

**CITY OF DAYTONA BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
PERMIT & LICENSING DIVISION
RENTAL INSPECTION**

Address: _____
Business Name: _____
Phone No.: _____
Units: _____ **Rooms:** _____

Exterior Property Areas:

- Sanitation: All exterior property and premises are maintained in a clean, safe and sanitary condition. (IPMC 302.1)
- Sidewalks, driveways: Sidewalks, walkways, stairs, driveways, parking spaces and similar areas are kept in proper state of repair and are free from hazardous conditions. (IPMC 302.3)
- Weeds: Premises and exterior property are free from vines, weeds and plants in excess of 12 inches. (IPMC 302.4)
- Rodent harborage: Structures and exterior property are kept free from rodent harborage and infestation. (IPMC 302.5)
- Accessory Structures: Accessory structures, including detached garages, fences and walls are structurally sound and in good repair. (IPMC 302.7)
- Motor vehicles: Inoperative and unlicensed vehicles shall not be parked, kept or stored on premises nor be in a state of disassembly or disrepair. Painting vehicles is prohibited unless inside approved spray booth. (IPMC 302.8)
- threat to the public health, safety, or welfare. (IPMC 304.1)
- Protective treatment: All exterior surfaces shall be maintained in good condition. Exterior wood surfaces (other than decay-resistant woods) are protected by painting or other protective covering or treatment. Peeling, flaking, chipped paint will be eliminated and repainted. Joints, doors, and skylights will be kept weather resistant and water tight. Rust and corrosion will be stabilized and coated.(IPMC 304.2)
- Premises identification: Buildings will have approved address numbers, three (3) inches or taller in height and plainly visible from the street fronting the property. (IPMC 304.3)
- Structural members: Structural members will be maintained free from deterioration and be capable of safely supporting imposed dead and live loads. (IPMC 304.4)
- Foundation walls: Foundation walls are maintained plumb and free from cracks and breaks and kept in such condition to prevent the entry of rodents and other pests. (IPMC 304.5)0
- Exterior walls: Exterior walls will be free from holes, breaks and loose or rotting materials, and maintained weatherproof and
- Surface coated where required to prevent deterioration. (IPMC 304.6)
- Roofs and drainage: Roof and flashing will be sound, tight and not have defects that admit rain. Roof drainage will be adequate to prevent dampness or deterioration in walls or interior portion of structure. Drains, gutters, downspouts are maintained in good repair and free from obstructions. Roof water will not be discharged in a manner that creates a nuisance. (IPMC 304.7)
- Stairways, decks, porches and balconies: Exterior stairways, decks, porches and balconies, and attached appurtenances are maintained structurally sound, in good repair, properly anchored and able to support the imposed loads. (IPMC 304.10)
- Handrails and guards. Every handrail and guard will be firmly fastened and capable of supporting normally imposed loads and will be maintained in good condition. (IPMC 304.12)
- Window, skylight and door frames. Every window, skylight, door and frame will be kept in good repair, sound condition and weather tight.(IPMC 304.13)
- Glazing. All glazing materials are kept free from cracks and holes.(IPMC 304.13.1)
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Exterior Conditions:

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- Openable windows. Every window other than a fixed window will be easily openable and able to be held in position by window hardware. (IPMC 304.13.2)
- Insect screens. Year-round every door, window and other openings required for ventilation of habitable rooms, food preparation or service areas shall be supplied with tightly fitted screens. (IPMC 304.14)
- Doors. Exterior doors, door assemblies and hardware are maintained in good condition. Locks at entrances to dwelling and sleeping units must tightly secure the lock. Locks on means of egress doors must comply with IPMC section 702.3. (IPMC 304.15)
- Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units must be equipped with devices designed to provide security of occupants and property within. (IPMC 304.18)
- Doors. Doors providing access to a rented/leased dwelling, room or housekeeping unit must be equipped with a deadbolt lock designed to be readily openable from the egress side without need for keys special knowledge or effort. A sliding bolt is not considered an acceptable dead bolt. (IPMC 304.18.1)
- Windows. Window sash locking devices must be provided on operable windows located 6 feet above ground level or walking surface below that provides access to a rented/leased dwelling, room or housekeeping unit. (IPMC 304.18.2)
- Interior Structure:**
 - General: The interior of the structure and the equipment is maintained in good repair, is structurally sound, and in a sanitary condition. (IPMC 305.1)
 - Structural members. Structural members are maintained structurally sound and are capable of supporting the imposed loads. (IPMC 305.2)
 - Interior Surfaces: Interior surfaces in good, clean and sanitary condition with no holes or water damage. (IPMC 305.3)
 - Stairs and walking surfaces. Stairs, ramps, landings, porches, decks or other walking surfaces maintained in sound condition and good repair. (IPMC 305.4)
 - Handrails and guards. Handrails and guards are firmly fastened, maintained in good condition and capable of supporting normally imposed loads. (IPMC 305.5)
 - Interior doors. 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.
- Handrails and Guardrails:**
 - General. Flights of stairs having more than four risers will have a handrail on one side of the stair, firmly fastened and installed at required heights and locations. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above nosing of the tread or above the finished floor of the landing or walking surfaces. (IPMC 306.1)
- Rubbish and Garbage:**
 - Accumulation of rubbish or garbage. Interior and exterior are free from any accumulation of rubbish or garbage. (IPMC 306.1)
 - Disposal of garbage. Occupants will dispose of garbage in a clean and sanitary manner by placing in approved facility or container. (IPMC 307.3)
 - Garbage facilities. Owners will provide either a mechanical food waste grinder, incinerator or approved leak-proof, covered, outside garbage container. (IPMC 307.3.1)
- Extermination:**
 - Infestation. All structures will be kept free from insect and rodent infestation. (IPMC 308.1)
 - Owner responsible for extermination prior to renting or leasing structure. (IPMC 308.2)

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- Single occupant of one-family dwelling or of a single-tenant non-residential structure is responsible for premises extermination. (IPMC 308.3)

Light, Ventilation and Occupancy Limitations:

Light:

- Habitable spaces. At least one window facing directly to the outside. Min. glazed area of 8% of floor area. (IPMC 402.1)

Ventilation:

- Habitable spaces. At least one openable window. Openable area equal to at least 45% of minimum glazed area. (IPMC 403.1)
- Bathrooms and toilet rooms. Must meet requirements of IPMC section 403.1 or be equipped with mechanical ventilation system. (IPMC 403.2)
- Appliance hood. Must be operational and in sanitary condition. (IPMC 403.4)
- Clothes dryer exhaust. Must be independent of all other systems and exhaust to the outside. (IPMC 403.5)

Occupancy Limitations:

- Minimum room width. Habitable rooms (except kitchens) will be no less than 7 feet in any plan dimensions; kitchens require 36" clear space between counter fronts and appliances or counter fronts and walls. (IPMC 404.2)

- Minimum ceiling heights. Habitable spaces require clear ceiling height of not less than 7 feet. (IPMC 404.3)
- Bedroom and living room requirements. Must comply with IPMC sections 404.4.1 through 404.4.5 as follows: (IPMC 404.4)
 - Room area. Every living room must contain at least 120 square feet and every bedroom must contain at least 70 square feet. (IPMC 404.4.1)
 - Access from bedrooms. Bedrooms must not be the only means of access to other bedrooms or habitable space and must not be the only means of egress from other habitable spaces. (IPMC 404.4.2)
 - Water closet accessibility. Every bedroom must have access to at least one water closet and one lavatory without passing through another bedroom. (IPMC 404.4.3)
 - Prohibited occupancy. Kitchens and non-habitable spaces must not be used for sleeping purposes. (IPMC 404.4.4)
- Overcrowding. The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants. (IPMC 404.5)

Per City of Daytona Beach Land Development Code, Article 2, Section 3.1.-Definitions, Family Dwellings, and City of Daytona Beach Zoning Regulations, Permitted Uses, Article 1, Section 3.1 Sub Section a. through e. the term "family" means one or more persons all living together and related by blood, marriage or legal adoption, and occupying the same unit.

No more than two (2) unrelated persons reside in a Single-family dwelling or duplex that is located in a single-family zone

Plumbing facilities and Fixture Requirements:

Required Facilities:

- Dwelling units. Dwelling units must contain their own shower or bathtub, lavatory, water closet and kitchen sink and must be maintained in a sanitary, safe working condition. (IPMC 502.1)

Toilet Rooms

- Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling. (IPMC 503.1)
- Floor surface. Maintained to be a smooth, hard and nonabsorbent surface and kept in a clean and sanitary condition. (No carpet.) (IPMC 503.4)

Plumbing Systems and Fixtures:

- General. Properly installed and maintained in good working condition; free from obstruction, no leak or defects and in a safe, sanitary and functional condition. (IPMC 504.1)

Water System:

- General. All fixtures properly connected to either a public or approved private water; hot or tempered and cold running water and sufficient volume. (IPMC 505.1)
- Hose bibs shall be protected by an approved permanently attached hose connection vacuum breaker. (IPMC 505.2)
- Supply. Installed and maintained to supply sufficient volume and adequate pressure; free from defects and leaks. (IPMC 505.3)
- Water heating facilities. 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 less than 110°F. 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. (IPMC 505.4)

Sanitary Drainage System:

- General. All plumbing fixtures properly connected to either a public sewer or approved private sewage disposal system. (IPMC 506.1)
- Maintenance. Plumbing stack, vents, waste and sewer lines functioning properly and free from obstructions, leaks and defects. (IPMC 506.2)

Mechanical and Electrical Requirements:

Heating Facilities:

- Facilities required. Permanently installed heating facilities shall be provided in structures. (IPMC 602.1)

Mechanical Equipment:

- Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC 603.1)
- Remove combustion products. All fuel-burning equipment and appliances connected to approved chimney or vent. (IPMC 603.2)

Electric Facilities:

- Service. Size and usage of appliances and equipment is basis for determining need for additional facilities in accordance with code. Dwelling units served by three-wire, 120/140 volt single phase electrical service

with rating not less than 60 amperes. (IPMC 604.2)

- Electrical system hazards. If electrical system constitutes hazard to occupants or structure due to inadequate service, improper fusing, insufficient receptacle/lighting outlets, improper wiring or installation, deterioration or damage or similar reasons, official shall require the defects corrected to eliminate the hazard. (IPMC 604.3)

Electrical Equipment:

- Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in safe and approved manner. (IPMC 605.1)
- Receptacles. Habitable space in dwelling contains at least two separate and remote receptacle outlets. Laundry areas contain at least one grounded-type receptacle or receptacle with ground fault circuit interrupter. Each bathroom contains at least one receptacle. Any new bathroom receptacle has ground fault circuit interrupter protection. (IPMC 605.2)
- All bathrooms, kitchen counter areas (12 inches or wider), 210.52 exterior and garage receptacles shall be GFCI protected. (N.E.C. 210.8 & 210.52)
- Luminaires. Public halls, interior stairways, toilet rooms, kitchens, bathrooms, laundry rooms, boiler rooms and furnace rooms

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contain at least one electric luminaire. (IPMC 605.3)

Duct Systems:

- General. Duct systems maintained free of obstructions and capable of performing the required function. (IPMC 607.1)

Fire Safety Requirements:

Means of Egress:

- General. Safe, continuous and unobstructed path of travel is provided from any point in a building or structure to public way. Means of egress complies with Chapter 14 of NFPA 1 – Uniform Fire Code. (IPMC 702.1)
- Aisles. Required width of aisles is in accordance with Section 14.4.1 of NFPA 1 – Uniform Fire Code, and are unobstructed. (IPMC 702.2)
- Locked doors. Means of egress doors are openable from the side from which egress is to be made without need for keys, special knowledge or effort, except where the door hardware conforms as permitted by Section 14.5 of NFPA 1 – Uniform Fire code. (IPMC 702.3)
- Emergency escape openings (windows & doors) must operate from the inside of room without the use of keys or tools. Bars, grills, grates or similar devices must be releasable or removable from the inside without the use of a key, tool or force greater than that required for normal operation of escape and rescue opening. (IPMC 702.4)

Fire Protection Systems:

- General. All systems, devices and equipment to detect a fire, activate an alarm or suppress or control fire maintained in operable condition in accordance with Chapter 13 of the NFPA 1 – Uniform Fire Code. (IPMC 704.1)
- Smoke alarms. Alarms installed and maintained in Group R-2, R-3, R-4, and in dwellings not regulated in Group-R occupancies regardless of occupant load at locations:
 1. On ceiling or wall outside sleeping area(s) in immediate vicinity of bedrooms
 2. In each room used for sleeping purposes
 3. In each story within dwelling unit including basements and cellars. Split levels without intervening door between adjacent levels, a smoke alarm on upper level shall suffice. (IPMC 704.2)
- Power Source. In Group-R and dwellings not regulated as Group-R, single-station smoke alarms receive primary power from bldg wiring provided such wiring has a commercial source & is equipped with battery backup. Smoke alarms emit low battery signal. Wiring is permanent. (IPMC 704.3) Exception: Smoke alarms are permitted solely battery operated in bldgs where there is no construction, no commercial power source & alterations or

repairs do not result in the removal of interior wall or ceiling finishes unless there is an attic, crawl space or basement available for wiring.

- Interconnection. Where multiple smoke alarms are required in dwelling units in Group R-2, R-3, R-4 and in dwelling units not regulated as Group-R, smoke alarms interconnect so the activation of one alarm activates all alarms in the unit. (IPMC 704.4) Exception: 1) Interconnection not required in bldgs not undergoing alterations, repairs, or construction of any kind. 2) Smoke alarms in existing areas not required to be interconnected where alterations/repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless an attic, crawl space or basement provides available access for interconnection without removal of interior finishes.

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Address: _____
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____ No Violations Found

____ Re-Inspection Required

Follow-up Date:

Inspection Date & Time: _____

Inspected By

Signature: _____