

### **Exterior Walls**

- Soffit and fascia in good repair
- Building address numbers posted
- Siding is weathertight and intact

### **Paint**

- Wood surface weather-protected
- No peeling, chipping, caulking, flaking or deteriorated paint

### **Foundation**

- Structurally sound
- Free from large holes or cracks
- Proper grading

### **Roof**

- Free of leaks
- Structurally sound
- No loose or missing shingles

### **Gutters & Downspouts**

- Good condition
- Properly attached
- Drain water away from structure

### **Chimney**

- Tuck-pointing/mortar in good repair
- Flue liner in good repair

### **Porch/Decks**

- Good repair
- Guard railings required if over 30" above grade

### **Doors**

- Secure
- Fits frame
- Proper hardware
- Weathertight and rodent proof
- Storm doors maintained in good condition with functioning closers

### **Windows**

- No broken/cracked glass
- Easily openable
- Capable of being held in position by window hardware
- Windows must have screens in good repair
- Weathertight
- Window frame must be in good repair, free of chips, peeling, rot, or flaking paint.

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## **AN ORDINANCE OF THE CITY OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, 150.10 RENTAL HOUSING CODE**

*As a landlord you have a responsibility to maintain your rental units in compliance with City Codes and State laws. We are providing this checklist as a way of assisting you in pre-inspecting your rental property(s). Please review this checklist prior to your scheduled inspection, this will save you time, a possible re-inspection, and a possible delay in the issuance of your Certificate of Compliance.*

*This list is not all inclusive. While the regularly scheduled City of Worthington inspections are an opportunity for you to assure yourself things are well with your property, they should not be relied upon to be the only check made on your rental unit(s). You, as a landlord, have an ongoing obligation to provide code-compliant rental property(s). Failure to keep your rental property in good repair can result in complaints from tenants, neighbors and/or notices of violations from the City. Violations can be costly and time-consuming.*

### **Helpful Links:**

- Minnesota Attorney General Landlord and Tenants Rights and Responsibilities (English & Spanish): [www.ag.state.mn.us](http://www.ag.state.mn.us)*
- Environmental Protection Agency Bed Bugs: [www.epa.gov/bedbugs](http://www.epa.gov/bedbugs)*
- Environmental Protection Agency Mold: [www.epa.gov/mold](http://www.epa.gov/mold)*



## **Community Development**

### **Rental Housing Standards Checklist**



***Maintaining rental  
properties for  
compliance in order  
to ensure a healthy  
and safe place for  
Worthington families to live.***

### **Walls & Ceilings**

- In good repair
- No loose wallpaper or plaster
- Free from large holes
- No flaking, chipping, or peeling paint
- Free from water damage
- Minimum ceiling height 7'

### **Floors**

- In good repair
- No large holes
- Structurally sound
- No trip hazards (i.e., torn carpet)

### **Hallway/Landing**

- Clear pathway
- Handrails/guardrails securely attached
- Continuous guardrails required on open sides of landings/stairways 30" or more above grade
- Grasable handrails
- Floor covering should be intact and secured to floor
- Locate a smoke detector within close proximity to sleeping rooms

### **Kitchen**

- Proper lighting and outlets
- Hot (120 degrees) and cold running water
- Kitchen sink properly connected to sanitary sewer
- Kitchen must NOT be used for sleeping purposes
- No dripping faucets
- Drains must function properly, free of obstructions
- Cabinets must be in good repair
- Appliances must be in good working condition
- Gas appliances must be connected properly
- Counter or table for food preparation

### **Plumbing**

- All plumbing must be installed and maintained to code
- Gas flex connectors must be Underwriters Laboratory (UL) listed
- All pipes must be free from defects, properly secured & supported

### **Occupancy**

- Occupied sleeping rooms must have proper egress
- Cellars/crawlspaces shall not be used as habitable space
- Basements must meet all permit construction requirements for light, ventilation, egress, etc. prior to being used as habitable space
- Attics must meet all construction requirements for light, ventilation, egress, etc. prior to being used as habitable space
- Adequate hot and cold running water must be provided to all sinks and tubs
- All household drains must connect to sanitary sewer
- Waste lines must be properly installed
- No leaking faucets or pipes
- Unused gas lines must be capped
- Path of egress shall not be blocked by debris, or other obstruction
- The maximum occupancy of any dwelling unit shall not exceed the following requirement: For the first occupant there shall be at least 150 square feet of floor space and there shall be at least 100 square feet of floor space for every additional occupant thereof; the floor space to be calculated on the basis of total habitable room.

***Sleeping Rooms/All bedrooms with 1 person should have at least 70 square feet. Shared bedrooms must have at least 50 square feet per person.***

- Proper egress window or door open to the outside
- Proper light and ventilation
- Minimum of 2 duplex electrical outlets or 1 duplex outlet and 1 switched overhead light fixture required
- Operable smoke detectors

### **Health**

- Bed Bugs
- Cockroaches
- Rodents or other

### **Bathroom**

- A tub or shower properly installed, maintained in good repair
- A washbasin properly installed, maintained and in good repair
- Properly installed toilet with all components intact and properly secured, maintained and functioning
- One light fixture required
- Bathroom cabinets must be in good repair
- No leaking faucets
- Water-impervious flooring
- Recommend an openable window or mechanical venting
- Hot and cold running water required to each fixture

### **Electrical**

- Adequate service and outlets
- Properly installed service panel
- Fixtures must be intact and properly functioning
- Extension cords cannot be used in lieu of permanent wiring
- Cover plates required on all outlets, switches, and junction boxes
- All wiring must be intact and properly Maintained

### **Mechanical**

- Heating facility must be properly installed and maintained
- Maintain 68 degree temperature
- Temporary heating devices shall not be used as primary source of heat
- Fuel burning facility must be connected to an approved chimney, flue, or vent
- At least one CO and/or smoke detector on each level including basement per code, as well as inside and outside all sleeping rooms. Crawl spaces and uninhabitable attics are not required.
- Storage of paint, paper, boxes, rags, or other combustible/flammable material not allowed within 10 feet of gas-fired appliances (furnaces, water heaters, etc.)

**Questions?  
Call: 507-372-8640**