



City of Rehoboth Beach

Building & Licensing
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Residential Rental Safety Certification Pictorial

This pictorial has been developed to assist property owners with an understanding of inspection guidelines required for maintaining rental units and completing the annual safety certification documentation required by the City of Rehoboth Beach Residential Rental Ordinance.

Requirements are based on City of Rehoboth Ordinances, the 2012 International Property Maintenance code as adopted, and State regulations.

All code references can be found online at the following;

City of Rehoboth Beach Ordinances (CORB)

<http://ecode360.com/RE0659>

2012 International Property Maintenance code (2012 IPMC)

<http://publiccodes.cyberregs.com/icod/ipmc/index.htm>

2012 International Residential code (2012 IRC)

<http://publiccodes.cyberregs.com/icod/irc/2012/index.htm>

Delaware State Housing Code (DSHC)

<http://delcode.delaware.gov/title31/c041/>

Delaware State Fire Prevention Regulations (DSFPR)

<http://statefiremarshal.delaware.gov/regs.shtml>

EXTERIOR PROPERTY AREAS

- Exterior property is maintained and in a clean a safe condition.
CORB 102-44/2012 IPMC 302.1
- Garage and other accessory structures in good condition and maintained.
CORB 102-44/2012 IPMC 302.7
- Sidewalks and driveways are free from cracks, uplift, and in good repair.
CORB 102-44/2012 IPMC 302.3 & CORB 232-1

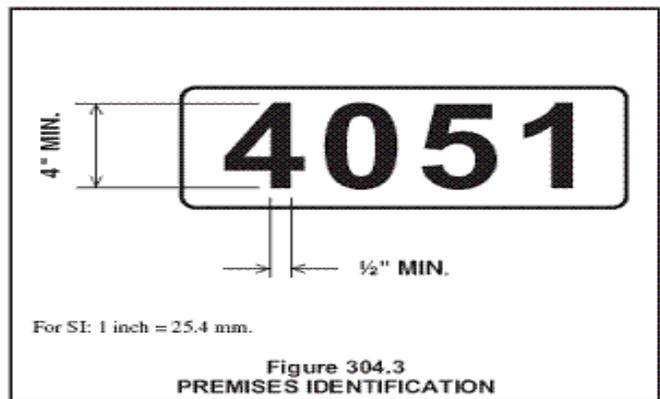


Walking surfaces that have deteriorated to a condition that presents a hazard must be repaired or replaced to eliminate the hazard and thus reduce the potential for accidents or injury.

- Grass, weeds and overgrowth shall be maintained and not exceed 10 inches in height. Noxious weeds are prohibited, Cultivated flowers and gardens are not considered to be weeds.
CORB 102-44/2012 IPMC 302.1)

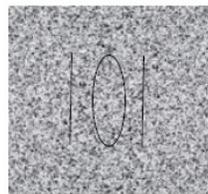


- Address Numbers are Plainly Legible, Minimum 4 Inches in height, Contrast with their background and visible from the street.
CORB 102-44/2012 IPMC 304.3



Easily legible numbers are essential for rapid response of emergency personnel.

Buildings that have been assigned a street number must have the number visibly displayed in Arabic Figures (i.e., 1, 2, 3, etc.) or spelled out in alphabet letters shall be at least 4 inches in height and each stroke must be minimum 1/2 inch wide.



Not legible



Legible



Too little contrast and not legible



Sufficient contrast. legible

EXTERIOR DWELLING

- Exterior surfaces are free from deterioration, painted surfaces are properly maintained.

CORB 102-44/2012 IPMC 304.2

Paint, siding, or other protective covering is used to provide protection from the elements. In order to protect intended surfaces, paint, siding or other protective coverings cannot be peeling, flaking or chipped. Surfaces that are not weather tight will eventually decay.



- Roofs are in good repair, gutters and downspouts are not clogged.

CORB 102-44/2012 IPMC 304.7

A secure nonleaking roof is necessary to keep a building properly maintained. Roof leaks usually occur along valley areas, around plumbing vents, chimneys, dormers and other penetrations through the roof.



- Stairs, decks, guardrails and handrails and similar appurtenances are in good condition with no rotting material.

CORB 102-44/2012 IPMC 304.10

Exterior stairs, decks, porches, balconies and similar appurtenances are all portions of a means of egress system and as such represent a significant safety concern if left in an unsafe condition.



- All exterior doors and sliding glass doors open, shut & secure properly

CORB 102-44/2012 IPMC 304.15

All exterior doors, door assemblies, operator systems and hardware must properly perform their intended functions (i.e., open and close easily and keep out the elements).



EXTERIOR DWELLING (continued).

- Entry doors are equipped with a dead bolt lock designed to be readily openable from the side of egress (Interior to exterior) without the need for keys, special knowledge or effort and have a minimum lock throw of 1 Inch.

CORB 102-44/2012 IPMC 304..18.1



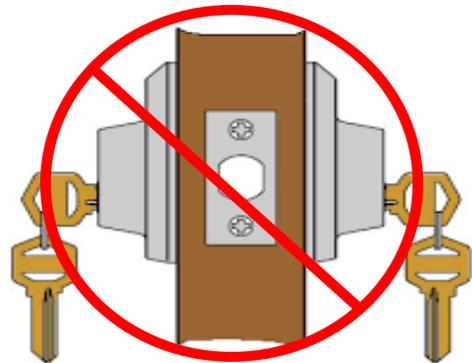
Everyone has a right to feel safe in their dwelling; therefore, the installation of locking hardware to secure entry doorways is essential. However, locks that require keys, special knowledge or effort on the interior side can unintentionally trap persons inside. Note how an interior turn latch is optimum as it is easy to utilize especially in an emergency.

Other examples of locks requiring special knowledge would be a double keyed deadbolt lock, combination lock, pad lock, or an unlocking device in an unknown, unexpected or hidden location. Special effort would require unusual and unexpected physical ability to unlock or make the door fully available for egress.



- Double keyed deadbolts or locks that are keyed from the inside of the door are **NOT PERMITTED**

CORB 102-44/2012 IPMC 304..18.1 & 702.3



INTERIOR DWELLING

- Interior surfaces are maintained free from dirt, mold, stains, holes, cracked/peeling paint or other defective surface conditions

CORB 102-44/2012 IPMC 305.3

Interior surface damage is frequently the result of tenant abuse or water damage. Water damage results from leaking roofs, plumbing fixtures and water pipes, and inadequate weather tightness from windows and doors.



- Bathroom exhaust fan operational (if equipped or inadequate window dimensions) and exhaust to exterior

CORB 102-44/2012 IPMC 403.2 & 403.1

Mechanical ventilation in dwelling unit bathrooms and toilet rooms without a window is required to exhaust moisture laden air to the exterior. The vent must not terminate in any attic or other closed space.



- Interior doors in place, properly working with correct hardware

CORB 102-44/2012 IPMC 305.6

The ability of a door to function as the manufacturer intended is one of the key elements in being able to properly exit a building in addition to providing security and privacy.



- All windows open as designed and properly lock/latch.

CORB 102-44/2012 IPMC 304.18

- Windows must open easily and remain open without assistance

CORB 102-44/2012 IPMC 304.13.2

In the event of a fire, occupants are at an increased risk if windows cannot be readily secured in an open position to allow egress.



INTERIOR DWELLING (continued)

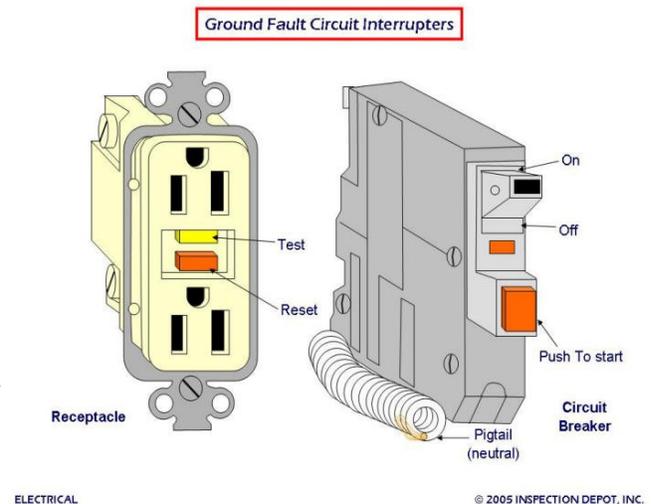
- GFCI protection installed in all bathrooms
CORB 171-1/DSHC § 4118, CORB 102-57/2012 IRC E3902.1
- GFCI protection on all kitchen outlets servicing countertop surfaces
CORB 171-1/DSHC § 4118, CORB 102-57/2012 IRC E3902.6

Ground fault protection is integrated into GFCI receptacles and GFCI circuit breakers for installation into your electrical system, especially for circuit outlets in particularly vulnerable areas such as where electrical equipment is near water.



- GFCI protection can be obtained by either installing a receptacle or Circuit breaker style. Both provide the same protection and meet code requirements.

A GFCI constantly monitors current flowing through a circuit. If the current flowing into the circuit differs by a very small amount (as little as 0.006 amperes) from the returning current, the GFCI interrupts power faster than a blink of an eye to prevent a lethal dose of electricity. GFCIs are designed to operate before the electricity can affect your heartbeat. A GFCI works even on two-slot receptacles.



INTERIOR DWELLING (continued)

- All habitable areas (Living room, family room, kitchen, bedroom & sleeping areas) have at least two separate and remote electrical receptacles.

CORB 171-1/DSHC § 4118

Every room or space in a dwelling that is used for living, sleeping, eating, or cooking must be provided with at least two separate receptacle outlets. The quantity of receptacles is less than required by the National Electric Code for new construction, but is considered a reasonable compromise for existing structures.



- Each bathroom shall contain at least one receptacle

CORB 171-1/DSHC § 4118

Every bathroom must have at least one receptacle to accommodate the many grooming and personal hygiene appliances that are commonly used in bathrooms. This requirement also applied to powder rooms and toilet rooms.



- All appliances are in working order

CORB 102-44/2012 IPMC 603.1

All appliance and equipment related to the dwelling needs to be maintained and in sound condition.



- HVAC system operational and serviced per manufacturer recommendations

CORB 102-44/2012 IPMC 603.1

Because appliances, mechanical equipment and fire places are subject to aging, wear and deterioration, periodic inspection and servicing is required to maintain the performance and to verify continued safe operation.



INTERIOR DWELLING (continued)

- Water heater properly in working condition with Temperature Pressure Relief (TPR) Valve discharge pipe installed.

CORB 102-44/2012 IPMC 505.4

A water heater can be dangerous if it is not properly installed or maintained. A water heater is a closed vessel that can be subjected to high temperature and pressure. Under certain conditions, a water heater can explode violently and cause extensive structural damage to buildings and personal injury.

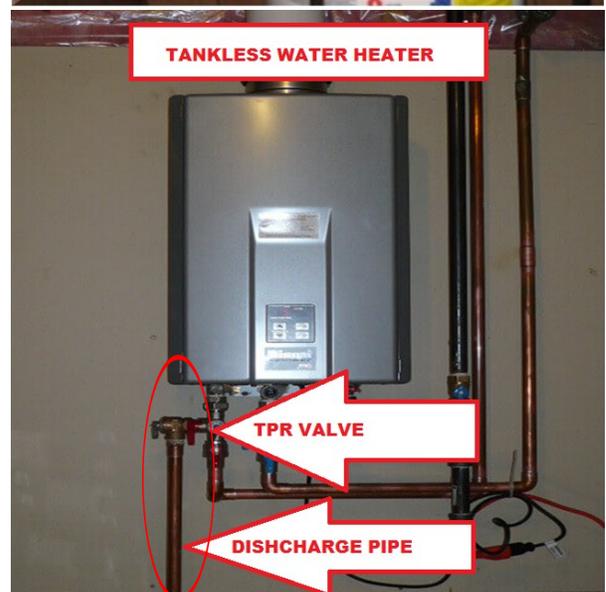
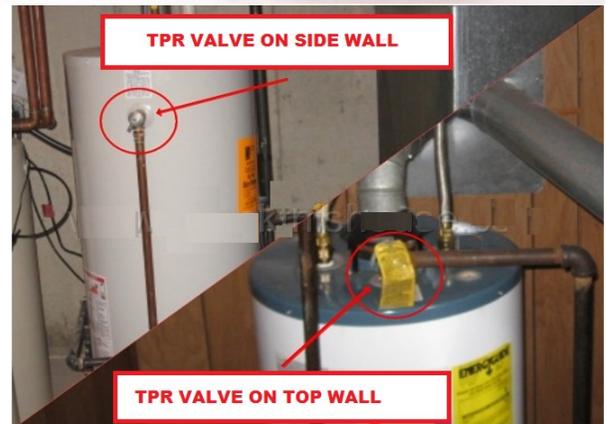
Professional installation & Maintenance should be performed per manufacturer recommendations. .



- Temperature Pressure Relief (TPR) valve discharge pipe must terminate within 6 inches from the floor

CORB 102-44/2012 IPMC 603.1 & CORB 102-57/2012 IRC P2803.6.1

The TPR valve will activate if either water temperature (measured in degrees Fahrenheit) or pressure (measured in pounds per square inch [PSI]) exceed safe levels. The valve should be connected to a discharge pipe (also called a drain line) that runs down the length of the water heater tank. This pipe is responsible for routing hot water released from the TPR to a proper discharge location.

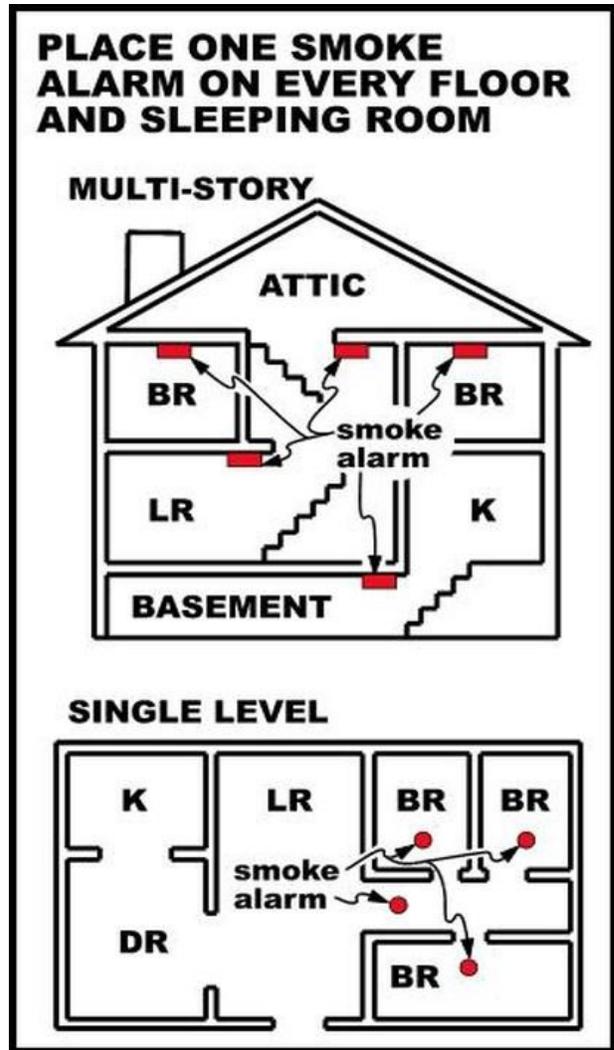


FIRE & LIFE SAFETY

All smoke detectors must be installed in required locations, maintained in working order, and inspected bi-annually. Damaged or missing smoke detectors must be replaced in-kind and as designed

- Smoke detectors are required to be installed on each level, in the hallways and in each bedroom/sleeping room.

CORB 102-44/2012 IPMC 704.2



- All smoke detectors must be maintained and operable at all times

CORB 102-44/2012 IPMC 704.1

For battery operated smoke detectors, new batteries are recommended every 6 months.

- Damaged battery operated smoke detectors may be replaced with battery operated or hard wired smoke detectors.

CORB 102-44/2012 IPMC 704.1 & 704.3

- Damaged hardwired smoke detectors must be replaced with another hard wired smoke detector. Battery operated smoke detectors cannot replace a hardwired smoke detectors.

CORB 102-44/2012 IPMC 704.1 & 704.3



FIRE & LIFE SAFETY

- Emergency escape openings maintained in accordance with the building code in effect at the time of construction.

CORB 102-44/2012 IPMC 702.4

This section of code takes into account that many changes have occurred over the years and in many editions of the construction codes. Dwellings that were built under the code and renovations that have been approved through the permitting process are covered by the code. Illegal renovations or modification occurring without a building permit are not covered under this section of code.



- Egress doors readily openable from the egress side (interior side) without the need for keys, special knowledge, special knowledge, or effort .

CORB 102-44/2012 IPMC 704.3



Locks on the interior side of any door that use a thumb latch are code compliant because they do not use keys or require any special knowledge or effort to open them.



FIRE & LIFE SAFETY

Apartments/Condominiums

- Exterior doors leading to a common hallway are equipped with a door closing device capable to bring the door to a **fully closed and latched** position upon being released after opening

DSFPR 706 , Ch. 6

There are special areas of concern when it comes to life/fire safety in apartments and condominium buildings. Occupants in these types of dwellings live close together; affecting each other's risks relating to a fire emergency. Apartment and Condominium fires have the potential to spread fire, heat and smoke through the building hallways, corridors, stairwells, and building affecting the safety of all occupants.

There are many styles of self closing devices that can be installed to meet code requirements.

- Self Closing Hinge (1) - looks much like ordinary hinges except they have a bigger barrel to house the internal spring that makes them self-closing. This hinge can be adjusted to accommodate the amount of force that is used to close the door. If using a self closing hinge it is recommended that all hinges be used to accommodate door weight and required closing force.
- Door Closures (2 & 3) - work well for old doors that have hard-to-match hinges. You can mount them on either side of the door.

After the door closing device is installed it must have the force to bring the door to a fully closed and latched position.



1



2



3