

## **OCCUPANCY INSPECTIONS**

One of the most important obligations that a municipality has to its residents is to protect their health, safety and welfare. The housing inspection program is an effective tool designed to help the city of Rock Hill avoid unsafe property conditions and unsightly neighborhood deterioration which ultimately have a negative effect on all property values.

Because property owners maintaining their property benefits **EVERYONE**, we are sure property owners will do everything possible to avoid violation citations and will rectify any unhealthy or unsightly conditions that may exist in a timely fashion.

A typical inspection will take 20 minutes to 1 hour depending on the size and condition of the property. The inspector will look for such items as: paint and trim; gutters; sheds and detached garages; interior mechanical systems such as heat, electric and plumbing; interior and exterior foundation; safety features such as measures to get in case of fire or other emergency; and space requirements. You are welcome to accompany the inspector during the inspection. The inspector may be able to answer your questions on site if time permits. A detailed written report will not be issued at the time of the inspection but is usually available the next day at City Hall. A written report will also be mailed to you the next day.

The following is a list of what the building inspector generally looks for, however the inspection is not limited to the following:

### Exterior of the Property:

- Property is clean and in sanitary condition, free from rubbish, garbage, etc.
- Weeds, Dead Trees, Dangerous Trees/Limbs – Cut or remove when they pose a danger
- Ventilation System – In good working condition
- Driveways – Good condition, free from large open cracks and breaks
- Drainage System – Good working condition, no stagnant water, gutters and downspouts in good condition
- Garages, Fences, Sheds, Etc. – In good condition, with proper permits, and properly located within property lines
- Derelict Vehicles – All vehicles on the property need to be properly maintained and licensed
- Wood, Bricks, Boxes, Etc. – It is suggested to store such materials inside a structure, however if stored outside, the materials need to be stacked neatly on a hard surface to prevent rats and other vermin
- Addresses – Street numbers must be between four (4) and twelve (12) inches in height and be visible from the street

### Exterior of the Structure:

- Structure – Structurally sound and sanitary, no large cracks and breaks in the foundation walls
- Walls – No loose or rotting material, no holes, proper weather proofing
- Exterior Paint – no peeling, chipping, or flaking
- Chimneys – Good repair, May Require Reputable Contractor or Service Inspection
- Roof – Good repair, no leaks
- Door and Window Frames – Good condition, weather proof, no holes or cracks

### Interior

- Structure – No issues or threats to the structural integrity of the home
- Sanitation – Interior should be clean of rubbish, garbage, etc, as well as free from infestation

- Stairs – Good condition, proper support. Balusters to support the handrails must be installed vertical on the steps and placed no more than four (4) inches apart
- Windows – Good condition with no broken glass, every room should have at least one with the area of the window(s) at minimum of ten percent (10%) of the floor area of the room. Every room should also have one (1) open-able window
- Bathrooms – Floor needs to be impervious to water, hot and cold water required for every sink, toilet, bathtub, or shower
- Hot water – Heating facilities need a pressure relief valve as well as a drip tube, must be capable of heating water to at least 120 degrees Fahrenheit (120° F).
- Plumbing – Properly installed and maintained, safe and in good working order, free from leaks or defects
- Adequate Lighting – required in hallways, stairways, bedrooms, bathrooms, laundry rooms, and furnace rooms
- Stairs – Stairways with more than four (4) risers need to have a 2 ½ foot high railing and guardrails need to be 2 ½ feet above the floor of the porch, deck, etc, when required
- Basements – Basements will not be counted as bedrooms or habitable areas unless:
  1. The floors and walls of the basement are impervious to groundwater as well as surface water and insulated.
  2. The total window area meets the minimum requirement\* for the city.
  3. The total number of open-able windows meets the minimum requirement\* for the city.

*\*One (1) window per room, ten percent (10%) of the floor area of the room, must be able to open window*
- Gas – Laclede Gas or reputable contractor or service provider will need to inspect your gas lines whenever applicable
- Fireplaces – fireplaces need to be inspected by a reputable contractor to ensure the safety of the masonry, if it fails the fireplace can either be repaired or bricked off
- Smoke Detectors – Required in every room, and every hallway, with at least one (1) on each level of the home

#### Electrical

- Outlets – Every habitable rooms needs to have at least two (2) outlets OR one (1) outlet and one (1) ceiling light fixture. Receptacles in the kitchen, bathroom, basement, garage, or outdoors must be GFCI (Ground Fault Circuit Interrupter) outlets.
- Minimum Electrical Service – 60 amp, 3 wire
- Deterioration – any damage to wiring, fuses, panels, etc, or improper installation should be corrected to avoid dangerous conditions
- Wires – No frayed or bare wires will be permitted and all loose and hanging wires must be properly installed either by use of a conduit or other approved device
- Extension cords are permitted only for temporary use

#### Space Requirements

Number of Occupants	Square Footage Required
1	150
2	250
3	350
4	450

5	550
6	650

\*One hundred and fifty (150) square feet of living space is required for the first occupant, then one hundred (100) square feet for each additional occupant.

Bedroom Space

Number of Occupants	Square Footage Required
1	70
2	115
3	150

\*For all dwelling units with one sleeping room, no more than two (2) occupants will be allowed

\*\*For units with more than one (1) bedroom, two (2) occupants will be allowed for the first room, then a maximum of three (3) occupants for each subsequent room meeting square footage requirements.