



RENTAL LICENSING INSPECTION DEFICIENCY POINT SYSTEM

Item	Maximum Points	Deficiency Description	Deficiency Text
GENERAL			
1	2	Responsibility	IPMC301.2 A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition.
2	2	Vacant structures and land	IPMC301.3 All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition.
EXTERIOR PROPERTY AREAS			
3	2	Sanitation	IPMC302.1 All exterior property and premises shall be maintained in a clean, safe and sanitary condition.
4	2	Grading and drainage	IPMC302.2 All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
5	2	Sidewalks and driveways	IPMC302.3 All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
6	4	Rodent harborage	IPMC302.5 All structures and exterior property shall be kept free from rodent harborage and infestation.
7	2	Exhaust vents	IPMC302.6 Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
8	2	Accessory structures	IPMC302.7 All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
EXTERIOR STRUCTURE			
9	6	General	IPMC304.1. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
10	3	Protective treatment	IPMC304.2 Exterior wood surfaces, siding and masonry joints, metal surfaces shall be protected from the elements and decay by painting or other protective covering or treatment.
11	6	Structural members	IPMC304.4 All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
12	6	Foundation walls	IPMC304.5 All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and pests.
13	6	Exterior walls	IPMC304.6 All exterior walls shall be free from holes, breaks, loose or rotting materials and maintained weatherproof and properly coated to prevent deterioration. The protective surface is out of repair if it is blistered or peeling to an extent of more than 25 %.
14	6	Roofs and drainage	IPMC304.7 The roof and flashing shall be sound, tight and not have defects that admit rain.

15	2	Decorative features	IPMC304.8 All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
16	6	Overhang extensions	IPMC304.9. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.
17	6	Stairways, decks, porches and balconies	IPMC304.10 Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
18	4	Chimneys and towers	IPMC304.11 All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
19	4	Handrails and guards	IPMC304.12 Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
20	4	Window, skylight and door frames	IPMC304.13 Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
21	3	Glazing	IPMC304.13.1 All glazing materials shall be maintained free from cracks and holes.
22	3	Openable windows	IPMC304.13.2 Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
23	1	Insect screens	IPMC304.14 During the period from May 1 to October 1, every door, window and other outside opening shall be supplied with approved tightly fitting screens
24	3	Doors	IPMC304.15 All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
25	3	Basement hatchways	IPMC304.16 Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.
26	1	Guards for basement windows	IPMC304.17 Every basement window that is able to open shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.
27	3	Building security	IPMC304.18 Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
INTERIOR STRUCTURE			
28	10	General	IPMC305.1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
29	6	Structural members	IPMC305.2 All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
30	4	Interior surfaces	IPMC305.3 All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition; peeling paint repaired; cracked or loose plaster and other defective surface conditions corrected.
31	6	Stairs and walking surfaces	IPMC305.4 Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
32	3	Handrails and guards	IPMC305.5 Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

33	3	Interior doors	IPMC305.6 Interior doors shall fit reasonably well within its frame and shall be capable of being opened, closed and latched.
HANDRAILS AND GUARDS			
34	6	General	IPMC306.1 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails and guards shall comply with specified requirements.
EXTERMINATION			
35	6	Infestation	IPMC308.1 All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health.
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS			
LIGHT			
36	4	Habitable spaces	IPMC402.1 The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room.
37	4	Common halls and stairways	IPMC402.2 Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet(19 m2) of floor area.
38	2	Other spaces	IPMC402.3 All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions.
VENTILATION			
39	4	Habitable spaces	IPMC403.1 The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.
40	3	Bathrooms and toilet rooms	IPMC403.2 Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1.
41	2	Cooking facilities	IPMC403.3 Cooking shall not be permitted in any rooming unit or dormitory unit.
42	4	Process ventilation	IPMC403.4 A local exhaust ventilation system shall be provided to remove the contaminating agent at the source.
43	4	Clothes dryer exhaust	IPMC403.5 Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the building.
OCCUPANCY LIMITATIONS			
44	3	Privacy	IPMC404.1 Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.
45	3	Minimum room widths	IPMC404.2 A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension.
46	3	Minimum ceiling heights	IPMC404.3 Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet (2134 mm).
47	6	Room Area	IPMC404.4.1 Every living room shall contain at least 120 square feet (11.2m2) and every bedroom shall contain at least 70 square feet (6.5 m2).
48	6	Access from bedrooms	IPMC404.4.2 Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

49	6	Water closet accessibility	IPMC404.4.3 Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
50	6	Prohibited occupancy	IPMC404.4.4 Kitchens and non-habitable spaces shall not be used for sleeping purposes.
51	10	Other requirements	IPMC404.4.5 Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7
52	6	Overcrowding	IPMC404.5 The number of persons occupying a dwelling unit shall not create conditions, which in the opinion of the building official endanger the life, health, safety, or welfare of the occupants.
53	6	Efficiency unit	IPMC404.6 Efficiency units shall be at least 220 square feet for two occupants, 320 square feet for three occupants, be provided with a separate bathroom and have no more occupants than three.
54	6	Food preparation	IPMC404.7 All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS			
55	6	General Responsibility	IPMC501.2 The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements.
REQUIRED FACILITIES			
56	6	Dwelling units	IPMC502.1 Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition.
57	6	Rooming houses	IPMC502.2 At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.
58	6	Hotels	IPMC502.3 Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten occupants.
TOILET ROOMS			
59	4	Privacy	IPMC503.1 Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.
60	4	Location	IPMC503.2 Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.
PLUMBING SYSTEMS AND FIXTURES			
61	5	General	IPMC504.1 All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.

62	5	Fixture clearances	IPMC504.2 Plumbing fixtures shall have adequate clearances for usage and cleaning.
63	10	Plumbing system hazards	IPMC504.3 The code official shall require the defects to be corrected to eliminate the hazard.
WATER SYSTEM			
64	6	General	IPMC505.1 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system and shall be supplied with the required hot or tempered and cold running water
65	6	Contamination	IPMC505.2 The water supply shall be maintained free from contamination and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture.
66	10	Supply	IPMC505.3 The water supply system shall be installed and maintained to provide an adequate supply of water to plumbing fixtures and devices so as they function properly.
67	6	Water heating facilities	IPMC505.4 Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120°F
SANITARY DRAINAGE SYSTEM			
68	6	General	IPMC506.1 All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
69	5	Maintenance.	IPMC506.2 Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
STORM DRAINAGE			
70	4	General	IPMC507.1 Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.
MECHANICAL AND ELECTRICAL REQUIREMENTS			
71	6	General Responsibility	IPMC601.2 The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements.
HEATING FACILITIES			
72	6	Facilities required	IPMC602.1 Every occupied building shall be provided with a heating system in compliance with the requirements of this section.
73	6	Residential occupancies	IPMC602.2 Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F three feet above the floor.
74	6	Heat supply	IPMC602.3 Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 15 to maintain a temperature of not less than 68°F (19°C) in all habitable rooms, bathrooms, and toilet rooms.
MECHANICAL EQUIPMENT			
75	6	Mechanical appliances	IPMC603.1 All mechanical appliances shall be properly installed and maintained and shall be capable of performing the intended function.
76	10	Removal of combustion products	IPMC603.2 All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

77	6	Clearances	IPMC603.3 All required clearances to combustible materials shall be maintained.
78	10	Safety controls	IPMC603.4 All safety controls for fuel-burning equipment shall be maintained in effective operation.
79	10	Combustion air	IPMC603.5 A supply of air for complete combustion and for ventilation of the space containing the fuel-burning equipment shall be provided.
80	6	Energy conservation devices	IPMC603.6 Devices intended to reduce fuel consumption shall not be installed unless labeled for such purpose and the installation is specifically approved.
ELECTRICAL FACILITIES			
81	4	Facilities required	IPMC604.1 Every occupied building shall be provided with an approved electrical system.
82	10	Service	IPMC604.2 Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.
83	6	Electrical system hazards	IPMC604.3 Where it is found that the electrical system in a structure constitutes a hazard, the defects shall be corrected to eliminate the hazard.
ELECTRICAL EQUIPMENT			
84	4	Installation	IPMC605.1 All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
85	4	Receptacles	IPMC605.2 Every habitable space in a dwelling shall contain adequate receptacle outlets.
86	4	Lighting fixtures	IPMC605.3 Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.
ELEVATORS, ESCALATORS AND DUMBWAITERS			
87	6	General	IPMC606.1 Elevators, dumbwaiters and escalators shall be maintained in compliance with Minnesota State Building Code as defined in MN Rule 1300.0020.
88	10	Elevators	IPMC606.2 In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.
DUCT SYSTEMS			
89	3	General	IPMC607.1 Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.
FIRE SAFETY REQUIREMENTS			
90	6	Responsibility	IPMC701.2 The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements.
MEANS OF EGRESS			
91	6	General	IPMC702.1 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.
92	4	Locked doors	IPMC702.3 All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys or special knowledge.
93	6	Emergency escape openings	IPMC702.4 Required emergency escape openings shall be properly maintained.

FIRE RESISTANCE RATINGS			
94	3	Fire-resistance rated assemblies	IPMC 703.1 The required fire-resistance rating of fire resistance-rated walls, fire-stops, shafts, enclosures, partitions and floors shall be maintained.
95	4	Opening protectives	IPMC703.2 Required opening protectives shall be maintained in an operative condition.
FIRE PROTECTION SYSTEMS			
96	10	General	IPMC704.1 All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all time in accordance with the MN State Fire Code as defined in MN Rules Chapter 1300.0020.
97	10	Smoke alarms	IPMC704.2 Single or multiple-station smoke alarms shall be installed and maintained.
98	6	Power source	IPMC704.3 Single station smoke alarms shall be battery operated or shall receive their primary power form the building wiring.
99	5	Interconnection	IPMC704.4 When more than one smoke alarm is required to be installed within an individual dwelling unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.
100	8	Exit Signs	IFC 1027.3 Exit signs shall be present and operating where required.
101	6	Emergency Back-up Lighting	IFC 1027.5.3. The power supply for means of egress illumination shall normally be provided by the premise's electrical supply.
102	6	Fire Extinguishers	IFC 906 Portable fire extinguishers shall be installed where required per this code section.
103	6	Combustible Storage	IFC 315 General. Storage, use and handling of miscellaneous combustible materials shall be in accordance with this section & IFC Chapter 23.
OTHER			
104	10	Carbon Monoxide Detectors	Minnesota State Statue 299F.50 Requires carbon monoxide detectors in all single family homes and multi-family apartment units.
105	25	Unsafe Equipment or Structure or Unfit for Human Habitation	IPMC108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
106	6	Garbage & Recycling Facilities	City ordinance Section 605.02 requires recycling and garbage services provided at all residential and commercial properties.
107	6	Miscellaneous	Code official may cite other sections of IFC / IRC / IBC / IEC/ MN Plumbing, Mechanical, Fuel Gas Code as seen fit.
108	2	House Numbers	IFC 505.1 Install house numbers on the house & garage, facing the street or alley as applicable. Numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters and a minimum of 4in high and a minimum stroke width of ½ in.