



USE & OCCUPANCY REQUIREMENTS

1. Smoke and CO detectors on every level – including basement – **AND** one smoke detector in every bedroom. Either battery operated or hard wired – mounted on ceilings, but not in the rooms' corners. CO detectors should not be plug-in.
2. Handrails on all steps that have 4 (four) or more risers.
3. Guardrail systems must be on all landings, porches, decks or balconies which are over 30" above grade. Guardrail height must be 34" – 38" above stair nosing with balusters no greater than 4" spacing.
4. Basement steps must be enclosed on both sides by either a guardrail system or wall and must have a continuous handrail that meets the dimensions listed in item #3.
5. Ground fault interrupter outlets (GFCI) to meet all requirements of the current international Electrical Code locations: kitchen, bathrooms, garage, basement, exterior of the home, sump pump, and washing machines.
6. Pressure relief valve piping must be no more than 6" above the floor on hot water heaters or boilers. Pipe must be metallic or stamped "ASME 112.4.1"
7. Sump pumps cannot be connected to the sewer system and must drain to the exterior of the building. Pumps must have check valve on discharge.
8. House numbers must be on a contrasting background and be at least 4 (four) inches in height and have ½" stroke.
9. Ingress and egress into the house must have one (1) weather walkway surface, be clear of any tripping hazards, and maintained in good condition. Steps may not exceed 8 1/4".
10. Thumb turn deadbolt locks in lieu of keypad bolts.
11. Sidewalks to be in good repair.
12. Freestanding kitchen ranges shall have an anti-tip device installed as required by all appliance manufacturers (IRC M1901.2)
13. Dryer exhaust ducts must have rigid pipe constructed of galvanized steel or aluminum.
14. All electrical wiring must be secured.
15. The electrical panel must be marked to indicate the device or equipment where the power supply originates.
16. Covers on all light fixtures.
17. Fire extinguisher located in the kitchen.
18. Chimney caps must be installed.
19. Any house with a sprinkler must have a certificate of good working order.
20. Heaters must have a certificate of good working order.
21. Any other items that the code official deems necessary for fire and safety.