

# Fridley Rental Property Checklist



Fridley City Code requires that rental properties be kept in good repair. Licensed rental properties are allowed one follow-up inspection to correct issues identified during a first inspection. **A \$100 to \$300 fee applies for each additional re-inspection that is required.**

This is not a complete list of corrections that may be found during an inspection. It is intended as a helpful tool to identify the most common violations. Every inspection cycle we recommend, and may require based on inspection, the following (if you have documentation of service in the past 3 years, please share with your inspector):

- Annual safety check on furnaces, boilers, and water heaters by professional company
- Safety check on fireplaces/chimneys by professional company
- Dryer exhaust vent cleaning

## 24-Hour Life Safety Issues: Must be corrected immediately

- Working smoke detectors on each habitable level of the property
- Working carbon monoxide detectors within 10 ft of sleeping room(s)
- Maintain minimum interior temperature of 68 degrees from October to May
- All animals kenneled or contained during inspections. Inspectors have the discretion not to enter if animals are aggressive.
- All rooms used for sleeping have egress window or door open to the outside

## General Violations: Must be corrected before re-inspection

### Outside – Premises & Accessory Structures

- Grass & weeds cut; no litter or waste
- Parking only on approved parking surfaces and in approved locations
- No unlicensed or inoperable vehicles
- No car repair (except minor repairs to occupant-owned vehicles)
- Garage door opener plugged directly into an outlet (not an extension cord)
- Garages/sheds in good repair and structurally sound; secure and not open to trespass
- Guardrails present on any decking over 30 inches from ground
- Grills at least 15 feet from the structure; not allowed on decks.

### Outside – Building Exterior

- Siding is weathertight and free from deterioration and holes
- Paint not peeling, chipping or missing
- Wood surfaces are weather protected
- House numbers visible from public right of way; at least 4 inches tall
- Roof in good condition
- Adequate exterior lighting
- Procedures for snow and ice removal established and followed
- Adequate trash and recycling service

### General Interior Considerations

- Windows able to open and close, with secure, intact window screens & functioning locks
- Adequate electrical service and outlets
- Properly installed and accessible service panel
- Fixtures intact and properly functioning
- Light fixtures functioning; bulbs provided
- Extension cords not used as permanent wiring
- Cover plates on all outlets, switches, & junction boxes
- All wiring properly installed and maintained
- Floor coverings and carpeting secured at edges and free of holes
- Halls, aisles and floors in good condition, level, and free of stored items
- Stairways in good condition, level, and well lighted
- Grasable continuous handrails on all stairs
- Walls & ceilings in good repair; free from holes and water damage

- Temporary heating devices not used as primary source of heat
- Fuel burning facility must be connected to an approved chimney, flue, or vent

### **Sleeping Room(s)**

- Proper egress window or door open to the outside
- Carbon monoxide detectors installed to code & to manufacturer's requirements with working batteries & functional connections; present within 10 feet of sleeping rooms

### **Kitchen**

- Appliances in working condition; plugged directly into outlets without the use of extension cords or adapters
- Refrigerator door gasket forms tight seal, free from gaps
- Gas appliances must be connected properly with approved fittings/connectors
- Fire blocking installed under the kitchen sink and behind stove where the gas line enters
- Hot and cold running water with adequate pressure; no loose or dripping faucets
- Drains must function properly, free of obstructions
- Any smoke detector within 20 feet of a cooking appliance equipped with a silencing switch or be photoelectric

### **Laundry & Utility Areas**

- Dryer: vented directly to the outside through rigid metal or other approved flexible materials, secured at joints with metal tape
- Water heater and furnace vents properly installed
- Approved fire blocking material in mechanical and laundry room ceilings and walls
- Approved fire blocking material under an enclosed stairway used for storage
- Safety check performed on water heaters and furnaces (*recommended annually*)
- Boiler room / furnace area free of stored combustible items
- Pipes free of cracks and leaks

### **Bathroom(s)**

- Toilet stool and seat securely fastened
- Ventilation provided, either by a power vented fan or a window that opens
- Fire blocking installed under the bathroom sink(s)
- No loose or leaking faucets
- Water-impervious flooring
- Hot and cold running water with adequate pressure required to each fixture

### **Multi-Family Properties**

- Current rental license posted in a frame at the front entry
- Emergency lights, exit signs and fire doors are maintained and operable
- For buildings with three+ units: mounted and certified fire extinguishers with class 2A10BC or higher rating*
- For buildings with 16+ units; OR a sprinkler or alarm system: Fire Department box (Knox Box) containing all necessary keys*

### **Permit Requirements**

- Electrical, plumbing, and mechanical work in rental property requires a licensed contractor
- Any structural alterations or changes in building configuration require a permit
- New dwelling units within existing buildings require zoning approval, plan review, and proper permits prior to habitation
- When interior alterations, repairs or additions requiring a permit occur, the dwelling unit must be provided with smoke alarms as required by new building code.
- Visit [fridleymn.gov/1604/Permits](http://fridleymn.gov/1604/Permits) for other requirements or clarification

## **Fridley Community Development**

### **Rental Inspections**

[FridleyMN.gov/RentalProperties](http://FridleyMN.gov/RentalProperties)

Email: [rpids@fridleymn.gov](mailto:rpids@fridleymn.gov)

763-572-3616