



FREDERICK

CODE ENFORCEMENT

Maintenance Standards Checklist (Frederick City Code Sec. 12.5-74)

If any of the below maintenance standards fail at the time of inspection, they must be corrected within the timeframe allotted by the Inspector. Failure to comply may result in your license being revoked.

IPMC	Exterior Requirements	Pass	Fail	Comments
302.1	Exterior clean, safe and sanitary.			
302.3	Sidewalks and driveways are maintained free of hazardous conditions.			
302.7	Fences, walls, garages maintained free of rotted wood, peeling paint, etc.			
304.2	All exterior wood surfaces painted and free of decay/rot; metal surfaces free of rust; Siding/masonry sealed and weather tight.			
304.3	House numbers visible from the street. (Arabic Numerals or letters, contrasting color from background, 4" height, stroke width 0.5 inch)			
304.6	Exterior Walls free from holes, loose and rotting material and weatherproof.			
304.7	Roof and flashing free from defects that admit rain. Gutters/downspouts properly secured and free from obstructions.			
304.10	Stairways, decks, porches & balconies: Maintained structurally sound and in good repair.			
304.11	Chimneys maintained safe and in good repair.			
304.12	Handrails & Guards firmly fastened, capable of supporting normal load and maintained in good condition			
304.13	Window and door frames in good repair and weather tight.			
304.13.1	Glazing/ glass maintained free of holes and cracks.			
304.13.2	Windows are easily opened and held in place by window hardware.			
304.14	Insect Screens must be installed from 4/1 – 12/1 and in maintained in good repair.			
304.15	Exterior Doors and hardware functions properly and are properly secured with a lock.			
304.18.1	Doors deadbolt lock required (must be opened from egress side, no keyed locks)			
304.18.2	Window sash lock required on windows within 6' above ground level must have a sash locking device.			
308.1	Exterior property free from rubbish and garbage.			

	Interior Code Requirements	Pass	Fail	Comments
305.3	Interior Surfaces free from peeling paint, water stains, etc.			
305.4	Stairs and walking surfaces in good condition.			
305.5	Handrails and guards are firmly fastened.			
305.6	Interior doors fit within the frame and operate properly.			
307.1	Handrails and guardrails are installed on every open portion of a stair, balcony, or ramp more than 30” above the floor. Handrails should be 30-42” in			
309.1	Structure free from insect and rodent infestation.			
402.2	Common halls and stairways lighted at all times.			
403.1	Habitable spaces have at least one openable window.			
403.2	Bathrooms and toilet rooms have a window or mechanical ventilation.			
404.3	Minimum ceiling height (7’) in all habitable spaces.			
404.4.1	Bedroom Area: 1 occupant 70 sq feet minimum 50 sq feet for each additional occupant			
404.4.2	Bedrooms shall not constitute the only means of access to other bedrooms or serve as the only means of egress from other habitable spaces.			
503.1	Bathrooms must have a door and interior locking device.			
504.1	Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.			
505.4	All faucets must provide adequate water flow and a minimum temperature of 110 °F .			
602.3	Residential occupancies have heating facilities capable of maintaining a room temperature of 68° F in all habitable rooms from Oct 1 – May 1.			
605.1	Electrical equipment: Electrical equipment, wiring and appliance shall be properly installed and maintained.			
605.2	Electrical Outlets: Every habitable space must have a minimum of two separate and remote electrical outlets.			
702.1	Egress: A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public way.			
702.3	Locked Doors: Egress doors are openable from the side in which egress is to be made without the needs for keys or special knowledge.			
12.5-74(3)	Smoke alarms and Carbon Monoxide alarms are properly installed and operational in accordance with state and local laws.			