



## **MAYOR AND CITY COUNCIL OF LAUREL DEPARTMENT OF THE FIRE MARSHAL AND PERMIT SERVICES**

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### **RENTAL LICENSING CODE REQUIREMENTS TO BE INSPECTED**

The following checklist identifies some of the code requirement items to be inspected prior to the issuance of a rental license. This list does not include every code requirement that will be checked during the inspection. It is supplied to give the owner some indication of what to expect during the inspection.

1. Every foundation, wall, ceiling, roof, window, floor, and exterior door must be reasonably weather-tight, rodent-proof, and kept in good repair. Every inside and outside stairway and porch shall be in sound condition, with a secure handrail for three or more steps.
2. For properties that do not already have hard-wired smoke alarms: 10-year Smoke Alarms must be installed and working in each sleeping room, basement, and on each level of the home.
3. Carbon monoxide detectors on each level of home (Combo smoke/co alarm is acceptable).
4. Every plumbing fixture and water and sewer pipes shall be in good working order.
5. Every bathroom and kitchen floor shall be reasonably waterproof to allow for easy cleaning.
6. Tubs and showers shall be caulked and grouted to be watertight.
7. All walls, ceilings, interior woodwork, doors and windows shall be free of flaking, peeling, or loose paint. Only lead-free paint may be used in the interior.
8. All mechanical equipment such as heating or air conditioning unit, hot water heater and appliances such as dishwasher, garbage disposal, range, microwave oven, refrigerator, washer and dryer, and electric service shall be properly installed and in working order.
9. All windows that open shall have screens for protection against mosquitoes, flies, and other insects.
10. All outside wood surfaces shall be in good condition (not rotted) and properly painted.
11. Roof construction shall resist dampness or water seepage into the house.
12. Every dwelling is to have a safe/ unobstructed exit to the outside at ground level.
13. ***All rooms used for sleeping must have a door directly to the outside or an escape/rescue window meeting the following minimum requirement.*** The window must be 44-inches off the interior floor, with an opening that is at least 5.7 square feet.
14. Basement or lower level rooms **shall never** be used for sleeping, unless there is a door from the room to the outside or an escape/rescue window and smoke alarm (as described in item #13).
15. The property will be free of all trash, debris, unregistered and/or inoperable motor vehicles.
16. Renting of a guest room. The renting from a resident owner family to **not more than two (2) additional persons**, neither of whom are related by blood, marriage or adoption, to any of the resident family member of not more than one (1) room (which may include one adjoining bathroom) for not less than six (6) months is permitted as an accessory use. No separate kitchen facility shall be permitted. All residents, including those residents who are renting the room shall maintain a single housekeeping unit, allowing the renting residents to have free use and access of the entire dwelling unit, including specifically access to and use of kitchen facilities.