



# City of Granite City

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## Inspection Checklist

<b>Exterior Property Area</b>	
All exterior property and premise shall be maintained in a clean, safe and sanitary condition	IMPC 302.1
All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.	IMPC 302.3
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches	IMPC 302.4
All structures and exterior property shall be kept free from rodent harborage and infestation.	IMPC 302.5
All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.	IMPC 302.7
<b>Exterior Structure</b>	
House numbers to be visible from the street, figures at least 3 inches in height, showing the number of the house, easily visible from the street.	IMPC 304.3
Roof drains, gutters & downspouts shall be maintained in good repair and free from obstruction.	IMPC 304.7
Every window, skylight, door & frame shall be kept in sound condition, good repair & weather tight	IPMC 304.13
Every window, other than a fixed window shall be easily operable & capable of being held in position by window hardware.	IMPC 304.13.2
Every door, window & other outside opening required for ventilation of habitable rooms shall be supplied with approved tightly fitting screens, and every screen door used for insect control shall have a self closing device in good working condition.	IMPC 304.14
Doors, windows or hatchways for dwelling units shall be provided with devices designed to provide security for the occupant and property within.	IMPC 304.18
Doors providing access to a dwelling that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily operable from the side which egress is to be made without the need for keys, special knowledge or effort & shall have a minimum lock throw of 1 inch. with striker plate.	IMPC 304.18.1
Operable windows located within 6 ft. above ground level or walking surface shall be equipped with a window sash locking device.	IMPC 304.18.2
<b>Handrails &amp; Guardrails</b>	
Open stairs, landings, porches, decks or other walking surfaces 30 inches above grade or floor below must have guardrails & balusters with a maximum 4 inch spacing. (interior & exterior)	IPMC 307.1
All stairways containing over 4 risers shall have handrails on one side of the stairs 30 inches minimum, 42 inches maximum. (interior & exterior)	IPMC 307.1
<b>Rubbish and Garbage &amp; Pest Elimination</b>	
Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in an approved container.	IPMC 308.2
The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.	IMPC 309.2
The occupant of any structure shall be responsible for the continued rodent & pest-free condition of the structure.	IMPC 309.5
<b>Light &amp; Ventilation</b>	
Every habitable space shall have at least one (1) window of approved size facing directly to the outdoors.	IMPC 402.1
Every bathroom or toilet room shall comply with ventilation requirements by either having an operable window or a mechanical ventilation system that discharges to the outdoors.	IPMC 403.2

<b>Occupancy Limitations</b>	
A habitable room, other than a kitchen, shall be a minimum of seven (7) feet plan dimension.	IPMC 404.2
Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basements shall have a minimum clear ceiling height of seven (7) feet.	IPMC 404.3
Every living room shall contain at least 120 sq. ft. and every bedroom shall contain a minimum of 70 sq. ft. and every bedroom occupied by more than one person shall contain a minimum of 50 sq. ft. of floor area for each occupant thereof.	IPMC 404.4.1
<b>Plumbing Requirements</b>	
Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet, and kitchen sink	IMPC 502.1
Toilet rooms shall provide privacy and shall not constitute the only passageway to a hall or other space or to the exterior.	IPMC 503.1
Water heater facilities shall be properly installed, maintained and capable of producing an adequate amount of water to be drawn	IPMC 505.4
Gas burning water heaters shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed	IPMC 505.4
An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heater.	IPMC 505.4
<b>Mechanical &amp; Electrical Requirements</b>	
Dwelling shall be provided with heating facilities capable of maintaining a room temperature of 68°	IPMC 602.2
All safety controls for fuel-burning equipment shall be maintained in effective operation.	IPMC 603.4
Every habitable space in a dwelling shall contain at least two (2) separate and remote receptacle outlets.	IPMC 605.2
Every laundry area shall contain at least one ground fault circuit interrupter.	IPMC 605.2
Every bathroom shall contain one (1) ground fault circuit interrupter	IPMC 605.2
GFCI protected receptacle(s) in kitchen (within 6 ft of water source)	NEC 210.8
Garbage disposal is required to be grounded single device outlet	
GFCI protected outside receptacle(s)	NEC 210.8
Readily accessible disconnect within sight from A/C condensing unit	NEC E4001.5
GFCI protected outlets in garage	NEC 210.8
Heating unit vented properly	IPMC 603.3
Fuel burning water heater properly installed and maintained (vent, piping, shut off valve)	IPMC 505.4
All receptacle outlets shall have the appropriate faceplate cover for the location	IPMC 605.2
<b>Fire Safety Requirements</b>	
Functioning smoke detectors installed a minimum of one per floor of each unit as well as one within each sleeping area and within 15 feet from each sleeping area.	IPMC 704.2
Functioning carbon monoxide detectors installed a minimum of one per floor as well as one within 15 feet of each sleeping area.	PA 094-0741