

Rental Inspection Ordinance Violations

Building Exterior:

- 1.1 Foundations with severe structural defects indicating the potential for collapse or foundations that allows significant entry of ground water.
- 1.2 Stairs, porches, balconies or decks with severe structural defects or broken, rotting or missing steps or absence of railings around a porch or balcony that is 30 inches or more above ground.
- 1.3 Roof has serious defects such as serious buckling, sagging indicating the potential of structural collapse. There are large holes or other defects that would result in significant air or water infiltration.
- 1.4 Exterior surfaces have serious buckling, sagging indicating the potential of structural collapse. There are large holes or other defects that would result in significant air or water infiltration.
- 1.5 Chimney is leaning or showing evidence of serious disintegration (i.e. many missing bricks).
- 1.6 Mobile home is not securely anchored by a tie-down device which distributes and transfers the loads imposed by the unit to appropriate ground anchors to resist wind overturning and sliding.

Interior:

- 2.1 There are not at least 2 working outlets or one working outlet and 1 working light fixture.
- 2.2 Electrical hazards such as broken wiring, frayed wiring, wires lying in or located near standing water, light fixtures hanging from electric wiring, without other firm support, exposed fuse box connections are present.
- 2.3 Window no longer has the capacity to keep out the wind and the rain or is a cutting hazard. Examples are missing or broken panes, dangerously loose or cracked panes, windows that will not close.
- 2.4 Presence of such serious defects in the ceiling that either a potential exists for structural collapse or that large cracks or holes allow significant drafts to enter the unit. Severe bulging or buckling, large holes.
- 2.5 Serious defects in the walls such that the structural safety of the building is threatened such as severe buckling, bulging or leaning; damaged or loose structural members; large holes.
- 2.6 Presence of such serious defects in the floor system that a potential exists for structural collapse or other threats to safety or that large cracks or holes allow substantial drafts from below the floor. Severe buckling or damaged or missing members
- 2.7— There is not at least 1 working smoke detector in the vicinity of each sleeping room (unless the situation can be remedied and re-inspected the same day)

Plumbing:

- 3.1 The water supply system, sanitary drainage system and its associated piping have serious leaks.
- 3.2 The unit is not served by an approved public or private water supply system.
- 3.3 The unit is not connected to an approved public or private sewage disposal system. The following constitutes evidence of severe backup: strong sewage gas smell, numerous clogged drains.
- 3.4 A permanently attached sink is not present or it does not have running hot and cold water and a properly connected and properly working drain.
- 3.5 The toilet is not connected to a sewer; the connections are faulty to the extent that severe leakage occurs.
- 3.6 Neither a tub nor a shower is present.
- 3.7 The water heater does not have a temperature-pressure relief valve and discharge line, and is not vented into a properly installed flue (electric does not require venting).
- 3.8 There is a broken bathroom fixture with a sharp edge.

Heating & Cooling:

- 4.1 The heating equipment is not capable of providing adequate heat to all the room.
- 4.2 There is breakage or damage to the system such that there is a potential for fire or other threats to safety including improper connection of flue, improper installation of equipment (absence of safety devices), evidence of heavy soot build-up in the chimney.
- 4.3 The ventilation system is not working or the windows do not open.
- 4.4 There are large cracks in the fire-brick, missing mortar, absence of hearth extensions in the fireplace.

Health & Fire Safety:

- 5.1 The unit cannot be entered without having to go through another unit.
- 5.2 The unit does not have a means of exit that is not blocked (not usable due to debris, storage, nailed shut).
- 5.3 There is an excessive accumulation of trash, garbage or other debris.
- 5.4 There is the presence of severe infestation of mice or vermin (roaches).
- 5.5 There are loose, broken or missing steps, absence of handrails or guardrails

INSPECTION ITEMS

Virginia Uniform Statewide Building Code:

3411.6 Requires the installation of AC powered smoke detector in any residential unit if battery powered units are not maintained.

704.1 All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

Interior Requirements (304.1 General provides responsible party designation):

- 305.3 Interior surfaces to be maintained in good, clean, sanitary condition; free of cracks, peeling paint, and decayed/defective surface conditions.
- 305.4 Stairs, ramps, porches/decks, and other walking surfaces shall be sound and in good repair.
- 305.5 Handrails and guards to be firmly fastened, capable of supporting normal loads, and maintained in good condition.
- 305.6 Doors shall reasonably fit the frame with proper hardware and attachment so that they can be properly opened and closed.

Interior Rubbish and Garbage Extermination:

308.1 The interior of every structure shall be maintained free from accumulated rubbish and garbage.

309.1 All structures to be kept free from insect and rodent infestation, properly exterminated if found, and maintained free from re-infestation.

Light, Ventilation and Occupancy:

402.2 All common halls and stairs (multi-family dwellings) to have 60 watts of light for each 200 sq. ft.; not more than 30' between lights.

402.3 All other spaces to have natural or artificial light to allow safe occupancy and sanitation.

403.1 Every habitable space to have one openable window unless mechanical ventilation is provided.

403.2 Bathrooms to have natural or mechanical ventilation that does not recirculate.

404.2 Habitable rooms to have at least 7' minimum dimension.

404.3 **Field Modification** – Rooms lacking minimum ceiling heights with continued designated use since issuance of CO will be evaluated on a case-by-case basis.

404.4.1 Sleeping areas to have 70 sq. ft. minimum for single occupant; 50 sq. ft. per person multi-occupant.

404.4.2 Units with more than two bedrooms must have access to other habitable

areas without going through the bedroom.

404.4.3 Water closet and lavatory must be provided within one floor of sleeping room and accessible without going through another sleeping room.

404.4.4 Kitchens and other non-habitable areas cannot be used for sleeping purposes. (Attics, unfinished basements, closets, etc...)

404.7 Food preparation areas to be adequate to store and serve food in a sanitary manner.

Plumbing:

502.1 Dwelling unit to have tub or shower, toilet, lavatory and kitchen sink.

Bath lavatory (cannot be kitchen sink) and needs to be near water closet.

504.1 All plumbing fixtures to be free of leaks and defects, free of obstructions, safe, sanitary, installed and maintained in working order.

504.2 Plumbing fixtures to have adequate space for usage and cleaning.

505.1 Every plumbing fixture that requires water to be connected to approved source; hot or tempered and cold water required for all kitchen sinks, lavatories, laundry facilities, bathtubs and showers.

505.2 Water supply to be properly protected from contamination.

505.3 Water supply to be free from leaks and defects; maintain adequate working

pressure.

- 505.4 Water heaters to be supplied, maintained safe, provide water at a minimum temperature of 110 degrees F.
- 505.4 Gas water heaters not to be in toilet/bathrooms, bedrooms, or other occupied enclosed rooms; temperature and pressure-relief valve to be piped and maintained.
- 506.1 Plumbing fixtures to be properly connected to sewer or private sewage disposal system.
- 506.2 All plumbing stacks, vents, drains, waste and sewer lines to be free from leaks, obstructions, defects and properly functioning.
- 507.1 Drainage from roofs, paved areas, yards and courts shall not discharge in a manner that creates a public nuisance.

Mechanical and Electrical:

- 602.1 Heating facilities to be provided.
- 602.2 Dwellings to have safe heat source that produces 68 degree F room temperature.
- 602.2 If owner of residential unit has provided heat source or if heat is provided for in a lease, heat to be provided from October 15 until May 1.

- 603.1 Mechanical equipment to be properly installed, capable of performing, and in a safe working condition.
- 603.2 Gas or oil equipment to be connected to an approved, working vent unless designed to be unvented.
- 603.3 Clearances to combustibles to be maintained.
- 603.4 All required safety controls shall be properly operating.
- 603.5 Air must be provided for combustion and ventilation of fuel burning equipment.
- 603.6 No attachment of "energy saving" devices to fuel burning equipment.
- 604.2 Electrical service to be three wire, 120/240 volt, single phase of not less than 60 amps properly sized according to connected load.
- 604.3 Electrical hazards such as; improper fusing, inadequate service, insufficient receptacles/lights, improperly installed/deteriorated/damaged wiring must be corrected.
- 605.1 Electrical systems to be properly installed, maintained in a safe and approved manner.
- 605.2 Dwelling habitable spaces to have two separate and remote outlets, laundry to have grounded/GFI outlet; bathroom to have grounded outlet.

Fire Safety:

702.1 A safe, continuous, and unobstructed path shall be provided through a building to the public way.

702.4 Windows, including bars grills and grates, to release without special tool or key, or special forces beyond normal window operation.