

Common Housing Violations



The Richfield building code and city code provide minimum standards for creating an environment of health and safety for all Richfield residents.

The following are common violations of the housing code:

- Inoperable smoke detectors
- No handrail at stairways
- First floor windows that lack locks; windows that are stuck shut; operable windows that lack storm/screen panels
- Bare wood or peeling paint at exterior surfaces
- Storage sheds too close to lot lines [three (3) foot minimum]
Storage sheds not secured to grade
- Any added and/or altered plumbing for which no permit history is on file, and which may be subject to certification by a licensed plumbing contractor
- Overflow pipe from temperature pressure relief valve on water heater not within 18 inches of floor
- Clean-out plug missing at floor drain
- Improper flex-type gas line to dryer, range, etc.
Metal exhaust duct to exterior required at dryer
- Furnaces having signs of rust or over 20 plus years are subject to certification by a licensed heating contractor
- Transite chimneys (unless certified by a Heating System Certification)
- Any added and/or altered electrical work, for which no permit history is on file, and which may be subject to certification by a licensed electrician
- Ungrounded 3-prong outlets; reverse polarity 3-prong outlets
- Extension cords in place of permanent wiring; includes garage door openers, powered by extension cords or light fixture adapters
- Improper grounding of service and/or ground bond at water meter
- No open bulb light fixtures allowed in closets or storage rooms. Globed light fixtures must have a minimum of 12 inches of clearance from any potential storage items.

This handout is written as a guide to common questions and problems.

It is not intended nor shall it be considered a complete set of requirements.

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