

## **General Guidelines for Rental Dwellings in Southampton Township**

The inspection of every rental dwelling in the Township will be in accordance with the International Property Maintenance Code, a copy of which may be reviewed during normal business hours in the Township office at no cost. Further, copies are available for purchase at cost or you may borrow a copy for up to 7 days with a deposit.

To assist property owners for their first inspection the following list is provided that details what the inspector typically will be looking for. This is by no means a complete list as each dwelling is unique and additional inspection provisions may apply depending on each properties features.

### **Outside Area**

1. House number at least 4 inches high identifies the property
2. Weeds are not growing in excess of 12" at any place in the yard
3. No broken or cracked windows are noted on the home
4. No peeling or flaking paint is present on the home
5. If there are stairs, decks or porches protective handrails and guards must be provided
6. Swimming pools or spas must comply with local regulations that may require fences and gates
7. No unlicensed or inoperative vehicles are permitted unless they are inside a structure
8. Structures over 2 stories must provide an approved fire escape system

### **General Inside Areas**

1. Windows that are less than 6' above the ground or other access point must have operable window locks
2. Any interior stairway of 4 or more risers and all areas with an open 30 inch drop must be provided with protective handrails or guards
3. All doors to the exterior may not have interior keyed locks
4. All interior doors that have locks shall be readily operable from the side by which egress is to be made – that is, it is not possible to lock someone inside any room
5. The dwelling must have a heating system that is capable for sustaining a temperature of no less than 68 degrees in all living areas of the dwelling
6. No peeling or flaking paint is permitted inside the dwelling
7. Holes should not be present on walls, floors, or ceilings of the dwelling
8. A smoke alarm is required on each level of the dwelling, including basements and attics
9. Every dwelling must have a sleeping area, living area and bathroom facilities
10. Every window that opens must have a screen
11. Sufficient opening windows must be provided to insure proper air circulation within the dwelling

### **Electrical Requirements**

1. Every dwelling must be provided with an approved electrical system
2. The main fuse box or breaker box must be tightly closed to prevent unintended contact with wires
3. Each habitable room must have 2 separate and remote receptacle outlets
4. All switches and plugs must be covered to prevent unintended contact with wires
5. Any plug within 3 feet of a water source must be protected with a ground fault receptacle or circuit
6. Receptacles must properly match the wiring required for the receptacle – for instance, a grounded receptacle for 3 prong plugs must have a hot, a neutral, and a ground wire. If no ground wire is present then a non-grounded two hole receptacle should be used

### **Plumbing Requirements**

1. Each dwelling must be supplied with a hot water source capable of delivering a water temperature of at least 110 degrees
2. Any hot water heater must have a pressure/temperature relief valve that is piped to within 6 inches of the floor
3. A dryer vent must be vented to the exterior of the home

### **Bedroom Requirements**

1. Each bedroom must have an operable smoke detector (this is in addition to the smoke detectors required on each level of the dwelling)
2. Each bedroom must have a floor area of no less than 70 square feet
3. Each bedroom must have at least 2 separate and remote electric receptacles
4. Each bedroom must have a means of providing privacy for the occupants of the room – a bedroom must have not used as the sole access to another bedroom, any other habitable room, or the only bathroom available for occupants of other rooms in the dwelling

### **Bathrooms**

1. The main bathroom for the dwelling must provide a water closet, lavatory and a bathtub or shower
2. Secondary bathrooms do not require a bathtub or shower
3. Any bathroom must provide for privacy of the occupants unless it is a secondary bathroom for use only by the occupants of a bedroom that provides privacy
4. Hot and cold water must be provided to every bathroom
5. Every bathroom must be provided with either an operable screened window to the exterior or a mechanical venting system to the exterior