



**CITY OF NORTH MANKATO
RENTAL INSPECTION REQUIREMENT GUIDELINE**

The following is a list of items that must pass inspection to be considered for a rental license. They include, but are not limited to:

1. **Smoke Alarms – New License Inspection:** smoke alarms must be hardwired and interconnected.
Temporary & Transfer License Inspection: smoke alarms may be battery operated.
Periodic Inspections on Existing License: smoke alarms may be battery operated.
 - Minimum of one (1) working smoke alarm must be located on each level of a dwelling as well as located in the vicinity of each room lawfully used for sleeping purposes.
 - Minimum of one (1) working smoke alarm must be located inside each room lawfully used for sleeping purposes.
 - Smoke alarms have a life span of ten (10) years. Most smoke alarms have a date stamp on them. The date stamp will be checked at inspection.

2. **Carbon Monoxide Alarms**
 - A working carbon monoxide alarm must be located a maximum of 10 feet outside of each room lawfully used for sleeping purposes. (Effective August 1, 2009)
 - Carbon monoxide alarms have a life span of five (5) years. Most carbon monoxide alarms have a date stamp on them. The date stamp will be checked at inspection.

- *** It is the property owner's responsibility to provide smoke and carbon monoxide alarms in the proper locations and to maintain these units with regular testing and battery replacement. Test your smoke and carbon monoxide alarms monthly and replace their batteries once a year. *****

3. An on-site fire extinguisher (minimum size 2A:10BC) for each unit is strongly recommended.
4. Legal size window access in each room lawfully used for sleeping purposes. Typically 5.7 sq. ft of opening, Minimum 20 inches in width and Minimum 24 inches in height.
5. Windows in hazardous locations shall be safety glazed or a rail shall be installed 34" – 38" above the walking surface. (ie: windows adjacent to a bathtub within 5 feet and/or adjacent to stair landings).
6. Windows and screens shall not be broken or torn.
7. Door and window locks shall be in working order.
8. Handrails properly installed in all interior and exterior stairways with 4 or more risers.
 - The ends of handrails must return to the wall.
 - Handrails must run from the top to the bottom of the stairs.
 - Handrails must be at a height 34" – 38" from the nose of each stair.
9. Stair guards properly installed at 34" – 38" high, measured from the nose of the stairs. Any openings must be less than 4 3/8" wide.
10. Stairs with a total rise greater than 30" shall not allow the passage of a 4" sphere.
11. Guardrails properly installed at a minimum of 36" high. Any openings must be less than 4" wide.

12. Proper water heater installation/ventilation. Temperature pressure relief valve discharge pipe must be hard drawn copper or galvanized piping – no threads on discharge end of pipe.
13. GFCI outlets in kitchens, bathroom and laundry rooms strongly recommended.
14. All light sockets shall have a bulb installed.
15. All electrical switches and outlets must have properly attached covers. There shall be no holes in the electrical panel.
16. Proper ventilation (mechanical or window) in rooms with showers and bathtubs.
17. Verify water meter location(s) and accessibility.
18. 1" air gap required between floor and water softener discharge hose.
19. All plumbing fixtures (toilets, sinks) shall be properly fastened/secured to floor/cabinet and sealed.
20. Dishwasher discharge hose to be mounted as high as possible under the kitchen sink.
21. Clothes dryer connector duct shall consist of approved material (no vinyl accepted) and be as short as possible in length.
22. Combustible materials shall be a minimum of 3 feet away from any gas-fired appliance or per manufacturer's requirements.
23. New License Inspection: Compliant hard-surfaced off-street parking spaces according to zoning classification and ratio of square footage of sleeping rooms as per North Mankato Rental Code Chapter 151, Section 151.14. Transfer License Inspection: require hard-surfaced off street parking spaces.
24. Overhead garage doors equipped with automatic opener shall have sensors installed and operational and shall reverse upon obstruction.
25. Attached garages: the wall between the garage and the dwelling shall have not less than ½" gypsum board installed on the garage side.
26. All structural and safety components on decks shall be sound and code compliant.
27. Proper outside storage of materials and vehicles (cars, trailers, campers, boats, etc.)
28. Separate mail receptacle for each unit with address identification.
29. Proper display of address identification on outside of dwelling. The height of the numbers shall be no less than 4 inches and be in a contrasting color to the dwelling.
30. Exterior condition of buildings: roof, siding, steps, window/screens, etc.
31. Condition of yard including private and public sidewalks.
32. Utility Billing account(s) will be current for property.
33. New License Inspection: Any open building or plumbing permits issued to the property shall be closed with a final inspection.
34. Any items needing correction, that were installed without a required permit, shall be removed or a permit will be required and a final inspection.
35. A clear aisle, a minimum of 3 feet in width, shall be provided to all exits. All doors must fully open with no obstructions.
36. Extension cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets or concealed within walls, floors, or ceilings.