

COMMON AREA/EXTERIOR PROPERTY MAINTENANCE CODE PROVISIONS

Sections (§) noted below pertain to the 2009 International Property Maintenance Code adopted & amended by the Borough as Ordinance #486. The notes provided are only a partial summary of the requirements being enforced; refer to the code and ordinances for complete requirements.

Exterior Around Building	Common Area Interior
Sanitation & Rubbish [§ 302.1, § 302.4, § 307 = safe condition, no rubbish or garbage, free of weeds & grass ht < 6"]	Rubbish & Garbage [§ 305.1, § 307 = free from rubbish & garbage, clear pathways, sanitary]
Drainage [§ 302.2, § 507 = prevent erosion & ponding]	Ceiling Height [§ 404.3 = 7-ft clear]
Sidewalks & Driveways [§ 302.3 = in good repair, no tripping hazards]	Interior Surfaces [§ 305.3, § 305.4 = in good condition, no peeling paint, no tripping hazards]
Rodents [§ 302.5 = free from rodent harborage & infestation]	Railings [§ 304.12, § 305.5, § 306 = in good condition, firmly fastened, at proper locations]
Inoperative/Unlicensed Vehicles [§ 302.8 = not on site]	Lighting [§ 402.2, § 402.3 § 605.3 = common halls & stairs at 60 wt/200-sf, other areas safe, min 1 light in laundry & boiler/furnace room]
Garages, Fences, Walls, Pools, etc [§ 302.7, § 303 = safe, structurally sound, in good repair]	Electrical [§ 604, § 605 = adequate power, no hazards, in good condition, 1 GFI per laundry]
Address Numbers [§ 304.3 = plainly legible & visible from street, min 4" high & 0.5" stroke width]	Common Water Heater [§ 505.4 = in good condition, adequate size, proper location, temp-press relief valve & discharge relief valve]
Common Area Structure	Elevators [§ 606 = current certification of inspection on display]
Protective Treatment [§ 304.2, § 304.13 = exterior surfaces & joints in good condition & protected from weather, no peeling paint/rust/ stains]	Common Heat [§ 602.2, § 602.3, § 603 = min 68°F from 9/1 to 5/15, equipment is safe and in good condition, maintain clearances & air supply]
Windows & Doors [§ 304.13 to 304.18 = in good condition, weather tight, insect screens, basement rodent barrier, tightly secure, deadbolts & locks]	Exit Pathways [§ 702 = safe, continuous, & unobstructed path, comply with International Fire Code, securely attached slip-resistant walking surface, min 36" unobstructed width, readily openable doors]
Attachments [§ 304.8 to 304.11 = canopies, fire escapes, stairs, decks, porches, balconies, chimneys etc in good condition & properly anchored]	Fire Protection Systems [§ 704.1 = operable condition, comply with International Fire Code, min 1 complying portable fire extinguisher per floor, smoke alarm on each floor including basement, fire alarm system if more than 3 stories or more than 16 units]
Foundations, Walls, Beams, Columns [§ 304.4 to 304.6, § 305.2 = in good condition]	
Roof & Gutters [§ 304.7 = in good condition, watertight, no obstructions, proper discharge]	
Graffiti [§ 302.9 = not on building]	

The comments and violations noted above for the exterior and common areas are not attributed to a specific Rental Unit and are subject to the Borough's Property Maintenance Code Ordinance #486 only. As such, any violations noted herein do not count towards a Rental Unit but serves as an official warning of said violations and must be addressed immediately. The citation procedures and appeal procedures for general property maintenance code violations can be found in Ordinance #486, which is posted on the Borough's website www.parkesburg.org or you may contact the Borough office for a copy.