



**THE CITY OF DAYTONA BEACH
NEIGHBORHOOD SERVICES DIVISION
RENTAL LICENSE INSPECTION**

ISSUE LICENSE

Address _____ Units _____ Yes No

Additional Address (if Applicable) _____

Vacant or Unoccupied (not rented)

Business Name _____ Telephone No. _____

NOTE: THIS IS A BUILDING MAINTENANCE INSPECTION. THE CHECKLIST CONTAINS FREQUENTLY CITED VIOLATIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC). ADDITIONAL VIOLATIONS MAY BE IDENTIFIED. COMPLIANCE WITH CHECKLIST DOES NOT GUARANTEE COMPLIANCE WITH ANY OTHER CITY ADOPTED CODE OR ORDINANCE. THIS IS A LIMITED VISUAL INSPECTION FOR DETERMINING COMPLIANCE WITH IPMC AND DOES NOT INFER ANY WARRANTY, EITHER EXPRESS OR IMPLIED.

- Weeds:** Property shall be maintained free from weeds or plant growth in excess of 12 inches. IPMC 302.4
- Rubbish or garbage:** Exterior and interior shall be free from any accumulation of rubbish or garbage. IPMC 307.1
- Sanitation:** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. IPMC 302.1
- Infestation:** All structures shall be kept free from insect and rodent infestation. IPMC 308.1
- Accessory structures:** All accessory structures, including, detached garages, fences and walls, shall be maintained structurally sound and in good repair. IPMC 302.7
- Motor vehicles:** No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises. No vehicle shall be in state of major disassembly, disrepair or dismantled. IPMC 302.8
- Exterior:** 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. IPMC 304.1
- Protective treatment:** All exterior surfaces, including but not limited to, doors, door and window frames, trim, porches, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces shall be protected from elements and decay by painting or other protective covering. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Metal surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior. Surfaces designed for stabilization by oxidation are exempt. IPMC 304.2
- House number:** Have approved address numbers in a position plainly legible and visible from street or road fronting. Number shall be minimum of 4 inches in height and contrast background. IPMC 304.3
- Exterior walls:** Shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. IPMC 304.6
- Roofs and drainage:** 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 of structure. Roof drains, gutters and downspouts shall be maintained in good repair. Roof water shall not be discharged in a manner that creates a public nuisance. IPMC 304.7
- Stairways, decks, porches, balconies and appurtenances:** Shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting imposed loads. IPMC 304.10
- Handrails and guards:** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. IPMC 305.5
- Handrails and Guardrails:** Missing or deficient in height, dimension or location. Provide for repair. IPMC 306.1
- Window, skylight and doors:** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All glazing (glass) shall be free from cracks and holes. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. IPMC 304.13
- Screens:** Every window and other outside opening required for ventilation shall be supplied with approved tightly fitting screens. Correct torn or damaged screening. IPMC 304.14
- Doors:** Doors providing access to unit that is rented or leased shall be equipped with a deadbolt lock readily openable from egress side without need for keys, special knowledge or effort. A sliding bolt shall not be considered an acceptable deadbolt lock. IPMC 304.18.1
- Emergency escape openings (windows and doors):** Nonexistent, obstructed or inadequate. Provide for repair. IPMC 702.4
- Interior:** Interior of a structure and equipment therein shall be maintained in good condition, structurally and sanitary. IPMC 305.1
- Bath ventilation:** Every bathroom or toilet room shall comply with ventilation requirements of 403.1 (operable window). Exception - When mechanical ventilation is provided. Vent shall discharge to exterior and not recirculate. IPMC 403.2
- Plumbing:** Plumbing fixtures shall be properly installed, maintained in working order and kept free from obstructions, leaks or defects. IPMC 504.1
- Plumbing waste:** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. IPMC 506.1
- Heating:** Dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65°F in all habitable rooms, bathrooms and toilet rooms. IPMC 602.2
- Electrical:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. IPMC 605.1.
- Bathroom receptacle:** Every bathroom shall contain at least one receptacle (electrical outlet). Any new bathroom receptacle outlet shall have ground fault circuit protection. IPMC 605.2
- Smoke detectors:** IPMC 704.2. Required locations:
 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 2. In each room used for sleeping purposes.
 3. In each story within dwelling unit, including basements.
 4. Installed per manufacturer's instructions.**
FSS 553.883 ** If adding or replacing a smoke detector it must be a ten year battery model.
- Zoning issue:** More dwelling units on property than identified in application. Contact Zoning office at Permits and Licensing Division.
- Permits and planning:** Make application and obtain required permit(s) for work intended or completed (Florida Building Code).
- OTHER:** See comments below.

NO VIOLATIONS NOTED RE-INSPECTION REQUIRED PERMITS REQUIRED

Comments: _____

YOU ARE HEREBY REQUIRED TO IMMEDIATELY CORRECT THE CODE VIOLATION(S) NOTED ABOVE. A re-inspection will be conducted in approximately thirty (30) days. Failure to comply may require further actions by the City Code Enforcement Board or Special Magistrate.

Questions regarding this inspection should be directed to the inspector noted below at 386-671- _____.

Inspector _____ CIRCLE ONE: OWNER TENANT PROPERTY MANAGER

Inspection Date _____ Signature _____

Re-inspection Date _____ Compliance Non-Compliance