

# Most Common Repair Orders Condominium Units

*This is **not** a complete list of all deficiencies that may be found during the inspection. If you have any questions about this list or other requirements for your inspection, please call your housing inspector.*

## Fire Prevention

- **Missing, inoperable or improperly located smoke alarms.** Alarms must be located within 10ft of sleeping rooms, installed per manufacturer's guidelines, and no closer than 4 inches to a corner if mounted on the ceiling. If mounted on a wall, no closer than 4 inches, but no lower than 12 inches to ceiling. In one bedroom condominium units install in the living room directly above the door into the bath/bedroom. Existing hard wired smoke detectors are required to be maintained and replaced when 10 years old, per MN Fire Code. IPMC 704.2/MN State Statute 299.F 362 (10 pts)
- **Remove items from hallway so that there is a clear exit path (a minimum of 28" wide) to all doors and windows.** IPMC 702.1/MNFC 1104/MNBC 1021 (6 pts)
- **Repair locks and doors, including patio doors, to function properly.** IPMC 304.15 (3 pts)
- **Fire separation not maintained.** Seal all penetrations in fire walls and ceilings using UL-1479, ASTM E-814 fire caulk. **(Do not use foam—no foam is approved for this application.)** In the condos this is needed under kitchen and bath sinks as they are fire separation walls. MNFC 703.1 (4 pts) *If needed, use rated gypsum to fill larger holes then use the rated fire caulk.*
- **Fire rated doors must self-close and latch from a fully open position.** (This applies to condo unit entry doors.) IPMC 304.15, 703.2/MNFC 703.2 (3 pts)
- **Remove excessive combustible materials from unit and/or properly store or dispose.** MNFC 315 & Chapter 23 (6 pts)
- **Emergency escape openings/windows.** Required emergency escape openings must be maintained in accordance with the code in effect at the time of construction. Minimum net clear opening size must comply with the code that was in effect at the time of construction. **Windows must hold up unassisted and lock properly.** IPMC 702.4, 304.13 (6 pts)
- **All residential units: Smoke detectors are required to be replaced in all residential units after 10 years, maintaining the type of detection system in place** (e.g. wired to the unit/building electrical system with battery backup) per NFPA 72 and smoke detector manufacturers specifications. (5 pts)
- **Patio homes and condominiums (R-3 occupancies): A portable fire extinguisher 2A10BC or larger is required at least 4 inches from the floor and no higher than 5 feet for extinguishers weighing less than 40 pounds.** They must be within 75 feet of the dwelling unit in a condominium building (in hallways on the same level). These are required to be serviced annually by a certified individual from an approved organization or replaced annually with a new model. MNFC 906.2.1 (3 pts)

## Interior

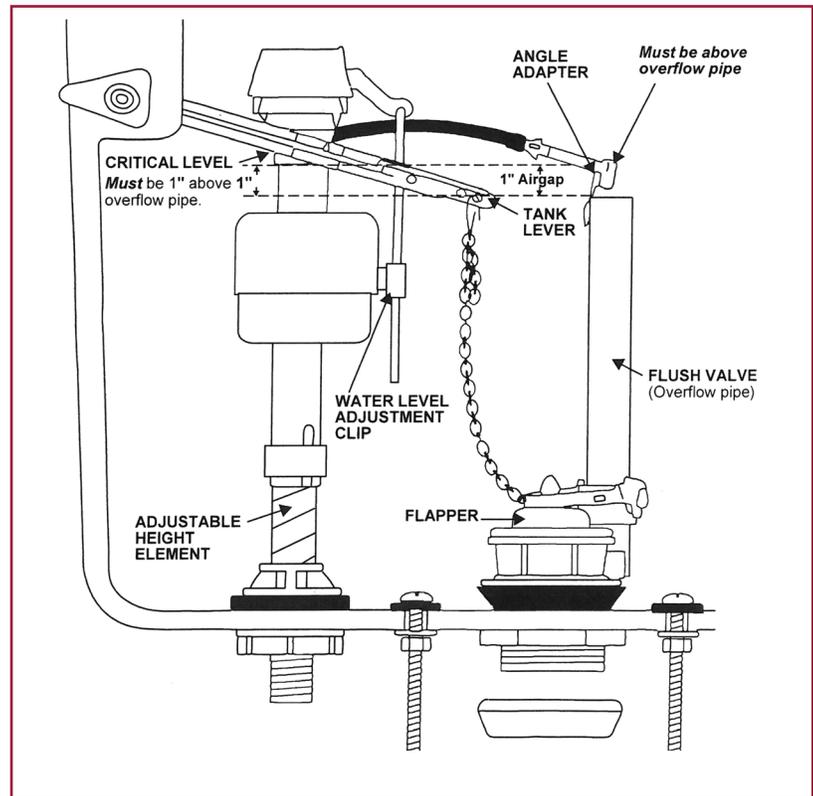
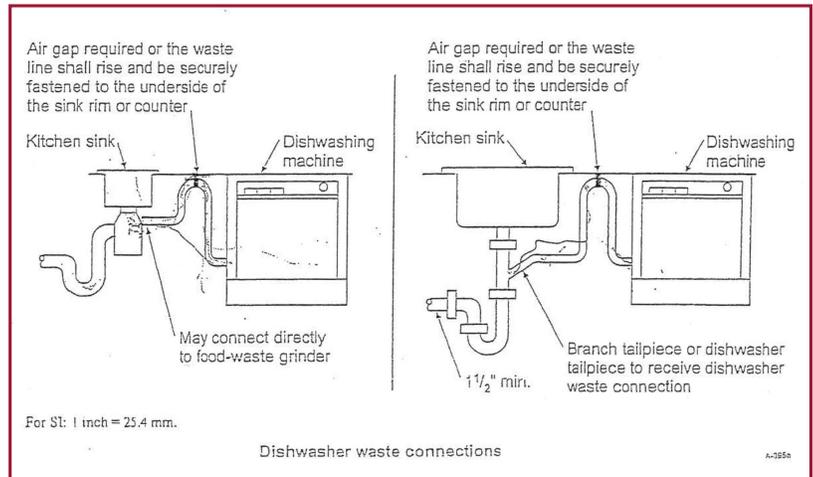
- **Interior surfaces must be free from defects** (peeling or missing paint, caulk or grout, water damage, cracks, holes, etc). IPMC 305.3 (4 pts)
- **Tighten handrails and guardrails (interior and exterior).** IPMC 304.13/IPMC 305.5 (3 pts)
- **Repair stairs and walking surfaces to be free from defects.** IPMC 305.4 (6 pts)
- **Doors must be maintained in good condition and function properly** (including closet doors). IPMC 304.15 (3 pts) *Windows must hold up unassisted and lock properly.*
- **Insect screens must be in good condition & provided for all openings required for ventilation between May 1 and October 1.** IPMC 304.14 (1 pt) *(If they are in place during the inspection, they must fit and be in good condition any time of year).*



- **Carbon monoxide alarms required in all units.** All CO alarms must be certified by nationally recognized testing laboratories that conform to UL2034. CO alarms must be located within 10 feet of each sleeping room. Carbon monoxide detectors must be replaced every 5-7 years. Rely on the manufacturer's instructions for exact specifications. MN State Statute 299F.50

## Plumbing & Mechanical

- **Heat required: must supply sufficient heat at a minimum of 68°F during the period of October 1 to May 1.** IPMC 602.3 (6 pts)
- **Plumbing system and fixtures must be installed & maintained in a safe, sanitary, functional condition and be free from leaks.** IPMC 504.1, 504.3 (5 pts each)
- **Water supply:**
  - An adequate amount of water must be supplied. IPMC 505.3 (10 pts)
  - Water heats to a minimum of 110°F at all fixtures. IPMC 505.4 (6 pts)
- **Water system is free from hazards.** This includes installing anti siphon devices on handheld shower wands and no flexible waste pipes under sinks in place of solid pipe. Dishwasher drain line must be installed per illustration and the toilet tank must have the angle adapter clip above the fill valve to create a 1" air gap. Water softener drain lines must be elevated and clamped 1½" above the floor drain or laundry tub spill line. IPMC 504.3 (10 pts)
- **Water connection:** water system is connected to an approved public or private system. IPMC 505.1 (6 pts)
- **Sanitary drainage system must be maintained free from obstructions, leaks and defects.** IPMC 506.2 (5 pts)
- **Bathrooms & toilet rooms** must have an openable window with a screen or mechanical ventilation fan in the bathroom that is properly vented to the exterior. (In the condo units, ensure the bath vent and fan are free from debris and drawing air from the room.) IPMC 403.2 (3 pts) Location must provide privacy and not constitute the only passageway to a hall or other space, or to the exterior. IPMC 503.1 (4 pts)



### Toilet Tank Elements

NOTE: The critical element in the installation is to provide a minimum of 1 inch air gap. This prevents the water in the tank from being siphoned into the house drinking water.



## Sanitation

- **Maintain structure and equipment in good repair, structurally sound and in a sanitary condition.** IPMC 305.1 (10 pts) *Owner's responsibility.*
- **Maintain a clean and sanitary dwelling unit.** Pay particular attention to stove tops and undersides if greasy or food covered. IPMC 305.1 (10 pts) *Tenant's responsibility.*
- **Maintain structures and dwelling units free from insects and rodents.** IPMC 308.1 (6 pts)

## Electrical

- **All electrical equipment, wiring and appliances must be properly installed and maintained in a safe and approved manner.** Replace broken or missing outlet or switch plate covers, broken outlets, outlets with loose connections, improperly wired outlets or switches and all outlets that are painted over. IPMC 605.1 (4 pts)
- **Provide electricity to every occupied building.** IPMC 604.1 (4 pts) A minimum service of 60 amps 120/240 volt, single phase electrical service is required for dwelling units. IPMC 604.2/NEC 408.4 (10 pts) *Legibly label all circuits in panel.*
- **Every habitable space in a dwelling must contain at least two separate receptacle outlets.** Every laundry area must contain at least one grounded-type receptacle with a ground fault circuit interrupter (GFCI). Every bathroom must contain at least one receptacle. Any new bathroom receptacle outlet shall have GFCI protection. IPMC 605.2/NEC 406.4 (4 pts)
- **Lighting must be provided in every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room, furnace room, and means of egress, including external stairway.** IPMC 402.2 . There cannot be any open sockets in any fixtures in an area where water is used (kitchens and baths). IPMC 605.3/NEC 411 (4 pts)
- **No extension cords or plug adapters shall be used in lieu of permanent wiring.** Replace all non surge protected adapters and extension cords with UL listed surge protected strips and adapters. Section 405 IPMC 604.3/MNFC 605.5 (1 pt per extension cord or multiplug adapter)



**Minnesota Department of Labor & Industry – Smoke Detector Statutes**

**299 F.362 SMOKE DETECTOR; INSTALLATION; RULES; PENALTY.**

- **Subd. 5. Maintenance Responsibilities.** For all occupancies covered by this section where the occupant is not the owner of the dwelling unit or the guest room, *the owner is responsible for maintenance of the smoke detectors.* An owner may file inspection and maintenance reports with the local fire marshal for establishing evidence of inspection and maintenance of smoke detectors.
- **Subd. 5a. Inform Owner; No Added Liability.** *The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning.* If the occupant fails to inform the owner under this subdivision, the occupant’s liability for damages is not greater than it otherwise would be.
- **Subd. 6. Penalties.** *(a) Any person who violates any provision of this section shall be subject to the same penalty and the enforcement mechanism that is provided for violation of the State Fire Code, as specified in section 299F.011, subdivision 6. (b) An occupant who willfully disables a smoke detector or causes it to be nonfunctioning, resulting in damage or injury to persons or property, is guilty of a misdemeanor.*

