

**PLUMBING:**

CLEAN-OUT PLUG Sec 504.3 Thread may be worn.

CLOGGED DRAINAGE Sec 504.1 Slow drainage.

DIELECTRIC CONNECTORS Sec 505.4 Proper insulating fittings where water piping of dissimilar metals are joined. No permit required.

FAUCET Sec 505.1 Leaking faucet.

FERNCO CONNECTORS No rubber Fernco's on branch lines, or main stack, only on sink drains.

FLOOR OPENING COVER Sec 504.3 Missing grate

OBSOLETE FIXTURES Sec 504.3 Remove or cap obsolete water and drain piping back at the connection to the main drain or stack. **FIXTURES TO BE REMOVED; PLUMBING PERMIT REQUIRED**

P-TRAPS Sec 505.1 Defective, improper, corroded.

SADDLE TEE Allowed if serving a laundry stack.

May allow existing saddle T's or Y's if no sign of malfunction. If newer PVC to cast iron, remove under permit.

SOIL STACK Sec 504.3 Deteriorated sections.

TRAP AND VENT Section 504.1 Properly trap and vent fixtures; if plumbing not vented, must remove. Check roof for vents. No mechanical vents. **PLUMBING PERMITS REQUIRED**

WATER HEATER Sec 505.4 extend blow-off arm within 2" to 6" of floor; must be steel or copper the same diameter as the pressure relief valve opening but at least 3/4". No gas water heater in bathroom or bedroom unless adequate combustion air. **PERMIT** required for new installs. Vent piping properly installed with 3 screws at each joint.

WATER LINES Sec 505.3 No plastic water supply lead lines except white braided or approved metal material. Shut-off not required at every fixture. **PLUMBING PERMIT REQUIRED** to install.

**BATH: TOILET REPAIR** Sec 504.1 Defective flush mechanisms, toilet anchored to floor. Deteriorated toilet seat.

TOILET BASE SEAL Sec 504.1 Seal at base of toilet.

TUB ENCLOSURE Sec 504.1 Damaged joints; caulk.

VANITY Sec 304.1 deteriorated cabinet vanity.

Further information and photos at [stlouisco.com/Online Services/Online Re-Occupancy Permits](http://stlouisco.com/Online%20Services/Online%20Re-Occupancy%20Permits)

**ELECTRICAL:** Existing 2-prong system is allowed. 3-prong outlets must be grounded. GFCI required for all outlets serving kitchen counters; all bathroom outlets; all outdoor outlets and receptacles serving a wet bar. Not required in garage. Bathrooms must have at least one outlet.

GARBARGE DISPOSAL CLAMP Sec 604.3 Wire romex clamp on the garbage disposal.

GROUND WIRE JUMPER CABLE Sec 605.1 To both sides of water meter. Minimum wire size #8.

JUNCTION BOXES Sec 604.3 All splices must be in junction box with cover plate.

LAUNDRY CIRCUIT Sec 605.2 Grounded, 20 AMP circuit for washing machine. Adapters not permissible. **PERMIT REQUIRED** to install.

LIGHT SWITCH Sec 604. Cover plates needed.

LIGHT FIXTURES Sec 604.3 Properly mounted and installed. Ceiling fan lights must be supported by the building structure. Missing globes, damaged fixtures.

LOOSE, OBSOLETE WIRING Sec 604.3 Unused, dead, loose, hanging wiring. Extension cords used as permanent wiring.

OVERFUSING Sec 604.3 Proper sized fuses.

RECEPTACLES Sec 604.3, 605.2 Open ground or reverse polarity; defective, missing cover plates.

Two in each room minimum. **PERMIT REQUIRED** to add outlets. Approved floor-mounted receptacles only. Covers required on exterior outlets; plastic wet area, or metal damp area covers

SERVICE PANEL Sec 605.1 Service box cover or door. Proper fuses, circuit breaker, or blank covers in openings. Service panel not allowed in bathrooms, toilet rooms, clothes closets.

SERVICE DROP 8' minimum at the drop, and lowest point in the yard. 3' clearance away from window or door. Service entrance must not be concealed by fascia or soffit.

**WHAT DO NEIGHBORHOOD  
PERSERVATION  
INSPECTORS LOOK FOR?**

# Re-Occupancy Inspections



**NORTH County Office: 21  
Village Square, Hazelwood  
SOUTH County Office: 4556  
Lemay Ferry Rd.**

**Re-Occupancy Permits** - Overview: *The following code items will be inspected for proper maintenance and repair. We have tried to make this as comprehensive as possible, but could not include every single code.*

## **EXTERIOR**

**ACCESSORY BUILDING** Sec. 302.7 Deteriorated.

**CONCRETE** Sec. 302.3 Cracks 3/4"; holes; voids.

**DEBRIS; RUBBISH** Sec. 302.1 Remove.

**DRIVEWAY AND SIDEWALKS** Sec.302.3

Eliminate tripping hazards; repair cracks 3/4" or larger. Those paved with gravel or chat reasonably determined to pre-date 1965 zoning ordinance may repair with new gravel or chat. New gravel or chat added since 1965 must be replaced with asphalt or concrete.

**FASCIA** When wrapped with aluminum, all fascia must be like material, or all covering removed.

**FENCES** Sec. 302.7.1, 302.7.2, 302.2 Fences around swimming pools must maintain four foot height; gate latch hardware that is not accessible to small children.

**FIREWOOD** Sec. 302.1 Stack 12" above ground.

**GARAGE DOORS** Test garage door opener; no extension cords; outlet must be grounded.

**GRADING** Sec. 302.2 soil erosion; stagnant water.

**GRASS** Section 302.4 Not over 8".

**GUTTERS, DOWNSPOUTS** Sec. 304.7 Loose or missing; missing end caps or elbows; leaks. Leaves, debris in gutters and downspouts.

**HOUSE NUMBERS** Sec. 304.3 visible from the street at least 4" in height on house or mailbox.

**MASONRY** Sec. 304.6, 304.11, 304.5 Tuck pointing  
**PAINT** Section 304.2 Chipping and flaking paint; mildew, algae on siding.

**PORCH AND DECKS** Sec. 304.10

**RETAINING WALL** Sec. 302.7 Permit required to replace wall higher than 3', or within 3' of property line, and also for moving and grading land.

**ROOF** Sec. 304.7 Loose, missing shingles causing leaks; deteriorated flashing and rafter tails.

**SCREENS** Sec. 303.14 Window screens provided for each habitable room Apr 15- Nov 15. Sliding doors with track for screen should have sliding screen.

**SERVICE ENTRY CABLE** If outer sheathing frayed, deteriorated, next layer showing through, we cite.

**SIDING** Section 304.6

**VEHICLES** Sec. 302.8 Derelict, unlicensed vehicles

**WINDOW WELL COVERS** Sec. 302.3, 303.17

**WINDOWS** Sec.303.13, broken glass, sash cords, chains, window weights. Torn, missing screens, missing putty, windows painted shut.

## **INTERIOR**

**ATTIC FANS** We do not check these.

**APPLIANCES** Sec. 603.1 Stove, dishwasher

**BASEMENT PARTITIONS** Must be finished on at least one side if there is wiring. There cannot be broken, deteriorated, drywall. Framing completely open on both sides must have all wiring removed, wiring completed with a permit, or approved wiring covered with drywall. Unfinished, open framing may remain if there is no exposed wiring.

**BASEMENT WALL LEAKS** Sec. 305.1

**CLOTHES DRYER VENT** No vent to run longer than 25'. No screws penetrating interior of vent.

4-inch smooth metal vent pipe to exterior.

**DEADBOLTS** Sec. 702.3 Replace interior key operated deadbolts with interior thumb latch operation at required means of egress.

**FIREPLACE** Section 603.1 Defective damper, gas burners. Tuck-point mortar as needed.

**FIRE-RATED DOOR** between connected garage and livable space of house. Solid wood, fire-rated alum.

**FLOOR COVERING** loose, deteriorated, missing

**GARAGE FIRE BLOCKING** Open gable in enclosed garage or carport must be fire-blocked. Any window must be fire-blocked, or be part of a fire-rated door. Enclosed carport must meet the requirement for fire-rated assemblies.

**INTERIOR CONDITION** Section 305.1 maintained structurally sound, in good repair.

**LIGHT FIXTURES** New cover dome when missing.

**PEELING PAINT** Sec. 305.3

**SMOKE DETECTORS** Sec. 704.1 In each bedroom, floor level and each hall within 15 feet of a bedroom.

**STOVE ANCHOR** Anti-tip device, per manufacturer specifications.

**THERMOSTAT** Sec 603.1 for HVAC system.

**STAIRS AND LANDINGS: BALUSTERS** Sec 304.12.1 Loose, missing balusters. New installation requires 4 inch maximum opening between balusters, and their configuration not present a ladder effect.

**STAIR TREADS AND RISERS** Sec 304.10.1, 305.4 Treads and risers shall be significantly the same height and depth, so as not to create a trip hazard.

**HANDRAILS/GUARDRAILS** Sec 304.12, 305.5, 304.5.1 Deteriorated, loose. Handrails required for more than 4 risers. New handrails to be 34-38" above stair treads or floors. Guardrail required at 36" minimum height, where landing or balcony is 30" or more above floor or grade. No balusters needed for existing basement stairs.

## **STRUCTURAL**

**FIRESTOPPING** Section 703.1 at openings in ceilings or floors, or openings where pipes or wires enter through walls, ceilings or floors. Fire stops may be made of 22 gauge steel sheet metal, 3/4" plywood or boards, or 1/2" sheetrock.

**GARAGE/HOUSE FIRE SEPARATION** Sec. 703.1 Install or repair holes in gypsum board sheetrock fire separation wall between living space and garage.

**BUILDING PERMIT** for new installations.

**GIRDERS AND BEAMS** Sec 303.4, 304.2 sagging girder ; girders must handle load over existing column spans. **BUILDING PERMIT REQUIRED**

**JOISTS** Section 304.4, 305.2 sagging, rotted, defective. **BUILDING PERMIT** for new installation.

**SUPPORT POSTS** Sec. 304.4, 305.2 deteriorated support posts. **BUILDING PERMIT REQUIRED**

**SUMP PUMP** dedicated, grounded simples, not duplex, outlet; no extension cord. GFCI not required.

**SHUT-OFF VALVES** Section 603.1 Every gas appliance must have dedicated shut-off in same room, within 6', including dryers. **MECHANICAL PERMIT REQUIRED** for new installations.

## **MECHANICAL:**

**FLUE PIPE** Sec 603.2 3 sheet metal screws at each metal flue joint. Galvanized flue pipe required. Clean chimney flue. Inspect chimney cap for defects; replace if missing. Properly seal openings around furnace flue at chimney.

**GAS CONNECTOR PIPE** Sec 603.1 Flex line not allowed inside of furnace unless in manufacturer's instructions, such as a pulse furnace. 3' max. flex line on water heaters and dryers; 6' max. on stoves. Existing gas line saddle valves are not allowed.

**GAS LINES** Sec 603.1 Black-iron pipe properly supported. **MECHANICAL PERMIT REQUIRED** for new installations.

**GAS PIPING: DRIP-LEG** Section 603.1 drip-leg on existing gas piping to an appliance.

**HEAT REGISTER** Missing.

**KITCHEN/BATHROOM: MECHANICAL VENT** Section 403.1 & .2 Provide adequate ventilation by installing mechanical ventilation fan with necessary ductwork and properly tying to switch or by installing window. **ELECTRICAL PERMIT REQUIRED** to add an exhaust fan circuit.

**VENTS** Must vent to exterior. No vent opening near shower head, unless waterproof.