

## CODE ENFORCEMENT

### *5 Attachment 1*

#### **Borough of Mechanicsburg**

#### **Residential Rental Housing Unit Preinspection Checklist [Res. 03-2014, 2/18/2014]**

1. The following matters are standard items for every inspection and property owners are advised to address them preinspection 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.
  - A. Smoke detectors in operating order on every floor, including the basement and walk-up attics, with stairs. Smoke detectors shall be installed in each room used for sleeping purposes and on the ceiling or wall within five feet of each room used for sleeping purposes, in the hall or area used to access said rooms.
  - B. Rental properties, the owner of dwelling with a fossil fuel-burning heater or appliance, fireplace or an attached garage must ensure that operational and approved carbon monoxide alarms are located in five feet of the bedrooms and the heater or fireplace.
  - C. Handrails and guardrails on all stairs exceeding three steps. Such handrails and guardrails shall be firmly fastened.
  - D. All doors must open from the inside without the use of key or special knowledge or effort.
  - E. The property address must 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 four inches in height and five inches in width.
  - F. Exterior and interior of the building. Structures and equipment must be properly maintained, i.e., foundation, beams and joists, wall finishes, floor membranes, roof, windows, gutters, downspouts, etc.
  - G. Kitchen. Sink with hot/cold running water; stove in safe working condition; floor in good repair.
  - H. Bathroom. All plumbing fixtures maintained in working order free from obstructions; leaks and defects; approved sewage disposal system; an openable window or operable ventilation system available. Every unit shall contain its own bathtub or shower, lavatory and water closet.
  - I. Thermal standards. Heating facilities properly installed and capable of heating all habitable rooms, including bathrooms, and maintaining a reasonable room temperature. Kerosene or portable propane heaters are not permitted.

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- J. Electrical standards. Electric service available; properly installed and maintained as not to create a hazard.
  - K. General standards. Third floor units shall have two means of egress.
  - L. Common halls in multiple unit buildings shall be lit and have a smoke detector and an approved fire extinguisher.
2. 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 and all of which may require correction before a certificate of compliance may be issued.