

technician must complete a Fuel Burning Appliance Report.

- Does the water heater have a temperature and pressure relief valve with an extension pipe that extends to within 3-6 inches of the floor?
- Are all combustion gases vented to the outside?
- Are there any fuel burning devices located in bathrooms or sleeping areas? This is not permitted.

### **Plumbing**

- Do plumbing fixtures have adequate water pressure and do they operate properly?
- Do any supply or drain lines leak?
- Do all fixtures have proper traps to prevent the infiltration of harmful sewer gases?

### **In the Basement**

- Are the steps and handrail in good repair? Is there an open side of the stairs? If so, it needs a guardrail.
- In order to be used as a sleeping area, the space must meet the requirements for finished walls and ceilings, ventilation, ceiling height, heating and egress. Escape windows must have a minimum net area of 5.7 square feet with a minimum net clear openable height of 24" and width of 20".
- Do clean-out openings and floor drains have proper covers?
- Is there a switched ceiling or wall-type light fixture?

### **In the Kitchen**

- Are there separate outlets for the stove and refrigerator in addition to 2 duplex outlets?
- Is there a switched ceiling or wall-type light fixture?
- Are any electric outlets within 3 feet of water of the ground fault design?
- If supplied, is the garbage disposal in operable condition? If not, it must be repaired, replaced or removed.
- Is the floor able to be easily kept in a clean, dry condition?
- If supplied, are the refrigerator, stove or microwave maintained in safe working condition?

### **In the Bathroom**

- Is there a switched ceiling or wall-type light fixture?
- If there is a lavatory in the bathroom, is there at least 1 single convenience ground fault electrical outlet? Are any outlets within 3 feet of water of the ground fault design?
- Are all of the bathroom fixtures working properly?
- Is the floor able to be easily kept in a clean, dry condition?
- Is there an openable window or adequate mechanical ventilation?

### **Public Halls and Stairways**

- Are passageways and stairways in buildings with 5 or more units adequately lighted at all times?

# City of Hiawatha

## HOUSING CODE CHECKLIST



**Say hello to a great place to live,  
work and play.**

**Community Development Department  
Development & Code Enforcement  
Phone: 319-294-2929  
Fax: 319-393-1516**

## To Get a Head Start

Use this checklist prior to your scheduled inspection. It may help you to avoid potentially costly reinspection fees. Please note that this is not intended to include every possible violation of the housing code, but it does contain violations that are most commonly found during routine inspections.

## Outside

- Are the street numbers visible from the street and alley (4 inch high minimum)?
- Is the siding and paint in good condition?
- Is the garage, and any other accessory structure such as a shed, in good condition?
- Does the roof leak?
- Are the steps (uniform riser height and tread), decks and landings in good condition?
- Do stairways with more than 4 risers have a handrail?
- Do any balconies, porches or landings 30 inches or more above grade have guardrails?
- Are any fences in good repair?
- Are the sidewalks in safe and sound condition?
- Are the gutters and/or downspouts in a good state of repair and directing rainwater away from the structure?
- Is the foundation in good repair?

## Throughout the Housing Unit

- Smoke Detectors, Carbon Monoxide Detectors, Fire Extinguishers and Combustibles
- Is there a smoke detector in every sleeping room? Are detectors located outside of each sleeping area and on every floor level of the

structure? Is there a Carbon Monoxide

Detector and is it located within 40 feet

of each sleeping area.

In multi-family dwellings, are detectors also

located every 30 feet in common corridors

and at the top of each interior stairway?

Is there at least 1 fully charged, properly

mounted extinguisher in each dwelling unit

not served by a common corridor or, for

those structures with common corridors, 1

(one) 5lb extinguisher within 75 feet of each

dwelling unit?

Are all combustible materials stored at least 3

feet away from sources of ignition?

Have all paint and gas cans, solvents, fuels,

boat motors or other hazardous materials

and items been removed from the heated

portion of the dwelling?

## Doors

Are the exterior doors weather tight and

have locks in working order?

Are any storm or screen doors in good con-

dition?

Are the doors in good working order?

## Windows

Are there any broken or badly cracked win-

dows?

Are the windows weather tight and in good

working condition (capable of remaining

open without a means of support)?

Do the windows have locks in good working

order?

Do the required operable windows have

screens without tips, tears or holes?

Does every habitable room have an operable

window?

## Walls, Ceilings and Floors

Are the walls and ceilings properly sealed,

free from peeling paint and capable of being

maintained in a sanitary condition?

Is the carpet ripped or torn, or otherwise

causing a tripping hazard?

Are the floors structurally sound?

Do all habitable rooms have ceilings at least

7 feet in height?

## Electrical System

Does every habitable room have at least a

switched light fixture and 2 duplex outlets or

1 switched duplex outlet plus another duplex

outlet? Are the outlets located apart from

each other in order to reduce the need for

use of extension cords?

Are all cover plates for outlets, switches and

junction boxes in place?

Are all switches, outlets and electrical fix-

tures in good working order?

Are there any extension cords running

through doorways or under carpets? This is

not allowed.

Are all outlets within 3 feet of a water source

of the ground fault design?

Is there adequate circuitry for the unit and is

each fuse rated properly for its gauge of wir-

ing?

Does each room including bathrooms have

adequate heat? 65 degrees measured at a

distance of 3 feet above the floor?

Has a licensed mechanical contractor or cer-

tified technician inspected the heating unit

within the last year? The contractor or

## Mechanical