

# CITY OF LOWER BURRELL

## CERTIFICATE OF COMPLIANCE / RENTAL LICENSE AGREEMENT

SELLERS NAME: \_\_\_\_\_ APPROVED FOR OCCUPANCY: \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_ RE-INSPECTION REQUIRED: \_\_\_\_\_

MAP NUMBER: \_\_\_\_\_ PROPERTY UNITS: \_\_\_\_\_

CONTACT: \_\_\_\_\_

CONTACT NUMBER: \_\_\_\_\_

SALE ID# CC: \_\_\_\_\_

RENT ID# R: \_\_\_\_\_

**EXTERIOR PREMISES #302 (circled items need corrected)**

- Sanitation, Grading, Drainage, Driveway, Sidewalk, Vegetation
- Accessory Structure, Garage, Fences, Walls, Sheds, Pools, Gates

**WAIVER APPLIED:**

**EXTERIOR STRUCTURE #303 (circled items need corrected)**

- Identification, Surfaces, Foundations, Structural Members, Roofs, Drainage
- Overhangs, Decorative Features, Stairs, Decks, Porches, Handrail/Guards
- Chimneys, Towers, Doors, Windows: glass, frames, screens, operable  
Doors, Locks, Basement Hatchways

\_\_\_\_\_ 30 DAY

\_\_\_\_\_ 60 DAY

\_\_\_\_\_ 90 DAY

**INTERIOR STRUCTURE #304 (circled items need corrected)**

- Structural members, Surfaces, Stairs, Handrails, Locks
- Sanitation, Rodent harborage #305-#306

\_\_\_\_\_ EXT. UNTIL

**LIGHT VENTILATION, OCCUPANCY #402 (circled items need corrected)**

- Windows (8% habitable rooms), Halls/Stairs lighted, lighting in all spaces

**VENTILATION #403 (circled items need corrected)**

- Window (operable 45%), Bathroom ventilation, Kitchen ventilation

**OCCUPANCY LIMITATION #404 (circled items need corrected)**

- Privacy, Access to toilet room from sleeping area

**PLUMBING #504 (circled items need corrected)**

- Bathroom privacy, All plumbing fixtures operable & drainage, operable bathroom sink, shower/tub,  
Toilet, kitchen sink, connected to sanitary sewer

**STORM DRAINAGE #507 (circled items need corrected)**

- Discharge acceptable (not running in cellar or sanitary sewer)

**MECHANICAL & ELECTRICAL REQUIREMENTS #602 (circled items need corrected)**

- Heating functioning, Heat to 60\*, 3 feet from floor & window, Dishwasher functional, garbage disposal functions.

**APPLIANCES #603 (circled items need corrected)**

- Appliances working & vented properly, Bathroom fans, Refrigerators, Stoves, Kitchen exhaust fans

**ELECTRICAL FACILITY #604 (circled items need corrected)**

- Electrical panel/certified inspection sticker/no open spaces, GFCI installed within 32 inch of water,  
Proper lighting, Proper size panel box, At least 1 outlet in bathroom/ grounded/GFI

**FIRE SAFETY & MEANS OF EGRESS #702 (circled items need corrected)**

- Safe continuous means of egress, Egress not lockable from inside, Smoke detectors (1 per bedroom and 1 per floor), Fire rated garage ceiling sealed, man door ( 20 min fire rated steel or 1 3/8 solid wooden door), Cable through garage door springs. Conceal vents, Hot water tank drip tube within 6" of floor and vent sealed.

COMMENTS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

## CITY OF LOWER BURRELL GENERAL INSPECTION INFORMATION

\*Check the city's website at [www.cityoflowerburrell.com](http://www.cityoflowerburrell.com) for the inspection check list used by our inspector Joe Boehm.

Click on forms online then ordinance forms for anything you may need.

### **MOST COMMON REASONS WHY A PROPERTY FAILS ON THE FIRST INSPECTION:**

1. Smoke detectors must be on every level AND in every bedroom with installation as per mfg. instructions.
2. GFCI's must be within 32" of **all** water sources (within 6 ft. of laundry tub).
3. Electrical panel inspected by a certified inspector with approval displayed.
4. The hot water tank must have a pressure relief valve and drip tube 6" or less from floor level.
5. The garage must have a minimum 20 minute fire rated man door or "solid 1 3/8" wooden or steel door and finished ceiling (solid wood no less than 1 3/8" or steel door, drywall on ceiling min. of 5/8" thick board). The garage ceiling must be completely covered and taped and sealed. Also must be fire caulked or sealed to house. If garage door is automatic, it must have a safety stop and safety cables through springs.
6. The garage must NOT have any open ductwork/vents or open spaces including windows into habitable areas.
7. Heat, Electric, Water, and Gas must be turned on for our inspectors to do a proper inspection.
8. If property has a porch that is at least 30" high, it must have a guardrail around it (32" high). Baluster spacing cannot be more than 3 5/8" apart.
9. A screen in at least one window in each room is required if central air conditioning is not provided.
10. House ID numbers must be a minimum of 4" high and visible from the street.
11. The smoke or dye test is for sales of property only & must pass with paperwork turned into the Treasurer's office for the inspection to pass. Rentals do not need a smoke or dye test.
12. House must have gutters and downspouts not draining into ground and draining away from the structure. It cannot drain onto a sidewalk or driveway or public street.
13. Newly installed handrails to be CONTINUOUS on flights of stairs.
14. Exterior door locks to be thumb locked (no key egress from inside).
15. All bathrooms with shower or tub shall have mechanical devise (fan) or operable window (for moisture).
16. All bathrooms shall provide at least 1 GFCI outlet.
17. All homes must now have carbon monoxide detectors.
18. Steps shall have guards on both sides.

**FOR QUESTIONS OR PROBLEMS PLEASE CALL MICHELLE (INSPECTION COORDINATOR) AT 724-337-4381 or EMAIL [MICHELLES@CITYOFFLOWERBURRELL.COM](mailto:MICHELLES@CITYOFFLOWERBURRELL.COM)**

Messages will also be passed on to our inspector Joe Boehm.