Material Code Violations and Necessary Repair and Replacement List

The Tenant Protection ordinance includes Material Code Violations and Necessary Repair definitions. This document provides a list of San Jose Municipal Code violations that would be considered either a Material Code Violation or a Necessary Repair.

When reviewing the list, please note if building conditions do not meet the standards outlined below, they will be considered a violation.

### Material Code Violations

**Exterior walls** - In good condition, holes, missing sections or deterioration.

**Stairway/landing/decks/balconies/guardrails/handrails** - In good condition, no significant deterioration or safety hazard. Permits obtained and finaled for replacement of stairways and balconies.

**Exterior lighting** - All lights function and have proper covers, no exposed wiring.

**Electrical Service** - Permits obtained and finaled for service upgrade and/or panel replacement.

**Heaters** - Are permanently installed and properly functioning. Permit obtained and finaled for replacement of heater.

**Flooring** - No deteriorated floor supports.

**Roof and ceilings** - In good condition without any leaks. Permit obtained and finaled for re-roof.

**Windows** – No broken or missing glass.

**Water heaters** - Water heaters are installed in an approved location, and have seismic strapping, operable temperature relief valve, drain line and venting. Hot water is supplied to plumbing fixtures at a temperature of not less than 110 degrees Fahrenheit. Permit obtained and finaled for replacement of water heaters.

**Fire Detection** - Smoke detectors are operable and are located in hallways leading to rooms used for sleeping purposes and also in each bedroom as required by Code.

**Carbon Monoxide Detectors** - Located outside each sleeping area and on each level of a dwelling (including basements). Installation must be per manufacturer’s instructions and per California Building Code.

**Electrical** - no exposed wiring. Permit obtained and finaled.
Pest Control - No infestations of insects or rodents/vermin. Professional extermination utilized as needed for pest control.

Plumbing/Piping – Adequate running water, adequate sewage disposal.

**Necessary Repairs and Replacements**

Exterior Premises - No abandoned or inoperable vehicles, overgrown vegetation, discarded household items, trash, debris or graffiti. Landscaping is being maintained. No deteriorated fencing or driveway/ parking surface areas.

Vent screens - No missing or damaged crawl space, attic or foundation vent screens.

Electrical Service - Multi-unit panels are identified; all breakers/fuses labeled, no missing tie bars, broken breaker handles and no exposed wiring.

Common Areas (including Laundry Room) - In a safe and sanitary condition. Fire Extinguishers (minimum 2-A: 10B:C rating) installed with visible gauge and annual re-charge date tag.

Windows and window locks - Windows can be opened and closed easily. Bedroom egress windows are not blocked by furniture or air conditioners, and any security bars can be released from the interior. Window locks as required by Code.

Entry doors - All doors and door jambs have strike plates that are secure; entry doors have standard deadbolt with thumb latch at interior and are weather sealed.

Kitchen counters and sink surfaces - Surfaces are in good condition, no significant cracked, chipped or missing pieces.

Flooring - Coverings do not create tripping hazards due to torn, missing, deteriorated sections of flooring.

Plumbing fixtures / piping - Properly installed and in good condition without any leaks or clogs, no missing handles or spouts.

Bathroom ventilation - Bathrooms have an operable window and/or exhaust fan.

Electrical - General outlets, lights, switches and cover plates are installed properly and in good condition.

Exterior walls – No peeling paint.