

RENTAL UNIT PROPERTY MAINTENANCE CODE PROVISIONS

Sections (§) noted below pertain to the 2009 International Property Maintenance Code adopted & amended by the Borough as Ordinance #492. The notes provided are only a partial summary of the requirements being enforced; please refer to the code & ordinances for complete requirements

Unit Structure	Light, Ventilation, & Occupancy	Mechanical, Electrical & Plumbing
Protective Treatment [§ 304.2 = exterior surfaces & joints in good condition & protected from weather, no peeling paint, rust or stains]	Natural Light [§ 402.1, § 402.3 = habitable room to have 8% window area, sufficient light for safety]	Plumbing Facilities [§ 502.1, § 503.1 = ea unit min 1 tub/shower, 1 lav, 1 toilet, 1 kitchen sink, all in sanitary good condition, requiredd privacy & egress for bathrooms]
Graffiti [§ 302.9 = not on building]	Habitable Room Ventilation [§ 403.1 = one operable window of sufficient size]	Plumbing Fixtures [§ 504 to 506 = in good condition, no leaks, no obstructions, no hazards]
Foundations, Walls, Beams & Columns [§ 304.4 to 304.6 = in good condition]	Bathroom Ventilation [§ 403.2 = operable window or mechanical, non-recirculated vent system]	Water Heater [§ 505.4 = in good condition, adeq size, proper location, temp press relief valve & discharge relief valve]
Roof & Gutters [§ 304.7 = in good condition, watertight, no obstructions, proper discharge]	Dryer Exhaust [§ 403.5 = independent and to exterior]	Heat [§ 602.2, § 602.3, § 603 = min 68°F from 9/1 to 5/15, equip is safe and in good condition, maintain clearances & air supply]
Attachments [§ 304.8 to 304.11 = canopies, fire escapes, stairs, decks, porches, balconies, chimneys etc in good condition & properly anchored]	Habitable Room Size [§ 404.2, § 404.3 = 7ftx7ft & 7ft clr ceiling]	Electrical [§ 604, § 605 = adequate power, min "3-wire, 120/240 volt, single-phase, 60-amp" per unit, no hazards, in good condition]
Windows & Doors [§ 304.13 to 304.18 = in good condition, weather tight, insect screens, basement rodent barrier, tightly secure, deadbolts & locks]	Bedrooms & Living Rooms [§ 404.4 = Living Rm is 120sf min, Bdorm is 70sf min, proper egress]	Receptacles [§ 605.2 = min 2 outlets per room space, 1 GFI outlet for laundry, 1 outlet per bathroom, not cracked/damaged]
Railings [§ 304.12, § 305.5, § 306 = in good condition, firmly fastened, proper locations]	Kitchens [§ 404.2, § 307.3, § 404.4.4, § 404.7 = min 3ft pathway, no sleeping, proper garbage facility, sanitary]	Lights [§ 605.3 = min 1 light for every bathroom, kitchen, laundry room]
Interior Surfaces [§ 305.3, § 305.4 = in good condition, no peeling paint, no tripping hazards]	Overcrowding [§ 404.5 = not creating a health or safety issue]	
Fire Safety	Other	
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]	While not specifically required under the Borough's Ordinance (and will not be enforced, but is highly recommended), the International Fire Code states that for buildings with more than two dwelling units "a fire emergency guide shall be provided to each tenant which describes the location, function and use of fire protection equipment accessible to residents, including fire alarm systems, smoke alarms, and portable fire extinguishers. The guide shall also include an emergency evacuation plan for each dwelling unit." 2006 IFC § 408.9	
Rubbish & Garbage [§ 305.1, § 307 = free from rubbish & garbage, clear pathways, sanitary]	NOTE: § 102.6 Provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when such are judged to be safe and in the public interest of health, safety & welfare.	
Fire Protection Systems [§ 704.1 = operable condition, comply with International Fire Code, min 1 complying portable fire extinguisher per floor, smoke alarm on ea floor including basement, in sleeping rooms & outside of sleeping rooms]		