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## Limerick Township Department of Emergency Services Rental Inspection Guidelines

Listed below are some items that the Department of Emergency Services will focus on when conducting rental inspections. Please use this list to prepare the property prior to inspection, if needed please correct any deficiencies in advance. The guidelines shown below are only a summary of some items and may not represent all items looked for during a rental inspection. A license is required for all rental units and will be issued by the Limerick Township Department of Emergency Services following compliance verification.

- All rental units shall have their address posted so that it is visible from the public right-of-way.
- Compliant smoke detectors are required in each bedroom, sleeping area (common spaces), and per floor. The power source of the detectors, at the time of installation, shall be maintained or improved. Devices are required to be replaced every ten (10) years or as required by the manufacturer.
- Compliant carbon monoxide (CO) detectors are required outside of sleeping area and per individual floor. The power source of the detectors, at the time of original installation, shall be maintained or improved. Devices are required to be replaced every ten (10) years or as required by the manufacturer.
- When fire alarm, sprinkler, or other life safety systems are present, they shall be inspected and maintained in proper working order.
- An unobstructed means of egress, allowing occupants to safely exit the rental unit and first responders to enter shall be provided and maintained.
- All means of egress doors shall be readily openable from the egress side without the use of keys, tools or special knowledge (Double cylinder locks are not permitted).
- Hazardous materials need to be properly stored and maintained in a safe fashion. The rental unit should be free from the accumulation of trash, debris and excessive combustible materials.
- Handrails need to be installed and maintained in proper repair.
- The structural, mechanical, and plumbing components shall be maintained in proper repair and working order.
- Electrical hazards shall be abated, and the system(s) maintained in safe working order. Extension cords and multi plug adapters are not allowed to be utilized for permanent use, GFCI's shall be installed with 6' of a water source.

While conducting the inspection our staff will review general fire safety, fire prevention and public education principles and review how emergency services are provided in our community.

**Please contact the Limerick Township Department of Emergency Services at 610-495-6432 should you have any questions prior to your inspection.**