



CITY OF MCMINNVILLE
Code Compliance & Community Relations
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MCMINNVILLE, OR 97128
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Rental Inspection Program Committee
Tuesday, August 24, 2021
4:00 PM

ZOOM Online Meeting

<https://mcminnvilleoregon.zoom.us/j/97037319313?pwd=WIBkMlIXdjRPS0NsOCtEejU1WTVtdz09>

Meeting ID: 970 3731 9313

Passcode: 761011

COMMITTEE MEMBERS	AGENDA ITEM
Andrew Burton Joan Drabkin Diane Longaker Katherine Martin Sal Peralta Mary Piper Vickie Ybarguen	1. Call to Order / Introductions 2. Follow-Up on Discussion from July 27, 2021 Meeting ❖ Discussion of Inspection Checklists (<i>See attachments</i>) 3. Committee Member Comments 4. Staff Comments 5. Adjournment

Rental Inspections Program



RENTAL INSPECTION COMMITTEE, AUGUST 24, 2021



RIP COMMITTEE – TODAY'S AGENDA

- ❖ **Discuss inspection items**
 - Review what other cities are inspecting during an inspection
 - Review suggested items to inspect in McMinnville
 - Finalize inspection items
- ❖ **Next Steps**

RENTAL INSPECTION COMMITTEE, AUGUST 24, 2021



RIP COMMITTEE – SUGGESTED INSPECTION ITEMS

- ❖ **Smoke detectors & Carbon Monoxide Detectors must work and be in sleeping rooms, in the immediate vicinity of the sleeping rooms and on each level of the house. Including basements & attics with habitable space.**
- ❖ **Windows and Doors must close & open with minimal effort**
- ❖ **Windows or doors should not be broken or in disrepair**
- ❖ **Windows and doors must be able to be locked**
- ❖ **Stairs must be kept in good repair no broken or damaged treads**
- ❖ **Stair handrails and guards must be intact and in good conditions**

RENTAL INSPECTION COMMITTEE, AUGUST 24, 2021



RIP COMMITTEE – SUGGESTED INSPECTION ITEMS

- ❖ All electrical wiring must be inside walls, boxes, or metal conduit
- ❖ Electric fixtures must be securely fastened
- ❖ Water pipes, drain pipes and fixtures must be properly installed and kept leak free
- ❖ Furnaces and wall heaters must be in working conditions and capable of heating all living/habitable spaces at least 68 degrees. Portable heaters can not be used to meet these standards.
- ❖ Fan, thermostats, and major appliances should function properly

RENTAL INSPECTION COMMITTEE, AUGUST 24, 2021



RIP COMMITTEE – SUGGESTED INSPECTION ITEMS

- ❖ Hot water heaters must be equipped with a pressure relief valve and pressure relief drain tube and have earthquake bracing
- ❖ All residential dwelling units shall have work water, electric and/or gas and sanitary services
- ❖ Any cause for standing water in basements but be eliminated
- ❖ Insect or rodent infestation must be eliminated
- ❖ Excessively leaning foundations must be repaired or replaced

RENTAL INSPECTION COMMITTEE, AUGUST 24, 2021



QUESTIONS?

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