

SALT LAKE CITY SELF-CERTIFICATION STANDARDS

Address of Rental Property: _____

How Many Rental Units on Property: _____

If you have code questions pertaining to this checklist, please call (801) 535-7225 and a Housing/Zoning Officer will assist you in determining if the rental dwelling complies with Salt Lake City Code.

1. All rental dwellings must display a street number that is easily visible to approaching emergency vehicles.
2. The exterior of the building must be in good repair and weather protected.
3. Windows and doors must be in good repair and weather tight. 18.50.140 Salt Lake City Code
4. Doors must have locks that are keyed from the exterior and are operable from the interior without the use of a key or other special equipment or knowledge. 18.50.160 Salt Lake City Code
5. Rooms used for living, sleeping, eating and cooking must have a minimum ceiling height of seven feet six inches (7'- 6"). This height may be six feet four inches (6'- 4") provided there is a smoke detector wired to the buildings electrical system. ** This standard may be reviewed by the Administrative Hearing Officer for exceptions to this requirement.*
6. Rental dwellings must have a kitchen that contains non-portable cooking appliances, sink and a refrigerator. 18.50.180 Salt Lake City Code
7. Rooms used for living, sleeping, eating and cooking must have a window that provides natural light and ventilation with a minimum opening of three and one-half (3¹/₂) square feet.
8. Bathrooms and laundry rooms must have a means to provide ventilation. ** These standards may be reviewed by the Administrative Hearing Officer for exceptions to these requirements.* 18.50.190 Salt Lake City Code
9. A safe means of egress of six feet four inches (6" - 4") in height and thirty inches (30") in width is required from all rental dwellings. ** This standard may be reviewed by the Administrative Hearing Officer for exceptions to this requirement.*
10. Sleeping rooms must have a window that opens and provides a minimum of three and one-half (3¹/₂) square feet of clear opening. The minimum dimensions of the opening must be at least twenty inches (20") in one dimension and twenty-four inches (24") in the other dimension.
11. The maximum windowsill height is forty-eight inches (48") from the floor. ** This standard may be reviewed by the Administrative Hearing Officer for exceptions to this requirement.*
12. Handrails are required on stairways with four (4) or more risers. Handrails are to be no less than thirty inches (30") nor more than thirty-eight inches (38") above the tread.
13. The maximum riser height for stairways is eight inches (8") and the minimum run is nine inches (9"). ** These standards may be reviewed by the Administrative Hearing Officer for exceptions to these requirements.*
14. Stairways must have a minimum headroom height of six feet four inches (6' - 4") and minimum width of thirty inches (30"). ** This standard may be reviewed by the Administrative Hearing Officer for exceptions to this requirement.*
15. Guardrails not less than thirty-six inches (36") in height are required for porches and openings thirty inches (30") or more above or below grade. Guardrails must have intermediate rails that will not allow a nine inch (9") sphere to pass.
16. Battery operated smoke detectors are required to be mounted on the ceiling or wall at a point centrally located in the hallway or area giving access to rooms used for sleeping. 18.50.200 Salt Lake City Code
17. Rental dwellings are required to have a bathroom sink, toilet, tub or shower. Hot and cold running water is to be supplied to the appropriate fixtures. 18.50.210 Salt Lake City Code

18. Water heaters and boilers shall have a listed combination temperature and pressure relief valve and discharge pipe.
19. A permanently installed heating system is required that is capable of maintaining rooms to a minimum of sixty-eight degrees (68°).
20. Except for direct vented appliances, gas furnaces and gas water heaters shall not be permitted in bedrooms, in bathrooms, or in closets accessed only from a bedroom or a bathroom.
21. Gas shutoff valves are required on all gas appliances. All appliances that produce carbon monoxide must be connected to an operating chimney or approved flue. 18.50.220 Salt Lake City Code
22. All electrical equipment, wiring and appliances must be properly installed and maintained.
23. Adequate electrical service must be provided for each rental dwelling.
24. Three pronged electrical outlets must be wired to a grounded electrical system. A Ground Fault Circuit Interrupter (GFCI) may be approved as an alternative.
25. All electrical panels, boxes, outlets and lighting fixtures must have proper covers. 18.50.230 Salt Lake City Code
26. Not more than one family can occupy a rental dwelling. Family is defined as one or more persons related by blood, marriage, adoption and living together as a single housekeeping unit; or a group of not more than three (3) persons not related by blood, marriage, adoption and living together as a single housekeeping unit; or two (2) unrelated persons and their children living together as single housekeeping unit. 21A.62 Salt Lake City Code
27. All vehicles must be properly licensed and operable. All vehicle parts, junk, garbage, discarded building materials, interior household furniture, appliances, landscape debris, worthless or discarded materials, must be stored within a fully enclosed building or removed from the property. 21A.40.140 Salt Lake City Code
28. It is unlawful to park in any required front or corner side yard.
All parking areas must be improved and maintained as hard surface. 21A.44 Salt Lake City Code
29. Front yards and park strips are to be landscaped and maintained with at least thirty three percent of the area covered by vegetation, which may include trees, shrubs, grasses, annuals, perennials, or vegetable plants. 21A.48 Salt Lake City Code
30. Weeds must be maintained at a height of not more than six inches (6") at all times, and the cuttings shall be removed from the premises. 9.16.040 Salt Lake City Code

*** Exceptions to the standards of Salt Lake City's Existing Residential Housing Code may be reviewed by the Administrative Housing Officer. Where a reasonable level of safety can be achieved, modifications to the standards may be allowed. If you have questions please call Civil Enforcement: 801-535-7225.**

I have inspected the subject property and to the best of my knowledge or belief, the rental dwelling/dwellings meets/meet the minimum standards of the Salt Lake City's Existing Residential Housing Ordinance as set above. I also understand that these housing standards are minimums and if a complaint is received, the City will inspect the property which may reveal additional housing deficiencies that must be corrected.

Name of Property Owner/Agent: (please print) _____

Signature of Property Owner/Agent: _____ Date: _____

A complete copy of Salt Lake City's Existing Residential Housing Code can be found by visiting, http://www.sterlingcodifiers.com/codebook/index.php?book_id=672