

CHRISTIANA BOROUGH

ORDINANCE # 234

RESIDENTIAL RENTAL UNIT INSPECTIONS - GENERAL CHECKLIST

For FULL CHECKLIST see - 2012 International Property Maintenance Code - Ordinance # 228
(<https://christianaboro.com/ordinances/>)

Fire protection

1. Working smoke detector (& working co detector in vicinity of any fuel fired heating device).
 - a. Working smoke detectors required on each floor including basement & attic - if accessible.
 - b. Working smoke detectors required in every bedroom
 - c. If gas fire place present, co detectors required in vicinity of fireplace and in hall outside of bedrooms.
 - d. If garage attached or fuel fire appliance present CO detector required in hall outside of bedrooms.
2. In finished basements if sleeping quarters present - 2 means of egress required.
3. All ceiling opening from basement to first floor require Fire Caulking.

Electrical

4. GFCI receptacles or GFCI protected receptacles required in bathrooms, kitchen, and laundry areas.
5. All electrical boxes, junction, switch, outlets must have covers.
6. Every habitable room must have at least 2 electrical outlets.
7. Electrical Panel must have legible directory to indicate breaker purpose and all slots filled or covered.
8. All appliances in the rental unit must be operational.

Plumbing

9. Plumbing facilities and fixtures must be in good working condition - no leaking pipes or faucets.
10. Sump Pumps cannot be connected to public sewer.
 - a. Sump pumps must be plugged into GFCI, GFCI protected or single use receptacles.

Heating

11. Heater and water heater must have blowoff valve pipe installed to within 8" of floor.
 - a. Spigots must be capped on heater units and expansion tanks.

Laundry

12. Laundry facilities must be plugged into to GFCI receptacles or GFCI protected receptacles.
13. Dryers must be vented to the outside, with metal vent and transition ducts.

Stairs

14. All interior stairs must be illuminated.
15. Stairs with 4 or more risers must have handrails (36 to 38" above stair trend).
16. Guards needed in finished basements and exterior areas 30" above the surrounding grade.
 - a. Guards shall be a minimum of 30" above the walking surface with vertical bar spacing less than 4".

Ventilation

17. All cracked or broken windows must be repaired. Window must be able to be opened and stay open without bracing.
 - a. Exterior caulking in good condition.
18. Windows lower than 18" from floor must have guards to 36" minimum from floor.
 - a. With vertical bar spacing less than 4".
19. Bathroom must have window or mechanical ceiling fan ventilation, to the outside.

Garages

20. Doors between garage and living space must be 20-minute fire rated.
 - a. Separation walls must be 20-minute fire rated.
 - b. Ceilings must be 1-hour fire rated.

Address Numbers

21. Four Inch (4") tall address numbers must be on the outside of the building, in clear view of the street.

Exterior

22. All exterior wood and exposed woodwork must be free of flaking and peeling paint.
23. Exterior receptacles must be GFCI or GFCI protected receptacles.