

CODE REFERENCES

**INSPECTION REPORT ON
SINGLE FAMILY
RENTAL DWELLINGS**

NATIONAL ELECTRICAL CODE 2005

- 210.8 Ground Fault Circuit Interrupter (G.F.C.I.)
Dwelling Units: All 125-volt, single-phase, 15 and 20 ampere receptacles installed in the locations specified shall have ground-fault circuit-interrupter protection for personnel.
- 250.104.D Metal Water Piping Systems
The grounded conductor of each separately derived system shall be bonded to the nearest available point of the metal water piping system in the area served by each separately derived system. This connection shall be made at the point on the separately derived system where the grounding electrode conductor is connected
- 406.8 Receptacles in Damp or Wet Locations
15 and 20 ampere, 125 and 250 volt receptacles installed in a wet location shall have an enclosure that is weather-proof whether or not the attachment plug is inserted.
- 410.8.B Luminaire (Fixture) Types Permitted
Listed luminaires (fixtures) of the following type shall be permitted to be installed in a closet: A surface-mounted or recessed incandescent luminaire (fixture) with a completely enclosed lamp.

INTERNATIONAL RESIDENTIAL CODE 2003

- 1702.1 Required Volume for Combustion Air: Where the volume of the space in which fuel-burning appliances are installed is greater than 50 cubic feet per 1,000 Btu's of aggregate input rating in buildings of ordinary tightness, insofar as infiltration is concerned, normal infiltration shall be regarded as adequate to provide combustion air. Rooms communicating directly with the space in which the appliances are installed through openings not furnished with doors shall be considered part of the required volume.
- 2803.6.1 Requirements of Discharge Pipe: The outlet of a pressure relief valve, shall not be directly connected to the drainage system. The discharge from the relief valve shall be piped full size separately to the floor. The discharge shall be installed in a manner that does not cause personal injury or property damage and that is readily observable by the building occupants. The diameter of the discharge piping shall not be less than the diameter of the relief valve outlet. The discharge pipe shall be installed so as to drain by gravity flow and shall terminate atmospherically not more than 6 inches above the floor.
- 2903.9.3 Valve Requirements: Valves serving individual fixtures, appliances, risers, and branches shall be provided with access. An individual shutoff valve shall be required on the fixture supply pipe to each plumbing fixture other than bathtubs and showers.
- 2420.1 Gas Shutoff Valves: Piping systems shall be provided with shutoff valves.
- 2422.1 Appliance Connections: Appliances shall be connected to the piping system by rigid metallic pipe and fittings.
- 3007 Sewage and Sump Pumps: A check valve and a gate valve located on the discharge side of the check valve shall be installed in the pump or ejector discharge piping between the pump or ejector and the drainage system. Access shall be provided to such valves. Such valves shall be located above the sump pump cover or, when the discharge pipe from the ejector is below grade, the valves shall be accessibly located outside the sump below grade in an access pit with a removeable cover.

INTERNATIONAL PROPERTY MAINTENANCE CODE 2003

- 302.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches in height. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- 302.7 Accessory Structures: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- 304.3 Premises Identification: Buildings shall have 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 4 inches high with a minimum stroke of 0.5 inch.
- 304.6 Exterior Walls: 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.
- 304.7 Roofs and Drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a nuisance.
- 304.13.1 Glazing: All glazing materials shall be maintained free from cracks and holes.
- 306.1 Handrails and Guardrails: Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.
- 404.3 Minimum Ceiling Height: Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms, and habitable basement areas shall have a clear ceiling height of not less than 7 feet. (See complete code for exceptions.)
- 504.3 Plumbing System Hazards: Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
- 603.2 Removal of Combustion Products: All fuel burning equipment and appliances shall be connected to an approved chimney or vent.
- 604.3 Electrical System Hazards: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

- 605.2 Receptacles: Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle with ground fault circuit interrupter protection.
- 702.3 Locked Doors: All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort.
- 704.2 Smoke Alarms: Single or multiple station smoke alarms shall be installed and maintained in dwellings regardless of occupant load at all of the following locations:
- (1) On ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - (2) In each room used for sleeping purposes.
 - (3) In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

INTERNATIONAL FUEL GAS CODE 2003

- 409.1 Shutoff Valves: Piping systems shall be provided with shutoff valves.

ILLINOIS STATE CODE 2007

ILCS 135 Section 10: Carbon Monoxide Detector

- (A) Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.
- (B) Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.

VILLAGE OF NORRIDGE CODE 2002

- 18.65 / R321.12 The use of script address is not allowed. When a house has an additional entrance other than the front street an additional address shall be provided. Provide an address for all garages which front the alley.
- 98-213.4 No downspout or stormwater drain shall be connected to the sanitary sewer. All downspouts are to splash out on the ground or run into a dry-well not less than 10 feet from any building wall. Downspouts not connected to a dry-well shall be discharged to the front or rear of the property.

ITEM #1 ELECTRICAL REQUIREMENTS

Address _____

CORRECTIONS REQUIRING PERMITS:

Electrical Service Panel PM604.3

- Grounding Breakers Riser Pipe
- Meter Head Label Breakers

- Install Outlet (Location) PM605.2 _____

CORRECTIONS REQUIRED:

GFCI Ground Fault Circuit Interrupters NEC210.8

- Kitchen Counter Top Bathroom
- Laundry Room Garage
- Unfinished Basement Exterior/All with weather protective bubble cover.

- Water heater ground/bond. NEC250.104.D
- Water meter ground/bond. NEC250.104.D

Open Electrical Boxes PM604.3

- Exterior Interior Garage

Switches Up Side Down PM604.3

- Exterior Interior Garage

Loose or Broken Switches PM604.3

- Exterior Interior Garage

Loose or Broken Outlets PM604.3

- Exterior Interior Garage

- Cover for closet light fixture. NEC410.8.B

ADDITIONAL COMMENTS

Inspector LB KR

Date _____ Time _____

NEC National Electrical Code 2005
 PMC International Property Maintenance Code 2003

ITEM #3 PROPERTY MAINTENANCE

Address _____

CORRECTIONS REQUIRING PERMITS:

- Fence PM302.7
- Exterior Surfaces PM304.6
- Roofs PM304.7
- Exterior Guards PM306.1
- Interior Guards PM306.1

CORRECTIONS REQUIRED:

- Gutters and Downspouts PM304.7
- Address PM304.3 and VNC18.65
- Windows (Broken) PM304.13.1
- Exterior Railings PM306.1
- Interior Railings PM306.1
- Egress Door Locks PM702.3
- Overgrowth PM302.4
- Smoke Detectors PM704.2
- Carbon Monoxide Detectors IL430.135

RESTRICTED USE:

- Habitable Space interior ceiling height. PM404.3

ADDITIONAL COMMENTS:

Inspector KR MF JF WM

Date _____ Time _____

PM International Property Maintenance Code 2003
 IL Illinois State Fire Code 2007
 VNC Village Of Norridge Code 2002

ITEM #2 PLUMBING REQUIREMENTS

Address _____

CORRECTIONS REQUIRING PERMITS:

- Water Heater Piping PM504.3
- Main Water Supply Shut Off Valve IFG409.1
- Water [REDACTED] Shut Off Valves IRC2903.9.3
- Gas Shut Off Valves IFG409.1 and IRC2420.1

CORRECTIONS REQUIRED:

- Water heater pressure relief valve piped 6" above floor. IRC2803.6.1
- Sump pump check valve. IRC3007
- Ejector pump check valve. IRC3007
- Furnace venting. PM603.2
- Water heater venting. PM504.3
- Furnace combustion air. IRC1702.1
- Water heater combustion air. IRC1702.1
- Gas supply leak. NICOR 800.7471470 or 888.6426748

ADDITIONAL COMMENTS:

Inspector JC JS KR

Date _____

Time _____

PM International Property Maintenance Code 2003
 IRC International Residential Building Code 2003
 IFGC International Fuel Gas Code 2003