

Minimum Criteria Needed to Perform
New Unit, Delinquent Owner, Random & Courtesy Inspections

Including but not limited to:

All utilities must be on at time of inspection.

1. Electric.

15.24.1150

A. General. It shall be illegal to occupy as owner-occupant or permit another person/s to occupy any structure or premises which is not provided with a connected electrical system and power available upon demand.

B. Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in accordance with the National Electric Code.

15.24.1140

B. Service. Every electrical outlet and fixture, and all electrical wiring and equipment shall be installed, maintained and connected to a source of electrical power in accordance with the provisions of the effective National Electrical Code. Every dwelling shall be served by a main service that is not less than sixty (60) amperes.

2. Water.

15.24.1080

F. Water Supply. It shall be illegal to occupy as owner-occupant or permit another person/s to occupy any structure or premises which does not have a supply of hot or tempered and cold running water connected to the structure and readily available upon demand.

3. Gas.

15.24.1090

C. Water Heating Facilities. Every dwelling unit shall have supplied water heating facilities which are properly installed, operated and maintained in a safe and good working condition and are properly connected to the bathtub or shower, sink and lavatory basin. Such water heating facilities shall be capable of heating water to a temperature of one hundred ten (110) degrees Fahrenheit and capable of meeting normal demands at every required plumbing outlet.

15.24.1130.

C. Cooking and Heating Equipment. Devices for heating and/or cooking food or beverages are not required. However, if provided, they shall be functional and safely operable, free of food or grease deposits and located in such a manner as to be safe and sanitary. Electrical cords shall be undamaged, safe and of adequate wire sizing and length to be utilized without extension cords. All gas devices, piping and connections shall be installed in accordance with the National Gas Code.

October 1 – April 15: Heating must be on at time of inspection.

15.24.1120

A. Residential Buildings. Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of sixty-five (65) degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms,

B. Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit or guest room on terms, either expressed or implied, shall furnish a heat source to the occupants. All fuel burning heat sources shall be installed and maintained according to manufacturer's specifications.

Any remodeling must be complete.

15.24.820 General.

The interior of a structure and equipment therein which is required under this code shall be maintained in good repair, structurally sound and in sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition.

All areas of the house / unit must be available for inspection.

15.24.080

B. The housing official is authorized, upon presentation of proper credentials and with consent or valid warrant to enter, inspect and survey, at all reasonable times, all buildings, structures and premises in accordance with this code.

C. The housing official is hereby authorized and directed to make inspections on all property located within the city of Salisbury, Maryland, to determine compliance with this code.

Minimum Livability Standards and any Municipal Code violations will be addressed at each inspection.