

DAIL Shared Living Home Inspections

Helpful Tips from DAIL Home Safety Inspection Training

This is a quick overview of some of the items that are inspected during a home safety inspection; more information about the inspection, items to be inspected, and reference information can be found on the housing website at <https://ddsd.vermont.gov/housing-safety-and-accessibility-process>

Helpful tools to have for the pre-inspection:

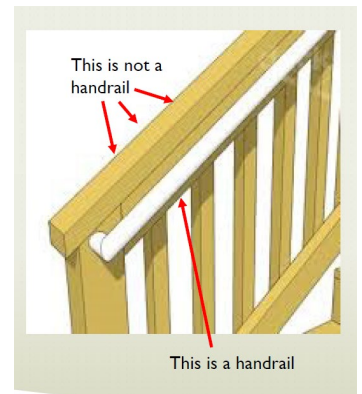
- GFCI tester with button to trip
- Tape measure
- Wood/Pellet Stove manuals
- Copies of Fire Safety Escape Plan (written instructions and map), water test (if required), chimney inspection and cleaning report (if required)

Quick Tips:

- **Fire Extinguisher**
 - Must be mounted in clear sight;
 - Hung not more than 5 feet above the floor. (NFPA 10-2010, section 6.1.3.8.1, in part);
 - Hang between heat source and door to outside (not a breezeway or garage entrance);
 - Cannot be hung in a closet or pantry.
- **Window**
 - Measurement is the window opening only - Open the window entirely to measure only the open space.
 - *Egress Windows in Bedroom must open to at least 24" high and at least 20" wide*
Must have at least 5.0 (old) –1994 or older; or 5.7 (new) square foot area
 - *Windows must be **LESS** than 44" from the floor.*
 - 2nd, 3rd, 4th floor windows must be at least 24" off the floor, or safety guard is needed.
- **Egress route**
 - Egress route must be clear of items (furniture, belonging, fixtures) on the inside of the home and clear of snow, ice, and items from the exterior of the house.
- **Electric**
 - GCFI required for any receptacles 6' from any water source (sinks, hot tubs, aquariums, washing machines, hot water tanks, etc.)
 - No extension cords through the walls – ever!
- **Garage within 30' of house** (attached or detached) will need to be inspected.

- **Railings**

- Bulkheads and basements with stairs, need appropriate railings.
- A 2 x 4 board is not a handrail.
- *At least one handrail IF the stairs are over 4 risers.*
- *Guards / railings around porches –*
Deck less than 24" off the ground- no railing is needed
Deck between 24" to 30" off the ground – a 30" railing or higher
Deck greater than 30" off the ground – a 42" railing or higher



- **Wood/Pellet Stoves and Electric Heaters**

- If the pipe can be moved easily by hand, it is not safe;
- Electric heaters need a 6" clearance (including curtains, furniture, personal items);
- Receptacles for electric heaters cannot be over the electric heater;
- Mantel Height (chart below)

General Minimum Requirements (unless Manual provides different measurements)

- *Clearances to combustibles 36"/18"*
- *Stovepipe clearance 18"/ 9" from center of pipe*
- *Hearth depth 18"*
- *Proof of chimney cleaning and inspection*

