



# Borough of Ridley Park

Department of Building  
& Code Enforcement

105 East Ward Street  
Ridley Park, PA 19078

Phone: (610) 532-2100 Fax (610) 532-2447

**The following is a list of items that will be evaluated during the inspection for each Residential Housing Unit/Rooming Unit. The same items will apply to the inspection for the sale of Residential Real Estate. (Please note that this list is for information purposes only and the inspector may identify additional items at the time of your inspection)**

## Exterior

- Street address is legible and displayed in three (3) inch Arabic characters on the building; so it is visible from the center of the street.
- Sidewalks, curbs, walkways, stairs, driveways, parking areas and similar spaces are in proper state of repair and clear from all obstructions.
- Wall surfaces shall be maintained in a proper state of repair.
- Property shall be graded to prevent the accumulation of water.
- Gutters and downspouts shall be installed on all structures directing storm water away from structure.
- All areas shall be kept free from weeds and plant growth noxious or detrimental to the public health.
- Grass shall not exceed the height of six inches (6").
- Hedges or other growth shall not be unkempt or untrimmed.
- All stairs, porches and appurtenances shall be clear of all debris and maintained in sound condition and good repair. Railings with balusters shall be provided on all open portions of stairs, balconies and landings exceeding 30" or four risers.
- All units shall be provided with means of egress areas (halls, doors, stairs, fire escapes, etc.) to grade which are adequately lighted and unobstructed, with all stairs to grade maintained in a sound and stable condition.
- All accessory structures shall be maintained in good repair and structurally sound.
- No person shall maintain on public and/ or private property any motor vehicle that is inoperable, does not have a current license tag and/ or a current inspection sticker.
- Adequate provisions for the storage and disposal of garbage and trash shall be provided.

## General Structure

- Foundations, walls, ceilings and roofs shall be structurally sound, effectively water tight and in good repair.
- All windows, door, hatchways and/ or skylights shall be structurally sound, effectively water tight and in good repair.

- Framing members shall be structurally sound and in good repair capable of supporting the loads applied.

## **Interior**

- Storage rooms in multiple tenant facilities that furnish tenants with storage areas shall be provided with a minimum fire separation of ninety (90) minutes.
- All habitable spaces shall have at least one (1) window or skylight facing the outdoors.
- All habitable spaces shall have adequate lighting capable of providing fifty foot-candles (50fc) of light at the floor.
- All habitable spaces shall be provided with a minimum ceiling height of seven feet six inches (7'-6").
- Every sleeping room located in a basement is provided with at least one (1) operable window or exterior door approved for emergency egress or rescue; or has access to two (2) approved independent exits.
- Multiple tenant facilities shall be provided with working "Exit" signs and/or emergency lighting at all stairs, halls etc. as required.
- Multiple tenant facilities shall be provided with fire rated doors, as required. Fire rated doors are provided between garage and living space areas in all buildings.
- Sleeping Rooms shall contain a minimum of eighty square feet (80sf) of floor space.
- All dwelling units, containing two or more sleeping rooms, shall be provided with direct access to all bathrooms and sleeping rooms.
- Locks on means of egress doors are readily operable from the inside without the need for keys or special effort.
- Door locks are provided on all individual unit egress doors.
- All stairs, halls and balconies shall be clear of debris and maintained in sound condition and good repair.
- Railings and balusters shall be provided on all open portions of stairs, balconies and landings.
- All stairs, interior or exterior, having more than four (4) risers in a single family dwelling and two risers in a public space or multiple family dwelling, every portion of a stair, landing or balcony greater than thirty (30) inches above grade or floor level are provided with applicable handrails and/or guardrails.
- Interior walls shall be structurally sound and in good repair.
- All clothes dryers shall be installed properly and vented to the exterior of the building; duct work must be of noncombustible material.
- 23" clearance is provided, in buildings without sprinklers, between the ceiling and the top of combustible materials. 18" clearance is provided in buildings with the sprinklers, measured from the deflector to the top of combustible materials.
- There is adequate clearance around all utilities.

## **General Heating/Cooling**

- All dwelling units shall be provided with heating units capable of heating all rooms to a temperature of sixty-eight degrees (68 F) at a distance of three feet (3' - 0 ") above the floor with an outside temperature of zero degrees (0 F).

- Central heating and cooling systems be installed properly and in working order with emergency shut off provided, as required.

### **Bathroom Area**

- All dwelling units shall provide a minimum of one bathroom facility affording privacy to the user and containing a flush toilet, a lavatory and a tub or shower.
- All windowless bathrooms shall be provided with mechanical ventilation.
- Bathroom floors shall be in a good repair and covered in a material impervious to water.
- All tub and/ or shower surrounds shall be maintained in a good repair and covered in a material impervious to water.

### **Kitchen Area**

- All dwelling units shall provide a kitchen facility containing a sink and applicable cooking appliances.
- Kitchen floors shall be in a good repair and covered in a material impervious to water.
- All kitchen areas shall be provided with an exhaust fan capable of removing cooking odors from the unit.
- Cooking appliances shall be in working order and in good repair.
- Fire extinguisher is provided; minimum size of 2 ½ pound ABC Dry Chemical.

### **General Plumbing**

- Plumbing facilities shall be installed properly, in working order and in good repair and provide both hot and cold running water, as required.
- All water services to fixtures shall be provided with operable shutoffs.
- All plumbing fixtures shall be in working order and good repair.
- All water heating units shall be in a working order and good repair.
- A temperature/ pressure relief valve shall be properly installed for hot water heater with the discharge pipe extending to within six (6) inches of the floor without any reduction in the pipe diameter.
- Water meters shall be installed in accordance with the water service providers requirements at all time.
- All vents and cleanouts shall be accessible and clear of all debris.
- At no time shall sump pumps, floor drains and/ or roof leaders be connected to the sanitary system.

### **Life Safety Systems**

- Smoke detectors are to be installed and in working order at all required locations, inclusive of all bedrooms, and on all levels including basement and finished attics.

- Carbon monoxide detectors are required in all residences utilizing fossil fuel for heating or food preparation. A detector is required on the level of the home heating or water heating unit. Additional detectors are required outside the entrance to each sleeping area.
- Detectors are to be installed according to the manufacturer's instructions.

### **General Electrical**

- An electrical certification is required by a Borough approved agency.
- A recertification is required each time electrical work is performed that includes the installation of a new service circuit or the splitting of a single circuit into multiple outlets.
- The electrical system, inclusive of service, fusing, circuit breakers, outlets, receptacles and wiring shall be installed properly and show no visible and obvious defects that may constitute a hazard to the occupants.
- Each room within the dwelling unit shall have a minimum of two (2) separate duplex outlets.
- Each bathroom, laundry room, furnace room and public hall shall contain a minimum of one switch-operated light fixture on the ceiling or wall.
- No temporary wiring shall be permitted. No more than one extension cord per outlet shall be permitted. The extension cord shall not run beneath any floor covering or shall be extended through any doorway.
- Cover plates shall be provided on all switches, receptacles and junction boxes.
- GFI type receptacles shall be provided where required (wet and exterior locations).
- Adequate amperage shall be provided for electrical service serving more than one (1) unit.

### **Fire Alarm/Suppression**

- All fire detection; protection, alarm, and suppression equipment/systems are maintained in proper operating condition.
- All systems shall be annually tested and certified by qualified personnel who are trained and experienced in and maintenance shall be in accordance with the appropriate NFPA Standards.
- All fire extinguishers shall be installed properly and inspected and certified by qualified personnel.

\*\* Sale of a property required a Chimney certification.