

# CITY OF BETHLEHEM

## MOST COMMON CODE VIOLATIONS

### **Exterior:**

- Are the street numbers visible from the street and alley (minimum of 4" high)?
- Is the siding and paint in good condition?
- Is the garage, and any other accessory structure, such as a shed, in good condition?
- Are the steps, decks and landings in good condition?
- Do stairways with more than 4 risers have a handrail?
- Do any balconies, porches or landings, 30" or more above grade, have guardrails?
- Are any fences in good repair?
- Are the gutters and/or downspouts in a good state of repair and directing rainwater away from the structure?
- Is the yard free of garbage and rubbish?
- Are the roof and chimney in good condition?
- An exterior light is needed for front and back door steps.

### **Throughout the Housing Unit:**

- Are smoke detectors located inside each sleeping room and on each level of the dwelling? Do they all have batteries?
- Do all stairways have a grippable handrail the entire length of the stairway?
- Are carbon monoxide detectors present (if attached garage, fireplace; if forced air heat with oil or gas furnace, detectors needed on each level)

### **Doors:**

- Do the exterior doors have locks in working order?
- Are any storm/screen doors in good condition?
- Are the doors in good working order and weather tight?

### **Windows:**

- Are there any broken or cracked windows?
- Are the windows weather tight and in good working condition (capable of remaining open without a means of support)?
- Do the windows have locks in good working order?
- Does every habitable room have an openable window?
- Does every window have screens?

**Walls, Ceilings, Floors and Steps:**

- Are the walls and ceilings free of peeling paint?
- Is the carpet ripped or torn, or otherwise causing a tripping hazard?
- Are steps in good condition?
- Handrail and guardrail needed for open side of basement steps.

**Closets:**

- All closets with light fixtures must have a cover over the light fixture.

**Plumbing:**

- Do any supply or drain lines leak?
- Are fixtures in good working order?
- Are there any gaps around pipes, wires etcetera entering walls, ceilings or floors?

**Electrical System:**

- Does every habitable room have at least two outlets?
- Are all cover plates for outlets, switches and junction boxes in place?
- Are there any extension cords running through doorways or under carpets? (this is not allowed)
- 100 amp minimum service allowed.

**Mechanical:**

- Does each room have adequate heat? (minimum of 68 degrees)
- Does the heating system operate properly?
- Is all ductwork in good condition?
- Clothes dryers must be vented to the exterior.

**Bathroom:**

- Are all bathroom fixtures working properly?
- Is there an openable window or an exhaust fan (vented to the exterior)?

The City of Bethlehem, Bureau of Housing Inspections has adopted the 2009 International Property Maintenance Code.

The above items are only a partial list of items that the housing inspectors look for during an inspection. These are the most common items that a homeowner can address prior to our visit.

If you have any questions, please feel free to call us at (610) 865-7091