

## **Commercial and Residential Occupancy Inspections**

### **City of Foristell, MO**

Occupancy permits shall be required for all existing structures upon any change in ownership, tenancy or occupancy of such structures.

The following inspection requirements shall be met before an occupancy permit is issued to any residential or commercial structure within the city limits of Foristell. All structures shall meet the 2003 International Property Maintenance Codes including but not limited to the following requirements:

- All exterior and interior areas of the property must be maintained in a clean, safe, and sanitary condition
- Grading and drainage must be maintained to prevent soil erosion and to prevent the accumulation of stagnant water.
- Sidewalks, walkways, stairs, and driveways must be free from hazardous conditions
- The property must be free from excessive weeds and plant growth
- The structure and exterior property must be free from rodent harborage and insect infestation
- All exterior and interior surfaces of the structure including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, walls, and ceilings, must be maintained in good condition and free from peeling and chipping paint. These surfaces must also be protected from the elements and decay.
- All exterior and interior structural elements must be free from deterioration and capable of supporting the imposed loads
- All foundation walls shall be maintained plumb and free from open cracks and breaks.
- The roof and flashing must be free of defects. Roof drainage must be adequate to prevent dampness and deterioration to the walls or any interior portion of the building.
- All exterior stairways, decks, porches, and balconies must be structurally sound, properly anchored, and capable of supporting the imposed loads.
- All windows must be in sound condition, weather tight, and free from cracks and holes.
- All exterior and interior flight of stairs having more than four (4) risers must have a handrail. Any open portion of a stair, landing, porch, balcony, deck or ramp which is more than 30 inches above a floor or grade must have a guardrail not less than 36 inches high.

- Every bathroom and toilet room must be ventilated. The air must discharge outdoors if a mechanical ventilation system is used
- All Water Supply systems and Sanitary Drain systems must be maintained and free from defects or leaks
- The Electrical system must be installed and maintained in a safe and approved manner. The Electrical system will be inspected for over-current protection at the main panel and electrical outlets will be inspected for proper installation.
- The Mechanical Heating system must be maintained and free from defects.
- Residential Smoke Alarms must be installed and working properly. Smoke Alarms are required outside of each sleeping area, one in each sleeping room, and one on each level of the home including the basement area.
- Ground Fault protection (GFCI outlet) is required within six (6) feet of any water source including kitchens, baths, exterior, garage, and unfinished basement area.
- Any exterior deck, porch, or balcony must be constructed with proper attachments to the building, floor joist must be supported with proper joist hangers or ledger board, guard rails, handrails and stairs must be installed as required, and all materials must be free of any decay or corrosion.
- Main and Sub-Electrical panel(s) must be inspected for any visible safety hazards, the condition of panel(s), breakers and service wires.

Meeting these requirements does not constitute a guarantee or warranty from the City of Foristell, or the building inspector/commissioner.

City of Foristell Building Department