



COMMON HOUSING CODE VIOLATIONS AND CORRECTION ACTIONS

The rental inspection for code compliance is based on the International Property Maintenance Code and the California Building, Mechanical, Plumbing, and Electrical codes. To view these codes via the internet, you may visit <http://www.bsc.ca.gov/codes.aspx> (California Building Code, Title 24, Building, Mechanical, Plumbing and Electrical Codes); and <http://publiccodes.cyberregs.com/icod/ipmc/index.htm> (International Code Council Property Maintenance Code).

IMPORTANT NOTICE

- **Smoke detectors are required in all sleeping rooms and the common areas and hallways leading to a bedroom and each story level of the dwelling. Carbon monoxide detectors are required in all areas and hallways leading to the bedrooms and each story level. Contact the assigned inspector if you have questions regarding the appropriate placement location for the detectors.**
- **Heating units will be inspected to verify it functions properly. The pilot light must be lit prior to the inspection or it will result in a failed inspection.**
- **Violations of California Building Code Section 105.1, Permits required, are subject to two times (2x) the required permit fees and \$125 illegal project fee in addition to the regular permit fees, in accordance with the City of Hayward Master Fee Schedule. Required permits may be obtained at the Permit Center located on the first floor, 777 B Street, Hayward, Monday – Thursday, 8am-5pm. The Permit Center is closed on Fridays; to schedule an appointment outside of normal business hours, please call (510) 583-4005. Permit Center phone: (510) 583-4140.**

The following is a list (however not limited to) of common housing code violations typically found during an inspection. Other code violations may be discovered during the inspection process that will require correction. Violations identified during inspections will result in a failed inspection and penalty fees.

INTERIOR

1. Smoke detectors missing. Install missing smoke detector above door or ceiling area near door in all bedrooms and hallway and area leading to each bedroom, and on every story level.
2. Carbon monoxide detectors missing. Install detectors per manufacturer's instructions in hallway(s) or area(s) leading to the bedroom(s), and on every story level, including the basement.
3. Waste disposal cable connector is missing or wire not clamped. Install connector or secure wire.
4. Range top, oven, or burner defective. Repair or replace.
5. Dishwasher air gap missing. Install.
6. Sink or basin damaged or deteriorated. Repair or replace.
7. Exhaust fan in disrepair or grease screen missing. Repair or replace.
8. Self-closer mechanism missing/broken on door between living area and garage. Install self-closer.
9. Door between garage and living area is not solid core. Replace door with a 1-3/8-inch minimum thick solid core door.
10. Three-prong electrical receptacle ungrounded. Install two-prong receptacle, equipment grounding conductor, or GFCI.
11. Electrical switch or receptacle defective. Repair or replace.
12. Insect or rodent infestation. Hire State-licensed exterminator.
13. Toilet loose or leaks. Install new wax ring; tighten floor bolts.
14. Toilet tank or cover broken or damaged. Repair or replace.
15. Shower door broken or in disrepair. Repair or replace.
16. Sink trap and/or water supply valve leaking or valve handle missing (sink, tub, shower, or toilet). Repair or replace.
17. Caulk along rear of basin, shower/tub base or wall, or tile grout substantially deteriorated. Repair, caulk, or re-grout.
18. Shower wall damaged. Replace. Building permit required.
19. Visible mold or dampness in habitable rooms as determined by inspector.
20. Damaged subfloor, underlayment and/or vinyl covering. Replace. Building permit required.
21. Bedroom emergency egress window non-operable or difficult to open. Clean track and/or install glides and/or repair or replace.
22. Bedroom emergency egress window does not meet the minimum egress regulations. Replace. Building permit required.
23. Door installed between bedroom and garage is prohibited. Replace door with approved wall per code. Building permit is required.
24. Sliding door non-operable, handle or lock defective. Repair/replace.
25. Exit door deadbolt lock keyed in the inside. Replace with single cylinder.
26. Sheetrock damaged. Repair/replace and paint to match. Permit required.
27. Stairways, treads, or railings defective. Repair or replace.
28. One-hour fire protection wall in garage is damaged. Repair or replace.
29. Thermostat/heating source defective. Repair/replace; permit required.
30. Wall heater or water heater shut-off valve broken. Replace.
31. Wall heater cover is loose or missing. Secure or replace.
32. Items stored near water heater or in closet/area. Remove all storage.
33. Broken or torn or missing window/door screens. Replace or install.
34. Dryer vent and/or damper flap missing. Install.

EXTERIOR/GARAGE AND MISCELLANEOUS

1. Windows installed without permit. Obtain required building permit.
2. Window(s) cracked/broken or lock defective, frame broken. Repair or replace. Building permit required to replace window.
3. Window/door screens broken or torn. Replace.
4. Gutter or downspout damaged or missing. Replace with galvanized or aluminum gutter or downspout.
5. Dry rot on rafter tails, eaves or soffit. Permit required. Replace damaged area and paint to match.
6. Peeling or flaking paint, or weather protection missing. Paint to match or apply weather protection.
7. Wall or siding substantially damaged or deteriorated. Repair or replace. Building permit required.
8. Under-floor or eave vents defective or screen missing. Replace.
9. Stairways, treads or railings loose or defective. Repair/replace to Code. Permit may be required according to the correction.
10. Balcony support posts, railings or deck loose, damaged or deteriorated. Repair/replace to Code. Permit required according to the correction.
11. Roof substantially deteriorated. Obtain permit and replace.
12. Circuit breaker tie-bar, breaker cover or door missing. Replace.
13. Circuit breaker/ fuses not labeled or labeled incorrectly. Label.
14. Electrical panel has unused openings. Install appropriate spacers.
15. Exterior light fixture defective. Obtain required electrical permit and complete permit work to repair.
16. Exterior light cover(s) missing. Replace.
17. Unit, building, or property address numbers missing. Install.
18. Illegal wiring and/or extension cords. Remove. Permit may be required.
19. Weather-proof outlet cover(s) missing. Install.
20. Three-prong electrical receptacle ungrounded. Install two-prong receptacle, equipment grounding conductor or Ground Fault Circuit Interrupter (GFCI).
21. Fence damaged or deteriorated. Remove, repair or replace.
22. Water heater flue improperly secured. Secure per manufacturer's instructions.
23. Water heater not secured to meet seismic standards. Secure per California Building Code requirements.
24. Water heater installed without the required permits.
25. Water heater or furnace lacks adequate combustion air. Install two minimum 50-square-inch vents; one at top and one at bottom.
26. Structure (e.g. patio cover, shed) built without the approval and permits. Obtain the required approvals and permits from the Planning and Building Inspection Divisions; or remove structure. A demolition permit may be required to remove a structure. Contact the Building Division at (510) 583-4140 for additional information or visit the Permit Center.
27. Garage converted into habitable space. Revert to its original intended use as a garage. A demolition permit may be required. Contact the Building Division.
28. Construction without required Planning/Building Division permits.