

Rental Licensing Inspection Summary

Ordinance # 188

EXTERIOR CONDITIONS

- Yards and premises shall be maintained consistent with all applicable provisions of St Francis City Code.
- Grass/ weeds must be maintained to below 6 inches in height
- All public sidewalks on the property must be kept clear of snow and debris throughout the year
- Exterior storage must meet requirements in Section 10-16 of the Zoning Ordinance. No litter/debris, automotive parts, construction material or other debris shall be stored outside
- Trash containers shall provide reasonable provisions to discourage rodent harborage and ensure disposal in a safe and sanitary manner
- Multi-family properties shall be provided with adequate garbage and recycling receptacles. All such receptacles shall be screened from view with a fence or walls
- All vehicles and trailers in front yards must be on a driveway or other approved surface
- All vehicles and trailers in the side or rear yard shall be parked on an approved surface
- Vehicles stored outside must be operable and maintain current registration
- The foundation, exterior walls, and roof shall be substantially watertight and protected against vermin and rodents and shall be kept in sound condition and repair
- Property owners shall maintain lights at the exterior of the main entrance
- Property owners of multi-family buildings shall be responsible for providing and maintaining in good condition paved and delineated parking areas and driveways for tenants. These areas shall maintain effective illumination

STRUCTURES

- Address numbers shall be posted to be visible from the street. Numbers shall be at least 4" high and a contrasting color to its background. These numbers are typically posted on the primary structure if it is within 100 feet of the road. If the home is greater than 100' a separate sign or numbering system is typically required
- Accessory buildings must be maintained within required setbacks and in good repair

- Any exterior surfaces showing blistering paint or loose trim in need of repair shall be corrected as directed by the compliance officer
- Fences shall consist of metal, wood, masonry or other decay resistant material. Fences shall be maintained in good condition both in appearance and structure. Wood material, other than decay resistant varieties, shall be protected against decay by use of paint or other preservatives

GENERAL INTERIOR

KITCHEN

- Kitchens shall contain a sink maintained in a sanitary condition and dispense Hot (120 degrees) and cold running water
- The floor of every kitchen area shall have a smooth, hard, nonabsorbent surface
- Cooking appliances and refrigerators are required for all dwelling units

WINDOWS/ DOORS

- All doors and windows within 6 feet of adjacent grade level shall have approved locks
- Exit door locks cannot contain a double key deadbolt
- Operable windows are required to contain mesh screens
- For multi-family dwellings, the building entrance or foyer doors shall contain an approved lock or security system in addition to providing lockable doors from common areas into each individual dwelling unit.

GENERAL

- Interior floors, ceilings and walls shall be kept in good repair. Floors shall be free of loose, warped, protruding or unsafe flooring materials
- Common areas of all multi-family buildings shall comply with applicable provisions of the Minnesota State Fire Code for illumination and fire extinguisher quantity and placement
- Handrails and guardrails shall be provided in accordance with current Building Code requirements
- Adequate make up and combustion air shall be furnished for fuel burning appliances
- Extension cords shall not be used as a substitute for permanent wiring
- Access to or egress from each rental dwelling unit shall be provided without passing through any other rental dwelling unit

BATHROOMS

- Every rental dwelling unit shall contain at least one bathroom with a lavatory sink with hot and cold running water
- At least one toilet shall be provided in good working order within the same room as the lavatory sink
- The floor of every toilet and bathroom shall have a smooth, hard, nonabsorbent surface
- At least one bathtub or shower shall be provided in every dwelling unit. All such rooms shall be equipped with a door for privacy

BEDROOMS

- All required emergency escape and rescue windows shall operate freely and meet minimum code requirements lawfully in effect at the time of construction for size and height
- Smoke and carbon monoxide alarms shall be provided in accordance with current Building Code requirements