

ICC/AACE PROPERTY MAINTENANCE AND HOUSING INSPECTOR

Exam ID: 64

- Open book
- 2-hour time limit
- 50 multiple-choice questions

Required References

Any bound, copyrighted books may be used during the exam. However, the correct answers to all questions will be determined only by the information contained in the required references as shown below.

- 2012 International Property Maintenance Code
- 2012 International Residential Code
- Legal Aspects of Code Administration, Copyright 2002

Exam Content Outline

Administration and Legal

22%

Issue notices of violations, citations, corrections and stop work orders related to the repair, vacation and demolition of non-complying buildings. Enforce constitutional protections for those cited. Provide information to the media and the general public regarding health and safety in and around buildings. Gather evidence within the limits of procedural and substantive due process of law. Give testimony to the Board of Appeals and serve as expert witness in prosecution of violations. Comply with constitutional standards for right of entry to private property.

Light, Ventilation, and Occupancy

14%

Verify minimum room size, height, light and ventilation requirements for habitable areas and number of bedrooms and bathrooms. Enforce minimum occupancy conditions and use. Verify compliance with minimum kitchen, living and sleeping area standards and prohibited occupancy areas.

Fire and Life Safety

14%

Verify number and maintenance of required exits and emergency exits for safe and adequate egress. Verify compliance of code provisions for egress doors, exit hardware and door closers. Verify compliance of code provisions for stair tread width, rise and run, landings, headroom, handrail and guardrail dimensions and illumination and egress signs. Verify installation and proper maintenance of required smoke detectors, fire alarms, fire sprinklers, fire sprinkler system standpipes, fire safety systems, portable fire extinguishers and fire separation walls in ceilings and floors.

Mechanical

6%

Verify compliance of code provisions for heating systems including minimum room temperature, clearances of equipment to combustible materials, combustion air volume, appliance vents, draft regulators, oil and gas supply installations including liquefied petroleum gas storage and utilization. Inspect for chimney maintenance and hazards.

Plumbing

10%

Verify water supply backflow/cross-flow protection. Verify compliance of code requirements for water supply piping, bathroom and kitchen fixtures, and water heaters. Inspect drain, waste and vent systems including public and/or private sanitary drainage systems, cleanouts, sump systems (drain tiling), and sanitary drains for code compliance.

Electrical

8%

Verify compliance of code requirements for electrical service equipment and service entrance conductors. Verify proper grounding and bonding of electrical systems and equipment. Verify compliance of code requirements for light fixtures and receptacle outlets including ground-fault circuit protection and over-current protection. Inspect electrical systems and materials for hazardous conditions including the proper use of flexible cords and cables.

Property Conditions

26%

Inspect the property for proper site sanitation, storm drainage, septic fields and sanitary drainage. Verify that interior and exterior conditions including roof coverings and flashings meet site safety standards and that structural elements meet code requirements. Enforce weed, rubbish and garbage control provisions including laws regarding junk vehicles on the premises. Inspect for rodent and insect infestation. Enforce compliance with nuisance abatement policies.

Where to obtain references:

International Code Council (ICC)

Phone: 1-800-786-4452

ICC Store: order@iccsafe.org

This test can be taken at any time throughout the year by calling call Pearson VUE at 1-800-275-830