



**THE CITY OF DAYTONA BEACH
CODE COMPLIANCE DIVISION
VOLUNTARY RENTAL REGISTRATION INSPECTION**

Address _____ No. of units _____ Yes No

ISSUE REGISTRATION

Vacant or Unoccupied (not rented)

NOTE: THIS IS A BUILDING MAINTENANCE AND SAFETY INSPECTION. THE CHECKLIST CONTAINS FREQUENTLY CITED VIOLATIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC). ADDITIONAL VIOLATIONS MAY BE IDENTIFIED. COMPLIANCE WITH THIS CHECKLIST DOES NOT GUARANTEE COMPLIANCE WITH ANY OTHER CITY CODE OR ORDINANCE. THIS IS A LIMITED VISUAL INSPECTION FOR DETERMINING COMPLIANCE WITH IPMC AND DOES NOT INFER ANY WARRANTY, EITHER EXPRESS OR IMPLIED.

Weeds: *Premises and exterior property* shall be maintained free from weeds or plant growth in excess of 12 inches. IPMC 302.4

Rubbish or garbage: *Exterior and interior property* shall be free from any accumulation of *rubbish* or garbage. IPMC 308.1

Sanitation: *Exterior property and premises* shall be maintained in a clean, safe and sanitary condition. IPMC 302.1

Infestation: Structures shall be kept free from insect and rodent *infestation*. When found, infestation shall be promptly exterminated by *approved* processes that will not be injurious to human health. IPMC 309.1

Accessory structures: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. IPMC 302.7

Motor vehicles: Inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any *premises*, and vehicles shall not at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled. IPMC 302.8

Exterior: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. IPMC 304.1

Protective treatment: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Oxidation stains shall be removed from the exterior. Surfaces designed for stabilization by oxidation are exempt. IPMC 304.2

Premises Identification: Buildings shall have *approved* address numbers placed in a position plainly legible and visible from the street or road fronting. Numbers shall not be less than 4 inches in height with a minimum stroke width of 0.5 inch and have a contrasting background. IPMC 304.3

Exterior walls: Shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*. IPMC 304.6

Roofs and drainage: Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or Interior of *structure*. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. IPMC 304.7

Stairways, decks, porches, balconies and appurtenances: Shall be maintained structurally sound, in good repair, with proper *anchorage* and capable of supporting imposed loads. IPMC 304.10

Handrails and guards: Every interior and exterior handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. IPMC 304.12, 305.5 Every flight of stairs having more than 4 risers shall have a handrail on one side of the stair and every open portion of a stair, deck, ramp or other walking surface that is more than 30 inches above the floor shall have *guards*. IPMC 304.10

Window, skylight and doors: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather light. All glazing (glass) shall be free from cracks and holes. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. IPMC 304.13

Insect Screens: Every door, window and other outside opening required for *ventilation* shall have installed *approved* tightly filling screens. IPMC 304.14

Doors: Doors providing access to unit that is rented or leased shall be equipped with a deadbolt lock readily openable from egress side without need for keys, special knowledge or effort. A sliding bolt shall not be considered an acceptable deadbolt lock. IPMC 304.15

Emergency escape openings (windows and doors): A safe, continuous and unobstructed path of travel shall be provided from any point in a building or *structure* to the *public* way without the use of keys or tools. IPMC 702.1 The International Residential Code R310 requires every sleeping room to have an emergency rescue opening as an alternative to the doorway exit.

Interior: Interior of a *structure* and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. IPMC 305.1

Bath ventilation: Every *bathroom* or *toilet* room shall have *ventilation* through operable windows or a mechanical ventilation system which is discharged outside and shall not be recirculated. IPMC 403.2

Plumbing: Plumbing fixtures shall be properly installed, maintained in working order and kept free from obstructions, leaks or defects. IPMC 504.1

Heating: Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms and toilet rooms. Cooking appliances and portable space heaters shall not be used to provide required heating. IPMC 602.2

Electrical: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. IPMC 605.1.

Receptacles: Every habitable space in a dwelling shall contain not less than two outlets. Every laundry room shall contain a least one ground fault interrupter. Every bathroom shall contain at least one receptacle (electrical outlet). Any new bathroom receptacle outlet shall have ground fault circuit protection. All receptacle outlets shall have the appropriate face plate cover for the location. IPMC 605.2

- Smoke detectors:** IPMC 704.6.1.2. Required locations:
1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 2. In each room used for sleeping purposes.
 3. In each story within dwelling unit, including basements.
 4. Installed per manufacturer's instructions.

FSS 553.883 **If adding or replacing a smoke detector it must be a nonremovable, nonreplaceable battery that powers the alarm for at least 10 years.

Zoning Issues: More dwelling units on property than identified in application. Contact Zoning office at Permits and Licensing Division. 386-671-8140.

Permits and planning: Make application and obtain required permit(s) for work intended or completed. (Florida Building Code). 386-671-8140.

OTHER: See comments below.

<input type="checkbox"/> NO VIOLATIONS NOTED	<input type="checkbox"/> RE-INSPECTION REQUIRED	<input type="checkbox"/> PERMITS REQUIRED
--	---	---

Comments: _____

YOU ARE HEREBY REQUIRED TO IMMEDIATELY CORRECT THE CODE VIOLATION(S) NOTED ABOVE. A re-inspection will be conducted in approximately thirty (30) days. Failure to comply may require further action by the City's Special Magistrate. Questions regarding this voluntary inspection should be directed to the inspector noted below at: 386-671-_____

Inspector _____

CIRCLE ONE: OWNER TENANT PROPERTY MANAGER

Inspection Date _____

Signature _____

Re-inspection Date _____

Compliance Non-Compliance