

## **Sec. 13-75. Standards for Residential Rental Unit.**

For purposes of this ordinance, the following standards apply to residential rental units and must be met prior to being issued a permit. The standards shall be reflected on the rental housing inspection form.

1. **9-1-1 Numbers** –Minimum 3 inches tall and legible from the street.
2. **Trash Cans and Storage of Solid Waste** –One rollcart and recycling bin with designated location for the rollcart behind the front building line.
3. **Environmental** – Weeds, undergrowth, trash, garbage, stagnant water, abandoned vehicles or other household items, and other matter deleterious to good health and public sanitation shall be removed.
4. **Doors and Windows** – Individual dwelling units must have access directly to the outside or to a common corridor. Sleeping rooms must have at least one 5-square foot operational window, or an exterior door that is operable from the inside. Exterior windows must be free of defects, capable of opening and closing, and have working locks.
5. **Stairs, Rails, Porches, Decks** – Handrail is required for four or more stairs. Guardrails are required on decks over 30” above grade. Porches and decks shall not have apparent structural damage or broken or missing rails or steps.
6. **Swimming Pools/Spas** – Swimming pools and spas shall be enclosed and include a self-closing and self-latching gate of 48” minimum height.
7. **Electrical Service and Electrical Hazards** –Electrical service through the public service provider. All bathrooms, exterior outlets, non-dedicated kitchen outlets within 6 feet of kitchen sink shall be ground fault protected. Missing or cracked plates on switches or outlets shall be repaired.
8. **Ceilings** –Habitable spaces and hallways must have a clear ceiling height of not less than seven feet. Ceilings shall not have any apparent visual defects.
9. **Walls** – Walls shall not have any apparent visual defects.
10. **Floors** – Floors shall not have any apparent visual defects.
11. **Sink** –In kitchen with hot and cold running water.
12. **Stove or Range** – Stoves and ranges shall be free of apparent hazards. Combustible material must be at least 30” above the heat source.
13. **Toilet** –Flushing and leak free in a room affording privacy.
14. **Wash Basin** –Operational and leak free equipped with hot and cold running water.
15. **Tub or Shower** –operational and equipped with hot and cold running water in a room affording privacy.

16. **Ventilation in Bathroom** – Bathrooms must have a window or mechanical ventilation.

17. **Smoke Detectors** – Every common living area and bedroom shall be equipped with an operational, approved listed smoke detector. In units containing more than one (1) story, detectors are required on each story.

18. **Fire Extinguisher**- Minimum 5 lb-ABC fire extinguisher.

19. **Heating Equipment** –Operational-heating facilities capable of maintaining a room temperature of 70 degrees.

20. **Evidence of Infestation** – Premises shall appear free of rats, mice, roaches or other vermin.

21. **Interior Stairs and Common Halls** – Stairs and halls shall not have apparent damage or missing rails or steps.

22. **Parking Spaces** – There shall be at least one all weathered surfaced parking space per occupant. For new rental units, where parking is required beyond two spaces, those spaces shall be behind the building line and screened by vegetation or a wall/fence.

23. **Occupancy Label** – An occupancy label signed and issued by the Zoning and Codes Administrator shall be affixed to the interior side of the main door of the rental residence, or on the exterior surface of the refrigerator door, or on the wall or door immediately adjacent to the fire extinguisher. New rental properties will have occupancy verified during inspection and label will be issued and affixed after a permit has been issued.