

Frequently Asked Questions: **ABOUT THE MINIMUM HOUSING INSPECTION**

In regards to the City of Faribault's Rental Registration Program many rental property owners have inquired as to what is expected of their property when an inspection is conducted.

- City Ordinance requires biennial inspection of rental housing properties through the Rental Registration Program (Article VI Section 7-82) to ensure the health and safety of the occupants of a residential property.
- The City will notify you of an upcoming inspection via mail. You, or a designated agent, must be available to provide access to all areas of the property. Tenants must be notified at least 24 hours in advance of the inspection.

Please feel free to call to reschedule an inspection at 507-333-0359.

- A copy of The City Faribault's Minimum Housing & Code Guidelines for Inspections is available at your request. Uniform Building Code & Uniform Fire Code standards apply to other portions of the inspection criteria.
- Working smoke detectors placed appropriately within each unit, common areas and all levels.
- Working **carbon monoxide detectors** installed within 10 feet of every sleeping room.
- Fire extinguishers are required in apartment buildings consisting of four or more units.
- Gas stoves require all burners/ovens to have operable ignition systems and have a gas shutoff valve at the appliance.
- Electrical hazards consist of missing switch/outlet covers. Loose and over utilized outlets/use of extension cords. Electrical service panels with missing knockouts or covers.
- Fully functioning doors and windows, locks, screens, broken/missing glass. Framing and door/window components in good repair.
- Peeling or chipping interior and exterior painted surfaces. Lack of paint on unprotected exterior siding/trim.
- Mechanical systems (electric, heat, water, sewer) properly installed and functioning.
- Bathrooms require doors with locks as well as mechanical ventilation or an operable window. Bathroom facilities are available and work properly.
- Kitchens with hot/cold water service, appliances in working order. Surfaces sanitary for food preparation/cleaning.
- Sleeping rooms have proper egress and doors.
- Flooring, stairs, sidewalks, porches/decking in good repair/constructed to code.
- Walls/ceilings finished and in satisfactory state of repair.
- Exterior issues can include: unsound or unprotected foundation, siding, roofs/chimneys not resistant to elements, weather, insects, animals, birds.
- Proper building and apartment identification for emergency services.
- Infestations of insects, vermin, mold.
- Collection of debris within the buildings and property.
- ***Leases are in your, and the tenants, best interest.***
- ***Legal issues such as rent collection, evictions, etc. are referred to the State of Minnesota Attorney Generals Office or your own attorney.***

This is a partial list only and by no means should be considered complete. Each property is unique and may possess problems not identified above or by City guidelines.

If you have any questions in regard to this program or your rental property, please feel free to call the Rental Housing Inspector at 507-333-0359.