



City of Urbandale

Building Department
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Urbandale, IA 50322-4057

www.urbandale.org
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Single Family and Duplex Rental Inspections Compliance list

The following is a partial list of the requirements for single family and duplex rental units. For a complete list of the requirements, please refer to Urbandale Ordinance Chapter 151 as well as the 2012 *International Property Maintenance Code*. **Tenants must have a minimum 24 hrs. notice prior to inspection and adult must be present during the inspection**

Exterior property areas

- The exterior property should be maintained in a clean, safe and sanitary condition
- All sidewalks, walkways, stairs and driveways should be kept in a proper state of repair and maintained free of hazards
- All accessory structures including detached garages and fences should be maintained structurally sound and in good repair

Exterior structure

- The exterior structure should be maintained in good repair and structurally sound
- All exterior surfaces, other than decay resistant woods should be protected by painting or other protective covering. Peeling, flaking or chipped paint should be eliminated
- Address numbers should be placed in a position to be legible and visible from the street
- Roof drains, gutters and downspouts should be in good repair and free from obstructions
- Decks, porches, balconies, and stairs should be structurally sound
- Every handrail and guard should be firmly fastened and capable of supporting the imposed loads
- Every window and door should be kept in good repair and weather tight. All glass should be free from cracks and holes
- Screens are required from April 15th to October 15 and should be free from tears or holes
- All exterior doors should be operable from the inside without the use of a key

Interior structure

- The interior should be in good repair, structurally sound and be maintained in a clean, safe and sanitary condition
- Every handrail and guard should be firmly fastened and capable of supporting the imposed loads
- The structure should be kept free from rodent and insect infestation

Plumbing

- All plumbing fixtures should be in proper working order free of leaks or defects

Electrical

- All receptacles and GFCI receptacles should be properly functioning and securely mounted
- Every bathroom should have at least one GFCI protected receptacle
- Light fixtures in closets require a cover over the light bulb (no bare porcelain fixtures)
- Electrical panels should be properly labeled
- Tenant should have access to electrical panel
- Extension cords should not be used for permanent wiring

Mechanical

- Heating facilities should be capable of maintaining all habitable rooms at 68 degrees
- Clothes dryer exhaust systems should be exhausted to the exterior. The duct and exhaust vent should be free from lint build-up.
- Each bathroom should have a functioning exhaust fan ducted to the exterior or an operational window
- A clear working space should be provided to service all mechanical equipment
- Gas shut-off valves are required for furnaces, water heaters, and fireplaces
- CSST gas pipe should be properly bonded. A separate **CSST Handout** is available www.urbandale.org

Fire Safety

- Each bedroom should have an emergency egress
- The required fire resistance rating of walls shall be maintained
- Smoke detectors should be functioning properly and located in all bedrooms, directly outside of bedrooms and one smoke detector per floor
- Smoke detectors should be replaced every 10 years and batteries should be checked regularly (**After June 21st, 2021**) Must also have a 10-year non-removable battery
- Any smoke detectors that are replaced should be “**single station smoke alarm**” (UL) 217, “**combo device**” such as smoke and CO2 is also acceptable.

Carbon Monoxide Alarms

- Carbon Monoxide Alarms will be required in all buildings with fuel burning appliances and/or attached garages. All Carbon Monoxide Alarms must comply with UL 2034, and be installed and maintained in accordance with NFPA 720.