

Code Compliance Division
306 Cedar Road
P.O. Box 15225
Chesapeake, VA 23328
Fax. (757) 382-6793

GUIDELINES FOR LANDLORDS

INSPECTIONS OF RENTAL HOUSING

PURPOSE – INTENT

It is the desire of the City of Chesapeake to render service to the landlord and tenant alike. With the cooperation of all parties concerned, Chesapeake can work toward eliminating its problems of blighted rental housing. Please work with us toward that goal, and we shall assist you in every possible way.

The purpose and intent of these programs is to ensure the public health, safety and welfare in rental dwelling units located within designated rental inspection districts. This program is designed and intended to prevent property deterioration and neighborhood blight in areas by requiring proper building maintenance and continued compliance with all applicable regulations.

UNITS INCLUDED

This ordinance shall apply to rental dwelling units used as a place of residence including, but not limited to, condominiums, efficiencies, townhouses, manufactured or mobile homes, single-family homes, two-family homes, multi-family homes or multi-family apartments within designated Special Emphasis Areas.

PROCEDURES

No rental dwelling unit, which is within a rental inspection districts, may be occupied until it has been inspected and approved for occupancy by the Code Compliance Division.

Each owner of rental housing within a rental inspection district shall notify the Department of Development and Permits, Code Compliance Division in writing, if the dwelling unit of the owner is used for residential rental purposes. After proper notice of this requirement from the city, failure, on the part of the owner, to notify the Department of Development and Permits in writing, of a rental dwelling unit within the rental inspection district will result in a civil penalty. Failure to obtain rental certificate after notification from the City will result in additional civil penalties in accordance with City Code. The office is located at 306 Cedar Road, City Hall 2nd floor, Chesapeake, Virginia 23322. You may contact our office by calling (757) 382-6378 or or email address: develop-permits@cityofchesapeake.net

To initiate a rental inspection, the owner or his agent shall create an account on the eBuild site, which is the department's online permitting system. Once an account is created, a rental inspection can be requested and the required fee prepaid. The initial inspection fee is \$50. If violations are found that must be corrected for certificate issuance, a follow up inspection will be required. The first follow-up inspection fee is \$50 and each subsequent inspection after the first follow up inspection is a fee of \$50. Prepayment can be made in person at the Development and Permits office on the 2nd floor of city hall, by mail, or online at <https://www.cityofchesapeake.net/eBUILD>. The code compliance inspector will not accept payment in the field. Fees will no longer be invoiced through the Treasurer's Office after July 1, 2022. Any outstanding invoices from the Treasurer's Office are required to be paid with their department.

Inspections are conducted using the Chesapeake City Ordinance, the Virginia Maintenance Code, Part III of the Virginia Uniform Statewide Building Code, and any amendments thereto, as the criteria for compliance and any amendments thereto, and further shall comply with any other applicable law, ordinance, regulation or standard set forth in, or adopted or incorporated by the City of Chesapeake Ordinance.

The owner or his agent shall agree to meet the inspector at the dwelling unit(s) to be inspected and shall make entrance to the structure possible. At the time of inspection, if the dwelling unit(s) meets Virginia Maintenance Code Standards, a **Four-year certificate of exemption** shall be issued. If the dwelling unit(s) is in violation of the Virginia Maintenance Code, the inspector shall prepare a notice of violation regarding the necessary repairs and shall give a copy of this notice to the owner and/or agent for the owner.

If violations are found during the initial inspection that would have an adverse effect on the health, safety or welfare of occupants, a four-year certificate of exemption will not be issued and the dwelling unit must remain vacant until all of the repairs are made. Once the necessary repairs have been made and the inspector completes the follow-up/ subsequent inspection confirming repairs, a certificate of approval will be valid for **one-year**.

If additional information is required, please contact the Department of Development and Permits

Code Compliance Division at (757) 382-6378
or email to: develop-permits@cityofchesapeake.net
Business hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.

The information included herein is not meant to be all-inclusive.

2018 Virginia Maintenance Code, Part III of the Virginia Uniform Statewide Building Code

CHAPTER 3 GENERAL REQUIREMENTS

SECTION PM-301 GENERAL

PM-301.1 Scope

The provisions of this chapter shall govern the minimum conditions for maintenance of structures and equipment and exterior property to the extent that the code is applicable.

SECTION PM-302 EXTERIOR PROPERTY AREAS

PM-302.3 Sidewalks, and driveways

All sidewalks, walkways, stairs, driveways, parking spaces, and similar spaces regulated under the VCC shall be kept in a proper state of repair and maintained free from hazardous conditions.

PM-302.5 Rodent Harborage

All structures and adjacent premises shall be kept free from rodent harborage and infestation where such harborage or infestation adversely affects the structures.

PM-302.7 Accessory Structures

All accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.

SECTION PM-303 SWIMMING POOLS, SPAS AND HOT TUBS

PM-303.1 Swimming Pools

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

PM-303.2 Enclosures

Swimming pool, hot tub, and spa barriers shall be maintained as required by the code or ordinance under which such barriers were constructed.

SECTION PM-304 EXTERIOR STRUCTURE

PM-304.2 Protective Treatment

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between

the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

PM-304.3 Premises Identification

Address numbers of the buildings shall be maintained when required by the applicable building code and when required by ordinance.

PM-304.4 Structural Members

All structural members shall be maintained free of deterioration, and shall be capable of safely supporting the imposed dead and live loads.

PM-304.5 Foundation Walls

Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and to other pests.

PM-304.6 Exterior Walls

All exterior walls shall be free of holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

PM-304.7 Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall be discharged in a manner to protect the foundation or slab of the buildings and structures from the accumulation of roof drainage

PM-304.8 Decorative Features

Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

PM-304.9 Overhang Extensions

Canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials such as paint or similar surface treatment.

PM-304.11 Chimneys and Towers

All chimneys, cooling towers, smoke stacks and similar appurtenances shall be maintained structurally safe and sound and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

PM-304.12 Handrails and Guards

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

PM-304.13 Window, Skylight and Door Frames:

Every window, skylight door and frame shall be kept in a sound condition, good repair and weather-tight.

PM-304.13.1 Glazing

All glazing materials shall be maintained free of cracks and holes.

PM-304.13.2 Openable Windows

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

PM-304.14 Insect Screens

During the period from April 1 to December 1, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device in good working condition.

**Exception: Screen doors shall not be required where other approved means, such as mechanical ventilation, air curtains or insect repellent fans are used.*

PM-304.15 Doors

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

CHAPTER 62-2 (CITY CODE) ACCUMULATION OF WEEDS AND DEBRIS AND GROWTH OF GRASS OR SIMILAR VEGETATION ABOVE CERTAIN HEIGHT – PROHIBITED.

The city council finds that the accumulation in this city of weeds and debris and the growth of grass and similar vegetation beyond a certain height in specified areas of the city constitute a danger to the health and safety of the residents of the city and that such conditions shall be remedied as provided in this section.

1. Remove all weeds and debris from such property;
2. Cut all grass or similar vegetation found on any such property one acre or less in size when the average height of such grass or vegetation exceeds 10 inches; and
3. Cut all grass or similar vegetation found on any such property greater than one acre in size and located within 150 feet of any dwelling or structure and any road or thoroughfare when the average height of such grass or similar vegetation exceeds 10 inches.

SECTION PM-305 INTERIOR STRUCTURE

PM-305.1 General

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

PM-305.2 Structural Members

Structural members shall be maintained structurally sound and be capable of supporting the imposed loads.

PM-305.3 Interior Surfaces

All interior surfaces, including windows and doors shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

PM-305.4 Stairs and Walking Surfaces

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

PM-305.5 Handrails and Guardrails

Every handrail and guardrail shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

PM-305.6 Interior Doors

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

PM-305.7 Carbon Monoxide Alarms

Carbon monoxide alarms shall be maintained as approved.

SECTION PM-308 RUBBISH AND GARBAGE

PM-308.1 Accumulation of rubbish and garbage

The interior of every structure shall be free from excessive accumulation of rubbish or garbage

SECTION PM-309 PEST ELIMINATION

PM-309.1 Infestation

This section shall apply to the extent that insect and rodent infestation adversely affects the structure. All structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

CHAPTER 4 LIGHT VENTILATION AND OCCUPANCY LIMITATIONS

SECTION PM-402 LIGHT

PM-402.1 Natural or Artificial Light.

Every habitable space, hallway, stairway, bathroom, and other spaces shall be maintained to provide natural or artificial light to the extent required by the applicable building code.

SECTION 403 VENTILATION

PM-403.1 Natural or Mechanical Ventilation

Every habitable space, hallway, stairway, bathroom, and other spaces shall be maintained to provide natural or mechanical ventilation to the extent required by the applicable building code.

PM-403.3 Cooking Facilities

Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit or dormitory unit.

Exception:

1. *Where specifically approved in writing by the code official.*
2. *Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.*

PM-403.4 Process Ventilation

Local exhaust systems required by the applicable building code, or which are provided, that exhaust injurious, toxic, irritating or noxious fumes, gases, dusts or mists to the exterior of a building shall be maintained to prevent compromising the required ventilation system.

SECTION PM-404 OCCUPANCY LIMITATIONS

PM-404.4 Bedroom and Living Room Requirements

Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

PM-404.4.1 Room Area

Every living room shall contained not less than 120 square feet and every bedroom shall contain not less than 70 square feet and every bedroom occupied by more than one person shall contain not less than 50 square feet of floor area for each

occupant thereof.

PM-404.4.2 Access from Bedrooms

Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Exception: Units that contain fewer than two bedrooms.

PM-404.4.3 Water Closet Accessibility

Every bedroom shall have access to not less than one water closet (toilet) and one lavatory (sink) without passing through another bedroom. Every bedroom in a dwelling unit shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.

PM-404.4.4 Prohibited Occupancy

Kitchens and non-habitable spaces shall not be used for sleeping purposes

PM-404.4.5 Other Requirements

Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

PM-404.5 Overcrowding

Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table PM-404.5

Table PM-404.5 Minimum Area			
Space	Minimum Area in Square Feet		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room a, b	120	120	150
Dining room a, b	No requirements	80	100
Bedrooms	Shall comply with Section PM-404.4 .1		
For SI: 1 sq ft = 0.0929m ²			
Note (a) See Section PM-404.5.2 for combined living room/dining room spaces.			
Note (b) See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes			

PM-404.5.1 Sleeping Area

The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. Sleeping areas shall comply with Section 404.4.

PM-404.5.2 Combined Spaces

Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/ dining room.

PM-404.6 Efficiency Unit

Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet. A unit occupied by not more than two occupants shall have a minimum clear floor area of 320 square feet. A unit occupied by three occupants shall have a minimum clear floor area of 320 square feet. These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. The maximum number of occupants shall be three.

PM-404.7 Food Preparation

All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and service for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION PM-501 GENERAL/PLUMBING

PM-501.1 General

The provisions of this chapter shall govern the maintenance of structures for plumbing systems, facilities, and fixtures.

SECTION PM-504 PLUMBING SYSTEMS AND FIXTURES

PM-504.1 General

Required or provided plumbing systems and facilities shall be maintained in accordance with the applicable building code.

PM-504.2.1 Fixture Clearance

Adequate clearances for usage and cleaning of plumbing fixtures shall be maintained as approved when installed..

PM-504.2 Plumbing Fixtures

All plumbing fixtures shall be maintained in a safe, sanitary, and working condition. A kitchen sink shall not be used as a substitute for a required lavatory.

PM-504.3 Plumbing System Hazards

Where it is found that a plumbing system in a structure constitutes a hazard to the public, the occupants, or the structure, the code official shall require the defects to be corrected to eliminate the hazard.

SECTION PM-505 WATER SYSTEM

PM-505.1 Supply

Required or provided water supply systems shall be maintained in accordance with the applicable building code. All water supply systems shall be free from obstructions, defects and leaks.

PM-505.1.1. Tempered Water

Tempered water shall be supplied to fixtures and facilities when required by the applicable building code.

PM-505.2 Protection of Water Supply Systems

Protection of water supply systems shall be provided to the extent required by the applicable building code and shall be maintained.

PM-505.2.1 Attached Hoses

Shampoo basin faucets, janitor sink facets, and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

PM-505.4 Water Heating Facilities

Water heating facilities shall be maintained. Combination temperature and pressure relief valves and relief valve discharge pipes shall be properly maintained on water heaters.

SECTION PM-506 SANITARY DRAINAGE SYSTEM

PM-506.1 Drainage and Venting

Required or provided sanitary drainage and venting systems shall be maintained in accordance with the applicable building code.

PM-506.2 Maintenance

Every building drainage and sewer system shall function properly and be kept free from obstruction, leaks, and defects.

CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION PM-602 HEATING FACILITIES

PM-602.2 Heat Supply

Every owner and operator of a Group R-2 apartment building or other residential dwelling who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either express or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 15 to May 1 to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms and toilet rooms.

Exception: When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the IPC (International Plumbing Code).

PM-602.2.1 Prohibited Use

In dwelling units subject to Section 602.2, one or more unvented room heaters shall not be used as the sole source of comfort heat in a dwelling unit.

PM-602.4 Cooling Supply

Every owner and operator of a Group R-2 apartment building or other residential dwelling who rents, leases or lets one or more dwelling units, rooming units or guestrooms on terms, either expressed or implied, to furnish cooling to the occupants thereof shall supply cooling during the period from May 15 to October 1 to maintain a temperature of not more than 80°F (27°C) in all habitable rooms.

Exception: When the outdoor temperature is higher the summer outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the cooling system is operating at its full capacity. The summer outdoor design temperature for the locality shall be as indicated in the IECC (International Energy Conservation Code).

SECTION PM-603 MECHANICAL EQUIPMENT

PM-603.1 Mechanical Equipment and Appliances

Required or provided mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be maintained in compliance with the code under which the appliances system, equipment was installed and kept in a safe working condition, and shall be capable of performing the intended function.

PM-603.3 Clearances

All required clearances to combustible materials shall be maintained.

PM-603.4 Safety Controls

All safety controls for fuel-burning equipment shall be maintained in effective operation.

PM-603.5 Combustion Air

Where required by the code under which installed, a supply of air for complete combustion of the fuel shall be provided for the fuel-burning equipment.

SECTIONS PM-604/605

ELECTRICAL FACILITIES/EQUIPMENT

PM-604.1 Electrical Systems

Required or provided electrical systems and facilities shall be maintained in accordance with the applicable code.

PM-604.3 Electrical System Hazards

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

PM-604.3.1. Abatement of Electrical Hazards Associated with Water Exposure

The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

PM-604.3.1.1 Electrical Equipment

Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors, and electronic control, signaling, and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the VCC.

PM-604.3.2.1 Electrical Equipment

Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the Virginia Construction Code. Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired or reused where an inspection report from the equipment manufacturer or an approved representative of the equipment manufacturer, a third party licensed or certified electrician, or an electrical engineer indicates that the equipment has not sustained damage that requires replacement.

PM- 605.2 Electrical Components

Electrical equipment, wiring, and appliances shall be maintained in accordance with the applicable building code.

PM-605.2 Power Distribution and Receptacles

Required or provided power circuits and receptacles shall be maintained in accordance with the code under which constructed and ground fault and arc-fault circuit interrupter protection shall be provided where required by the code in effect at the time of construction. All receptacle outlets shall have the appropriate faceplate cover for the location when required by the applicable building code.

PM-605.3 Lighting Distribution and Luminaires

Required or provided lighting circuits and luminaires shall be maintained in accordance with the applicable building code.

PM-605.4 Flexible Cords

Flexible cords shall not be run through doors, windows, or cabinets or concealed within walls, floors, or ceilings.

SECTION PM-606 ELEVATORS, ESCALATORS AND DUMBWAITERS

PM-606.1 General

Elevators, dumbwaiters, and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter; or, be available for public inspection in the office of the building operator ; or, be posted in a publicly conspicuous location approved by the code official. Where not displayed in the elevator or attached on the escalator or dumbwaiter, there shall be a notice where the certificate of inspection is available for inspection. An annual periodic inspection and test is required of elevators and escalators. A locality shall be permitted to require a six-month periodic inspection and test. All periodic inspections shall be performed in accordance with Section 8.11 of ASME A17.1. The code official may also provide for such inspection by an approved agency or through agreement with other local certified elevator inspectors. An approved agency includes any individual, partnership, or corporation who has met the certification requirements established by the VCS.

PM-606.2 Elevators

In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied. Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

SECTION PM-607 DUCT SYSTEMS

PM-607.1 General

Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

PM-607.2 Clothes dryer exhaust duct

Required or provided clothes dryer exhaust systems shall be maintained in accordance with the applicable building code.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

SECTION PM-702 MEANS OF EGRESS

PM-702.1 General

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

PM-702.3 Doors

Means of egress doors shall be maintained and, to the extent required by the code in effect at the time of construction, shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge, or effort.

PM-702.4 Emergency Escape Openings

Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction and to the extent required by the code in effect at the time of construction shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION PM-703 FIRE-RESISTANCE RATINGS

PM-703.1 Fire-Resistance-Rated Assemblies

The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

PM-703.2 Opening Protectives

Required opening protectives shall be maintained in an operative condition. Fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

SECTION PM-704 FIRE PROTECTION SYSTEMS

PM-704.1 General

Systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times.

PM-704.2 Single-station and multiple-station Smoke Alarms

Required or provided single-station and multiple-station smoke alarms shall be maintained in accordance with the applica

REFERENCES: VIRGINIA MAINTENANCE CODE 2018
 CITY OF CHESAPEAKE CODE

Revised 05/19/2022