

WELCOME HOME

A GUIDE TO THE ROCK ISLAND HOUSING CODE



Prepared By:
The City of Rock Island
Inspection Division



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THIS QUICK GUIDE TO ROCK ISLAND'S
PROPERTY MAINTENANCE CODE IS
INTENDED FOR THE USE
OF ALL RESIDENTS AND
PROPERTY OWNERS

For a complete version of the 2003 International Property Maintenance Code
Visit <http://www.rigov.org>

 *Boxes indicate life safety code requirements*

Please call the Inspection Division
At (309) 732-2910 before undertaking any repairs.

For further information call (309) 732-2910 • Fax: (309) 732-2930

IN ROCK ISLAND'S HISTORIC DISTRICTS,
DOWNTOWN, AND OTHER SPECIAL PROPERTIES
A CERTIFICATE OF APPROPRIATENESS
MAY BE NECESSARY.

Call (309) 732-2900 for information about these properties.

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LOOK AT THE OUTSIDE

IS YOUR HOME IN GOOD REPAIR?



WALLS

- no holes/cracks
- surface intact
- soffit and fascia in good repair

ROOF

- free of leaks
- shingles in good repair

GUTTERS & DOWNSPOUTS

- in good repair
- free of obstructions

CHIMNEY

- clean
- no loose or missing bricks
- tuckpointing (mortar between bricks in good condition)
- cap & liner in good repair

PAINT

- wood surface protected
- metal surface protected
- no peeling
- no graffiti

PORCH

- good repair
- guard railings

GARAGE & SHED

- in good repair

WINDOWS

- operable
- weather-tight
- sash fits
- unbroken
- putty
- screens

DOORS

- thumbwheel deadbolt locks & secured hinges
- weather-tight
- rodent-proof

FOUNDATION

- sound
- no holes or cracks

STEPS

- handrails and guards at 4 or more steps
- not worn
- evenly spaced

HOUSE NUMBERS

- 4" tall x ½" wide
- contrasting color
- block letters
- visible from the street
- located on street side of house, not on door

LOOK AT THE YARD

IS IT CLEAN AND WELL MAINTAINED?

- No outside storage
- Fence in good repair
- No trash in the street , gutter or alley
- Grass and weeds cut
- Sidewalks free of hazards
- Yard graded for drainage
- No litter, junk or debris
- No unlicensed inoperable vehicles
- Parking



TRASH CANS



- Proper containers
- Covered at all times
- On curb and removed in a timely manner [after twelve o'clock (12:00) noon the day before pickup; removed no later than twelve o'clock (12:00) noon the day after pickup]

ON THE INSIDE

IS THE HOUSE CLEAN, SAFE AND WELL MAINTAINED?

WALLS/CEILINGS

- clean
- no loose wallpaper
- no cracks
- no loose plaster
- no flaking paint
- no peeling or flaking lead paint
- free of obstructions

FLOORS

- sound
- no holes
- clean

HALLWAY

- well lit
- clear
- clean
- approved smoke detectors installed

WINDOWS

- no broken glass
- open freely-sash cords operable
- screens-properly installed and maintained
- proper fit

ELECTRICAL COMPONENTS

- **GFI protected outlets in kitchen and bathrooms**
- adequate service based on usage
- no frayed or unconnected wires
- no broken light fixtures
- fuse box accessible to tenants
- no space heaters

DOORS

- **thumbwheel deadbolts and door knobs**
- secure
- fits frame
- not blocked

DANGERS IN THE KITCHEN

THE HOUSING CODE REQUIRES:

- no gasoline stove
- one ceiling fixture and two separate remote outlets or three outlets (separate and remote).
- hot and cold water
- drain connected to sanitary sewer
- no sleeping in kitchen area
- water-tight floor

POISONOUS GAS

Do not heat kitchen by turning on a gas stove. This causes a buildup of poisonous gas (carbon monoxide).

WHICH CAN KILL YOU!



OTHER AREAS TO CONSIDER

- chipping paint; especially poisonous lead-based paint
- dripping faucet
- plugged drain

RODENT AND ROACH ATTRACTORS INCLUDE

- dirty dishes
- dirty stove and refrigerator
- uncovered food
- garbage in open containers
- cracked floor covering
- grease covered walls and ceilings

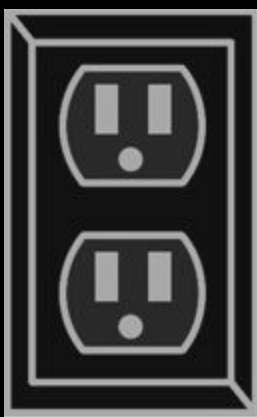
THE BATHROOM: A TROUBLE SPOT

THE HOUSING CODE REQUIRES:

- a GFI protected electrical outlet
- a tub or shower
- a washbasin properly installed
- properly mounted toilet seat
- no plugged drains
- no faucet lower than top of tub or basin rim
- a light fixture
- water-tight floor
- operable window or mechanical vent
- plumbing fixtures that do not drip or leak



CAUTION!



WATER AND ELECTRICITY CAN ELECTROCUTE YOU, SO...

- Never use electric appliances near water.
- Do not use portable lamps in bathroom.

BE SURE TO...

- clean bathroom regularly
- avoid staining fixtures with abrasive cleaners
- repair leaking faucets to avoid water waste
- avoid placing lit cigarettes on fixtures

EVERYBODY HAS A RESPONSIBILITY

A TENANT HAS THESE RESPONSIBILITIES:

- Keep the dwelling unit clean, clean floors and walls, keep plumbing unobstructed
- Use trash cans
- Don't vandalize property
- Don't block exits or stairways with furniture, bicycles, strollers, or other obstacles
- Don't store flammable liquids inside
- Give the owner access to make repairs at reasonable times
- Comply with all rules and lease provisions
- Properly maintain smoke detectors and carbon monoxide detectors
- Use electrical and plumbing fixtures properly

A PROPERTY LANDLORD OR OWNER-OCCUPANT, HAS THESE RESPONSIBILITIES:

- Don't rent housing that doesn't meet code requirements
- Keep shared and public areas clean
- Get rid of mice, insects, and other pests
- Provide containers for garbage
- Make tenants aware of exits
- Don't allow overcrowding
- Supply reasonable amounts of hot and cold water
- Make repairs promptly



WHAT DOES OVERCROWDING MEAN?

EACH DWELLING UNIT MUST HAVE:

SPACE	MINIMUM OCCUPANT AREA IN SQUARE FEET		
	1-2 OCCUPANTS	3-5 OCCUPANTS	6 OR MORE
LIVING ROOM	NO REQUIREMENTS	120	150
DINING ROOM	NO REQUIREMENTS	80	100
+	A BATHROOM THAT CAN BE USED		

REMEMBER: YOU CANNOT PASS THROUGH A BEDROOM IN ORDER TO ACCESS THE BATHROOM, UNLESS THERE IS MORE THAN ONE BATHROOM IN THE UNIT.

A sleeping unit is based on all rooms combined which are lawfully used for sleeping.

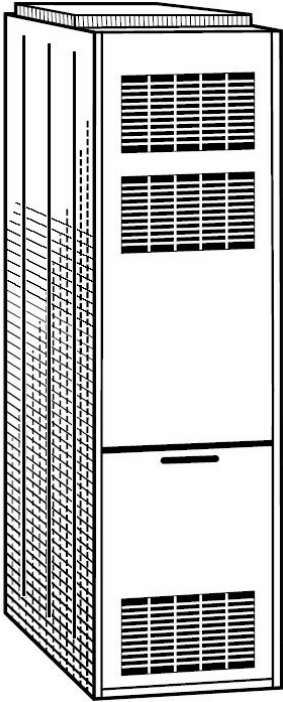
Occupancy Requirement Chart-Sleeping Space

No. of Occupants	Min. Sq. Ft. Required Per Room
1	70
2	100
3	150
4	200
5	250
6	300

A BEDROOM MUST BE AT LEAST:

- 70 sq. ft. for one occupant
- Ceilings in attics or half-stories must be 7' high, over one-third of the area
- Ceiling height of a room used for living purpose must be 7' high
- Areas less than 5' high don't count when figuring room size
- Each dwelling unit must have separate access to a hall, landing, stair, or street

BASEMENT: THE DANGER AREA



HEATING SYSTEM

- can maintain 68 degrees F
- properly installed/ventilated
- sealed against fumes
- ducts and pipes leak-free
- sealed chimney
- safety switch
- clean filters
- clear of storage

ELECTRICAL SYSTEM

- properly grounded or GFI protected outlets
- insulated wires
- enclosed fuse box
- no exposed brass light sockets
- work completed by licensed electrician

STAIRWAY

- **secure handrail and guards**
- well-lit
- sound steps
- steps evenly spaced



THE BASEMENT AS A SLEEPING AREA:

- **egress window in each bedroom**
- proper ceiling height
- light and ventilation
- registered as a rental unit, if appropriate
- available exit
- all windows above grade of ground

WALLS

- waterproof
- structurally sound

FLOOR AREA

- free of trash
- grill over drainpipe outlet
- no gasoline filled containers

SMOKE DETECTOR

- **within 10' of furnace**

CARBON MONOXIDE DETECTOR

- **within 10' of furnace or water heater**

WATER SERVICE

- no cross connection of waste pipe and water pipe

WATER HEATER

- can heat to 110 degrees F
- properly vented
- temperature and pressure relief valves extended to within 6" of the floor
- clear of storage (including paint, stain and gasoline)

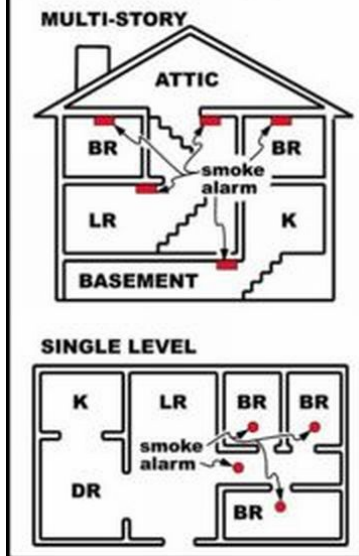
SMOKE DETECTORS



DOES YOURS WORK?

OWNERS MUST PROVIDE SMOKE DETECTORS:
TENANTS MUST KEEP WORKING BATTERIES IN PLACE

MULTIPLE DWELLING UNITS MUST HAVE APPROVED
SMOKE DETECTORS IN COMMON AREAS AND STAIRWAYS

PLACE ONE SMOKE
ALARM ON EVERY FLOOR
AND SLEEPING ROOM



- In each room used for sleeping purposes.
- In homes with more than one sleeping area, a smoke detector should be provided to protect each.
- A basic smoke detector (indicated by ) shall be located within 15' of every sleeping area. Smoke detectors should be mounted on the ceiling at least 4" from any wall...or on the wall between 4-12" from the ceiling.
- In homes with stairs, a smoke detector should be at the head of each (indicated by )

SMOKE DETECTORS ARE REQUIRED BY LAW

CARBON MONOXIDE DETECTORS

Illinois Carbon Monoxide Alarm Detector Act

Effective January 1, 2007, every dwelling unit will be required to have at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Alarms can be battery powered, plug-in with battery back-up or wired into the AC power line with a secondary battery back-up. **The alarm can be combined with smoke detecting devices if the combined unit complies with specific standards and the alarm differentiates the hazard.**

It is the owner's responsibility to select and install the appropriate carbon monoxide detectors. If you select a hard-wired device, a permit is required.

A copy of Public Act 094-0741 is available on-line at <http://www.ilga.gov>, or at the City of Rock Island Inspections Division.

CARBON MONOXIDE DETECTORS ARE REQUIRED BY LAW

WE CAN HELP YOU

The Inspection Division exists to help you. Our goal, through enforcement of codes adopted by the City of Rock Island, is to provide clean, safe and healthy homes. In order to protect the health, safety and welfare of its citizens, the City of Rock Island sets forth standards for all property within the City and a process, called code enforcement, to maintain these standards.

REMEMBER...

- All work except minor repairs must be done under permit.
- All electrical, heating and plumbing in rental units must be done by a licensed contractor under permits.
- Rental Loan Program available for contractor required repairs.

Applications for permits can be obtained through:

The City of Rock Island
Inspections Division
1528 Third Avenue
Rock Island, Illinois 61201

Phone: (309) 732-2910 • Fax: (309) 732-2930

ASSISTANCE PROGRAMS

EMERGENCY HOUSING REHABILITATION LOAN PROGRAM

This program is for **emergency** repairs to qualified owner-occupied properties. The following may qualify for emergency repairs: water line breaks, sewer line breaks, faulty furnaces, electrical service, disabled exterior accessibility, other (call to inquire).

Loan amount is dependent on nature and cost of repair and interest may be at either 0% forgivable or a 3% for maximum five-year term.

ROOF LOAN PROGRAM

This program is for **roof** replacement to qualified owner-occupied properties.

Loan amount is a maximum of \$5,000 at either a 0% forgivable or a 3% interest rate. Roof loan recipients must live in the house for six months prior to application date.

TARGET LOAN PROGRAM

This program is for limited repairs to qualified owner-occupied properties and/or investor-owned properties. The following may be replaced or improved:

- **Garages:** repair or replacement, including demolition, if the structure has a blighting influence in the neighborhood
- **Roofs:** house and/or garage
- **Gutters:** house and/or garage
- **Sidewalks:** public or private sidewalk (loan can be used as owner share of City of Rock Island 50/50 public sidewalk program)
- **Tree removal:** private property and/or public right of way

Loan amount is a maximum of \$5,000 at a 0% forgivable or a 3% interest rate for a maximum 5-year term.

MORE INFORMATION CAN BE OBTAINED THROUGH:

The Community Economic and Development Department, 1528 Third Avenue, Rock Island, Illinois 61201. Phone (309) 732-2900. Fax: (309) 732-2930.