



Department of Community Development

Bureau of Building Standards & Safety

Owner Occupied - 610.437.7688 Fax 610.437.8798

Rental Properties - 610.437.7694 Fax 610.437.7693

**BUYER NOTIFICATION INSPECTION PROGRAM
CODE SUMMARY**

THIS SUMMARY OF THE ALLENTOWN PROPERTY REHABILITATION AND MAINTENANCE CODE PROVIDES PROPERTY OWNERS WITH A CHECKLIST OF THE CODE STANDARDS CITY INSPECTORS WILL APPLY DURING THE INSPECTION. THIS IS NOT A COMPLETE COPY OF THE CODE.

COMPLETE COPIES OF THE ALLENTOWN PROPERTY REHABILITATION AND MAINTENANCE CODE ARE AVAILABLE FROM THE CITY CLERK.

FOR QUESTIONS AND ADDITIONAL INFORMATION, PLEASE CALL THE ABOVE NUMBERS.

SAFE & SANITARY MAINTENANCE:

- All building and property elements shall be in sound condition and good repair with all appropriate surfaces finished with paint or equivalent. Rain gutters & downspouts are required. All doors shall have appropriate hardware installed. Basement openings need protectives against rodent entry.
- Handrails are required for steps with 5 or more risers. 36" high guards with balusters spaced no more than 6" apart are required for porches and landings with more than a 3' drop.
- Stagnant water, weeds 10" high or more, trash, junk and/or abandoned vehicles are prohibited from yards and lots.
- Parking lots require curb cuts, must project adjoining properties, & must be paved.
- Air conditioners and other mechanical equipment must have a minimum 7' clearance above sidewalks and shall not project more than 14".

SAFETY FROM FIRE

- ¾ hour fire rated walls and doors (such as 1-3/4" flush solid lumber core) are required between units and common halls. 1 hour fire rating is required between units.
- Two exits are required from all units in buildings with three or more stories that contain three or more units, and in buildings with two stories and four or more units per floor. All exits shall be unobstructed and lead to ground level without going through another unit. Primary exits must be interior or non-combustible; second exits may be fire escapes.

- AC powered or battery powered smoke detectors must be on all floors in single family homes. In two or more unit buildings, smoke detectors must be AC powered, interconnected in public halls, basements and common area. Every unit must have at least one smoke detector per floor.

SPACE, USE, LOCATION

- In every dwelling unit, 250 square feet is needed for the first occupant and 100 square feet for each additional occupant. Sleeping rooms need 70 square feet for the first occupant and 45 square feet for each additional occupant 12 years and older, 35 square feet for 11 years and younger.
- A 7 foot ceiling height over at least 50% of the total floor area is required for every habitable room. Heights less than 4-1/2 feet may not be used in computing the total floor area.
- In single family dwellings attic, basement & cellar occupancy is permitted. For all other dwellings no basement or cellar is habitable unless floors & walls are watertight, windows are above grade, and all height requirements are met.

LIGHT, VENTILATION, ELECTRICITY, HEAT

- Every habitable room needs a window facing outdoors (bathrooms and kitchens can have Exhaust fans).
- All rooms need 2 remote wall outlets & a light or a switch controlled outlet. Floor outlets must be removed. All public hallways shall be properly lighted.
- All connections must meet the electrical code.
- All rooms shall be heated to no less than 68° from October 1st to May 1st. Kerosene heaters are only permitted in single family homes.

KITCHEN & BATHROOM

- Every dwelling unit needs a bathroom with a toilet, sink, bathtub or shower, a kitchen with sink, stove and refrigerator, cabinets, drawers and counter space. All connections must meet the plumbing code. Floors shall be impervious to water.

ROOMING UNITS

In addition to other standards:

Rooming Units must:

- have a minimum of 150 square feet; maximum occupancy is one person
- have one bathroom for every six rooming units, accessible without going through any other rooms.
- cooking is prohibited in rooming units.

