



Albert Lea Fire / Rescue / Inspections

City of Albert Lea

221 E Clark Street, Albert Lea, MN 56007-2421

Landlord Check List

https://www.municode.com/library/#!/mn/albert_lea/codes/code_of_ordinances

Chapter 34 - Housing

Responsibilities of owners and occupants (Sec. 34-56)

- No accumulations of trash, garbage, junk, and no hoarding
- Clean and sanitary conditions in the dwelling
- Rubbish should be disposed of in an approved container (premises of four or more dwelling units is owners responsibility to provide containers and service)
- All Screens and storm doors be in good condition
- Free of insects, rodents, other pests, and animal waste
- Plumbing fixtures must be clean and sanitary

Basic equipment and facilities (Sec. 34-57)

- Kitchen sink in good working condition
- All bathroom fixtures in good working condition (properly connected with hot and cold water lines)
- Water heater must be safe and provide a temperature of not less than 120 degrees Fahrenheit. A pressure discharge pipe shall be installed and be within 8-12" from the floor.
- Egress exits are to be safe and kept maintained (no storage)
- Decks and porches are required to have guard railings if over 30" above grade

Light, ventilation and heating (Sec. 34-58)

- Every habitable room shall have at least one window or other approved method of providing adequate light
- Every habitable room shall have an operable window or other approved method of providing adequate ventilation
- Every bathroom shall have an operable window or mechanical ventilation. If mechanical ventilation is used it shall be vented to the outside of the structure.
- Every habitable room shall have two wall type outlets or one outlet and a light fixture
- Every bathroom, laundry room, furnace room and public hall must have one light fixture
- Dryer vents shall be of approved material and no use of screws. If electric dryer it can be vented in with proved containment. When outside vent is used a screen not a flap should be used.
- Chimneys, vents, incinerators, furnaces, stoves and boilers shall be maintained so as not to create a safety hazard
- Provide clearance between ignition sources, such as light fixtures, heaters and flame producing devices, and combustible materials.
- All the circuits in the electrical panels must be labeled to ensure they are properly identified.
- Rental license must be displayed near the electrical panel.
- Repair or replace damaged or exposed electrical wiring.
- Provide approved junction boxes for electrical connections in accordance with the State Electrical Code and install covers for all open junction boxes.
- Remove extension cords that are being used as a substitute for permanent wiring.
- Electrical cords shall not pass through walls, ceilings, doorways or other locations where the cords are subjected to damage. Power taps must be connected directly to an outlet.



Albert Lea Fire / Rescue / Inspections

City of Albert Lea

221 E Clark Street, Albert Lea, MN 56007-2421

- All outlets and fixtures shall be connected to a source of power maintained in a safe working condition
- Additional outlets may be required when multiple adapters are plugged into outlets or extension cords are in use
- Heating facilities shall be properly installed and maintain at least 68 degrees (three feet above the floor level)
- All public areas should be adequately lighted
 - Five or more dwelling units must be lighted at all times
 - Not more than four dwelling units may be supplied with conveniently located light switches

Maintenance of parts of dwelling and dwelling units (Sec. 34-59)

- Provide approved address numbers that are plainly visible from the street or road.
- Every foundation, floor, wall, ceiling and roof shall be reasonably weather tight
- All exterior wood or other material which is susceptible to deterioration by the action of weather must be protected by paint
- All interior walls and the ceiling finish must be in good condition
- Every inside and outside stair including porches shall be kept in sound condition and good repair
- Every plumbing fixture and water and sewer pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks, obstructions, toilets tight, and traps under sink in tack.
- Bathroom and kitchen floors shall be structurally sound and kept in a clean and sanitary condition
- All equipment and utilities shall be maintained in satisfactory working order
- Remove all combustible storage from attic, under-floor and concealed spaces -OR- provide one-hour fire resistive construction on the storage side of such areas -OR- provide sprinkler protection.
- Remove and discontinue the storage of combustible materials in all electrical distribution equipment rooms.
- Remove and discontinue the storage of combustible materials in all elevator equipment rooms.
- Discontinue the storage of gas-fuel equipment (lawn maintenance, snow removal, etc.) inside buildings -OR- store only in rooms specifically designed and separated from other portions of the building.

Space, use and location requirements (Sec. 34-60)

- Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant and at least 100 additional square feet for every additional occupant
- Every sleeping unit shall contain at least 70 square feet of floor space, each additional adult will require an additional 45 square feet
- Every habitable room shall have a required ceiling height of seven feet
- No cellar space or basement shall be used as a sleeping room (for exceptions see Sec. 34-60 (5) and (6))

Smoke Detectors and Carbon Monoxide Detectors (MFC 299F.362 & 299F.51)

- Homes are required to have a smoke detector in each bedroom or sleeping room
- Smoke detector outside each separate sleeping area are required in all dwellings
- Smoke detector in each story within dwelling unit including basement/cellar
- Smoke detectors in one & two family dwellings must be replaced when they reach 10 years of age



Albert Lea Fire / Rescue / Inspections

City of Albert Lea

221 E Clark Street, Albert Lea, MN 56007-2421

- Carbon Monoxide Detectors located within 10 feet of each sleeping area
- Carbon Monoxide Detectors replaced when they reach 5 years of age or per manufactures requirement

Fire Protection (MFC Chapter 10)

- Provide portable fire extinguishers (2A-10BC) in buildings of 3 or more units
- Provide annual maintenance of the fire extinguishers
- Provide annual inspection and testing of sprinkler systems
- Provide annual inspection and testing of alarm systems
- Fire detection, alarm and extinguishing systems shall be maintained in an operative condition

Egress (MFC Chapter 10)

- Remove unapproved locking devices from exit doors. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
- Ensure that the means of egress illumination is equipped and maintained with an emergency power system capable of providing 30 minutes of illumination in the event of primary power loss.
- Ensure that exit signs are provided with an emergency power system capable of providing at least 30 minutes of illumination in the event of power failure.
- Provide approved exit signs for rooms, areas, or floor levels where two or more exits are required.
- Discontinue the practice of blocking open required fire-rated doors.
- Remove and discontinue the storage of combustibile materials in exits and exit enclosures.
- Basement egress windows shall have a sill no higher than 44" and a window well over 44" call will require a fixed ladder in the window well.

Revised 7/31/15