**Section 302 – Exterior Property Areas**

* Grass height is less than 12”
* Drainage is directed away from structure
* Walkways are firm and stable
* Vehicles on site are licensed and operable
* Vehicles and trailers are located on a permitted driveway
	+ Accessory Living Unit must have 4 stabilized parking spaces on site
* Accessory structures are sound

**Section 304 – Exterior Structures**

* Loads are not exceeded for floors, roofs, and other structural members **(10 day Health & Safety)**
* Exterior surfaces are not decayed and are properly finished **(10 day Health & Safety)**
* Property address is visible with 4” letters to be seen from street at night
* No evidence of leaks in roof **(3 day Health & Safety if mold is present; otherwise 10 days)**
* Stairs and handrails are securely anchored and in good condition **(10 day Health & Safety)**
* Windows are operable (when required) and weather tight
* Doors are operable and lockable and in good repair

**Section 305 - Interior Structures**

* Maintained in sanitary condition **(10 day Health & Safety)**
* Loads are not exceeded for floors, roofs, and other structural members **(10 day Health & Safety)**
* Interior surfaces are not decayed and are properly finished **(10 day Health & Safety)**
* No evidence of leaks in roof **(3 day Health & Safety if mold is present; otherwise 10 days)**
* Stairs and handrails are securely anchored and in good condition **(10 day Health & Safety)**
* Windows are operable (when required) and weather tight and lockable
* Doors are operable and lockable and in good repair

**Section 307 – Handrails and Guardrails**

* Required on at least one side for any stair that is over four risers **(10 day Health & Safety)**

**Section 308 – Rubbish and Garbage**

* Unused refrigerators must have doors removed **(3 day Health & Safety)**
* Garbage must be placed in garbage cans and removed from property as needed **(3 day Health & Safety)**

**Section 402 – Light**

* Every habitable room shall have one openable window sized at least 8% of the floor area **(3 day Health & Safety)**

**Section 403 – Ventilation**

* Every habitable room shall have at least one openable window and at least 45% of the window’s glazed area shall be openable **(3 day Health & Safety)**
* Bathrooms must still have an openable window unless a mechanical vent is used to vent directly to the outside**(3 day Health & Safety)**
* Dryers must be on their own vent system and must be vented to the outside **(10 day Health & Safety)**

**Section 404 – Occupancy Limitations**

* Habitable rooms must be at least 7’ wide in any direction
* Kitchens must have a minimum of 3’ passage
* Minimum ceiling heights is 7’ (with exceptions)
* Every living room shall be at least 120sf
* Every bedroom shall be at least 70sf or 50sf per bedroom occupant

**Section 404 – Occupancy Limitations - continued**

* Bedrooms cannot be the only means to exit other rooms **(3 day Health & Safety)**
* Efficiencies shall be sized as set forth in Section 404.6.

**Section 502 – Required (plumbing) Facilities**

* Every unit shall have a tub or shower, water closet (toilet), Lavatory, and kitchen sink **(3 day Health & Safety)**

**Section 504 – Plumbing Systems and Fixtures**

* Shall be maintained in working order
* Shall have adequate clearances required by code
* Shall be properly vented, not cross connected, or otherwise not installed per code **(Health & Safety)**

**Section 505 – Water System**

* Shall be served by hot water providing water at 110 degrees

**Section 602 – Heating Facilities**

* Must contain a system that can maintain the home at 65 degrees **(3 day Health & Safety)**

**Section 602 – Mechanical Equipment**

* Fuel burning equipment shall be connected to an approved chimney or vent **(3 day Health & Safety)**
* Supply air must be provided as required by the manufacturer **(3 day Health & Safety)**
* Clearances to combustible material shall be maintained **(3 day Health & Safety)**

**Section 604 – Electrical Facilities**

* Electrical service shall be 3-wire, 120/240 volt, single phase with 60 amp minimum and shall be readily accessible with no obstructions
* Flexible cords shall not be used for permanent wiring or run through windows, doors, walls, cabinets, floors or ceilings **(3 day Health & Safety)**

**Section 605 – Electrical Equipment**

* Every habitable space shall contain at least two remote receptacles
* Every receptacle shall have a proper cover **(3 day Health & Safety)**
* Every laundry room shall have one ground receptacle **(10 day Health & Safety)**
* Kitchen and Bathroom receptacles to be GFCI protected **(10 day Health & Safety)**

**Section 702 – Means of Egress**

* Path of travel shall be maintained free of obstructions
* Doors within paths of travel shall not be locked except by the door hardware
* Emergency escape openings shall be maintained in operable condition **(3 day Health & Safety)**

**Section 704 – Fire Protection System**

* Fire alarms in sleeping areas are operable as required by code in effect at time of building construction **(3 day Health & Safety)**
* Carbon Monoxide detector to be installed if Gas appliances or attached garage is present **(3 day Health & Safety)**

**3 day Health & Safety = requires repair of item within 3 days of notice.**

**10 day Health & Safety = requires repair of item within 10 days of notice.**

**No timeframe noted – requires repair of items within 30 days of notice.**