



Gettysburg

HISTORIC CROSSROADS

Borough of Gettysburg
Adams County, Pennsylvania
59 East High Street
Gettysburg, PA 17325
Telephone: (717) 334-1160
Fax: (717) 334-7258
gettysburgpa.gov

Rita C. Frealing, Mayor
Wesley K. Heyser, Council President
J. Matthew Moon, Council Vice President

Charles R. Gable, Borough Manager
Sara L. Stull, Assistant Borough Manager/Secretary
Harold A. Eastman, Jr., Borough Solicitor

Below are some initial areas of focus that will be inspected. Some common missing code requirements are listed below; these elements often lead to failed inspections. Please prepare your rental property prior to your inspection.

- ✓ Fire Extinguisher (see A)
- ✓ Batteries for Smoke Detectors (see B)
- ✓ Carbon Monoxide Detector/s (see C)
- ✓ Light bulbs (see H, I, J, & K)
- ✓ Building Address Displayed (see S)
- ✓ Nuisance Vehicles (see V)

- A. A fire extinguisher per rental unit, visible & accessible in kitchen area. [§ 704.5]
- B. Smoke detectors in bedrooms, common hallway, & one on every floor. [§ 704.2]
- C. A carbon monoxide detector near bedrooms, fuel-burning heaters, and attached garage. [§ 310]
- D. Handrails required on stairs with 4 or more risers; includes interior, exterior, & basements. [§ 307.1]
- E. Guards (rails), that contain gaps no more than four inches, are required on every open portion of a stairway, landing, balcony, porch, deck, ramp, or other walking surface, which is more than 30 inches above the floor or grade below. This includes basement stairways & exterior stairways to second & third floor levels. [§ 307.1]
- F. Two electrical outlets required in habitable rooms except bathrooms, laundry rooms & basements which require one. [§ 605.2]
- G. Bathrooms & kitchens require one openable window or a mechanical vent. [§ 403.5]
- H. Bathrooms, kitchens, laundry, boiler, & furnace rooms are required to have lighting fixtures. [§ 402.3]
- I. Common halls shall be lighted. [§ 402.2]
- J. Every exterior and interior means of egress stairway shall be lighted. [§ 402.3]
- K. Clothes dryer vents need to be vented directly outside. [§ 403.5]
- L. All means of egress doors shall be readily openable from the side from which egress is to be made without the use of a key, special knowledge, or effort; deadbolts are acceptable. [§ 702.3]
- M. Combustible material is to be kept three feet or more from furnaces & gas water heaters. [§ 603.3]
- N. Electrical panel boxes are not to have any openings amongst the breakers or otherwise. [§ 605.1]
- O. Electrical wires are secured to structure, junction boxes must have covers, & splices made in closed junction boxes. [§ 605.2]
- P. Electric covers need to be used & in good repair on all receptacles & switches. [§ 605.2]
- Q. Emergency escape & rescue openings for basement bedrooms. [§ 705.1/702.1]
- R. Sidewalk in good state of repair. [§ 21-201]
- S. Address numbers on door or beside door, & alley. [§ 4-101]
- T. Exterior property to be maintained in clean, safe, & sanitary condition & free of rubbish and/or garbage. [§ 308.1]
- U. Property should be free from excessive weeds or plant growth. [§ 302.4]
- V. No inoperable, unlicensed, vehicles in disrepair shall be kept or stored on property. [§ 302.8]

Listed codes are from the International Property Maintenance Code (2015) adopted by the Borough of Gettysburg:

§ 5-201 Adoption of Property Maintenance Code.

[Ord. 1365-09, 9/14/2009, § 1; as amended by Ord. 1377-10, 5/10/2010, § 5; and by Ord. No. 1462-19, 7/8/2019]

Complete contents of ordinances are available at the Gettysburg Borough office and online at:

<https://www.ecode360.com/GE2335>

Revised - 08-22-2022



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BOROUGH OF GETTYSBURG REGULATED RENTAL INSPECTION TENANT WAIVER & CONSENT

I, _____, resident at _____,
TENANT NAME PRINTED *STREET ADDRESS/APT #*

Borough of Gettysburg, Adams County, Pennsylvania, consent to the entry of: **Peter Griffioen, Code Compliance Officer** by and on behalf of Gettysburg Borough Code Enforcement to conduct an inspection of the aforementioned dwelling unit pursuant to the Rental Unit Ordinance, Chapter 4, Part 3 of the Gettysburg Borough Code of Ordinances to verify compliance with all relevant Gettysburg Borough ordinances, including but not limited to, the following municipal codes, ordinances and regulations: Property Maintenance, Building, Plumbing, Electrical, Mechanical, Construction, Sanitation, Fire Prevention and Protection, and Health and Safety. In addition to consenting to their entry for inspection purposes, the Borough officials are authorized to take any photographs of the aforesaid premises, dwelling unit, property, structure and/or building.

This written permission is given by me to the above-named Code Officials voluntarily, without threats, promises or coercion of any kind.

TENANT SIGNATURE _____

TENANT NAME PRINTED LEGIBLY _____

TELEPHONE NUMBER _____

DATE _____

TIME _____