

BUILDING SAFETY

Ensure your property is properly maintained for fire safety and emergency evacuation. This requires checking equipment like smoke detectors, fire extinguishers, and carbon monoxide monitors as well as blockage of egress. Here are steps you can take to ensure building safety.



Best practices include:

❑ For fire extinguishers, ensure the following:

- One extinguisher accessible within 75 feet of each unit, and tenants must not need to enter locked rooms, gated areas, or stairs to access a fire extinguisher.
- Currently certified within the past 12 months.
- They are properly charged.



❑ Ensure building entrances and exits are accessible and not blocked.

❑ All units have proper smoke/carbon monoxide detectors which are tested yearly to verify functionality.



❑ For water heaters, ensure the following:

- Properly braced and elevated.
- Temperature and pressure relief (TPR) valve is properly installed.
- Discharge tube is connected to the TPR valve and terminates no less than 6 inches off the floor.



❑ The elevator permit is current.



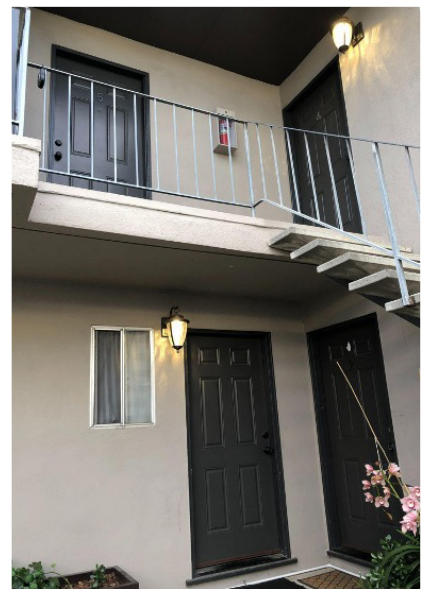
SAFE AND HEALTHY HOUSING PRACTICES

EXTERIOR SAFETY

Maintain safety and accessibility on your property by securing proper hand and guard rails, walkways, balconies, and stairways. Here are steps to ensure exterior safety.

Best practices include:

- ❑ Fix any unsecured guardrails/handrails.
- ❑ Provide adequate guardrails/handrails where required. All staircases with four or more steps must have a handrail.
- ❑ Ensure all elevated walkways, balconies, and staircases are structurally sound. Check your local building codes for current requirements or contact a local building official with concerns.
- ❑ ADA Standards resource: [ada.gov/law-and-regs/](https://www.ada.gov/law-and-regs/)
- ❑ Ensure structural safety of decks, balconies, and porches. <https://www.deseret.com/2015/6/19/20483041/balcony-collapses-hurt-thousands-since-2003-but-deaths-rare>
- ❑ Fix any potholes on the property asphalt.
- ❑ Fix any damaged concrete walkways/steps that could be a tripping hazard.



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**



(650) 372-6200
ehshousing@smcgov.org
smchealth.org/landlord-resources

SAFE AND HEALTHY HOUSING PRACTICES

GENERAL EXTERIOR MAINTENANCE

Maintain the surrounding property free of debris, inoperable vehicles, appliances, rodent harborages, stagnant water, and conditions that pose fire, health, or safety hazards. Maintain the exterior of your home for health and safety.

Best practices include:

- ❑ **Properly dispose of garbage, recyclables, and other waste:**
 - Ensure refuse bins stay securely closed to prevent rodent access. Increase pick-up frequency if they regularly overflow.
 - Distribute information on recycling in case residents dispose of recyclables in the garbage, causing receptacle overflow.
 - Remove non-operable vehicles used as storage, abandoned vehicles, and abandoned or improper disposal of furniture and appliances.
- ❑ **Do not allow vehicles to be used as storage units.**
- ❑ **Do not store appliances outside. Excess appliances must be secured inside proper storage spaces or removed.**
- ❑ **Do not allow water to collect outside in open containers.**



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**



(650) 372-6200
ehshousing@smcgv.org
smchealth.org/landlord-resources

SAFE AND HEALTHY HOUSING PRACTICES

FAULTY WEATHER PROTECTION

Get ready for an emergency or natural disaster and ensure your building provides proper weather protection.

Best practices include:

- ❑ The roof protects the dwelling from rain and moisture intrusion.
- ❑ Rain gutters and downspouts are clear and working to keep water away from the building.
- ❑ Repair/replace damaged windows/doors.

- ❑ Repair/replace damaged weather stripping.
- ❑ Maintain exterior paint in good condition.
- ❑ Replace wood that has dry rot or insect damage.



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**



(650) 372-6200
ehshousing@smcgov.org
smchealth.org/landlord-resources

SAFE AND HEALTHY HOUSING PRACTICES

VERMIN/PEST EXCLUSION

Pests need water, food, and shelter to live, just like you. Here's what your landlord can do to get rid of them and prevent them from invading your home.

Best practices include:

□ Maintain building components in good repair:

- Repair/replace broken windows.
- Seal all openings around pipes, cables, and wires that enter through walls or the foundation.
- Ensure gaps between the entry door and door frame are properly sealed with weather stripping or have a proper fitting door installed. The space between the bottom of the door and the sill must not exceed 1/4".
- Repair damage to walls, doors, windows, vents, and screens, and faulty or deteriorated sealant around windows.



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**



(650) 372-6200
ehshousing@smcgov.org
smchealth.org/landlord-resources

SAFE AND HEALTHY HOUSING PRACTICES

VERMIN/PEST EXCLUSION

❑ Avoid the void! Maintain all vents intact and in good repair:

- Ensure vent components such as screens or self-closing flaps are maintained.
- Install corrosion- and pest-resistant 1/4 inch mesh hardware on exterior gaps and openings.
- Install vent screen and crawl space covers that fit tightly and have holes equal to or less than 1/4".
 - Remember rats can enter space less than the width of a quarter and mice less than the width of a dime.



❑ Keep up with landscape, plant, and tree maintenance:

- Maintain a 6-foot clearance between branches and the roof.
 - Keep in mind rodents are aerial acrobats!
- Avoid plants that make contact or lean up against the building.
- Shrubs should be kept 1 foot away from the siding.
- Be aware that rodents take refuge in ivy and dense vegetation.



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**



(650) 372-6200
ehshousing@smcgov.org
smchealth.org/landlord-resources