

### What is the scope of the inspection?

The inspection is limited to observations readily visible without moving or removing any items. Confined spaces such as attics and crawl spaces are not inspected. Furnishings are not moved. Concealed, internal or hidden damage/defects may not be observed.

- The condition of the heating, air conditioning and water heater systems are not checked. All must operate. Heat must maintain 65° F.
- The overall condition of the roof and roofing materials is not inspected.
- The electrical service panel cover may be removed and electrical circuits may be checked.

### How much does it cost?

The inspection fees are as follows: \$25 for single or two-family; \$20 for multi-family (apartments, condominiums or buildings with three or more dwelling units) and \$50 for commercial. The fee includes the initial inspection. All re-inspections will be \$15 and must be paid at time of scheduling. There shall be no inspection fee for inspections within one year of a prior inspection at which no violations of the code were found.

### What if there are code deficiencies?

After the inspection, the City will provide a handwritten inspection checklist to the person requesting the inspection. If the property does not pass the initial inspection, a re-inspection will be required within 30 days (maximum) to remedy any code deficiencies. Stop by the City Collector's office to pay the \$15 re-inspection fee, then to the Building Department to schedule the re-inspection time. In accordance with Missouri Law, the inspection becomes a public record and will be provided to the public upon request and at a cost of \$1.00 per page.

Some of the corrective work as a result of the property maintenance inspection may require a building permit for electrical, mechanical or plumbing work. This work must be performed by a contractor licensed to do business within the City of Washington. The occupancy permit may not be approved until such corrective work has been inspected and approved by an Inspector.

### Occupant Load

Residential dwellings are limited to the number of occupants determined by the following charts and conditions:

MINIMUM AREA REQUIREMENTS			
SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 PEOPLE	3-5 PEOPLE	6 OR MORE
Living Room (1)	No requirements	120	150
Dining Room (1)	No requirements	80	100
Kitchen	50	50	60

(1) May be combined

FOR EACH SLEEPING ROOM*	
AREA OF ROOM IN SQ. FT.	# OF PERSONS
Less than 70 or any kitchen, hall or public space	May not be used as a sleeping room
70 to 99	1 Occupant
100 to 149	2 Occupants
150 to 199	3 Occupants
200 & above	4 Occupants +1 for each additional 50 sq. ft.

\*Sleeping rooms must have proper emergency egress.

City of Washington, Missouri

Building Code Enforcement

405 Jefferson Street

Washington, MO 63090

636-390-1010

www.washmo.gov



## Residential Occupancy Inspection Information

Whether you are buying, selling or renting property in Washington, an inspection by a City Inspector is required before an occupancy permit will be issued. The typical inspection takes 45 minutes to one hour depending on the size and condition of the property. A handwritten inspection checklist will be provided at the time of the inspection noting any deficiencies. The inspection is valid for 120 days from the date of the inspection.

The inspector performs a visual inspection of the premises based on the City of Washington Property Maintenance Code. Inspectors ask that pets be confined during the inspection.

The inspection is a minimum property maintenance inspection made exclusively for the use of the City in determining the compliance of the premises with the City's Property Maintenance Code.

These inspections are intended to assist in protecting the health, safety and welfare of the general public and does not replace the purchaser's/occupant's own obligation to be satisfied with the premises and to undertake private inspections. The City is not liable for any deficiencies or defects on the premises. An inspection should not be considered a substitute for the inspections performed by private inspection agencies which address the specific interest of a prospective occupant/purchaser. Neither the inspection nor the inspection report constitutes a guarantee or warranty expressed or implied regarding the present or future condition of the house or the premises.

## Exterior Premises

*General Sanitation* – No accumulation of rubbish, garbage, tree limbs or yard waste.

*Drainage* – No stagnant water or blocking of drainage course.

*Driveways/Sidewalks* – Good repair.

*Weeds/Dead Trees/Dead & Dangerous Limbs* – Cut or remove.

*Rodent Infestation* – Remove.

*Exhaust Vents to Outside* – Dampers in place and in good condition.

*Sheds, Garages, Fences, Retaining Walls, Swimming Pools* – Good repair, safe condition.

*Unlicensed Motor Vehicles/Trailers* – License or remove.

## Exterior Structure

*Exterior Structure* – Good repair, structurally sound and sanitary.

*Exterior Painting* – No peeling, flaking or chipped paint.

*Street Numbers* – If missing or new, must be 4” high and must be on the structure; not front door, storm door or mailbox.

*Foundation Walls* – Plumb, fill or repair cracks and breaks.

*Exterior Walls* – No holes, breaks, loose or rotting material; weather-proofed and properly coated.

*Roof* – Tight, sound, does not admit rain; clear of limbs and branches.

*Decorative Features* – Good repair and safe condition.

*Overhangs such as canopies, awnings, etc.* – Good repair, safe condition.

*Chimneys* – Good repair and safe condition.

*Handrails* – Firmly fastened, good condition.

*Window and Door Frames* – Good repair, weather-tight glazing, crack and hole free, operable windows capable of holding in open position without additional hardware.

*Insect Screens* – Properly maintained, free of holes; no cuts or tears.

*Doors and Hardware* – Good repair, operable.

## Interior Structure

*Interior Structure* – Good repair, structurally sound, sanitary condition.

*Structural integrity* – All structural members solid and in good condition.

*Interior Surfaces* – Good, clean, sanitary condition, no pet odor, no peeling paint, cracked or loose plaster, damaged wood, etc.

*Handrails, Guardrails & Stairs* – Good condition and structurally sound.

*Rubbish and Garbage* – No accumulation.

*Insect and Rat Infestation* – Extermination required if found.

*Bathroom Ventilation* – All bathrooms shall have operable window with screen or a mechanical ventilation system.

## Plumbing

*Plumbing Fixtures, Pipes and System* – Working order, free from leaks or defects, maintained as safe, sanitary and functional; properly installed and maintained (properly trapped, vented). No “S” traps.

*Backflow Preventer and Vacuum Breaker* – Required for lawn sprinkler systems and swimming pool hose bibs.

## Electrical and Mechanical

*Heat Supply* – In good repair, safe condition, maintain 65°F in bedrooms and bathrooms.

*Fuel Burning Equipment, Fireplaces, Mechanical Equipment* – Good/safe condition, correct clearance to combustibles, properly installed and connected to chimney or vent. Garage installations require proper fire protection and adequate combustion air. When purchasing or selling a property, a copy of the gas inspection report will be required for the Building Department file.

*Mechanical Safety Controls* – Working condition, gas shut-off adjacent to appliances.

*Minimum Electrical Service* - 60 amp, 3 wire.

Electrical Service and Systems – Hazardous conditions must be corrected such as:

- Low hanging electrical wires – when grade has been elevated or structure (fence, pool, shed) is under wire, wire must be raised or relocated.
- Improper wiring or installation.
- Deterioration or damage to wiring, fuses, panel, etc.
- Flush or semi-flush mounted floor receptacle outlets, unless provided with an approved listed cover.
- Extension cords for other than short term, temporary use.
- Lamp cord used as permanent wiring.
- Conductor supported pendant switches or conductor supported pendant lighting fixtures.
- Loose or hanging wires, frayed or bare wires.
- Open terminal fixtures are prohibited.
- Outlets used by washing machines, dryers, or sump pumps must be on a grounded three-wire circuit within four feet of the appliance (no extension cords or plug adaptors).
- Grounded-type receptacles which are improperly or inadequately grounded.
- Garage door openers must have receptacle within three feet (no extension cords or plug adaptors) or be properly hard wired.
- Minimum of two electrical outlets required in each habitable room (bedrooms).
- Minimum of one GFI protected electrical outlet required in every bathroom within 3 feet of sink.
- Light fixture required in halls, stairways, water closets, bathrooms, laundry rooms and furnace rooms.
- GFI protection required for all kitchen counter tops and wet bars.

## Safety Items

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

*Swimming Pool Guards/Fences:*

- *Fence and gate* – Good repair and in working order.
- Minimum 48” fence height.
- *Gates* – Self-latching, self-closing with latch 54” above ground or pool side at highest point on gate.
- No electrical wires over pool or within 10’ of outer edge unless 22.5’ or more above water surface.
- *Doors* – Lock must be operable from egress side without key or special knowledge.

*Emergency Escape* – Sleeping rooms must have operable window or exterior door or two means of approved egress from room.

*Fire Resistance Ratings* – Must be maintained; no penetrations in fire rated walls unless penetration is fire rated.

*Attached Garages:*

Beneath dwelling – 5/8” type X gypsum board on garage side, on all ceilings, partitions, wall between House, garage and structural members, no penetrations unless fire rated; 1-3/4” solid core door.

Attached to dwelling – 5/8” type X gypsum board on garage side between house and ceiling of garage; 1-3/4” solid core door.

*Smoke Detectors* – In immediate vicinity of bedrooms and inside each bedroom, with a minimum of one on every story including basement.