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Limerick Township Rental Unit inspection Guidelines

Listed below are some of the items that the Code Enforcement Officer or Agent duly authorized by The Department of Emergency Services will focus on when conducting the inspection of your rental property. Please use this list to prepare the property prior to our inspection; if needed, any deficiencies should be resolved in advance. The guidelines shown below are offered in summary form, and may not identify all fire & life safety concerns that can be associated with a particular rental unit. A license is required for all rental units, and will be issued by the Department following compliance verification. Please contact Limerick Township Department of Emergency Services if you have any questions or concerns regarding the guidelines, or your upcoming inspection, at (610) 495-6432.

- All rental units shall have their address posted so that it is visible from the public right-of-way for emergency services personnel.
- 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 original 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 the sleeping areas 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.
- Where 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 (i.e., double cylinder locks are not permitted).
- Hazardous materials need to be properly stored and maintained in a safe fashion.
- The rental units should be free from the accumulation of trash, debris, and excessively 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 a safe working order (extension cords and multi plug adapters are not allowed to be utilized for permanent use; GFCI's shall be installed within 6' of the water source).

While performing the inspections The Code Enforcement Officer or Agent duly authorized by The Department of Emergency Services will also review general fire safety, fire prevention, and public education principles with you; as well as review how the high level of emergency services is provided in our community.