



June 1, 2019

The following list is **some** of the requirements needed to pass an occupancy inspection, where no construction or remodeling has occurred and water has been off for 90 days or more. These are most common deficiencies found during occupancy inspections. You can view all City Codes at [www.webbcitymo.org](http://www.webbcitymo.org).

### ELECTRICAL

1. Smoke detectors need to be installed in all bedrooms, common room per floor and in staircase.
  - A. If no attic access a battery smoke detector may be used with no communication.
  - B. Hardwired smoke detectors can have wireless communication.
  - C. Independent smoke detectors are not required if a fire alarm system is installed throughout the facility.
  - D. R-2 structures or above with a remodel must have smoke detectors hardwired and must communicate and all electrical must be brought up to the 2017 National Electrical Code (NEC). Smoke detectors are per the 2018 International Property Maintenance Code.
2. All receptacles in bathrooms and kitchens must be GFCI.
3. All outlet and switch plates must be installed.
4. No open electrical boxes -- all must have proper covers.
5. No permanent fixture can be wired with extension cord.
6. No extension cords can penetrate any walls or ceilings.
7. All electrical boxes must be properly secured to surface.

### MECHANICAL

1. Any gas lines not connected to an appliance must be plugged or capped.
2. All gas lines must have individual shut off valves within 3 foot of appliance.
3. All gas appliances need to have flex gas lines installed.
4. All gas appliances must be properly vented.
5. Hot water tank T&P valve must be plumbed with rigid pipe and must exit dwelling, if unable to exit through the floor, the pipe needs to stop approximately 4 inches from floor.

### BUILDING

1. No broken glass in any windows or doors.
2. All stair cases need proper hand rail.
3. Structure needs to be safe and sound and free of deficiencies.
4. Proper egress from all bedrooms.
5. House address posted on front of home for 911