





**Unsafe structures**

108.1.1 - Unsafe structure

- Lacks adequate protection from fire     Contains unsafe equipment     All or part of building is likely to collapse

108.1.2 - Unsafe equipment

- Unsafe boiler / heating equipment     Unsafe electrical wiring / device     Unsafe elevator / moving stairway  
 Flammable liquid containers within structure     Other unsafe equipment

108.1.3 - Structure unfit for human occupancy

- Unsafe or unlawful     Unsanitary / contains filth / contamination     vermin or rat infested  
 lacks illumination     Location of structure constitutes a hazard     lacks ventilation  
 lacks heat     lacks maintenance     lacks sanitary facilities

108.1.4 - Unlawful structure

- Occupied by more persons than permitted     Erected, altered or occupied contrary to law

108.1.5 - Dangerous structure or premises

- (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
- (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
- (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
- (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pining is likely to fail or give way.
- (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
- (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
- (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
- (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

**Section 302 - Exterior property areas**

- 302.1 - Sanitation - Premises shall be maintained in a clean, safe and sanitary condition.
- 302.2 - Grading and Drainage - Premises shall be graded and maintained to prevent erosion of soil and to prevent stagnant water.
- 302.3 - Sidewalks and Driveways - Sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a state of proper repair.
- 302.5 - Rodent Harborage - Structures and exterior property shall be kept free from rodent harborage and infestation.
- 302.6 - Exhaust vents - Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon adjacent public or private property or that of another tenant.
- 302.7 - Accessory structures - Accessory structures including detached garages, fences and walls shall be maintained in good repair.



302.9 - Defacement of property - No person shall willfully damage, mutilate or deface any property by marking, carving or graffiti.

Comments

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

3. Structures or components thereof that have reached their limit state.

4. Siding and masonry joints are not maintained, weather resistant or water tight.

5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects.

6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.

7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.

8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.

9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

10. Veneer, cornices, belt courses, corbels, trim, wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.

11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.

12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.

13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.

304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.

304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.

304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.



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|-------------------------------------|--|
| <input type="checkbox"/>            | 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.  |
| <input type="checkbox"/>            | 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment. |
| <input checked="" type="checkbox"/> | 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.  |
| <input type="checkbox"/>            | 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.   |
| <input checked="" type="checkbox"/> | 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.  |
| <input checked="" type="checkbox"/> | 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.  |
| <input checked="" type="checkbox"/> | 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.  |
| <input type="checkbox"/>            | 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  |
| <input type="checkbox"/>            | 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device in good working condition.  |
| <input checked="" type="checkbox"/> | 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.   |
| <input type="checkbox"/>            | 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.   |
| <input type="checkbox"/>            | 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.   |
| <input type="checkbox"/>            | 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.  |
| <input type="checkbox"/>            | 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.   |

Comments

Section 305 - Interior Structure

305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.

305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.  |
| <input type="checkbox"/>            | 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.   |
| <input type="checkbox"/>            | 3. Structures or components thereof that have reached their limit state.   |
| <input checked="" type="checkbox"/> | 4. Structural members are incapable of supporting nominal loads and load effects.  |
| <input type="checkbox"/>            | 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.   |
| <input type="checkbox"/>            | 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. |



- 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- 305.3 - Interior surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
- 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
- 305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments

Section 306 - Component Serviceability

- 306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
  - 306.1.1 Unsafe Conditions - Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.
    - 1. Soils that have been subjected to any of the following conditions:
      - 1.1 Collapse of footing or foundation.
      - 1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
      - 1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
      - 1.4 Inadequate soil as determined by a geotechnical investigation.
      - 1.5 Where the allowable bearing capacity of the soil is in doubt.
      - 1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
    - 2. Concrete that has been subjected to any of the following conditions:
      - 2.1 Deterioration
      - 2.2 Ultimate deformation
      - 2.3 Fractures
      - 2.4 Fissures
      - 2.5 Spalling
      - 2.6 Exposed reinforcement
      - 2.7 Detached, dislodged or failing connections
    - 3. Aluminum that has been subjected to any of the following conditions:
      - 3.1 Deterioration
      - 3.2 Corrosion
      - 3.3 Elastic deformation
      - 3.4 Ultimate deformation
      - 3.5 Stress or strain cracks
      - 3.6 Joint fatigue



<input type="checkbox"/>	3.7 Detached, dislodged or failing connections
<input type="checkbox"/>	4. Masonry that has been subjected to any of the following:
<input type="checkbox"/>	4.1 Deterioration
<input type="checkbox"/>	4.2 Ultimate deformation
<input type="checkbox"/>	4.3 Fractures in masonry or mortar joints
<input type="checkbox"/>	4.4 Fissures in masonry or mortar joints
<input type="checkbox"/>	4.5 Spalling
<input type="checkbox"/>	4.6 Exposed reinforcement
<input type="checkbox"/>	4.7 Detached, dislodged or failing connections
<input type="checkbox"/>	5. Steel that has been subjected to any of the following conditions:
<input type="checkbox"/>	5.1 Deterioration
<input type="checkbox"/>	5.2 Elastic deformation
<input type="checkbox"/>	5.3 Ultimate deformation
<input type="checkbox"/>	5.4 Metal fatigue
<input type="checkbox"/>	5.5 Detached, dislodged or failing connections
<input checked="" type="checkbox"/>	6. Wood that has been subjected to any of the following conditions:
<input type="checkbox"/>	6.1 Ultimate deformation
<input checked="" type="checkbox"/>	6.2 Deterioration
<input checked="" type="checkbox"/>	6.3 Damage from insects, rodents and other vermin
<input type="checkbox"/>	6.4 Fire damage beyond charring
<input checked="" type="checkbox"/>	6.5 Significant splits and checks
<input type="checkbox"/>	6.6 Horizontal shear cracks
<input type="checkbox"/>	6.7 Vertical shear cracks
<input type="checkbox"/>	6.8 Inadequate support
<input checked="" type="checkbox"/>	6.9 Detached, dislodged or failing connections
<input type="checkbox"/>	6.10 Excessive cutting and notching

Comments

<input type="checkbox"/>	Section 307 - Handrails and guardrails
<input type="checkbox"/>	Section 308 - Rubbish and garbage
<input checked="" type="checkbox"/>	Section 309 - Pest Elimination
<input checked="" type="checkbox"/>	309.1 Infestation - Structures shall be kept free from insect and rodent infestations.
<input type="checkbox"/>	309.2 - Owner - The owner of any structure shall be responsible for pest elimination prior to renting or leasing the structure.
<input type="checkbox"/>	309.3 - Single occupant - The occupant of a one-family dwelling or of a single tenant nonresidential structure shall be responsible for pest elimination on the premises.
<input type="checkbox"/>	309.4 - Multiple occupancy - The owner of a structure containing two or more dwelling units shall be responsible for pest elimination in the public or shared areas of the structure and exterior property.
<input type="checkbox"/>	309.5 - Occupant - The occupant of any structure shall be responsible for continued rodent and pest free condition of the property.



Comments

Termites

<input type="checkbox"/>	Section 404 - Occupancy Limits
<input type="checkbox"/>	Section 502 - Required facilities
<input type="checkbox"/>	Section 503 - Toilet Rooms
<input type="checkbox"/>	Section 504 - Plumbing systems and fixtures
<input type="checkbox"/>	Section 505 - Water system
<input type="checkbox"/>	Section 506 - Sanitary drainage system
<input type="checkbox"/>	Section 507 - Storm drainage
<input type="checkbox"/>	Section 601 - Mechanical - General
<input type="checkbox"/>	Section 602 - Heating facilities
<input type="checkbox"/>	Section 603 - Mechanical equipment
<input checked="" type="checkbox"/>	Section 604 - Electrical Facilities
<input type="checkbox"/>	604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
<input type="checkbox"/>	604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
<input checked="" type="checkbox"/>	604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard to the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
<input type="checkbox"/>	604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
<input type="checkbox"/>	604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments

Extension cords going into exterior wall and underground.

<input checked="" type="checkbox"/>	Section 605 - Electrical equipment
<input checked="" type="checkbox"/>	605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
<input type="checkbox"/>	605.2 Receptacles - Every habitable space in a dwelling shall have at least 2 separate and remove receptacle outlets. Every laundry area shall have at least 1 grounding type receptacle. Every bathroom shall have at least 1 receptacle. All receptacles have faceplates.
<input type="checkbox"/>	605.3 Luminaires - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least 1 electric luminaires. Pool/spa luminaires over 15 V shall have ground fault protection.
<input checked="" type="checkbox"/>	605.4 Wiring - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors or ceilings.

Comments

<input type="checkbox"/>	Section 606 - Elevators, escalators and dumbwaiters
<input type="checkbox"/>	Section 607 - Duct systems
<input type="checkbox"/>	Section 701 - General fire safety requirements
<input checked="" type="checkbox"/>	Section 702 - Means of egress



THE SUNRISE CITY  
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CODE ENFORCEMENT  
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- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 702.1 General - A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the IFC.   |
| <input type="checkbox"/>            | 702.2 Aisles - The required width of aisles in accordance with the IFC shall be unobstructed.  |
| <input type="checkbox"/>            | 702.3 Locked doors - Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort.   |
| <input type="checkbox"/>            | 702.4 Emergency escape openings - Required emergency escape openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar are permitted to be placed over emergency escape openings provided the minimum net clear opening sized complies with the code. Such devices shall be releasable without the use of a key or tool. |

Comments

Section 703 - Fire resistance ratings

Section 704 - Fire protection systems

Additional Comments