

THE FOLLOWING ARE EXAMPLES OF ITEMS THE CITY OF BELLEVILLE HOUSING INSPECTORS WILL BE VISUALLY INSPECTING. THIS IS NOT A COMPLETE LIST, BUT A GUIDELINE FOR OWNERS/LANDLORDS AND MAY BE SUBJECT TO CHANGE.

EXTERIOR

1. YARDS:

Garbage containers – leak-proof containers with tight fitting lids. (Minimum of one (1) container per dwelling unit)

Standing water – grading and drainage problem from structure and property.

Trees, weeds, grass – properly maintained.

Trash and debris must be removed from the site.

All fences must be properly maintained.

2. BUILDING NUMBERS:

Must be 2.5 inches tall.

Readable/visible from street.

Numbers must be located on the structure. Apartments must have individual numbers or letters.

3. STRUCTURAL:

Foundations: Wall cracks
Loose/missing blocks/bricks/mortar
Visible exterior repairs/inspect interior of foundation
Rotted/damaged sill plates

Walls: Loose/damaged/missing siding – deteriorated or requires painting
Loose/damaged/missing soffit and fascia – deteriorated or requires painting

Roofs/Chimneys:
Badly needed tuck pointing (mortar missing or deteriorated)
Sagging of rafters which could create other problems

Loose/missing chimney bricks
Gutters/downspout loose/missing or in need of paint

Stairs/Porches/Railings:

Uniform or deteriorated treads and risers
Handrails secured properly on any step having more than four risers
Handrails can be located 32" to 38" above stair tread
Guardrails necessary and secured properly (landing/balcony over 30" high)
Structural stability

Doors/windows:

All windows designed to open must be in proper operating condition.
Each room must have one screen in good condition.
Cracked/broken/missing glass.
Fire rated doors between garage and living area.

Accessory Structures:

Sheds/Garages – (same requirements as residence)

INTERIOR

Walls/Ceilings:

Loose/missing plaster.
Evidence of roof leaks.
Loose paint (lead based paint of more than 0.5 not permitted).
Ceilings in garage below habitable area must be fire rated.
Walls in attached garages must be fire rated.
Window openings from living areas to attached garages must be covered with fire rated drywall.

Floors:

Bathroom and kitchen should be impervious to water.
Loose/damaged/missing flooring materials.
Joist and columns for structural support.
Carpet secure/not torn/clean.

Stairs:

Same requirements as exterior stairs.

Ventilation:

Kitchen ventilation.
Bathroom window and/or exhaust fan (wireless exhaust fan available).
Bathroom must have an operable window with a screen or an operable exhaust fan.

Space/Occupancy:

All bedrooms must have a closet. Bedrooms cannot be used as a thoroughfare to other living spaces.
Basement bedrooms must have ventilation, two (2) approved means of egress, and proper ceiling height.

Window opening in basement bedroom must have 5.7 sq. ft. of openable area and no more than 44 inches from the floor to openable area.

All bedrooms must also have a closet and an approved window.

Sanitation/Kitchen:

Must have sink in proper operating condition, cabinets/shelves, counter, stove hook-up and refrigerator hookup.

Sanitation/Bathroom:

Water closet (private) leaking water and drain pipes.

Water closet must be in proper operating condition, no leakage, and must have privacy.

Lavatory leaking water and drain pipes.

Lavatory must be in proper operating condition, no leakage, and must have hot and cold water at normal pressure.

Bathtub/shower leaking water and drain pipes.

Must have bathtub and/or shower and must be in proper operating condition, no leakage, and must have hot and cold water at normal pressure.

Bathroom must have at least one (1) receptacle. All must be GFCI protected.

4. PLUMBING

Supply System:

Connections (for leaks).

Fixtures broken/not operating.

Hot water not provided.

Drainage System:

Leaching of septic system.

Hot Water Heaters:

Drip tube within 6" of floor (hard pipe or hard copper – no PVC). Drip tube must be same diameter as relief valve.

Temperature and proper pressure relief valve is required.

Venting (draft diverter; pitch of vent pipe; connection at chimney).

Vent secured with screws at each joint and sealed into chimney.

Dirt leg on gas line, gas shut off upstream of union. Dirt leg must be located on a vertical drop.

If in garage, must be elevated 18" above floor (gas fired water heater only)

An 18" fire rated wall surrounding the water heater may be approved in some situations.

4. HEATING/MECHANICAL

Equipment:

Heat run connections.

Cold air returns required outside of furnace room.

Belleville Switch/stack control switch on gas fired furnaces that require this device.

Some newer gas fired furnaces do not require a Belleville Switch.

Clearances:

Minimum clearances from combustible material according to system installed.

Venting:

Pitch of vent pipe (1/4 inch in 1 foot).
Connection at chimney.
Excessive length of vent pipes.

Use of elbows in vent pipes.
Condition of vent pipes.

Space Heaters:

Proper controls a B-Switch (if adaptable).
Gas shut-off.
Dirt leg on gas line, located on a vertical drop.
All space fuel-fired space heaters must be vented.
Clearances from combustible materials.
Copper, aluminum and flexible gas lines can not pass through a floor, wall or ceiling.

5. **ELECTRICAL**

Service Equipment and Wiring:

SEE ENCLOSED ELECTRICAL GUIDELINES

6. **FIRE SAFETY AND HAZARD ABATEMENT**

Means of Egress:

Safe and continuous means of egress.

Accumulations and Storage:

Storage of flammable materials.
No accumulations in means of egress.

Fire Protection Systems:

Smoke detectors on every level including basements (mount on ceiling).
Exception: unfinished attics smoke detector not required.
Improper security screens or grill on windows.

Swimming Pools Hot Tubs, Spas: SEE ELECTRICAL GUIDELINES

