



581 FRANKLIN AVENUE ❖ ALIQUIPPA, PENNSYLVANIA 15001 ❖ (724) 375-5188

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DWAN B. WALKER, *Mayor*

This is not a complete representation of the Law or UCC Inspection Code and is provided as a guide to assist homeowners in understanding the inspection process. Items are inspected on a pass / fail system. All properties are inspected prior to any Occupancy Permit being issued. Homeowners or Realtors can request a Certificate of Occupancy and Use Compliance Inspection, and must be submitted in writing, and accompanied with the appropriate fees to the City as soon as possible, but not less than ten (10) working days prior to the requested inspection date. Repairs needed must be completed prior to the issuance of a Final Occupancy Certificate.

EXTERIOR

1. **SANITATION:** Rubbish, brush, old tires and other debris on and around Property.
2. **GRASS & WEEDS:** Not to exceed 6" in height.
3. **EXTERIOR COATING:** Condition of siding materials and/or paint. "No chipping, peeling or cracking."
4. **SIDEWALKS, PARKING AREAS & DRIVEWAYS:** Broken or missing areas of pavement or asphalt that may constitute a potential tripping hazard.
5. **FOUNDATIONS, WALLS & STRUCTURAL MEMBERS:** Stability and no signs of deterioration. "Holes or Cracks"
6. **ROOF & DRAINAGE:** Roof, gutters and downspouts show no signs of leakage and provide a positive flow of runoff away from structures.
7. **INSECT SCREENS:** Must be installed from May through October.
8. **CHIMNEY(S):** Free from blockage and in sound condition "No Loose Bricks"
9. **WINDOWS & DOORS:** Must be operable, with no evidence of deterioration of the frames and no broken or missing panes of glass.
10. **ACCESSORY STRUCTURES:** Condition of any or all garages / pools / sheds / fences and retaining walls.
11. **HANDRAILS & GUARDS:** Shows no signs of loose, broken, missing or deterioration on steps, porches, decks or open ended walking surfaces.
12. **REFUSE CONTAINERS:** Approved trash containers with tight fitting lids.
13. **STREET NUMBERS:** Must be visible from the street with a contrasting background. with "Arabic numbers at least 3" in height and a ½ inch stroke."
14. **STAIRWAYS, DECKS, PORCHES & BALCONY:** No signs of deterioration. "Broken, rotted or missing steps, and / or structural weakness."
15. **ELECTRICAL HAZARDS:** Main entrance cable secured properly and insulation is in sound condition.

EXTERIOR

1. **STRUCTURAL MEMBERS:** No signs of deterioration of beams, plates, studs and joists.
2. **INTERIOR SURFACES:** No chipping, peeling or cracking of paint or plaster on walls or ceilings.
3. **STAIRS & RAILINGS:** Maintained in a structurally sound condition, with no loose railings, balusters, or broken steps.
4. **HANDRAILS & GUARDS:** Shows no signs of loose, broken, missing or deterioration.
5. **COMMON HALL & STAIRWAY LIGHTING:** Minimum of one (1) light required.
6. **WINDOWS:** Size of windows must be a minimum 8% of the floor space, operable and lockable.
7. **CEILING HEIGHT:** Minimum of seven (7) feet in height.
8. **SMOKE DETECTORS:** One on each floor and one in each bedroom. "Not required in attic if not occupied."
9. **BATHROOM:** General Condition, "Broken plaster, floor coverings, mold, fixture condition, adequate water supply and proper drains.
10. **FLOOR COVERINGS:** Linoleum, wood and carpeting not in a deteriorated condition.
11. **WATER SUPPLY:** Insure adequate pressure and volume is provided throughout structure.
12. **FOOD PREPARATION AREA:** Maintained in a clean and sanitary condition. "Mounted 2 1/2 - 5 pound ABC Fire Extinguisher required in all kitchens."
13. **ELECTRICAL HAZARDS:** Bare wiring, receptacles, switches, wires hanging from walls, ceiling or panel box, and excessive use of extension cords.
14. **RECEPTACLES:** Checked for polarity and proper use, GFCI "Ground Fault Circuit Interrupter" receptacles are required within six (6) feet of any water source.
15. **DOORS & FRAMES:** Insure there is deterioration, operable and weather tight.
16. **HEATING & COOLING SYSTEM:** Properly vented and sealed to chimney.
17. **WATER HEATER:** Properly vented and sealed to chimney, pressure relief valve is plumbed within 4" inches from floor.
18. **OTHER:**
 - a) Where a garage is under or attached to a dwelling unit a CO2 "carbon monoxide detector" is required.
 - b) Third floor occupancies require a second means of egress.

CITY OF ALIQUIPPA

Michael A. Demcak
Code Enforcement / Zoning Officer