

Rental Property Standards

The City of Bloomington is providing the Rental Property Standards as a tool to evaluate the condition of your rental property prior to a routine inspection. By using the Rental Property Standards, you may avoid a lengthy inspection and potentially costly re-inspection fees. While the following list does not include every potential violation of the *International Property Maintenance Code*, it does contain violations that are commonly found during routine inspections. You can access the City of Bloomington Property Maintenance Code, Chapter 45, from the City's website www.bloomingtonil.gov.

Exterior of Building

1. Sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be in a proper state of repair and maintained free from hazardous conditions.
2. Accessory structures including detached garages, fences, and walls shall be structurally sound and in good repair with no peeling paint.
3. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint or some other protective covering or treatment. Bare, untreated wood surfaces will not be allowed.
4. All siding and masonry joints shall be maintained weather-resistant and watertight.
5. Address numbers must be visible from the street and individual apartments properly identified.
6. All foundation structures shall be free from holes, large cracks, and openings.
7. All exterior walls shall be free from holes, breaks, and loose or rotting materials. And must be maintained weatherproof and properly surface coated to prevent deterioration.
8. The roof and flashing components must be sound, watertight, and have no defects that admit rain. All roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions.
9. All cornices, belt courses, corbels, terra cotta trim, wall facing, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
10. Every exterior stairway, deck, porch, balcony, and all appurtenances attached thereto shall be structurally sound, in good repair, with proper anchorage, and capable of supporting the imposed loads. All treads & risers must be level and uniform.
11. Guardrails must be present for all open porches, decks, and landings that are higher than 30 inches above grade.
12. All chimneys, cooling towers, and smokestacks shall be maintained structurally sound, and in good repair.
13. All exterior doors, door assemblies, and hardware must be maintained in good condition. Doorknobs, hinges, and all door hardware must be intact and functioning as intended. Storm doors (if present) must be intact and in good, functional condition.
14. All basement hatchways and doors must be maintained to prevent the entry of rodents, rain, and drainage water.

15. Operable windows located 6ft or less above the ground level shall be equipped with locking devices.
16. All exterior doors must be equipped with thumb-turn deadbolt locks (slide bolts are not acceptable).
17. Refuse containers shall be properly stored (lids on all cans) and containers must not be visible from the street.

Interior of Building

18. Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.
19. All glazing materials must be free from cracks and breaks.
20. Every window, other than fixed, shall be easily openable and capable of being held in position by window hardware. Sticks and other prop devices are not allowed. Cranks/handles for casement windows must be present and installed.
21. All walls and ceilings shall be free from peeling paint and loose plaster. (Raw and unfinished drywall is not considered to be clean or sanitary).
22. All walking surfaces shall be in sound condition and in good repair.
23. In a multi-family building, all door closures shall be self-closing and latching (if required).
24. Doors must be free from cracks, breaks, or holes, and shall fit reasonably well within the frame.
25. Handrails must be securely fastened and maintained in good repair. (Required if more than 4 risers).

Light, Ventilation, and Occupancy Limitations

26. Every common hall and stairway in a multi-family building must be continually lit.
27. All bathroom or toilet rooms will have an operable window OR a mechanical means of ventilation.
28. Clothes dryer must be vented to the exterior.
29. Each dwelling will meet the space needs and requirements of the occupants.

Plumbing System

30. Each dwelling will contain a bathtub or shower, lavatory, water closet and kitchen sink that is maintained in a sanitary, safe working condition. (No leaking water pipes, sufficient hot/cold water supply with adequate pressure).
31. All plumbing fixtures must be properly installed and free from obstructions.
32. Water heater will be equipped with a temperature/pressure relief valve, relief valve discharge pipe (copper or galvanized), and gas shut-off valve.
33. All plumbing stacks, vents, waste, and sewer lines shall function properly, free of obstructions

and leaks.

34. Clothes washing machine shall be properly connected to the drainage system.
35. There will be no open or improperly capped drain lines.

Electrical System

36. All electrical equipment, wiring, and appliances shall be installed properly and maintained in a safe manner. (No missing cover plates, open splices, or painted receptacles. Junction boxes must be secured and properly covered. Electric panels and sub-panels will have a proper cover. All wiring must be adequately supported).
37. Every habitable space must contain at least two receptacles. Every laundry room shall contain a grounded type of receptacle or a GFCI. Every bathroom will contain at least one receptacle.
38. The entire electrical system will be free of any hazards.
39. A working light fixture will be present for every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, and furnace room.
40. Large appliances (stove, refrigerator, chest freezers, etc.) must be plugged directly into a receptacle. Power strips and extension cords are not allowed.

Heating System/Mechanical Equipment

41. The heating system will be capable of maintaining a room temperature of 68 degrees F in all habitable rooms, bathrooms, and toilet rooms (October 1 - May 31).
42. All mechanical equipment, fireplaces, and solid fuel-burning appliances must be installed properly and maintained in a safe working condition.
43. All fuel-burning heating equipment will be connected to an approved chimney or vent.
44. All fuel-burning equipment will have a proper shut-off valve.

Fire Safety

45. Smoke detectors will be located on each floor of the dwelling, including the basement. Smoke detectors will be located **within** all rooms used for sleeping. In addition, there will be smoke detectors located just outside the immediate vicinity of bedrooms. All smoke alarms will always function properly.
46. All interconnected smoke alarms must be functional on the wired or Wi-Fi system as installed. Battery-operated detectors shall not be substituted for non-functional interconnected devices.
47. Smoke alarms in one- and two-family dwellings shall be replaced not more than 10 years from the manufacture date marked -OR- shall be replaced if the manufacture date cannot be determined.
48. Carbon monoxide detectors shall be installed and maintained in all residential occupancies

within 15 feet of every room used for sleeping purposes in buildings that rely on combustion of fossil fuel for heat, cooking, ventilation, or hot water, or that are directly connected to a garage.

49. Every sleeping/bedroom will have at least one operable window that meets emergency egress/rescue standards.
50. All hallways, exit doors, egress windows, and stairways shall remain unobstructed and clear of rubbish or storage.
51. Fire and smoke doors in common hallways, mechanical spaces, laundry rooms, etc. must NOT be held or blocked open with a doorstop or any other devices.
52. Swinging fire and smoke doors must self-close and self-latch automatically.
53. There must be a 3-foot clearance around any heating appliance or other source of ignition within the dwelling. (Not including cooking stoves).
54. All sprinkler systems and fire alarm systems must be inspected annually by qualified personnel and documentation provided to the City of Bloomington. Systems must always remain in an operative condition.

Note:

Failure to have a representative in attendance for a scheduled rental inspection will result in a **Missed Inspection Fee** (Per Building or condominium): of \$75.00, as set forth in Chapter 45, Article II, Section 900.13, and Chapter 1, Section 30, City Ordinance #2023-34 Schedule of Fees.

Failure to have a representative in attendance for a scheduled re-inspection, or failure to have all repairs for the re-inspection complete, will result in a **Second Re-Inspection Appointment Fee**: of \$100.00, as set forth in Chapter 45, Article II, Section 900.13, and Chapter 1, Section 30, City Ordinance #2023-34 Schedule of Fees.