

# Common Rental Housing Corrections



*The Minnesota State Building Code and Richfield City Code provide minimum standards for creating an environment of health and safety for all Richfield residents.*

## **The following are common items that need to be corrected to comply with the Housing Code:**

- ) Inoperable/missing smoke detectors or carbon monoxide detectors
- ) No handrail/loose handrail at stairways
- ) First floor windows that lack locks; windows that are stuck shut; operable windows
- ) Bare wood or peeling paint at exterior surfaces
- ) Water damaged walls or ceilings
- ) Leaking plumbing faucets or drains
- ) Multiple storage sheds on site
- ) Any added and/or altered plumbing or electrical for which no permit history is on file and which may be subject to certification by a licensed contractor
- ) Overflow pipe from temperature pressure relief valve on water heater not within 18" of floor or missing
- ) Clean-out plug missing at floor drain
- ) Improper flex-type gas line to dryer, range, etc. Gas line at appliance missing proper shut off or dirt leg
- ) Furnaces installed without a permit, or over 15 years old are subject to certification by a licensed heating contractor
- ) Transite chimneys are subject to certification by a licensed heating contractor
- ) Ungrounded 3-prong outlets or reverse polarity 3-prong outlets
- ) Extension cords in place of permanent wiring; includes garage door openers, powered by extension cords or light fixture adapters
- ) Improper grounding of service and/or ground bond at water meter
- ) Non globed light fixtures must have a minimum of 12" of clearance from any potential storage items in closets and above shelves.
- ) Backflow preventers missing at laundry tub faucets and exterior hose faucets
- ) Vinyl exhaust at dryer – vent must be metal to exterior not reduced in size and properly connected with foil tape (no screws) and UL listed
- ) Fireplace missing screens or proper hearth

This handout is written as a guide to common questions and problems.

It is not intended nor shall it be considered a complete set of requirements.

- ) Bedroom doors with key locks are prohibited
- ) Double cylinder locks at exterior doors are prohibited
- ) Dead bolt locks missing at exterior doors

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