

Commonwealth Code Inspection Service, Inc.
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Items you should have for inspection: Batteries for smoke detector; a way to check smoke detectors, light bulbs, fire extinguisher, carbon monoxide detector.

This not a complete list of Property Code requirements

1. Need 1 ABC type 10 pound fire extinguisher per rental unit with current inspection tag.
2. Smoke detectors needed in every bedroom, and one on every floor including the basement, excluding the attic if used for storage only. Common hallways need smoke detector.
3. One carbon monoxide detector per dwelling unit if there is a fuel-burning appliance or attached garage.
4. Handrails required on stairs with 4 or more risers. This includes interior, exterior, and basement stairs. Handrails need to be secured tightly to the wall and graspable.
5. Guards are required on every open portion of a stairway, landing, balcony, porch, deck, ramp or other walking surface, which is more than 30 inches above the floor or grade below. This includes basement stairways and exterior stairways to second and third floor levels. Guards are to have opening of 4 inches or less.
6. Two electrical outlets are required in every habitable room except bathrooms, laundry rooms and basements which requires one outlet each.
7. Bathrooms and kitchens require one openable window or a mechanical vent. Windows are required to have screens from May 1 to October 31.
8. Bathrooms, kitchens, laundry room, boiler room, furnace room, public hall, interior stairway are required to have lighting fixtures.
9. Common halls and stairways shall be lighted at all times.
10. Every exterior means of egress stairway shall be lighted.
11. Stairs with six or more risers shall have lights with switches located at top and bottom of stairway.
12. Chimneys need to be airtight. Check for openings where vents enter chimney.
13. Hot water heater needs a drip pipe from the relief valve to be 6 inches or closer to the floor.
14. Clothes dryer vents need to be vented directly outside.
15. All means of egress doors shall be readily openable from the side from which egress is to be made without the use of a key, special knowledge or effort. Twist type lock is acceptable.
16. Combustible material is to be kept 3 feet or more from furnaces and gas water heaters.
17. Electrical panel boxes are not to have an opening. Example, openings where breaker has been removed. Close opening with plastic/metal approved closers, not tape.
18. Electrical wires are to be secured to structure, junction boxes must have covers, and splices made in closed junction boxes. Electric covers need to be used and in good repair on all receptacles and switches.
19. Single family dwelling requires 100 amp service. Multi family dwelling require 50 amps per dwelling unit.
20. Emergency escape and rescue openings for basement bedrooms.
21. Sidewalk in good state of repair.
22. Address numbers on door or beside door.
23. One recycle container per apartment. If more than three apartments, may have bulk recycle container as well as one container for recycle in each apartment.

For complete list of requirements go to the Borough of Gettysburg office or to our website at www.codeservices.net and on the home page hit "info and forms" button. The link for the Gettysburg ordinance will be about half way down the page.