

Southampton Township – CUM

Property Maintenance Short List of Requirements – IPMC 2012

- A. Need at least one, 2.5-pound type ABC (2A,10-BC) portable fire extinguisher placed in the kitchen area of each dwelling unit, with CURRENT ANNUAL INSPECTION TAG or proof of recent purchase and valid through the next inspection.
- B. Smoke detectors needed in every bedroom, and one on every floor including the basement, excluding the attic if not habitable space. Common hallways need smoke detector.
- C. A carbon monoxide detector is required outside the sleeping areas, and at least one on each level, including the basement, when a fossil fuel or solid fuel appliance is utilized, and/or there is an attached garage.
- D. Handrails required on stairs with 4 or more risers. This includes interior, exterior, and basement stairs. Handrails need to be secured tightly to the wall and graspable.
- E. Guards are required on every open portion of a stairway, landing, balcony, porch, deck, ramp or other walking surface, which is more than 30 inches above the floor or grade below. This includes basement stairways and exterior stairways to second and third floor levels. Guards are to have opening of 4 inches or less.
- F. Two electrical outlets are required in every habitable room except bathrooms, laundry rooms and basements which require one outlet each. New bathrooms shall have ground fault circuit interrupter protection (GFCI), as shall all other outlets within 3 feet of an open water source.
- G. Bathrooms and kitchens are required to have one openable screened window or a mechanical vent.
- H. Bathrooms, kitchens, laundry room, boiler room, furnace room, public hall, interior stairway are required to have lighting fixtures.
- I. Common halls and stairways shall be lighted at all times.
- J. Every exterior means of egress stairway shall be lighted.
- K. Stairs with six or more risers shall have lights with switches located at top and bottom of stairway.
- L. Chimneys need to be airtight. Check for openings where vents enter chimney.
- M. Hot water heater needs a drip pipe from the relief valve to be 6 inches or closer to the floor.
- N. Clothes dryer vents need to be vented directly outside.
- O. All doors providing access to a dwelling, individual dormitory, or boarding house room, shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm).
- P. Combustible material is to be kept 3 feet or more from furnaces and gas water heaters.
- Q. Electrical panel boxes are not to have an opening. Example: openings where breaker has been removed. Close opening with plastic/metal approved closers, not tape.
- R. Electrical wires are to be secured to structure, junction boxes must have covers, and splices made in closed junction boxes. Electric covers need to be used and in good repair on all receptacles and switches. (Plastic outlet/switch covers are not permitted on open framing).
- S. Dwelling Units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes
- T. Emergency escape and rescue openings for basement bedrooms.
- U. Sidewalk in good state of repair.
- V. Buildings shall have approved address numbers placed in a position to be plainly seen from the street or road fronting the property. (4 inches high, ½ inch wide)
- W. One recycle container per apartment. If more than three apartments, may have bulk recycle container as well as one container for recycle in each apartment.
- X. Exterior property to be maintained in clean, safe and sanitary condition and free of accumulation of rubbish or garbage
- Y. Property should be free from excessive weeds or plant growth
- Z. No inoperable, unlicensed, vehicles in disrepair shall be kept or stored on property

◆ Common missing code requirements that result in violations or failed inspections ◆

- Batteries for smoke detector (see B above)
- A way to check smoke detectors
- Light bulbs (see H, I, J, K above)
- Fire extinguisher (see A above)
- Carbon monoxide detector (see C above)
- Residential Rental License (issued by Municipality)

Revised – 04-22 ljo PMCA