

# Rental Inspection Code Explanation

## Monmouth Fire Department

601 Industrial Park Drive  
Monmouth, IL 61462  
309.734.8428

*All code references from the 2012 International Property Maintenance Code unless otherwise noted.*

## Exterior

### Property

#### **Weeds:**

#### **302.4 Weeds**

*All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. 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.*

#### **Exterior Infestation:**

#### **302.5 Rodent Harborage**

*All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.*

#### **309.1 Infestation**

*All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.*

#### **309.2 Owner**

*The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.*

### **309.3 Single Occupant**

*The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.*

### **309.4 Multiple Occupancy**

*The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.*

### **309.5 Occupant**

*The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.*

*\*\*\*Exception: Where the infestations are caused by defects in the structure, the Owner shall be responsible for pest elimination.*

## **Vehicles:**

### **302.8 Motor Vehicles**

*Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.*

## **Parking:**

### **Zoning Code of Ordinances**

*Required off-street parking spaces shall not be located in the required front yard unless said parking is on an improved surface and covers only that portion of the yard that leads to a parking space in the side or rear yard or a private garage.*

### **Required off-street parking based on Zoning District**

*R-1 Low Density Residential - 2 spaces per unit*

*R-2 Medium Density Residential - 2 spaces per unit*

*R-3 High Density Residential / Multi-Family - One and Two Family Dwellings require 2 spaces per unit / Multi-Family Dwellings require 1 1/2 spaces per unit.*

*R-4 Residential Mobile Home Park District - 2 spaces per unit plus guest parking as defined in the special requirements section of the Zoning Code.*

### **Ordinance #09-025**

*It shall be unlawful for any person to drive or park any motor vehicle as defined in Chapter 70 to the Code of Ordinance for the City of Monmouth over or upon any of the public boulevards of the city, other than at the established walks or drives thereon.*

*Boulevards: all that portion of the public streets and avenues of the city between the established lot lines not occupied by sidewalks or footpaths and not usually and customarily used for vehicular travel.*

#### **Defacement:**

##### **302.9 Defacement of Property**

*No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.*

#### **Fences:**

##### **302.7 Accessory Structures**

*All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

##### **303.2 Enclosures**

*Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching.*

#### **Swimming Pool:**

##### **303.1 Swimming Pools**

*Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.*

##### **303.2 Enclosures**

*Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching.*

#### **Exterior Structure**

## **Windows and Doors:**

### **304.2 Protective Treatment**

*All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight.*

## **Surface Decay:**

### **304.2 Protective Treatment**

*All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight.*

### **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.*

## **Address Numbers:**

### **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 (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).*

## **Foundation:**

### **304.5 Foundation Walls**

*All 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.*

## **Roof:**

### **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 public nuisance.*

**Exterior Walls:**

**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.*

**Other Structure:**

**302.7 Accessory Structures**

*All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

**304.10 Stairways, Decks, Porches and Balconies**

*Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.*

**304.12 Handrails and Guards**

*Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.*

**Windows:**

**304.14 Insect Screens**

*During the period from April to November, every door, window and other outside opening required for ventilation of habitable rooms, shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.*

**304.18 Building Security**

*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.*

**Locks:**

**304.18 Building Security**

*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.*

## **Rubbish and Garbage**

### **Free of Rubbish:**

#### **305.1 General Interior Requirements**

*The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.*

#### **308.1 Accumulation of Rubbish or Garbage**

*All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.*

#### **308.2 Disposal of Rubbish**

*Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.*

##### **308.2.1 Rubbish Storage Facilities**

*The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.*

#### **308.3 Disposal of Garbage**

*Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.*

## **Dwelling Units**

### **Interior Structure**

#### **Interior Infestation:**

##### **309.1 Infestation**

*All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved*

*processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.*

### **309.2 Owner**

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### **309.5 Occupant**

*The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.*

*\*\*\*Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.*

## **Walls:**

### **305.3 Interior Surfaces**

*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.*

## **Floors:**

### **305.3 Interior Surfaces**

*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.*

### **305.4 Stairs and Walking Surfaces**

*Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.*

**Handrails:****305.5 Handrails and Guards**

*Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.*

**Doors:****305.6 Interior Doors**

*Every interior door 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.*

**Light****Habitable Spaces:****305.1 General Interior Requirements**

*The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.*

**402.1 Habitable Spaces**

*Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.*

**Common Hallways:****305.1 General Interior Requirements**

*The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.*

### **402.2 Common Halls and Stairways**

*Every common hall and stairway in residential occupancies, other than in 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 (19 m<sup>2</sup>) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm).*

### **605.3 Luminaries**

*Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire.*

## **Ventilation**

### **Operational Windows:**

#### **403.1 Habitable Spaces**

*Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.*

### **Bathroom Ventilation:**

#### **403.2 Bathrooms and Toilet Rooms**

*Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.*

### **Dryer Exhaust:**

#### **403.5 Clothes Dryer Exhaust**

*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. Exception: Listed and labeled condensing (ductless) clothes dryers.*

## **Plumbing**

### **Proper Fixtures:**

#### **502.1 Dwelling Units**

*Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall 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.*

### **502.2 Rooming Houses**

*At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.*

#### **Kitchen Sink:**

##### **502.1 Dwelling Units**

*Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall 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.*

##### **505.1 General**

*Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.*

#### **Water System:**

##### **505.1 General**

*Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.*

##### **506.1 General**

*All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.*

#### **Hot Water:**

##### **505.1 General**

*Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.*

## **Mechanical and Electrical**

### **Heating:**

#### **602.3 Heat Supply**

*Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from November to April to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.*

#### **602.5 Room Temperature Measurement**

*The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.*

### **Fuel Burning Appliances:**

#### **603.2 Removal of Combustion Products**

*All fuel-burning equipment and appliances shall be connected to an approved chimney or vent. Exception: Fuel-burning equipment and appliances which are labeled for unvented operation.*

#### **603.3 Clearances**

*All required clearances to combustible materials shall be maintained.*

#### **605.1 Installation**

*All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.*

### **Electric Service:**

#### **604.2 Service**

*The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70, Dwelling units shall be served by a three-wire, 120/240 volt, single phase electrical service having a minimum rating of 60 amperes.*

#### **604.3 Electrical Systems 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.*

### **Outlets:**

## **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. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.*

## **Fire Safety**

### **Exit Path:**

#### **702.1 General**

*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 International Fire Code.*

#### **702.2 Aisles**

*The required width of aisles in accordance with the International Fire Code shall be unobstructed.*

### **Emergency Escape Openings:**

#### **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, except where the door hardware conforms to that permitted by the International Building Code.*

### **Smoke Alarms:**

#### **704.1 General**

*All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.*

#### **704.2 Smoke and Carbon Monoxide Alarms**

*Single- or multiple-station smoke and carbon monoxide alarms shall be installed and maintained in on every level of the structure including basements and heated occupied attic spaces. Detectors shall be located within 15 feet of each sleeping area. Smoke and carbon monoxide detectors can be a single combined unit or separate units.*

#### **704.4 Interconnection**

*Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwellings not regulated as Group R*

*occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.*

*Exceptions:*

- 1. Interconnection is not required in buildings which are not undergoing alterations, repairs or construction of any kind.*
- 2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.*

### **Carbon Monoxide Detectors:**

#### **704.1 General**

*All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.*

#### **704.2 Smoke and Carbon Monoxide Alarms**

*Single- or multiple-station smoke and carbon monoxide alarms shall be installed and maintained in on every level of the structure including basements and heated occupied attic spaces. Detectors shall be located within 15 feet of each sleeping area. Smoke and carbon monoxide detectors can be a single combined unit or separate units.*

### **Upper Floor Exits:**

#### **Occupancy**

### **Minimum Area Requirements:**

#### **404.2 Minimum Room Widths**

*A habitable room, other than a kitchen, shall be a minimum of 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.*

### **Prohibited Occupancy:**

#### **404.4.4 Prohibited Occupancy**

*Kitchens and non-habitable spaces shall not be used for sleeping purposes.*

### **Food Preparation:**

#### **404.7 Food Preparation**

*All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.*

*There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.*

**Attic Sleeping:**

**404.4.2 Access from Bedrooms**

*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. Exception: Units that contain fewer than two bedrooms.*

*\*\*\*Exception: Units that contain fewer than two bedrooms.*

**404.4.4 Prohibited Occupancy**

*Kitchens and non-habitable spaces shall not be used for sleeping purposes.*

**Basement Sleeping:**

**404.4.2 Access from Bedrooms**

*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. Exception: Units that contain fewer than two bedrooms.*

*\*\*\*Exception: Units that contain fewer than two bedrooms.*

**404.4.4 Prohibited Occupancy**

*Kitchens and non-habitable spaces shall not be used for sleeping purposes.*