



City of Florissant

Honorable *Timothy J. Lowery, Mayor*

OCCUPANCY INSPECTION LIMITATIONS

1. The occupancy inspection is conducted by identifying **visually observable** and **readily accessible**, Property Maintenance Code deficiencies which are accessible from grade level without the use of special tools.
2. A **representative number of components** are inspected.
3. Inspection may be significantly **limited or restricted** due to: a. Personal belongings, furniture, storage, vegetation, etc. b. Locked doors, inaccessible areas. c. Weather-related restrictions such as snow, wind or rain.
4. The City reserves the right to **refrain from performing the inspection** due to: a. Unsafe or unhealthy conditions, b. Excessive code violations or significant access limitations, c. No legal representative present, d. Utilities not active.
5. This inspection does **not include operation** of cord/plug appliances not permanently installed.
6. **Not intended to be technically exhaustive** nor considered to be a professional or specialist's evaluation.
7. Inspection results are limited to the **time of inspection only**.
8. The inspection is **not a guarantee or warrantee** of any kind and is not intended to be used for **negotiation purposes** such as between landlord/tenant or buyer/seller.
9. City **shall not be held liable** for code violations not originally identified.
10. **Not intended to identify hazardous substances** which require a professional or specialist such as but not limited to: lead, radon, asbestos, mold, methamphetamine.
11. Inspector **may require additional inspections**, tests, evaluations or reports by appropriate professionals or the removal of any restrictions prior to inspection.
12. All applicants have **the right to an appeal** to the Property Maintenance Code Board of Appeals according to **City Code 505.109, 510.180**.
13. **Due to the COVID Pandemic and in response to St. Louis County Executive Order for "social distancing", some inspections may be performed virtually at inspector's discretion. These are not as thorough as in-person inspections and are intended to provide minimal services during this emergency.**
14. Occupancy application expires 120 days after the initial inspection date. To schedule a re-inspection call Public Works: (314) 839-7648. All additional re-inspections require \$50 fee paid prior to scheduling.

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