

OCCUPANCY INSPECTION REQUIREMENTS

RUBBISH DISPOSAL-CONTAINERS

15.08.850

ZONING ORDINANCE 3818

SCREENING DUMPSTERS AND OTHER REFUSE AND GARBAGE CONTAINERS

Occupancy Inspection Requirements

Owners may obtain a temporary permit for utilities -fee \$25.00

** 100 amp service minimum required - (inside & out), breakers box and single disconnect **

All necessary repairs (other than carpentry) must be performed by a licensed contractor holding a valid City license. (Electrical, Mechanical, & Plumbing)

Inspections will be made in accordance to the International Building Code, National Electric Code, International Mechanical Code and Illinois Plumbing Code. The below are items that are checked but not limited to;

1. Tenant is not allowed to move anything in unit until inspection is passed and permit number is issued.
2. Yard must be well kept, mowed and free from trash, appliances, and junk.
3. Premise shall be graded and maintained to prevent the erosion of soil & prevent the accumulation of stagnant water on/within any structure thereon.
4. Broken, badly pitted or uneven sidewalks will not be accepted. Sidewalks, driveways, parking spaces shall be kept in a proper state of repair and maintained free from hazardous conditions.
5. Rodent or insect (roach & flea) infestation not allowed.
6. Premises & exterior property shall be kept free from weeds or grass in excess of 8 inches.
7. If fumigated for insects, a time sheet must be posted giving air out time.
8. No person shall willfully or wantonly damage, mutilate, or deface any exterior surface of any structure or building on any private or public property by marking, carving, or graffiti.
9. Every exterior and interior flight or means of egress stairs having more than three risers shall have a handrail on at least one side of the stairs not less than 34 inches nor more than 38 inches high measured vertically above the nosing or tread or above finished floor or landing. Guard (railing) shall not be less than 30 inches high above walking surface.
10. Exterior of structure should be maintained in good repair, structurally sound and sanitary as to not pose a threat to the public health, safety, or welfare.
11. Roof and flashing shall be sound and tight. Roofing, drains, gutters and downspouts shall be maintained in good repair.
12. Broken or cracked windows will not be acceptable.
13. All exterior surfaces, including doors, window frames, brick, porches, and trim shall be maintained in good condition.
14. Exterior wood surfaces, other than decay-resistant woods, shall be protected from elements and decay by painting or other protective coverings or treatment.
15. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted.
16. Building envelope, windows, doors, and skylights shall be maintained weather resistant and water tight.
17. All street numbers shall be displayed in a position easily observed and readable from the public way. All numbers shall be in Arabic and at least 3 inches high and 7/8 inches strokes.
18. All structural members shall be maintained free from deteriorating
19. Foundations walls shall be maintained plumb, free from open cracks, breaks and shall be kept in such condition so as to prevent entry of rodents.
20. Exterior walls shall be free from holes, breaks, loose or rotting material, and maintained weatherproof.
21. All canopies, awnings shall be properly anchored and kept in sound condition.
22. Chimney flue must be in good repair. No missing plug plates.
23. Adequate fresh air and natural lighting must be available, 50% of windows in each room must have full screens.

24. All exterior doors, door assemblies and hardware shall be maintained in good condition.
25. Every basement hatchway shall be maintained to prevent entrance of rodents, rain and surface drainage water.
26. Adequate exits must be available in case of fire. (NO BASEMENT APARTMENTS}
27. All interior surfaces, including windows and doors shall be maintained in good dean and sanitary condition.
28. Entry way/hallways must be well lighted; lights required at top and bottom of entry way in stairways.
29. Accessory structures including dethatched garages, fences and walls must be maintained structurally and in good repair.
30. Operable basements and windows shall have rodent shields.
31. Smoke alarms required. Minimum one for each floor or 15ft. within a sleeping area.
32. Carbon Monoxide detectors required. Minimum one for each floor or 15ft. within a sleeping area.
33. Ground Fault Shock Protection, (20 amps) required for all kitchen counter outlets. Also, adjacent wall outlets within 6 feet of water source.
34. Ground Fault Protection required for outlets if installed in garages, storage buildings, or an outside wall. All outdoor receptacles must be waterproof.
35. Ground Fault Shock Protection required for any and all bath outlets.
36. Existing electric receptacles may not be removed unless relocated. (The number of outlets per room must not be reduced.)
37. Bathrooms are required to have at least one electrical outlet.
38. All electrical outlets and light switches must have cover plates.
39. Painted over and plugged electrical outlets must be removed and replaced.
40. Floor mounted electrical outlets {face up) are not allowed. (Must be relocated to wall.)
41. Knob and tube wiring not allowed. Remove and replace with 12-3 copper wire. (ROM EX)
42. Exposed wiring is not allowed. Must be run inside wall or electrical conduit. Wire mould is acceptable.
43. Open splices are not allowed. Splices must be in electrical work box with cover plate.
44. Electrical service panel must be 100 amp minimum. Cover and door must be in place. No open slots fill or plug.
45. Multiple electrical service entry boxes are not allowed.
46. Electrical outlet for washing machine must be (3) prong with third wire run to electrical service panel ground. Water pipe grounding not allowed.
47. Lights cannot hang by their own wiring. Chain and wire is ok.
48. Furnace wiring must be in electrical conduit and well supported.
49. Furnace and water heater flue pipe must be in good condition, have (3) screws per joint, be well supported and run uphill at X inch per foot minimum.
50. Any gas line not connected to an appliance must have a plug/cap after the shut off valve. Shut off valve alone is not sufficient.
51. Furnace cold air return and burner air supply must be separate. (Not in same room.)
52. Water heater must have a metal pipe from the pressure relief valve to 6 inches above floor - no reducers, no threads on open end.
53. Water supply pipes must have no leaks.
54. Sewer drain pipes must have no leaks or cracks. All access openings must be properly capped.
55. Washing machine drain must have an "S" trap to prevent sewer gas backup/
56. Standing Water on basement floor is not allowed.
57. Air condition condensate must flow to acceptable drain
58. Basement must have windows or adequate ventilation and lighting.
59. Space heaters or wood burners must have double/triple wall flue pipe with adequate space from combustibles. (paneling, etc.)
60. No exposed asbestos or fiberglass insulation. Insulation must be sealed and/or covered and protected

Egress Window Sizing & Tempered Glass

At least one window in sleeping rooms must meet the following requirements:

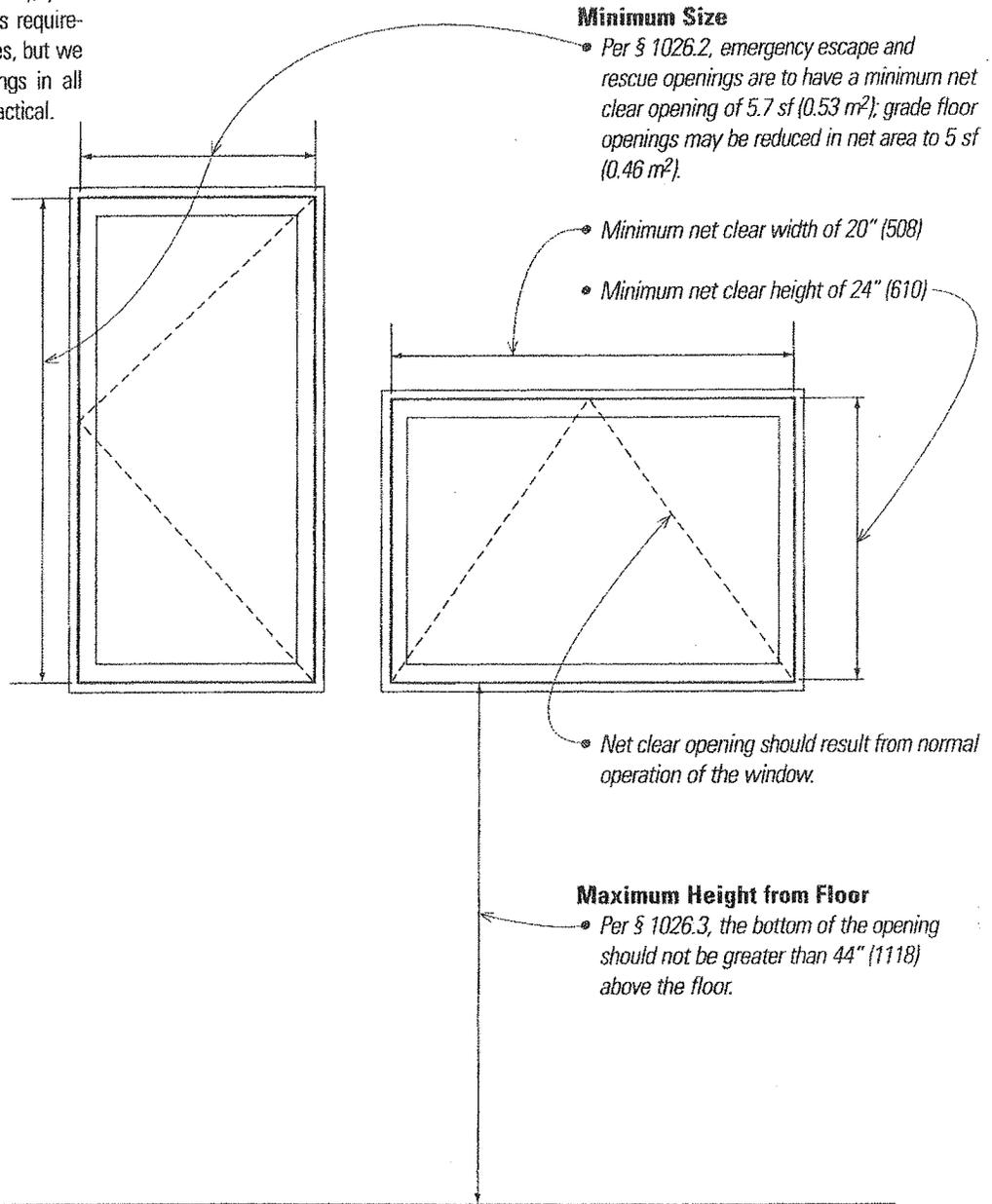
1. Grade floor windows must have a clear opening area of at least 5 sq. ft. The maximum height difference between the finished grade, either above or below the sill, is 44 inches. Any additional height will require going to the 5.7 sq. ft. window size.
2. Second and third floor windows must have a clear opening of at least 5.7 sq. ft.
3. The minimum clear opening width of 20 inches. For a double hung window this would be the area between each side jamb, for casement windows it would be from the jamb to the sash when the window is fully open.
4. The minimum clear opening height is 24". For a double hung window this would be the area between the sill of the window unit up to the sash when it is fully open, for casement windows it would be the area between the sill and the window jamb head. Do not order a window with a 20" x 24" opening; this would be less than a 4 sq. ft. opening.
5. The finish sill of the window cannot be more than 44 inches off the finish floor.
6. These openings sizes need to be met in the normal operation of the window without special keys, tools, or knowledge. Tilt sash windows will not meet the minimum opening unless they meet the sq. ft. requirement.
7. When window wells are used the base shall be a minimum of 9 sq. ft. with a minimum horizontal projection of 36 inches. When casement windows are used the 36 inch width shall be measured from the sash in the fully open position over to the opposite wall.
8. Window wells deeper than 44 inches will need a permanently installed ladder or steps for egress. Ladders shall be at least 12 inches wide, project from the wall at least 3 inches and have a rung spacing not to exceed 18 inches. The ladder shall extend the full height of the window well. If steps are built in it is recommended that the tread be a minimum 5 inches in depth and that one or more handrails be installed as well.

If there is a door that leads directly to the outside then these sizes are not as critical.

EMERGENCY ESCAPE

Residential (R) and institutional (I-1) occupancies are required by § 1026 to have egress openings for emergency escape and rescue. These are in addition to normal paths of egress leading out of rooms in such occupancies. These are to provide a way out of sleeping rooms for the occupants and a way into those rooms for rescue personnel in emergencies.

Basements and all sleeping rooms below the fourth story are to have at least one emergency escape and rescue opening. These are to open directly onto a public street, public alley, yard or court. There are exceptions to this requirement applicable to certain occupancies, but we recommend provision of such openings in all residential occupancies where it is practical.



Tempered glass is required in some locations. The following list is not all inclusive.

1. Glazing in doors and enclosures for hot tubs (both inside and outside), whirlpools, saunas, steam rooms, bathtubs and showers or any part of a wall enclosing these areas where the bottom of the glass is 60 inches or less off the drain, needs to have tempered glass.
2. If a window meets all four of the following criteria the glass needs to be tempered.
 - a) Exposed area of an individual pane is greater than 9 sq. ft.
 - b) The bottom edge is less than 18 inches above the floor.
 - c) The top edge of the same piece of glass is 36 inches or more above the floor.
 - d) If one or more walking surfaces are within 36 inches horizontally of the glazing.

For further information consult the 2009 Edition of the International Residential Code or consult the Building and Zoning Department.

15.08.850 Rubbish disposal – Containers

- A. Every occupant of a dwelling or dwelling unit shall dispose of all garbage, rubbish and refuse in a clean and sanitary manner by placing it in tightly covered metal or rubber garbage disposal containers with a capacity not exceeding thirty-five (35) gallons or a container of size or weight which can be lifted by one person.
- B. It shall be the responsibility of the owner to supply garbage disposal facilities or containers for all dwelling units in multiple-family dwellings containing more than two (2) dwelling units and for all dwelling units share the same premises. Said facilities or containers for multiple-family use shall be of sturdy construction with tight, self closing lids and shall be of such capacity and quantity to allow for the containment of not less than one-half (1/2) cubic yard of garbage or refuse for each dwelling unit per week.
(Ord. 4512, 1990: Ord. 4168, 9-4 1986).

Zoning Ordinance 3818

SECTION 5-1600 SCREENING DUMPSTERS AND OTHER REFUSE AND GARBAGE CONTAINERS

In any R-1, R-2, R-3, R-4, R-5, R-6, C-1, C-2, C-3, C-4, C-5 or C-6 zoning district where a receptacle commonly known as a dumpster is to be used, or where any garbage or refuse container larger than 55 gallons is used, such garbage and refuse receptacle or container shall be placed on a concrete pad, designed and installed pursuant to prevailing International Code Council (ICC) codes as adopted by the City of Granite City, and shall be designed to withstand the anticipated weight of such receptacle or container. In addition, the location where the receptacle or container is located shall be screened from the public view in accordance with the general rules and regulations found in this Ordinance or any other ordinance of the City of Granite City, and as much as practicable, shall be hidden or screened from the street view.