



## THE BOROUGH OF BRENTWOOD

MUNICIPAL BUILDING – 3624 BROWNSVILLE ROAD  
PITTSBURGH, PA 15227-3199  
Office 412-884-1500 FAX 412-884-1911  
www.brentwoodboro.com

### RENTAL UNIT HEALTH & SAFETY INSPECTION

Date: \_\_\_\_\_ Date of Last Inspection: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

#### UNSAFE STRUCTURES

##### IPMC 108.1.1

An unsafe structure is one that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Pass  Fail

Reason: \_\_\_\_\_

#### EXTERIOR PROPERTY AREA

##### IPMC 302.1

All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

Pass  Fail

Reason: \_\_\_\_\_

##### IPMC 302.7

All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.

Pass  Fail

Reason: \_\_\_\_\_

## EXTERIOR STRUCTURE

### IPMC 304.7

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 to the walls or interior portion of the structure.

Pass  Fail

Reason: \_\_\_\_\_

### IPMC 304.10

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.

Pass  Fail

Reason: \_\_\_\_\_

### IPMC 304.13

Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.

Pass  Fail

Reason: \_\_\_\_\_

### IPMC 304.15

All exterior doors, door assemblies, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure to the door.

Pass  Fail

Reason: \_\_\_\_\_

## HANDRAILS AND GUARDS

### IPMC 307.1

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface

Pass  Fail

Reason: \_\_\_\_\_

## PEST ELIMINATION

### IPMC 309.1

All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

Pass  Fail

**Reason:** \_\_\_\_\_

## OCCUPANCY LIMITATIONS

### IPMC 404.5

The number of persons occupying a dwelling unit shall not create conditions that endanger the life, health, safety, or welfare of the occupants.

Pass  Fail

**Reason:** \_\_\_\_\_

## REQUIRED PLUMBING FACILITIES

### IPMC 505.3

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Pass  Fail

**Reason:** \_\_\_\_\_

### IPMC 507.1

Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance

Pass  Fail

**Reason:** \_\_\_\_\_

## MECHANICAL EQUIPMENT

### IPMC 603.1

All mechanical appliances, solid fuel-burning appliances, cooking appliances, and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Pass  Fail

**Reason:** \_\_\_\_\_

**ELECTRICAL FACILTIES**

**IPMC 604.3**

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Pass  Fail

**Reason:** \_\_\_\_\_

**FIRE SAFETY**

**IPMC 704.2**

Single or multiple-station smoke alarms shall be installed and maintained, regardless of occupant load at all of the following locations: 1) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2) In each room used for sleeping purposes; 3) In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.

Pass  Fail

**Reason:** \_\_\_\_\_

**OTHER VIOLATIONS SIGHTED AT THIS PROPERTY:**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

The signatory listed below, as owner of the above property or as a designated agent reporting to said owner, agrees to rectify all code violations noted herein and schedule a re-inspection of the premises within thirty (30) days. The signatory acknowledges that failure to correct the above listed violations will result in the revocation of the rental license for the parcel. Operation of a rental property without a license is illegal and is punishable by a fine of up to \$1000.00 for each month that the violation persists. The fee to reinstate a revoked rental license is set at \$150.00 per unit.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**ATTEST: Ralph Costa**  
**Building Code Official**