

Pools (If Applicable)

- License Required:** Rental Pool License required for **EACH** Pool , Hot tub/Spa, or Wading Pool located on the rental property (CORB § 206-7)
- Qualified Pool Operator required:** Rental Pools Shall be maintained by a Qualified Pool Operator as defined by the Delaware Division of Public Health. (CORB § 206-6)
- Pool Log Required:** The Pool Operator will maintain a written log including the dates and times the pool was visited, the types of chemicals used, chemical and bacteria test, backwashing of filters, and pool cleaning. (CORB § 206-6)
- Installation, Enclosure, and Safety Requirements:** All installation, enclosure, and safety requirements shall meet the requirements of the 2012 International Residential Code (IRC). (2012 IRC AG / CORB § 206-4)
- Safety of Bathers, Safety Requirements:** All reasonable precautions shall be taken to protect the health, safety, and welfare of users and bathers in pools. Adequate safety requirements and equipment for rental pools shall be provided and readily accessible. (CORB § 206-8 / 206-9)
 - Pool signage present with required information and visible to users. (Please contact B&L department for signage examples and requirements.
 - 12 ft to 15 ft long pole with Sheppard's Hook **OR** 18 Inch to 24 Inch ring buoy attached to minimum of 50 ft of rope.
 - First Aid Kit readily available
- Lighting:** Any outdoor lighting used in conjunction with a private or rental pool shall be employed in a manner so as not to cause a nuisance or annoyance to neighboring properties. (CORB § 206-9)

Additional Requirements / Information

- Please allow a 15 minute grace period for the inspector to arrive at your scheduled inspection.
- Ensure that all utilities (Electric, gas, & water) are active prior to the scheduled inspection.
- A \$25.00 re-inspection fee may be assessed for all additional inspections past the second inspection or any scheduled inspection that is missed.
- All work to correct violations must be performed in a skilled manner. All required permits must be obtained. All contractors used for repairs must be licensed with the City of Rehoboth Beach.
- City of Rehoboth Beach Codes and Ordinances may be viewed online at <http://ecode360.com/RE0659>
- The Delaware State Housing Code can be obtained at <http://delcode.delaware.gov/title31/c04/>
- The 2012 ICC International Property Maintenance Code & International Residential Code can be obtained at <http://premiumaccess.iccsafe.org/>
- The Delaware State Housing Code can be obtained at <http://delcode.delaware.gov/title31/c04/>

City of Rehoboth Beach Building & Licensing Department

306 REHOBOTH AVENUE Phone: 302-227-4504
REHOBOTH BEACH, DE Fax: 302-227-3336

www.cityofrehoboth.com

Residential Rental Housing Inspections

City of Rehoboth Beach
Building & Licensing Department



A GUIDE FOR LANDLORDS, TENANTS AND PROPERTY MANAGERS ON INSPECTION STANDARDS DURING A RESIDENTIAL RENTAL INSPECTION.

Tel: 302-227-4504

Fax: 302-227-3336

This checklist was developed to assist property owners, tenants and property managers on items inspected during a residential rental inspection and is not meant to be all inclusive. Code references, guidelines and ordinances are condensed versions of the 2012 International Property Maintenance Code, State of DE Housing Code, department policy and other ordinances as adopted by the City of Rehoboth Beach.

The checklist contained within this guide is to be considered the **MINIMUM** that a City of Rehoboth Inspector will verify.

Exterior property areas

- Accessory structures:** including detached garages, fences, and walls shall be maintained structurally sound and in good repair (IPMC 302.7)
- Sidewalks, driveways, walkways and parking spaces:** shall be kept in a proper state of repair and maintained free from hazardous conditions. (IPMC 302.3 / CORB § 232-1)
- Sanitation:** all exterior property and premises shall be maintained in a clean, safe, sanitary condition, and free from any accumulation of rubbish or garbage. (IPMC 302.1 / 308.1)
- Grass & Weeds:** All premises and exterior property shall be maintained from weeds, plant growth, and grass height in excess of **10 Inches**. Noxious weeds are prohibited. (IPMC 302.4)

Exterior Dwelling

- Doors:** Door assemblies and hardware shall be maintained in good condition. All means of egress doors shall be readily openable from the egress side without the need for keys, special knowledge, or effort. (IPMC 304.15 / 702.3)

Exterior Dwelling (Continued)

- Deadbolt Locks:** Doors providing access to a rented or leased dwelling unit shall be equipped with a deadbolt lock with a lock throw of not less than 1-inch and openable from the side of egress without the need for keys, special knowledge, or effort. (IPMC 304.18.1 / 702.3)
- Exterior Walls:** shall be free from holes and rotting materials; and maintained weatherproof and properly surface coated to prevent deterioration. (IPMC 304.6)
- Stairways, decks, porches, and balconies:** shall be structurally sound and capable of supporting the imposed loads. (IPMC 304.10)
- Premises Identification:** Dwellings shall have address numbers that is plainly legible and visible from the street and contrast with their background. Numbers shall be a **minimum of 4-inches high with a minimum stroke width of 0.5 inch.** (IPMC 304.3)

Interior Dwelling

- Interior structure and equipment:** therein shall be maintained in good repair, structurally sound, and in sanitary condition. (IPMC 305.1)
- Interior doors:** Every interior door shall properly fit within the frame and open and close easily. The door shall properly and securely attach to jambs, headers, or tracks. (IPMC 305.6)
- Mechanical appliances:** shall be properly installed and maintained and shall be capable of performing the intended function. (IPMC 603.1)
- Ventilation:** Every bathroom or toilet room shall be vented by a window or mechanical ventilation system that discharges to the outdoors and shall not be recirculated. (IPMC 403.2)
- Fire Protection Systems:** All systems, devices, and equipment to detect a fire, actuate an alarm, or suppress a fire shall be maintained in an operable condition. (IPMC 704.1)

Interior Dwelling (Continued)

- Smoke Alarms:** shall be installed and maintained at the following locations (IPMC 704.2);
 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each bedroom or room used for sleeping purposes.
 - In each story of the dwelling, including basements.
- Receptacles:** Every Habitable space in a dwelling shall contain at least two separate and remote outlets. Every bathroom shall contain at least one receptacle. . (IPMC 605.2)
- Ground Fault Circuit Interrupters (GFCI's):** GFCI protection is required in all bathrooms, toilet rooms, and all receptacles servicing kitchen countertop surfaces. CORB § 171-1/DSHC § 4118, CORB 102-57/2012 IRC E3902.1 & E3902.6
- Panels and circuits directories:** must be covered and circuits labeled. Panels must provide adequate service and operate safely. (IPMC 605.1)

Habitable spaces

Habitable Space Definition: Space in a structure for living, sleeping, eating or cooking. **Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar spaces are not considered habitable spaces.** (IPMC 202)

- Bedrooms:** Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. (IPMC 404.4.2)

Occupancy: The overnight occupancy of a residential rental shall not exceed the sum of two persons per bedroom plus an additional two persons. **** Children under the age of six years shall not be counted towards the overall number of occupants **** (CORB 210-7) Effective 01/01/2017
Example: A 3 bedroom dwelling can have a total occupancy of 8 persons.