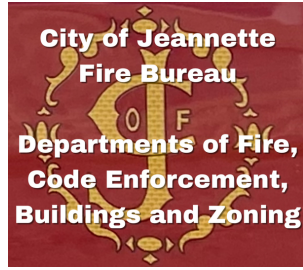


# Jeannette Fire Department



Occupancy: **City Hall (TRAINING ONLY)**

Occupancy ID: **1**

Address: **110 S. 2nd ST  
Jeannette PA 15644**

Inspection Type: **Rental unit 2 yr**

Inspection Date: **9/8/2022**

By: Frye, William D (240)

Time In: **17:00**

Time Out: **17:33**

Authorized Date: **09/08/2022**

By: Frye, William D (240)

Invoice Paid Date: **9/8/2022 5:33:00 PM**

Form: Rental Inspection 22

## Inspection Topics:

### General Rental Information

General Exterior Photos

Upload picture from the street

**Status:** Attachments only

**Notes:**

### Fire & Life Safety Protection Access and Equipment

Carbon Monoxide Detection

Is there at least one operating Carbon Monoxide detector per unit that is less than 10 years old?

**Status:** PASS

**Notes:**

Provide and maintain smoke detectors in proper operating condition. Detectors must be hardwired, interconnected, free of paint and/or debris and less than ten years old.

The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.

**Status:** PASS

**Notes:**

Provided minimum 4 inches high address numbers so they are visible from the street.

Address numbers are critical to help emergency personnel find people who may need some sort of aid. The numbers must contrast with their background for greatest visibility.

**Status:** PASS

**Notes:**

Remove obstructions and provide access in fire lanes.

Large fire apparatus need room to effectively maneuver in the event of an emergency.

**Status:** PASS

**Notes:**

### Fire Separations

Unauthorized sleeping spaces

All sleeping rooms shall meet the requirements of the IBC, IFC and IPMC to be approved as a bedroom

**Status:** PASS

**Notes:**

Keep attic and scuttle covers closed, and ceiling tiles in place.

Ceilings are an integral part of the building fire protection. If kept in place, the ceiling will protect roof structures from premature collapse.

**Status:** PASS

**Notes:**

Remove obstructions from fire doors and maintain to operate properly.

Fire and smoke doors should not be blocked open or obstructed or fire and smoke will easily travel through the opening and cause excessive risk to life and property.

**Status:** PASS

**Notes:**

Seal unapproved openings with approved material.

Flame, smoke, and hot gases can easily travel through holes and pipe chases, thus creating more damage and a hazard to occupants.

**Status:** PASS

**Notes:**

## Exits

Are secondary security locks provided on exterior doors per IPMC?

Rental units shall have a deadbolt or other approved secondary security lock on all exterior doors. The inside side of deadbolts shall have a thumb style lock and locks keyed from the inside (against egress) are prohibited.

**Status:** PASS

**Notes:**

Repair or maintain exit doors and hardware to operate properly.

Well maintained exit doors and panic hardware provide safe and easy egress from a building.

**Status:** PASS

**Notes:**

Remove obstructions from exits, aisles, corridors, and stairways.

Clear exit access is essential to prevent panic or accidental falling of occupants during evacuation.

**Status:** PASS

**Notes:**

Remove storage from beneath exit stairs.

Items stored beneath stairs present a fire risk that can endanger persons using that escape route.

**Status:** PASS

**Notes:**

Remove unapproved locks or latches from exit doors.

Exit doors must be free to open without delay in the event of an emergency.

**Status:** PASS

**Notes:**

## Exit Lighting

Provide lighting for exits, aisles, corridors, and stairways.

Well lighted exit ways prevent panic, and provide safer egress for occupants.

**Status:** PASS

**Notes:**

## Electrical

All junction boxes shall have cover plates and any splices must be protected in junction boxes

Splices and junctions should be protected to avoid ignition from sparks or heat.

**Status:** PASS

**Notes:**

Are GFI outlets or GFCI circuit breakers in use and working properly where required?

All outlets within six feet of a water source shall be GFI outlets or the circuit shall be protected by a GFCI breaker. These devices shall be properly grounded and trip when tested with a fault device.

**Status:** PASS

**Notes:**

Are all light fixtures, switches, outlets and other electrical devices and appliances in good repair and safe for use?

All fixtures and appliances should be in good repair and used in accordance with the manufacturer's recommendations to reduce risk of fire or personal injury.

**Status:** PASS

**Notes:**

Discontinue use of extension cords in lieu of permanent wiring.

Temporary wire does not afford the durability, safety, and protection from shock or fire that is found in the construction of an enclosed electrical system.

**Status:** PASS

**Notes:**

Maintain at least 30 inches clearance in front of electrical panel.

Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.

**Status:** PASS

**Notes:**

Each outlet box shall have a cover faceplate or fixture canopy.

Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.

**Status:** PASS

**Notes:**

Discontinue use of non-approved multi-plug adapters.

Multi-plug adapters invite the overuse of the circuit that can result in overheating and a fire.

**Status:** PASS

**Notes:**

Maintain wiring in good condition and protect from damage.

Worn or broken wires and plugs present a fire hazard and risk of electrical short circuit that can result in a fire.

**Status:** PASS

**Notes:**

## Flammable Liquids

Storage in excess of 10 gallons shall be in an approved cabinet.

In the event of a fire, flammable liquids can readily accelerate its spread. Confining the stored liquids to secure cabinets will limit this fire exposure.

**Status:** PASS

**Notes:**

Store liquids away from exits, aisles, corridors, or stairways.

The accelerating effect of flammable liquids in a fire can quickly make safe exit impossible.

**Status:** PASS

**Notes:**

Use only approved safety can for portable dispensing of flammable liquids.

Safety containers for flammable or combustible liquids are designed to prevent flammable fumes from escaping or accidental spills.

**Status:** PASS

**Notes:**

## Housekeeping

Arrange storage in orderly manner to provide for exiting and fire department access.

Good housekeeping makes an area safer for occupants and contributes less fuel to a fire. When storage is orderly, fire fighters can get fast access to minimize fire damage.

**Status:** PASS

**Notes:**

Clean grease filters and hood over cooking equipment.

Regular cleaning of the hood, duct, and filters will eliminate flammable grease build-up and provide proper ventilation of head through the exhaust outlet.

**Status:** PASS

**Notes:**

Provide approved waste containers for combustible waste.

Heavy duty or metal containers are necessary to confine a fire in the receptacle to prevent it spreading to the building.

**Status:** PASS

**Notes:**

Boiler, mechanical, and electrical panel rooms shall not be used for storage and all combustible storage must be at least 36" from furnaces, water heaters or other sources of ignition.

Combustible materials in these equipment rooms often get put too close to sources of heat and a fire will likely result.

**Status:** PASS

**Notes:**

## Interior features

Windows and doors

All windows and doors shall be maintained and operate as designed at all times

**Status:** PASS

**Notes:**

Stairs

All stairs (4 or more steps) shall have fall prevention and a handrail on at least one side

**Status:** PASS

**Notes:**

Walls and floor openings

Walls, ceilings and floors shall be kept free of holes or openings that expose the wood members

**Status:** PASS

**Notes:**

## Exterior Areas

### General Housekeeping

The exterior property shall be clear of any trash or debris and all trash shall be stored in proper containers, not visible from the public right of way.

**Status:** PASS

**Notes:**

### Vegetation

All grass and/or weeds shall not exceed 8" in height. Trees and shrubs shall be kept clear of touching the buildings and shall not in any way, obstruct egress paths or doors and windows.

**Status:** PASS

**Notes:**

### Auxiliary building Maintenance

All sheds, garages and other auxiliary buildings shall be maintained in accordance with the 2015 IPMC

**Status:** PASS

**Notes:**

## Miscellaneous Issues or inspector comments

### Any other code issues noted

Noted issues or comments not otherwise covered in other sections

**Status:** PASS

**Notes:**

## Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
<b>Notes:</b> No Additional time recorded		

**Total Additional Time: 0 minutes**

**Inspection Time: 33 minutes**

**Total Time: 33 minutes**

## Summary:

**Overall Result:** Passed

**Inspector Notes:**

## Closing Notes:

For scheduling of any follow up inspections and/or to report a change in tenants, please contact the Tax Office at 724-527-4000 ext 14 (Mon-Fri 8a-4p).

## Inspector:

Name: Frye, William D

Rank: Chief

Work Phone(s): 724-527-4000 ext 41

Email(s): bfrye@cityofjnt.com