

Common Rental Housing Corrections



The Minnesota State Building Code and Richfield City Code provide minimum standards for creating an environment of health and safety for all Richfield residents.

The following are common items that need to be corrected to comply with the Housing Code:

-) Inoperable/missing smoke detectors or carbon monoxide detectors
-) No handrail/loose handrail at stairways
-) First floor windows that lack locks; windows that are stuck shut; operable windows
-) Bare wood or peeling paint at exterior surfaces
-) Water damaged walls or ceilings
-) Leaking plumbing faucets or drains
-) Multiple storage sheds on site
-) Any added and/or altered plumbing or electrical for which no permit history is on file, and which may be subject to certification by a licensed contractor
-) Overflow pipe from temperature pressure relief valve on water heater not within 18" of floor or missing
-) Clean-out plug missing at floor drain
-) Improper flex-type gas line to dryer, range, etc. Gas line at appliance missing proper shut off or dirt leg
-) Furnaces installed without a permit, or over 20 years are subject to certification by a licensed heating contractor
-) Transite chimneys are subject to certification by a licensed heating contractor
-) Ungrounded 3-prong outlets or 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
-) Non globed light fixtures must have a minimum of 12" of clearance from any potential storage items in closets and above shelves.
-) Backflow preventers missing at laundry tub faucets and exterior hose faucets
-) Vinyl exhaust at dryer – vent must be metal to exterior not reduced in size and properly connected with foil tape (no screws) and UL listed
-) Fireplace missing screens or proper hearth
-) Bedroom doors with key locks are prohibited
-) Double cylinder locks at exterior doors are prohibited
-) Dead bolt locks missing at exterior doors

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.