

# OFFICE OF CODE ENFORCEMENT & FIRE MARSHAL

BOROUGH OF BELLEVUE

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## One- and Two-Family Dwellings Code Checklist

### DETECTORS:

- Smoke detectors – a detector shall be installed in each bedroom.
- Smoke detectors – a detector shall be installed outside of each sleeping area.
- Smoke detectors – a detector shall be installed on all levels of the home.
- Carbon Monoxide (CO) detectors – a detector shall be installed in occupancies containing a fuel-burning appliance or which has an attached garage.

### INTERIOR SURFACES:

- Peeling/chipping paint - Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered.
- Plaster walls - Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

### BATHROOMS:

- Receptacles - Every bathroom shall contain not less than one receptacle.
- Receptacles - Any new bathroom receptacle outlet shall have GFCI protection.
- Window or vent - Every bathroom shall comply with the ventilation requirements for habitable spaces as required by section 403.1 (shall have not less than one openable window), except that window shall not be required in such spaces equipped with a mechanical ventilation system and discharge to the outdoors.

### KITCHENS:

- Receptacles - All receptacles above kitchen counter tops shall have GFCI protection.
- Fire extinguisher – an extinguisher shall be installed near the kitchen area.
- Window in every room - Every habitable space shall have not less than one openable window.

### WINDOWS:

- Window locks - Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, shall be equipped with a window sash locking device.
- Screens - Every window required for ventilation of habitable rooms shall be supplied with approved tightly fitting screens.

### ELECTRICAL:

- Junction boxes - Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

- 2 Outlets - Every habitable space shall contain not less than two separate receptacle outlets.

**PLUMBING:**

- Plumbing - Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

**EXTERIOR:**

- Address numbers - buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch
- Garbage Cans - 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.
- Sidewalks, walkways, stairs, driveways, parking spaces and similar areas – all shall be kept in a proper state of repair and maintained free from hazardous conditions.
- Exterior Coating - peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- 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.
- Foundation walls - foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- Siding and masonry joints - siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight.
- Cornices, corbels, trim - cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- Structural members - structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads
- Windows & skylights - every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- Stairways, Deck, Porch & Balcony - every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- Handrails & Guards - every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- Roof drains, gutters, downspouts, and flashing - the roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- Chimney(s) and smokestacks - chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
- Hatchways - every basement hatchway shall be maintained to prevent the entrance of rodents, rain, and surface drainage water.

- Garages, fences, and walls - accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- Swimming pools - swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

**UTILITIES:**

- Heat – heat shall be provided for all habitable rooms to a minimum 68°

*DISCLAIMER: Not all the listed violations will be applicable to your property. This list is a sample of some of the violations that our inspectors will be looking for during your inspection. For a complete list of possible violations, refer to the 2015 International Property Maintenance Code.*