

Resolution 02-2013

A RESOLUTION REVISING THE RESIDENTIAL RENTAL HOUSING UNIT PRE-INSPECTION CHECK LIST.

WHEREAS, the Borough of Mechanicsburg adopted the Residential Rental Dwelling Unit Inspection Ordinance on January 17, 2006; and

WHEREAS, the Ordinance requires a certificate of compliance; and

WHEREAS, the certificate will only be issued after all criteria of the Ordinance have been met, and

WHEREAS, the Borough of Mechanicsburg is required to establish a pre- inspection check list; and now

THEREFORE BE IT RESOLVED, Borough Council establishes the following check list for pre-inspection of residential rental housing inspections as follows:

The following matters are standard items for every inspection and property owners are advised to address them pre-inspection in order to facilitate timely insurance of a certificate of compliance. Compliance with other code provisions will be determined upon a case by case basis.

- ✓ Smoke detectors in operating order on every floor, including the basement and attic (if a walk up). Smoke detectors shall be installed in each room used for sleeping purposes and on the ceiling or wall within 5 ft of each room used for sleeping purposes, in the hall or area used to access said rooms.
- ✓ Handrails and guardrails on all stairs exceeding three steps. Such handrails and guardrails shall be firmly fastened.
- ✓ All doors shall open from the inside without the use of a key or special knowledge or effort.
- ✓ The property address shall be posted outside and be clearly visible by emergency personnel and shall contrast with the background and be arabic numerals or alphabet letters a minimum of 4 inches in height and 5 inches in width.
- ✓ Exterior and interior of the building: Structures and equipment shall be properly maintained. i.e. Foundation, beams and joists, roof, windows, gutters, downspouts, etc.
- ✓ Kitchen: Sink with hot/cold running water; stove in safe working condition; floor in good repair.

- ✓ Bathroom: All plumbing fixtures shall be maintained in working order free from obstructions; leaks and defects; approved sewage disposal system; and an openable window or operable ventilation system shall be available inside all bathrooms.
- ✓ Thermal standards: Heating facilities shall be properly installed and capable of heating all habitable rooms, including bathrooms, and maintaining a reasonable room temperature. Kerosene or portable propane heaters shall not be permitted.
- ✓ Electrical standards: Electric service shall be available; properly installed and maintained as not to create a hazard.
- ✓ General standards: Third floor units and any room used for sleeping purposes on a third floor shall have two (2) means of egress.
- ✓ Common Halls in multiple unit buildings **shall** be lit and have an approved fire extinguisher and smoke detector on each floor.

This list includes standard items required of every inspection. Please be advised that the Borough of Mechanicsburg enforces the 2009 International Property Maintenance Code and other relevant codes. The inspector is required to note all relevant code violations, any or all of which shall require correction before a certificate of compliance may be issued.

DULY ADOPTED, this 19th day of February, 2013.

Patrick Dennis,
Borough Secretary

Matthew Seagrist,
Council President