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BUILDING DEPARTMENT

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Common Ordinance Violations for Sales and Rentals

Below is a list of common violations found upon inspections. Please note, inspections are performed on an individual basis and may include items not listed below.

1. **Electric:** Electrical Certification will be required if the service is less than 100 amps, several receptacles are installed incorrectly or improper wiring is observed.
 - A. All receptacles and switches shall not be painted. All lights are to be operational.
 - B. Properly located working smoke detectors are required on each level of the dwelling. A smoke alarm and carbon monoxide detector is required to be located within 15 feet of the bedrooms.
 - C. If a receptacle is built into the medicine cabinet it shall be disconnected or connected to a GFCI.
 - D. GFCI receptacles are required at the following locations: All kitchen counter top, all bathroom, all exterior, all unfinished basement areas, all crawl space, all garage, and any location(s) within six feet of water and any other potentially wet areas.
 - E. Sump pumps shall have a single receptacle.
 - F. Garage receptacles shall be GFCI. Minimum one wall outlet per garage. If the garage has two bays two GFCI outlets on opposite walls are required. Minimum of one overhead light per bay. The overhead door receptacle shall be a single outlet, not GFCI rated. If there is no opener a single receptacle shall be provided.
 - G. No BX (armored cable) or ROMEX (non-metallic sheathed cable) is allowed. Greenfield is allowed for a single flexible whip of 6 feet or less. Extension cords are not approved for permanent wiring.
 - H. A ground rod is required and the electric system ground shall be bonded to a cold water pipe and a ground jumper must be installed across the water meter.

2. **Building:**
 - A. Walls and ceilings shall not have any holes, chips, cracks or peeling paint.
 - B. All floors shall be properly maintained and in good condition.
 - C. Door stoppers are required behind every door.

- D. All egress doors shall be able to be opened without the use of a key.
- E. All windows shall have locks, latches, levers or cranks, must be easily operational and have tight fitting screens and storms that are in good repair. Burglar bars are not permitted.
- F. Stair(s), deck(s) or porch(s) shall be in good structural condition. Handrails shall be installed and graspable. Vertical baluster maximum spacing is 4 inches.
- G. The exterior shall be maintained without any peeling or chipping paint, or cracked and missing mortar.
- H. All glazing and caulking around windows and doors shall be in good condition.
- I. All driveways and sidewalks shall not have trip hazards and are in good condition.
- J. Fences shall be in good condition with proper protective treatment. The good side of the fence is to be installed facing outward. Front yards are not allowed to be fenced.
- K. Address street numbers shall be a minimum of 4 inches high with a depth of ½ inch and of contrasting color attached to the structure and readable from the public right-of-way.

3. **Plumbing:**

- A. All water supply lines for all fixtures are required to have shut-off valves.
- B. All sinks, toilets and drains must be free from any blockage. Flexible or rubber drain lines are not allowed.
- C. All plumbing fixtures shall be functional and in good repair with no chips, cracks or damage.
- D. All bathrooms without a window shall have an exhaust fan in proper working condition.
- E. Water heaters shall have rigid supply lines (not flex lines). A TPR (temperature pressure relief) overflow tube of rigid copper or steel non-threaded pipe terminated not more than 6 inches above the finished floor.
- F. No water shut offs are allowed on the hot water side of the water heater.

A follow up inspection is conducted once the repairs are performed. There is no fee for this re-inspection. If more than one re-inspection is performed an additional fee is required to be paid in advance at the Village Clerk's Office for each follow up re-inspection performed. Please contact the Village Clerk's Office for the required fees.