





**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 pinning 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

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.



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| <input type="checkbox"/>            | 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.  |
| <input type="checkbox"/>            | 3. Structures or components thereof that have reached their limit state.   |
| <input type="checkbox"/>            | 4. Siding and masonry joints are not maintained, weather resistant or water tight.   |
| <input type="checkbox"/>            | 5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects.   |
| <input type="checkbox"/>            | 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.   |
| <input type="checkbox"/>            | 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. |
| <input checked="" type="checkbox"/> | 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.    |
| <input type="checkbox"/>            | 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.                                       |
| <input type="checkbox"/>            | 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.   |
| <input type="checkbox"/>            | 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.                |
| <input type="checkbox"/>            | 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.   |
| <input type="checkbox"/>            | 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.  |

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| <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/>            | 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.  |
| <input type="checkbox"/>            | 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.  |
| <input type="checkbox"/>            | 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.   |
| <input type="checkbox"/>            | 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.  |
| <input checked="" type="checkbox"/> | 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.  |
| <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 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 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.  |



- 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
  - 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
  - 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.
- 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 is good working condition.
- 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.
- 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.
  - 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.
  - 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.
- 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.
    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 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. Structural members are incapable of supporting nominal loads and load effects.
    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.
    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



<input checked="" type="checkbox"/>	306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a safety condition.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	1. Soils that have been subjected to any of the following conditions:
<input type="checkbox"/>	1.1 Collapse of footing or foundation.
<input type="checkbox"/>	1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
<input type="checkbox"/>	1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
<input type="checkbox"/>	1.4 Inadequate soil as determined by a geotechnical investigation.
<input type="checkbox"/>	1.5 Where the allowable bearing capacity of the soil is in doubt.
<input type="checkbox"/>	1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
<input type="checkbox"/>	2. Concrete that has been subjected to any of the following conditions:
<input type="checkbox"/>	2.1 Deterioration
<input type="checkbox"/>	2.2 Ultimate deformation
<input type="checkbox"/>	2.3 Fractures
<input type="checkbox"/>	2.4 Fissures
<input type="checkbox"/>	2.5 Spalling
<input type="checkbox"/>	2.6 Exposed reinforcement
<input type="checkbox"/>	2.7 Detached, dislodged or failing connections
<input type="checkbox"/>	3. Aluminum that has been subjected to any of the following conditions:
<input type="checkbox"/>	3.1 Deterioration
<input type="checkbox"/>	3.2 Corrosion
<input type="checkbox"/>	3.3 Elastic deformation
<input type="checkbox"/>	3.4 Ultimate deformation
<input type="checkbox"/>	3.5 Stress or strain cracks
<input type="checkbox"/>	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 checked="" type="checkbox"/>	6.1 Ultimate deformation
<input type="checkbox"/>	6.2 Deterioration
<input type="checkbox"/>	6.3 Damage from insects, rodents and other vermin
<input type="checkbox"/>	6.4 Fire damage beyond charring
<input 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 checked="" type="checkbox"/>	6.10 Excessive cutting and notching

Comments

<input type="checkbox"/>	Section 307 - Handrails and guardrails
<input checked="" type="checkbox"/>	Section 308 - Rubbish and garbage



- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 308.1 - Accumulation of rubbish and garbage - Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.  |
| <input type="checkbox"/>            | 308.2 - Disposal of rubbish - Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers. <ul style="list-style-type: none"><li><input type="checkbox"/> 308.2.1 - Rubbish storage facilities - The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.</li><li><input type="checkbox"/> 308.2.2 - Refrigerators - Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.</li></ul>  |
| <input type="checkbox"/>            | 308.3 - Disposal of garbage - Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing garbage in approved garbage disposal facility or approved garbage containers. <ul style="list-style-type: none"><li><input type="checkbox"/> 308.3.1 - Garbage facilities - The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit or an approved leakproof, covered garbage container.</li><li><input type="checkbox"/> 308.3.2 - Containers - The operator of every establishment producing garbage shall provide, and at all times cause to be used, approved leakproof containers provide with close fitting covers for storage of such material until removed.</li></ul> |

Comments

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|-------------------------------------|---|
| <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 checked="" 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

- |                                     |   |
|-------------------------------------|---|
| <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         |



- 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.
- 604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
- 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.
  - 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.
  - 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

- Section 605 - Electrical equipment
- 605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
- 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.
- 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.
- 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

- Section 606 - Elevators, escalators and dumbwaiters
- Section 607 - Duct systems
- Section 701 - General fire safety requirements
- Section 702 - Means of egress
- Section 703 - Fire resistance ratings
- Section 704 - Fire protection systems

Additional Comments