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Buildings requiring a Buyer Notification Inspection prior to occupancy are required to comply with the 2015 International Code Council series of codes where they are applicable. Below is a brief description of what may be required during the occupancy inspection. This list is not all-inclusive, and there may be conditions that could fail during inspection that are not included on this list.

Throughout the property

- Property must be maintained in clean, safe, and sanitary condition
- Interior & exterior areas must be free of accumulations of rubbish & garbage Property must be graded to prevent accumulation of stagnant water
- Sidewalks, walkways, stairs, driveways, parking spaces, etc. must be free of hazardous conditions Weeds or plant growth cannot be in excess of 6"
- Any situation that will allow harborage for rats and other vermin must be eradicated
- Exhaust of gases, vapors, and steam shall not infringe upon an adjacent property or create a hazard Street numbers are required be displayed and visible from the street
- Foundations walls must be plumb, free of open breaks and cracks which might promote structural deterioration, and able to prevent the entry of rats and other vermin
- Exterior walls must be weatherproof and not have gaps able to allow intrusion Roof and flashing shall not allow water intrusion
- Rain gutters cannot discharge to a location that could cause a nuisance, or on to an adjoining property Chimneys must be plumb and free of deterioration
- Window and door frames are required to be weather tight and free of rot and/or bug damage All glazing is required to be free of any cracks or holes
- Windows designed to be operable must be easily operable and able to be held in place by themselves Exterior doors shall be weathertight and free of rot or termite damage. Locks and door hardware must tightly secure the door
- Basement hatchways must be water tight and secure to prevent the entrance of animals and water Handrails and guards must be firmly fastened and able to maintain resistance to a minimum of 250 lbs.
- Handrails are required when a flight of stairs has 3 or more risers
 - Handrails must be between 34" & 38" above the tread or the finished elevation of a landing or walking surface
- Guards are required to be provided when the open-sided walking surface exceeds 30 inches in height. Guards shall not be less than 36" above the floor of the landing or balcony. Openings in guards shall be of such a construction to prevent the passage of a 4" diameter sphere
- Handrails and guards are required to be firmly fastened and capable of supporting normally imposed loads and must be maintained in good condition

Interior

- Interior areas must be maintained in a clean and sanitary manner. Owners are responsible for maintaining public areas; occupants are responsible to maintain those areas in which they reside
- Structural members must be free of deterioration and be able to withstand the applicable loads
- Interior surfaces must be maintained free of peeling paint, cracked or loose plaster, decayed wood or other defective surface conditions. Evidence of lead paint will result in further testing. Interior stairs and railings must be maintained in good repair.
 - All treads must be securely fastened to the stringers, free of rot or other deterioration, and have a nosing that does not create a slipping hazard.
 - Risers must be securely fastened and free of rot or other deterioration
 - Railings are required if there are more than 3 treads
- Fire extinguishers must be properly maintained and tested when applicable
- Smoke detectors must be furnished upon each level of the premises. In sleeping areas of residential properties detectors must be located either directly outside or inside sleeping areas.
- Carbon monoxide detectors are required to be installed if there are any fuel-fired appliances within the building, or an attached garage

Light, Ventilation & Occupancy Requirements

- Habitable spaces must have operable windows.
- Bathrooms must be provided with either mechanical ventilation or an operable window Clothes dryers must be properly vented to the exterior of the building.
- Gas clothes dryers cannot be exhausted with plastic duct

Plumbing Requirements

- Gas water heaters must be supplied with adequate combustion air, and properly exhausted
- Water heating facilities must be supplied with an approved combination temperature and pressure relief valve and relief valve discharge pipe terminating between 2" to 6" from the floor
- Faucets and water supplies for plumbing must be above the flood level rim of the fixture

Mechanical Equipment

- Chimneys and flue connectors for fuel fired equipment must be properly maintained and tightly sealed with a minimum of 3 screws per joint
- Adequate combustion air must be supplied to fuel burning equipment
- Adequate clearances must be maintained between fuel fire equipment and combustible storage or building components
- Heating facilities must be able to maintain habitable spaces at 68 degrees Fahrenheit
All habitable spaces must have heat between October 15 and April 15

Electrical Requirements

- Every dwelling must be served by a main service of not less than 60 amperes
- All electrical equipment, wiring, and appliances are required to be installed in accordance with the requirements of the National Electrical Code
- Ground fault circuit interrupter (GFCI) protection is required for any receptacle located in an exterior location, or within 6 feet of a water source.
- Every habitable space must be equipped with at least two separate and remote receptacle outlets Every laundry area must be equipped with at least one GFCI receptacle
- Every bathroom must contain at least one GFCI protected receptacle