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DEPARTMENT OF PUBLIC SERVICES

Residential Rental Property Re-occupancy

The following codes have been adopted by the City of Crestwood:

1. 2015	International Building Code	Ordinance 5066
2. 2015	International Residential Code	Ordinance 5066
3. 2015	International Existing Building Code	Ordinance 5066
4. 2014	National Electric Code (NEC)	Ordinance 5023
5. 2015	International Mechanical Code	Ordinance 5066
6. 2015	Uniform Plumbing Code (UPC)	Ordinance 5023
7. 2015	International Fire Code	Ordinance 4806
8. 2015	International Property Maintenance Code	Ordinance 5067

Residential Rental Property Re-occupancy Checklist

The checklist is to be considered general only and is not all inclusive for the inspector performing the inspection.

EXTERIOR PREMISES

- General Sanitation
- Drainage
- Driveways/sidewalks
- Weeds/dead trees
- Dangerous limbs
- Exhaust to outside
- Sheds, garages, fences
- Retaining wall

EXTERIOR STRUCTURE

- Good repair, structurally sound, sanitary
- Peeling, flaking, chipped paint
- Street number 4" tall
- Foundation walls: plumb, free from open cracks/ breaks
- Roof covering: tight, sound, clear of limbs, branches
- Chimneys
- Windows and door frames/screens
- Tuck point
- Doors/hardware

INTERIOR STRUCTURE

- Structurally sound, good repair, sanitary condition
- Interior surfaces
- Stairs and railing
- Rubbish and garbage
- Bathroom ventilation/window

ELECTRIC AND MECHANICAL

- Heat supply
- Mechanical equipment
- Mechanical safety controls
- Minimum 60 amp service
- Electrical service and system free of hazardous conditions
- Required grounded outlets
- Two outlets in all habitable rooms
- Properly wired garage door opener
- Minimum one outlet in bathrooms
- GFI in required areas
- Required light fixtures: halls, water closets, stairways, bathrooms, laundry rooms, and furnace rooms

PLUMBING

- Plumbing fixtures
- Pipes
- Plumbing system
- Backflow preventer/vacuum breaker

SAFETY ITEMS

- Handrails five steps or more
- Handrails 30" to 42" above grade
- Guardrails: Stairs, decks, landings, balconies, walking surface 30" above grade
- Swimming pools, fence/gate self latching
- No double-keyed locks
- Sleeping rooms must have two approved means of egress from the room (operable window or door)
- Properly functioning smoke detectors
- Fire rated door between garage and living space
- Insect/rat infestation