

CITY OF CHARLES CITY
RENTAL HOUSING INSPECTION PROGRAM

SUMMARY of APPLICABLE PROVISIONS of the INTERNATIONAL PROPERTY MAINTENANCE CODE 2012
EXPLANATION OF CHECKED ITEMS

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INTERNATIONAL CODE COUNCIL, INC.
INTERNATIONAL PROPERTY MAINTENANCE CODE
2012 EDITION
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1.) 302.5 Rodent harborage

All Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.

2.) 304.1.1 Unsafe conditions, exterior structure

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

- 1.) The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
- 2.) The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
- 3.) Structures or components thereof that have reached their limit state;
- 4.) Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors, and skylights are not maintained, weather resistant, or tight;
- 5.) Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
- 6.) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored, or are not capable of supporting all nominal loads and resisting all load effects;
- 7.) Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks, or breaks and loose or rotting materials, are not properly anchored, or are not capable of supporting all nominal loads and resisting all load effects;
- 8.) Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue, or without proper

anchorage and incapable of supporting all nominal loads and resisting all load effects;

- 9.) Flooring and flooring components with defects that effect serviceability and flooring components that show signs of deterioration or fatigue, are not properly anchored, or are incapable of supporting all nominal loads and resisting all load effects;
- 10.) Veneer, cornices, belt courses, corbels, trim, wall facings, and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
- 11.) Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes, and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
- 12.) Exterior stairs, decks, porches, balconies, and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- 13.) Chimneys, cooling towers, smokestacks, and similar appurtenances not structurally sound, are not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

- 1.) When substantiated otherwise by an approved method.
- 2.) Demolition of unsafe conditions shall be permitted when approved by the code official.

3.) 304.3 Premises Identification

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

4.) 304.13 Window, skylight, and door frames

Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.

5.) 304.15 Doors

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

6.) Section 304.18 Building security

Doors, windows, or hatchways for dwelling units, room units, or housekeeping units shall be provided with devices designed to provide security for the occupant and property within.

7.) Section 305 Interior structure

305.1 General

The interior of a structure and equipment shall be maintained in good repair, structurally sound, and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units, or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.1.1 Unsafe conditions

The following conditions shall be determined to be unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

- 1.) The nominal strength of any structural member is exceeded by nominal loads, the effects or the required strength;
- 2.) The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
- 3.) Structures or components thereof that have reached their limit state;
- 4.) Structural members are incapable of supporting nominal loads and load effects;
- 5.) Stairs, landings, balconies, and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored, or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
- 6.) Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or, are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

- 1.) When substantiated otherwise by an approved method.
- 2.) Demolition of unsafe conditions shall be permitted when approved by the code official.

305.2 Structural members

All structural members shall be maintained structurally sound, and be capable of supporting imposed loads.

305.3 Interior surfaces

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces

Every stair, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks as intended by the manufacturer of the attachment hardware.

8.) Section 306 Component serviceability

306.1 General

The components of a structure and equipment therein shall be maintained in good repair, structurally sound, and in good sanitary condition.

306.1.1 Unsafe Conditions

Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* as required for existing buildings:

1.) Soils that have been subjected to any of the following conditions:

1.1) Collapse of footing or foundation system;

- 1.2) Damage to footing, foundation, concrete, or other structural element due to soil expansion;
- 1.3) Adverse effects to the design strength of footing, foundation, concrete, or other structural element due to a chemical reaction from the soil;
- 1.4) Inadequate soil as determined by a geotechnical investigation;
- 1.5) Where the allowable bearing capacity of the soil is in doubt; or
- 1.6) Adverse effects to the footing, foundation, concrete, or other structural element due to the ground water table.

2.) Concrete that has been subjected to any of the following conditions:

- 2.1) Deterioration;
- 2.2 Ultimate deformation;
- 2.3 Fractures;
- 2.4 Fissures;
- 2.5 Spalling;
- 2.6 Exposed reinforcement; or
- 2.7 Detached, dislodged, or failing connections.

3.) Aluminum that has been subjected to any of the following conditions:

- 3.1 Deterioration;
- 3.2 Corrosion;
- 3.3 Elastic Deformation;
- 3.4 Ultimate deformation;
- 3.5 Stress or strain cracks;
- 3.6 Joint fatigue; or
- 3.7 Detached, dislodged, or failing conditions.

4.) Masonry that has been subjected to the following conditions:

- 4.1 Deterioration;
- 4.2 Ultimate deformation;
- 4.3 Fractures in masonry or mortar joints;
- 4.4 Fissures in masonry or mortar joints;
- 4.5 Spalling;
- 4.6 Exposed reinforcement; or
- 4.7 Detached, dislodged, or failing connections.

5.) Steel that has been subjected to any of the following conditions:

- 5.1 Deterioration;
- 5.2 Elastic deformation;
- 5.3 Ultimate deformation;
- 5.4 Metal fatigue; or
- 5.5 Detached, dislodged, or failing conditions.

6.) Wood that has been subjected to the following conditions:

- 6.1 Ultimate deformation;
- 6.2 Deterioration;
- 6.3 Damage from insects, rodents, and other vermin;
- 6.4 Fire damage beyond charring;
- 6.5 Significant splits and cracks;
- 6.6 Horizontal shear cracks;
- 6.7 Vertical shear cracks;
- 6.8 Inadequate support;
- 6.9 Detached, dislodged, or failing connections; or
- 6.10 Excessive cutting and notching.

Exceptions:

- 1.) When substantiated otherwise by an approved method.
- 2.) Demolition of unsafe conditions shall be permitted when approved by the code official.

9.) Section 307 Handrails and guardrails

307.1 General

Every exterior and interior flight of stairs having more than four risers, (amended by the City of Charles City to say, "more than three"), shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) in height above the landing, balcony, porch, deck, ramp, or other walking surface.

Exception:

Guards shall not be required where exempted by the adopted building code.

10.) Section 402.2 Common halls and stairways

Every common hall and stairway in residential occupancies, other than in one and two-family dwellings, shall be lighted at all times with at least a 60 watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by

the means of egress is occupied with a minimum of 1 foot-candle (11 lux) at floors, landings, and treads.

11.) Section 403.2 Bathrooms and toilet rooms

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1*, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

***403.1 Habitable spaces (Section 403 Ventilation)**

Every habitable space shall have at least one operable window. The total operable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1**.

Exception:

Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but a minimum of 25 square feet (2.33 m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

****402.1 Habitable spaces (Section 402 Light)**

Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception:

Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but a minimum of 25

square feet (2.33 m²). The exterior glazing area shall be based on the total floor area being served.

12.) Section 403.5 Clothes dryer exhaust (Ventilation)

Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

Exception:

Listed and labeled condensing (ductless) clothes dryers.

13.) Section 504 Plumbing systems and fixtures

[P] 504.1 General

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

[P] 504.2 Fixture clearances

Plumbing fixtures shall have adequate clearances for usage and cleaning.

[P] 504.3 Plumbing system hazards

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphoning, improper installation, deterioration, damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

14.) Section 505 Water supply

505.1 General

Every sink, lavatory, bathtub or shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *International Plumbing Code*.

[P] 505.2 Contamination

The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets, and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

505.3 Supply

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices, and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

505.4 Water heating facilities

Water heating facilities shall be properly installed, maintained, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower, and laundry facility at a minimum temperature of 110 degrees F (43 degrees C). A gas burning water heater shall not be located in any bathroom, toilet room, bedroom, or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

15.) Section [P] 506.1 General (Sanitary Drainage System)

All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

16.) Section [P] 506.2 Maintenance (Sanitary drainage system)

Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks, and defects.

17.) Section 602 Heating facilities

602.1 Facilities required

Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F (20 degrees C) in all habitable rooms, bathrooms, and toilet rooms based on the winter outdoor design temperature for the

locality indicated in Appendix D of the *International Plumbing Code*. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Exception:

In areas where the average monthly temperatures is above 30 degrees F (-1 degree C), a minimum temperature of 65 degrees F (18 degrees C) shall be maintained.

602.3 Heat supply

Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from November 1 through April 1 to maintain a minimum temperature of 68 degrees F (20 degrees C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

- 1.) When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.
- 2.) In areas where the average monthly temperatures is above 30 degrees F (-1 degree C), a minimum temperature of 65 degrees F (18 degrees C) shall be maintained.

602.4 Occupiable work spaces

Indoor occupiable work spaces shall be supplied with heat during the period from November 1 through April 1 to maintain a minimum temperature of 65 degrees F (18 degrees C) during the period the spaces are occupied.

Exceptions:

- 1.) Processing, storage, and operation areas that require cooling or special temperature conditions.
- 2.) Areas in which persons are primarily engaged in vigorous physical activities.

602.5 Room temperature measurement

The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

18.) Section 603 Mechanical equipment

603.1 Mechanical appliances

All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances, and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.2 Removal of combustion products.

All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

Exception:

Fuel-burning equipment and appliances which are labeled for unvented operation.

603.3 Clearances

All required Clearances to combustible materials shall be maintained.

603.4 Safety controls

All safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air

A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel burning equipment shall be provided for the fuel-burning equipment.

603.6 Energy conservation devices

Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

19.) Section 604 Electrical facilities

604.1 Facilities required

Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by 3 wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.

604.3 Electrical system hazards

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

604.3.1 Abatement of electrical hazards associated with water exposure

The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.1.1 Electrical equipment

Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaries, ballasts, motors and electric control, signaling, and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Building Code*.

Exception:

The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

- 1.) Enclosed switches, rated a maximum of 600 volts or less;
- 2.) Busway, rated a maximum of 600 volts;
- 3.) Panelboards, rated a maximum of 600 volts;
- 4.) Switchboards, rated a maximum of 600 volts;
- 5.) Fire pump controllers, rated a maximum of 600 volts;
- 6.) Manual and magnetic motor controllers;
- 7.) Motor control centers;
- 8.) Alternating current high-voltage circuit breakers;
- 9.) Low-voltage power circuit breakers;
- 10.) Protective relays, meters, and current transformers;
- 11.) Low- and medium-voltage switchgear;

- 12.) Liquid filled transformers;
- 13.) Cast-resin transformers;
- 14.) Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
- 15.) Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
- 16.) Luminaries that are listed as submersible;
- 17.) Motors;
- 18.) Electronic control, signaling and communication equipment.

604.3.2 Abatement of electric hazards associated with fire exposure.

The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment

Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the *International Building Code*.

Exception:

Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

20.) Section 605 Electrical Equipment

605.1 Installation

All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaries

Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room, and furnace room shall contain at least one electric luminaire. Pool and spa luminaries over 15 Volts shall have ground fault circuit interrupter protection.

605.4 Wiring

Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

21.) 606.2 Elevators

In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception:

Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

22.) [F] 702.1 General (Means of egress)

A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *International Fire Code*.

23.) [F] 702.3 Locked doors (Means of egress)

All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge, or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

24.) Section 704 Fire protection systems

[F] 704.1 General

All systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *International Fire Code*.

[F] 704.1.1 Automatic sprinkler systems

Inspection, testing, and maintenance of sprinkler systems shall be in accordance with NFPA 25.

[F] 704.2 Smoke alarms

Single- or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations:

- 1.) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
- 2.) In each room used for sleeping purposes.
- 3.) In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.3 Power source

In Group R or I-1 occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception:

Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source, and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for building wiring without the removal of interior finishes.

[F] 704.4 Interconnection

Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

- 1.)** Interconnection is not required in buildings which are not undergoing alterations, repairs, or construction of any kind.
- 2.)** Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for interconnection without the removal of interior finishes.