



## 2015 International Property Maintenance Code Inspection Checklist

(Not to be considered conclusive  
Intention is for a general checklist)

### Exterior Property Areas

- 302.1 Clean and Sanitary.
- 302.2 Graded and proper drainage.
- 302.3 All sidewalks, walkways, driveways free of hazards.
- 302.4 No weeds/grass/plants, vegetation in excess of 10 inches.
- 302.5 Free of rat infestation.
- 302.7 Accessory Structures (garages, fences,walls) shall be sound/maintained .

### Exterior Structure

- 304.3 Every structure shall have street numbers. 4" high and .5" stroke.
- 304.5 Foundation walls straight and maintained free of cracks/holes.
- 304.6 Exterior walls free of holes,breaks,loose material; properly weather proofed.
- 304.7 Roof and flashing-sound/tight. Prevent dampness and deterioration.
- 304.7 Gutters in good condition.
- 304.10 Exterior Stairways, Porches, and Decks in sound condition, free from rot.
- 304.11 Chimney-safe and sound.
- 304.13 Windows/doors-sound condition, good repair and weather tight.
- 304.13.1 All glazing materials maintained free of holes/cracks,
- 304.13.2 Windows to be operable when designed to be so, and held in position with hardware
- 304.14 Insect Screens from 4-15 through 10-15 for windows/doors,
- 304.15 Exterior Doors and Hardware in good order and operation.

### Interior Structure

- 305.2 Structure to be maintained structurally sound.
- 305.3 Interior surfaces to be in sanitary condition. No peeling/loose/cracked plaster or paint. No deteriorated or decayed wood.
- 305.4 Stairs, ramps, and all walking surfaces in good repair.
- 305.5 Railings shall be in sound condition.
- 307.1 Stairs with more than three risers and every landing/open portion of stairs which is more than 30" above floor/grade shall have guards.
- 308.1 All exterior and interior shall be free of all rubbish or garbage.
- 309.1 All structures shall be kept free from insect and rat infestation.
- 403.1 Every habitable space shall have at least one operable window facing directly outdoors or to a court.
- 402.2 Other than 1 & 2 family dwellings, all common halls/stairs shall be lighted at all times with at least a 60 watt bulb for each 200 sq. ft. of floor area.

- 403.2 Bathrooms/Toilet Rooms must have an operable window or mechanical ventilation exhausted to the exterior and to be recirculated to any space
- 404.4.1 Bedrooms-1 occupant must have 70 square feet of floor area, more than 1 occupant must have at least 50 square feet of floor area.
- 404.4.2 Bedrooms shall not be the only means of access to other bedrooms and Habitable rooms. Exception: Dwellings with fewer than 2 bedrooms.
- 404.4.3 Every bedroom shall have access to at least one water closet/lavatory without passing through another bedroom,
- 502.1 Every dwelling unit shall contain its own tub/shower, lavatory, water closet, kitchen sink and be maintained sanitary and safe.
- 504.1 All plumbing fixtures to be free of leaks and defects and connected to a public water system or approved private.
- 505.4 Water heaters shall be properly installed and maintained, a temperature of not less than 110 degrees. Gas burning water heaters shall not be located in the bathroom, toilet room, bedroom or other occupied room normally kept closed unless adequate combustion is approved. Pressure relief valve and discharge pipe shall be properly installed and maintained.  
(blue tag=pvc pipe allowed, red tag=no pvc allowed)
- 507.1 Drainage of roofs and paved areas, yards and courts shall not be discharged in a manner that creates a public nuisance.
- 602.2 Sufficient heat must be supplied from October 1-May 15. Temperature not less than 65 degrees
- 603.2 Fuel-burning appliances must vent to the outside
- 604.2 Dwelling units shall be served by a three-wire, 120/240 volt, singlephase electrical service having a minimum rating of 60 amperes.
- 605.2 Every habitable space must contain at least 2 separate and remote receptacles. Every laundry area and bathroom shall contain at least one grounded GFCI receptacle. All receptacles to have faceplates.
- 605.3 Every public hall, interior stairway, water closet compartment, bath room, laundry room, and furnace room shall contain at least one electric lighting fixture.
- 702: Every story exceeding two stories above grade shall be provided with not less than two exits. REF: 2021 INTERNATIONAL FIRE CODE SECTION 1006
- 702.4 All means of egress (doors, windows, panels, etc) shall be readily openable from the inside without the need for keys, special knowledge, or tools. (No dead bolts with removable keys, Thumb locks are approved.)
- 705.4 One fire extinguisher must be provided within 10' of kitchen area.
- 704.2.1.(1 & 2) Smoke detectors must be provided-one on every level, one in every sleep room, and one in every room between sleep areas and the point of egress including hallways.

State Code: Carbon monoxide detectors must be outside of all bedrooms (within 10').