

**Minimum Criteria Needed to Perform
New Unit, Delinquent Owner, Random & Courtesy Inspections**

Including but not limited to:

All utilities must be on at time of inspection.

1. Electric.

15.24.1150

A. General. It shall be illegal to occupy as owner-occupant or permit another person/s to occupy any structure or premises which is not provided with a connected electrical system and power available upon demand.

B. Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in accordance with the National Electric Code.

C. Receptacles. The excessive use of extension cords in any dwelling unit shall be construed as a condition requiring additional duplex outlets.

D. Bathrooms. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

E. Water Use Area. In any water use area, including, but not limited to bathrooms, utility rooms, kitchens and basements, electrical receptacles are prohibited in floor areas where they would create a hazardous condition.

15.24.1140

A. Facilities Required. Every occupied dwelling shall be provided with an electrical system in compliance with the requirements of this section and Section 15.24.1150.

B. Service. Every electrical outlet and fixture, and all electrical wiring and equipment shall be installed, maintained and connected to a source of electrical power in accordance with the provisions of the effective National Electrical Code. Every dwelling shall be served by a main service that is not less than sixty (60) amperes.

2. Water.

15.24.1080

F. Water Supply. It shall be illegal to occupy as owner-occupant or permit another person/s to occupy any structure or premises which does not have a supply of hot or tempered and cold running water connected to the structure and readily available upon demand.

3. Plumbing fixtures.

15.24.1090

C. Water Heating Facilities. Every dwelling unit shall have supplied water heating facilities which are properly installed, operated and maintained in a safe and good working condition and are properly connected to the bathtub or shower, sink and lavatory basin. Such water heating facilities shall be capable of heating water to a temperature of one hundred ten (110) degrees Fahrenheit and capable of meeting normal demands at

every required plumbing outlet.

4. Mechanical equipment.

15.24.1130.

A. Mechanical Equipment. All mechanical equipment, fireplaces and fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

B. Controls. All controls and safety controls for fuel burning equipment shall be maintained in safe and effective operation.

C. Cooking and Heating Equipment. Devices for heating and/or cooking food or beverages are not required. However, if provided, they shall be functional and safely operable, free of food or grease deposits and located in such a manner as to be safe and sanitary. Electrical cords shall be undamaged, safe and of adequate wire sizing and length to be utilized without extension cords. All gas devices, piping and connections shall be installed in accordance with the National Gas Code.

October 1 – April 15: Heating must be on at time of inspection.

15.24.1120

A. Residential Buildings. Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of sixty-five (65) degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms, limited to the following:

1. Stationary heat unit(s) from which heated air is distributed through a system of ducts, pipes or plenums;
2. Stationary heat unit(s) which is equipped with a fan or blower to circulate heated air;
3. Stationary heat unit(s) through which air is circulated by gravity;
4. Stationary heat unit(s) which conduct heat through registers or electric heating coils; and
5. Stationary heat unit(s) which provide heat by means of convection.

B. Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit or guest room on terms, either expressed or implied, shall furnish a heat source to the occupants. All fuel burning heat sources shall be installed and maintained according to manufacturer's specifications.

C. Space Heaters. Unvented space heaters or unvented kerosene heaters providing supplementary heat may be used in a single-family dwelling only under the following conditions:

1. As a secondary source of heat and not a primary source of heat; and
2. With written consent of the property owner.

Unvented kerosene heaters are prohibited in multiple-family dwellings.

15.24.820 General.

The interior of a structure and equipment therein which is required under this code shall be maintained in good repair, structurally sound and in sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential

occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

15.24.080

A. The housing official shall issue all necessary notices or orders to ensure compliance with this code. This includes the authority to issue violation notices; request the abatement, removal or correction of nuisances, complaints and emergency conditions affecting the public health, safety and welfare.

B. The housing official is authorized, upon presentation of proper credentials and with consent or valid warrant to enter, inspect and survey, at all reasonable times, all buildings, structures and premises in accordance with this code.

C. The housing official is hereby authorized and directed to make inspections on all property located within the city of Salisbury, Maryland, to determine compliance with this code.