



PLANNING AND CODES

TOWN OF DENTON

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Property Maintenance Code Checklist

Commercial and Residential
Including Principal and Accessory Structures

The following checklist is provided as a guide for property owners and tenants to identify possible areas of concern. The full text of the latest Property Maintenance Code adopted by the Town of Denton should be consulted for complete details.

Life, Health, and Safety

- Smoke detectors are required in all bedrooms and one on each floor level. New electrical work requires smoke detectors be hardwired, simultaneous activation, and battery backup. Existing properties with no new electrical work requires battery operated smoke detectors.
 1. Smoke detectors may be required in locations where additional hazards, such as cloth storage exists.
 2. Smoke detectors may be required where the probability of smoke build up occurs at ceiling height
- Carbon monoxide alarm required where fuel fired furnace is installed
- No exposed electrical wiring, switch and outlet have coverplates
- GFCI Outlets in wet locations (kitchens and bathroom)
- No Broken Glass or Screen
- Operable and Open Freely
- Anti-tipping devices recommended for stoves where small children are present
- Heat provided during colder season
- Egress from bedrooms provided
- Covers or globes on all lighting for protection
- Sprinkler protection systems maintained in

Windows, Doors and Hatchways

- Bug and Rodent Proof
- Weather Tight
- Working Hardware
- No Broken Glass or Screen
- Operable and Open Freely
- Stays Open with Hardware (Does not fall closed)
- Locks
- Glazing / Caulking Intact

Walls and Foundation

- No holes or cracks
- Structurally secure
- Soffits and fascia in good repair
- Decorative features and trimwork secure and in good repair
- House number placed on the front street facing side and clearly visible

Paint

- Wood surfaces protected and coated
- Metal surfaces protected and coated
- No peeling paint

good working condition.

Sidewalks and Driveways

- In good repair
- Clear and safe path to entry or entries
- No hazardous conditions

Yard

- Grass and weeds cut
- Surface graded for drainage away from foundation
- No standing or stagnant water
- No litter in yard
- No parking in yard
- No abandoned cars, car parts, tires, etc.
- No construction debris more than three days after project

Chimney

- Mortar in good condition and repair

Swimming Pools and Spas

- Clean, sanitary, and in good repair
- Four foot high fence with secure latch
- Covers for spas

Porches, Decks, and Balconies

- Good repair
- Railings secure

Steps

- Evenly spaced
- Securely attached
- Handrails at four or more risers
- Handrails secure

Overhangs, Awnings, Marquees, Fire Escapes, etc.

- Securely attached
- Protected from rust or decay
- No peeling paint

Gutters, Downspouts, Exhaust Vents

- In good condition
- Free of excessive leaves, debris, or growing plants
- Surfaces protected from rust and decay
- No peeling paint

Garbage, Rubbish, and Recycling

- Proper containers
- Lids closed
- Containers at side or rear of house
- Dumpsters placed and enclosed as required
- No exterior accumulation of garbage or rubbish