

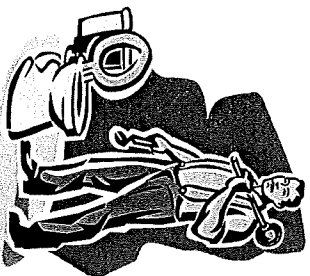


# Property Maintenance Code

## Good Information for Renters

If you rent your home, regardless of what type of structure it is, the City of Salina's Property Maintenance Code requires that you *and your landlord* maintain the housing unit so that it meets a minimum standard for the health and safety of the occupants.

Some requirements of Salina's Property Maintenance Code include:



*City code requires that there be at least one working toilet in each dwelling unit.*

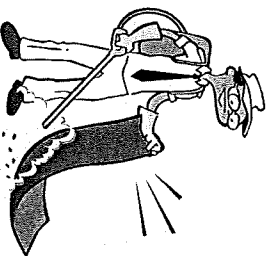
- The owner of the structure shall provide and maintain **mechanical and electrical facilities and equipment.** All mechanical appliances and water heating appliances shall be properly installed and maintained in a safe working condition, capable of performing the intended function.

• A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the outside or common area inside the building. **Means of egress** shall comply with the International Fire Code as locally adopted and amended.

• Every dwelling unit must be provided with such containers (trash cans/trash carts) as may be necessary to contain all **garbage and trash**, and the receptacles must be maintained in good repair at all times.

- Every window, that is designed to be opened and closed, shall be easily operable and capable of being held in position by window hardware.
- All exterior doors and hardware shall be maintained in good working order.
- All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- Every habitable space in a dwelling (house or apartment) shall contain at least two **receptacle outlets.** Every laundry area shall contain at least one grounded-type outlet or GFCI outlet. Every bathroom shall contain at least one outlet. Any new bathroom outlet shall have ground fault circuit interrupter (GFCI) protection.
- Every bathroom shall comply with the Salina Code requirements for residential bathrooms.
- All plumbing and plumbing fixtures must be maintained in good working order.

### Pests / Infestation

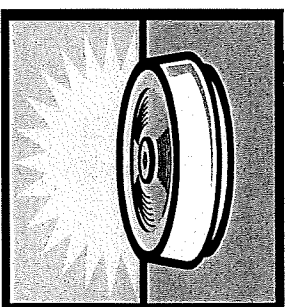


*Owner and Tenant are both responsible for pest elimination*

The owner of any structure shall be responsible for the pest elimination within the structure **prior to renting** or leasing the structure.

A tenant can ask for proof from the landlord (report from an exterminator) that the house or apartment building is not infested before signing a lease and moving in.

If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.



*Every dwelling and dwelling unit is required to have operable smoke alarms*

**Smoke Alarms** shall be installed and maintained in dwelling units in the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.

### Who do I contact?

If you suspect that there are code violations in your dwelling, and you have notified the landlord but they have not performed repairs in a reasonable timeframe, contact the City of Salina's **Development Services Department at 309-5715.** They will obtain details about the nature of your concerns and determine whether they are life or health safety issues; and then will advise you of a course of action, which may include notifying the landlord in writing and scheduling a code compliance inspection. Should violations be found, the city will pursue a remedy on your behalf.

If you believe you have been a victim of discrimination, contact the Salina Human Relations Department at 309-5745. More information about housing discrimination and the Minimum Housing Code is available at the Human Relations website, [www.human.salina.org](http://www.human.salina.org).

## Mobile Home Regulations

There also are city regulations regarding mobile homes, contained in Chapter 22 of the Salina Code, including:

- It is unlawful for anyone to maintain, use, occupy or lease a mobile home within the city outside of a licensed mobile home park or outside an area zoned for that use.
- Any mobile home used as a residence must be placed on mobile home stands and tied down and blocked in accordance with state law. (KSA 75-1226-75-1232)
- It is permissible for a bona fide guest of a property owner to park a recreational vehicle in the rear yard of the dwelling for no more than 15 days.

Mobile home park owners' responsibilities:

- Seeing to it that each unit is properly located and secured.
- Seeing to it that the initial connections of each mobile home to gas, liquefied petroleum, electricity, water and sewage systems are performed by an appropriately licensed contractor.
- To keep a register containing a record of all mobile homes, owners if not owner-occupied, and tenants located within each park.

To see, or obtain a copy of, the Property Maintenance Code in its entirety, please visit the City of Salina website at [www.salina-ks.gov](http://www.salina-ks.gov).

Click on:

1. *Departments*
2. *Neighborhood Services*
3. *Code Enforcement*



Information contained in this brochure is not representative of all of the codes pertaining to property maintenance. For more information please contact Development Services, 785-309-5720 or 785-309-5715.

**Salina Human Relations**

Phone: 785-309-5745

Website: [www.human.salina.org](http://www.human.salina.org)



The City of Salina's

# Property Maintenance Code

protects your right to a safe and healthy place to live

