Residential Rental Program

Inspection Checklist Guidebook

DENVER
THE MILE HIGH CITY

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Overview

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Program Description

The Residential Rental Program (RRP) is designed to proactively enforce minimum housing standards to ensure all renters in Denver have safe and sanitary housing. The program requires owners (or property managers) of Residential Rental Properties (see Definitions at the end of this guidebook for a definition of Residential Rental Property) to obtain a license from the City in order to offer, provide, or operate a Residential Rental Property.

Applicability

All residential rental properties will be required to apply for a license by January 1, 2024. Property owners that rent more than 1 unit at a single location (a "multi-unit property") are required to apply for a license by January 1, 2023. Property owners that rent only a single unit at any one location, will be required to apply for a license by January 1, 2024.

A residential rental property is any building, structure, or accessory dwelling unit that is rented or offered for rent as a residence for 30 days or more at a time. This does not include on-campus college housing, boarding homes, lodging facilities (hotels and motels) or short-term rentals that are rented for less than 30 days at a time.

The Denver Zoning Code defines structure as anything which is constructed or erected and the use of which requires more or less permanent location on ground or attachment to something other than wheels having permanent location on ground. Based on this definition, the Residential Rental Program applies to all single-family homes, multi-plexes (duplexes, triplexes, etc.), townhouses, rowhouses, apartments, condominiums, accessory dwelling units, mobile homes and manufactured homes. The RRP program does not apply to trailers or RVs as these are not considered structures and are covered by a separate program.

Rent means receiving or offering money, services, or other remunerations in exchange for occupation of a residential rental property. Under this definition, any property owner who receives any type of benefit from a tenant, is considered renting. If the tenant does not pay rent and only pays for the utilities the tenant uses (i.e. the owner does not live on the property and does not receive any benefit), a license is not required. However, if the tenant pays rent, or helps with or covers any portion of the mortgage, property taxes or HOA fees for the property, that would be considered a benefit to the owner and would require a license for the property.

Inspections based on Residential Health Rules and Regulations (and City Code)

The inspections are designed to verify that a property is compliant with a subset of the most critical Residential Health (RH) Rules and Regulations approved by the Denver Board of Public Health and Environment and adopted by the Manager of the Denver Department of Public Health and Environment (DDPHE). While all properties are required to be compliant with all existing building, fire, and housing codes, the RRP inspections will only cover the items identified on the RRP Checklist. Here is a link to the full Residential Health Rules and Regulations. Additionally, a small number of inspection items on the checklist are based on general provisions of the Denver Revised Municipal Code (DRMC) and are noted accordingly (see How to Read the Checklist and Guide). For any questions regarding the interpretation or application of any of the checklist items, please email PHIComments@denvergov.org.

Completing the Checklist Form

The checklist form must be completed by the inspector. All applicable fields must be completed. For multiunit properties, the number of units at the property and the actual units that were inspected should be noted in the appropriate fields.

The inspection portion of the checklist uses a compliant/noncompliant format. Some checklist items, such as those related to electrical, plumbing, lighting and egress might be applicable to both multiunit properties and single units within multiunit properties (see guidance for each item for additional details). In any property where there are below grade units that are being rented, item 5.3 must also be verified in all the basement units that are owned and rented by the property owner seeking a license for those units, regardless of whether they were randomly selected as part of the 10% rule for multiunit properties. The check box at the top of the form indicating at least 10% of the units were inspected should be marked if the appropriate number of units were inspected, regardless of whether it is a multiunit or single unit property.

If all units that were inspected meet the checklist standards, all items on the checklist should be marked Compliant or Not Applicable. The check box near the top of the form indicating the property is compliant with all items should also be marked. If a noncompliant item was brought into compliance during the inspection (e.g. tacked extension cords are removed), the inspector should check both the compliant and noncompliant boxes and explain in the notes the violation was corrected onsite. The form should then be signed and dated by the inspector and provided to the property owner/manager so they can apply for a license.

If *any* unit at the property is noncompliant with a checklist item, that item should be noted as such. For multiunit properties, the inspector should also note which specific unit(s) did not meet the checklist item(s). Upon completing a nonpassing inspection, the inspector should provide the property owner/manager the inspection checklist form and

indicate the regulations for which the property is noncompliant. Once informed the property is noncompliant, it is the responsibility of the property owner/manager to bring the property into compliance before seeking a partial reinspection (see *Failed Inspections and Reinspections* below) or complete a new inspection.

Be advised that correcting some noncompliant items could require a building and/or zoning permit from Community Planning and Development. Section 130.3 of the Denver Building and Fire Code lists types of construction work that do not require permits. This is available at www.denvergov.org/buildingcode. Any structural work or repairs to electrical, mechanical, roof, or plumbing systems will likely require a building permit obtained by a licensed contractor. Learn more at www.denvergov.org/cpd.

Failed Inspections and Reinspections

If a noncompliant item is not addressed during the inspection, the inspector should complete the form with the noncompliant items noted, sign and date the form but do not mark the check box near the top of the form indicating the property was fully compliant with all items.

Property owners/managers should note that if more than 90 days pass between an initial inspection and an application for a license, the original inspection will be invalidated and a new, full inspection will be required. Property owners/managers can submit an application for a license with their noncompliant inspection checklist **within 90 days of that original inspection**. They will then have one year from the date of their application to submit a passing inspection/reinspection form.

Once the noncompliant items have been corrected, a property owner/manager can hire an inspector for a partial reinspection that only covers the same units and checklist items that were previously noncompliant. For reinspections, the inspector should use the original checklist form and mark the "Reinspection" box at the top. The updated form should note the **same units and checklist items** were reinspected and have been brought into compliance and the check box indicating the reinspect items have been resolved should be marked at that time. The property owner/manager can then use the fully completed form to apply for a license.

Multi-Unit Properties (Selection of Units and Inspection of Boilers/Furnaces)

Inspectors may use a random-number generator to select the unit(s) that will be inspected at a multi-unit property. Free random-number generators can be found by searching online. To use the random-number generator enter 1 for the minimum value and the total number of units for the maximum value. The generator will provide a randomly selected value/unit number. If the property uses a unit system other than numerical (e.g. Apt A, B, C, etc.) the inspector may use the order in which the units are listed as the "unit number". Units selected should not be vacant, under construction or renovation. If a unit is selected that is not accessible due to a tenant denying access or is not occupied

due to on-going maintenance or repairs, another unit should be randomly selected. Property owners/managers are not allowed to select which units are to be inspected. Inspectors must certify that units were randomly selected on the Inspection Checklist. Failure to confirm this may result in application processing delays. For all residential rental properties where there is a below grade unit, 5.3 (Free of Leaks in Below Grade Units) must be verified for all units that are being rented by the property owner seeking a license for those units, regardless of which units are randomly selected.

Regarding the inspection of boilers/furnaces (item 4.3), a qualified Residential Rental Program inspector may verify compliance with this item by reviewing the Boiler Operating Certificate issued by the Colorado Division of Oil and Public Safety to verify the boiler/furnace has a valid certificate after passing a state safety inspection. Certificates can be verified through an electronic or paper copy. It is not necessary to obtain a copy of the document, but it must be valid at the time of inspection. If the certificate is not valid, an inspection of the checklist item must be completed. To obtain a copy of your state boiler certificate, please search the Boiler Database or contact staff for the state program.

How to Read the Checklist and Guide

The Checklist form itself is not useable without the Checklist Guide, which provides the full text of the regulation each checklist item pertains to, as well as additional guidance on how the regulation should be applied. Items that are only applicable to dwellings in multi-unit properties or properties with basement units are noted as “Multi-Unit Dwelling Only” or “Basement Units Only” in their descriptive titles, accordingly.

The Checklist is separated into sections (ex. Section 1 - Egress) with individual inspection items that each have a number (ex. 1.1), a short descriptive title (ex. Bathtubs and Showers in Good Condition) and the Residential Health (RH) regulation to which it refers (ex. RH, 2-202, A-C; meaning Residential Health regulation 2-202, paragraphs A through C). A small number of items are based on the Denver Revised Municipal Code (DRMC), which is noted on their descriptive titles (ex. DRMC, 27-195; meaning Chapter 27, section 195 of the DRMC).

Checklist Guide

Section 1 – Egress

1.1 Egress to Ground Level, Stairs in Good Condition, and Emergency Exits Clear (RH, 2-202 A-C):

- Revised 10.25.2022

A. Every dwelling unit shall have a means of egress leading to a safe and open space at ground level.

B. Every inside and outside stairway, every porch, and every appurtenance shall be maintained and kept in sound condition and good repair.

C. Doors, windows, corridors, stairways, fire escapes, and passageways, serving as ordinary or emergency exit routes shall be free of stored, discarded, or extraneous material, and in no case shall these routes be obstructed or locked to persons within the dwelling.

Additional Explanation – See *Definitions* for "Sound Condition and Good Repair" standard. Exit pathways must be clear of debris or materials that would prevent exiting. Property is compliant with egress requirements if compliant with Denver Building and Fire Code under which it was permitted and constructed.

1.2 - Lighting of Halls and Stairways – Multi-Unit Dwellings (RH, 2-205 C):

C. Every public hall or stairway in or leading into every multiple dwelling shall have a minimum of 100 lux of illumination measurable with a standard light meter at floor level.

Additional Explanation - This item is only applicable to multi-unit dwellings (including inspections for single units within a multi-unit property). All hallways and stairways that are commonly accessible by the tenants should have the minimum lighting required by the regulation.

Section 2 – Water Systems

2.1 – Dwelling connected to Municipal or approved Water System (RH, 2-203 A 1):

1. All dwellings shall be connected to the municipal water system, or to an approved water system.

2.2 - Hot Water Minimum Temperature 110*F (RH, 2-207 C 1):

1. Every dwelling shall have supplied water-heating facilities that are installed in accordance with the Housing Code and the Denver Building and Fire Code, are maintained and operated in sound condition and good repair, properly connected with the hot water lines required under the provisions of this article, and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than one hundred twenty degrees Fahrenheit (120F), except for facilities providing assisted living that are required to comply with Chapter 26 DRMC.

Additional Explanation - A minimum hot water temperature of 110 degrees Fahrenheit is considered compliant with this regulation.

2.3 - Gas-Fired Water Heater Location (RH, 2-207 C 3):

2. Gas-fired water heaters shall not be installed in any bathroom, toilet room, room used for sleeping purposes, or in any room or space not properly ventilated.

Additional Explanation – For proper ventilation standards refer to the International Residential Code or the International Building Code, whichever is applicable, for the year in which the property was constructed.

2.4 - Water Heater provided with Pressure/Temp Relief Valve (RH, 2-207 C 8):

- Revised 8.9.2022

8. All closed system water heaters must be provided with an approved water pressure and/or temperature relief valve to minimize the possibility of explosions.

Additional Explanation - For the purposes of these inspections, "Approved" means as manufactured or in accordance with the manufacturer's specifications. Only a visual inspection is required. If the property or units do not use individual water heaters but instead rely on a boiler or furnace, mark this item compliant and see item *4.3 - Boiler/Furnace have approved Safety Devices*.

2.5 - Toilet Working Properly and Connected to Approved Water and Sewer System (RH, 3-301 B 1):

1. Every dwelling unit shall have a flush water closet toilet properly connected to an approved water and sewer system that is in sound condition and good repair in a room affording privacy to a person within. Such flush water closet shall have an integral, water-seal trap and be provided with an integral flushing rim constructed so as to flush the entire interior of the bowl.

Additional Explanation – See *Definitions* for "Sound Condition and Good Repair" standard.

2.6 - Bathtubs and Showers in Good Condition (RH, 3-301 D 2):

2. Bathtubs and showers shall be in sound condition and good repair and shall be properly connected to an approved water and sewer system.

Additional Explanation – See *Definitions* for "Sound Condition and Good Repair" standard.

Permit Note for Section 2 Items that Fail Inspection – Many plumbing repairs are eligible for a "quick permit" from Community Planning and Development. Instructions are available at www.denvergov.org/quickpermits.

Section 3 – Electrical

3.1 - Outlets and Fixtures Installed Properly (RH, 2-206 A 1):

1. Every outlet and fixture shall be installed in an approved manner and maintained in sound condition and good repair.

Additional Explanation - The polarity of each outlet should be tested. For the purposes of these inspections, "Approved" means in accordance with the manufacturer's specifications and relevant building code requirements. See *Definitions* for "Sound Condition and Good Repair" standard.

3.2 - Total Circuitry Limits; No Make-Shift Outlets; Wiring in Good Condition (RH, 2-206 B 1-2):

1. All non-stationary and makeshift outlets that have been added to the building without regard to the total circuitry shall be considered hazardous and unapproved, and shall be removed.
2. Frayed and exposed wiring, wiring unprotected by proper conduit or covering, fixtures in disrepair, and wiring or fixtures repaired in a makeshift manner shall all be deemed unsafe, and removed, replaced, or repaired.

Additional Explanation – In addition to outlets and accessible wiring, the circuit breaker box must be inspected visually for any hazards or unsafe conditions. If the electrical system has been grounded and the grounding wire is accessible, the inspector should verify that the wire has been properly installed.

3.3 - At least 1 GFCI Outlet in All Bathrooms (RH, 2-212 C):

- Revised 6.1.2022

D. All bathrooms shall have at least one GFCI electrical outlet.

Additional Explanation – This regulation is considered to be a critical life safety issue and compliance is required for all units, regardless of whether the property was compliant with the building code at the time of construction. Downstream outlets in a bathroom that are wired to a primary GFCI outlet elsewhere are considered compliant. If a building was constructed without a groundwire, and testing of a GFCI outlet shows an "open ground", the outlet should be considered compliant.

3.4 - Free of Unsafe Extension Cords and Makeshift Wiring (RH, 2-206 B 4-5):

4. No extension cord from any electrical outlet shall extend from one room into another or extend across any doorway or pass through any wall or partition of any dwelling unit or room, or shall be located where foot traffic passes directly over the extension cord.

5. Tacked extension cords and makeshift wiring shall be considered unsafe and unlawful.

Additional Explanation - Property owners/managers may address these issues during the inspection to comply with this regulation.

Permit Note for Section 3 Items that Fail Inspection – Most electrical work will require a permit. Many items in single-family/duplex homes will be eligible for a "quick permit." Electrical work in multifamily buildings will usually require a review of electrical plans signed and stamped by a licensed electrical engineer, with some exceptions. Visit www.denvergov.org/quickpermits for details.

Section 4 – Fire Safety

4.1 - Smoke and CO Detector; Fire Extinguisher Present (DRMC, 27-195):

- Revised 4.27.2023

A residential rental property licensee shall ensure that all dwelling units within a residential rental property contain a functioning smoke detector, carbon monoxide detector, and fire extinguisher.

Additional Explanation – Wherever a fire code is applicable, the requirements of that specific fire code supersede these requirements, except that any units or properties that are inspected where there is no applicable fire code or where the applicable fire code does not cover or require smoke detectors, carbon monoxide detectors or fire extinguishers for all units, the requirements in this guidebook should be applied (ex. fire extinguishers in single-family homes).

Detectors must be less than 10 years old or the maximum life-expectancy of the device per the manufacturer, whichever is less. Whenever battery-operated detectors are allowed, per an applicable fire code or the guidance provided here, the detectors should have 10-year lithium batteries. Combination smoke/carbon monoxide detectors may satisfy requirements for one or both types of detectors.

Smoke detectors may be hard-wired, plugged-in, or battery-operated unless specified by an applicable fire code. At least one smoke detector should be located:

- Inside each bedroom; and
- Outside each bedroom (a single detector may cover multiple bedroom entrances if the detector is within 15 ft of each entrance); and
- On every occupiable level including the basement.

Carbon monoxide detectors may be hardwired, plugged-in or battery-operated unless specified by an applicable fire code. All units must have *at least one* carbon monoxide detector, regardless of whether it is required by the fire code. In situations where the placement of carbon monoxide detectors is not specified by a fire code (ex. the fire code does not require carbon monoxide detectors), such detector(s) may be installed anywhere in any room where the detector is capable of detecting carbon monoxide levels (e.g. not inside a cabinet or closet). Testing of carbon monoxide *levels* is not required.

Fire extinguishers should have an up-to-date inspection tag and be maintained per the manufacturer's specifications. Fire extinguishers should be conspicuously located where they are readily accessible and immediately available in the event of fire. Inspectors should verify that extinguishers are reading or indicating that the pressure is in the operable

range or position (for non-rechargeable extinguishers use push-to-test pressure indicators) and in good condition (examine for obvious physical damage, corrosion, leakage, or clogged nozzles, broken or missing safety seals and tamper indicators).

Every single-family home must have at least one portable fire extinguisher, which should be located within 30 feet of the primary cooking equipment used in the home. Fire extinguishers of any rating are considered compliant for single-family homes, as long as they are in good working condition.

Every multi-family residential facility must have one or more portable fire extinguishers, regardless of any other type of fire protection provided. Fire extinguishers must be located within 75 feet of every unit entrance or one fire extinguisher should be provided to each unit. Fire extinguishers must have a minimum rating of 2A:10BC for multi-family properties.

4.2 - Furnace Room Door Requirements are Met – Basement Units Only (RH, 2-201 C):

- Revised 12.2.2022

C. All areas within a basement or cellar used for habitable purposes shall be entirely separated from any furnace room by at least 1-hour fire resistive material as defined by the ASTM; this includes any door.

Additional Explanation – This item is only applicable to fuel-fired furnaces. If a fuel fired appliance is installed in a space that opens into a bedroom or sleeping area, then the opening shall be provided with a gasketed or weather stripped solid wood door not less than 1 ⅜" thick, or a 20 minute fire-rated door and should be equipped with a self-closing device.

4.3 - Boiler/Furnace have approved Safety Devices (RH, 2-207 A 3-4):

- Revised 8.9.2022

3. Boilers and furnaces shall be equipped with approved safety devices to limit high steam pressures, water temperatures, or air temperatures in warm air furnaces.
4. Each gas fired boiler shall be equipped with a low water cut-off.

Additional Explanation - For the purposes of these inspections, "Approved" means as manufactured or in accordance with the manufacturer's specifications. A qualified Residential Rental Program inspector may verify compliance with this item by reviewing the Boiler Operating Certificate issued by the Colorado Division of Oil and Public Safety to verify the boiler/furnace has a valid certificate after passing a state safety inspection. To obtain a copy of a state boiler certificate, please search the Boiler Database or contact staff for the state program.

4.4 – Gas Supply Pipes in Good Condition (RH, 2-207 A 1):

1. Gas supply pipes shall be free from internal obstructions, splits, crimps, or other imperfections which would render them unfit for the purpose intended and joints shall be constructed in safe and leak-proof fashion.

Permit Note for Section 4 Items that Fail Inspection – Repairs and replacements for boilers and gas supply pipes require a permit, and in some scenarios, may require plans signed and stamped by a licensed engineer. Visit www.denvergov.org/quickpermits for instructions.

Section 5 – Walls, Roof and Foundation

5.1 - Free of Holes in Walls or Roof; Deteriorating Paint (RH, 2-208 A):

A. Foundation walls, exterior walls, roofs, and all appurtenances shall be free from holes, cracks, breaks, deteriorated paint, decay and erosions which would permit the entry of weather, water, pests, or vermin or permit the loss of heat. These components shall also be free from bulges, shifting of materials, loose material, which might fall or collapse, and shall be maintained in sound condition and good repair.

Additional Explanation - With regard to foundation walls, exterior walls, roofs, and appurtenances, a unit or property is considered compliant if defects do not allow entry of weather, water, pests or vermin or the loss of heat and are not likely to fall or collapse. Roof inspection should be limited to the interior of the unit/property to verify that there are no signs of intrusion or a collapse hazard.

With regard to "deteriorated paint", for the purposes of these inspections, a unit or property is considered compliant if the paint does not create a health hazard (see 2-209 A 2 below). Purely aesthetic defects should not be considered non-compliant with this regulation.

5.2 – Free of Lead Hazards and Hazards Associated with Water Intrusion (RH, 2-209 A 2):

A. Floors, interior walls and ceilings, and other members such as baseboards, moldings, and door frames shall be:

2. Free from holes, cracks, breaks, dampness, mold associated with dampness, loose or peeling paint, lead hazards, loose or peeling plaster or wallpaper;

Additional Explanation – As in 5.1, for the purposes of theses inspections, purely aesthetic defects should not be considered non-compliant with this regulation. Inspectors should check for signs of water intrusion, mold and lead hazards.

With regard to mold, testing is not required, the inspector should use their professional judgement to determine if mold is present that would constitute a hazard. SEE NEXT PAGE FOR “LEAD HAZARD”.

For the purposes of these inspections a "Lead Hazard" means the existence of deteriorated, lead-based paint in the interior or exterior of a dwelling unit or structure constructed prior to January 1, 1979. In properties built prior to January 1, 1979, if peeling paint is observed, the inspector should measure the area of the deteriorated paint. If the deteriorated paint is inside and the surface area is larger than six (6) sqft, or is on the exterior of the building and the

surface area is larger than twenty (20) sqft, the inspector should test for lead-based paint. Any publicly available lead-testing kit may be used. If the test shows evidence of lead-based paint the property should be considered non-compliant with this regulation. If the property is found to have a lead hazard as defined above, before being able to pass any subsequent inspection, the property owner/manager will need to have a certified lead professional remediate the lead-based paint in accordance with EPA and CDPHE regulations.

5.3 - Free of Leaks in Below Grade Units – Basement – Basement Units Only (RH, 2-201 B 1):

B. No basement or cellar space shall be let or used as a dwelling or rooming unit unless:
1. The floor and walls are impervious to leakage of underground and surface runoff water and are free from dampness;

5.4 – Foundation Secure and Free of Visible Decay (RH, 2-208 B):

B. Piers, columns, posts and other below grade foundation members shall be securely placed and free from decay and breaks.

Additional Explanation – All piers, columns, posts and other below grade foundation members that are accessible or visible must be inspected. A unit or property with non-accessible or non-visible components is considered compliant if, in the inspector's professional judgement, there are no indications that a condition exists which would require a structural engineer to examine the structure further for safety concerns. If any condition exists which indicates to the inspector that an examination by a structural engineer is warranted, the property is not considered compliant until the structure or condition is reviewed by a structural engineer and, if necessary, remediated.

Additionally, this regulation should be interpreted to include decks, porches and balconies. Similarly, if any condition exists which indicates to the inspector that an examination by a structural engineer is warranted, the property is not considered compliant until the structure or condition is reviewed by a structural engineer and, if necessary, remediated after securing the appropriate building permits for the structural work from the Community Planning and Development Department.

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Permit Note for Section 5 Items that Fail Inspection – Wall, floor, and ceiling repairs require building permits if drywall, in-wall/ceiling systems, framing or any other structural members must be added, removed, or altered as part of the repair. Roof repairs that are more than 10% or two squares (whichever is smaller) of the roof area require a roof permit. All foundation work requires a building permit. Please visit www.denvergov.org/epermits to submit plans and apply for these permits. Removing dampness from a dirt crawl space does not require a permit.

Section 6 – Trash

6.1 - Regular Trash Removal; Free of Excessive Odors and Accumulation (RH, 2-214 D-F):

D. Solid waste shall be removed from the premises at a frequency that reduces offensive odors and prohibits excessive accumulation that would attract pests or allow solid waste to fall out of the container.

F. Solid waste shall not be strewn about any part of the dwelling, or on the ground surrounding any dwelling including any basement or cellar floor or premise thereof.

Additional Explanation - The inspector must check for any existing signs of non-compliance at the time of inspection (e.g. odors or accumulation). If a property is free of signs of non-compliance at the time of inspection, it is considered compliant. For the purposes of these inspections, no further documentation or verification is required. Common areas and the exterior of the property should be clear of any solid waste outside of appropriate waste receptacles.

Section 7 – Pest Control

7.1 - Free of Pest Infestation (RH, 2-215 A):

A. Every occupant, operator, or owner of a dwelling or dwelling unit shall be responsible as determined by the manager *(of DDPHE)* for the extermination of any insects, rodents or other pests therein or on the premises.

Additional Explanation – The inspector must check for any existing signs of infestation at the time of inspection. If a property is free of signs of infestation at the time of inspection, it is considered compliant. If there is minor evidence of pests (e.g. old mouse dropping in an unfinished basement) the property may still be considered compliant if the inspector can verify that the property has an active pest control plan capable of addressing the pest problem. If there is evidence of a pest infestation and the property/unit has no active pest control plan, the property is considered non-compliant. It does not matter whether the landlord or tenant is responsible for the pests/infestation. Properties with common outdoor pests found on the exterior of the grounds that present a hazard to tenants (e.g. wasp nests near entrances or recreational areas and no pest control plan) are considered non-compliant.

7.2 – Regular Pest Removal and Control Devices as Necessary (RH, 2-215 C):

B. Birds, insects, rodents, and other pests shall be removed from control devices and the premises at a frequency that prevents their accumulation, decomposition, or the attraction of pests.

Additional Explanation - The inspector must check for any existing signs of non-compliance at the time of inspection. If a property is free of signs of non-compliance at the time of inspection, it is considered compliant.

Section 8 - Required Utilities, Equipment and Services

8.1 - Capable of Maintaining Minimum Room Heating Temperature of 70*F (RH, 2-207 B 1):

1. Every dwelling and dwelling unit shall have heating facilities that are installed in an approved manner and are maintained in sound condition and good repair, and are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartments located therein to a temperature of at least seventy degrees Fahrenheit (70F) at a distance three (3) feet above floor level, when the temperature outside is minus five degrees Fahrenheit (-5F). Such heating equipment shall be operated as reasonably necessary to maintain a temperature in all habitable rooms of seventy degrees Fahrenheit (70F).

Additional Explanation – Heating facility means a permanent, non-mobile source of heat, not including a space heater, oven or other appliance not designed for regularly heating entire rooms. For the purpose of these inspections, an inspector must check that the heating facilities are functioning, and hot air is exiting the vents or heat is emanating from the furnace. If the heating facilities are functioning properly and heat is being provided, the unit/property is considered compliant. Measurement of room temperature as specified in the regulation text is not required unless the outside air temperature at the time of inspection is minus five degrees Fahrenheit (-5F).

Permit Note for Section 8 Items that Fail Inspection – General repairs to an existing heating facility do not require a permit but installing a new heating unit does need a permit. Heat in single-family/duplex homes is eligible for a “quick permit.” Heat in multifamily buildings requires a review of mechanical plans signed and stamped by a licensed engineer. Please visit www.denvergov.org/quickpermits for instructions.

Section 9 – Safe and Sanitary

9.1 - Safe and Sanitary for Human Habitation (DRMC, 27-21):

It is unlawful for any person to occupy and for any owner or operator of a dwelling or dwelling unit to allow any person to occupy any dwelling or dwelling unit that is not maintained in a safe and sanitary manner. The board shall adopt and the manager (of DDPHE) promulgate rules and regulations that establish safety and sanitary standards applicable to all dwellings and dwelling units as necessary to protect public health and the safety of the people and promote the general welfare.

Additional Explanation - Inspectors should note anything not covered elsewhere on the checklist that, in their professional judgement, constitutes an unsafe or unsanitary condition for human habitation. A property is considered non-compliant if anything is noted in this section. Conversely if nothing is noted, the property is considered compliant.

Definitions

Revised 8.18.2022

For the purposes of these inspections, the following terms have the following meanings:

Accessible: In the opinion of the inspector, is capable of being approached or entered safely without difficulty, fear or danger.

Aesthetic: Ornamental, not required for the operation of essential systems and components of a building.

Basement: That portion of a building which is partly or completely below grade.

Balcony: Exterior floor projecting from and supported by a structure without additional independent supports.

CDPHE: The Colorado Department of Public Health and Environment.

DDPHE: The Denver Department of Public Health.

Deck: Exterior floor system supported on at least two opposing sides by an adjoining structure and/or post, piers, or other independent supports.

DRMC: The Denver Revised Municipal Code.

Dwelling Unit or Unit: Dwelling unit shall have the meaning set forth in the Denver Zoning Code.

Egress: A means of exiting.

EPA: The U.S. Environmental Protection Agency.

Exterior Wall: An outside wall of a building, either above or below grade.

Grounding Wire: A device that establishes an electrical connection to the earth.

Residential Rental Property: Any building(s), structure(s), or accessory dwelling unit(s) rented or offered for rent as a residence. Residential rental property does not include on-campus college housing, facilities licensed pursuant to article I of chapter 26 of the DRMC, or facilities licensed pursuant to article II or article III of chapter 33 of the DRMC.

Sound Condition and Good Repair: Replacement or major remedial work is not recommended.

Unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

Visible: Easily observed during the walk-through survey portion of the inspection.