



Please find listed below a few of the items that will be inspected under the City of Northfield's rental inspection program. The entire Rental Housing Ordinance can be reviewed at the City of Northfield's web site. The Building Inspection Division encourages all rental property owners as well as renters to review the ordinance. If you have any questions or concerns, please call (507)645-3004 or stop in at City Hall.

- *Fire Extinguishers*- All rental units shall be equipped with a fire extinguisher with a minimum rating of 2A10BC.
- *Carbon Monoxide Detectors*- All single family rental units shall have a UL listed C.O. detector located within 10 feet of every sleeping room on the same level as the sleeping rooms. For Multi-family dwellings contact this office, or the State Fire Marshal for specifics.
- *Extension Cords*- Extension Cords shall be used only with portable appliances and shall not be used as a substitute for permanent wiring. The amp capacity shall not be less than the rated capacity of the portable appliance supplied by the cord and shall be grounded when serving grounded appliance.
- *Blight*- All rental properties shall conform to the following exterior property standards and maintenance requirements, in addition to any other property and maintenance standards and blight and nuisance regulations which may apply to the property (the most stringent requirements shall apply). Such items may include broken windows, paint, loose brush, etc.
- *Parking Areas*- The following parking standards apply to only rental properties in R-1 and R-2 zone districts of the city and supersede any inconsistent standards established by this code: (a) *Number of spaces*. Each rental dwelling unit shall have a minimum of two off-street parking spaces, and as many additional off-street spaces as may be desired so long as they meet the dimensional, surface, location, and other requirements of this section; (b) *Dimensional Standards*. Parking spaces shall have the following minimum dimensions: Width: 9' Length (non-tandem):18' Length (tandem): 22' Length; (c) *Parking surface standards*. Each parking space shall be constructed and maintained in good condition with a uniform hard surface of concrete, asphalt, minimum of 4" of class 5 compacted gravel, or similar surface specifically approved by the building official; (d) *Location*. Parking spaces shall be located in a garage or on approved driveway surfaces which lead to a garage or a side yard. Vehicles shall not be parking on grass, dirt, in front yards, backyards, or in any other location which is not an approved parking space and which does not adhere to these standards.
- *Smoke Detectors*- Smoke detectors are required in every sleeping room, adjacent hallways immediately outside of every sleeping room, and one on every level. The smoke detectors DO NOT have to be hardwired interconnected, and are allowed to be battery operated.
- *Building Identification*- Every building shall have the assigned street number(s) displayed on the building in such a position as to be plainly visible and legible from the street fronting the property and as otherwise required by this code. Every building shall have the owner's name, address and phone number posted on a sign or plaque within 2' of the main building entrance. If there is a rental agent or manager, the agent or manager's name, address and phone number shall also be posted, adjacent to the owner's. If, however, the building is an apartment building and the building has a rental agent or manager, only the rental agent or manager's name, address and phone number need be posted, and not the owner's. The number of occupants for which each rental unit is approved shall be stated. Such sign or plaque shall be permanently affixed to the inside of the building. The sign shall be printed in 24 font size or larger and shall be worded according to section 14-122 of the City of Northfield rental ordinance.

June 25, 2009

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