

Housing Inspection FYI

Owner Information/Resident Manager

If the owner does not reside upon the premises of any apartment house in which there are more than 4 but less than 16 apartments, a notice stating his/her name and address, or the name and address of his/her agent in charge of the apartment house, shall be posted in a conspicuous place on the premises.

In the event that the owner of an apartment house does not reside upon said premises, a manager, janitor, housekeeper, or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are 16 or more apartments. Title 25, §42.

Lead Hazard Requirements

Lead-safe work practices are required by State Law for all work that disturbs paint in pre-1978 buildings due to the possible presence of lead-based paint. As of April 22, 2010, the EPA requires **all workers** who disturb pre-1978 painted surfaces to be trained, and all firms to be EPA Certified, in lead safety. Health & Safety Code §1792010. www.epa.gov/lead.

Smoke Detector Requirements

Health & Safety Code §13113.7 – The owner must install smoke detectors in the common areas of every dwelling unit, every bedroom, and on every floor of a dwelling.

The owner shall be responsible for testing and maintaining detectors in hotels, motels, apartment complexes and other multiple dwelling complexes.

Carbon Monoxide (CO) Detector Requirements



Health & Safety Code §17926-17928 – Requires a carbon monoxide device to be installed in all dwellings, on each level, and located outside bedrooms.

Owner shall be responsible for testing and maintaining. Fine of \$200 for non-compliance.

Hazardous Materials

Disposal of hazardous materials such as auto batteries, used motor oil, automotive fluids, paints, cleaners, poisons, pesticides, solvents, etc., must be disposed of properly. For information on disposal collection sites, contact the San Mateo County Household Hazardous Waste Program at 650-363-4718.

Heating Requirements

Dwelling units shall be provided with heating facilities capable of maintaining a **room temperature of 68°** at a point 3 feet above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with **section 3102 of the Building Code**, the Mechanical Code and all other applicable laws. All heating devices or appliances shall be of an approved type. Uniform Housing Code §701.1

Motor Vehicles

No inoperative or unregistered motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly or disrepair. Painting of vehicles is prohibited. Exception: Certification of non-op from DMV is accepted.



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**

Providing adequate housing to your tenants is a minimum requirement under State Housing Codes. The California Civil Code Sections 1941 and 1942 provide tenants with protection against unlawful evictions and other retaliatory measures.

Revenue and Taxation Code Section 172299 and 24436.5 requires that our agency report all substandard rental units that do not comply within six (6) months of notification. If compliance is not met, this office will report such non-compliance to the Federal Tax Board which will disallow any State Income Tax deductions for interest, depreciation, or taxes for this dwelling unit(s).

Pest Control Requirements

You are legally liable if you misapply a pesticide to your rental property. Hire a **Licensed Pest Control Operator** to confirm the infestation and develop an integrated pest management plan (IPM). Tenants have an obligation to cooperate with owners, including preparing the unit so pest control can easily inspect the rooms and treat if necessary. IPM safely and effectively eliminates pests and vermin from your properties. Call (650) 207-3115 for a free consultation. smchealth.org/healthyhome

Portable Fire Extinguisher Requirements

Title 25 section 46 of the State Housing Law, requires that portable fire extinguishers shall be provided and maintained in every apartment house and hotel.



The following specific regulations apply:

- There shall be at least one (1) extinguisher on each floor or level;
- Extinguishers shall be mounted 3-5 feet off the floor;
- There shall be an extinguisher within 75 feet from the door to each dwelling unit and on the same level;
- The extinguisher must be easily accessible and not in a locked room;
- The **extinguisher, gauge, and service tag** must be visible and well marked;
- The minimum rating of an extinguisher is **2A:10BC**;
- The extinguisher must be **inspected annually by a contractor licensed by the State Fire Marshall.**

CCR Title 19, DIV 1, CH 3

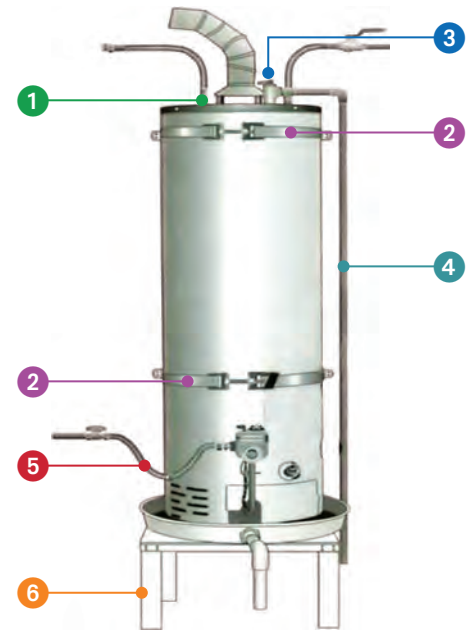
Hot Water Heater Requirements

Health & Safety Code **§19210-19216** & Uniform Housing Code **§401, 1001.2, 1001.6**. Hot water is water supplied to plumbing fixtures at a temperature of **not less than 110°**.

- Check for corrosion, rodent droppings, and proper venting connections.
- All water heaters **shall be braced, anchored, or strapped** to resist falling or horizontal displacement due to earthquake motion. All water heaters shall be secured in accordance with the California Plumbing Code, pursuant to **Section 17958.5**.
- Water heaters shall include a properly installed Temperature and Pressure Relief (TPR) Valve.
- A discharge tube shall be connected to the TPR valve. The discharge tube directs the superheated water down to the floor and away from anyone in the discharge area to prevent scalding or burning. The tube must terminate no more than **6 inches** from the floor or be directed to the exterior of the home.
- Gas connector lines must be flexible type per California Plumbing Code.
- Water heater should be elevated per California Plumbing Code.

Weather Protection

All buildings shall be maintained weather tight. Exterior paint shall be maintained intact and in good condition. Gutters and downspouts shall be maintained in good condition and discharge water away from structures. Windows must exclude the elements when closed. Double pane windows are recommended to further insulate and exclude moisture.



Foundation Vent Screens

Crawl space and roof vents are examples of the most common entry points



for rodents to enter the building. Recommended type screen should be no larger than ¼ inch mesh, galvanized screen. Screen with openings larger than ¼ inch (e.g. chicken wire) will not exclude rodents.



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**

San Mateo County
Environmental Health Services Division
2000 Alameda de las Pulgas, Suite #100
San Mateo, CA 94403

Phone (650) 372-6200 • Fax (650) 627-8244
www.smchealth.org/housing

Notify Environmental Health Services in writing within 30 days of change of ownership.

Fill out the housing application at smchealth.org/housing.