



Community Development Division
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BASIC FIT PREMIS CHECK LIST

This is not a complete list of items required, other items may be found during an inspection that affect health and safety of occupants that would need to be addressed. Sections of the IPMC (International Property Maintenance Code), IEBC (International Existing Building Code) and the OCO (Ogden City Ordinances) were referenced in this checklist.

PLUMBING

All plumbing fixtures should be in place and operating as designed.
Hot water must be available at each fixture designed for it.
Hot water heater must be installed in a code complying manner including seismic straps top and bottom 1/3, functional temperature/pressure valve with discharge pipe, and proper sloped vent.

MECHANICAL

Heating appliances must be in safe efficient operating condition and capable of heating occupied space to minimum of 68 degrees.
Heating appliances must be installed in code complying safe manner.

ELECTRICAL

All electrical wiring, fixtures and appliances must be installed in a code complying safe manner.
All wiring, covers and devices must be in place and properly supported and protected from damage and hazard.
Electrical distribution panels should be labeled for each circuit and accessible to the unit served.

SMOKE ALARMS

Smoke alarms shall be installed and operational in the following locations;
On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
In each room used for sleeping purposes
In each story within the dwelling unit including basements and cellars but not crawl spaces and uninhabitable attics

EGRESS

Each sleeping room must be provided with a window or other means of escape in case of emergency or fire. (See Ogden City Egress Window Policy, dated April 23rd, 2008 for each situation.)

WINDOWS

All windows and glazed panels shall be unbroken and operating as designed.

STAIRS

All stairs shall be safe to traverse with no obstructions or structural deficiencies.
All stairs over four risers shall have proper hand rails and guard rails.

HOUSE ADDRESS NUMBERS

Each home shall have address and unit numbers prominently displayed and visible from the street in numerals at least 3" in height and in a contrasting color.

STRUCTURAL

All buildings shall be in a safe structurally sound condition including foundation, floors, walls and roof systems.
All exposed wood and metal members shall be covered in paint or some other approved material to prevent deterioration due to exposure to the elements.
Minimum ceiling height in all habitable areas shall have a clear ceiling height of not less than 7 feet.

LAND USE

Use of property must comply with its zoning requirements
Parking of vehicles, trailers, boats etc. must be on a legal hard surface
Vehicles must be currently licensed and operable

LANDSCAPING

Property landscaping and maintenance is to include any abutter alleys, park strips and right-of-ways.
Provide required landscaping. All yard and setback areas not occupied with a building or parking shall be landscaped.
Maintain landscaping. All plant materials shall be adequately watered to maintain a healthy condition as by the typical color of the plant.
Grasses and/or weeds shall be maintained at a height of not more than six inches at all times. Clippings shall be cleared and removed from the premises.
Junk and debris, litter and/or salvage materials need to be removed from the premises.