

The verbiage in black is the same as it has been since 2005. **Red** words are the clarifications in place since June of 2014. **Blue** words are the result of Council (Item #4) or staff (Items #22) recommendation.

Sec. 13-75. Standards for Residential Rental Unit.

For purposes of this ordinance, the following standards apply to residential rental units and must be met prior to being issued a permit. The standards shall be reflected on the rental housing inspection form.

1. **9-1-1 Numbers** –Minimum 3 inches tall and **readily visible and** legible from the street.
2. **Trash Cans and Storage of Solid Waste** –One rollcart and recycling bin with a designated **storage** location for the rollcart behind the front building line.
3. **Environmental** – Property exteriors shall comply with the International Property Maintenance Code.
4. **[CURRENT LANGUAGE] Doors and Windows** – Individual dwelling units must have access directly to the outside or to a common corridor. Sleeping rooms must have at least one window with a 5-square foot **clear net** operational window **in normal operation for sills up to 44” above grade level and a 5’-7” square foot clear opening for windows higher than that**, or an exterior door that is operable from the inside. Exterior windows must be free of functional defects, capable of opening and closing, and have working locks.

[PROPOSED LANGUAGE] Doors and Windows – Individual dwelling units must have access directly to the outside or to a common corridor. **All** exterior windows must be free of functional defects, capable of opening and closing, and have working locks. **All windows in a room used for sleeping will be measured per Section R310 of the 2012 International Residential Code. If a rental property is found to have one or more sleeping rooms with windows that do not meet code, property owners will be required to have all tenants of that property sign a disclaimer acknowledging the rental property has non-compliant windows. This disclaimer shall be shown to the inspector at the time of the annual inspection or otherwise submitted to the rental housing inspector prior to a rental permit being issued. It is the responsibility of the property owner to obtain and keep these records current and on file. Failure to maintain documentation that all current tenants have signed the disclaimer will result in the property owner receiving a warning for the first incident. Future incidents will result in a fine of \$100 and count as an offense per Section 13-61 of this ordinance. Basement rooms used for sleeping must have one window with a clear net opening of five (5) square feet or for the basement floor to have a door with direct access to the outside. *Basement* is defined as a floor level of a structure completely or partially below ground.**

5. **Stairs, Rails, Porches, Decks** – A **graspable** handrail is required for four or more stairs **whether indoors or out**. Guardrails are required on decks over 30” above grade, **must be a minimum of 36” in height, and not have any openings between pickets or rails that exceeds 4”**. Porches and decks shall not have apparent structural damage or broken or missing rails or steps. **No exposed risers are allowed on stairs over 30” in height whether indoors or out**.
6. **Swimming Pools/Spas** – Swimming pools and spas shall be enclosed and include a self-closing and self-latching gate of 48” minimum height.
7. **Electrical Service and Electrical Hazards** –Electrical service through the public service provider. All bathrooms, exterior outlets, non-dedicated kitchen outlets within 6 feet of kitchen sink shall be ground fault protected. Missing or cracked plates on switches or outlets shall be repaired.

8. **Ceilings** –Habitable spaces and hallways must have a clear ceiling height of not less than seven feet. Ceilings shall not have any apparent visual defects, evidence of mold or mildew, or holes with exposed wiring or insulation.
9. **Walls** – Walls shall not have any apparent visual defects evidence of mold or mildew, or holes with exposed wiring or insulation.
10. **Floors** – Floors shall not have any apparent visual defects, evidence of mold or mildew, or soft spots.
11. **Sink** –In kitchen with hot and cold running water. **Hot water to be at least 110 degrees.**
12. **Stove or Range** – Stoves and ranges shall be free of apparent hazards. Combustible material must be at least 30” above the heat source. **An anti-tip device must be installed for free-standing units.**
13. **Toilet** –Flushing and leak free in a room affording privacy.
14. **Wash Basin** –Operational and leak free equipped with hot and cold running water.
15. **Tub or Shower** –Operational and equipped with hot and cold running water in a room affording privacy. **Hot water not to exceed 120 degrees.**
16. **Ventilation in Bathroom** – Bathrooms must have a window or mechanical ventilation and not have any evidence of mold or mildew.
17. **Smoke Detectors** – Every **bedroom and adjoining hallway as well as the** common living area shall be equipped with an operational, approved listed smoke detector. In units containing more than one (1) story, detectors are required on each story.
18. **Fire Extinguisher**- Minimum 4 **(5)** lb-ABC fire extinguisher that is fully charged.
19. **Heating Equipment** –Operational-heating facilities capable of maintaining a room temperature of 70 degrees.
20. **Evidence of Infestation** – Premises shall appear free of rats, mice, roaches or other vermin.
21. **Interior Stairs and Common Halls** – Stairs and halls shall not have apparent damage or missing rails or steps. **No exposed risers are allowed on stairs over 30” in height whether indoors or out.**
22. **Parking Spaces** – There shall be at least one all-weather surfaced parking space per occupant. **All parking shall meet the standards of the City of Clemson Zoning Ordinance. [The following words are proposed to be deleted: as required by the City of Clemson Zoning Ordinance. For new rental units, where parking is required beyond two spaces, those spaces shall be behind the building line and screened by vegetation or a wall/fence.]**
23. **Occupancy Label** – An occupancy label signed and issued by the Zoning and Codes Administrator shall be affixed to the interior side of the main door of the rental residence, or on the exterior surface of the refrigerator door, or on the wall or door immediately adjacent to the fire extinguisher or in an otherwise conspicuous location. New rental properties will have occupancy verified during inspection and label will be issued and affixed after a permit has been issued.