

# VILLAGE OF GLENWOOD

One Asselborn Way

Glenwood, Illinois 60425

Building Department (708) 757-2316

## Common Code Violations for Sales and Rentals

**Electrical Requirements:** National Electrical Code 2002 Edition with Village of Glenwood amendments.

**Main Electrical Service Panel:** All service panels are required to be a minimum 100 amp service, 20 positions with proper labeling of all circuits.

**Water Meter Jumper:** A #6 copper wire jumper is required from the street side of the water service supply pipe to the house side to maintain electrical ground continuity.

**Exterior Lights:** All exterior lights must be operative, be securely fastened, and have glass globes and/or cover to prevent moisture. This includes yard or post lights, garage exterior lights and other exterior fixtures.

**Exterior Outlets:** All exterior outlets must be GFCI protected and have an IN-Use dome/bubble type cover.

**Garage Requirements:** All garages must have a minimum of one (1) switch controlled light and one (1) GFCI protected outlet. Additional outlets must also be GFCI protected. No outlets in the garage may be less than eighteen (18) inches from the floor.

**Garage Overhead Door Opener:** The overhead door opener must be a non-GFCI single outlet with the proper cover. If there is no opener, a single receptacle must still be provided.

**Duplex Outlets, Switches and Junction Boxes:** All should have properly fitting plates or covers with no open knock outs.

**Duplex Outlets/Receptacles:** All outlets must be three (3) prong grounded type, all outlets must have proper polarity and free from paint.

**Closet Lights:** All closets with lights must comply with the Electrical Code. Light fixtures with a separate globe type cover, an ECO bulb (a fluorescent spiral bulb that has a cover), or a fluorescent light fixture with a cove are allowed. Lights can be switched or pull chain/string controlled.

**Kitchen:** All kitchen counter top and island receptacles must have GFCI protection. Exception: dedicated single outlet for the refrigerator.

**Bathrooms:** All bathrooms must have at least one (1) GFCI protected outlet. All additional outlets must also be GFCI protected. Medicine cabinets having an installed outlet must have the outlet GFCI protected or must be disconnected.

**Bathroom Exhaust Fans:** Bathrooms without windows should have an exhaust fan that exits to the outside. All fans should be operational, clean and free from blockage.

**Mechanical/Furnace Room:** There must be one GFCI protected outlet within twenty-five (25) feet of the furnace.

**Basements:** All outlets in a non-finished basement must be GFCI protected.

**Laundry Room:** At least one duplex outlet dedicated for the washer and dryer is required. (non-GFCI)

**Sump Pumps/Ejector Pump:** All sump and ejector pumps must have a single dedicated non-GFCI outlet with the proper cover.

**Smoke/Carbon Monoxide Alarms:** Smoke alarms are required on every level of the dwelling. Carbon monoxide alarms are required within fifteen (15) feet of each sleeping area and fifteen (15) feet of any gas fired or fossil fuel burning appliance located on a different level than the sleeping area.

**Electrical Wiring:** BX cable or Romex is not allowed. Greenfield is allowed for a single electrical whip of less than six (6) feet.

### **Building Requirements:**

**Walls and Ceilings:** All walls and ceilings shall not have any peeling paint, chips, cracks or holes. They must be in a clean and sanitary condition. All kitchen and bathroom cabinets shall have the proper hardware and be in good condition.

**Floors:** All floors must be in good condition. All tiles must be in place and not cracked. All carpeting must be clean not buckled and all transition strips must be installed.

**Doors:** All egress doors must be able to be opened without the use of a key (all deadbolt locks require a thumb turn cylinder). All interior doors shall be in good condition and shall fit reasonably well inside its frame, have a proper latching device and be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks. All doors shall have door stops (wall bumper or hinge type).

**Windows:** All windows shall be in good condition and all operational windows shall have locks, latches, levers or cranks and must operate easily. All windows shall have tight fitting screens that are not torn or broken.

**Caulking:** All windows and doors shall be properly caulked.

**Stairways:** All stairways having more than four (4) risers shall have a handrail on one side of the stair in good condition and firmly secured.

**Guards:** Any deck, porch balcony, landing ramp or walking surface more than thirty (30) inches high above finished grade shall have a guard rail. The balusters shall be placed so that a four (4) inch sphere cannot pass through them. They shall be placed no less than thirty (30) inches and no more than forty-two (42) inches above the finished surface.

**Rubbish:** All the exterior and interior of the property shall be free of rubbish and garbage.

**Protective Treatment:** All exterior surfaces and interior trim surfaces shall have protective treatment (paint or stain) be in good repair and condition.

**Structural Members:** All structural members including the foundation, exterior walls and roof shall be maintained free from cracks, breaks and rotting material.

**Accessory Structures:** All accessory structures shall be in good repair and structurally sound including fences, decks, porches, garages etc.

**Driveways and Sidewalks:** All driveways and sidewalk shall be in good condition and be free from any cracks that might cause a trip hazard.

**Premises Identification:** All buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street. The number shall contrast with their background, be a minimum of four (4) inches high and have a ½ inch minimum stroke width.

### **Plumbing Requirements:**

- A. All water supply lines are required to have a shut-off.
- B. All sinks, toilets and drains must be free from any blockage.
- C. All plumbing fixtures must be functional and in good repair with no chips, cracks or any other damage.
- D. All bathrooms without a window must have a covered exhaust fan in proper working condition.
- E. Water heaters must have rigid copper supply lines (not flex lines) and a relief overflow tube of rigid copper or black non-threaded iron pipe not more than 6 inches above finished floor.

**If you have any questions please call the Building Department. The Village of Glenwood follows the International Code Council 2003 Standards and the National Electrical Code 2002.**