

# **1504.09 - Inspection Items/Criteria.**

The following items are to be inspected under this program:

## **(1) Exterior Structure.**

- a. General (IPMC §304.1). 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.
- b. Unsafe Conditions (IPMC §304.1.1). The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:
  - i. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
  - ii. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
  - iii. Structures or components thereof that have reached their limit state;
  - iv. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
  - v. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
  - vi. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
  - vii. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
  - viii. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
  - ix. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;
  - x. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
  - xi. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
  - xii. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

- xiii. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

**Exceptions:** (1) When substantiated otherwise by an approved method. (2) Demolition of unsafe conditions shall be permitted when approved by the code enforcement officer.

- c. Premises Identification (IPMC §304.3). Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).
- d. Roofs and Drainage (IPMC §304.7). The 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 portion of the 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.
- e. Window, Skylight and Door Frames (IPMC §304.13). Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

## (2) Interior Structure.

- a. General (IPMC §305.1). 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 which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
- b. Unsafe Conditions (IPMC §305.1.1). The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:
  - i. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
  - ii. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
  - iii. Structures or components thereof that have reached their limit state;
  - iv. Structural members are incapable of supporting nominal loads and load effects;
  - v. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
  - vi. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

**Exceptions:** (1) When substantiated otherwise by an approved method. (2) Demolition of unsafe conditions shall be permitted when approved by the code enforcement officer.

- c. Structural Members (IPMC §305.2). All structural members shall be maintained structurally sound and be capable of supporting the imposed loads.

- d. Interior Surfaces (IPMC §305.3). All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster decayed wood and other defective surface conditions shall be corrected.
- e. Stairs and Walking Surfaces (IPMC §305.4). Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- f. Handrails and Guards (IPMC §305.5). Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- g. Interior Doors (IPMC §305.6). Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

### (3) Occupancy

- a. Posting of Occupant Load (IFC §1004.3). Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

### (4) Fire Extinguishers.

- a. Where Required (IFC §906.1). Portable fire extinguishers shall be installed in the following locations.
  - i. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.  
**Exception:** In new and existing Group A, B, and E occupancies equipped throughout with quick-response sprinklers, portable fire extinguishers shall be required only in locations specified in Items ii through vi.
  - ii. Within 30 feet (9144 mm) of commercial cooking equipment.
  - iii. In areas where flammable or combustible liquids are stored, used or dispensed.
  - iv. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1 of the IFC.
  - v. Where required by the sections indicated in Table 906.1 of the IFC.
  - vi. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the code enforcement officer.
- b. General Requirements (IFC §906.2). 906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.  
**Exception:** The travel distance to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies.
- c. Conspicuous location (IFC §906.5). Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code of code enforcement officer determines that the hazard posed indicates the need for placement away from normal paths of travel.
- d. Unobstructed and unobscured (IFC §906.6). Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.
- e. Hangers and brackets (IFC §906.7). Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

- f. Maintenance Inspection Frequency for fire extinguishers shall be as specified by NFPA 10, as published by NFPA.

(5) Means of Egress.

- a. General (IPMC §702.1). A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.
- b. Locked Doors (IPMC §702.3). All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code.
- c. Illumination required (IFC § 1006.1). The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.  
**Exception:** Occupancies in Group U. (2) Aisle accessways in Group A. (3) Dwelling units and sleeping units in Groups R-1, R-2 and R-3. (4) Sleeping units of Group I occupancies.

(6) Exits.

- a. Means of Egress (IFC §315.2.2). Combustible materials shall not be stored in exits or exit enclosures.

(7) Exit Signs.

- a. Where Required (IFC §1011.1). Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet, or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

**Exceptions:**

- (1) Exit signs are not required in rooms or areas that require only one exit or exit access.
  - (2) Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.
  - (3) Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
  - (4) Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.
  - (5) In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.
- b. Illumination (IFC §1011.2). Exit signs shall be internally or externally illuminated.
  - c. Power Source (IFC §101.5.3). Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Chapter 27 of the International Building Code.

**Exception:** Approved exit sign illumination means that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.

(8) Electrical.

- a. Facilities Required (IPMC §604.1). Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605 of the International Property Maintenance Code.
- b. Luminaires (IPMC §605.3). Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire.
- c. Abatement of Electrical Hazards (IFC §605.1). Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code enforcement officer. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.
- d. Illumination (IFC §605.2). Illumination shall be provided for service equipment areas, motor control centers and electrical panelboards.
- e. Working Space and Clearance (IFC §605.3). A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.

**Exceptions:** (1) Where other dimensions are required or allowed by NFPA 70. (2) Access openings into attics or under-floor areas which provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).
- f. Labeling (IFC §605.3.1). Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.
- g. Multiplug Adapters (IFC §605.4). Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited.
- h. Extension Cords (IFC §605.5). Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.
- i. Unapproved Conditions (IFC §605.6). Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
- j. Power supply (IFC §605.4.2). Relocatable power taps shall be directly connected to a permanently installed receptacle.
- k. Portable, Electric Space Heaters (IFC §605.10). Where not prohibited by other sections of this code, portable, electric space heaters shall be permitted to be used in all occupancies other than Group I-2 and in accordance with Sections 605.10.1 through 605.10.4.
  - i. 605.10.1 Listed and labeled. Only *listed* and *labeled* portable, electric space heaters shall be used.
  - ii. 605.10.2 Power supply. Portable, electric space heaters shall be plugged directly into an *approved* receptacle.
  - iii. 605.10.3 Extension cords. Portable, electric space heaters shall not be plugged into extension cords.

- iv. 605.10.4 Prohibited areas. Portable, electric space heaters shall not be operated within 3 feet (914 mm) of any combustible materials. Portable, electric space heaters shall be operated only in locations for which they are *listed*.

(9) Emergency and Standby Power Systems.

- a. Where Required (IFC §604.2) Emergency and standby power systems shall be provided where required by Sections 604.2.1 through 604.2.18.4 of the International Fire Code.
- b. Maintenance (IFC §604.3). Emergency and standby power systems shall be maintained in accordance with NFPA 110 and NFPA 111 such that the system is capable of supplying service within the time specified for the type and duration required.
- c. Schedule (IFC §604.3.1). Inspection, testing and maintenance of emergency and standby power systems shall be in accordance with an approved schedule established upon completion and approval of the system installation.
- d. Written Record (IFC §604.3.2). Written records of the inspection, testing and maintenance of emergency and standby power systems shall include the date of service, name of the servicing technician, a summary of conditions noted and a detailed description of any conditions requiring correction and what corrective action was taken. Such records shall be kept on the premises served by the emergency or standby power system and be available for inspection by the code enforcement officer.

(10) Fire Protection System.

- a. General (IPMC §704.1). All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.
- b. Inspection (IFC §901.6). Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.
- c. Records (IFC §901.6.2). Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be copied to the code enforcement officer upon request.
- d. Equipment Access (IFC §509.2) Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.
- e. Removal of or Tampering with Equipment (IFC §901.8). It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire hydrant, fire detection and alarm system, fire suppression system, or other fire appliance required by this code except for the purpose of extinguishing fire, training purposes, recharging or making necessary repairs, or when approved by the code enforcement officer
- f. Installation (IFC §901.4). Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.

(11) Automatic Sprinkler Systems.

- a. Standards (IFC §901.6.1). Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of the IFC.

**TABLE 901.6.1  
FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS**

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001

- b. Spare Heads and Wrenches (NFPA 25 §5.2.1.4). The number of spare heads and wrenches provided shall be in conformance with NFPA 25.
- c. Locking Fire Department Connection Caps (IFC §912.3.1). The fire chief is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal.
- d. Access (IFC §912.3). Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire chief.
- e. Clear Space Around Connections (IFC §912.3.2). A working space of not less than 36 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire chief.
- f. Ceiling Clearance (IFC §315.2.1). Storage shall be maintained 2 feet (610 mm) or more below the ceiling in non-sprinklered areas of buildings or a minimum of 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.
- g. Fire department connection identification (IFC 912.2.2) On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" at least 6 inches (152 mm) high and words in letters at least 2 inches (51 mm) high or an arrow to indicate the location. All such signs shall be subject to the approval of the fire chief.

(12) Hood Systems.

- a. Commercial Hood and Duct Systems (IFC §904.2.1). Each required commercial kitchen exhaust hood and duct system required by Section 609 of the IFC to have a Type I hood shall be protected with an approved automatic fire-extinguishing system installed in accordance with this code.
- b. Ventilation System (IFC §609.3.1). The ventilation system in connection with hoods shall be operated at the required rate of air movement, and classified grease filters shall be in place when equipment under a kitchen grease hood is used.
- c. Cleaning (IFC §609.3.3). 609.3.3 Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 609.3.3.1 through 609.3.3.3 of the IFC.
- d. Records (IFC §609.3.3.3). Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning, maintained on the premises until the next inspection and be copied to the code enforcement officer upon request.
- e. Commercial Cooking Systems (IFC §904.11). The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Pre-engineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:
  - i. Carbon dioxide extinguishing systems, NFPA 12.
  - ii. Automatic sprinkler systems, NFPA 13.
  - iii. Foam-water sprinkler system or foam-water spray systems, NFPA 16.
  - iv. Dry-chemical extinguishing systems, NFPA 17.
  - v. Wet-chemical extinguishing systems, NFPA 17A.

**Exception:** Factory-built commercial cooking recirculating systems that are tested in accordance with UL 71 OB and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code.
- f. Operations and Maintenance (IFC §904.11.6). Automatic fire-extinguishing systems protecting commercial cooking systems shall be maintained in accordance with Sections 904.11.6.1 through 904.11.6.3 of the IFC.

### (13) Heating Facilities and Equipment.

- a. Installation (IFC §603.1). The installation of nonportable fuel gas appliances and systems shall comply the International Fuel Gas Code. The installation of all other fuel-fired appliances, other than internal combustion engines, oil lamps and portable devices such as blow torches, melting pots and weed burners, shall comply with this section and the International Mechanical Code.
- b. Access (IFC §603.1.5). The installation shall be readily accessible for cleaning hot surfaces; removing burners; replacing motors, controls, air filters, chimney connectors, draft regulators and other working parts; and for adjusting, cleaning and lubricating parts.
- c. Appliance shutoff valve (IFGC §409.5). Each appliance shall be provided with a shutoff valve in accordance with Section 409.5.1, 409.5.2 or 409.5.3 of the IFGC. The shutoff valve shall be located in the same room as the appliance. The shutoff valve shall be within 6 feet (1829 mm) of the appliance, and shall be installed upstream of the union, connector or quick disconnect device it



- serves. Such shutoff valves shall be provided with access. Appliance shutoff valves located in the firebox of a fireplace shall be installed in accordance with the appliance manufacturer's instructions.
- d. Sediment Trap (IFGC §408.4). Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottommost opening of the tee or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped.
  - e. Removal of Combustion Products (IPMC §603.2). All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.  
**Exception:** Fuel-burning equipment and appliances which are labeled for unvented operation.
  - f. Slope of vent pipe (IFGC 503.10.8). A vent connector shall be installed without dips or sags and shall slope upward toward the vent or chimney at least 1/4 inch per foot (21 mm/m). Exception: Vent connectors attached to a mechanical draft system installed in accordance with the appliance and draft system manufacturers' instructions is excepted from this requirement.

#### (14) Water Heaters.

- a. Where Required (IPC §607.1). In residential occupancies, hot water shall be supplied to all plumbing fixtures and equipment utilized for bathing, washing, culinary purposes, cleansing, laundry or building maintenance. In nonresidential occupancies, hot water shall be supplied for culinary purposes, cleansing, laundry or building maintenance purposes. In nonresidential occupancies, hot water or tempered water shall be supplied for bathing and washing purposes. Tempered water shall be supplied through a water temperature limiting device that conforms to ASSE 1070 and shall limit the tempered water to a maximum of 110°F (43°C). This provision shall not supersede the requirement for protective shower valves in accordance with Section 424.3.
- b. General (IPMC §505.1). Every sink, lavatory, bathtub or shower, drinking fountain, water closet, water heater, or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.
- c. Water Heating Facilities (§505.4). Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not more than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
- d. Appliance shutoff valve (IFGC §409.5). Each appliance shall be provided with a shutoff valve in accordance with Section 409.5.1, 409.5.2 or 409.5.3 of the IFGC. The shutoff valve shall be located in the same room as the appliance. The shutoff valve shall be within 6 feet (1829 mm) of the appliance, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided with access.
- e. Sediment Trap (IFGC §408.4). Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottommost opening of the tee or other device approved as an

effective sediment trap. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped.

(15) Boilers.

- a. Appliance shutoff valve (IFGC §409.5). Each appliance shall be provided with a shutoff valve in accordance with Section 409.5.1, 409.5.2 or 409.5.3 of the IFGC. The shutoff valve shall be located in the same room as the appliance. The shutoff valve shall be within 6 feet (1829 mm) of the appliance, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided with access.
- b. Sediment Trap (IFGC §408.4). Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottommost opening of the tee or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped.
- c. Equipment Rooms (IFC §315.2.3). Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms.
- d. A boiler inspection certificate showing the boiler is in compliance with applicable Pennsylvania Department of Labor and Industry requirements shall be available for review by the code enforcement officer.

(16) Compressed Gases.

- a. Security (IFC §3003.5). Compressed gas containers, cylinders, tanks and systems shall be secured against accidental dislodgement and against access by unauthorized personnel in accordance with Sections 3003.5.1 through 3003.5.3 of the IFC.

(17) Key Boxes.

- a. Key Box Maintenance (IFC §506.2). If a building is equipped with a key box accessible by the fire department, the operator of the building shall immediately notify the code enforcement officer and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

(18) Fueled equipment (IFC 313.1 and 313.1.1).

- a. Fueled equipment including, but not limited to, motorcycles, mopeds, lawn-care equipment, portable generators and portable cooking equipment, shall not be stored, operated or repaired within a building.

**Exceptions:** include buildings or rooms constructed for such use in accordance with the International Building Code, 2. Where allowed by Section 314 of the IFC and storage of equipment utilized for maintenance purposes is allowed in approved locations when the aggregate fuel capacity of the stored equipment does not exceed 10 gallons (38 L) and the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. The code enforcement officer is authorized to require removal of fueled equipment from locations where the presence of such equipment is determined by the code enforcement officer to be hazardous.