

1 & 2-Unit Rental Housing Initial Inspection Checklist

208 NW 1st Ave, Faribault, MN 55021
Dan Buuck, Housing Inspector
(507) 333-0359

Property Information			
Property Address:	Faribault, MN 55021		
Number of Units	Total:	Rental Units:	Owner Occupied Units:
Building Type	<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex (2 units) <input type="checkbox"/> Triplex (3 units)	<input type="checkbox"/> Four-plex (four units) <input type="checkbox"/> Apartment (5+ units)	<input type="checkbox"/> Manufactured Home <input type="checkbox"/> Mixed Use (commercial/residential)
Parking	Number of off-street parking stalls:		

Exterior [IPMC 302]

- Premises kept in clean, safe & sanitary condition
- Soil graded to prevent erosion & stagnant water
- Walkways, driveway & parking maintained
- Free from (noxious) weeds, tall grass
- Free from rodent harborage & infestation
- Vents, etc. not discharging onto adjacent property
- Accessory structures maintained
- No inoperative or unlicensed motor vehicles
- No damage or defacement of property

Exterior Structure [IPMC 304]

- Maintained in good repair & structurally sound
- Exterior surfaces in good repair, no unprotected wood
- House numbers (min. 4" high, visible from street)
- Structural supports maintained & adequately sized
- Foundation plumb & free from open cracks
- Exterior walls weatherproof & maintained
- Roof, flashing & gutters weatherproof & maintained
- Cornices, decorative brick, etc. in sound condition
- Soffits, overhangs, etc. maintained & securely fastened
- Exterior stairs, decks, porches, etc. maintained & structurally sound
- Chimneys structurally safe & in good repair
- Handrails & guards fastened & in good repair
- Window & door frames weather tight
- All glazing free from cracks & holes
- All windows easily openable & remain open
- Insect screens provided & in good repair
- Doors & locks maintained & operable
- Basement hatchways (bulkhead enclosures) maintained weather & rodent tight

- Basement windows protected against rodents

Building Security:

- Unit doors equipped with dead bolt
Locks to open without keys or special knowledge
- Windows within 6 ft of grade are lockable
- Basement hatchways secured against entry

Interior Structure [IPMC 305]

- Maintained in clean & sanitary condition
- Structural support maintained & adequately sized
- Interior surfaces maintained in good condition
- Stairs, walking surfaces in sound condition
- Handrails & guards fastened & in good repair
- Doors fit well, open & close as intended

Handrails & Guardrails [IPMC 306]

- Handrails on all flights of stairs having more than four risers
Min. 30 inches, max. 42 inches above the nosing
- Guardrails on open sides of stairs, landings, ramps, decks, etc. more than 30 inches above floor or grade below
Min. 30 inches high with intermediate rails

Rubbish & Garbage [IPMC 307]

- Free from accumulation of rubbish & garbage
- Rubbish & garbage placed in approved containers
- Owner provides leakproof, covered, outside garbage containers
- Doors removed on abandoned, stored refrigerators

Extermination [IPMC 308]

- All structures free from insect & rodent infestation
(Extermination not to be hazardous to human health, precautions taken against reinfestation)

Light

[IPMC 402]

- Each habitable space has at least one window
Glazing shall be min. 8% of total floor area
- Other spaces have adequate lighting

Multi-unit Dwellings (more than 2 units):

- adequate light on common halls & stairs
min. 60 watt per 200 sq ft, max. 30 ft between

Ventilation

[IPMC 403]

- Min. one operable window in every habitable space
Total operable area to be min. 45% of required glazing (see above)
- Window or mechanical ventilation in every bathroom & toilet room
- Exhaust vents where fumes, gases, etc. produced
- Clothes dryers exhausted per manuf. instructions

Rooming Houses & Dorms:

- No cooking appliances in units

Occupancy Limitations

[IPMC 403]

- Dwelling units provide privacy
- Habitable rooms are min. 7 ft wide
Kitchen passageways are min. 3 ft clear
- Habitable spaces have min. 7 ft ceiling height
Unfinished basements min. 6 ft-4 in ceiling height
Min. 1/3 of required floor area in bedrooms with sloped ceilings shall have min. 7 ft ceiling height
- Max. 1 family per unit (City Unified Dev. Ordinance Section 1-120, see definition of Family)
- Room available for food prep., storage & disposal

Bedrooms & Living Rooms:

- Living room is min. 120 sq ft
Each bedroom is min. 70 sq ft
- Access to bedroom not through another bedroom
- Access to bathroom not through a bedroom
- No sleeping in kitchens & unfinished spaces

Efficiency Units (max 3 occupants):

- 1-2 occupants: min. 220 sq ft
3 occupants: min. 320 sq ft
- Kitchen sink, stove, refrigerator each have a clear working space of 30 inches in front
- Separate bathroom (min. sink, toilet, shower)

Required Facilities

[IPMC 502]

- Each unit has bathtub or shower, lavatory, toilet & kitchen sink

Rooming Houses:

- Min. 1 toilet, lav. & bathtub or shower per 4 units

Toilet Rooms

[IPMC 503]

- Bathroom is not used as passageway
Bathroom has lockable door

Rooming Houses & Dorms:

- Max. 1 flight of stairs to bathroom

Plbg Systems & Fixtures

[IPMC 504]

- Fixtures are properly installed & maintained
- Fixtures have adequate clearance
- No hazards in plumbing system to occupants or structure—may include:
undersized piping, inadequate venting, cross connections, lack of backflow prevention, damaged or worn piping or fixtures, inadequate support, inadequate water pressure or volume

Water System

[IPMC 505]

- Sinks, laundry facilities, bathtubs & showers have hot & cold running water
- All water inlets located above flood-level rim of fixtures
- Hose bibs & faucets with permanently attached hoses have vacuum breakers

Water heaters:

- Adequate combustion air in small rooms
- Temp. & pressure-relief valve & discharge pipe
- Electrical & gas lines properly installed
- Accessible gas shut off valve
- Approved vent/chimney; approved material in good condition; adequate slope, clearance & support

Sanitary Drainage System

[IPMC 506]

- All fixtures properly connected to sewer
- Every stack, vent, waste & sewer line in good condition
- Sanitary drainage system free of leaks, approved materials, correct slope, free of "patching"
- Fixture vents provided & maintained
- Each fixture has a trap
- Adequate support on all piping

Storm Drainage

[IPMC 507]

- Drainage of roofs & paved areas does not cause a public nuisance
- Storm water discharged away from structures

Heating Facilities [IPMC 602]

- Heating facilities capable of maintaining 68°F in all habitable rooms, bathrooms & toilet rooms (Measured 3 ft above the floor, min. 2 ft from wall)

Mechanical Equipment [IPMC 603]

- All equipment properly installed & maintained
- All fuel-burning equipment connected to approved chimney or vent (Unvented heaters & decorative appliances are not allowed in any dwelling [MN Mech. Code, Sec. 620])
- Clearances to combustibles maintained
- Safety controls maintained in effective operation
- Combustion & ventilation air provided in the space containing fuel-burning equipment
- Energy conservation devices installed are labeled & approved

Electrical Facilities [IPMC 604]

- Min. 60-amp service with proper fusing & overcurrent protection
- No hazards in electrical system to occupants or structure—may include: insufficient receptacle distribution, lack of sufficient lighting, damaged or worn wiring, improperly installed wiring, lack of grounding, inadequate support, exposed conductors, missing cover plates, excessive use of extension cords, overloaded receptacle or circuitry, lack of GFCI protection

Electrical Equipment [IPMC 605]

- All equipment properly installed & maintained
- Min. 1 lighting fixture in every hall, stairway, toilet room, bathroom, kitchen, laundry & mechanical room

Receptacles:

- Every habitable space has min. of 2 (separated)
- Laundry outlet to be grounded and/or GFCI
- Every bathroom has min. 1 receptacle (New receptacles to be GFCI protected)

Elevators & Dumbwaiters [IPMC 606]

- Most current certification of inspection on display (Annual testing required per MR Chapter 1307)
- Min. 1 elevator in operation when available

Duct Systems [IPMC 607]

- Functional & maintained free of obstructions

Means of Egress [IPMC 702]

- Safe, continuous & unobstructed path to public way
- Egress doors do not need keys, special knowledge or effort to unlock from the inside

Emergency Escape Openings:

- Maintained to code in effect at time of construction
- Operational without the use of keys or tools
- Bars, grills & grates are releasable/removable from inside without key, tool or force greater than that of window

Fire-Resistance Ratings [IPMC 703]

- Fire-resistance-rated walls, fire stops, shaft enclosures, partitions & floors are maintained
- Opening protectives maintained & operable
Fire & smoke barrier doors are not blocked or inoperable

Fire Protection Systems [IPMC 704]

- All fire detection, alarm & suppression devices are maintained & operable
- Alarms located outside bedrooms, in each bedroom & on each story (including basements)
- Alarms hardwired & interconnected in new construction

CO Alarms [MN Stat. 299F.50]

- Alarm located within 10 ft of every bedroom (May be exempted if no gas appliances)

Questions?

Housing Inspector	If you have any questions about this form or the Rental Registration Program, please contact Dan Buuck, Housing Inspector, at: Direct: 507-333-0359 E-mail: dbuuck@ci.faribault.mn.us
Applicable Codes	2006 International Property Maintenance Code [IPMC] as adopted & amended by the City of Faribault 2007 Minnesota State Fire Code [MSFC] as adopted by the City of Faribault