



# City of Edwardsville Safe Housing Program INSPECTION CHECKLIST

	Code
House numbers visible from street (multi-family units must be identified on doors)	IPMC 304.3
Open stairs, landings, porch, decks or other walking surface 30 inches above grade or floor below must have guardrails & balusters with maximum 4 inch spacing. (interior and exterior)	IPMC 306.1
All stairways containing over 4-risers shall have handrail on one side of stairs 30 inches minimum, 42 inches maximum. (interior and exterior)	IPMC 306.1
All exterior walking surfaces maintain in sound hazard free condition.	IPMC 304.1
Any obvious structural concerns	IPMC 304.1
Egress doors (front & back) must be operable from the inside without the use of a key or special knowledge.	IPMC 702.3 IPMC 702.4
Functioning Smoke Detectors installed a minimum of one per floor of each unit as well as one within each sleeping area and within 15 feet outside of each sleeping area. (Note: Batteries should be changed twice annually).	IPMC 704.2
Functioning Carbon Monoxide Detectors installed a minimum of one per floor of each unit as well as one within 15 feet from each sleeping area (if there is an attached garage or gas appliances)	PA 094-0741
Bedroom window egress – minimum of one window for each sleeping room. All must be capable of providing a total of 5.7 sq. ft. of egress. No less than one window capable of providing an opening of 20 inches high or 24 inches wide must be present in each sleeping room (including basement sleeping room). Sill height maximum 44 inches from floor to sill.	IRC310.1.2 IRC310.1.3 IRC310.1
* _____ does not have proper emergency escape and rescue window or exterior egress and CANNOT be used as a bedroom or sleeping room without proper installation of egress window/door. <i>City issued Permit is necessary for window/door installation.</i>	
All windows must be free from glazing cracks, breaks or holes	IPMC 304.13.1
Electrical cover plate(s) damaged or missing	IPMC 605.1
Grounded single device outlet or GFCI outlet for washing machine use.	IPMC 605.2
GFCI protection on receptacle(s) in bathroom(s).	IRC E3802.1
GFCI protected receptacle(s) along all kitchen countertops.	NEC 210.8
Grounded single device outlet or GFCI outlet for Garbage Disposal.	IPMC 504.1
GFCI protected outside receptacle	NEC 210.8
GFCI protected outlets in garage	NEC 210.8
GFCI protected outlets in unfinished areas of basement	NEC 210.8
GFCI protected or single device outlet at sump pump or grinder pump	NEC 210.8
Receptacle(s) damaged, will not hold plug, warrants replacement per current code.	IPMC 604.3
Light fixture(s) inoperable, missing, or damaged	IPMC 604.3
Improper use of extension cords, power strips, or outlet multipliers	IPMC 604.3
Electrical Service box has cover and proper labeling	IPMC 604.3
Any exposed conductors or components constituting a shock hazard	IPMC 604.3
All fuel burning appliances must be properly installed with a shut off valve and maintained for combustion air venting, and a PRV valve is needed for Water Heater.	IPMC 603.1 IMC 702
All units shall contain its own bathtub or shower, bathroom and kitchen sinks, and toilet, maintained in good working order and capable of performing its designed purpose.	IPMC 502.1 IPMC 504.1
Unit free of Rodent/Insect Infestation	IPMC 308.1
Habitable rooms must have no less than 7 feet of unobstructed head-room.	IRC 304-305
Storage of flammable material beneath stairways is prohibited (propane, gasoline, etc.)	
Sump Pump Crock shall have a cover.	

**To schedule an inspection: Please call 618-692-2331 or email: [rentalregistration@cityofedwardsville.com](mailto:rentalregistration@cityofedwardsville.com)**  
**Registration Forms and Information: Visit the City of Edwardsville website at: [www.cityofedwardsville.com/rental](http://www.cityofedwardsville.com/rental)**

**Office Location: City of Edwardsville, Public Works Dept, 200 E Park St, Edwardsville, IL 62025**