

## **WHAT DO LAKESHIRE HOUSING INSPECTORS LOOK FOR?**

The Inspector performs a visual inspection of the premises based on the City's Property Maintenance Code. The Housing Inspector then issues a report detailing code violations which require correction prior to the issuance of an Occupancy Permit. The following is a **partial list** of the more common items which are included in the inspection:

*Note: Some new installs (new water heater, furnace/AC, electrical panel, etc.) may require a Permit via St. Louis County*

### **Exterior Premises**

- General Sanitation - No accumulation of rubbish, garbage, tree limbs or yard waste
- Drainage - No stagnant water or blocking of drainage course
- Driveways/Sidewalks - Good repair
- Weeds/Dead Trees or Dangerous Limbs - Cut and remove
- No High Grass - grass height not to exceed **7"**
- Rodent Infestation - Remove
- Exhaust Vents - Good repair. No Screens on Dryer Exhausts
- Sheds, Garages - Good repair, safe condition and permitted
- Fences, Retaining Walls, Swimming Pools - Good repair, safe condition and permitted
- Unlicensed Motor Vehicles/Trailers - License or remove

### **Exterior Structure**

- Exterior Structure - Good repair, structurally sound, sanitary
- Exterior Painting - No peeling, flaking, chipped paint or bare wood
- House Street Numbers – Must be 4" high minimum. Must be easily visible from street, contrasting to background
- Foundation Walls - Plumb, fill, or repair cracks and breaks
- Exterior Walls - No holes, breaks, loose or rotting material; weather-proofed and properly coated
- Roof - Tight, sound, does not admit rain, clear of limbs, branches
- Decorative Features - Good repair/safe condition
- Overhangs (canopies, awnings, etc.) – Good repair, safe condition
- Chimneys - Good repair, safe condition
- Handrails/Guardrails- Firmly fastened, good condition (also see safety items)
- Gutters – Good repair, free from obstructions
- Windows and Door Frames - Good repair, weather tight glazing, crack and hole free, operable windows capable of holding in open position with provided hardware
- Insect Screens - Properly maintained (required April 15th - November 15th)
- Doors and Hardware - Good repair, operable

## **Interior Structure**

- Interior Structure - Good repair, structurally sound, sanitary condition
- Structural Integrity Maintained - Any holes or notching must be in accordance with the 2015 IRC (602)
- Interior Surfaces - Good, clean, sanitary condition, no peeling paint, cracked or loose plaster, damaged wood, mold, etc.
- Stairs and Railings - Good repair
- Handrails and Guardrails - Good repair
- Rubbish and Garbage - No accumulation
- Insect and Rat Infestation – Extermination required if found
- Bathroom Ventilation - All bathrooms shall have an operable window or a mechanical ventilation system (venting to exterior)

## **Plumbing**

- Plumbing Fixtures, Pipes, and System – Working order, free from leaks or defects, maintained as safe, sanitary and functional; properly installed and maintained (properly trapped/vented). No flexible drain pipes or improper couplings
- Water Heaters - Must be installed properly, maintained and capable of providing an adequate amount of water with a minimum of 110 degrees.
- Toilets - Working and secure

## **Safety Items**

- Handrails – Four risers or more, shall have handrail on one side, 30" to 42" above tread
- Guardrails – Required anywhere drop is 30" or greater. Check: Stairs, risers, landings, decks, balconies. Guards cannot have openings greater than 4"
- Egress Doors – Deadbolt Lock (required) must be operable from egress side without key or special knowledge
- Emergency Escape - Sleeping rooms must have operable window or exterior door
- Fire Resistance Ratings - Must be maintained; no penetrations in fire rated walls unless penetration is fire rated. No openings under tubs, around plumbing stacks or back walls under sinks and vanities. Door leading to garage must self-close/latch, 20min (steel) fire rated or solid core wood.
- Attached Garages –The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.
- Smoke Detectors – Required in each sleeping room within the vicinity of the door - 3' away from any fan, vent or window, in the immediate vicinity of sleeping rooms and with a minimum of one on every story including basements
- Carbon Monoxide (CO) Detectors: At least 1 required within dwelling and 1 in basement

## **Electrical and Mechanical**

- Heat Supply - Required in good repair, safe condition (capable of maintaining 68 degrees)
- Mechanical Equipment and Fireplaces – Properly installed, safe condition
- Fuel Burning Equipment - Good repair, safe condition, properly installed, properly connected to chimney or galvanized vent(s)
- Garage installations - Require proper fire protection and adequate combustion air
- Mechanical Safety Controls – Working Condition
- Anti-tip brackets - Required on any new stove installations
- All Dryer Exhaust Systems - Shall be properly installed and maintained (no plastic flex, no screws)
- Gas shut-off - Required, adjacent to appliances, within 6’
- Minimum Electrical Service – 60amp, 3 wire
- Electrical service and systems - Hazardous conditions must be corrected such as: Deteriorated Service Entry Cable, Low hanging electrical wires - when grade has been elevated or structure (fence, pool, shed) is under wire, then wire must be raised or relocated
- Improper wiring or installations
- GFCI protection - Within 6’ of water source
- Deterioration or damage to wiring, fuses, panel, etc.
- Flush or semi-flush mounted floor receptacle outlets - unless provided with an approved listed cover
- No extension cords for other than short-term, temporary use – no permanent installations
- Lamp cord used as permanent wiring
- Conductor supported pendant switches or conductor supported pendant lighting fixtures
- No loose or hanging wires
- Frayed or bare wires
- Sump shall have either grounded single type or GFCI protected receptacle
- Open terminal fixtures are prohibited
- Outlets used in laundry rooms should have one grounded receptacle or a GFCI.
- Grounded-type (3-prong) receptacles which are improperly or inadequately grounded
- Garage door openers must have receptacle within three feet, (no extension cords or plug adaptors) or properly hard-wired
- Minimum of two electrical outlets required in each habitable room
- Minimum of one electrical ground fault circuit interrupter (GFCI) outlet required in every bathroom
- Light fixture required in halls, stairways, water closets, bathrooms, laundry rooms, and furnace rooms