



**TOWN OF EASTON**  
PO Box 520  
Easton, Maryland 21601  
(410)-822-2526 Fax (410)-822-8738  
www.town-eastonmd.com

## SIX LIFE SAFETY VIOLATIONS

### 1. Smoke Detectors

Smoke detectors are required in the following areas; one in each sleeping area, one directly outside of the sleeping areas, and one on each level of the home including the basement.

Smoke detectors shall be operational. Ensure backup batteries are maintained and that hard wired units have not been disconnected from their electrical connections.

### 2. Means of Egress

A safe, continuous and unobstructed path of travel shall be provided from any point within a building or structure to a public way. All egress doors shall have the proper hardware to allow for the safe exit from the building. An emergency escape and rescue opening (window) should be provided and maintained in proper working condition in each sleeping space.

### 3. Ramps, Stairways, Handrails, and Guards.

All ramps and stairways shall be maintained in sound condition and good repair, clear of storage and debris. Handrails and guardrails shall be capable of supporting required loads and maintained in good condition.

### 4. Electrical Hazards

Electrical systems shall be free from hazards including; over use of extension cords, exposed wiring, panels with open spaces, missing receptacles and switch plates, or insufficient receptacle and lighting outlets.

### 5. Appliance Safety

All appliances shall be cleaned regularly, including the removal of dust and debris from the surrounding areas. All dryer vent systems shall be vented to the exterior, for all conventional dryers, and be maintained from lint/buildup within.

### 6. Swimming Pools

Swimming Pools shall be completely surrounded by a fence or barrier, at least 48 inches in height. Gates and doors shall be self closing and self latching.

*This is meant as a guideline for property owners and landlords and does not represent the Town Code or Property Maintenance Code in its entirety*

## EIGHT CODE VIOLATIONS

### 1. Rental License

All rental properties in the Town of Easton are required to have a yearly rental license. This license expires on March 31<sup>st</sup>. Renewal applications should be received sixty (60) days prior to expiration.

### 2. Premises Identification

All buildings shall have their 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 four (4) inches high with a minimum stroke width of one-half (0.5) inches.

### 3. Exterior Property Area

The exterior of all properties within the Town must be maintained by not allowing; overgrowth of weeds, storage of more than one inoperative or unlicensed motor vehicles, or the accumulation of rubbish and garbage.

### 4. Exterior Structure

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Roofs and flashing materials shall be free of defects that may admit rain. Roof drainage shall be adequate to prevent deterioration. Roof drains, gutters and downspouts shall be maintained in good working condition.

All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

### 5. 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, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

### 6. Plumbing General

All plumbing fixtures shall be properly installed and maintained in a good working order and shall be free of any leaks or defects. Water heater temperature and pressure relief valves and their discharge pipe shall be properly installed and maintained.

### 7. Overcrowding

A dwelling shall not be occupied by more occupants than permitted; only one family is allowed to live in a dwelling, no more than three (3) unrelated persons may live together as a family.

### 8. Vacant Structures and Land

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

*For additional information or questions, please call the Code Enforcement Office or visit our website at:  
<http://www.town-eastonmd.com/CodeEnforcement.html>*