



CITY OF PITTSBURGH  
**DEPARTMENT OF PERMITS, LICENSES & INSPECTIONS**

## **Residential Housing Rental Permit Program**

### **Inspection Checklist**

**Issued:** 6/4/2025

**Revised:** N/A

#### **1. Inspection Access**

- a) Was the applicant, owner, landlord, or tenant (18 years or older) present at the agreed-upon inspection time, and did they grant the PLI inspector access to the rental unit to perform inspection per [City of Pittsburgh's Residential Housing Rental Permit Program Rules and Regulations Rule 5.A?](#)

**NOTE:** If the owner or their representative fails to be present or grant the PLI inspector access to the rental unit, the inspector shall record a failed inspection outcome.

#### **2. Building and Property Exterior**

- a) Are the property address numbers legible and visible from the street or road per [IPMC 304.3?](#)
- b) Is the exterior of the property clean and sanitary per [IPMC 302.1?](#)
- c) Are the roof, flashing, gutters, and downspouts maintained and discharged to a PLI-approved location per [IPMC 304.7](#) (as amended by [PCC 1004.02](#))?
- d) Are exterior walls, siding, windows, and doors maintained per [IPMC 304.6](#), [IPMC 304.13](#), and [IPMC 304.15](#)?
- e) Are exterior stairs, decks, porches, balconies, and similar features maintained per [IPMC 304.10](#)?
- f) Is the foundation maintained plumb and free from open breaks and cracks per [IPMC 304.5](#)?
- g) Are the sidewalk and exterior walkways free of tripping hazards per [IPMC 302.3](#)?
- h) Are exterior handrails and guardrails firmly fastened, able to support loads, and in good condition per [IPMC 304.12](#)?
- i) Is the electrical service line in good condition and hazard-free per [IMPC 604.3](#)?

### 3. General Building Interior

- a) Is the building interior in good repair, structurally sound, and in a sanitary condition per [IPMC 305.1](#)?
- b) Is the interior free of rodent or insect infestation per [IPMC 309.1](#)?
- c) Are interior stairs and walking surfaces in good condition per [IPMC 305.4](#)?
- d) Are interior handrails and guardrails firmly fastened, able to support loads, and in good condition per [IPMC 305.5](#)?
- e) Do common hallways and stairs in buildings with more than two units have constant lighting per [IPMC 402.2](#)?

### 4. Dwelling or Sleeping Unit Spaces

- a) Is the observed use (occupancy type and number of sleeping and dwelling units) consistent with the use authorized by the most current certificate of occupancy per [PCC 924.03.B](#), [IPMC 102.3](#), and [IPMC 111.1.4](#)?
- b) Do habitable spaces, including bedrooms, meet the occupancy limitations of [IPMC 404](#)?
- c) Do habitable spaces have light and ventilation per [IPMC 402](#) and [IPMC 403](#)?
- d) Do bathrooms and toilet rooms have an openable window or mechanical ventilation that discharges to the exterior per [IPMC 403.2](#)?
- e) Are kitchens provided with cooking appliances, counters, cabinets, refrigerator, and freezer to allow occupants to safely store and prepare food per [IPMC 404.7](#)?

### 5. Electrical Systems

- a) Does each dwelling unit have a minimum of 60-ampere service or main breaker per [IPMC 604.2](#)?
- b) Do electrical equipment, wiring, receptacles, and appliances function per [IPMC 605.1](#)?
- c) Do habitable spaces, bathrooms, and laundry areas have the required number and type of receptacles, are they covered with a faceplate, and do they function properly per [IPMC 605.2](#)?
- d) Is the electrical system free of hazards per [IPMC 604.3](#)? Examples of hazards include obstructed panel boards or switchboards; damaged/deteriorated wiring, equipment, or appliances; exposed wiring/components; missing or damaged cover plates; and improperly installed grounded or GFCI receptacles.
- e) Are flexible cords limited to temporary use per [IPMC 605.4](#)?

## 6. Mechanical Systems

- a) Are permanently installed heating appliances provided, properly installed, maintained in a safe working condition, and have controls to maintain a 68 ° F temperature during the heating season (from October 1<sup>st</sup> to May 31<sup>st</sup>) per [IPMC 602](#) (as amended by [PCC 1004.02](#))?

**NOTE:** The inspector will use alternate methods to confirm temperature controls for inspections performed outside of the heating season.

- b) Are appliances (mechanical, solid fuel-burning, cooking, and water heating) and fireplaces properly installed, maintained in a safe working condition, and capable of performing the intended function per [IPMC 603.1](#)?
- c) If fuel-burning equipment is present, does a chimney or vent exhaust to the exterior, is the chimney or vent in good repair without signs of decay or rust, are safety controls (temperature/pressure limits, pressure relief valves, pilot safety) provided, and is combustion and ventilation air provided per [IPMC 603.2](#), [IPMC 603.4](#), and [IPMC 603.5](#)?
- d) Is clearance maintained between mechanical equipment and appliances and combustible materials per [IPMC 603.3](#)?
- e) Is the clothes dryer exhaust independent of other systems, does it discharge to the exterior, and is it constructed of non-flexible duct per manufacturer's instructions and [IPMC 403.5](#)?

## 7. Plumbing Systems

- a) Are required plumbing fixtures (tub or shower, sink, water closet, and kitchen sink) provided per [IPMC 502](#)?
- b) Are plumbing fixtures properly installed and connected to water and sanitary drainage systems? Are the fixtures, water system, and sanitary drainage systems maintained in a safe working condition and capable of performing the intended function per [IPMC 504](#), [IPMC 505](#) (as amended by [PCC 1004.02](#)), and [IPMC 506](#)?
- c) Is the hot water temperature at sinks, lavatories, bathtubs, showers, and laundry facilities at least 110 degrees per [IPMC 505.4](#)?

## 8. Fire Safety Components & Systems

- a) Is there a safe, continuous, and unobstructed path to a public way per [IPMC 702.1](#)?
- b) Are means of egress doors and emergency escape and rescue openings readily openable from the egress side without special knowledge or tools per [IPMC 702.3](#) and [IPMC 702.4](#)?
- c) Are fire-rated walls, floors/ceilings, and shafts maintained without signs of damage or unprotected penetrations (pipes, conduit, wires, and ducts) and with self-closing or automatic

closing doors per [IPMC 703.3](#)? Fire-rated construction examples include elements that separate dwelling or sleeping units and enclose common corridors or common/shared stairs.

- d) If existing fire protection systems are present, is there a record of PLI fire maintenance inspection within the last year to confirm maintenance, testing, and inspections per [IPMC 704.2](#)?
- e) Are smoke alarms provided at required locations, remote from cooking appliances and bathrooms, and functional per [IPMC 704.6](#) and [IPMC 704.7](#)?

**NOTE:** The owner or applicant is responsible for providing the means to test smoke alarms for PLI to witness.

- f) Are carbon monoxide alarms provided at required locations and functional per [IPMC 705](#)?

**NOTE:** The owner or applicant is responsible for providing the means to test smoke alarms for PLI to witness.

## **General Information**

The PLI inspector uses this checklist for their inspection. PLI inspections confirm a rental unit's compliance with the [Pittsburgh City Code \(PCC\) Chapter 781 City's Residential Housing Rental Permit Program](#) as required per PCC § 781.04 and [PLI's rules and regulations](#). Program compliance includes applicable [International Property Maintenance Code \(IPMC\)](#) requirements as adopted under [PCC Chapter 1004](#). The hyperlinks in this document allow you to navigate to the full text of the referenced code or regulation requirement.