

LARKSVILLE BOROUGH

RENTAL UNIT INSPECTIONS

Beginning January 1, 2015, all Larksville Borough dwelling units that are offered for rent or lease are required to be inspected for compliance with the International Property Maintenance Code.

The building exterior must be properly maintained. Each unit must have a working bathroom, heating system, electrical system, kitchen facilities and sleeping area. Rented rooms do not require kitchen facilities.

The floors, ceilings and walls, including foundation walls, must be structurally sound, no holes.

Doors and windows are to operate properly and not damaged. Open-able windows are to have screens.

Plumbing: Minimum one bathroom with toilet, tub or shower, and sink or vanity must be provided. Hot and cold water must be provided to the sink and tub or shower. Kitchen area must have minimum one sink with hot and cold water.

Electrical: The electrical system must be in safe working condition. Wall plates must be installed at all switches and receptacles. Occupied rooms-living rooms, dining room, bedrooms, recreational rooms, and kitchen must have a minimum two 120 volt receptacles and a switched light (or a switched receptacle for a light). Tenants must have an access to a fuse or circuit breaker panels.

Heating: A working heating system capable of keeping the unit at 68 degrees Fahrenheit minimum must be provided.

Smoke alarms must be located as follows, and the following are the minimum requirements:

- 1) One inside each bedroom.
- 2) One in the hallway area outside the bedrooms.
- 3) One on every floor, including basements.

Carbon Monoxide alarms must be installed in each hallway or area outside the bedrooms and near any fossil fuel burning heaters, appliances or fire places.

Stairs: All stairs including basement and attic stairs- 4 or more risers, or more than 30" high must have guards on each side and handrail. The guards can have no openings large enough for a 4" sphere could fit through. The guards can be a wall or pickets or 2X lumber. A graspable handrail - that you can fit your hand around - must be installed on at least one side.

Dryer must be vented outside.

Code Enforcement contact information:

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Code Enforcement Officers
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