

City of Sacramento
Rental Housing Inspection Pilot Program
General Overview of Housing and Dangerous Buildings Code Violations

The below guidelines provide a general overview of dangerous and substandard conditions that will be the primary focus of inspections under the Rental Housing Inspection Pilot Program. It is not an exclusive list of violations but may potentially be the subject of enforcement. Property owners are required to comply with all local, state and federal laws pertaining to their properties, including but not limited to all provisions of Chapters 8.96 and 8.100 of the Sacramento City Code.

Immediately Dangerous Conditions

Dangerous conditions pose an immediate and present threat to life, health or safety of the public. The severity of these conditions may require immediate repair and/or securing, fencing and vacating of the building, and any other reasonable means that will eliminate the immediate threat. Repairs may require a building permit. Such conditions may include but are not limited to the following:

EXTERIOR

- A. Structural
 - 1) Soil
 - a. Soil washed away from building leaving foundation undermined.
 - 2) Foundations and Walls
 - a. Foundation cracking and rotating in which building shows definite cracking and twisting.
 - b. Building is barely resting on foundation; support posts moved from vertical position; floor deflection is evident.
 - c. Mudsill on sole plate grossly infested with termites and/or dry rotted.
 - d. Broken windows and/or doors.
 - 3) Chimney
 - a. Large cracks radiating vertically and horizontally; bricks lying on the ground or noticeably loose on the chimney top; excessive erosion of mortar and definite leaning of the chimney.
 - 4) Roof
 - a. More than 3 layers of roofing materials; deflection is evident and support boards may show separation.
 - b. Roof leaking into the dwelling unit.
 - 5) Stairs, Porches, Landings and Balconies
 - a. Stairs, porches, landings and balconies which have excessively loose or missing structural members; insufficient support which is noticed by a significant bouncing or flexing effect when walked on.
 - b. Broken, excessively loose, or missing railings or handrails.
 - c. Rotted support members imbedded in dirt or termite-infested.
 - d. Broken risers and treads due to deterioration or excessive loading.
 - 6) Egress

- a. Required fire doors inoperative and/or missing.
 - b. Blocked paths of egress.
- 7) Sewage Systems
- a. Lack of connection to required sewage disposal system.
 - b. Blocked sewer line.
 - c. Damaged or leaking pipe and connections.
- 8) Vents
- a. Vent terminates below roof eaves.
 - b. Vents not properly attached to appliance.
 - c. Missing vents.

INTERIOR

A. Plumbing and Heating

1) Water

- a. Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- b. Water leaking from valves or fixtures.

2) Fixtures

- a. Lack of or inoperative toilet, lavatory, bathtub or shower facilities in the dwelling unit.
- b. Lack of a kitchen sink.
- c. Plumbing fixtures not properly trapped and vented allowing potentially explosive sewer gas into the dwelling unit.

3) Gas and Heating Appliances

- a. Lack of or inoperable heating facilities.
- b. Lack of or substandard operation of required ventilating equipment.
- c. Gas appliances with the following hazardous conditions:
 - 1. Cracked or broken combustion chambers.
 - 2. Open and exposed flames.
 - 3. Blocked or un-vented flues.
 - 4. No valve on the supply line to a gas appliance.
 - 5. No pressure-temperature relief valve or discharge line on a water heater or on the piping system (i.e. to exterior).
- d. Vents into an unapproved chimney.
- e. Vent too close to combustibles (walls or other materials).

B. Electrical

- 1) Electrical circuit overfused or by-passed with coins or metal material.
- 2) Circuit wiring tampered with.
- 3) Exposed wires.
- 4) Improper use of extension cord wiring.
- 5) Electric services without proper and required grounding as required by Building Code at the time of the original construction.

C. Flooring and Walls

- 1) Wall joints have separated.
- 2) Defective flooring material causing floor to sag.
- 3) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration.

D. Improper Occupancies

- 1) Living or sleeping in cellars, basements, attics, accessory structures or garages.
- 2) Any unapproved use of a building.

E. Pest Control

- 1) Infestation of insects, vermin, or rodents to an extent that it affects the health of the occupants of the unit.

* Please refer to Section 8.96.110 of the Sacramento City Code for a more extensive list of dangerous conditions that may be considered immediately dangerous.

Substandard Conditions

Substandard conditions endanger the life, limb, health, property, safety or welfare of the public or the occupants of a building or dwelling unit. Such conditions may not be immediately dangerous, but could become so if not corrected, thus posing habitability issues resulting in dilapidation of a residential building. Repairs may require a building permit. Such conditions may include but are not limited to the following:

EXTERIOR

A. Structural

1) Foundations and Walls

- a. Deteriorated, crumbling, or loose plaster.
- b. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floor, including broken windows or doors.
- c. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering. (i.e. Paint any bare wood)
- d. Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
- e. Peeling and blistering paint or unpainted improvements.
- f. Cracked windows, damaged woodwork, damaged stucco or other wall coverings.
- g. Damaged doors, windows, roofs, rooftop appurtenances or architectural treatments. Provide locks to current code.
- h. Additions, alterations or modifications to the structure of poor quality, materials not consistent with existing structure or design elements not consistent with existing construction.

2) Roof

- a. Deteriorated roof covering, i.e., loose or missing shingles.
- b. Modifications of or lack of maintenance of roofing.

- 3) Stairs, Porches, Landings and Balconies
 - a. Damaged or missing parts of stairs, porches, landings and balconies.

- 4) Landscaping
 - a. Overgrown vegetation including trees, shrubbery, ground covers, lawns and decorative plantings.
 - b. Dead, decayed or diseased trees, shrubs or other vegetation which is otherwise in need of landscape maintenance attention.
 - c. Front yard and side yard or back yard abutting a street or alley in which the lack of landscaping, irrigation or maintenance thereof results in a blighting condition.
 - d. Unapproved use of outside storage in front, side and back yards.

INTERIOR

A. Floors and Walls

- 1) Water-damaged and rotted flooring, usually in bathroom and kitchen.
- 2) Dry rot or termite infestation.
- 3) Interior flooring which is defective or in a state of disrepair.
- 4) Water damaged and rotted walls around bathtubs and showers.
- 5) Missing waterproof material from bathroom and shower walls, i.e., tile, Formica, etc.
- 6) Large holes in walls or ceilings.

B. Plumbing and Heating

- 1) Water
 - a. Leaks under sinks, i.e., supply lines, valves.
 - b. Water-damaged and/or deteriorated kitchen sink drainboard no longer non-absorbent.
 - c. Inoperative heating.

C. Light and Ventilation

- 1) Inoperable or broken windows.
- 2) Windows difficult to operate due to excessive paint or other cause.
- 3) Inoperative lighting in hallways, corridors, and stairways.
- 4) Lack of operable bathroom ventilation fan if required.

D. Electrical

- 1) Defective light switches and receptacles, and those with missing covers.
- 2) Exposed wiring

E. Smoke Detector

- 1) Lack of or inoperable smoke detectors in sleeping rooms and hallways leading thereto.

F. Pest Control

1) Minor infestation of cockroaches, vectors or vermin.

* Please refer to Article X of Chapter 8.100 for a more extensive list of substandard conditions.