



**Department of Housing  
Inspector's Checklist**

Address: \_\_\_\_\_

Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Inspector: \_\_\_\_\_

**EXTERIOR PROPERTY AREAS**

- Property in properly zoned district. Check Zoning Ordinance.
- Property shall be maintained in a clean, safe and sanitary condition with all rubbish, junk and garbage cleaned up. Occupants' area of control maintained with all trash and debris cleaned up. (IPMC 302.1, 308.1, Ord Chapter 51 & 105)
- All rubbish, junk and garbage (defined by Ord Chapter 51 & 105) shall be disposed of in a clean and sanitary manner by placing rubbish and garbage in the supplied garbage disposal facility or container. (IPMC 308.2, 208.2.1, 308.3, 308.3.1, Ord section 162.02.11 added IPMC 308.4)
- Rubbish and garbage containers shall be leakproof with close-fitting covers for storage of such materials until removed from the premise for disposal. (IPMC 308.3.2)
- Private Sidewalks, walkways, stairs kept in proper state of repair and maintained free from hazardous conditions. (IPMC 302.3)
- Public sidewalks free from defects. (Ord Chapter 136)
- Driveways, parking lots, and parking spaces kept in proper state of repair and maintained free from hazardous conditions. (IPMC 302.3, Ord Chapter 137 & Ord Section 167.10.11)
- Weeds and grass maintained to be no higher than 6". (Ord Section 162.02.5 replaced IPMC 302.4 with Ord Chapter 52)
- All structures and exterior property kept free from rodent harborage and infestation. (IPMC 302.5 & 309)
- All pipes, ducts, conductors, fans or blowers do not discharge gases, steam, vapor, hot air, grease, smoke odors or other gaseous or particulate wastes directly upon adjoining properties or adjacent to public/private property or that of another tenant. (IPMC 302.6)
- Property free and clear of junk vehicles/unlicensed vehicles. (Ord Section 162.02.6 replaced IPMC 302.8 with Ord Chapter 51)
- Multi-Family Structures Only – Facilities provided for the source separation of recyclable materials for residents. (Ord Chapter 107)
- Property graded and drained properly so as not to collect or pond. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. (IPMC 302.2 & 507.1)
- Exterior surface is not defaced or damaged. (IPMC 302.9)
- All accessory structures (detached garages, fences, walls) shall be maintained structurally sound and in good repair. (IPMC 302.7)
- Swimming pools shall be maintained in a clean and sanitary condition, and in good repair and be enclosed by a barrier not less than 6' in height. (IPMC 303.1, Ord section 162.02.7 replaced IPMC 303.2 with Ord Chapter 155, 168 and Ord Section 167.17)

**EXTERIOR AND INTERIOR OF STRUCTURE**

- Address posted on the building, visible from the street, of contrasting color and at least 6" in height, 3" in height is allowed for one and two family dwellings. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. (Ord section 162.02.8 replaced IPMC 304.3 with Ord Chapter 150)
- Exterior structure maintained in good repair, structurally sound, and sanitary condition so as not to pose a threat to the public health, safety or welfare. (IPMC 304.1) 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. (IPMC 304.6)
- All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. (IPMC 304.4 & 305.2)
- Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. (IPMC 304.5)
- All overhang extensions (fire escapes, signs, marquees, awnings, canopies, standpipes, exhaust ducts) shall be maintained in good repair and anchored properly. (IPMC 304.9)

- ❑ All chimneys, cooling towers, smoke stacks, and similar items are maintained structurally sound and in good repair. All metal or wood protected properly. (IPMC 304.11)
- ❑ Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not discharge in a manner that creates a public nuisance. Roof drainage shall prevent dampness or deterioration to walls and the interior of the structure. (IPMC 304.7)
- ❑ All decorative features (cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair and securely anchored. (IPMC 304.8)
- ❑ All exterior surfaces shall be maintained in good condition. They shall be protected from the elements and decay. No peeling, flaking or chipped paint. Siding and masonry shall be maintained weather resistant and water tight. Metal surfaces shall be coated to inhibit rust and corrosion. Surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. (IPMC 304.2)
- ❑ All exterior receptacle outlets must be GFCI protected. Any replaced GFCI outlets on the exterior must have in use covers installed. All new equipment must follow the requirements as for new. (NEC) (Ord Section 162.02.16)
- ❑ Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire. (IPMC 605.3)
- ❑ All interior surfaces including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. (IPMC 305.3)

#### **GARAGES**

- ❑ All receptacle outlets located in garages shall be GFCI protected. (Ord Section 162.02.16)
- ❑ Type NM (Romex) or SE (Service Entrance) cable installed in an unfinished wall shall be permitted to be installed in a listed conduit or tubing or shall be protected by hardboard, plywood, sheetrock, or similar to extend no less than 1' on either side of the exposed cable to a height of not less than 7'. (Ord Section 162.02.15 added IPMC 604.4)

#### **GUARDRAILS AND HANDRAILS**

- ❑ Exterior/Interior stairways, landings, ramps, decks, porches, balconies, or other walking surface shall be maintained in good working order, structurally sound, and capable of supporting the imposed dead and live loads. (IPMC 304.10 & 305.4)
- ❑ All handrails and guards are properly secured and capable of supporting normally imposed loads and maintained in good condition. (IPMC 304.12 & 305.5)
- ❑ All handrails and guards to meet the requirements of the ordinance for heights, spindle spacing, etc. Every exterior and interior flight of stairs having four or more risers shall have a handrail on one side of the stair, said handrail shall not be less than 30" high or more than 42" high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Handrails within a dwelling unit or serving and individual dwelling unit of groups R-2 and R-3 or one and two family dwellings shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues. Every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface, which is more than 30" above the floor or grade below, shall have guards. (Ord Section 162.02.10 replaced IPMC 307.1)
  - Guards: Guards within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 or one and two family dwellings shall be permitted to be not less than 36" high. All other guards shall not be less than 42" in height. If guards are unenclosed they shall have intermediate rails or an ornamental pattern such that no object in excess of 4" in diameter can pass through. (Ord Section 162.02.10 added IPMC 307.2)
  - Existing Structures: For buildings constructed prior to 1983, handrails and guardrails, which are structurally sound, may provide the same height and opening protection/restriction as was required when the structure was originally constructed. If handrails or guardrails are replaced, they shall be constructed in compliance with the currently adopted code. Guards shall not be required where exempted by the adopted building code. (Ord Section 162.02.10 added IPMC 307.3)

#### **DOORS AND WINDOWS**

- ❑ All windows, doors, and skylights, including frame, shall be kept in good condition and weathertight. (IPMC 304.13 & 304.2)
- ❑ All glazing materials shall be free from holes and cracks. (IPMC 304.13.1)
- ❑ Every non-fixed window shall be easily operable and capable of being held in position by window hardware. (IPMC 304.13.2)
- ❑ All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. (IPMC 304.15)
- ❑ All means of egress doors shall be readily openable from the egress side without the need of keys, special knowledge, or effort unless conforms to IBC (IPMC 304.15 & 702.3)

- ❑ Interior doors shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware. (IPMC 305.6)
- ❑ Basement hatchways maintained to prevent the entrance of rodents, rain and surface drainage water. (IPMC 304.16)
- ❑ Basement windows that are openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents. (IPMC 304.17)
- ❑ Doors, windows, or hatchways for dwelling units, room units, or housekeeping units shall be provided with devices designed to provide security for the occupants and property within. (IPMC 304.18)
  1. Dwelling, rooming, or housekeeping units shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need of special knowledge, keys, or effort and shall have a minimum lock throw of 1". Such deadbolt locks shall be installed according to the manufacturer's specifications and be maintained in good working order. A sliding bolt shall not be considered an acceptable deadbolt lock. (IPMC 304.18.1)
  2. Operable windows located in whole or in part within 6' above ground level or a walking surface below that provide access to a dwelling, rooming, or housekeeping unit shall be equipped with a window sash locking device. (IPMC 304.18.2)
  3. Basement hatchways that provide access to a dwelling, rooming, or housekeeping unit shall be equipped with devices that secure the units from unauthorized entry. (IPMC 304.18.3)
- ❑ Approved tightly fitting insect screens with a minimum of 16 mesh per inch shall be provided to protect every window/door opening required for ventilation from April 1 to October 31. (IPMC 304.14 & Ord Section 162.02.9)

#### **FIRE AND SAFETY ITEMS**

- ❑ Common halls and stairways, except one and two family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet. In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 footcandle at floors, landings and treads. (IPMC 402.2)
- ❑ A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the IFC. (IPMC 702.1)
- ❑ The required fire-resistance rating of fire resistance rated construction including walls, fire stops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant material applied to structural members and joist systems shall be maintained. All penetrations sealed. (IPMC 703.3)
- ❑ Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. (IPMC 703.4)
- ❑ Hold-open devices and automatic door closers shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position. (IPMC 703.4.2)
- ❑ Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position. (IPMC 703.4.3)

#### **FIRE ALARM, SPRINKLER SYSTEM (IF APPLICABLE) AND EXTINGUISHERS**

- ❑ Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in accordance with the International Fire Code in an operative condition at all times, and shall be replaced or repaired where defective. (IPMC 704.1)
- ❑ Fire protection systems shall be maintained in accordance with the original installation standards for that system. They shall be installed, repaired, operated, and tested. Records shall be maintained of all system inspections, tests and maintenance. (IPMC 704.1.1, 704.1.2 & 704.2.1)
- ❑ Alarm and sprinkler system has had a yearly inspection. (Section 907 IFC)
- ❑ All alarm horns, strobes and pulls are not damaged and are in working order. (Section 907 IFC)
- ❑ Additional heads and wrench are provided. (Section 907 IFC)
- ❑ No heads are damaged or painted over and that proper head is utilized when covering area. (Section 907 IFC)
- ❑ All Fire Extinguishers are up to date on inspections and are charged. They need to be visible and unobstructed as well as in cabinets or secured on brackets/hangers. Maximum travel distance to extinguisher is 75 feet. (Section 906 IFC)
- ❑ All Exit signs are in working order. (1104.3 IFC)
- ❑ All emergency lighting is in working order. (1104.5 IFC)
- ❑ The Fire Department Connection is visible from the street or a sign is mounted on the street front or side of building with "FDC" or an arrow to indicate the location. This area may not be obstructed and must have a working space of not less than 36" wide, 36" deep and 78" in height. (IPMC 704.5, 704.5.1, 704.52 & IFC)

### **HVAC MECHANICAL EQUIPMENT, WATER HEATING AND APPLIANCES**

- ❑ Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees F. A gas burning water heater shall have adequate combustion air provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. (IPMC 505.4)
- ❑ All mechanical equipment, appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC 603.1)
- ❑ Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions unless it is listed and labeled condensing (ductless) clothes dryer. (IPMC 403.5)
- ❑ All fuel burning equipment and appliances shall be connected to an approved chimney or vent. Exception – those that are labeled for unvented operation. (IPMC 603.2)
- ❑ All required clearances to combustible materials shall be maintained. Double wall B-vent = 1", single wall = 6" (IPMC 603.3)
- ❑ All safety controls for fuel burning equipment shall be maintained in effective operation. (IPMC 603.4)
- ❑ A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel burning equipment shall be provided for the fuel burning equipment. (IPMC 603.5)
- ❑ Devices intended to reduce fuel consumption by attachment to a fuel burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved. (IPMC 603.6)
- ❑ Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. (IPMC 607.1)
- ❑ Corrugated stainless steel tubing (CSST) that is not listed with an arc-resistant jacket or coating system in accordance with ANSI LC1/CSA6.26. CSST gas piping systems and piping systems containing one or more segments of CSST shall be electrically continuous and bonded to the electrical service grounding electrode system or, where provided, the lightning protection grounding electrode system. (Ord Section 162.02.12 added IPMC 601.3)

### **ELECTRICAL EQUIPMENT**

- ❑ Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. (IPMC 604.2)
- ❑ 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 defects shall be corrected to eliminate the hazard. (IPMC 604.3)
- ❑ All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC 605.1)
- ❑ Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings. (IPMC 605.4)

### **ELEVATORS, ESCALATORS AND DUMBWAITERS**

- ❑ Elevators, dumbwaiters and escalators shall be maintained. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator, or dumbwaiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous approved location. In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied; unless the building only has one elevator then it is permitted to have the elevator temporarily out of service for testing or servicing. (IPMC 606.1 & 606.2)

### **DWELLING UNITS**

#### **GENERAL ITEMS**

- ❑ Habitable Spaces - An openable window(s) of proper size for natural light and natural ventilation needs to be provided. For natural light the window(s) area needs to equal 8% of the size of the room the window(s) is located in. For natural ventilation the window(s) must provide an opening that equals 45% of the required 8% window(s) area. Mechanical ventilation system and artificial lighting can be provided in lieu of natural light and ventilation. [Bathrooms, toilet rooms closets, halls, storage, utility spaces are not habitable spaces] (IPMC 402.1, 403.1 & 401.3)
- ❑ Mechanical exhaust must discharge directly to the exterior of the structure. (IPMC 403.2)

- ❑ All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures. (IPMC 402.3)
- ❑ Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces unless the dwelling contains one bedroom. (IPMC 404.4.2)
- ❑ Every bedroom shall have access to one water closet and one lavatory without passing through another bedroom. Access to the water closet/lavatory shall be on the same or adjacent floor level. (IPMC 404.4.3)
- ❑ All common or shared bathrooms and toilet rooms in a multiple dwelling shall be provided with a door and interior locking device. (IPMC 503.1)

#### **SAFETY ITEMS**

- ❑ An egress window shall be provided for every bedroom. The minimum clear net width shall not be less than 20” and the minimum clear net height shall not be less than 24”. The window shall not be less than 5.7 square feet in net clear area unless the window is at grade level in which case shall not be less than 5.0 square feet in net clear area. The window shall open to a yard or court. If a window well is required on the exterior than those provisions shall comply. No key, tool, or special knowledge shall be required to operate the window. The window shall not be more than 44” above the finished floor level. (For Reference: IRC R310)
- ❑ Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. (IPMC 702.4)

#### **Exceptions:**

1. When the maximum height requirement cannot be met, a landing may be provided for egress windows. Landings shall have a minimum width of 36”, a minimum depth of 12” and a maximum height of 24”. The landing shall be permanently affixed to the floor below or the wall under the window it serves. (Ord Section 162.02.18.1 added to IPMC 702.4)
  2. Construction existing prior to 1983 need not meet the standard minimum clear opening sizes and sill height requirement but shall have minimum clear opening width and height dimensions of 18” These windows shall also have a minimum finished sill height of not more than 48” above floor. (Ord Section 162.02.18.2 added to IPMC 702.4)
- ❑ Egress window wells shall be at least 9 square feet in area with a minimum horizontal projection and width of 36”. The area of the window well shall allow the emergency escape and rescue opening to be fully opened. The window well depth shall not be greater than 44” from top of well to the grade inside. If the depth exceeds 44” than steps or a ladder shall be installed. The ladder shall not encroach more than 6” with the width of the ladder shall be 12” and shall project at least 3” from the well wall and rungs spaced not more than 18” apart for full height of well. (For Reference: IRC R310)
  - ❑ Smoke alarms shall be installed in each bedroom, on each floor level and immediately outside of each bedroom. Unless otherwise permitted the smoke detectors shall have primary power with battery backup power and be interconnected. (IPMC 704)
  - ❑ Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer’s instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one and two family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced if the date of manufacture cannot be determined. (IPMC 704.7)
  - ❑ Any single-station smoke alarm installed on or after April 1, 2010, including a replacement of an existing alarm, shall be a dual sensor smoke alarm in conformance with Iowa Code Chapter 1092. Dual-sensor may be the photoelectric/ionization type or the smoke/ carbon monoxide type. (Ord Section 162.02.19 added to IPMC 704.6)
  - ❑ Carbon monoxide alarms shall be installed in conformance with Iowa Code Chapter 158 in dwelling units immediately outside bedrooms when fuel burning appliances and/or attached garage are present. Alarms that become inoperable or begin producing end-of-life signals shall be replaced. (IPMC 705 & Ord Section 162.02.20 added to IPMC 705.1)
  - ❑ Privacy shall be provided and the bathroom/toilet room shall not constitute the only passageway to a hall or other space or to the exterior. (IPMC 503.1)

## **ROOM DIMENSIONS/COMFORT**

- ❑ Every bedroom shall be at least 70 square feet in area and every bedroom occupied by more than one person shall contain not less than 50 square foot of floor area for each occupant thereof. Rooms shall not have less than 7 feet in any horizontal dimension. (IPMC 404.2 & 404.4.1)
- ❑ A clear ceiling height of not less than 7 feet must be provided unless the following applies: (IPMC 404.3)
  1. One and Two family dwellings only – beams and girders spaced not less than 4’ on center and projecting not more than 6” below the required ceiling height.
  2. Basement rooms in one and two family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6’ 8” with not less than 6’ 4” of clear height under beams, girders, ducts and similar obstructions.
  3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of 7’ over not less than 1/3 of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of 5’ shall be included.
- ❑ Dwelling units shall not be occupied by more occupants than permitted by the following minimum area requirements: 1-2 occupants: 120 sq ft for living and no minimum for dining / 3-5 occupants: 120 sq ft for living + 80 sq ft for dining if combined space / 6 or more occupants: 150 sq ft for living + 100 sq ft for dining if combined. (IPMC 404.5)
- ❑ A clear passageway of 3’ shall be provided between counterfronts and appliances or counterfronts and walls. (IPMC 404.2)
- ❑ All spaces used for the preparation of food shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner, disposal of food, wastes and refuse, including facilities for temporary storage. (IPMC 404.7)
- ❑ Heat shall be furnished to the occupants in all habitable rooms including bathrooms and toilet rooms from September 15 to May 15 and maintain a minimum temperature of 68 degrees F; measured 3’ above the floor near the center of the room and 2’ inward from the center of each exterior wall. (IPMC 602.3, 602.2, 602.5 & Ord Section 162.02.13)

## **ELECTRICAL ITEMS**

- ❑ All receptacle outlets located above the kitchen countertop surface are GFCI protected. (Ord. Section 162.02.16)
- ❑ One electric luminaire shall be provided in a kitchen. (IPMC 605.3 & Ord Section 162.02.16)
- ❑ Bathrooms must have one GFCI protected receptacle outlet and one electric luminaire provided. (IPMC 605.3)
- ❑ Every bedroom and habitable space shall contain at least two separate and remote receptacle outlets in the room. (IPMC 605.2)
- ❑ Every laundry area shall contain at least one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. (IPMC 605.2)
- ❑ Two wire electrical systems are acceptable as long as the wiring does not appear to create a hazard. GFCI’s are allowed to be installed on a two wire electrical system.
- ❑ Circuits need to be identified in the electrical panel. (NEC)
- ❑ Type NM (Romex) or SE (Service Entrance) cable installed on the wall of an unfinished basement shall be permitted to be installed in a listed conduit or tubing or shall be protected by hardboard, plywood, sheetrock, or similar to extend no less than 1’ on either side of the exposed cable to a height of not less than 7’. (Ord Section 162.02.15 added IPMC 604.4)
- ❑ Lampholders installed in wet or damp locations shall be installed so that water cannot enter or accumulate in wiring compartments, lampholders or other electrical parts. All luminaires installed in wet locations shall be marked “SUITABLE FOR WET LOCATIONS.” All luminaires installed in damp locations shall be marked “SUITABLE FOR WET LOCATIONS” or “SUITABLE FOR DAMP LOCATIONS.” (Ord Section 162.02.17 added IPMC 605.3.1)
- ❑ Cord-connected luminaires, chain-, cable-, or cord-suspended-luminaires, lighting track, pendants, and ceiling-suspended (paddle) fans shall not have any parts located within a zone measured 3’ horizontally and 8’ vertically from the top of a bathtub rim or shower stall threshold. This zone is all encompassing and includes the space directly over the tub or shower. Luminaires within the actual outside dimension of the bathtub or shower to a height of 8’ vertically from the top of the bathtub rim or shower threshold shall be marked for damp locations and where subject to shower spray, shall be marked for wet locations. (Ord Section 162.02.17 added IPMC 605.3.2)

## **PLUMBING ITEMS**

- ❑ A kitchen sink shall be provided and maintained in a sanitary, safe working condition. (IPMC 502.1)
- ❑ At least one bathroom provided and it shall contain at least one bathtub or shower, water closet, and lavatory. The lavatory must be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory. (IPMC 502.1)
- ❑ The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. (IPMC 505.3)
- ❑ Plumbing fixtures shall have adequate clearances for usage and cleaning. (IPMC 504.2)

- ❑ Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC 504.1)

**EFFICIENCY UNITS – all requirements are applicable except for the following**

- ❑ A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet. A unit occupied by not more than two occupants shall have a minimum clear floor area of 220 square feet. A unit occupied by three occupants shall have a minimum clear floor area 320 square feet. These required areas shall be exclusive of the areas required by Items 2 and 3. (IPMC 404.6.1)
- ❑ The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30” in front. Light and ventilation conforming to this code shall be provided. (IPMC 404.6.2)
- ❑ The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower. (IPMC 404.6.3)
- ❑ The maximum number of occupants shall be three. (IPMC 404.6.4)