

Listed below are 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 website. The Building Inspection Division encourages all rental property owners and renters to review the ordinance. Please contact us with any questions or concerns.

<ul style="list-style-type: none"> • <i>Fire Extinguishers</i> – All rental units shall be equipped with a fire extinguisher with a minimum rating of 2A10BC. • <i>Carbon Monoxide Detectors</i> – All single family rental unites 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 the Building and Inspections office or the Fire Marshall. • <i>Smoke Detectors</i> – Smoke detectors are required in every sleeping room, adjacent hallways immediately outside of every sleeping room, and on each level of the property. The smoke detectors DO NOT have to be hardwired interconnected, and are allowed to be battery operated. • <i>Extension Cords</i> – 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. • <i>Blight</i> – All rental properties shall conform to the existing 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). Items may include broken windows, paint, loose brush, etc. • <i>Parking Areas</i> – The following parking standards apply to only rental properties in R-1 and R-2 zoning districts and supersede any inconsistent... 	<ul style="list-style-type: none"> • <i>Parking Areas Cont.</i> – ...standards established by this code: <ul style="list-style-type: none"> ○ <i>No. of Spaces</i> – 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 requirements of this section ○ <i>Dimensional Standards</i> – Parking spaces shall have these dimensions: Width: 9’ (non-tandem)Length: 18’ (tandem)Length: 22’ ○ <i>Parking Surface Standards</i> – 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. ○ <i>Location</i> – 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 park on grass, dirt, in yards or any other location which is not an approved parking space. • <i>Building Identification</i> – 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. <ul style="list-style-type: none"> ○ <i>Owner Information</i> - Every building shall have the owner’s name, address & 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 & phone number shall also be posted adjacent to the owner’s. If the building is an apartment building, only the rental agent or manager’s contact information & the number of occupants for which each rental unit is approved shall be posted. ○ <i>Signage</i> - Such sign or plaque shall be permanently affixed to the inside of building and 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.
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Signature _____ Date _____