

# Certificate of Use and Sale of Property Requirements for Life/Safety and Property Maintenance Inspections Multi-Family Dwellings



It shall be the responsibility of the owner of every residential occupancy unit having at least one (1) occupant to install smoke detectors in accordance to NFPA. It shall be the responsibility of the tenants residing in the units to maintain the smoke detectors. Such maintenance shall include affirming the smoke detector is securely attached on wall 6"-12" inches from ceiling and replacing batteries when necessary.

## **Smoke Detectors must be in working condition and installed as follows:**

- On each level of the dwelling unit, including **basements** and **attics**.
- In all bedrooms and rooms used for sleeping.
- In the hallway, directly outside of sleeping areas.

Pennsylvania law requires all single and multi-family dwellings that have fossil fuel-burning heaters, appliances, fireplaces and/or attached garages have carbon monoxide detectors. It is the property owner's responsibility of every residential unit to provide and install good working carbon monoxide detectors as required by law. It is the tenant's responsibility to keep and maintain each carbon monoxide detector in good repair during the tenant's occupancy.

## **Carbon Monoxide Detectors must be in working conditions and installed as follows:**

- On every level of your home including basements, to ensure that your home has maximum protection.
- Near every sleeping area, so they can awaken everyone in case of an emergency.
- Five feet from the ground, carbon monoxide detectors can get the best reading of your home's air if placed five feet from the ground.
- Near attached garages, a CO detector near your attached garage will warn you if that becomes a problem.

## **EXTERIOR**

The exterior property and premises shall be maintained in a clean, safe and sanitary condition. The *occupants* shall keep that part of the *exterior property* that such *occupant* occupies or controls in a clean and sanitary condition, according to the following:

- Exterior property area shall be free from accumulation of rubbish and garbage.
- All building owners must provide each dwelling unit with reusable, durable, weathertight plastic garbage containers with tight-fitting covers. Containers must have a capacity of not less than 10 gallons nor more than 32 gallons.
- All buildings must be in sound condition and in good repair. Including gutters and downspouts.
- All accessory structures (e.g., fences, retaining walls, garages) shall be maintained in good repair.
- Street number must be visible at front of property.
- Every exterior or interior flight of stairs having more than four (4) risers shall have a handrail on one side of the stair.

# Certificate of Use and Sale of Property Requirements for Life/Safety and Property Maintenance Inspections Multi-Family Dwellings



- Steps and walking surfaces must be in good repair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762mm) above the floor or grade below shall have *guards*. (*Guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches (102mm) in diameter)
- Grass and weeds must be maintained at less than 8" throughout the entire property.

## **INTERIOR**

The Interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

The Following Conditions Should Apply:

- All floors, walls, and ceilings must be in good repair.
- All windows must be in good repair and weather tight and free from cracks & holes, must be easily openable and capable of being held in position.
- All hand and safety rails must be in place.
- Water heater and furnaces must have proper pressure relief valve tube.
- Heating facilities must be present to supply heat at 68° F in all habitable rooms and/or areas.
- All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

**It shall be the duty of the permit holder or authorized agent to notify the Building Inspector when work is ready for inspections.**

Borough of Dormont  
1444 Hillsdale Ave  
Pittsburgh, PA 15216  
412-561-8900