

INSPECTION WORKSHEET (RTINSP-047922-2021) FOR CITY OF COLUMBIA, MISSOURI

Case Number: ONS013574	Case Module: Permit Management
Inspection Date: 06/16/2021	Inspection Status: ONS - RH Re-inspection
Inspector: David Brockhouse	Inspection Type: ONS - Rental Housing

Job Address: 1000 Claudell Ln Columbia, MO 65203	Parcel Number: 1621600030010001
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Contact Type	Company Name	Name	Phone
	S Y COLUMBIA SQUARE INVESTOR:	BRITTANY GOLDSMITH	573-445-1721 8165614240

Checklist Item	Passed	Comments
General Comments - General Comments	No	<p>All units inspected and not inspected need to have any smoke alarm older than 10 years replaced All units inspected and not inspected need to have a fire extinguisher mounted in a visible location</p> <p>1014 apt 103 1) The pull on the laundry room light needs replaced. 2) The cooking range, kitchen cabinets, master closet shelf need repaired.</p> <p>1030 Apt 106 1) The floor in the kitchen sink base cabinet, cabinet drawers, loose carpet on the steps, and stool set need repaired or replaced. 2) The drip at the kitchen sink and tub needs eliminated.</p> <p>1040 Apt 101 1) Replace casing/trim at kitchen door, eliminate leak at kitchen sink, replace floor in kitchen sink base cabinet, Replace pull on light fixture in laundry room.</p> <p>Reference code below</p>

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<p>IFC 906.1, 906.5, 906.6, 906.7, 906.8 - IFC 906.1 Fire Extinguishers - Where required. 906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:</p> <p>1. In new and existing Group A, B, E, F, H, I, M, R-1,R-2, R-4 and S occupancies. Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C. Please refer to the code for the exceptions for Group E occupancies.</p> <p>906.2 General Requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA. Please refer to the code for exceptions.</p> <p>906.5 Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.</p> <p>906.6 Unobstructed and unobscured. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.</p> <p>906.7 Hangers and brackets. Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.</p> <p>906.8 Cabinets. Cabinets used to house portable fire extinguishers shall not be locked. Exceptions: 1. Where portable fire extinguishers subject to malicious use or damage are provided with a means of ready access. 2. Group I-3 and Group I-2- refer to code.</p>	No	
<p>IPMC [F] 704.7 * Single/multiple-station s. a. - IPMC 704.7 [F] (amend) Single and multiple station smoke alarms. Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings should be replaced not more than 10 years from the date of manufacture marked on the unit, or should be replaced if the date of manufacture cannot be determined.</p>	No	
<p>IPMC 305.3 Interior surfaces - IPMC 305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.</p>	No	

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No