

City of Arnold

This information is provided to assist you in your preparation for the City's Property Maintenance inspection. This page contains the 10 most common items found during inspections requiring correction or repair. The following two pages are the checklist that the inspector uses during the inspection. It is a more comprehensive list of frequently found violations. We have found it to be quite useful to the inspector and more time efficient for all concerned. It is provided to you should you desire to be more specific in your preparation. Should you have any questions regarding any of the information please call our office at (636) 282-2378 or (636) 296-0596.

10 Most Common Property Maintenance Code Violations

Incorrect placement or type of street numbers.

Street numbers must be:

Arabic numbers, for example 1933 not nineteen thirty three

On the dwelling

Fastened with screw or nails (no stick on numbers)

No brass, gold, silver, bare aluminum or copper

Contrasting color (dark numerals on light siding or light numerals on dark siding or brick).

No handrails along exterior or interior stairs with more than four steps or railings along porch landings 30" or more above grade.

Water heater relief valve mounted too far from the tank, drain tube not provided, or the drain tube is reduced in diameter, too short, too long or has its discharge end threaded.

Insufficient combustion air in furnace room (40 cubic feet of room volume required per 1000 BTUH of input to all fuel burning appliances. A 100,000 BTU furnace and 40,000 BTU water heater requires a room 8'x10'x32', otherwise additional air will be required).

Multiple lugging within the electrical service panel (more than one wire per terminal).

Openings in the electrical service panel cover (which would allow accidental contact with live electric terminals).

Using a hollow core, six panel or glass paned doors (instead of a solid wood door) ***between an attached garage and a living area.***

Missing or damaged dry wall between an attached garage and living area.

Missing, improperly located or inoperative smoke detectors.

Electrical receptacles within 6ft of a sink, or in a bathroom, garage, unfinished basement areas or on the exterior of the home not being ground fault current interrupted (GFCI) protected.

**CITY OF ARNOLD - PROPERTY MAINTENANCE INSPECTION NOTICE OF VIOLATION OR DEFICIENCY
(NUMBERS REFER TO APPLICABLE SECTIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE 2000)**

Permit Number _____ Property Address _____ Zoning _____
 Owner _____ Owner Address _____ Phone _____
 Owner's Agent _____ Agent's Address _____ Phone _____
 Room Sizes: Liv _____ Din _____ Kit _____ Bedroom 1 _____ 2 _____ 3 _____ 4 _____
 Max Occupancy _____ Persons _____ Date Built _____ Basement Finished Yes _____ No _____
 Service Panel Brand _____
 Date Inspected _____ Inspector _____ Date Reinspected _____ Inspector _____

No Violations

V - Violation C - Corrected

V	C	General Requirements	V	C	V	C		
<input type="checkbox"/>	___	302.1 Remove exterior debris.	<input type="checkbox"/>	___	313.13.1 Repair cracked or broken window glass.	<input type="checkbox"/>	___	303.12 Install a handrail along the _____ Stairs.
<input type="checkbox"/>	___	302.3 Repair cracks which have offsets of one inch or more across their edges in the ~ driveway ~ sidewalk.	<input type="checkbox"/>	___	313.13.2 The _____ window(s) do not raise and stay raised. Windows must raise and stay raised with their own hardware - not with sticks.			Every flight of stairs with more than 3 risers must have a handrail. The handrail must extend from the top step to the bottom step and measure 30 to 34 inches above the nosing of the tread.
<input type="checkbox"/>	___	302.7 Repair shed.						Chapter 5 Plumbing Facilities and Fixture Requirements.
<input type="checkbox"/>	___	302.7.2 Repair fence gate(s) must be ~ self-closing ~ self-latching. (Where fence is part of required pool barrier).	<input type="checkbox"/>	___	313.14 Install window screens where they are missing ~ screens must be installed on required windows between 1 April and 1 Dec.			
<input type="checkbox"/>	___	303.2 Repair ~ Replace damaged, loose, missing, ~ siding ~ trim.	<input type="checkbox"/>	___	402.2 Install a light fixture ~ in the basement stairwell ~ in the furnace room.	<input type="checkbox"/>	___	501.1 Repair ~ kitchen faucets ~ bathroom faucets.
<input type="checkbox"/>	___	303.2 Scrape and paint ~ siding ~ trim.	<input type="checkbox"/>	___	403.2 The _____ bathroom exhaust fan did not operate.	<input type="checkbox"/>	___	504.1 The ~ basin drain ~ kitchen sink drain is S trapped. Install a properly vented P trap.
<input type="checkbox"/>	___	303.7 Tuckpoint masonry.	<input type="checkbox"/>	___	403.2 Install an exhaust fan discharging to the exterior of the building in the _____ bathroom.	<input type="checkbox"/>	___	504.1 Repair ~ kitchen sink drain ~ bathroom drain.
<input type="checkbox"/>	___	303.3 ~ Install ~ repair street numbers. ~ must be plainly legible and visible from the street. ~ must be located over the garage door or within 6 feet of the front entry. ~ must be of a contrasting color with their background. ~ must be arabic (i.e. 1,2,3, not one, two, three). ~ bare metal numbers (brass, copper, gold, silver, aluminum) and "stick-on" are not permitted ~ numbers must be fastened with screws or nails.	<input type="checkbox"/>	___	303.12 Repair the _____ stair handrail ~ it is too low. ~ it is too short. ~ its support bracket(s) are ~ loose ~ broken. ~ it is too flexible; add a support bracket. ~ replace plank-on-edge handrail with a graspable handrail.	<input type="checkbox"/>	___	505.1 Repair water heater vent connector ~ it is rusted. ~ it is too close to combustible material.
<input type="checkbox"/>	___	313.13 Install window ~ lift handles ~ locksets where they are missing.				<input type="checkbox"/>	___	505.1 Water heater relief valve is not properly located. The relief valve must be installed so that the temperature sensing element monitors the water within the top six inches of the tank.

Permit Number _____

- V C
 ___ 505.1 Water heater relief valve drain tube is
~~ missing.
~~ too short.
~~ too long.
~~ reduced in diameter.
~~ treaded on its free end.

The drain tube must be of the same diameter as the relief valve opening and extend without reduction in diameter to a point not more than 6 inches above the floor but not less than 1-1/2 inches above the floor. The free end of the drain tube must not be threaded.

Chapter 6
Mechanical and Electrical Requirements

- ___ 603.3 ~ Repair ~ Replace the furnace vent connector
~~ it is rusted.
~~ it too close to combustible material.

- ___ 605.3 Provide additional combustion air to the furnace room.

Make two openings to an adjacent space (but not to a bathroom, bedroom or garage). Place one opening near the top of the wall and one opening near the bottom of the wall. Each opening is to have an unobstructed area equal to one square inch per 1000 BTUH input of all the gas-fired appliances located in the furnace room but not less than 100 square inches per opening. The unobstructed area of metal louvers shall be considered to be 75 percent of the total area, that of wooden louvers 25 percent of the total area.

Electrical Facilities

- ___ 604.3 Cover open knockouts in the service panel.
 ___ 604.3 Correct multiple lugging in the service panel.

- V C
 ___ 604.3 Correct fuse or circuit breaker size.
 ___ 604.3 Rewire open slices in covered junction boxes.
 ___ 604.3 Reinstall the cable to the disposal using a romex connector to secure the cable where it passes through the disposal case.

- ___ 604.3 Provide a safety disconnect at the air conditioner compressor.

- ___ 604.3 Replace switch and receptacle covers where they are missing.

- ___ 604.3 Re-route cables down foundation wall through conduit to
~~ the washer receptacle.
~~ the dryer receptacle.
~~ switches and receptacles.

- ___ 604.3 Repair or replace the service entry cable.

- ___ 604.3 Secure loose receptacles to the wall.

- ___ 604.3 Remove the extension cord serving the garage door opener, and install a receptacle at the opener. Appliances must plug in to receptacles with the cord supplied with them.

- ___ 604.3 The three-pronged receptacles in the ~ living room ~ dining room ~ bedrooms show open ground. These receptacles must be properly grounded, or replaced by GFI receptacles, or replaced by two-pronged non-grounding receptacles.

- ___ 604.3 Install a grounded receptacle at the laundry site.

- ___ 604.3 The receptacle(s)
~~ at the laundry.
~~ in the _____.
~~ open ground.
~~ reversed polarity.

- V C
 ___ 604.x The receptacles at the following locations must be GFI protected:
~~ at the kitchen sink.
~~ in the _____ bathroom(s).
~~ in unfinished basement spaces. (Spaces with bare or painted concrete floors are considered unfinished).
~~ in the garage.
~~ on the exterior.

- ___ 605.3 Install a lighting fixture in the ~ basement stairwell ~ furnace room.

Chapter 7
Fire Safety Requirements

- ___ 704.2 Fire stop floor at the tub drains.

- ___ 704.2 Cover the floor/ceiling joists above the parking area with 5/8 inch Type X drywall.

- ___ 704.2 Separate the parking area from the rest of the basement by a frame wall covered on the parking side with 1/2 inch drywall. Cover the ceiling with 5/8 inch Type X drywall access to the parking area from the rest of the basement must be through a 1-3/8 inch thick solid wood door or equiv.

- ___ 704.2 Repair holes
~~ in the garage wall adjacent to the living area.
~~ in the garage ceiling.

- ___ 704.2 Cover the garage gable wall adjacent the living area with 1/2 inch drywall. Tape and spackle the seams.

- ___ 704.2 Remove the window in the garage wall adjacent the living area. Frame in the opening and cover the garage side of the opening with 1/2 inch drywall.

