

Anniston Rental Inspection Requirements

2015 International Property Maintenance Code

Exterior Inspection

302.7 Accessory Structures

- Accessory structures (including detached garages, fences, and walls) are to be maintained structurally sound and in good repair.

303 Swimming Pools & Spas

- Pools and spas shall be maintained in good repair and in a clean and sanitary condition (no stagnant water).
- Private swimming pools, hot tubs, and spas containing water more than twenty-four (24) inches in depth shall be completely surrounded by a fence or barrier not less than forty-eight (48) inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than fifty-four (54) inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate.

304.3 Premise Identification

- House numbers shall be a minimum of four (4) inches in height and each stroke must be one half (½) inch wide. Numbers shall contrast in color with the background to which they are attached and shall be placed on the side of the house facing the street to which the house is addressed, preferably at or near the front door/porch. Numbers are not to be attached to a door.

304.5 Foundation Walls

- All foundation walls must be maintained plumb and free from open cracks and breaks and shall be kept in such a condition as to prevent the entry of rodents and other pests. Crawlspace access openings shall have doors or panels covering the opening. Foundation vents shall be maintained in good repair.

304.6 Exterior Walls

- All exterior walls, soffits, fascia boards, and related trims (including window trims) shall be in good repair. All rotted, damaged, and/or missing materials shall be repaired or replaced, adjoining cracks sealed, and both primed and painted to provide protect from the elements.

304.7 Roofs and Drainage

- Roofs shall be in good condition and free from holes and damage. Roof drainage shall be adequate to prevent dampness and deterioration in the walls or interior portion of the structure. Roof water shall not be discharged in a manner that creates a public nuisance. This requirement shall also pertain to uninhabitable porches.

304.10 Stairways, Decks, Porches, and Balconies

- Every exterior stairway, deck, porch, and balcony shall be maintained structurally sound, with proper anchorage, and capable of supporting and/or resisting all imposed loads.

304.13 Windows & Exterior Glazing

- Every window, other than a fixed window, shall be easily opened and capable of being held in position by window hardware, shall have operational locks, and shall be free of broken and/or cracked glass. Exterior window glazing shall be maintained in good repair.
- All burglar bars are to be removed unless they are equipped with a quick release on the interior side of the window that does not require any type of key, special tool or knowledge to operate the burglar bar. Burglar bars that meet the requirements of this section must open fully to an extent so that the clear opening space of the window is not minimized by the operation of the burglar bar.

304.13 Storm Windows

- Storm windows shall not be used as primary windows. They can, however, be used for supplemental protection from the elements.
- Storm windows must be maintained in good repair and be free of broken glass.
- If mounted to the exterior side of an openable window, storm windows must also open fully to an extent so that the clear opening space of the window is not minimized by the operation of the storm window.

304.15 Exterior Door Assemblies

- All exterior doors and frames are to be free from holes and have proper weather-stripping (including bottom sweeps) to prevent a loss of heat/cooling from the interior.

304.18 Building Security

- All exterior doors must have single-cylinder deadbolt locks (thumb latch type). Double-cylinder deadbolt locks are not to be used. Chain locks or slide bolts do not satisfy the deadbolt lock requirement. Deadbolt locks located solely on exterior-mounted security doors do not satisfy this requirement – the locks must be located on the exterior door itself. Deadbolt locks hasps are not to be located on any doors, except as approved by the Code Official.
- Door jambs are to have the appropriate strike plate for the locks they are serving. Strike plates are to be securely attached to the jamb.

307.1 Handrails and Guards

- Every exterior and interior flight of stairs having more than four (4) risers shall have a handrail located on at least one side of the stair. Handrails shall be not less than thirty-four (34) inches nor greater than thirty-eight (38) inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces.
- Every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface that is more than thirty (30) inches above the floor or grade below at any point within thirty-six (36) inches horizontally to the edge of the open side, shall have guards. Guards shall not be less than thirty-six (36) inches in height above the floor of the stair, landing, balcony, porch, deck, ramp, or other walking surface and shall have pickets or spindles attached to them so that the clear space between each member is less than four (4) inches.

308.1 Accumulation of Rubbish or Garbage

- All exterior property premises, and the interior of every structure, shall be free from an accumulation of rubbish or garbage.

Interior Inspection

305.2 Structural Members

- Structural members shall properly support imposed loads and those that are damaged or decayed are required to be replaced.

305.3 Interior Floors, Walls, and Ceilings

- All interior floor, wall, and ceiling surfaces shall be maintained in a good, clean, and sanitary condition. There shall be no open cracks, holes, decay, or any other surface defects in any of the surfaces.

305.5 Interior Handrails and Guards

- See 307.1 (Handrails and Guards) above

305.6 Interior Door Assemblies

- Interior doors are to be free from holes or damage. All interior doors are required to have door knobs. Deadbolt locks hasps are not to be located on any doors, except as approved by the Code Official.

309 Pest Infestation

- All structures shall be kept free from insect and rodent infestations. All structures in which insects and rodents are found shall be promptly exterminated by approved processes that will not be injurious to

309 Pest Infestation - continued

human health. After pest elimination, proper precautions shall be taken to prevent re-infestation. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure. Proof of extermination shall be required to be submitted to the Code Official.

403.2 Bathroom Ventilation

- Every bathroom and toilet room shall have not less than one (1) openable window or be equipped with a mechanical ventilation system that is exhausted directly to the outside.

403.5 Clothes Dryer Exhaust

- Clothes dryer exhaust systems shall be independent of all other exhaust systems and shall be exhausted directly to the exterior of the structure and terminated with approved louvered dryer vent caps.

404.7 Food Preparation / Storage Spaces

- All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare, and serve foods in a sanitary manner. All food preparation areas are to be clean and free from damage and pest infestations.

504.1 Plumbing Systems and Fixtures

- All plumbing fixtures shall be properly affixed to the mounting surface to which attached.
- All sinks and bathing tubs/showers shall be properly trapped.
- All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, defects and shall be capable of performing the functions for which designed.

505.4 Water Heating Facilities

- Water heaters shall be properly installed, maintained, and capable of providing an adequate amount of water to be drawn at every sink, lavatory, bathtub, shower, and laundry facility at a minimum temperature of 110 degrees Fahrenheit. All water heating facilities shall have a temperature and pressure relief valve (T&P valve) and corresponding drainage line attached to the T&P valve, ¾ inch in diameter but in no case smaller in size than the water line supplying water to the heater, which is exhausted to the exterior of the structure, turned downward and terminating six (6) inches above the ground below. Water heaters located on concrete floors or located within crawlspaces can have their T&P valve drainage lines run directly to the floor or ground below with the end of the line terminating six (6) inches above the concrete or ground below.
- Any water heater that is newly installed or has to have repairs performed that requires moving and resetting (in the living area) will be required to be placed within a drainage pan that is also exhausted to the exterior of the structure. The T&P valve relief line outlined above can exhaust directly into a properly drained pan.
- Gas water heaters shall have gas line shut off valves at the appliance, shall be properly vented to the exterior, and shall be located in a code-compliant location with appropriate make-up air available.

506 Sanitary Drainage System

- Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Sanitary drainage systems shall be in good working order and allow proper flow and disposal of waste.

602.3 Heat Supply Required

- All residential dwelling units are to have an approved and operational heat source (including thermostats) present at the time of inspection (electric plug-in space heaters are not a code-compliant heat source).
- Approved heat sources include: electric hard-wired units, electric heat pumps, gas forced air furnaces, gas wall-mounted units, and/or electric baseboard heaters that are properly hard-wired.

603 Mechanical Equipment

- Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances, and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
- All gas fuel-fired appliances shall have an operational shutoff valve near the appliance and the valve shall be located on the same side of the floor as the appliance.

603.7 Carbon Monoxide Detectors

- Dwelling units that have gas fuel-fired appliances and/or an attached garage that has an opening that communicates with the dwelling unit shall have carbon monoxide (CO) detectors installed. Battery-operated CO detectors are preferred in lieu of plug-in electric detectors due to the limitations where electric units can be located. Combination smoke and CO detectors are permitted to be used.
- CO detectors shall be installed on each level of the structure and in the area(s) located immediately outside the sleeping room(s). If there is a wall mounted gas heater or other gas fuel-fired appliance located in a sleeping room or outside the sleeping room(s), a CO detector is required in the sleeping room and in the area(s) located

603.7 Carbon Monoxide Detectors – continued

immediately outside the sleeping room(s). Follow the manufacturer's directions for the proper placement (mounting height) of CO detectors.

604.3 Electrical Hazards

- All electrical outlets and switches must have cover plates that are not cracked or otherwise damaged or broken.
- Every habitable space within a dwelling unit shall contain at least two separate and remote receptacle outlets and every bathroom shall contain at least one receptacle.
- All mounted light fixtures, including ceiling fan light kits, shall have globes covering the light bulbs.
- All wiring connections (including basements, attics, crawl spaces, etc.) are to be contained within properly mounted junction boxes with both Romex or other wiring connectors and attached covers.
- Romex or other wiring connectors are required on any electrical line that connects to a metal surface (i.e. – electric water heater, garbage disposal, stove, clothes dryer, HVAC equipment, etc.).
- Empty breaker slots within any interior or exterior electrical breaker panel must have approved slot covers and all electrical panels shall have proper fitted and attached deadfront (flash) covers.
- All circuits shall be properly wired to safely supply electricity. Wires shall be of the correct gauge, and protected by the correct sized overcurrent device, to perform the intended function. One circuit breaker shall only supply one circuit with power.
- Electrical service meter sockets, panels, and service conductors shall be in good weathertight condition and properly attached to the structure.
- Electrical service ground systems shall be properly maintained and connected to grounding electrodes with the proper grounding clamps.

704.2 Smoke Detectors

- Smoke detectors are required to be located on each level of the structure, including basements and habitable attics, but not including crawlspaces or uninhabitable attics. They are not required to be located in kitchens, except as noted below.
- Per NFPA 72, smoke detectors shall be replaced after their 10-year lifespan has surpassed. Detectors typically have the date of manufacture stamped on the back of the detector.
- Smoke detectors are required to be located in each sleeping room and in the area(s) located immediately outside the sleeping room(s). For sleeping rooms that have two or more interior doors or doorways or other openings leading to other living space, a smoke detector must be located in each of those rooms, including kitchens.
- Ceiling-mounted smoke detectors: smoke detectors that are mounted to ceilings must be located a minimum of four (4) inches from adjoining walls. The measurement is to be made from the nearest edge of the smoke detector to the wall.
- Wall-mounted smoke detectors: smoke detectors that are mounted to walls must be mounted at least four (4) inches down from the ceiling, but cannot be located farther than twelve (12) inches down from the ceiling. Both measurements are to be made to the uppermost edge of the smoke detector that is closest to the ceiling.
- Bedrooms: smoke detectors in bedrooms can be installed either on the ceiling or on the walls as outlined above. If mounted to the ceiling, they shall be centered on the doorway and located twelve (12) inches from the adjoining wall. If mounted to the wall, they shall be mounted on the wall area that is located directly above the door frame and shall be centered horizontally with the doorway. Exceptions to these requirements can be made for rooms that were constructed in a manner that does not allow the locations described above to be utilized for the installation of the smoke detectors.
- Halls & Other Required Rooms Located Outside Bedrooms: smoke detectors installed in halls and other required rooms located outside bedrooms need to be mounted in a location that will allow the smoke detector to be heard from within the adjoining bedroom locations. They can either be mounted to the wall or to the ceiling as detailed above.
- Basements & Habitable Attics: smoke detectors installed in basements can be mounted either on walls or on ceilings as detailed above, except for when there is no ceiling attached to the underside of the floor joists. If there is no ceiling to mount the smoke detector to, they shall be mounted to the bottom side of a floor joist, preferably near the stairwell leading upstairs (if available) or beneath bedroom areas. Smoke detectors installed in habitable attics can be mounted to either walls or ceilings as detailed above.