

## Property Maintenance Check List

- Only one dwelling unit is permitted in all properties zoned as single family residential
- No basement apartments or sleeping rooms in garages or sheds are allowed in single family residential.
- All sleeping rooms are required to have an exit window or door.
- Bedrooms must be proper size.
- Water heating facilities must be adequate.
- Dwellings must have proper heating facilities.
- All mechanical equipment must be maintained in safe working condition.
- Each dwelling unit must have a safe electrical system.
- Each habitable room must have two receptacle outlets.
- Smoke detectors must be located on every story of a residence and in every bedroom and outside the immediate vicinity of the bedrooms.
- Each dwelling unit must have its own bathtub or shower, bathroom sink, toilet and kitchen sink, which must be maintained in sanitary and safe working condition. A kitchen sink shall not be used as a substitute for the required bathroom sink.
- Exterior surfaces such as doors, windows, porches, and fences must be maintained in good condition and protected from decay with paint or other treatments.
- Plumbing fixtures must be properly connected to water and waste water systems and be free from cross connections and leaks.
- No insect or rodent infestation.
- Window glass and screens in good repair.
- Roof does not leak.
- Extension cords may not be used as permanent wiring

**You are encouraged to call 303-651-8695 if you suspect a violation of any of the standards discussed in this pamphlet**

## Occupancy Limits

In the City of Longmont, FAMILY is defined as: ANY NUMBER of persons related by blood, marriage, adoption or legal guardianship, including foster children; or no more than five (5) unrelated persons; or two unrelated persons and their minor children; living together in a dwelling unit.

### What does this mean to you?

In residentially zoned areas, there is no limit in the number of related persons that may live together as a family in a dwelling unit.

More than 5 unrelated persons living together would be a violation and in situations like this, the homeowner would be asked to reduce the number of unrelated persons living there.

The restriction on the number of unrelated persons living together does not apply if there are just two unrelated adults and any number of their minor children.



## City of Longmont

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## City of Longmont

# MINIMUM HOUSING STANDARDS



## SOME OF THE MINIMUM STANDARDS SET FORTH IN OUR PROPERTY MAINTENANCE CODES ARE LISTED BELOW

### *What is your role in maintaining safe housing as a tenant, property owner, property manager, or someone visiting or providing service in a home?*

As a property owner or property manager, it is your responsibility to assure the property you own or manage meets the City's minimum code requirements.

As a tenant, or someone visiting or providing service in a home, you can report housing & property code violations to the City at 303-651-8695.

The City of Longmont wants to assure that all housing in the City meets the minimum standards set forth in our property maintenance codes. These minimum standards assure the health and safety of all our residents. The issues outlined in this brochure are a summary of some of the requirements outlined in our codes.

For more detailed information on the property maintenance codes and the City's complaint process call 303-651-8695

- ◆ Only one residence is permitted in all properties zoned single family residential. No basement apartments or sleeping rooms in sheds or garages are allowed.
- ◆ All sleeping rooms are required to have an exit window or door that has direct access to the outdoors. In most cases it must be 5.7 square feet.
- ◆ Every bedroom occupied by one person must have at least 70 square feet of floor space area and have 50 square feet for each additional person.
- ◆ Water heating facilities shall be capable of providing an adequate amount of water to be drawn at every sink, lavatory, bathtub, shower, and laundry facility at a temperature of not less than 120° F.
- ◆ Dwellings must have heating facilities capable of maintaining a room temperature of 65° F in all habitable rooms and all mechanical equipment must be maintained in safe working condition.
- ◆ Each dwelling unit must have an electrical system that is installed and maintained in a safe and approved manner. Each habitable room must have two receptacle outlets.
- ◆ Smoke detectors must be located on every story of a residence and in every bedroom and outside the immediate vicinity of the bedrooms.
- ◆ All structures shall be kept free from insect and rodent infestation. The owner of the structure shall be responsible for extermination within the structure prior to renting or leasing the structure. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure, unless the infestations are caused by defects in the structure, in which case the owner shall be responsible for extermination.
- ◆ Insect screens shall be provided on all windows designed to be opened. Screens shall be maintained in good repair, free from tears, holes or other imperfections that would admit insects such as flies or mosquitoes.
- ◆ Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- ◆ The roof and flashing shall be sound, tight and not have defects that admit rain.
- ◆ Every exterior stairway, deck, porch, balcony and all accessories attached thereto, shall be maintained structurally sound, in good repair, properly secured and capable of supporting the imposed loads.
- ◆ All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
- ◆ Every kitchen sink, bathroom sink, bathtub or shower, drinking fountain, toilet or other plumbing fixture shall be properly connected to a public water system. All kitchen sinks, bathroom sinks, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.
- ◆ Every dwelling unit shall contain its own bathtub or shower, bathroom sink, toilet and kitchen sink which shall be maintained in a sanitary, safe working condition. A kitchen sink shall not be used as a substitute for the required bathroom sink.
- ◆ Extension cords shall not be used for permanent wiring. Extension cords shall not extend from one room to another, be placed across a doorway, extend through a wall or partition, or be used in any area where such cord may be subject to physical damage.
- ◆ If you smell gas, or suspect you or your family are in immediate danger, leave the residence right away and call 911 from a neighbors house.