

2026-07-31

Dear Unit Owners

Fire inspection and DCA inspections are due soon. Following helpful guides may help you meet the requirements for these inspections. This list is by no means comprehensive but is a guide to help you address common issues that are checked routinely.

1. Main door to the following units must close on its own when someone goes in or out of the unit. The full closure should happen in the very first attempt by the inspector (not second or third attempt). There should be absolutely no force used to move the door to close. Just walk in or out of the door without touching it and it must fully close automatically or your unit has failed the inspection. No exceptions.
This requirement applies to the following units only:
3,4,5,6,7,8,9,10,16,17,18,19,20,21,22,23,40,41,42,43,44,45,46,47,52,53,54,55,56,57,58,59,62,63,64,65,66,67,68,69,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91.
2. Each unit must have a working fire extinguisher (needle in green zone of the dial) installed near the exit from the kitchen at about 3 to 4 feet height (should not be installed next to the gas stove or very high where kids cannot reach it). It should be wall installed near the exit from the kitchen and should not be hidden by any items.
3. There should be a smoke alarm within 6 feet of the exit from the kitchen, and it should be in proper working condition. (Replace battery every year and as soon as it starts chirping)
4. There should be at least one carbonmonoxide (CO) alarm in each bedroom installed at knee level (carbonmonoxide is heavier than air and settles near the floor.) This can be the plug-in type or battery type. The alarm should not be hidden behind any furniture and must be in working condition.
5. Ten-year type **COMBINED** smoke and CO alarms are only good for 5 years as the carbonmonoxide component of the alarm only works for 5 years. Therefore, all alarms installed must be less than 5 years old. It is best to avoid ten-year **COMBINED** alarms in favor of individual smoke and CO alarms or replace them every 5 years. Manufacture date is at the back of the alarm.
6. All parts of the stairwells, including the foyer, steps, landing doors etc. must be free of any items of whatever size (including shoes). We are grandfathered to not have emergency lights in the stairwells. If the power is lost and there is an emergency the access must be absolutely and totally free of any obstacles or any fall hazard.
7. There should be no leaking faucets in either the kitchen or the bathroom.
8. Units with children in them must have child guard installed by the professional vendor.

9. Units with children must have child protection inspection certificate ensuring all child safety measures are in place.
10. All units must have a see-hole at reasonable height (about 4 feet from the floor).
11. Unit number of the unit must be installed with 4-inch size black or golden letters.
12. The installed number of the unit on the unit door shall not be hidden by any wreath or decoration or anything else at any time for any amount of time.
13. There should be no fire hazard in the unit (firecrackers, gas cans etc.)
14. Access to the crawl space must be free of all items.
15. The electric circuit breaker panel should be less than 15 years old.
16. No uneven surfaces in the unit that can be a fall or injury risk.
17. No subdivision of the unit. No unauthorized temporary or permanent construction.
18. Unit owner or an adult representative must be present during the inspection time assigned (usually a three-to-four-hour window) or all items may be entered as failed the inspection and reinspection ordered which costs due to reinspection fee by the state.
19. If a unit fails on any of the criteria a reinspection will need to be done after the remediation in 60 to 90 days by paying the reinspection fee.

These are the minimum basic requirements to meet.

Over the next 2 weeks, by 8-15-2026, please ensure your unit is in compliance as these are important safety issues and also because the reinspection costs can be quite high.

If in doubt feel free to hire a professional to advise you further.

Thank you for your cooperation.

Board of Trustees