

Preventative Maintenance

Exterior Property and Structure:

- Ensure that all handrails and guards on decks, porches, balconies and stairs are securely fastened and in a well maintained condition. (The City Building Department will conduct courtesy deck inspections upon request: contact Tom Elliott 434-970-3318).
- Have roof checked for leaks that admit rain and weather. Keep gutters and downspouts in good repair.
- Keep wood and metal surfaces properly coated with protective treatment. Replace/repair all areas where deteriorating materials exist.
- Ensure that all windows are free from cracks and breaks in glazing (glass).
- Keep property areas free from trash and debris. Interior furniture placed outdoors is considered trash.

Interior Structure:

- Keep all walls free from holes and cracks. Holes in walls decrease the fire rating of drywall and plaster.
- Have electrical system checked regularly. Flickering lights and arcing electrical sockets are indicators of electrical system hazards. An upgrade in service may be necessary to prevent overloaded circuits.
- Ensure that all plumbing fixtures and hardware are in good repair and properly functioning. Make sure toilets are not leaking.
- Keep cover plates on all electrical sockets and switches
- Ensure all smoke detectors are in working order and installed in the required areas of the structure (below).
- Keep a clear path to all exits at all times.

IPMC Section 704.2 Smoke alarms: Single or multiple station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

- 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.**
- 2. In each room used for sleeping purposes.**
- 3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.**