

## **Rental Housing Inspection Guide**

*The Columbus Junction Rental Housing Code establishes minimum health and safety standards for rental units in the city. An annual inspection program including initial inspections and annual reviews aims to assure that standards are met. For a complete list of requirements see Chapter 161 – Rental Housing Code of the City of Columbus Junction Municipal Code. If you have any questions, please call the Community Development Center at (319) 728-7971.*

The following is a guide that landlords and tenants can use to establish and maintain rental units.

1. Fire Extinguisher: One 2½-lb ABC type fire extinguisher readily accessible.
2. Smoke Detectors: In each apartment, in each sleeping room.
3. Carbon Monoxide Detector: Placed to protect the sleeping area.
4. Egress: Accessible and safe exits from bedrooms, from apartments, from building. Exit signs where applicable.
5. Ventilation: Windows screens installed and in good condition.
6. Windows: Minimum net clearing of 22x18 inches for older windows and 24x20 inches for newer. Sill height below 44 inches or step(s) provided.
7. Occupancy Rate: minimum of 220 square feet in two rooms for 1 person, space requirements increase for each additional person.
8. Bedroom Size: Minimum 70 square feet for 1 occupant and minimum 100 square for 2 occupants.
9. Ceiling Heights: No less than 6 feet 4 inches for all rooms.
10. Handrails: Required for 4 or more risers on stairs and steps.
11. Electrical: Two outlets per room, safe wiring; safe, minimal extension cord use.
12. Plumbing: Proper connections, adequate facilities and water pressure, proper venting.
13. Pest control: No infestations, cleanliness to prevent infestations.
14. Exterior: Garbage storage area, parking, address visible from street and alley.