



Property Maintenance Inspection Report

Property Address Parcel ID #

House Color # of Units Building Occupied

Type of Structure Source of Complaint

Action to be taken - Select all that apply

- Unsafe Building - Rehab Permitted Unsafe Building - Demo Recommended Other - See Comments

Posting Type Red - 109.1 - Imminent Danger

Inspector Date Property Posted?

Comments

- Active Code Cases Case # NONE Active Building Permit NONE
- Lis Pendens check Rehab letter sent
- Demo letter sent Nuisance letter sent
- Title search done Affidavit recorded

Misc. Notes and Comments

Contact Information

Contact Info

Comments



Section 111 - Unsafe structures

111.1.1 - Unsafe structure

Comments

111.1.2 - Unsafe equipment

Comments

111.1.3 - Structure unfit for human occupancy

Comments

111.1.4 - Unlawful structure

Comments

111.1.5 - 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, earthquake, wind, flood, 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

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

Section 305 - Interior Structure

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 safety 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



3.7 Detached, dislodged or failing connections

4. Masonry that has been subjected to any of the following:

4.1 Deterioration

4.2 Ultimate deformation

4.3 Fractures in masonry or mortar joints

4.4 Fissures in masonry or mortar joints

4.5 Spalling

4.6 Exposed reinforcement

4.7 Detached, dislodged or failing connections

5. Steel that has been subjected to any of the following conditions:

5.1 Deterioration

5.2 Elastic deformation

5.3 Ultimate deformation

5.4 Metal fatigue

5.5 Detached, dislodged or failing connections

6. Wood that has been subjected to any of the following conditions:

6.1 Ultimate deformation

6.2 Deterioration

6.3 Damage from insects, rodents and other vermin

6.4 Fire damage beyond charring

6.5 Significant splits and checks

6.6 Horizontal shear cracks

6.7 Vertical shear cracks

6.8 Inadequate support

6.9 Detached, dislodged or failing connections

6.10 Excessive cutting and notching

Comments

Section 307 - Handrails and guardrails

Section 308 - Rubbish and garbage

Section 309 - Pest Elimination

Section 404 - Occupancy Limits

Section 502 - Required facilities

Section 503 - Toilet Rooms

Section 504 - Plumbing systems and fixtures

Section 505 - Water system

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 type="checkbox"/>	Section 604 - Electrical Facilities
<input type="checkbox"/>	Section 605 - Electrical equipment
<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 type="checkbox"/>	Section 702 - Means of egress
<input type="checkbox"/>	Section 703 - Fire resistance ratings
<input type="checkbox"/>	Section 704 - Fire protection systems
<input type="checkbox"/>	704.1 Inspection, testing and maintenance - Fire detection systems shall be maintained in accordance with the IFC in an operative condition at all times, and shall be replaced or repaired where defective.
<input type="checkbox"/>	704.1.1 - Fire protection and life safety systems - Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the IFC and IBC.
<input type="checkbox"/>	704.1.2 - Required fire protection systems - Fire protection systems required by this code, the IFC or the IBC shall be installed, repaired, operated tested and maintained in accordance with this code.
<input type="checkbox"/>	704.1.3 Fire Protection systems - Fire protection systems shall be inspected, maintained and tested in accordance with the IFC requirements.
<input type="checkbox"/>	704.2 Standards - Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 7042 and as required by this section.
<input type="checkbox"/>	704.2.1 Records - Records shall be maintained of all systems inspections, tests and maintenance required by the referenced standards.
<input type="checkbox"/>	704.4 Removal of or tampering with equipment - It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire protection or life safety system required by this code except for extinguishing fire, training, recharging or repairs.
<input type="checkbox"/>	704.4.1 Removal of or tampering with appurtenances - Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed or tampered with in any manner.
<input type="checkbox"/>	704.5 Fire department connection - where the fire department connection isn ot visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building, subject to approval by the fire code official.
<input type="checkbox"/>	704.5.1 Fire department connection access - Ready access to fire department connections shall be maintained at all times without obstruction by fences, bushes, trees, walls or or any other fixed or removable object.
<input type="checkbox"/>	704.6 Single and multiple station smoke alarms - Single- and multiple-station smoke alarms shall be installed in Group I-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3
<input type="checkbox"/>	704.6.1 Where required - Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordane with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3.
<input type="checkbox"/>	704.6.1.1 Group R-1 - Single or Multi-station smoke alarms shall be installed in all of the following locations in Group R-1: 1 - Sleeping areas; 2 - In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit; 3 - In each story within the sleeping unit, including basement. For sleeping 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



704.6.1.2 Groups R-2, R-3, R-4 and I-1 - Single or multi-station alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2 - In each room used for sleeping purposes; 3 - In each story within a dwelling unit, including basements 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.

704.6.1.3 Installation near cooking appliances - Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2:
1 - Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance; 2 - Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance; 3 - Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance.

704.6.2 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

704.6.3 Power source - Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch.

704.6.4 Smoke detection system - Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single or multi station smoke alarms and shall comply with the following: 1 - The fire alarm system shall comply with all applicable requirements in Section 907 of the IFC; Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the dwelling or sleeping unit in accordance with Section 907.5.2 of the IFC; 3 - Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the dwelling or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5 of the IFC.

704.7 Single- and multiple-station smoke alarms - Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced in the date of manufacture cannot be determined.

705.1 General - Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the IFC, except that alarms in dwellings covered by the IRC shall be installed in accordance with Section R315 of that code.

705.2 Carbon monoxide alarms and detectors - Carbon monoxide alarms and detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and detectors that become inoperable or being producing end-of-life signals shall be replaced.

Additional Comments