

(p) (f) n/a EXTERIOR

302.1 maintained in a clean, safe, & sanitary condition

302.2 graded & maintained to prevent erosion of soil

302.2 graded & maintained to prevent accumulation of stagnant water

302.3 sidewalks, walkways, stairs, driveways, parking spaces are kept in good repair

302.4 maintained free from weeds and plant growth in excess of 10"

302.5 free of rodents

302.6 exhaust shall not discharge onto adjacent property

302.7 accessory structure incl. fences, walls, sheds, garages in good repair

302.7.1 gates good condition; self-closing where required

302.7.2 swimming pools in clean & sanitary condition

302.8 no inoperable, unregistered vehicles

303.1 exterior of structure in good repair

303.2 exterior surfaces weather resistant/painted

303.3 street address in 4" letters

303.4 structural members free of deterioration

303.5 foundation walls in good condition

303.6 walls free of holes, breaks, loose material

303.7 roof weathertight; gutters & downspouts maintained; roof runoff not nuisance

303.8 decorative features (cornices etc) in good repair and anchored

303.9 canopies, awnings, signs fire escapes in good repair

303.10 stairway, deck, porch, & balcony in good repair

303.11 chimneys & stacks in good repair

303.12 handrails & guards in good repair

303.13 window, skylight, door frames in good repair

303.13.1 glazing free of cracks & holes

303.13.2 operable windows easily opened & stays open

303.14 insect screens

303.15 doors in good repair; lockable; egress opens without key

303.16 basement hatchways prevent rodent, rain, and surface water

303.17 openable basement windows protected from rodents

(p) (f) n/a INTERIOR

304.1 maintained in a clean, safe, & sanitary condition

304.2 structural members free of deterioration

304.3 walls, windows, doors good repair, painted

304.4 stairs, ramps, landing, balcony, porch deck in good repair

304.5 handrails & guards in good repair

304.6 interior doors in good repair

(p) (f) n/a RUBBISH & GARBAGE

305.1 free of accumulation of rubbish & garbage

305.2 rubbish in approved containers

305.2.1 covered rubbish containers; emptied regularly

305.3 garbage in approved containers

305.3.1 approved garbage disposal

305.3.2 food waste grinder covered leakproof containers

(p) (f) n/a EXTERMINATION

306.1 free of insect and rodents

(p) (f) n/a LIGHT

402.1 every habitable space with one window

402.2 common halls & stairways have 60 W light per 200sf but not less than every 30'

402.3 all other spaces sufficient light

(p) (f) n/a VENTILATION

403.1 every habitable space has openable window

403.2 bathroom & toilet room ventilated

403.3 cooking appliance not in rooming unit

403.4 fumes exhausted to exterior

403.5 clothes dryer exhaust independent

(p) (f) n/a OCCUPANCY LIMITS

404.1 units to provide privacy and separated from other spaces

404.2 habitable room not less than 7' wide, kitchen clear passage 3' minimum

404.3 minimum ceiling height 7'

404.4.1 bedroom area 70 sf for one person; plus 50 sf for each additional

404.4.2 bedrooms not only access to other space

404.4.3 acces to bathroom without passing thru another bedroom; bathroom on same floor

(p) (f) n/a OCCUPANCY LIMITS cont

404.4.4 kitchen not used for sleeping

404.4.5 bedroom comply with light, ventilation etc

404.5 comply with Table 404.5

404.6.1 efficiency units min clear floor area 220 sf for 2 occupants; 320 for 3

404.6.2 efficiency unit has kitchen sink, cooking appliance, refrigerator

404.6.3 efficiency unit has separate bathroom

404.6.4 maximum number of occupants is not more than 3

404.7 all food preparation areas sanitary

(p) (f) n/a PLUMBING

502.1 dwelling unit has shower/tub, water closet, lavatory, kitchen sink, all in good repair

502.2 rooming house has 1 water closet, lavatory, bathtub/shower per 4 units

502.3 hotel has 1 water closet, lavatory, bathtub/shower per 10 units

502.4 employee facilities - one water closet, one lavatory, one drinking facility

502.4.1 drinking facility not located in bathroom

503.1 toilet rooms private with lock

503.2 toilet rooms/bathroom within one flight of stairs and access from common area for dormitories, rooming houses, hotels

503.3 employee facilities located not more than 500' from normal work area

503.3 employee facilities located not more than one flight of stairs

504.1 plumbing fixtures in good repair

504.2 plumbing fixtures have adequate clearance for usage & cleaning

504.3 plumbing system free of hazards

505.1 water supply in good repair; hot-cold water

505.2 water supply free of contamination

505.3 supply in sufficient volume and pressure

505.4 hot water minimum of 120 degrees Farenheit

506.1 plumbing fixtures connected to proper sewer system

506.2 plumbing stack, vents,waste, & sewer line in good repair

507.1 drainage shall not cause a public nuisance

(p) (f) n/a MECHANICAL & ELECTRICAL

602.1 heating facilities provided

602.2 room temperature of 65 degrees Farenheit

603.1 all mechanical, cooking, water heating appliances in safe working condition

603.2 all fuel-burning equipment connected to approved chimney/vent

603.4 all safety controls in effective operation

604.1 electric?

604.2 dwelling unit has 3-wire, 120/240v, 60 a service

604.3 electric hazard

605.1 electric equipment in good repair

605.2 habitable space has 2 outlets; laundry area GFI; bathroom has 1 outlet with new GFI

605.3 public hall, stairway, kitchen, bathroom, laundry room boiler has one light

606.1 elevator certificate and in good repair

607.1 duct system free of obstructions

(p) (f) n/a FIRE SAFETY

702.1 safe, continuous, unobstructed path from any point to public way

702.2 Aisles in accordance with IFC

702.3 locked doors openable from inside without need of key or special effort

702.4 emergency escape openings unobstructed

703.1 fire resistant assemblies maintained

703.2 fire and smokestop doors in good repair

704.1 Group R occupancies with approved single-station smoke alarms

704.2 smoke alarms in rooms

704.3 power source, battery operated or uninterruptable

(p) (f) n/a MISCELLANEOUS

Use consistent with zoning

sump pump NOT connected to sanitary sewer

carbon monoxide detector installed and maintained in each dwelling unit

COMMENTS: _____