

Walk-through Inspection Check List

The purpose of a walk-through inspection is to promote compliance with health and safety standards and to preserve the quality of Waukegan's neighborhoods and available housing.

The City of Waukegan has adopted the 2012 International Property Maintenance Code (IPMC) and the 2012 International Residential Code (IRC). All sections referenced below, will begin with the section symbol, §.

Below are some of the common inspections items:

- ✓ **Smoke and Carbon Monoxide Detectors** • IMPC §704.2, 704.3 and 704.54 | IRC §R315
Smoke alarms are required on the ceiling or wall outside each separate sleeping area, in each bedroom and in each story within a dwelling unit including basements and cellars. Hard-wired smoke detectors may be required in certain circumstances. Carbon monoxide alarms are required in existing dwellings within which fuel-fired appliances exist.
- ✓ **Outlets and GFI Outlets** • IMPC §605.2 Electrical Equipment | IRC §E3902
Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Laundry areas must have one grounding-type receptacle. Bathrooms must contain a ground fault circuit interrupter protection. Receptacles that serve countertop surfaces in kitchens shall have ground-fault circuit-interrupter protection. All outlets must have faceplate covers.
- ✓ **Sprinklers and Fire Protection Systems** • Waukegan Code Ordinance §R.313.1
A limited area automatic residential fire sprinkler system shall be installed within all one and two family dwellings. Automatic fire sprinkler heads shall be located in all rooms housing gas fired appliances such as furnaces, boilers, water heaters and like appliances. Water heaters must have a hard piped discharge. Fire protection systems: Looped System, no longer than a 3 feet dead end or branch to any sprinkler head. Single head, no longer than 3 feet from the water line to head. Multiple head, water piping must be looped or have a dual checked valve. Maximum run to a head is 3 feet.
- ✓ **Hand and Guard Rails** • IRC §311.7.8, 311.7.8.1, 311.7.8.2, 312.1.1, 312.1.2 and 312.1.3
Handrails shall be on at least one side of each continuous run of treads or flight with 4 or more risers. Guards shall be located along one-sided walking surfaces, including stairs, ramps and landings.
- ✓ **Bathroom Ventilation** • IMPC §403.1 and 403.2
Every habitable space shall have at least one openable window. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces, except that a window shall not be required in such spaces equipped with a mechanical ventilation system.

