

RESIDENTIAL RENTAL UNITS CHECKLIST

This list is to assist you with correcting some of the more frequently encountered code violations of the Borough of Danville. The 2009 International Property Maintenance Code is an all inclusive source of what is inspected and required.

- All properties must have four (4) inch numbers outside the property in clear view of the street designating the correct street number of the property.
- All exterior wood must be free of flaking and peeling paint.
- All exterior window caulk must be in good repair, no broken glass with sharp edges or holes permitted.
- Roofs, walls, foundations, and chimneys shall be maintained in good repair.
- Grading and drainage shall be maintained away from the property as to not create a nuisance.
- Stairs, handrails, guards, windows and doors shall be maintained in good repair.
- The property must be in a clean, safe and sanitary condition both interior and exterior.
- Property shall be free of infestation and rodent harborage.
- Property shall have an adequate heating facility.
- A smoke detector on each floor level including the basement.
- A smoke detector in each sleeping area and outside the sleeping area mounted on the wall or ceiling.
- One fire Extinguisher mounted between 48"-52" from floor to top of handle in the kitchen near the point of egress.
- Egress shall be adequate and free of obstructions.
- An existing acceptable sixty (60) ampere electrical service or greater with three (3) wire service.
- All kitchens, bathrooms, powder rooms, laundry rooms, within six (6) feet of a water source must be protected with a ground fault circuit interrupter receptacle. Also requiring a ground fault circuit interrupter are all garage receptacles and exterior receptacles (which also require a water tight cover).
- Every habitable space in a dwelling shall contain at least two (2) separate and remote receptacle outlets. All junction boxes, switches and outlets must have covers.
- All electrical service panels shall be legibly marked to indicate its purpose.
- All electric ranges must be supplied with a wall or floor mounted plug-in receptacle connection at the rear of the range.
- All gas ranges must be supplied with a shut-off valve installed behind the range (hand turn type).
- All potable water heating sources must have a pressure/temperature relief valve and hard piping of 3/4" pipe to within 6" of the floor.
- Any room with a fuel burning appliance must be equipped with a properly functioning and well maintained carbon monoxide detector. IE: Furnace, wood/coal stove, fireplace, Gas water heater, etc.