

What will the inspectors be looking for during a commercial inspection?

Here are some of the items which will be evaluated during your inspection.

Electrical, Mechanical and Plumbing

- Does the structure have adequate and safe electrical service?
- Extension cords, multi-plug adaptors and unfused plug strips can't substitute for permanent wiring cannot run through doors, ceilings, walls or floors and cannot be subject to damage or impact.
- Open junction boxes and splices are prohibited.
- Switches and outlet boxes must have covers.
- Clearance of 30 inches wide x 36 inches deep x 78 inches high required in front of electrical panels.
- The door to the electrical room must be clearly marked "Electrical Room".
- Is the plumbing in good repair?
- Is the heating system in safe working order? If the furnace is 5 years or older, it will need to be inspected by a licensed mechanical contractor and a furnace safety report would need to be provided. *Furnace safety report must include contractor's license number, date of service, carbon monoxide levels, condition of furnace, and address of property. Carbon monoxide tester machine printout, and contractor's liability insurance must also be attached to the report. ***If carbon monoxide tester machine printout is not available, the machine's model number must be written on the report for verification.

Building and Property Maintenance

- Are the walls, ceilings, floors and floor coverings in good condition without cracks or holes?
- Are there any missing, broken or cracked windows? Do windows need caulking? Are window frames rotted, unpainted, in disrepair?
- Are solid entrance doors in good condition with proper security locks?
- Does the roof leak?
- Are the gutters and downspouts in good repair?
- Is the building free of rodents?
- If there are any fences or gates on the property are they in good condition and working order?
- Are sidewalks surrounding the building in good shape and not a danger to walk over?

Fire Safety

- Address must be visible from street, a minimum of 4 inches and on contrasting background. If building is abutting an alley, address must also be visible on rear door.
- Fuel cannot be stored inside a building.
- All storage must be orderly, stable and separated from heating devices.
- Combustible storage must be a minimum of 2 feet below ceiling.
- Combustible materials cannot be stored in boiler, mechanical or electrical rooms or in exit enclosures.
- Any fire doors must close and latch automatically from any open position.
- Fire extinguishing systems for commercial cooking equipment must be maintained.
- Fire detection, alarm and extinguishing systems must be maintained in operative condition at all times.
- Egress path must be illuminated and have emergency power for illumination.
- Exit doors must readily open without a key, special knowledge or effort.
- Exit signs must be illuminated at all times including 90 minutes after primary power loss.
- Exits must be maintained free from impediments and obstructions.