

ACKNOWLEDGEMENT OF NON-COMPLIANT WINDOWS IN SLEEPING AREAS:

Property Owner or Property Manager: TOP NOTCH REALTY CLEMSON, INC.

Street: _____

Unit: _____ **City:** Clemson **State:** SC **Zip:** 29631

The rental property at the address cited above has been inspected by the City of Clemson. During that inspection one or more sleeping areas were identified as having windows that do not meet current egress standards (see below) and are therefore non-compliant. The window egress standards adopted by the City of Clemson are the same as those of the current edition of the International Fire Code, the International Residential Code, and the International Building Code.

As a tenant, my signature verifies that the owner (or qualified agent) of this rental property has specifically identified to me all non-compliant windows located in sleeping areas. I acknowledge that sleeping in rooms with substandard windows presents a safety risk.

Tenant 1:

Print Name: _____

Signature: _____ Date: _____

Tenant 2:

Print Name: _____

Signature: _____ Date: _____

Tenant 3:

Print Name: _____

Signature: _____ Date: _____

Tenant 4:

Print Name: _____

Signature: _____ Date: _____

Chapter 13 - Article III. Rental Housing Regulations - Sec. 13-75. Standards for Residential Rental Unit.

Doors and Windows – Individual dwelling units must have access directly to the outside or to a common corridor. All exterior windows must be free of functional defects, capable of opening and closing, and have working locks. All windows in a room used for sleeping will be measured per Section R310 of the 2012 International Residential Code. If a rental property is found to have one or more sleeping rooms with windows that do not meet code, property owners will be required to have all tenants of that property sign a disclaimer acknowledging the rental property has non-compliant windows. This disclaimer shall be shown to the inspector at the time of the annual inspection or otherwise submitted to the rental housing inspector prior to a rental permit being issued. It is the responsibility of the property owner to obtain and keep these records current and on file. Failure to maintain documentation that all current tenants have signed the disclaimer will result in the property owner receiving a warning for the first incident. Future incidents will result in a fine of \$100 and count as an offense per Section 13-61 of this ordinance. Basement rooms used for sleeping must have one window with a clear net opening of five (5) square feet or for the basement floor to have a door with direct access to the outside. *Basement* is defined as a floor level of a structure completely or partially below ground