



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Building Safety Division

COMMON CODE VIOLATIONS OF ALL DWELLINGS

1. Have operable smoke detectors on a ceiling on each level, in the vicinity of bedrooms *and* inside each bedroom.
2. Carbon monoxide (CO) detectors installed within 15 feet of all sleeping areas in each dwelling unit. CO detectors should be replaced seven years after original installation.
3. Screens must be on all operable windows, be tight-fitting and in good repair.
4. Windows must be working and in good repair, free of holes or cracks, weather tight and with proper sash and hold controls.
5. Sleeping rooms below the fourth story must have at least one window or exterior door that meets minimum secondary emergency escape and rescue size requirements.
6. Doors must be in good working order.
7. A single-cylinder deadbolt lock on all dwelling entrance doors.
8. Walls, floors, and ceilings in good repair.
9. Combustible storage must be removed from boiler room, furnace room, basement, or cellar.
10. Required handrails must be in place on stairs with more than four risers and guardrails on open portions of balconies, porches, etc. over 30 inches above the floor or grade.
11. Bathtubs and showers must be properly caulked and in good repair.
12. Exterior hose bibs must be equipped with an approved backflow prevention device.
13. Vent pipes from water heaters and furnaces must be in good repair, properly sealed and extends above the roofline according to code.
14. Junk, trash, and miscellaneous debris must be removed from all common interior and exterior areas including the yard.
15. All exterior surfaces to be painted or treated so that moisture cannot get to the wood.
16. Electrical receptacles within six feet of the kitchen sink, the receptacle at the bathroom sink, and all exterior receptacles must be GFCI protected.

COMMON CODE VIOLATIONS SPECIFIC TO MULTIFAMILY DWELLINGS

17. Exit lights, emergency lights and fire alarm systems, if required, must be properly functioning.
18. Fire extinguishers fully charged, annually inspected and tagged. A minimum of one 2A10BC is required in the hallway within 75 feet of each unit and on each level or a minimum 1A10BC inside each unit in a readily accessible location.
19. Where fire alarms are required, local only manual pull stations must have a sign posted by each pull station saying, "WHEN ALARM SOUNDS CALL 911."
20. Fire alarm systems, sprinkler systems and fire extinguishers require annual inspection and certification.

Note: *This is not a comprehensive list of all possible code violations. These common items may be easily checked prior to the inspection and corrected. By taking steps to avoid common problems, you can reduce your inspection time and possible re-inspections.*

Helpful Links at City of Urbana Website:

www.urbanaininois.us Home Page

www.urbanaininois.us/businesses/RRP Registration forms, FAQ's, Common Code Violations, Security Tips, Occupancy Addendum

www.urbanaininois.us/residents/housing-and-property-maintenance Landlord-tenant ordinance summary

www.urbanaininois.us/codes Model Codes Adopting Ordinance, code modifications

- Copies of all Adopted Codes are available at the Urbana Free Library Reference Desk