

Borough of Wilmerding

Common Found Deficiencies

301 Station Street

Wilmerding, PA 15148

Phone Number: 412/824-7545

Fax Number: 412/824-7543

Basement Area

- ¼ turn hand gas shutoff valve is required within 6 feet of the furnace
 - *International Property Maintenance Code – Section 603.4*
 - *International Fuel Gas Code – Section 409.1*
- ¼ turn hand gas shutoff valve is required within 6 feet of the hot water tank
 - *International Property Maintenance Code – Section 603.4*
 - *International Fuel Gas Code – Section 409.1*
- ¼ turn hand gas shutoff valve is required within 6 feet of a stove (if applicable)
 - *International Property Maintenance Code – Section 603.4*
 - *International Fuel Gas Code – Section 409.1*
- ¼ turn hand gas shutoff valve is required within 6 feet of any other gas appliance
 - *International Property Maintenance Code – Section 603.4*
 - *International Fuel Gas Code – Section 409.1*
- When open splices exist they will be required to be properly corrected
 - *International Property Maintenance Code – Section 604.3*
- If there are missing junction box covers
 - *International Property Maintenance Code – Section 604.3*
- All flue pipes are required to be sealed
 - *International Property Maintenance Code – Section 603.2*
- Properly installed smoke detector is required
 - *International Fire Code – Section 907.2.10*
- A handrail is required when there are steps with 4 risers or more and must be capable of supporting 200 pounds in a concentrated load applied along the top in any direction
 - *International Property Maintenance Code – Section 306.1*
 - *International Building Code – Section 1607.7.1.1*
- Horizontal fire chases are required to be sealed
 - *International Fire Code – Section 703.1.1*
- Vertical fire chases are required to be sealed
 - *International Fire Code – Section 703.1.1*
- A third party electrical inspection is required for the electrical service panel
 - *International Property Maintenance Code – Section 604.3*
- All obvious structural deficiencies are required to be repaired
 - *International Property Maintenance Code – Section 305.2*
- All termite damage is required to be repaired
 - *International Property Maintenance Code – Section 308*
- All knob and tube wiring is required to be upgraded
 - *International Property Maintenance Code – Section 604.3*
- All electrical outlets are required to be GFCI electrical outlets
 - *International Property Maintenance Code – Section 604.3*

- All electrical junction boxes and electrical wiring are required to be properly secured
 - *International Property Maintenance Code – Section 604.3*
- All visible faulty plumbing is required to be repaired
 - *International Property Maintenance Code – Section 504.3*
- Jumper wire across the water meter
 - *International Residential Code- Section E3058.1*
- Permanently mounted lighting is required to be hard wired
 - *International Property Maintenance Code – Section 605.1*
- GFCI protect or single outlet dedicate the outlet for the washer and dryer
 - *International Property Maintenance Code – Section 604.3*
- The dryer must be properly vented in accordance with the manufacturers specification
 - *International Property Maintenance Code – Section 403.5*
- Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair
 - *International Property Maintenance Code – Section 305.4*
- A drip tube is required for the hot water heater and must be within 6” of the floor
 - *International Property Maintenance Code – Section 505.4*
- An exhaust fan or window is required for a bathroom
 - *International Property Maintenance Code – Section 403.2*

Living Areas

- All painted outlets and light switchers are required to be replaced
 - *International Property Maintenance Code – Section 604.3*
- All electrical outlets along the kitchen countertop are required to be GFCI outlets
 - *International Property Maintenance Code – Section 604.3*
- All electrical outlets around the bathroom sink are required to be GFCI outlets
 - *International Property Maintenance Code – Section 605.2*
- All outlets and switches are required to have the correct covers on them
 - *International Property Maintenance Code – Section 604.3*
- A properly functioning smoke detector is required on each floor of the residence
 - *International Fire Code – Section 907.2.10*
- A properly functioning smoke detector is required in each bedroom
 - *International Fire Code – Section 907.2.10*
- A properly functioning smoke detector is required in common hallways
 - *International Fire Code – Section 907.2.10*
- All holes in walls are required to be repaired
 - *International Property Maintenance Code – Section 305.3*
- All holes in ceilings are required to be repaired
 - *International Property Maintenance Code – Section 305.3*
- All broken windows are required to be repaired
 - *International Property Maintenance Code – Section 304.13*
- All windows are required to operate as designed (must open and close properly)
 - *International Property Maintenance Code – Section 304.13.2*
- All windows are required to have a insect screen in place
 - *International Property Maintenance Code – Section 304.14*
- All degraded electrical wiring is required to be replaced or repaired
 - *International Property Maintenance Code – Section 604.3*

- The use of non-approved electrical wiring will not be allowed
 - *International Property Maintenance Code – Section 605.1*
- All peeling paint is required to be scraped and removed
 - *International Property Maintenance Code – Section 305.3*
- A handrail is required when there are steps with 4 rises or more
 - *International Property Maintenance Code – Section 306.1*
- An exhaust fan or venting window is required for a bathroom
 - *International Property Maintenance Code – Section 403.2*
- Extension cords are not permitted to run under any carpeting
 - *International Fire Code – Section 605.5*
- Lighting in closets is required to be an approved enclosed light
 - *International Property Maintenance Code – Section 402.3*
- ¼ turn hand gas shutoff valve is required within 6 feet of a stove
 - *International Property Maintenance Code – Section 409.1*
 - *International Fuel Gas Code – Section 409.1*
- Remove or GFCI protect the outlet in the fixture of the bathroom
 - *International Property Maintenance Code – Section 605.2*
- Surface-mounted incandescent luminaries shall be installed on the wall above the door or on the ceiling, provided there is a minimum clearance of 12 inches in the closet (305mm) between the fixture and the nearest point of a storage space. This is for the closets
 - *International Residential Code- Section E.3903.11*
- ¼ turn hand gas shutoff valve is required within 6 feet of any other gas appliance
 - *International Property Maintenance Code – Section 409.1*
 - *International Fuel Gas Code – Section 409.1*

Exterior

- If the electrical service wire is deteriorated it will be required to be replaced and upgraded
 - *International Property Maintenance Code – Section 604.2*
- If the weather head not attached to house it will be required to be repaired
 - *International Property Maintenance Code – Section 604.2*
- A handrail is required when there are steps with 4 rises or more
 - *International Property Maintenance Code – Section 306.1*
- All peeling paint is required to be scraped and removed and any exposed wood and metal will be required to be repainted
 - *International Property Maintenance Code – Section 304.2*
- All electrical outlets will be required to be GFCI outlets and in an approved weather-proof box
 - *International Property Maintenance Code – Section 604.3*
- All exterior lighting is required to be wired through an approved weather proof box
 - *International Property Maintenance Code – Section 604.3*
- All exterior light fixtures are required to be approved exterior fixtures
 - *International Property Maintenance Code – Section 604.3*
- Chimney needs repaired
 - *International Property Maintenance Code – Section 304.11*

- ❑ All address numbers are required to be visible from the street and all units are required to have unit numbers or letters visible – These numbers and letters are required to be minimum of 4 inches and shall contrast with the background
 - *International Property Maintenance Code – Section 304.3*

Garage

- ❑ All electrical outlets in the garage are required to be GFCI outlets
 - *International Property Maintenance Code – Section 604.3*
- ❑ Horizontal fire chases are required to be sealed in an integral garage
 - *International Fire Code – Section 703.1.1*
- ❑ Vertical fire chases are required to be sealed in an integral garage
 - *International Fire Code – Section 703.1.1*
- ❑ The door between the garage and the living area of an integral garage is required to be a fire rated assembly. A single family dwelling is a 20 minute rating and a multi-family dwelling is a 1 hour rating
 - *International Fire Code – Section 703.1*
- ❑ All knob and tube wiring is required to be upgraded
 - *International Property Maintenance Code – Section 604.3*
- ❑ When open splices exist they will be required to be properly corrected
 - *International Property Maintenance Code – Section 604.3*
- ❑ ¼ turn hand gas shutoff valve is required within 6 feet of the furnace
 - *International Property Maintenance Code – Section 603.4*
 - *International Fuel Gas Code – Section 409.1*
- ❑ ¼ turn hand gas shutoff valve is required within 6 feet of any other gas appliance
 - *International Property Maintenance Code – Section 603.4*
 - *International Fuel Gas Code – Section 409.1*