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A Century of Progress with Pride

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RESIDENTIAL VIOLATIONS REFERENCE SHEET

International Property Maintenance Code

- 302.3 Sidewalks, stairs, driveways or parking spaces that have loose or missing sections of two inches or more, or that pose a potential trip hazard shall be patched or replaced.
- 302.7 All structures including garages, fences and exterior walls shall be in good repair.
- 302.70.2 Swimming pools shall be in a clean and sanitary condition.
- 303.3 Houses and garages shall have their addresses visible from the front and rear.
- 304.5 all stairways shall have handrails.
- 402.1 Every habitable room shall have at least one operable window.
- 403.2 Every bathroom or toilet room shall have either an operable window or mechanical ventilation discharging to the exterior.
- 404.2 A habitable room shall not be less than seven feet wide.
- 403.3 Habitable spaces, hallways, laundry areas and bathrooms shall have a clear ceiling height of not less than seven feet. Habitable basements shall have a clear ceiling height of not less than 6'-8". Basement bedrooms shall have a clear ceiling height of not less than seven feet.
- 404.4.1 Every bedroom occupied by one person shall contain at least 70 s.f. Every bedroom occupied by more than one person shall contain at least 50 s.f. per occupant.
- 504.1 Water heater T&P valves shall be equipped with a 3/4" non-plastic overflow pipe extending to within 6 inches of the floor.
- 603.5 A supply of combustion air is required for rooms containing fuel burning mechanical equipment.
- 604.3 All outlets shall be of the grounded, 3-prong type. No exposed line voltage wires or Romex is allowed. Overhead power lines shall be ten (10) feet minimum above grade or over a deck.
- 605.3 Every hall, interior stairway, toilet room, kitchen, laundry room and boiler/furnace room shall be equipped with at least one light fixture. Bedrooms, living rooms and family rooms may have a switched outlet.
- 702.3 All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys or special knowledge. All doors shall working hardware.

OVER

RESIDENTIAL VIOLATIONS REFERENCE SHEET (Continued)

Chicago Electrical Code

- ❑ 18-27-570-8 All outlets in bathrooms, garages, over counter top areas and in unfinished basements shall have GFI protection. Exterior outlets shall be waterproof GFIs.
- ❑ 18-27-570.10(e) At least one GFI protected wall mounted outlet shall be installed in each bathroom near the sink basin.
- ❑ 18-27-570.10(f) Closet/pantry lights shall have completely enclosed lamps. Pull chains in closets/pantries are allowed.
- ❑ 18-27-570.11(g) All electrical boxes and outlets shall be equipped with cover plates.
- ❑ 18-27-570.11(h) Operable smoke detectors are required on all levels of the home.

City of Berwyn Ordinances

- ❑ 1274.13 No swimming pool shall interfere with electric lines.
- ❑ 1420.04 The following items are deemed violations of the IRC building code: Water damaged ceilings; defective roofs, porches, floors and doors; missing or broken windowpanes; accumulations of refuse or debris.
- ❑ 1464.1 All buildings shall have a 100-amp minimum electrical service, with circuit breakers.
- ❑ 1486.09(I) Every dwelling unit shall have two safe and unobstructed means of egress leading to safe and open space at ground level.
- ❑ 1486.12(d) At least one third of the floor area of every habitable room shall have a ceiling height of no less than seven feet.
- ❑ 1486.12(f) No basement space shall be used for habitable space unless it is equipped with at least one window for emergency escape and rescue. The window shall have a minimum net clear opening of 5.0 sq. ft. and have a sill height of 44 inches maximum. The minimum clear opening height shall be 24 inches and the minimum clear opening width shall be 20 inches.