

RENTAL INSPECTION GUIDE

The purpose of the Rental Inspection Guide is to provide additional guidance and/or clarification on items outlined in the City Code. The language, terms and provisions addressed in the guide are for reference only and the actual code should be consulted for determination of compliance.

CSST (Corrugated Stainless Steel Tubing) – CSST pipe is a flexible, metal gas piping system used in many homes constructed or remodeled since the early 1990’s. The pipe can typically be identified by the yellow plastic coating protecting the stainless steel tubing. Many early systems were not properly bonded and grounded which has resulted in damage or fire from lightning strikes. If you do not see any metal clamps or copper wire where the gas line enters the home or on any black iron pipe near CSST in your utility room, you should contact a local electrician to assist you in determining if the system is properly bonded and grounded. **If CSST is identified during an audit inspection, it shall be properly bonded at that time.**

Emergency Egress – A means of escape and/or rescue during an emergency. Every bedroom, including basement bedrooms, must have at least one operable emergency egress window.

An egress window shall have a clear opening of 5.7 square feet and shall not have a sill height greater than 44 inches above the finished floor. The table below outlines the minimum dimensions necessary to provide the requisite clear opening.

**MINIMUM WIDTH/HEIGHT REQUIREMENT FOR
EMERGENCY ESCAPE AND RESCUE WINDOWS (inches)**

Width	20	21	22	22	22	23	23	24	24	25	25	26	26	27	27
Height	41	40	39	38	37	37	36	35	34	34	33	32	32	31	30

Width	28	28	29	29	30	30	31	31	32	32	33	33	34	34	34
Height	30	29	29	28	28	27	27	27	26	26	25	25	25	24	24

The Building Code Appeals Board ruling on March 27, 2014 allows for original operational bedroom windows, whether compliant with the current egress codes or not, to remain in place until such a time the windows are replaced. At the time of replacement, the new windows shall meet the egress code requirements of the adopted code at that time.

All basement bedrooms shall have an egress compliant opening installed within that room.

A basement bedroom that does not have an egress compliant window shall not be listed as a “bedroom” in any advertising material and shall not be used in the calculation for determining the maximum permitted occupancy load for the dwelling unit.

Occupancy (Single Family and Duplex) – The maximum permitted occupancy within any single family dwelling or duplex shall comply with one of the following:

- A person living alone or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities.
- A number of people related by blood (ie: son, daughter, father, mother, brother, sister, grandfather, grandmother, grandson, granddaughter, aunt or uncle), or by marriage, adoption, guardianship (including foster children and exchange students) or other duly-authorized custodial relationship, up to a maximum dwelling occupant load as defined below.
- Three (3) unrelated people and any children related to either of them, up to a maximum dwelling occupant load as defined in the table below.
- Not more than eight (8) people who are:
 - Residents of a “Family Home” as defined in Section 414.22 of the Iowa code; or
 - “Handicap” as defined in the Fair Housing Act, 42 U.S.C. Section 3602 (h).
- Four (4) or more unrelated people who are granted a Special Use Permit as a “Functional Family Unit” pursuant to 11-3-6 of the Zoning Ordinance.

For the purposes of this definition, anyone who spends more than 90 nights within a 12-month period will be counted as an occupant.

Occupancy (Multi-Family) – The maximum permitted occupancy within any multi-family dwelling unit shall be determined by the following table.

Dwelling Occupant Load Table

Room Type	Room Area	Maximum Occupant Load
Bedroom Room	at least 70 sf, but less than 120 sf	1 per room
Bedroom Room	120 sf to 180 sf	2 per room
Bedroom Room	180 sf or more	3 per room
Multi-purpose Room	at least 70 sf	1 per room, not more than 2 per dwelling unit

Bathroom Ventilation – Every bathroom shall have a means of ventilation by either an operable window or mechanical exhaust system. If a mechanical exhaust system is provided, the venting shall be to the outdoors (venting should not be terminated in the attic or other interior space).

Electrical Equipment – Every dwelling unit shall be served by a three wire, 120/240 volt, single phase electrical service having a rating of not less than 60 amperes.

All bathroom receptacles, all kitchen countertop receptacles, all unfinished basement receptacles, all exterior receptacles, and all receptacles within 6’ of a sink in laundry rooms, utility rooms, and/or other similar areas shall be GFCI (Ground Fault Circuit Interrupter) protected.

Smoke Alarms – A smoke alarm shall be required to be installed in all bedrooms and outside of each bedroom (within 10-feet of the bedroom doorway). A battery operated alarm is the minimum required, however, it is recommended that you contact a local electrician to determine if a hard wired system can be installed.

Off-Street Parking – The City Code requires that two (2) off-street parking stalls are provided for every dwelling unit. Many of the existing apartment complexes were constructed prior to this requirement and provided that there is no parking related impact on adjacent properties may continue to operate without the minimum required parking stalls. If there is an impact on adjacent properties, the City may require additional parking to be constructed.

Pest Management – It shall be the property owner’s responsibility to ensure that appropriate steps are taken to minimize the existence of pests. Specifically, the structure should be made secure to prevent the intrusion of pest from entering the dwelling unit. Additionally, the property owner should have a pest management plan in place to address intrusions prior to infestations occurring.

Tenants shall be responsible for keeping their unit clean and free of environmental conditions that would facilitate the infestation of pests.