



City of Oroville

Code Enforcement Department

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2435 FAX (530) 538-2426
www.cityoforoville.org

MULTIFAMILY SAFETY INSPECTOR

ADDRESS

- Each structure should have an address number (minimum 4" in height) the address must be plainly visible and legible from the street. OCC 22-61A
- Each unit must be clearly identified (4" lettering minimum). (Unit #, Letter, etc.)

SITE CONDITIONS

- The site must be well maintained, excessive junk and debris must be disposed of properly.
- The site trash receptor must be sized adequately per OCC Ch. 11
- All exterior components of the site must be maintained and in proper working condition.
- The finished roofing assembly must be maintained and free from leaks.
- The exterior of the building (stucco, siding, brick, concrete) must be maintained and free from damage, cracked, chipped, or checked paint.
- Verification of how adequate pest control is maintained on site (reports, monthly inspections, etc).
- There shall not be any storage of hazardous or combustible material(s).

ELECTRICAL

- The use of extension/electrical cords in lieu of permanent wiring is not permitted.
- All lighting must be working properly with approved covers over the light bulbs.
- All light switches must be operable and communicating with a working light fixture.
- All receptacles must be in proper working condition.
- All electrical disconnects must be in proper working condition.
- Damaged and/or hazardous electrical wiring will need to be appropriately repaired and/or replaced.
- All open electrical conductors must be appropriately covered. Install junction box covers, receptacle covers, and/or panel dead-front covers on open electrical.
- Permanent legible labels must be on the main electrical service and any sub-panel circuit breakers to clearly indicate the use(s) of the over-current protection. Any unused openings in electrical panels must be appropriately covered.
- Adequate working clearance is required in front of main electrical services and sub-panels per the California Electrical Code.

PLUMBING

- Each appliance pressure-temperature relief valve will need to discharge to an approved location.
- Install/replace damaged or missing plumbing fixtures, traps, controls, cleanouts, and back flow preventers.
- Gas shut-off valves are required at the gas line connection of all applicable appliances.
- Toilet(s), sink(s) and any other plumbing fixtures must be installed per the manufacturer's installation instructions and free of any leaks and/or damaged plumbing pipes.
- Seismic straps shall be installed on water heaters; one in the upper and lower third of the water heater and 4" minimum above controls.

MECHANICAL

- Mechanical equipment installed must have clearances from combustibles per the manufacturer's specifications and California Plumbing and Mechanical Codes.
- All Mechanical equipment installed must meet the combustion air and venting requirements per the current California Plumbing and Mechanical Codes.
- Dryer vents in the laundry room must be vented and installed properly.

KITCHEN

- If GFCI receptacles are installed they must be in proper working condition.
- The kitchen range and kitchen hood vent must be in proper working condition.
- The garbage disposal (if installed) must be in proper working condition.
- Kitchen ranges that are installed require an anti-tip restraint device.

BEDROOM(S)

- All windows must open and close properly. The windows must be free of damage (broken glass, etc.). The window screens must be in place and installed properly.
- All egress windows shall be in working condition and unobstructed.
- All lighting and electrical receptacles in the bedroom must be in proper working order.

BATHROOM(S)

- All bathroom components must be working properly: shower, tub, toilet, and sink.
- If GFCI receptacles are installed they must be in proper working condition.
- The exhaust fan (if installed) must work properly.
- The window (if installed) must open and close properly with the screen properly installed.

GARAGE/CARPORT

- The separation (firewall) between the garage and the dwelling must be maintained and any damage properly repaired per the California Residential and Building Codes.
- The receptacles located in the garage/carport must be GFCI protected and in proper working order.

SMOKE DETECTORS

- A smoke detector is required in each sleeping room
- A smoke detector is required outside of each sleeping room in the immediate vicinity.
- A smoke detector is required at each level (story) of the building.

CARBON MONOXIDE DETECTORS

- A carbon monoxide detector is required outside of each sleeping area in the immediate vicinity of the bedroom. (One-two family dwellings as of July 1, 2011 and multi-family dwellings as of January 1, 2013)
- A carbon monoxide detector is required at each level (story) of the dwelling unit including basements. (One-two family dwellings as of July 1, 2011 and multi-family dwellings as of January 1, 2013)

SWIMMING POOLS

- The pool condition must be maintained and free from defects and/or apparent damage.
- The pool equipment must be in proper working condition and pool motors must be bonded properly per the California Electrical Code.
- The pool equipment sub-panel must be labeled properly and have any unused openings in the electrical panel appropriately covered.
- The pool alarms (if required) must be in the correct locations and in proper working condition per the California Building Code and City of Oroville Ordinance.
- The pool fence (if required) must be in compliance with the California Building Code and City of Oroville Ordinance

SUBSTANDARD HOUSING CONDITIONS

- Examples of Substandard Housing:
 - Inadequate Sanitation- Lack of hot and cold water, inadequate heating, infestation of insects, improper maintenance, etc.
 - Structural Hazards- Inadequate foundation, deteriorated flooring, inadequate structural support for the building.
 - Hazardous Electrical- Electrical that was installed in violation of minimum code requirements and is not a generally accepted construction practice.
 - Hazardous Plumbing- Leaks in plumbing pipes, improper ventilation, plumbing installed in violation of minimum code requirements.

- Hazardous Mechanical- Water heaters and furnaces not ventilated properly, mechanical installed in violation of minimum code requirements.
- Faulty Weather Protection- Ineffective waterproofing of exterior walls, roof, foundation and/or floors.

HISTORICAL DOWNTOWN PRESERVATION AREA

- When a building permit is required for exterior work the construction must be reviewed by the Planning Department if the building is located in the Downtown Historical District. This also includes exterior painting, window replacement, etc.

FIRE DEPARTMENT CLEARANCE

- The Fire Department safety inspection must be completed prior to the multi-family inspection approval. Contact the Oroville Fire Department by calling (530) 538-2487 to schedule the fire safety inspection.

PERMITS REQUIRED

- * **If any work has been completed at the property prior to obtaining a building permit you will be informed to obtain a building permit. Permits are required for any changes or additions to the Building, Electrical, Plumbing, and Mechanical systems per the latest California Codes.**

Please keep in mind that this is not an all inclusive list of items that are inspected by the Building and Fire Departments