



City of Moorhead

Rental Housing Common Code Issues Checklist

FIRE PREVENTION & OCCUPANCY

- Maximum number of occupants is up to four unrelated adults or based on square footage of bedrooms, whichever is less.
- Operable smoke detectors in each bedroom, outside each sleeping area and on each level.
 - Smoke detectors must not exceed 10 years from manufactures date. Write manufacture's date on front of each detector.
 - Replace expired hardwired detectors with hardwired detectors. Must be UL compliant and properly installed.
 - Ensure working batteries.
- Operable Carbon Monoxide detectors within 10 feet of each sleeping area for every unit with a potential for carbon monoxide exposure. Must be UL complaint and properly installed.
- One 2A10BC (5 pound) fire extinguisher currently charged, inspected and tagged, located in a conspicuous & convenient location.
 - Must be serviced & tagged every 12 months.
 - In multi-unit buildings, centrally located in corridors within 75 feet of each unit.

ELECTRICAL

- Electrical receptacles within six feet of the kitchen sink, bathroom sink or laundry tub, and all exterior receptacles must be GFCI protected.
- Electrical outlets and switch plate covers provided and not broken or cracked.
- Electrical fixtures free from obvious disrepair.
- Extension cords and multi plug adaptors may not be used in lieu of permanent use (more than 30 days).
- All electrical panels free from being blocked, have approved covers and each breaker is labeled.

MECHANICAL

- Heating facility has been properly installed and serviced within the past 24 months or per manufacturer's recommendation.
- Temporary heating devices shall not be used as the primary heat source.
- Water heater is in good repair and capable of supplying adequate hot running water to all faucets. Overflow pipe from the TPR valve is properly installed and ends within 18" from the floor.
- Vent pipes from water heaters, furnaces and dryers must be properly sealed.
- Dryer vents must be metal, free of debris and properly connected with foil tape; no screws, duct or electrical tape may be used. If using flex pipe, the maximum length is 6 feet.
- Combustible storage must be removed from the boiler room or furnace room. Stove tops must be clear of all combustibles.



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PLUMBING

- All plumbing must be installed & maintained to code requirements.
- Adequate hot & cold running water to all fixtures.
- All faucets, pipes and drains must be free from leaks and obstructions and decay or corrosion.
- Washing machines must discharge into a standpipe, properly vented, have a “P” trap and may not drain into the floor drain.

APPLIANCES

- Stove burners and drip pans are intact and in good working condition.
- Oven is in good working condition and free of fire hazards.
- Range hood light and fan operating properly.
- Refrigerator and freezer cooling properly.
- Washing machine and dryer, if supplied, are functioning properly; washer has the proper drain and the dryer is vented to the outside.

INTERIOR AND EXTERIOR

- Screens must be on all required windows, be tight-fitting and in good repair.
- Windows must be working and in good repair with proper sashes & hold controls.
- Doors must be in good working order, free of any damage and secure.
- Exterior doors must be weather tight, waterproof and secure.
- Walls, floors, and ceilings are in good repair, free from holes, peeling or chipped paint.
- Bathtubs and showers must be properly caulked.
- Kitchen and bathroom flooring must be in good condition and water impervious.
- Required handrails on stairs of four or more risers and properly secured.
- Junk, trash, and debris must be removed from all common interior and exterior areas.
- All exterior surfaces must be weatherproof.
- Post the Registration Certificate in a conspicuous location near the front entrance, public corridor or lobby.

This is not a comprehensive list. Please contact our office at 218.299.5434 or neighborhood.services@moorheadmn.gov with questions.