



**Rock Community Fire Protection District  
Existing Residential Inspection requirements**

**Application for Existing Residential Inspection Permit: 105 & 106:**

1. A residential occupancy permit must be obtained from the Fire Prevention Department and filled out.
2. Permit fees
  - a. All residential structures with a change of ownership; the permit fee is \$70.00
  - b. All residential structures occupied as a rental property; the permit fee is \$40.00
  - c. Mobile homes, regardless of sale or rental property; the permit fee is \$40.00
  - d. After-hours inspections (after 4 p.m.) for change of ownership; the permit fee is \$125.00
  - e. No-show fee for inspection for change of ownership; the fee is \$50.00 and shall be paid before an inspection can be scheduled and performed.
3. All fees shall be paid prior to a permit being issued or inspection made. All fees must be paid either by mail or in person prior to the time of inspection.
4. After the permit is paid for, a date and time for the inspection will be scheduled.
5. The property owner has 30 days in which to repair all violations that were noted on the inspection report.
6. After all repairs have been the property owner or agent must contact the Fire Marshal's office to schedule a re-inspection. This should be done as soon as possible to allow time for this inspection to be completed.
7. A re-inspection is done to ensure that all cited violations have been repaired according to the ICC code. If all violations have been corrected, compliance will be issued.
8. Upon performing an inspection, any property that has been occupied without written knowledge of the Fire Marshal, electric and gas services will be ordered to be turned off.
9. It shall be unlawful for the owner of any dwelling unit (single-family dwelling, apartment, condo, mobile home, etc.) or some other type of structure to sell, transfer mortgage, rent, lease, or otherwise dispose of such dwelling unit or structure to another until an Existing Residential Compliance is issued.

**F105.1.2.1 Transfer of ownership:** It shall be unlawful for the owner of any dwelling unit, single-family dwelling, apartment, condominium, mobile home, or some other type of structure to sell, transfer mortgage, rent, lease, or otherwise dispose of such dwelling unit or structure to another until an existing structures permit has been issued, inspections made, violations corrected and an existing structures occupancy permit has been issued, or furnished to the Fire Marshal a signed and notarized statement from the grantee, transferee, mortgage or lessee acknowledging the receipt of such notice of inspection or notice of violations and fully accepting the responsibility without condition for making the corrections or repairs required by such inspection notice or notice of violations, and agree that such violations will be corrected within the time limit as set forth by the Fire Marshal. After the structure transfers to the new owner, renter or occupant, the new occupant must apply for their occupancy permit.

**PM 304.3.1 Residential Property (Addresses).** Residential building shall be clearly marked with their numerical address located over the garage door or within 6 feet of the front entrance with a minimum height of 3 inches and shall be legible that is visible from the street or road fronting the property. Block style numbers are preferred. The color of the numbers must be in contrast to the exterior of the building and must be permanently affixed. Stick on or Velcro numbers will not be accepted. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

**A LEVEL TWO INSPECTION IS NO LONGER REQUIRED. IT IS RECOMMENDED THAT A FIREPLACE BE INSPECTED PRIOR TO USE.**

**F703.2.1-C Doors:** Double deadbolt cylinders are not approved to be used on any exterior door or the garage separation door.

**F703.2.3 Venting:** Clothes dryer exhaust shall be independent of all other systems and shall be vented to the exterior with metal or aluminum flexible pipe. The actual vent cap (on the outside) can be plastic.

**F603.2.1.1 Panel Box:** Double lugging is not allowed within the panel box. Only one wire per breaker or fuse is allowed. All breakers shall be sized to match the size of the wire per the **2020 National Electrical Code** or as noted on the appliance.

**Labeling of Electric panel:** All circuits shall be labeled with each circuit on the directory and shall be legibly marked **Per 2020 NEC Section 408.4**

**F603.2.2.2 Ground Fault Receptacle:** All of the following shall be protected by a Ground Fault Interrupter (GFI) or GFI breaker in the panel.

1. All receptacles within 6 feet of kitchen sink.
2. Bathroom receptacles.
3. Wall receptacles in unfinished basements.
4. Outside receptacles.
5. Garage receptacles on walls.
6. Pool receptacles.

**F703.2.1 Carport/ Garage Separations:** An existing wall that separates a garage and a living area shall be maintained with drywall without any holes, un-taped joints or the like. The fire official may approve other wall coverings.

A. Where no wall or ceiling separates a garage that abuts a living area, such a wall or ceiling shall be constructed with 5/8-inch, type x drywall. All joints must be covered by tape and joint compound, and all nails covered by joint compound. Garage door brackets must be sealed tightly to the ceiling with drywall mud or approved fire caulking.

B. Carports must be separated from the house by some type of separation wall.

C. Any door separating the living space and a garage or carport must be at least 1-3/4 inch with a solid core wood door or labeled twenty (20) minute fire-rated steel door. Windows installed in a separation door or wall shall be removed or the glass must be of an approved type.

D. Every post, beam, and all plumbing and ductwork exposed in the garage shall be covered with 5/8" type X drywall.

E. Need to box around pull downstairs in the garage ceiling or replace with fire-rated pull downstairs. All framing shall be held in place with 2 by 4-construction.

F. All separation walls and ceilings shall have all holes, seams, gaps, and garage door brackets sealed with mud and tape or approved fire caulk. Any exposed paper face insulation shall be covered.

**PM 704.6.1.5 Smoke Alarms:** Approved single-station smoke alarms shall be installed in existing dwelling units, congregate residences, and hotel and lodging houses guestrooms.

1. Single-family dwellings and apartment guestrooms.
  - a. In the hallway within 10 feet of each sleeping area.
  - b. Within each sleeping room at least 6 inches away from the corner of the wall or ceiling.
  - c. One on each level, including the basement (in the area of the stairs).

- d. Additional smoke alarms may be required by the Fire Marshal's office.
- e. Smoke detectors that have been installed electric with battery backup, must be replaced with the same. Battery-operated smoke detectors cannot replace hardwired, interconnected smoke detectors.
- f. Smoke detectors are not required in the attic or garage.
- g. Smoke detectors are required on both sides of the attic fan.

**PM 703.3 Carbon Monoxide Detectors:** A carbon monoxide detector shall be located outside each sleeping area on the ceiling or wall and within the vicinity of each bedroom door. When the smoke detectors are interconnected a combination smoke alarm and carbon monoxide detector may be installed in place of the smoke detector in the hallway. A carbon monoxide detector shall be installed in each bedroom that contains a fuel-burning appliance or fire-burning fireplace. **Carbon monoxide detectors are required in all homes with an attached garage.**

**PM 702.4.1 Emergency Escape and Rescue Required:** Basements and every sleeping area shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard, or courtyard. Where basements contain one or more sleeping rooms, an emergency egress and rescue opening shall be required in each sleeping room but shall not be required in adjoining areas of the basement.

The above paragraph means the following: any home that has one or more bedrooms in the basement or is listed as having a bedroom in the basement without meeting the egress requirements; will not be accepted as a sleeping room until an egress window is installed in each bedrooms.

**F703.2.2 (Page 7-2) Heating equipment in a residential garage.** Add a new sub-section: All HVAC equipment, attic fans, or other types of ventilation systems shall not be installed through a separation wall from the living space to the garage area. Any HVAC equipment needs to be separated from the garage by approved separation walls when used for home heating. Heating equipment ignition source approved for use in the garage shall be maintained six (6) feet above the garage floor. Any HVAC registers, make-up air, and supply vents that are connected to the home heating system in the garage must be permanently closed off with sheet metal, 5/8 type X drywall.

**Exception:** Appliances located in the private garage shall not apply to this requirement where the appliances are used for heating the garage, protected from motor vehicle impact, and installed by M-304.3.

**PM 304.1.2 Decks and stairwell requirements:** All decks shall be maintained in good condition, and any part of the deck, railings, or structure shall be replaced or repaired due to rotting, or unsecured. Railings must be secure and the spacing of spindles should be 4 inches apart or approved by the fire code official.

**PM 305.5.1 Handrails:** **PM 305.5.1 Handrails:** Every required exit stairway that is part of a means of egress with 3 rises and 4 steps or more shall provide a handrail and extend the full length of the stairway on at least one side. All exit stairways with an egress width of more than 66 inches shall have handrails on both sides.

