

Mascoutah Health and Safety Occupancy Inspection

An Occupancy Permit is required from the City of Mascoutah whenever occupancy is established or changed in a habitable structure. This includes all homes, trailers, apartments, etc. The City is not specific as to who is required to obtain the permit, but the ultimate responsibility lies with the owner of the property. The purpose of the inspections is to maintain the quality of the City's housing and building stock over time by requiring violations to be corrected **prior to each occupancy**.

An Occupancy Inspection should not be confused with a professional home inspection. The City checks for safety and aesthetic issues and does not insure such inspections for any use as a home warranty. The process is simple and requires an application and fee to set up an inspection time with the City Inspector. Once there is an approved inspection, an inspection certificate is generated and given to the applicant unless there are other instructions given, regarding the permit disposition. The inspection takes 30-45 minutes. An adult must be present if there are possessions in the house. An inspection report is usually available within 7 working days after the inspection.

When violations are noted and repairs are made to correct them, necessary reinspection must be scheduled within 30 days. An additional fee per reinspection is charged.

An Occupancy Permit will not be issued if the household size exceeds the occupancy level of the house.

The items checked in an occupancy inspection include but are not limited to:

1. Every dwelling unit shall be clean, sanitary and fit for human occupancy.
2. Every foundation, floor, wall, ceiling and roof shall be structurally sound, reasonably weather tight, watertight, and rodent proof; shall be capable of affording privacy and shall be kept in good repair.
3. Every window, exterior door and basement hatchway shall be reasonably weather tight, watertight and rodent proof, and shall be kept in satisfactory working condition and in good repair.
4. Every inside and outside stair, porch and appurtenance thereto shall be so constructed, with hand rails and fall protection as required, as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in satisfactory condition and good repair.
5. Every plumbing fixture, water and waste pipe and sanitary sewerage facility shall be properly installed and maintained in good sanitary working condition free of leaks. Toilets must be secure.
6. Gutters, downspouts and other storm drainage facilities shall be properly installed and maintained in good working condition.
7. Every floor surface of a water closet compartment or bathroom shall be constructed and maintained to be reasonably impervious to water to be kept in a clean, sanitary and dry condition.
8. All heating equipment and their appropriate supply systems, including gas, electricity, oil, water, wood or coal, shall be so constructed or installed that they will function safely and effectively and shall be maintained in satisfactory working condition as per original manufacturer specifications.
9. All stoves and fireplaces shall be so constructed or installed per original manufacturer specifications that they will be function safely and effectively and shall be maintained in satisfactory working condition

10. Auxiliary structures, such as sheds, barns, garages, fences, retaining walls or other outbuildings, shall be constructed properly and maintained in a safe working condition. Any outbuilding found so damaged, decayed, dilapidated, unsanitary, unsafe or vermin-infested as to be a public nuisance shall be corrected or the structure removed. Exterior and auxiliary structures require GFCI protection at all outlets
11. Any exterior painted surfaces, including fences, shall be finished. Surfaces which have peeled, scaled, deteriorated or failed to the extent of being unsightly shall be corrected.
12. All trash, debris, weeds, abandoned vehicles or parts thereof shall be removed from the premises. In the case of new construction, landscaping shall be completed, and vegetation shall be established. If vegetation is not established, erosion control can be implemented with the approval of the city inspector. Occupancy can be granted via an occupancy agreement until the vegetation is established.
13. All hard surface areas, including concrete, asphalt, brick or stone driveways and sidewalks, shall be free of large cracks, off sets, potholes and depressions.
14. A house may be sold "as is", or a buyer may assume responsibility for some or all repairs, but it may not be occupied until all safety violations are abated.
15. **Effective January 1, 2007**, all buildings using fossil fuel and having sleeping rooms or an attached garage must have an approved, operating carbon monoxide (CO) detector installed within 15 feet of any sleeping area. Homes that have all electric appliances, do not have a fireplace or an attached garage are exempt from the requirements.
16. Each sleeping room shall be equipped with a functioning Smoke Detector. NFPA 72 requires a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them in hallways or corridors outside each sleeping area and on every level of the home. Homes built to earlier standards often don't meet these minimum requirements. It should be recognized that the smoke detection needs and regulations have changed over the years.
17. Hallways and corridors leading to bedrooms are an ideal location to install combination smoke and CO detectors

PLEASE NOTE: This list is not all inclusive but does include the major points.

Common Violations:

Exterior

- Broken or uneven sidewalk slabs
- Missing guardrails/handrails on stairs, decks See Below
- Peeling paint on siding, widow trim, or doors
- Nonappearance of house numbers at least 4" in height, contrasting color and in conspicuous location.
- Branches on electrical service, against house/roof
- Electrical service wires less then 8 feet from any surface
- Electrical wiring above any pool or spa
- Debris or vegetation growth
- Water accumulation

Interior

- Broken window glass, missing screens
- Missing handrails on steps over 4 risers

- Porches, balconies, ramps, stairs or raised floor surfaces located more than 30 inches above the floor or grade below require guards not less than 36 inches in height.
- Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height. 2006 IRC 312.1
- Peeling paint on walls, ceiling, trim
- Damaged plaster or drywall
- Missing or inoperable smoke or CO detectors
- Fireplace tuck pointing
- Unvented or unheated bathrooms
- Double hung windows with broken counterweights or windows that do not stay open on their own
- Deadbolts and window locks are required on all rental property
- Attached garages lacking adequate fire-rated walls, ceilings and doors. See Below. Doors must be solid core wood with a minimum thickness of 1.375, or steel clad. Typically, any glass in the door is not permitted, unless the door and glass are visibly labeled to meet the necessary 20 min fire rating as required by 2006 IRC R309.1

Electrical

- 3 prong outlets that are ungrounded
- Reversed polarity outlets
- GFCI receptacles required in kitchens & bathrooms, all garages, unfinished and exterior locations, and often in laundry rooms
- Extension cords wired into or used as permanent wiring, extension cords powering appliances including garage door openers NEC 400.12
- Undersized electric panels (60 amp w/6+ circuits)
- Undersized conductors in relation to the fuse or breaker
- Open electrical splices or connections and uncovered junction boxes
- Improper wiring
- Multiple circuits through joist holes, Multi-voltage conductors through joist holes
- Unsecured wiring or conduit
- Uncovered bulbs in clothes closets NEC 410-8
- Exterior receptacle covers missing

Plumbing

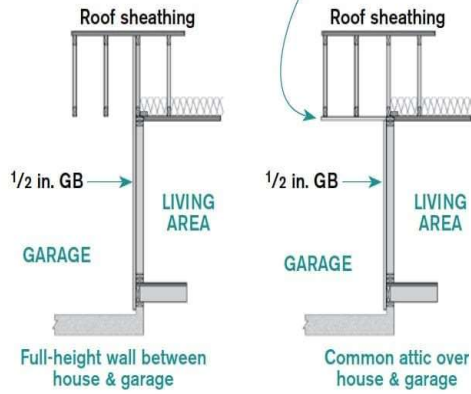
- Leaking sink traps, drains, stacks or laterals
- Missing/deteriorated grout/caulking around tubs
- Unvented fixtures
- Inadequate water pressure
- Leaking faucets
- Loose toilets
- Missing or leaking TPR valve on water heaters

Mechanical

- Gas appliance without dedicated shut-off valve within 6 feet on same floor
- Gas furnaces with appliance supply lines entering the cabinet
- Furnace and water heater vents missing or unsecure

Fire Separation from Garage

If habitable space over garage, ceiling must be $\frac{5}{8}$ in. Type X.



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Handrails and guards

