



INSPECTION SERVICES DEPT.
CITY OF SOUTH SIOUX CITY, NEBRASKA
1615 1ST AVENUE, SOUTH SIOUX CITY,
NE. 68776
402-494-7518

Rental Inspection Program PROPERTY MAINTENANCE INSPECTION REPORT

CASE NUMBER:
DATE OF INSPECTION:
TIME OF INSPECTION:
INSPECTOR:
NAME AND PHONE NUMBER OF PERSON AUTHORIZING INSPECTION:

PROPERTY INFORMATION

ADDRESS:

APARTMENT/UNIT NUMBER:

DESCRIPTION OF STRUCTURE & USE:

OWNER INFORMATION

NAME:

ADDRESS:

PHONE NUMBER:

OCCUPANT INFORMATION AND PHONE NUMBER

- **This report shall identify violations of the 2012 International Property Maintenance Code, and violations of the South Sioux City Municipal Code. Only those code sections below which are check marked as “FAIL” indicated a violation of the code section.**
- **!! The findings contained in this report are limited to the visible elements of the interior and exterior of all buildings and grounds at the time of inspection!!**

- **The code sections listed in this report are condensed and modified to reduce the size of the report. Please see the original code reference for the full and complete applicable code language.**

EXTERIOR OF PROPERTY WEEDS, RUBBISH & GARBAGE
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FAIL 308.1 to 308.3.2 ACCUMULATION OF GARBAGE OR RUBBISH & DISPOSAL **Major/Minor**

All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner, by placing such rubbish in a approved leak-proof containers with tight fitting lids. **COMMENTS:**

FAIL 302.4 WEEDS **Major/Minor**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches. All noxious weeds prohibited. **COMMENTS:**

FAIL 302.5 RODENT HARBORAGE **Major/Minor**

All structures and exterior property shall be kept free from rat and rodent infestation. Where rats or rodents are found prompt extermination shall be implemented. Precautions for re-infestation is required. **COMMENTS:**

FAIL 302.2 PROPERTY GRADING & DRAINAGE **Major/Minor**

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within a structure. **COMMENTS:**

FAIL 302.3 SIDEWALKS AND DRIVEWAYS **Major/Minor**

All sidewalks, driveways, walkways, stairs & parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. **COMMENTS:**

FAIL SSC Muni-Code PARKING **Major/Minor**

All off street parking including location, quantity, surface materials and maintenance shall comply with provisions of Ordinance 2015-1 and all other provision of the municipal code . **COMMENTS:**

FAIL 302.8 Motor Vehicles **Major/Minor**

No inoperative or unlicensed motor vehicle shall be parked, kept or stored, nor shall any vehicle in major disrepair, disassembly or in the process of being striped or dismantled parked kept or stored on any premise except in lawful enclosed building. **COMMENTS:**

FAIL 302.7 ACCESSORY STRUCTURES **Major/Minor**

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. **COMMENTS:**

FAIL 303.1 & 303.2 Swimming Pools, Spas and Hot Tubs & Enclosures **Major/Minor**

Swimming pools, spas and hot tubs shall be maintained in a clean and sanitary condition, and in good repair. Pools, spas, hot tubs containing 24 inches or more of water shall be surrounded by proper guards as specified by code. **COMMENTS:**

FAIL 304.1 GENERAL **Major/Minor**

The exterior of the property shall be maintained in good repair, structurally sound and sanitary. **COMMENTS:**

FAIL 304.2 EXTERIOR PAINTING **Major/Minor**
Exterior wood surfaces, other than decay resistant woods, and metal surfaces including but not limited to window frames, door frames, cornice, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted or otherwise protected from exposure. **COMMENTS:**

FAIL 304.3 STREET NUMBERS / 911 ADDRESSES **Major/Minor**
Each structure to which a street number has been assigned shall display such number plainly legible and visible from the public right-of-way. Letters shall be at least 4inches tall with ½ inch stroke. **COMMENTS:**

FAIL 304.4 STRUCTURAL MEMBERS **Major/Minor**
All structural members shall be maintained free from deterioration and shall be capable of safely supporting all loads imposed. **COMMENTS:**

FAIL 304.5 FOUNDATION WALLS **Major/Minor**
All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents. **COMMENTS:**

FAIL 304.6 EXTERIOR WALLS **Major/Minor**
All exterior walls shall be free from holes, breaks, loose or rotting material; and maintained weather proof and properly surfaced coated where required to prevent deterioration. **COMMENTS:**

FAIL 304.7 ROOFS & DRAINAGE **Major/Minor**
The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharge in a manner that creates a public nuisance. **COMMENTS:**

FAIL 507.1 STORM DRAINAGE **Major/Minor**
Drainage of roofs and paved areas, yards, courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. **COMMENTS:**

FAIL 304.8 DECORATIVE FEATURES **Major/Minor**
All cornice, belt courses, corbel, terra cotta, trim, wall facing and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. **COMMENTS:**

FAIL 304.9 OVERHANG EXTENSIONS **Major/Minor**
All canopies, marquees, signs awnings, fire escapes, standpipes, exhaust ducts and similar overhangs extensions shall be maintained in good repair and properly anchored and kept in a sound condition. All surfaces exposed to the weather which may become rusted or decayed, shall be periodically covered with a weather-coating material such as paint or similar surface treatment. **COMMENTS:**

FAIL 304.10 to .12 & 307.1 STAIR, WALKING SURFACES DECKS, PORCHES **Major/Minor**
Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with property anchorage and capable of supporting the imposed loads. Every flight of stairs having more than (4)-four risers, and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30" above the floor or grade below shall have guards. Handrail shall not be less than 30" or more than 42" above the nose of the tread or walking surface. Guards shall be not less than 30" above the floor, landing, balcony, porch, deck, ramp, or other walking surface. **COMMENTS:**

FAIL 304.11 CHIMNEYS & TOWERS **Major/Minor**
All chimneys cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally sound and in good repair, and protected from weather with paint or similar treatment. **COMMENTS:**

FAIL 304.13 WINDOWS & DOOR FRAMES **Major/Minor**
Every window, door and frame shall be kept in sound condition, good repair and weather tight.
GLAZING: All glazing materials shall be maintained free from cracks and holes.
OPENABLE WINDOWS: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
INSECT SCREENS: Every door, window and other outside opening utilized or required for ventilation containing habitable rooms, shall have tightly fitted screens of not less than 16 mesh per inch. **COMMENTS:**

FAIL 304.15 Doors **Major/Minor**
All exterior doors and hardware shall be maintained in good condition. Locks at all entrances shall tightly secure the door. **COMMENTS:**

FAIL 304.18 Building Security **Major/Minor**
Doors, windows, or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security of the occupants and property within. Doors shall be equipped with deadbolt locks designed to be readily openable without special knowledge or a key. Openable windows within 6 feet of grade shall have sash locks. **COMMENTS:**

INTERIOR STRUCTURE

FAIL 305.1 GENERAL **Major/Minor**
The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every **OCCUPANT** shall keep that part of the structure he or she occupies or controls in a clean and sanitary condition. Every **OWNER** of a structure containing a rooming house, hotel, dormitory, two or more dwelling units, shall maintain it in a clean and sanitary condition, the shared or public areas of the structure and the exterior property.
COMMENTS:

FAIL 305.2 STRUCTURAL MEMBERS **Major/Minor**
All structural members shall be maintained structurally sound, and capable of supporting the imposed loads. **COMMENTS:**

FAIL 305.3 SURFACES **Major/Minor**
All interior surfaces, including windows and doors, shall be maintained in a good clean & sanitary condition. Peeling paint, cracked or loose paint, decayed wood and other defective surfaces shall be corrected. **COMMENTS:**

FAIL 305.4 - 305.6 STAIRS & WALKING SURFACES & DOORS **Major/Minor**
Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. **HANDRAILS & GUARDS** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. **INTERIOR DOORS** Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks. **COMMENTS:**

FAIL 309.1 INFESTATION **Major/Minor**
All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated. Proper precautions shall be taken to prevent re-infestation. **COMMENTS:**

FAIL 309.2 PROPERTY OWNER **Major/Minor**
The **OWNER** of any structure shall be responsible for pest elimination within the structure prior to renting or leasing. **COMMENTS:**

FAIL 309.3 SINGLE OCCUPANT **Major/Minor**
The **OCCUPANT** of a one family dwelling shall be responsible for pest elimination on the premises.

FAIL 309.4 MULTIPLE OCCUPANCY **Major/Minor**
 The owner of a structure containing two or more dwelling units, a multiple occupancy or rooming house shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination. **COMMENTS:**

FAIL 309.5 OCCUPANT. **Major/Minor**
 The occupant of any structure shall be responsible for the continued rodent and pest free condition of the structure. Where infestations are caused by defects in the structure, the owner shall be responsible for pest elimination. **COMMENTS:**

LIGHT, VENTILATION & OCCUPANCY LIMITATIONS

FAIL 402.1 LIGHTING **Major/Minor**
 Every habitable space (living, sleeping, eating or cooking) shall have at least 1 window directly to outdoors. Total window area shall be equal to or exceeding 8% of floor area. (Except where artificial light is provided as permitted by code.) **COMMENTS:**

FAIL 402.2 LIGHTING IN COMMON HALLWAYS & STAIRS **Major/Minor**
 Other than one and two family dwellings, every common hallway and stairway shall be lighted at all times with at least a 60watt light bulb for each 200sq.ft. of floor area, spaced not more than 30'. **COMMENTS:**

FAIL 402.3 LIGHTING OTHER AREAS **Major/Minor**
 All other spaces shall be lighted with natural or artificial light sufficient to maintain sanitary conditions, and the safe occupancy of the space to utilize appliances, equipment and fixtures. **COMMENTS:**

FAIL 403.1 VENTILATION **Major/Minor**
 All habitable spaces shall have at least 1 openable window, with an area at least 45% of the required window area in section 403.1. **COMMENTS:**

FAIL 403.2 BATHROOM & TOILET ROOM VENTILATION **Major/Minor**
 Every residential bathroom and toilet room shall have an openable window area as in section 403.1, except that mechanical ventilation may be used which vents directly to the exterior. **COMMENTS:**

FAIL 403.5 CLOTHES DRYER EXHAUST **Major/Minor**
 Clothes dryer venting systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufactures instructions. **COMMENTS:**

FAIL 404 OCCUPANCY LIMITATIONS **Major/Minor**
 Dwelling units shall not be occupied by more occupants that permitted by the minimum area requirements of table 404.5

	1-2 occupants	3-5 occupants	6 or more
Living room -	120 sqft	120 sq. ft.	150 sq. ft.
Dining room-	no requirements	80 sq.ft.	100 sq.ft.
Bedroom-	All shall comply with section 404.4.1		

COMMENTS:

FAIL 404.4.4 PROHIBITED OCCUPANCY **Major/Minor**
 Kitchens, non-habitable spaces and interior public areas shall not be occupied for sleeping purposes. **COMMENTS:**

FAIL 404.4.1 AREAS FOR SLEEPING PURPOSES **Major/Minor**
Every room occupied for sleeping purposes by 1 occupant shall contain at least 70 square feet of floor area. Every room occupied by more than 1 person shall provide 50 sq.ft. of floor area per occupant.
COMMENTS:

FAIL 404.3 MINIMUM CEILING HEIGHT **Major/Minor**
Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7ft. **EXCEPTIONS:** (1). 1 & 2 Family dwellings, beams or girders spaced not less than 4ft. O.C. shall not project more than 6 inches. (2.) Basements in 1 & 2 Family dwellings used for laundry, study or recreation purposes not less than 6ft.8inches, ducts, girders, beams other similar items 6ft 4inch minimum height. (3.) Rooms occupied for sleeping or study with slopped ceilings 7ft. minimum over 1/3 of the required floor area. Floor area shall be calculated only in areas with a 5ft. ceiling height. **COMMENTS:**

FAIL 404.2 MINIMUM ROOM WIDTHS **Major/Minor**
Habitable room minimum width is 7ft. Kitchen minimum width is 3ft. between counter fronts and appliances or counter fronts and walls. **COMMENTS:**

FAIL 404.4.2 ACCESS FROM SLEEPING ROOMS **Major/Minor**
Sleeping rooms shall not constitute the only means of access to other sleeping rooms or habitable spaces. **EXCEPTION:** Dwelling units containing fewer than 2 bedrooms. **COMMENTS:**

FAIL 404.4.3 WATER CLOSET ACCESSIBILITY. **Major/Minor**
Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. . **COMMENTS:**

PLUMBING FACILITIES & FIXTURE REQUIREMENTS

FAIL 502.1 DWELLING UNIT FACILITIES REQUIRED **Major/Minor**
Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink maintained in a safe working condition. Lavatory shall be in toilet room or in close proximity to the door leading to toilet room. **COMMENTS:**

FAIL 403.3 COOKING FACILITIES **Major/Minor**
Cooking shall not be permitted in any rooming unit or dormitory unit, and cooking facility or appliances shall not be present, unless by written approval by the code official. **COMMENTS:**

FAIL 404.7 FOOD PREPARATION **Major/Minor**
Food prep spaces shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. Adequate facilities and services for sanitary disposal of food waste & temp storage required. **COMMENTS:**

FAIL 503.1 TOILET ROOM PRIVACY **Major/Minor**
Such rooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. **COMMENTS:**

FAIL 504.1 PLUMBING FIXTURES **Major/Minor**
All Plumbing fixtures shall be installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and capable of performing the function for which they are designed. **COMMENTS:**

FAIL 505.1 WATER SUPPLY **Major/Minor**

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. All kitchen sink, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water. **COMMENTS:**

FAIL 504.2 FIXTURE CLEARANCES **Major/Minor**

All plumbing fixtures shall have adequate clearance for usage and cleaning. **COMMENTS:**

FAIL 505.2 CONTAMINATION & BACKFLOW PROTECTION **Major/Minor**

The water supply shall be maintained free from contamination and all water inlets for plumbing fixtures shall be located above the flood rim of the fixture. Shampoo basin faucets, janitor sink faucets, and other hose bibs or faucets to which hoses are attached shall be protected by an approved atmospheric type vacuum breaker. A complete backflow survey and appropriate approved device shall be installed and testing is required for all premises supplied with municipal water. All issues relating to backflow shall be addressed in the backflow ordinance of the municipality and full compliance shall be obtained. Failure to comply with all applicable ordinances and regulations shall result in discontinuation of water service, and / or other remedies provided by law.

COMMENTS:

FAIL 506.1 SANITARY DRAINAGE SYSTEM **Major/Minor**

All plumbing fixtures shall be properly connected to the public sewer system or to an approved private sewage disposal system. The Water/Sewer Superintendent shall determine all necessary fixture requirements and system designs to insure protection of the City facilities. **COMMENTS:**

FAIL 506.2 MAINTENANCE: **Major/Minor**

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. **COMMENTS:**

FAIL 505.4 WATER HEATING FACILITIES **Major/Minor**

Water heating facilities shall be properly installed, maintained, and capable of providing an adequate amount of water at every fixture, requiring tempered water at a temperature of not less than 110 degrees F. A gas burning water heater shall not be located in any bathroom, toilet room, or other occupied room normally kept closed. Proper combustion air shall be provided for the safe operation of such units. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained.

COMMENTS:

MECHANICAL & ELECTRICAL REQUIREMENTS

FAIL 601.2 RESPONSIBILITY MECHANICAL EQUIPMENT **Major/Minor**

The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with requirements. **COMMENTS:**

FAIL 603.1 MECHANICAL EQUIPMENT **Major/Minor**

All mechanical equipment, fire places, and solid fuel burning appliances shall be properly installed and maintained in a safe working condition. **COMMENTS:**

FAIL 603.3 CLEARANCES

All required clearances to combustible materials shall be maintained. **COMMENTS:**

FAIL 603.2 FLUE – REMOVAL OF COMBUSTION PRODUCTS **Major/Minor**

All fuel burning equipment and appliances shall be connected to an approved chimney or vent. **COMMENTS:**

FAIL 603.4 SAFETY CONTROLS **Major/Minor**
All safety controls for fuel burning equipment shall be maintained in effective operation.
COMMENTS:

FAIL 603.5 COMBUSTION AIR **Major/Minor**
A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel burning equipment shall be provided for the fuel burning equipment.
COMMENTS:

FAIL 602.2 RESIDENTIAL HEATING FACILITIES **Major/Minor**
Every dwelling shall be provided with heating facilities capable of maintaining a room temp of 68 degrees in all habitable rooms, bathrooms and toilet rooms.
COMMENTS:

FAIL 602.3 HEATING SUPPLY **Major/Minor**
Owner or operator of any building who rents, leases, or lets one or more dwelling units, rooming units, dorm or guestroom shall furnish heat to the occupants to maintain a minimum temperature of 68 degrees in all habitable rooms.
COMMENTS:

FAIL 604.2 ELECTRICAL FACILITIES REQUIRED **Major/Minor**
Every occupied building shall be provided with an electrical system in compliance with NFPA 70 and served by a 3 wire 120/240 volt single phase electric service with minimum rating of 100amp.
COMMENTS:

FAIL 604.3 ELECTRICAL SYSTEMS HAZARDS **Major/Minor**
Where it is determined that the electric system in a structure constitutes a hazard to the occupants by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installations, deterioration or damage, or for similar reasons, the code official shall require the defects corrected to eliminate the hazard. **COMMENTS:**

FAIL 605.1ELECTRIC EQUIPMENT INSTALLATION **Major/Minor**
All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. **COMMENTS:**

FAIL 605.2 RECEPTACLES **Major/Minor**
Every habitable space in a dwelling shall contain at least 2 separate and remote receptacle outlets. Every laundry area shall contain at least 1 grounded receptacle. Every bathroom shall contain 1 GFCI protected receptacle. All receptacles shall be equipped with appropriate faceplate cover.
COMMENTS:

FAIL 605.3 LIGHTING FIXTURES **Major/Minor**
Every public hall, interior stairway, water closet compartment, bathroom, laundry room and furnace room shall contain at least 1 lighting fixture. **COMMENTS:**

FIRE SAFETY REQUIREMENTS

FAIL 701.2 RESPONSIBILITY **Major/Minor**
Owner shall provide and maintain fire safety facilities and equipment in compliance with these requirements and shall not permit another person to occupy any premises that do not comply with the requirements of this chapter. **COMMENTS:**

FAIL 702.1 GENERAL MEANS OF EGRESS **Major/Minor**
A safe, continuous and unobstructed path of travel shall be provided from any point in a building to the public way. **COMMENTS:**

FAIL 702.3 LOCKED DOORS **Major/Minor**
All egress doors shall be readily openable for the side which egress is to be made, without the need for keys, special knowledge or special effort. (see exceptions in Building Code book for special exceptions).
COMMENTS:

FAIL 702.12 EMERGENCY ESCAPE OPENINGS **Major/Minor**
Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction. Bars, grills or screens placed over egress windows shall be removable without the use of a key, tool or force greater than that required to open a window. **COMMENTS:**

FAIL 703.1 FIRE RESISTANCE RATINGS **Major/Minor**
Fire rating of floors, walls, ceilings, and other elements and components shall be maintained.
COMMENTS:

FAIL 703.2 MAINTENANCE **Major/Minor**
All required fire doors and smoke barriers shall be maintained in good working order including door hardware. Doors shall not be held open except by approved hold-open devices.
COMMENTS:

FAIL 704.1 FIRE PROTECTION SYSTEMS **Major/Minor**
All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be properly maintained. **COMMENTS:**

FAIL 704.2 SMOKE DETECTORS **Major/Minor**
Approved smoke detectors shall be installed in each guest room, suite or sleeping room. In all residential occupancies, smoke detectors shall be outside and in the vicinity of all sleeping rooms. 1 smoke detector shall be placed in each sleeping room. A smoke detector shall be installed on each floor level. When appropriate all smoke detectors shall receive their power from the building electrical service. Detectors shall be interconnected so when one unit is activated all units will sound. Detectors shall contain battery backup systems.
COMMENTS:

SUMMARY/ADDITIONAL COMMENTS:
