

Laramie Rental Housing Code (LMC 8.80): Rental Housing Habitability Checklist

This checklist will assist Owners/Owner's Agents in determining whether their property meets the minimum habitability requirements of the Laramie Rental Housing Code. This checklist is NOT a comprehensive list of all building code requirements. If you have questions, please call the Code Administration office at (307) 721-5271.

Structural Integrity

- Roofs, floors, exterior walls, foundations, and all other structural components are visually intact and do not show signs of cracking or deterioration requiring repairs.

Plumbing

- Plumbing system(s) are in good working order and do not show signs of defects, leaks or obstructions requiring repairs.

Pro Tip: Visible mold or mildew around plumbing systems likely indicates leaking or faulty plumbing needing repair.

- All water taps run (hot & cold) and toilets flush.

- The hot water heater has a temperature and pressure-relief valve and a relief valve discharge pipe.

Pro Tip: Fire Code and manufacturers require that the space around the hot water heater be clear (minimum of 3 feet) of boxes or other flammable materials. Working with your tenants to keep this space free of materials helps prevent home fires and protects your property and tenants.

Heating

- There is a permanently installed functioning heat source capable of providing a room temperature of sixty-eight (68) degrees Fahrenheit.

Pro Tip: Visually inspect your heating system(s) at least once per year to check for signs of deterioration that might require servicing or repair.

- Proper ventilation for fuel-burning heating appliances exists and meets the building code requirements applicable at the time of installation.

Pro Tip: Fuel-burning appliance ventilation should never be connected to, or co-mingle with, return or combustion air into or through any sleeping areas. Fire Code forbids this as it creates a safety hazard for occupants.

Weatherproofing

- Roof, exterior walls, windows, and doors prevent water intrusion into the building.

Pro Tip: Properly installed gutters, downspouts and drain pans will generally keep water away from the structure and ensure weatherproofing. An annual visual inspection of your gutters and downspouts to be sure they are free of debris and adequately directing water away from the structure helps protect your property from damage.

- All doors and operable windows open and close easily and are weather tight.

Pro Tip: Visible mold is often a sign of water intrusion into the building and faulty weatherproofing.

Security

- All operable doors and windows leading into the dwelling unit are equipped with locks and unobstructed.

Pro Tip: Require tenants not place obstructions around doors and windows to ensure occupants have ready access to enter and exit the premises in an emergency.

Smoke Detectors (Alarms)

- There is a properly functioning smoke alarms or smoke detectors installed and maintained in each dwelling unit.

Pro Tip: The Consumer Product Safety Commission recommends smoke alarms be installed on every level of the home, outside sleeping areas, and inside bedrooms. A majority of fatal fires happen when occupants are asleep and smoke alarms in these locations dramatically increase the chances of surviving a home fire.

Carbon Monoxide Alarms

- A properly functioning and maintained carbon monoxide alarm is installed in every dwelling unit that contains a fuel-burning appliance. A dwelling unit located within a structure that contains a fuel-burning appliance, and that is connected to the room in which the fuel-burning appliance is located by a door, ductwork or ventilation shaft, must have a carbon monoxide alarm.

Pro Tip: Carbon Monoxide (CO) is a colorless, odorless, tasteless and toxic gas produced as a by-product of combustion. Any fuel burning appliance, vehicle, tool or other device has the potential to produce dangerous levels of CO gas, such as fireplaces and woodstoves; fuel fired furnaces (non-electric); and gas dryers, stoves, and water heaters. While regular maintenance and inspection of fuel-burning appliances in the home can minimize the potential for exposure to CO gas, the possibility for some type of sudden failure resulting in a potentially life-threatening build-up of carbon monoxide gas always exists.

200 people per year are killed by accidental CO poisoning, with an additional 5000 people injured, according to the CPSC.

Electrical

- Electrical system(s) are in good working order and do not show signs of deterioration requiring repairs.
- Electrical outlets are in good working order,

Pro Tip: Current building and electrical codes require installation of working GFCI outlets in kitchens and bathrooms and where an outlet is 6 feet or less from any water source. The GFCI is designed to protect people from severe or fatal electric shocks but because a GFCI detects ground faults, it can also prevent some electrical fires and reduce the severity of other fires by interrupting the flow of electric current. If your property does not already have GFCI outlets, consider installing them to protect property and life.



- All light fixtures and light switches are in good working order with proper globes, diffusers or covers.

Appliances

- Major appliances furnished by the landlord are in good working order and properly maintained.

Pests

- Dwelling unit is free of pests (rodent, vermin, insect).

Pro Tip: Visually inspect your property for visible gaps or holes in the dwelling structure every year to prevent pest infestations and structural damage.

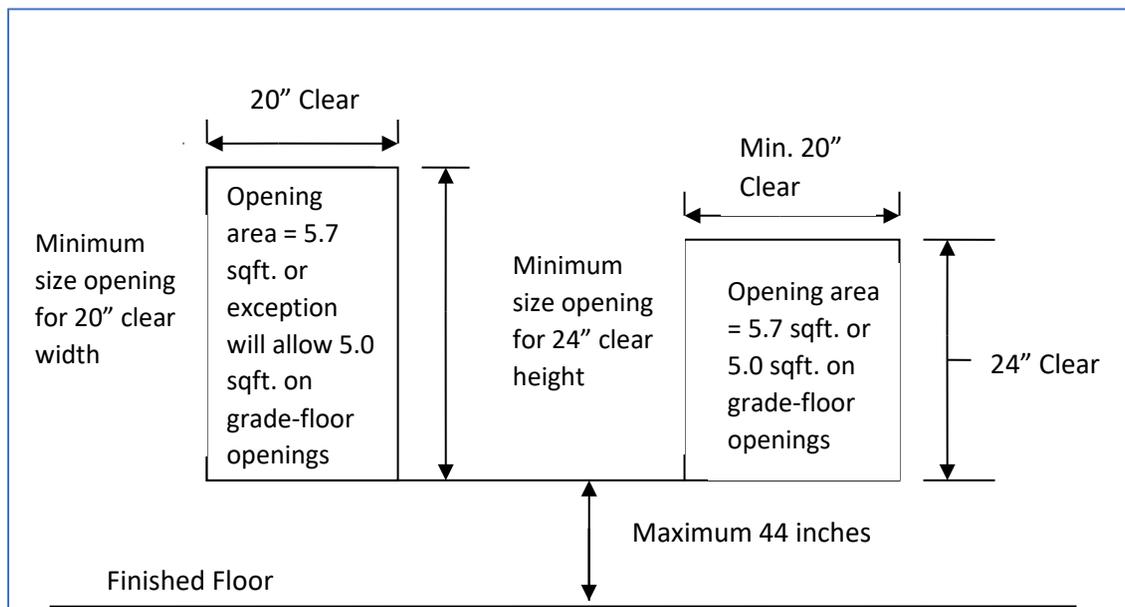
Egress/Ingress/Emergency Escape

- There is not less than one door for ingress/egress for each dwelling unit and the door locks and unlocks from the **inside** without using a key or having special knowledge (like a key code).

Pro Tip: Make it safe for occupants to get out by requiring tenants **NOT** place obstructions (like furniture) around doors and windows.

Pro Tip: Make it easy for first responders to get in by ensuring every unit has posted address numbers. Addressing should be at least four inches tall to be easily seen from the street.

- All rooms used for sleeping have a window, or two means of approved egress, from such room. Sleeping area emergency escape windows meet the required dimensions to facilitate escape in event of emergency.



Rental Housing Code §8.80 "shall be not less than 5.7 square feet with a minimum size net clear height dimensions of twenty-four inches and a net clear opening width of 20 inches with a maximum height from finished floor of 44 inches."

Pro Tip: Ingress/egress can be obstructed by physical features of your rental property that make it more difficult for occupants to escape in event of an emergency or fire. Visually inspect your property for tripping hazards like rips or tears in flooring. For properties with stairs having more than four risers, a graspable and firmly attached handrail on at least one side helps occupants to safely escape during an emergency.

Mold

- There are no visible signs of dangerous concentrations of mold.
Pro Tip: Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma and other respiratory complaints. Building codes have required a working exhaust fan or a window in each bathroom since the 1950s because ventilation prevents the indoor humidity that allows mold to grow. If your property does not have these features, consider installing them. To learn more about ways to prevent or remove dangerous mold the U.S. E.P.A. provides many helpful hints at www.epa.gov/mold.