



**CODE COMPLIANCE DIVISION  
USE & OCCUPANCY PROGRAM  
MINIMUM INSPECTION REQUIREMENTS  
1900 2ND AVE N · Lake Worth, Florida 33461 · Phone: 561-586-1652**

**Smoke Detectors:** One required in each unit (most single family homes and stand alone units, a battery operated detector is acceptable) in the hall between bedrooms. In larger homes and apartments, one additional smoke detector in a common area between the living area and kitchen may be required. In new construction, a smoke detector inside each bedroom is required, just above the door and must be hard wired. In apartment buildings, where there are three units or more under one roof, smoke detectors must be hard wired and interconnected as per fire code.

**Fire Extinguishers:** Are not required in single family homes and stand alone units. They are a requirement; however, in multi-family (three or more units under one roof) and must be located in a common area easily accessible by all residents no more than 50 feet from any door. Rule of thumb: one for every three units.

**Windows:** Each habitable room must have a window that operates as per its original intended design. Each window must open easily without the use of tools or special knowledge and stay open without the use of props or hooks. All glass must be intact, cracks, missing panes are not acceptable. Insect screens must also be installed. All bathrooms must have either a window or mechanical ventilation device that exhausts directly to the outside. All windows in all habitable rooms must be free of obstructions (don't pile furniture in front, or affix security devices that cannot be removed in case of emergency).

**Kitchens:** Must have a working stove and refrigerator, in good condition and appropriate size based on the type and size of the unit. (The bigger the unit, the bigger the stove and refrigerator, in other words, one cannot expect a family of five to store food in a space that would accommodate a family of three.) Countertops must be free of cracks, burns and be impervious to water. Cabinets, upper and lower, must be clean and sanitary, free of rot, and have all necessary hardware. Knobs, pulls and handles on all drawers and doors must be affixed, in good condition and operable.

**Plumbing:** All bathrooms and kitchens must have hot water as well as pipes and fixtures that don't leak with all controls and handles attached. Toilets must be securely attached to the floor with the approved hardware and no wiggles, no leaks. Toilets must have a seat, a tank cover and a working flush mechanism.

**Electrical:** All outlets and switches must have covers. Cracked covers are not accepted. All light fixtures must have globes. No exposed wiring or bulbs anywhere. Breaker and fuse panels must be easily accessible and have a cover that closes securely. Inside the panel, any spaces in between the breakers must have a blank installed to prevent fingers from poking through to the wires. Note that all electrical work must meet current code. Any major appliances cannot be connected on electrical extension cords. Power strips are acceptable when used as per their design. There must be GFCI (grounded) outlets at wet locations.

**Extermination:** No insect or rodent infestation will be accepted. In multifamily units (three or more units under one roof) the owner is responsible for ensuring no infestations. In single family units or stand alone units, the occupant is responsible for extermination; however, in severe cases the city can request that the owner abate the problem.

**Overcrowding:** This condition happens when too many people occupy a given structure. Code states that occupancy is determined by square footage. A single bedroom must be at least 70 sq. ft. in area. Each additional occupant must have 50 sq. ft. of area. Living rooms, halls, and large closets cannot be used as bedrooms.

**House Numbers:** The structure must have numbers on it, 3 inches tall, in a contrasting color, visible from the street. Each unit in a multifamily structure must have a letter or number on each door of the same dimensions.

**Locks and Hardware:** There can be no key operated locks, deadbolts, chains, lock hasps on any interior door. Exterior door can have deadbolts, but must have a thumb-turn on the inside. No double key deadbolts.

**Overall:** Premises must be clean, decent and sanitary free of trash, debris and accumulated household garbage and refuse.