



International Property Maintenance Codes

Property ID/Name: _____

Inspection Date: _____

Building Number: _____

	A	D	N/A	H&S
302 Exterior Property Areas				
302.1 Sanitation all exterior property areas will be maintained in a clean, safe sanitary condition				
302.2 Grading and Drainage Property maintained to prevent erosion and stagnant water				
302.3 All areas shall be kept in a proper state of repair and free from hazardous conditions				
302.4 Weeds All premises shall be kept free from weeds and plant growth in excess of 9 inches				
302.5 Rodent Harborage Structures and property shall be kept free from rodent harborage and infestations				
302.6 Exhaust Vents Gases, odors, steam etc. will not be charged upon adjacent/abutting property				
302.7 Accessory Structures garages, sheds, fences and walls in good repair and structurally sound				
302.8 Motor Vehicles no inoperable, unlicensed or disrepair vehicles sitting outside on property				
302.9 Defacement of Property No graffiti, marking or carving on property				
303.1 Swimming Pools Maintained clean and sanitary condition and in good repair				
303.2 Enclosures Pools, spas, hot tubs over 24inches of water, fence or barrier 48inches high				
304 Exterior Structures				
304.1.1 Unsafe Conditions Structural, foundations, floors, walls, roofs, decks, chimney, stairs				
304.2 Protective Treatment all exterior surfaces painted or treated, watertight and weather resistant				
304.3 Premises Identification visible address numbers in Arabic or Alphabet letters minimum 4 inches high by ½ inch wide				
304.4 Structural Members free from deterioration and capable of supporting loads				
304.5 Foundation Walls maintained plum and free from cracks or breaks, prevent entry of pests and rodents				
304.6 Exterior Walls Free from holes, breaks and loose or rotting materials, weatherproof				
304.7 Roofs and Drainage roof and flashing shall be sound, tight, and no defects that admit rain				
304.8 Gutters and Decorative Features Cornices, belt courses, etc. in good repair with proper anchorage				

A = Acceptable D = Denied N/A = Not Applicable H&S = Life Threatening or Non-Life Threatening



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304.9 Overhang Extensions Canopies, metal awnings, signs, etc. in good repair and properly anchored				
304.10 Stairways, Decks, Porches, Balconies Structurally sound, good repair, properly anchored, live loads, chimneys and towers				
304.11 Chimneys and Towers Chimney, smokestacks, cooling towers, etc. structurally sound and good repair				
304.12 Handrails and Guards Good condition, firmly fastened and capable of supporting imposed loads				
304.13 Window, Skylight and Door Frames Sound condition, good repair and weathertight				
304.13.1 Glazing All glazing maintained free from cracks and holes				
304.13.2 Openable Windows shall be easily opened and held in position by window hardware				
304.14 Insect Screens Windows, doors required for ventilation will have screens. Screen door self-closing				
304.15 Doors exterior doors and hardware in good condition, locks tightly secure door				
304.16 Basement Hatchways prevent the entrance of rodents, rain and surface water				
304.17 Guards for Basement Windows openable basement windows, protection against the entry of rodents				
304.18 Building Security Doors, windows or hatchways provide security for the occupants				
304.18.1 Doors providing access to a dwelling unit, equipped with a deadbolt				
304.18.2 Windows 6foot above grade will have a window sash locking device				
304.18.3 Basement Hatchways will be equipped with devices that secure the unit from unauthorized entry				
304.19 Gates latches in good condition and tightly secure the gates				
305 Interior Structures				
305.1.1 Unsafe Conditions structural, stairs, foundations				
305.2 Structural Members sound and capable of supporting the imposed loads				
305.3 Interior Surfaces maintained in a good, clean, and sanitary condition, loose paint, plaster				
305.4 Stair and Walking Surfaces stair, ramp, balcony, etc. maintained in sound condition and good repair				
305.5 Handrails and Guards Good condition, firmly fastened and capable of supporting imposed loads				
305.6 Interior Doors open and close as designed				
306.1.1 Unsafe Conditions Soils, concrete, aluminum, masonry, steel, wood that has deteriorated				
307.1 Handrails and Guardrails 4 or more risers on stairs(handrail) 30inches above ground(guardrail)				
308.1 Rubbish and Garbage exterior and interior kept free from accumulation				



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308.2.1 and 308.3 Rubbish and Garbage Disposal rubbish and garbage will be kept in approved covered containers				
308.2.2 Refrigerators and similar equipment not in operation will have doors removed				
309.1 Pest Elimination all structures shall be kept free from insect and rodent infestation				
Light, Ventilation and Occupancy Limitations				
402.1 Habitable Spaces every habitable space will have one window of approved size				
402.2 Common Halls and Stairways will be lighted at all times, not 1&2 Family				
402.3 Other Spaces utility rooms, closets, will be provided natural or artificial light				
403.1 Habitable Spaces every habitable space will have at least one openable window				
403.2 Bathrooms and toilet rooms every bath and toilet room shall comply with ventilation requirements				
403.3 Cooking Facilities not permitted in any rooming unit				
403.5 Clothes Dryer Exhaust exhausted to the outside				
404.1 Privacy units shall provide privacy and be separated from other spaces				
404.2 Minimum Room Widths habitable room will have a minimum width of 7 feet, kitchens 3 foot passage				
404.3 Minimum Ceiling Heights habitable spaces minimum ceiling height of 7 foot				
404.4.1 Room Area living room 120sqft, bedroom 70sqft + 50sqft per each additional occupant				
404.4.2 Access from Bedrooms will not be the only access to other rooms				
404.4.3 Water closet accessibility water closet on same floor or adjacent floor for every bedroom				
404.4.4 Prohibited Occupancy Kitchens/non-habitable spaces will not be used for sleeping				
404.4.5 Other Requirements Bedrooms will comply with other provisions of this code				
404.5 Overcrowding Dwelling unit occupant load – see table 404.5				
404.5.2 Combined Spaces living room/dining room see table 404.5				
404.6 Efficiency Unit see requirements in this section for efficiency unit				
404.7 Food Preparation Adequate facilities for food preparation and disposal				
Plumbing Facilities and Fixture Requirements				
502.1 Required Facilities/Dwelling Units have one of each fixture, maintained and kitchen sink not lavatory				
502.2 Rooming Houses one water closet, lavatory and bathtub or shower for each four units				



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503.1 Toilet Rooms/Privacy will provide privacy and not be only passageway to another space				
504.1 Plumbing Systems and Fixtures properly installed and maintained in working order				
504.2 Fixture Clearances will have adequate clearances for usage and cleaning				
504.3 Plumbing System Hazards hazard by inadequate service, venting, back siphonage, etc.				
505.1 Water System Every system will be hooked to an approved water system with hot and cold				
505.2 Contamination Water supply protected by approved vacuum breaker				
505.3 Supply adequate water supply and pressure to fixtures, free from defects and leaks				
505.4 Water Heating Facilities minimum temperature 110 degrees F, relief valve and pipe				
505.4 Water Heating Facilities gas water heater not located in bedroom, toilet room, bathroom and proper combustion				
506.1 Sanitary Drainage All fixtures properly connected to a public or approved private sewage disposal system				
506.2 Maintenance Every waste line will function properly and be kept free from leaks, obstructions and defects				
507.1 Storm Drainage storm water will not be discharge so as to create a public nuisance				
Mechanical and Electrical Requirements				
602.2 Residential Facilities Dwellings capable of maintaining a room temperature of 68degrees F				
602.2 Residential Facilities Cooking appliances nor portable unvented fuel burning space heaters used				
602.3 Heating Supply 68degrees F maintained October 15 th to April 15 th measured 3 Feet above floor				
603.1 Mechanical Appliances Properly installed, safe working condition, and performs intended function				
603.2 Removal of Combustion Products all fuel burning equipment connected to a chimney or vent				
603.3 Clearances to combustibles maintained				
603.4 Safety Controls all safety controls maintained				
603.5 Combustion Air air supply for combustion and ventilation of the space				
603.6 Energy Conservation Devices labeled in approved for installation				
604.2 Electrical Facilities-Service dwellings served by 120/240 volt and minimum 60amp service				
604.3.1/604.3.2 Abatement of Electrical Hazards Exposure to water and fire shall be replaced				
605.1 Electrical Equipment Installation properly installed and maintained in a safe/approved manner				
605.2 Receptacles habitable space will have 2 separate receptacle outlets				



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605.3 Luminaries Rooms will contain at least one electric luminary				
605.4 Wiring flexible cords will not be used for permanent wiring				
606.2 Elevators one will be in operation at all times when building is occupied				
607.1 Duct Systems free of obstructions and perform the required function				
Fire Safety Requirements				
702.1 Means of Egress a safe, unobstructed path of travel provided to the public way				
702.3 Locked Doors all means of egress doors will be readily openable from the side of means of egress				
702.4 Emergency Escape Openings required openings will be maintained in accordance with code				
702.4 Emergency Escape Openings bars, grills, and grates placed over opening shall not require tools/key to open				
703.1 Fire Resistance Rated Assemblies will be maintained to rating when constructed				
703.2 Opening Protectives rated doors will be maintained to operate and not blocked or obstructed				
704.1 Fire Protection Systems all systems/equipment will be maintained in an operative condition				
704.1.1 Automatic Sprinkler Systems inspection, testing, maintenance per NFPA 25				
704.2 Smoke Alarms immediate vicinity of bedrooms/sleeping area, in each sleeping room and each story				
704.3 Power Source building wiring, W/Battery Backup, battery when no construction is taking place				
704.4 Interconnection interconnected when no construction is taking place				