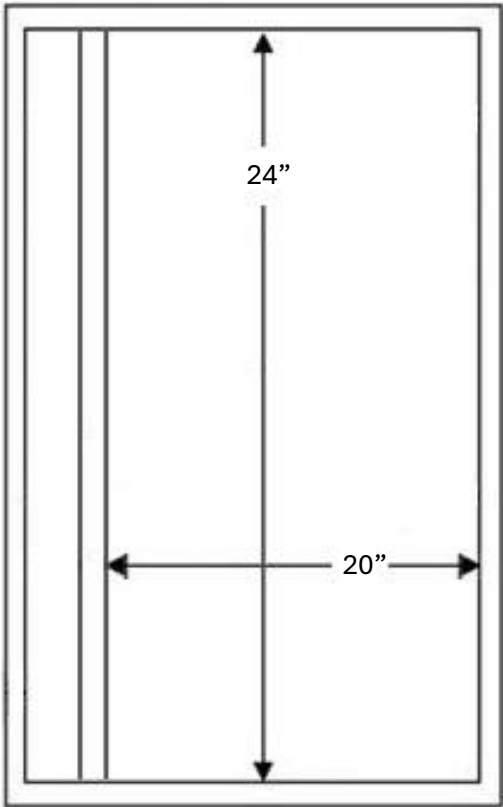# Business License / Rental Inspection Guide

	House/Apartment number posted and visible from the street. It should be no less than three inches in height and contrast in color with the color of the building or background.
	Decks over 30" high need guardrails with required balusters.
	Graspable handrails must be present on at least one side of all stairways, interior & exterior.
	GFI Outlets in bathrooms/garage/kitchen/basement/outside.
	Any hole or opening within ceilings or walls must be patched/covered.
	Each entrance/exit, as well as staircases, must have switched lights.
	Emergency Escape window in each bedroom must have an opening no more than 44" above finished floor with an open space of at least 20" wide by 24" tall. *Except when the building has a sprinkler system. * **See State of Maine Fire Marshal policy.**
	Operating window or exhaust vent to the outside of the building in each full bathroom. Half baths can have passive vents.
	Smoke Detectors must be interconnected, installed in each bedroom, on every floor & outside of sleeping areas. Devices must be replaced 10 years after the date of manufacture.
	Carbon Monoxide Detectors must be installed outside of sleeping areas. This can be a combination Smoke/CO2 Detector.
	Fuel Gas Detectors within a room where a propane, natural gas or liquified petroleum gas fueled appliance is located.
	Breaker Panel(s) must be completely labeled and have 3 feet of clearance.
	All electrical openings need to be covered (example; light switches, outlets, etc.)
	Extension Cords should not be used; Power Strips must be surge protected, and UL or ETL listed. These are not meant for appliances.

NOTE: This is not a complete list of code requirements. This is used only as a guide of more common deficiencies found in business license and/or rental inspections.
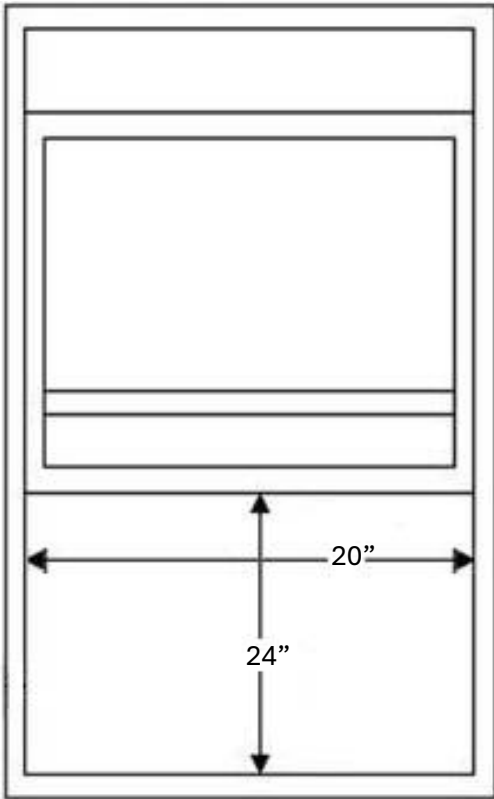
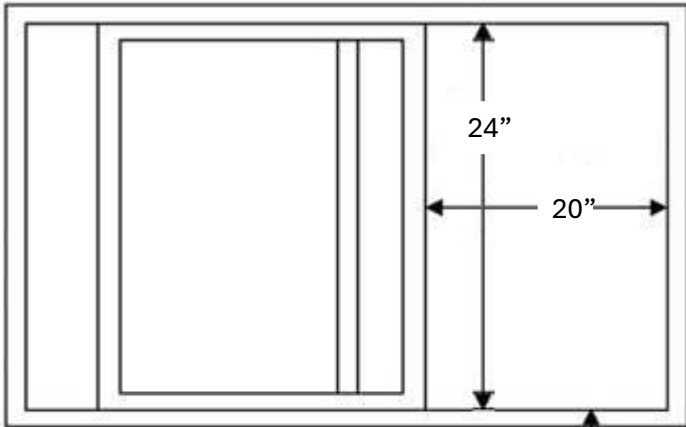Please contact the Old Orchard Beach Code Enforcement Office with any questions.

codeinfo@oobmaine.com   --   Tel. (207) 937-5645   --   1 Portland Avenue, Old Orchard Beach

Egress Windows Minimum Clear Openings

24"

20"

Casement

(Minimum Clear Opening)

20"

24"

Double Hung

(Minimum Clear Opening)

24"

20"

Sliding

(Minimum Clear Opening)

44" Maximum Sill Height
Measured to bottom of clear opening

Finished Floor