



CITY OF PITTSBURGH
DEPARTMENT OF PERMITS, LICENSES & INSPECTIONS

RESIDENTIAL HOUSING RENTAL PERMIT PROGRAM

DRAFT INSPECTION CHECKLIST

ISSUED: DRAFT

REVISED: N/A

1. 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?
- d) Are exterior walls, siding, windows, and doors maintained per IPMC 304.6, 304.13, and 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?

2. GENERAL 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?

3. SPACE REQUIREMENTS

- a) Is the observed use consistent with the use authorized by the most current certificate of occupancy per PCC 924.03.B and IPMC 102.3 and 111.14?
- 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 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?

4. 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?

5. MECHANICAL SYSTEMS

- a) 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?
- b) 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, 603.4, and 603.5?
- c) Is clearance maintained between mechanical equipment and appliances and combustible materials per IPMC 603.3?

- d) 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?

6. PLUMBING SYSTEMS

- a) Are required plumbing fixtures (tub or shower, sink, water closet, and kitchen sink) provided per IMPC 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, 505, and 506?
- c) Is the hot water temperature at sinks, lavatories, bathtubs, showers, and laundry facilities at least 110 degrees per IPMC 505.4?

7. FIRE SAFETY REQUIREMENTS

- 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 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 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 carbon alarms for PLI to witness.

PLI inspections confirm a rental unit's compliance with the Pittsburgh City Code (PCC) Chapter 781 City's Residential Housing Rental Permit Program including the applicable International Property Maintenance Code (IPMC) requirements per § PCC 781.04 and PLI's rules and regulations.