

Smoke detector and carbon monoxide detectors:

One smoke detector per each sleeping room, area serving the sleeping rooms (hallway) (this includes smoke / CO2 combos), and one on each floor including basements. One carbon monoxide detector installed in all multifamily units and any rental dwelling with gas furnace, gas appliances or attached garage. All smoke and carbon monoxide detectors must be in property working order.

Handrails:

Structurally sound handrails must be provided on any steps containing four risers or more, and not less than one side of each continuous run of treads or flight. The handrail height measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, must be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Guardrails:

Guardrails should be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below. The required railing must not be less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface, or less than 42 inches (1067 mm) high in multi-family residential buildings. Required railing should not have openings from the walking surface to the required rail height that allow passage of a sphere 4 inches (102 mm) in diameter.

Egress and access:

Every rental dwelling in a one- or two-story building must have at least one means of Egress leading to a safe and open space at ground level. Every rental dwelling in a three-story or taller building must have immediate access to two or more means of egress leading to a safe and open space at ground level. Access to or egress from each rental dwelling must be provided without passing through any other dwelling or dwelling unit.

Electric service, outlets and fixtures:

Every dwelling unit and all public and common areas must be supplied with electric service, overcurrent protection devices, electric fixtures which are properly installed, which should be maintained in safe working conditions, energized by an approved source of electric power, and in compliance with the applicable city ordinances and state law.

- Buildings containing one or more dwelling units must have at least 100-amp service
- Internal wiring and outlets in single or multi-family dwellings must conform to the following:
 1. No exposed electrical wire.
 2. If there is a kitchen counter, such receptacle must be accessible to the counter. **Ground Fault Circuit-Interceptors** are required to be placed **within six feet of any water source**; including but not limited to bathrooms, garages, crawl space, unfinished basements, and kitchens.
 3. Multi-family buildings may have a common laundry area with duplex receptacles on separate circuits that are not overloaded.
 4. All hazardous wirings must be repaired or removed. This includes hazardous wiring to and in garages and other accessory buildings.
 5. Every common use area in a multi-family dwelling must be adequately lighted by natural and/or electric lights at all times, to provide effective illumination in all parts.

Pest extermination:

Every owner of a rental dwelling property/unit is responsible for the extermination of insects, vermin and rodents on the premises, unless the lease agreement states the responsibility is that of the occupant/ tenant. No occupant of a dwelling or dwelling unit should accumulate rubbish, boxes, lumber, scrap metal or any other materials in such manner that may provide pest or rodent harborage in or about any rental dwelling. Every rental dwelling, accessory structure and the premises upon which it is located must be kept free from insect and rodent infestation.

Windows and doors:

Every window and exterior door must be substantially tight and kept in sound condition/repair. All windows capable of being opened must have screens that are well-maintained, keeping infestation of pests outside of rental dwelling. All exterior doors of the rental dwelling are to be equipped with functioning locking devices.

Utilities:

Every owner of a rental dwelling will be responsible for proper connection to the appropriate utility providers for electric, gas, sanitary sewer and water. Each rental dwelling must be capable of being provided with hot and cold water.

Safe and clean common use area:

Every rental dwelling must maintain a safe and clean common use area, if applicable, including but not limited to, installation and maintenance of proper handrail for inside and outside staircases; maintenance of lighting near the entrance of multi-family dwelling; parking lot clean of debris, inoperable vehicles and equipment; and common use area clean of debris, garbage and trash.

Sanitary fixtures and appliances:

In each rental dwelling, Owners must keep all supplied fixtures in a clean and sanitary condition. Occupant/Tenant is responsible for the exercise of reasonable care in the proper use and operation of fixtures. Supplied fixtures must be properly installed and connected to the appropriate utilities. All appliances must be properly installed and working.

Display of street address:

All Rental dwellings, rental dwelling units and non-owner occupied properties must properly display the property street address number in accordance with Section 505.1 of the International Fire Code. Rental dwelling units must have unit numbers displayed on the exterior door of the unit.