



The Borough of Edinboro

Building and Zoning Department
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Dear Property Owner / Agent:

This is a checklist for your use to review your rental property prior to the Borough inspection. This sheet contains most items that are reviewed but not all. The reviews are completed in compliance with the Borough of Edinboro Property Maintenance Code which can be found on our website: www.edinboro.net

Kitchen:

- Plumbing (operating properly, no leaks)
- Electrical (outlets secure / operating / GFCI needed)
- GFCI within 6 feet of water source (test operation)
- Walls – Floor – Ceiling (defects / trip hazards)
- Fire Extinguisher (operational / exit route)

Living Room - Dining Room - Hallway - Staircase

- Lighting (operational / covers in place)
- Windows – Screens present – Egress size
- Electrical – (outlets secure / operating)
- Walls – Floor – Ceiling (defects / trip hazards)
- Smoke Detector (operational)
- Carbon Monoxide Detector (operational)
- Hand Rail (minimum – one side of staircases)

Basement

- Lighting (operational / covers in place)
- Windows (Egress for habitable spaces)
- Outlets – GFCI (test – operational)
- Walls – Floor – Ceiling (defects / trip hazards)
- Smoke Detector (operational)
- Carbon Monoxide Detector (operational)
- Hand Rail (required one side with 4+ risers)

Patio / Deck / Landings

- Lighting (operational / covers in place)
- Windows – Screens present
- Outlets – GFCI (test – operational)
- Walls – Floor – Ceiling (defects / trip hazards)
- Hand Rail (required one side with 4+ risers)
- Railing (required 30" above grade at any point)

Other Items

- Laundry – (GFCI or Dedicated outlet present)
- Electrical Panel (Cover / no open breaker slots)
- Hot Water – (Pressure Relief Valve – Drop Tube)

Bathroom(s)

- Plumbing (operating properly, no leaks)
- Electrical – (outlets secure / operating / GFCI needed)
- GFCI within 6 feet of water source (test operation)
- Ventilation – Fan / Window (Operational)
- Walls – Floor – Ceiling (defects / trip hazards)
- Mold (present – location)

Bedroom(s)

- Lighting (operational / covers in place)
- Windows – Screens present – Egress size
- Electrical – (outlets secure / operating / GFCI needed)
- Walls – Floor – Ceiling (defects / trip hazards)
- Closet
- Smoke Detector (operational)

Garage

- Lighting (operational / covers in place)
- Windows - Screens
- Electrical – (outlets secure / operating / GFCI needed)
- Outlets – GFCI (test – operational)
- Walls – Floor – Ceiling (defects / trip hazards)
- Smoke Detector (operational)
- Carbon Monoxide Detector (operational)

Exterior of Dwelling

- Roof (damage / holes / sagging)
- Siding (damage / holes / missing)
- Foundation (damage / cracking)
- Gutters (damage / missing)
- House / Unit Number (3-4 inch visible from street)

If you should have any questions or need further explanation, please feel free to contact the department.

S.D. – Smoke Detectors: §5-245. Fire Protection Systems.

2. *Smoke Alarms.* Single-or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

- A. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
- B. In each room used for sleeping purposes.

C. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Single-or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code.

Hot water tank drop tube §5-232. Water System.

4. *Water Heating Facilities.* Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

Furnace Inspections Due by December 1st of License Year: §5-236. Heating Facilities.

5. *Annual Inspection of Fuel Burning Heat Source.* Fuel burning heat sources shall be inspected annually for safety by a qualified, licensed heating technician. The written results of inspection shall be forwarded to the Building Code Department by December 1st each year.

6. *Exception.* Occupancies utilizing electric heat sources.

§5-251. Rental Licenses and Inspection.

3. *Inspection.*

A. All premises shall be subject to periodic inspection by the Code Enforcement Officer or another duly authorized agent of the Borough. Such inspection may take place when an application is submitted for a license or at any time during any given 2-year period, but such inspection shall take place at least once during any given 2-year period.

B. This Section shall not be construed so as to limit or restrict the Code Enforcement Officer's authority to conduct inspections of premises, whether or not subject to the licensing and inspection requirements of this Subpart, or pursuant to any other ordinance or code.

C. Council shall set fees from time to time by resolution for re-inspections following notices of violations.

Standards for GFCI: §5-239. Electrical Equipment.

2. *Receptacles.* Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

3. *Luminaires.* Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire.

ID Number unit/apartment/house number: §5-218. Exterior Structure.

3. *Premises Identification.* Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7 mm). (this should read 3" letters)

§5-221. Handrails and Guardrails.

1. *General.* Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

2. *Exception.* Guards shall not be required where exempted by the adopted building code.

906.5 Fire Code Fire ~ Extinguisher Location

Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicated the need for placement away from normal paths of travel. * Fire extinguishers must be located in readily accessible locations along normal egress paths. This increases the occupant's familiarity with the location of the fire extinguishers.

§5-255. Carbon Monoxide Alarms.

1. *Carbon Monoxide Alarm Required.* Each Regulated Rental Unit, which uses a fossil fuel-burning heater or appliance, fireplace, or an attached garage, must have an operational, centrally located and approved carbon monoxide alarm installed in the vicinity of the bedrooms and the fossil fuel-burning heater or fireplace within 18 months of the effective date of this Subpart. For the purposes of this Subpart, "installed in the vicinity" means as manufacture's specifications.