

# CITY OF PROSSER

## RESIDENTIAL INSPECTIONS

### ITEMS TO BE INSPECTED

Prosser Municipal Code (PMC) Chapter 15.10.010 adopts the 2006 International Property Maintenance Code (I.P.M.C) which in turn invokes the requirements of the Uniform Dangerous Building Code, Uniform Plumbing Code, International Mechanical Code, and National Electric Code.

### GENERAL

**1. *Is the property maintained and free of debris, junk vehicles, old appliances and weeds?*** P.M.C 8.24 and 8.26.010 specifically identify debris, junk vehicles, old appliances. I.P.M.C Section 302.4 identifies weeds as a property violation, when left uncontrolled, can result in injury or danger.

**2. *Is the dwelling served by Basin Disposal Inc. for refuse removal?*** P.M.C Section 8.08.525 declares that every residence, except for apartments as defined in Section 18.08.070 and mobile home parks as defined by 8.10.030 (16), within the corporate limits of the City shall be assessed at least the minimum monthly residential garbage service charge or such greater amount based upon actual usage, all as determined in accordance with Section 8.08.660.

**3. *Is there adequate parking for all residents?*** PMC 18.63.030 states that in RR, RL, RM, RH, RMS and RMP districts there shall be two parking spaces for each dwelling unit. The parking spaces may be unenclosed or within a garage or carport but shall be surfaced with asphalt, concrete, or a comparable material. In CG, CT

**4. *Is the house, building or unit number visible from the street?*** PMC 12.28.010 states that house numbers shall be placed on the door or door frame of the main entrance to the building, or as near thereto as practicable. Such numbers shall be painted on the building, or on wood, metal or glass, or a wooden or metallic figure may be used. The numbers must be of a contrasting color to the building, shall not be less than two and half inches in width and three inches in height. Visible building numbers are essential for emergency personnel when responding to a fire or aid call.

**5. *Is the dwelling connected to approved water and sewer systems?*** P.M.C 13.08.005 mandates that all dwelling units or other buildings which need potable water shall be required to connect to the public water system of the City where there is adequate public water of the City within two hundred feet of the subject property...

### ELECTRICAL

1. Is there an approved electrical system in the dwelling? UHC 1001.5 indicates that residential electrical systems should be grounded and free of illegal splices, loose circuit breakers and service panels and, large enough to handle the needs of the dwelling. Too many appliances on one circuit can cause a fire due to circuit overload.

2. Are there at least two separate electrical outlets in each habitable room? (One can be a permanent light fixture.) UHC 701.2 requires two outlets in every habitable room to insure that occupants have the available convenience of utilizing electricity without running extension cords over great distances, which can cause fires and equipment failure.

3. Is there adequate lighting of all livable rooms? UHC 5.04.2 requires natural lighting with windows or glazed openings of an area equal to at least 10 % of the floor area but, no less than 10 square feet in all habitable rooms, as lack of natural light is an established health hazard.

4. Is the dwelling free of faulty electrical outlets and/or exposed wiring? UHC 701.2 requires all electrical equipment, appliances and wiring to be maintained in a safe manner to prevent electrical fires and injury.

5. Are all circuits properly identified? UHC 701.2 requires all electrical equipment, wiring and appliances to be installed and maintained in a safe manner in accordance with all applicable laws. Unidentified circuits could result in injury and/or confusion if there is an electrical or appliance fire and, the occupant cannot safely determine the correct switch to disconnect the problem circuit.

### **PLUMBING and HEATING**

1. Does the unit have hot and cold running water without leaks? UHC 1001.2 (5.) declares a dwelling has inadequate sanitation without hot and cold running water to required plumbing fixtures. Leaks and low water supply effect the resident's ability to maintain personal and dwelling cleanliness.

2. Is there at least one private bathroom with a bathtub or shower, sink and toilet? UHC 5.05 requires a private bathroom and kitchen and the proper lavatories, commodes and bathing units for minimum health and sanitation standards within all dwellings.

3. Is there an approved heater that provides heat to all habitable rooms? UHC 701.1 requires that all dwelling units to be provided with approved heating facilities capable of maintaining a room temperature of at least 70 degrees Fahrenheit at a point three feet above the floor of all habitable rooms.

4. Is the heating/cooking appliance properly vented if using natural gas, coal or fuel oil? UHC 5.04.3, to insure a healthy living environment requires either natural ventilation via operable windows or mechanical ventilators in the absence of natural ventilation.

5. Is there adequate ventilation and airflow throughout the dwelling? UHC 1001.2 (7.) declares that poor fresh airflow and poor removal of stale air and humidity from a dwelling are dangerous to health. All dwellings must have at least one window in each living and sleeping room that can be opened to let fresh air in. Kitchens and bathrooms must have a vent fan if they don't have useable windows.

### **EXITS / ESCAPES / SAFETY**

1) Are all exit and entry doors lockable and operable? For occupant safety UHC 801 and UBC 1004.3 require all dwellings to have access directly to a public corridor or to the outside, through at least one door which can be locked and opened from the inside without the use of key.

2) Is there emergency escape available from all sleeping rooms? UHC 801, for the purpose of escape or rescue due to emergency or threatening circumstances, requires each sleeping room to have an approved window or exterior door.

3) Are there smoke alarms in the dwelling? (Only required after 1988, but recommended). UBC 310.9 requires all dwellings and sleeping rooms to be protected with a smoke alarm to warn occupants in case of fire. Dwellings built after 1988 must have smoke alarms wired to the dwelling electrical system otherwise, battery powered alarms can be used in older units. Regardless of the age of the home or apartment however, we recommend that smoke alarms be installed in every home.

4) If there is a fire escape, is it useable? UBC 3407.4 states that if a fire escape is provided to occupants it must be capable of supporting their weight. Because fire escapes are rarely used, they should be checked occasionally to make sure they would work in an emergency.

5) Does the elevator have a current inspection seal and operate? UHC 801 and UBC 1001.8 do not permit the use of elevators or escalators as required exits however, if an elevator is present it must be operable and certified by the state to be in use.

## **STRUCTURAL**

1. Is the foundation free of major cracks and decay? UHC 1001.3 determines that foundations that are decayed or broken which cause the dwelling to settle and break are a structural and safety hazard.

2. Is the exterior of the dwelling painted and capable of keeping out weather and moisture? UHC 1001.8 (3.) states that lack of weather protection such as holes in siding and peeling paint, which fail to keep moisture out of the dwelling create a health hazard to residents.

3. Are floors, walls and ceilings sound and unbroken? UHC 1001.2 (12) to prevent injury to occupants and infestation of insects, vermin and rodents wall, floor and ceiling surfaces are required to be finished and unbroken.

4. Does the roof protect the occupants from the weather? UHC 601.2 requires every structure to adequately shelter the occupants from the elements and to prevent dampness from entering the dwelling. Moisture can cause softening of structural members that support floor and roof loads.

5. Are interior walls stable with no signs of warping or buckling? UHC 1001.3 (2, 3, 4, 5, 6, and 7) requires that walls, floors and ceilings be free of defects and capable of supporting the load of the roof or story above it. If any of these components are warped, buckled, rotted or failing, the occupant's lives are considered in danger.

## **SANITATION**

1. Is there a kitchen in the dwelling? UHC 505.3 requires all dwellings to have a sanitary kitchen/food preparation area. This must be a full kitchen with hot and cold running water and an approved sink.

2. Is the kitchen area separated from bathing and mechanical areas? UHC 505.3 requires all dwellings to have a sanitary kitchen/food preparation area that is separate from bathing and mechanical rooms. Carbon monoxide poisoning can occur when car emissions leak into the living area and food can become contaminated when exposed to bacteria found in bathrooms.

3. Are carpets, walls and ceilings free of mold and mildew? UHC 1001.2 (11.) determines that dampness of habitable rooms constitutes "inadequate sanitation" and is prohibited. Excessive moisture is a breeding ground for bacteria that can cause illness.

4. Is the dwelling free of insect and rodent infestation? UHC 1001.2 (12.) declares that infestation of insects, vermin or rodents is considered "unsanitary" and is prohibited in dwellings. Rats, mice, roaches and ants among others can carry diseases and infection that can be transmitted to humans through contact.

5. Is the unit cleaned regularly and free of refuse? UHC 1001.2 (15) requires regular removal of garbage and rubbish. Accumulated trash and unclean premises pose health threats to the occupants and invite insect and rodent infestation, mold growth, mildew and can rot permeable surfaces,