

CITY OF ST. CLAIR
RESIDENTIAL RENTAL
INSPECTION PROGRAM

FEE SCHEDULE

LICENSE FEE

CITY LICENSE FEE: \$25.00 per Building

INSPECTION FEE

SINGLE FAMILY: \$60.00

DUPLEX: \$60.00

MULTI-FAMILY: first 3 Units \$60.00
4th Unit and each Unit thereafter \$30.00

RE-INSPECTION FEE: \$30.00

CITY OF ST. CLAIR

304 Main Street West
P.O. Box 97
St. Clair MN 56080

Phone: 507-245-3494

Fax: 507-245-3504

E-mail: citystc@hickorytech.net

Website:

www.stclair.govoffice2.com



CITY RESIDENTIAL
RENTAL INSPECTOR

Dan Murphy

City Building Inspection Services, LLC

Phone: 507-362-4282

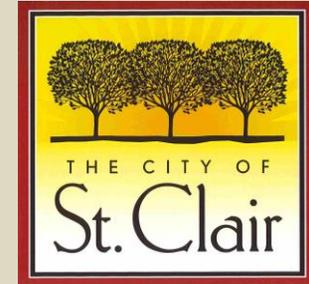
Cell: 507-330-5034

Fax: 507-362-4022

FOR INSPECTIONS CALL: 877-333-5620

E-mail: dan@buildingcodeinfo.com

Website: www.buildingcodeinfo.com



RESIDENTIAL RENTAL
INSPECTION PROGRAM

The focus of the Residential Rental Inspection Program is to provide minimum standards for the maintenance and upkeep of residential rental property, in an effort to safeguard the life, health, safety, and general well-being of the renter, as well as to preserve the value of land and buildings throughout the City of St. Clair.

The information provided herein is intended to serve as a summary of standards addressed by the Rental Inspector during a residential rental inspection; it is not intended to serve as an all-inclusive list.

For additional information contact the City Clerk, the City Rental Inspector or visit the City of St. Clair website.

OUTDOOR AREAS and YARD SPACE [IPMC 302]

- Premises kept in clean, safe, sanitary condition
- Soil graded to prevent erosion and stagnant water
- Walkways, driveways and parking areas maintained
- Free from noxious weeds and tall grass (8 inches or less)
- All accessory structures, (garages, sheds, fences, retaining walls, etc.) structurally sound and maintained
- No inoperable or unlicensed motor vehicles
- No boat, trailer, camper, RV, etc. parked on City street

EXTERIOR STRUCTURE [IPMC 304]

- Maintained in good repair, structurally sound
- Exterior surfaces in good repair, no unprotected wood
- House numbers visible from street
- Structural supports maintained, adequately sized
- Foundation plumb and free from open cracks and gaps
- Exterior walls weather proof and maintained
- Roof, flashing, gutters weatherproof, secure, maintained
- Cornices, decorative brick, etc. in sound condition
- Soffits, overhangs, etc. maintained, securely fastened
- Exterior stairs, decks, porches, railings, landings, etc. maintained in good repair and structurally sound
- Chimneys structurally safe and in good repair
- Handrails and guards fastened and in good repair
- Windows and door frames weather tight
- All glazing free from chips, cracks and holes
- All windows easily open-able and in good repair
- Insect screens provided and in good repair
- Doors and locks maintained and operable
- Basement hatchways weather and rodent tight; secured
- Windows with 6 ft. of grade are lockable
- Unit doors equipped with dead bolt locks to open from inside without keys or special knowledge/effort

INTERIOR STRUCTURE [IPMC 305]

- Maintained in clean and sanitary condition
- Structural support maintained and adequately sized
- Interior surfaces maintained in good condition
- Stairs, walking surfaces in sound condition
- Handrails and guards fastened and in good repair
- Doors fit well, open and close as intended

HANDRAILS and GUARDRAILS [IPMC 306]

- Handrails on all flights of stairs having 4 or more risers minimum 30 inches, maximum 42 inches above the nosing
- Guardrails on open sides of stairs, landings, ramps, decks, etc. more than 30 inches above floor or grade below minimum 30 inches high with intermediate rails

GARBAGE and RECYCLING [IPMC 307]

- In proper containers, no accumulation
- Containers not overflowing, lids closed, compost contained
- Dumpster(s) located in appropriate area

EXTIRMINATION [IPMC 308]

- Structures free from insect, rodent, and bat infestation
- Precautions taken against re-infestation

LIGHT and LIGHTING [IPMC 402]

- Each habitable space has at least one (1) window
- Glazing shall be minimum 8% of total floor area
- Other spaces have adequate lighting

MULTI-UNIT DWELLINGS:

- Adequate light on common halls and stairs
- Minimum 60 watt per 200 sq. ft.; max 30 ft. between

VENTILATION [IPMC 403]

- Minimum 1 open-able window in every habitable space
- Total open-able area to be min 45% of required glazing
- Window or mechanical ventilation in every bathroom and toilet room
- Exhaust vents where fumes, gasses, are produced
- Clothes dryers exhausted per mfg. instructions

OCCUPANCY LIMITATIONS [IPMC 403]

- Dwelling units provide privacy
- Habitable rooms are minimum 7 ft. wide
- Kitchen passageways are minimum 3 ft. clear
- Room available for food prep, storage and disposal
- Habitable spaces have minimum 7 ft. ceiling height
- Unfinished basements minimum 6 ft. 4 in. ceiling height
- Minimum 1/3 of required floor area in bedrooms with sloped ceilings have minimum 7 ft. ceiling height
- Bathroom has lockable door
- Each unit must have a bathtub or shower, lavatory, Toilet and kitchen sink
- Bathroom not used as passageway

BEDROOMS and LIVING ROOMS [IPMC 403]

- Living room is minimum 120 square feet
- Each bedroom is minimum 70 square feet
- Access to bedroom not through another bedroom
- No sleeping in kitchens or unfinished spaces

EFFICIENCY UNITS (maximum 3 occupants) [IPMC 403]

- 1 – 2 OCCUPANTS: Minimum 220 square feet
- 3 OCCUPANTS: Minimum 320 square feet
- Clear work space of 30 inches in front of kitchen sink, stove and refrigerator
- Separate bathroom (minimum sink, toilet, shower)

WATER SYSTEM [IPMC 505]

- Properly metered and connected to City water
- Hot and cold running water in all sinks, laundry facilities, tubs and showers
- All water inlets located above flood-level rim of fixture
- Hose bibs and faucets with permanently attached hoses have vacuum breakers

WATER HEATER [IPMC 505]

- Adequate combustion air in small rooms
- Temperature and pressure-relief valve; discharge pipe
- Electrical and gas lines properly installed
- Accessible gas shut-off valve
- Approved vent/chimney, approved material in good condition; adequate slope, clearance and support

PLUMBING SYSTEMS and FIXTURES [IPMC 504]

- Fixtures are properly installed and maintained
- Fixtures have adequate clearance
- No hazards in plumbing system to occupants/structure

SANITARY SEWER [IPMC 506]

- All fixtures properly connected to City sanitary sewer
- Every stack, vent, waste and line in good condition
- Fixture vents provided and maintained
- Each fixture has a trap
- Adequate support on all piping

STORM SEWER SYSTEM [IPMC 507]

- Appropriate drainage for roofs and paved areas
- Storm water discharges away from structures

HEATING FACILITIES [IPMC 602]

- Capable of maintaining 68° in all habitable rooms, bathrooms and toilet rooms
- Duct sys. functional/maintained; free of obstructions

MECHANICAL EQUIPMENT [IPMC 603]

- All equipment properly installed and maintained
- Safety controls maintained in effective operation
- Clearances to combustibles maintained
- Energy conservation devices labeled and approved
- Combustion and ventilation air provided in the space containing fuel-burning equipment
- All fuel-burning equipment connected to approved chimney vent (unvented heaters and decorative appliances are not allowed in any dwelling)

ELECTRICAL FACILITIES [IPMC 604]

- Minimum 60-amp service with proper fusing and over-current protection
- No hazards in electrical system to occupant/structure

ELECTRICAL EQUIPMENT [IPMC 605]

- All equipment properly installed and maintained
- Min. 1 lighting fixture in every hall, stairway, bathroom, toilet room, kitchen, laundry and mechanical room
- Every habitable space has min of 2 receptacles
- Laundry outlet to be grounded or GFCI
- Every bathroom has min. 1 receptacle (new to be GFCI)

MEANS OF EGRESS**EMERGENCY ESCAPE OPENINGS [IPMC 702]**

- Safe, continuous, unobstructed path to public way
- Egress doors, windows, do not need keys or special knowledge or special effort to unlock from the inside

FIRE-RESISTANCE RATINGS [IPMC 703]

- Walls, stops, partitions and floors are maintained

FIRE PROTECTION SYSTEMS [IPMC 704]

- Alarms are operable and located outside bedrooms, in each bedroom and on each story, including basements
- Fire extinguishers in all apartment buildings (IFC906)

CARBON MONOXIDE (CO) ALARMS [MN Stat. 299F.50]

- Located within 10 feet of every bedroom