



City of Clinton Standards for all existing residential units

- (1) *Building and Building Regulations.* Residential rental units must meet the requirements for buildings and building regulations as included in the most current version of the IPMC and IRC as adopted by the state of South Carolina City of Clinton Code of Ordinances.
- (2) *9-1-1 numbers.* Minimum three inches tall and legible from the street.
- (3) *Trash cans and storage of solid waste.* One roll cart with designated location for the roll cart behind the front building line. Property owner is required to provide tenant with roll cart. Roll cart must have address numbers placed on cart.
- (4) *Environmental.* Property exteriors shall comply with the International Property Maintenance Code.
- (5) *Doors and windows.* Individual dwelling units must have access directly to the outside or to a common corridor. Sleeping rooms must have at least one five-square-foot operational window, or an exterior door that is operable from the inside. Exterior windows must be free of defects, capable of opening and closing, and have working locks.
- (6) *Stairs, rails, porches, decks.* Handrail is required for four or more stairs. Guardrails are required on decks over 30" above grade. Porches and decks shall not have apparent structural damage or broken/missing rails or steps.
- (7) *Swimming pools, spas.* Swimming pools and spas shall be enclosed and include a self-closing and self-latching gate of 48" minimum height.
- (8) *Electrical service and electrical hazards.* Electrical service through the City of Clinton or another authorized service provider. All bathrooms, exterior outlets, non-dedicated kitchen outlets within six feet of kitchen sink shall be ground-fault protected. Missing or cracked plates on switches or outlets shall be repaired.
- (9) *Ceilings.* Habitable spaces and hallways must have a clear ceiling height of not less than seven feet. Ceilings shall not have any apparent visual defects, evidence of mold or mildew, or holes with exposed wiring or insulation.
- (10) *Walls.* Walls shall not have any apparent visual defects evidence of mold or mildew, or holes with exposed wiring or insulation.
- (11) *Floors.* Floors shall not have any apparent visual defects, evidence of mold or mildew, or soft spots.
- (12) *Sink.* In kitchen with hot and cold running water.
- (13) *Toilet.* Flushing and leak free in a room affording privacy.
- (14) *Wash basin.* Operational and leak free equipped with hot and cold running water.

Inspections and Planning Division

City of Clinton, South Carolina

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CLINTON

South Carolina

*James (Tink) Barnes
Building Official*

*Ashley Rochester
Assistant Building Official*

*Tim Douglas
Code Enforcement Officer*

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- (15) *Tub or shower.* Operational and equipped with hot and cold running water in a room affording privacy.
- (16) *Ventilation in bathroom.* Bathrooms must have a window or mechanical ventilation and not have an evidence of mold or mildew. 1
- (17) *Smoke detectors.* Every common living area and bedroom shall be equipped with an operational, approved listed smoke detector. In units containing more than one story, detectors are required on each story.
- (18) *Carbon Monoxide detector.* In a residential dwelling unit using natural gas to provide the means of operating appliances, providing heat, or providing for the provision of hot water, an operational, approved listed carbon monoxide detector shall be provided.
- (19) *Heating equipment.* Operational heating facilities capable of maintaining a room temperature of 68 degrees.
- (20) *Elimination of infestation.* Premises shall appear free of rats, mice, roaches or other vermin.
- (21) *Interior stairs and common halls.* Stairs and halls shall not have apparent damage or missing rails or steps.

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