



**CITY OF EDWARDSVILLE
RENTAL INSPECTION CHECKLIST**

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Code Reference	EXTERIOR/GARAGE
IPMC 304.3	House numbers visible from street (4" tall)
IPMC 304.3	Multifamily unit numbers must be identified on door (4" tall)
IPMC 304.1	Walking surfaces in sound, hazard free condition
Code Reference	EXTERIOR
IPMC 307.1	Open stairs, landings, porch, deck or other walking surface 30 inches above grade or floor below must have guardrails (guards shall be not less than 30 inches in height above floor of the landing) & balusters with maximum 4 inch spacing. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Stair risers shall be enclosed.
IPMC 304.1	Structure is maintained in good repair, structurally sound, and sanitary
IPMC 302.7	Accessory Structures (detached garages, sheds, fence & walls) structurally sound and sanitary
IPMC 702.3-4	Egress doors must be operable from the inside without the use of a key or special knowledge
IPMC 604.3	Light fixture(s) inoperable, missing, or damaged
NEC 210.8	GFCI protected exterior receptacle(s)
NEC 210.8	GFCI protected receptacle(s) in garage (including Accessory Structures)
Code Reference	MISCELLANEOUS
NEC 408.4	Electrical Service box has cover and proper labeling
IPMC 604.3	Free of exposed conductors or components constituting a shock hazard
IPMC 603.1	All fuel-burning appliances shall be properly installed with a shut off valve and maintained
IPMC 505.4	PRV valve and discharge pipe on water heater is properly installed
NEC 210.8	GFCI protected basement receptacles
IPMC 309.1	Unit free of Rodent/Insect Infestation
Code Reference	INTERIOR
IPMC 307.1	Open stairs, landings, porch, deck or other walking surface 30 inches above grade or floor below must have guardrails (guards shall be not less than 30 inches in height above floor of the landing) & balusters with maximum 4 inch spacing. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Stair risers shall be enclosed.
IPMC 604.3	Light fixture(s) inoperable, missing, or damaged
IPMC 604.3	Receptacle(s) damaged, will not hold plug
IPMC 604.3	Improper use of extension cords, power strips, or multipliers
IPMC 404.3	Habitable spaces have a clear ceiling height of not less than 7 feet
Code Reference	KITCHEN
NEC 210.8	GFCI protected receptacle(s) along all kitchen countertop(s)
IPMC 504.1	All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
Code Reference	LAUNDRY ROOM
IPMC 605.2	GFCI protection for every laundry area
Code Reference	SLEEPING ROOM(S)
IPMC 702.4	Minimum 1 egress able window per sleeping room with a net clear opening size that complies with the code that was in effect at the time of construction (as approved for use as a bedroom)
IRC 310.2.2	Minimum net clear window opening of 5.7 sq ft (grade floor 5.0 sq ft). Minimum net clear opening height 24 inches / Minimum net clear opening width 20 inches (<i>note: minimum height and width do not equal net clear opening</i>)
IRC 310.2.3	Sill height maximum 44 inches from floor to sill (or as approved during time of construction).
IPMC 304.13.1	Windows free from glazing cracks, breaks, or holes
IPMC 304.13.2	Windows easily openable & capable of being held in position
IRC 310.2	_____ sleeping room does not have a 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>
IPMC 704.6.1.2	Smoke Alarm in rooms used for sleeping purposes (<i>comply in 24 hours</i>)
IPMC 704.6.1.2	Smoke Alarm on ceiling or wall within 15 feet of room used for sleeping purposes AND on each level of the unit. (<i>comply in 24 hours</i>)
IPMC 705	Carbon Monoxide Detector within 15 feet of Sleeping Room(s) AND on each level of the unit. (<i>comply in 24 hours</i>)
PA 101-626	Fire Sprinkler Systems: Annual Inspection report to be provided to the Fire Department
Code Reference	BATHROOM(S)
IPMC 504.1	All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
IPMC 605.2	GFCI protection on receptacle(s) with appropriate faceplate cover.