

# City of Bridgeton

## 1993 BOCA Property Maintenance Code Inspection Checklist

(Not to be considered conclusive! Intention is for a general checklist)

### Exterior Property Areas

- \_\_\_\_\_ PM303.1 Clean and Sanitary
- \_\_\_\_\_ PM303.2 Graded and proper drainage.
- \_\_\_\_\_ PM303.3 All sidewalks, walkways, driveways free of hazards.
- \_\_\_\_\_ PM303.4 No weeds/grass/plants, vegetation in excess of 10 inches.
- \_\_\_\_\_ PM303.5 Free of rat infestation.
- \_\_\_\_\_ PM303.7 Accessory Structures (garages, fences, walls) shall be sound/maintained

### Exterior Structure

- \_\_\_\_\_ PM304.2 Every structure shall have street numbers. 3" high and 1/2" stroke
- \_\_\_\_\_ PM304.4 Foundation walls maintained free of cracks/holes.
- \_\_\_\_\_ PM304.5 Exterior walls free of holes, breaks, loose material; properly surface coated
- \_\_\_\_\_ PM 304.6 Roof and flashing-sound/tight. Prevent dampness and deterioration.
- \_\_\_\_\_ PM 304.9 Chimney-safe and sound.
- \_\_\_\_\_ PM-304.11 Windows/doors-sound condition, good repair and weather tight.
- \_\_\_\_\_ PM 304.11.1 All glazing materials maintained free of holes/cracks.
- \_\_\_\_\_ PM 304.11.2 Windows to be operable and held in position with hardware
- \_\_\_\_\_ PM 304.12 Insect Screens from 4-15 through 10-15 for windows/doors.

### Interior Structure

- \_\_\_\_\_ PM305.2 Structure to be maintained structurally sound.
- \_\_\_\_\_ PM305.3 Interior surfaces to be in sanitary condition. No peeling/loose/cracked plaster or paint. No deteriorated or decayed wood.
- \_\_\_\_\_ PM305.5 Stair and railings shall be in sound condition.
- \_\_\_\_\_ PM306.1 All exterior and interior shall be free of all rubbish or garbage.
- \_\_\_\_\_ PM 307.1 All structures shall be kept free from insect and rat infestation.
- \_\_\_\_\_ PM 403.1 Every habitable space shall have at least one operable window facing directly outdoors or to a court.
- \_\_\_\_\_ PM403.2 Other than 1 and 2 family dwellings, all common areas shall be lighted at all times with at least a 60 watt bulb for each 200 sq. ft. of floor area.
- \_\_\_\_\_ PM404.2 Bathrooms/Toilet Rooms must have an operable window or mechanical ventilation exhausted to the exterior and to be recirculated to any space
- \_\_\_\_\_ PM405.2 Bedrooms shall not be the only means of access to other bedrooms and Habitable rooms. Exception: Dwellings fewer than 2 bedrooms.
- \_\_\_\_\_ PM405.3 Bedrooms-1 occupant must have 70 square feet of floor area, more than 1 occupant must have at least 50 square feet of floor area.
- \_\_\_\_\_ PM405.4 Every bedroom shall have access to at least one water closet/lavatory

without passing through another bedroom.

- \_\_\_\_\_ PM 503.1 Every dwelling unit shall contain its own tub/shower, lavatory, water closet, kitchen sink and be maintained sanitary and safe.
  - \_\_\_\_\_ PM 505.1 All plumbing fixtures to be free of leaks and defects and connected to a public water system or approved private.
  - \_\_\_\_\_ PM 506.4 Water heaters shall be properly installed and maintained, a temperature of not less than 110 degrees. Gas burning water heater shall not be located in bathroom, toilet room, bedroom or other occupied room normally kept closed unless adequate combustion is approved. Pressure relief valve and discharge pipe shall be properly installed and maintained. (blue tag=pvc pipe allowed, red tag=no pvc allowed)
  - \_\_\_\_\_ PM 508.1 Drainage of roofs and paved areas, yards and courts shall not be discharged in a manner that creates a public nuisance.
  - \_\_\_\_\_ PM 602.2 Sufficient heat must be supplied from October 1-May 15. Temperature not less than 65 degrees
  - \_\_\_\_\_ PM 602.4 Every dwelling shall be served by a main service not less than 60 amperes, three wires.
  - \_\_\_\_\_ PM 605.2 Every habitable space must contain at least 2 separate and remote receptacles. Every laundry area and bathroom shall contain at least one grounded receptacle.
  - \_\_\_\_\_ PM 605.3 Every public hall, interior stairway, water closet compartment, bathroom, laundry room, and furnace room shall contain at least one electric lighting fixture.
  - \_\_\_\_\_ PM 702.3 Every story exceeding two stories above grade shall be provided with not less than two exits. Exceptions: See BOCA code.
  - \_\_\_\_\_ PM 702.9 Stairs with more than three risers and every landing/open portion of stairs which is more than 30" above floor/grade shall have guards.
  - \_\_\_\_\_ PM 702.11 All means of egress doors shall be readily openable from the side from which side egress is to be made without the need for keys, special knowledge, or effort. ( No dead bolts with removable keys- Bedrooms not to have keyed doorlocks. Thumb locks are approved.
  - \_\_\_\_\_ PM 705.4 One fire extinguisher must be provided within 10' of kitchen area.
  - \_\_\_\_\_ PM 705.5 Smoke detectors must be provided-one on every level and within 10' of all bedrooms.
- State Code: Carbon monoxide detectors must be outside of all bedrooms and within 10'.