



**RENTAL LICENSING INSPECTION DEFICIENCY POINT SYSTEM**

Item	Maximum Points	Deficiency Description	Deficiency Text
<b>GENERAL</b>			
1	2	<b>Responsibility</b>	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	<b>Vacant structures and land</b>	All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition.
<b>EXTERIOR PROPERTY AREAS</b>			
3	2	<b>Sanitation</b>	IPMC 302.1 All exterior property and premises shall be maintained in a clean, safe and sanitary condition.
4	2	<b>Grading and drainage</b>	IPMC 302.2 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	<b>Sidewalks and driveways</b>	IPMC 302.3 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	<b>Rodent harborage</b>	IPMC 302.5 All structures and exterior property shall be kept free from rodent harborage and infestation.
7	2	<b>Exhaust vents</b>	IPMC 302.6 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	<b>Accessory structures</b>	IPMC 302.7 All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
<b>EXTERIOR STRUCTURE</b>			
9	6	<b>General</b>	IPMC303.1. 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	<b>Protective treatment</b>	IPMC303.2 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	<b>Structural members</b>	IPMC303.4 All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
12	6	<b>Foundation walls</b>	IPMC303.5 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.
13	6	<b>Exterior walls</b>	IPMC303.6 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	<b>Roofs and drainage</b>	IPMC303.7 The roof and flashing shall be sound, tight and not have defects that admit rain.
15	2	<b>Decorative features</b>	IPMC303.8 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	<b>Overhang extensions</b>	IPMC303.9. 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	<b>Stairways, decks, porches and balconies</b>	IPMC303.10 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	<b>Chimneys and towers</b>	IPMC303.11 All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
19	4	<b>Handrails and guards</b>	IPMC303.12 Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
20	4	<b>Window, skylight and door frames</b>	IPMC303.13 Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
21	3	<b>Glazing</b>	IPMC303.13.1 All glazing materials shall be maintained free from cracks and holes.
22	3	<b>Openable windows</b>	IPMC303.13.2 Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
23	1	<b>Insect screens</b>	IPMC303.14 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	<b>Doors</b>	IPMC303.15 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	<b>Basement hatchways</b>	IPMC303.16 Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.
26	1	<b>Guards for basement windows</b>	IPMC303.17 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.
<b>INTERIOR STRUCTURE</b>			
27	10	<b>General</b>	304.1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
28	6	<b>Structural members</b>	304.2 All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
29	4	<b>Interior surfaces</b>	304.3 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.
30	6	<b>Stairs and walking surfaces</b>	304.4 Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
31	3	<b>Handrails and guards</b>	304.5 Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
32	3	<b>Interior doors</b>	304.6 Interior doors shall fit reasonably well within its frame and shall be capable of being opened, closed and latched.
<b>EXTERMINATION</b>			
33	6	<b>Infestation</b>	306.1 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.
<b>LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS</b>			
34	4	<b>General Responsibility</b>	401.1 The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements
<b>LIGHT</b>			
35	4	<b>Habitable spaces</b>	401.2 The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room.
36	4	<b>Common halls and stairways</b>	402.2 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 m <sup>2</sup> ) of floor area.
37	2	<b>Other spaces</b>	402.3 All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions.
<b>VENTILATION</b>			
38	4	<b>Habitable spaces</b>	403.1 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 Sect. 402.1.

39	3	<b>Bathrooms and toilet rooms</b>	403.2 Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1.
40	2	<b>Cooking facilities</b>	403.3 Cooking shall not be permitted in any rooming unit or dormitory unit.
41	4	<b>Process ventilation</b>	403.4 A local exhaust ventilation system shall be provided to remove the contaminating agent at the source.
42	4	<b>Clothes dryer exhaust</b>	403.5 Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the building.
<b>OCCUPANCY LIMITATIONS</b>			
43	3	<b>Privacy</b>	404.1 Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy.
44	3	<b>Minimum room widths</b>	404.2 A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension.
45	3	<b>Minimum ceiling heights</b>	404.3 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).
46	6	<b>Room Area</b>	404.4.1 Every living room shall contain at least 120 square feet (11.2m <sup>2</sup> ) and every bedroom shall contain at least 70 square feet (6.5 m <sup>2</sup> ).
47	6	<b>Access from bedrooms</b>	404.4.2 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.
48	6	<b>Water closet accessibility</b>	404.4.3 Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
49	6	<b>Prohibited occupancy</b>	404.4.4 Kitchens and non-habitable spaces shall not be used for sleeping purposes.
50	10	<b>Other requirements</b>	404.4.5 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
51	6	<b>Overcrowding</b>	404.5 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.
52	6	<b>Efficiency unit</b>	404.6 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.
53	6	<b>Food preparation</b>	404.7 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.
<b>PLUMBING FACILITIES AND FIXTURE REQUIREMENTS</b>			
54	6	<b>General Responsibility</b>	501.2 The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements.
<b>REQUIRED FACILITIES</b>			
55	6	<b>Dwelling units</b>	502.1 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.
56	6	<b>Rooming houses</b>	502.2 At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.
57	6	<b>Hotels</b>	502.3 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.
<b>TOILET ROOMS</b>			
58	4	<b>Privacy</b>	503.1 Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior.
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59	4	<b>Location</b>	503.2 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.
<b>PLUMBING SYSTEMS AND FIXTURES</b>			
60	5	<b>General</b>	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.
61	5	<b>Fixture clearances</b>	Plumbing fixtures shall have adequate clearances for usage and cleaning.
62	10	<b>Plumbing system hazards</b>	The code official shall require the defects to be corrected to eliminate the hazard.
<b>WATER SYSTEM</b>			
63	6	<b>General</b>	505.1 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
64	6	<b>Contamination</b>	505.2 The water supply shall be maintained free from contamination, at all water inlets for plumbing fixtures.
65	10	<b>Supply</b>	505.3 The water supply system shall be installed and maintained to provide an adequate supply of water to plumbing fixtures and devices.
66	6	<b>Water heating facilities</b>	505.4 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
<b>SANITARY DRAINAGE SYSTEM</b>			
67	6	<b>General</b>	506.1 All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
68	5	<b>Maintenance.</b>	506.2 Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
<b>STORM DRAINAGE</b>			
69	4	<b>General</b>	507.1 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.
<b>MECHANICAL AND ELECTRICAL REQUIREMENTS</b>			
70	6	<b>General Responsibility</b>	601.2 The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements.
<b>HEATING FACILITIES</b>			
71	6	<b>Facilities required</b>	602.1 Every occupied building shall be provided with an electrical system in compliance with the requirements of this section.
72	6	<b>Residential occupancies</b>	602.2 Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F three feet above the floor.
73	6	<b>Heat supply</b>	602.3 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 1 to maintain a temperature of not less than 68°F (19°C) in all habitable rooms, bathrooms, and toilet rooms.
<b>MECHANICAL EQUIPMENT</b>			
74	6	<b>Mechanical appliances</b>	603.1 All mechanical appliances shall be properly installed and maintained and shall be capable of performing the intended function.
75	10	<b>Removal of combustion products</b>	603.2 All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.
76	6	<b>Clearances</b>	603.3 All required clearances to combustible materials shall be maintained.
77	10	<b>Safety controls</b>	603.4 All safety controls for fuel-burning equipment shall be maintained in effective operation.
78	10	<b>Combustion air</b>	603.5 A supply of air for complete combustion and for ventilation of the space containing the fuel-burning equipment shall be provided.
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79	6	<b>Energy conservation devices</b>	603.6 Devices intended to reduce fuel consumption shall not be installed unless labeled for such purpose and the installation is specifically approved.
<b>ELECTRICAL FACILITIES</b>			
80	4	<b>Facilities required</b>	604.1 Every occupied building shall be provided with an electrical system.
81	10	<b>Service</b>	604.2 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.
82	6	<b>Electrical system hazards</b>	604.3 Where it is found that the electrical system in a structure constitutes a hazard, the defects shall be corrected to eliminate the hazard.
<b>ELECTRICAL EQUIPMENT</b>			
83	4	<b>Installation</b>	605.1 All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
84	4	<b>Receptacles</b>	605.2 Every habitable space in a dwelling shall contain adequate receptacle outlets.
85	4	<b>Lighting fixtures</b>	605.3 Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.
<b>DUCT SYSTEMS</b>			
86	3	<b>General</b>	606.1 Duct systems shall be maintained free of obstructions.
<b>FIRE SAFETY REQUIREMENTS</b>			
87	6	<b>Responsibility</b>	701.2 The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements.
<b>MEANS OF EGRESS</b>			
88	6	<b>General</b>	702.1 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.
89	4	<b>Locked doors</b>	702.3 All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys.
90	6	<b>Emergency escape openings</b>	702.4 Required emergency escape openings shall be properly maintained
<b>FIRE RESISTANCE RATINGS</b>			
91	4	<b>Fire-resistance-rated assemblies</b>	703.0 The required fire resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.
92	4	<b>Opening protectives</b>	703.2 Required opening protectives shall be maintained in an operative condition.
<b>FIRE PROTECTION SYSTEMS</b>			
93	10	<b>Smoke detectors</b>	704.1 Existing Group R occupancies shall be provided with single-station smoke alarms. Shall be installed as required by MN State Statute 299F.32
94	10	<b>Installation</b>	704.2 Approved single station smoke alarms shall be installed in existing dwelling units, congregate residences, and hotel and lodging house guestrooms.
95	6	<b>Power source</b>	704.3 Single station smoke alarms shall be battery operated or shall receive their primary power from the building wiring.
96		<b>Exit Signs</b>	IFC 1003. Exit signs shall be present where required.
97	6	<b>Emergency Back-up Lighting</b>	IFC 1003.2.11.2. The power supply for means of egress illumination shall normally be provided by the premise's electrical supply.
98	6	<b>Fire Extinguishers</b>	IFC 906 where required.
99	6	<b>Combustible Storage</b>	IFC 315 General. Storage, use and handling of miscellaneous combustible materials shall be in accordance with this section & IFC Chapter 23.
<b>OTHER</b>			
100	10	<b>Carbon Monoxide Detectors</b>	Minnesota State Statute 299F.50 Requires carbon monoxide detectors in all single family homes and multi-family apartment units.
101	25	<b>Unsafe Equipment or Structure or Unfit for Human Habitation</b>	108.1 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.
102	6	<b>Garbage &amp; Recycling Facilities</b>	City ordinance Section 605.02 requires recycling and garbage services provided at all residential and commercial properties.
103	6	<b>Miscellaneous</b>	Code official may cite other sections of IFC / IRC / IBC / IEC as seen fit.