

RENTAL SAFETY GUIDELINES

This list addresses some of the areas of safety that our Inspector will be looking for. If you check these items closely it will prevent delays in your Inspection process and registration will be easier to obtain.

Section 1: Basic Equipment and Facilities

Kitchen Sink – Working condition, properly connected to water and sewer, hot and cold connections.

Toilets – Working condition, properly connected to water and sewer, does it afford privacy?

Bath or Shower – Working condition, properly connected to water and sewer, privacy, hot and cold connections.

Garbage – Adequate disposal facility, collection service.

Smoke/Carbon Monoxide Detectors - Smoke detectors shall be installed in hallways or access to sleeping areas, one in each sleeping area, and one on each level of rental unit and are they in working order? CO detectors are required in all rental units and shall be located within 10 feet of all sleeping rooms. All detectors shall be mounted where recommended by the manufacturer.

Hot Water – Water heater in working condition and properly connected to hot water lines. Gas heaters shall be equipped with dirt leg and overflow.

Exits – Is there a safe unobstructed egress and if basement, is there a second properly sized egress?

Section 2: Light, Ventilation and Heat

Emergency Exits – Sleeping rooms have access to outside for each room with at least 5.7 sq. ft. of openable space, although there are some exceptions. **If windows are emergency exits do they meet code?**

Ventilation – 1 window or skylight that can be opened in each habitable room or other ventilation means present.

Bathroom – Light and ventilation can be artificial light and mechanical ventilation.

Electric Outlets in Habitable Rooms – At least two present. Ceiling or wall lights present in laundry, furnace and public halls. Are outlets in good/safe working order? Is access to a fuse or circuit box available to this unit? Bathroom, garage and kitchen require GFI outlets.

Heating Facilities – Are they properly installed and in good safe working order? Will heat unit safely and adequately heat all habitable rooms and bathroom to at least 70 degrees? Is there access to thermostat?

Rodent Protection – Are screens covering basement windows?

Multiple Dwelling Units Only – (Over five units) – Every hallway has light. Light switches are convenient. Are the stairways lighted? Are exit signs and emergency lighting fixtures installed where required by code and are they working properly?

Section 3: Maintenance Requirements

Foundation, Floor, Wall, Ceiling and Roof – Foundation weather tight/rodent proof? Are all in good repair?

Exterior Windows/Doors, Weather Tight - Are they weather tight and rodent proof?

Stairs and Porches in Good Condition – If stairs have more than 3 risers is handrail present? Also porches over 30 inches off the ground must have 36 inch guard rails.

Section 4: Minimum Space, Use and Location Requirements

Living Space – At least 150 sq. ft. floor space present with at least 100 additional sq. ft. for each other occupant.

Sleeping Space – At least 70 sq. ft. floor space with at least 40 extra sq. ft. for each other occupant.

Toilet Facilities – Easily accessible without traveling through a bedroom.

Ceiling Height – Greater than 7 ft. although a portion of the room may have a slanted ceiling.

Basements – Do floors and walls allow leakage?

Entrance – Does it have doors, locks, stairs? If stairs have more than 3 risers is a hand-rail present?

Section 5: Responsibilities of Owners and Occupants

Public Areas – If more than 2 dwellings, public areas must be kept clean by owner. Is occupant keeping dwelling clean and sanitary?

Rubbish – Is occupant keeping rubbish in garbage or recycling bins? Is garbage being properly disposed of?

Mold – Condition contributing to mold shall be addressed by the responsible party. This office cannot identify mold or advise as to correction action. For more information you may contact MN Dept. of Health at 800-798-9050 or visit their website at www.health.state.mn.us/divs/eh/indoorair/mold/renters.html

These items are minimum requirements. Inspector may note additional items as required by code.

PLEASE REMEMBER – AS OF 8-1-2009 ALL RENTAL UNITS ARE REQUIRED BY STATE STATUTE TO HAVE

CARBON MONOXIDE DETECTORS AS WELL AS SMOKE DETECTORS. Further information may be obtained from the Minnesota Department of Labor and Industry (www.dli.gov)