

Common Questions

Who needs to be present during the inspection and how long will the inspection take?

The landlord or the landlord's representative must accompany the code official during the entire inspection. Inspections will typically take approximately 20 to 40 minutes, however some inspections could take an hour or more depending on the severity or abundance of code violations discovered.

How often will my property be inspected?

Rental dwelling units which are properly maintained will be inspected every two years. Rental dwelling units which have major code violations or a number of minor code violations will be inspected every year. Follow up or re-inspections are conducted after the initial inspection to verify if code violations were corrected and will generally occur within 30 days after the initial inspection.

How can I find out more information?

For questions about the Rental Inspection Program, please contact the Inspector Services Department at (402) 494-7518. Additional information can be found on the city website at www.southsiouxcity.org.

The International Property Maintenance Code (IPMC), 2012 is online at <http://publiccodes.cyberregs.com/icod/ipmc/2012/index.htm>. Also a hardcopy is available for review at City Hall.

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Rental Inspection Property Guidelines

In accordance with Ordinance 2015-08, adopting International Property Maintenance Code (IPMC), 2012



Reviewing your rental units for compliance with this list could save you from costly re-inspections!

Outside

- Are the street numbers visible from the street (2.5" high minimum)?
- Is the exterior (siding and/or paint) in good condition?
- Are all accessory structures (garage, shed, etc.) in good condition?
- Does the roof leak?
- Do all the steps, decks, and landings 30 inches or more above grade have guardrails?
- Are all fences in good repair?
- Are all sidewalks and driveways in safe and sound condition?
- Are the gutters and/or downspouts in a good state of repair and directing the water away from the structure?
- Is the foundation in good repair?
- Is the yard free of junk, trash, or debris? Are there items being stored outside that belong indoors?
- Are there inoperable, junk or unlicensed vehicles on the property?
- Are any swimming pools maintained in a sanitary condition?

Throughout the Dwelling

Fire Safety

- Are the smoke detectors located inside each bedroom and on every floor level of the structure?
- Are all combustible materials stored at least 3 feet away from sources of ignition?
- Are all exit signs properly illuminated?

Pest Control

- Is the unit free of bugs and/or rodents or been recently exterminated?

Doors

- Do the exterior doors have deadbolt locks in working order?
- Are all exterior doors weather tight and in good working order?
- Are all storm or screen doors in good condition?

Windows

- Are there any broken or badly cracked windows?
- Are all 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 rips, tears or holes?
- Does every sleeping area 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?
- Do all habitable rooms have ceilings at least 7 feet in height?*

Electrical System

- Does every habitable room have at least two separate outlets? *
- Are all cover plates for outlets, switches and junction boxes in place?
- Are all switches, outlets and electrical fixtures in good working order?
- Are there any extension cords running through doorways, or under carpets?
- Is there adequate circuitry for the unit?

Mechanical

- Does each room including the bathrooms have adequate heat (at least 68°)?
- Are all combustion gases vented out of the room?
- Are clothes dryers properly vented?

In the Basement

- Are the steps and handrails in good repair?
- 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.
- Do clean-out openings and floor drains have proper covers?

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 Bathroom

- Any new/updated bathrooms must have ground fault electrical outlets.
- Are all of the bathroom fixtures working properly?
- Is the floor able to be easily maintained in a clean, dry, condition?
- Is there an operable window or adequate mechanical ventilation?

Miscellaneous

- Are passageways and stairways in buildings adequately lighted at all times?

Important Note: This list contains commonly found violations. It is not intended to be a comprehensive list of all violations that could occur. If you have questions about a specific situation, please contact Inspection Services Department at (402) 494-7518 or visit our website at www.southsiouxcity.org.

**Unless constructed under previous regulations*
