

A Guide to the City of Wooster Property Maintenance Code

LOOK AT THE OUTSIDE

Is your home in good repair?

WALLS

No holes/cracks
Surface intact
Soffit and fascia in good repair

ROOF

Free of leaks
Shingles in good repair/not worn

GUTTERS/DOWNSPOUTS

In good repair
Free of obstructions

CHIMNEY

Clean
No loose or missing bricks

PAINT

Wood surface protected
Metal surface protected
No peeling
No graffiti

PORCH

Good repair
Guard railing

GARAGE/SHED

In good repair

WINDOWS

Operable
Weather-tight
Sash fits
Unbroken
Putty
Screens

DOORS

Weather-tight
Rodent-proof
Secured hinges/locks

FOUNDATION

Sound
No holes/cracks

STEPS

Not worn
Evenly spaced
Handrails at 4 or more steps

HOUSE NUMBERS

4 inches tall
Visible from street

LOOK AT THE YARD

Is it clean and well-maintained?

Fence in good repair
No trash in street gutter or alley
Grass and weeds cut
Sidewalks free of hazards
Yard graded for drainage
No litter, junk or debris
No inoperable vehicles
Parking only on approved paved areas

ON THE INSIDE

Is The House Clean, Safe and Well-Maintained?

WALLS/CEILINGS

Clean
No loose wallpaper
No cracks
No loose plaster
No flaking paint
No lead paint
Free of obstructions

FLOORS

Sound
No holes
Clean

HALLWAY

Well lit
Clear
Clean
Approved smoke detectors installed

WINDOWS

No broken glass
Screens-proper
Proper fit

ELECTRONIC COMPONENTS

Adequate service
No frayed or unconnected wires
No broken light fixtures
Use of proper type and size extension cords
Breaker / Fuse box accessible to tenants
Do not use space heaters

DOORS

Secure
Fits frame
Not blocked
Proper hardware

DANGERS IN THE KITCHEN

The Housing Code Requires:

Hot and cold water
Drain connected to sanitary sewer
No sleeping in kitchen area
Water-tight floor

POISONOUS GAS: **Do not** heat kitchen by turning on all gas stove burners. This causes a buildup of poisonous gas (carbon monoxide) which can kill you!

THE BATHROOM

The Housing Code Requires:

A tub or shower
A bathroom sink properly installed
Properly mounted toilet seat
No plugged drains

RODENTS AND ROACHES

ATTRACTORS INCLUDE:

Dirty dishes
Dirty stove and refrigerator
Uncovered food
Garbage in open containers
Cracked floor covering
Grease covered walls and ceilings

EVERYBODY HAS A RESPONSIBILITY

Whoever Owns A Property -Landlord or Owner – Occupant Is Responsible for These Things:

Not renting out housing with code violations
Eradicating rats, insects, and other pests
Garbage and rubbish should be placed in approved containers
Notifying occupants of exits
Not permitting overcrowding
Supplying hot and cold water as reasonably required by the tenant
Promptly making necessary repairs.

Whoever Is A Tenant – And You Are If You Rent The Place In Which You Live, Whether It Is An Apartment Or a House – Has These Responsibilities:

Keeping the dwelling unit clean and particularly cleaning floors and walls, and keeping plumbing unobstructed
Using trash cans for garbage and rubbish, not the streets and gutters
Not committing vandalism, and not permitting anyone else to vandalize
Not blocking exits or stairways with furniture, bicycles, carriages, or other obstacles
Not storing flammable liquids inside
Giving the owner access to make repairs at reasonable times
Complying with all rules that are brought to the tenant(s)'s attention and agreed to in writing
Properly using and operating all electrical fixtures, including smoke detectors and plumbing fixtures

THE BASEMENT

HEATING SYSTEM

Can heat to 70 degrees F
Properly installed/ventilated
Sealed against fumes
Ducts and pipes leak-free
Sealed chimney
Safety switch
Clean filters
Clear of storage

ELECTRICAL SYSTEM

Properly grounded
Insulated wires
Enclosed breaker / fuse box
Work completed by licensed electrician

STAIRWAY

Well-lit
Secure handrail
Secure steps
Steps evenly spaced

WALLS

Waterproof
Structurally sound

FLOOR AREA

Free of trash
Grill over drainpipe outlet

WATER SERVICE

No cross connection of waste pipe and water pipe

WATER HEATER

Can heat to 100 degrees F
Properly vented
Temperature and pressure relief valves

The Division of Building Standards exists to help you. Our goal, through the enforcement of codes adopted by the City of Wooster, is to provide clean, safe and healthy neighborhoods.

In order to protect the health, safety and welfare of its citizens, the City of Wooster sets forth standards for all property within the City and a process, called code enforcement, to maintain these standards.

REMEMBER: All work except minor repairs must be done under permit. All electrical, heating and plumbing should be done by a licensed contractor under permits. Applications for permits can be obtained through the Division of Building Standards at (330) 263-5241.

