

# CITY OF GARFIELD HEIGHTS POINT OF SALE COMPLIANCE STANDARDS

These standards of compliance for Garfield Heights housing are based on local zoning codes, exterior maintenance codes, the Regional Dwelling House Code and local Building Provisions. The following is a check list to assist the property owner with compliance.

## **INTERIOR:**

- Plumbing:**
- Waste stack should not be deteriorated and/or leaking.
  - Hot water tanks should be operating properly and not leaking.
  - Hot water tanks should have combination temperature and pressure relief valves and overflow pipe (3/4 inch) extending to within 6 inches of floor.
  - Water lines should not be corroded, deteriorated or leaking.
  - Open sewers on the premises and inoperable fixture traps (escaping sewer gases very hazardous) should be corrected immediately.
  - Toilets in basement should be made operable or removed and the line capped.
  - Flue pipes from tanks should be sound and fitted into chimney.
- Heating:**
- Furnace should be in proper operating condition and should have safety pilot to cut off burner in case of pilot outage and should also have a limiting device to keep equipment from over-heating.
  - Flue pipes should be sound and properly fitted into chimney.
  - Flue pipes should have proper incline of 1/4 inch per foot in length.
  - Furnace and hot water tank flues should be cemented to the chimney and be equipped with draft hood.
  - Dryer should be vented to the outside through a window. Stockings on end of vent hose should not be used.
- Health:**
- Basement area should be free of unuseables and debris or any stored materials which may create health or safety hazards (examples: gasoline stored in open container or glass container, motorcycle stored in house.)

## **FIRST AND SECOND FLOORS:**

- Plumbing:**
- Plumbing in bathrooms and kitchens should be free of leaks, corrosion and should function; traps for all fixtures should be free of leaks.
- Heating:**
- Vents should be secured to wall and should open and close properly; radiators should not leak or have bad valves, or be improperly connected.
  - Supply of heat should be adequate to maintain temperature of 68 degrees F. in all rooms at all times.
- Electric:**
- Every dwelling structure and secondary or appurtenant structure shall be provided with approved electrical service, outlets, and fixtures, which shall be installed and maintained so as to be free of any potential source of ignition of combustible material or any potential source of electrical hazard.
- Walls, Floors and Ceilings:**
- Large holes, severe cracks or loose or deteriorated materials should be repaired.
  - Cracked and/or falling plaster should be repaired and painted.
- Windows:**
- All windows should be free of broken, cracked or missing panes. Sash cords or clips should be in all windows.
- Doors:**
- All doors should be operable. Front, rear and side doors should have locks that open from the inside without the use of a key.
- Attics:**
- All ("First and Second Floors") items are applicable.
  - Openings in chimneys and roofs should be repaired with proper materials.

Note: The Housing Code requires only one operable window in each habitable room.

Note: Check with Building Department for Permit requirements.