

## **Ordinance 19-005**

### **An Ordinance Amending Article VI of Chapter 22 of the Code of Ordinances of the City of Brookings and Pertaining to Rental Dwelling Units in the City of Brookings**

Be It Ordained by the governing body of the City of Brookings, South Dakota that Article VI pertaining to Rental Dwelling Units be amended as follows:

I.

#### **DIVISION 1. GENERALLY**

That Section 22-373 shall be amended to include the following provision:

The agent shall be present during the inspection of the leased dwelling unit.

#### **DIVISION 2. LICENSE**

That Section 22-405 shall be amended to include the following provision:

A re-inspection fee shall be charged for each leased or rented dwelling and dwelling unit for each inspection completed after the initial inspection for a new dwelling unit rental license or the renewal of a previous dwelling unit rental license. The fee for re-inspections shall be determined by resolution of the city council.

#### **DIVISION 3. STANDARDS**

That Section 22-432 shall be amended to include the following provision:

The occupant of a dwelling unit shall not disable any required smoke detectors.

That Section 22-433(2)(c) shall be amended to include the following provision:

Escape or rescue windows shall be free of any cracks or defects.

That Division 3 shall be amended to include the following additional sections:

Sec. 22-436. – Carbon monoxide alarms.

All registered rental units shall be provided with carbon monoxide alarms which, at a minimum, shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units with fuel-fired appliances and/or attached garages. The occupant of a dwelling unit shall not disable any required carbon monoxide alarms.

Sec. 22-437. Lighting and electrical system. Every dwelling unit shall have electric service, outlets and fixtures that are grounded and installed properly, maintained in good and safe working condition, and connected to

a source of electric power. Rental dwelling units shall meet the following minimum requirements:

- (1) As of January 1, 2022, each kitchen and each room containing a toilet, sink, bathtub, or shower stall shall have at least one grounded duplex electric receptacle protected by a ground-fault circuit interrupter (GFCI).
- (2) Light fixtures shall be equipped with UL listing approved covers.
- (3) Receptacle outlets and light switches shall contain proper coverings.
- (4) Temporary wiring or extension cords shall not be used as permanent wiring.
- (5) Each electrical panel shall have a clear path for access and shall not contain any broken or missing breakers.
- (6) Emergency lighting shall be provided in apartment buildings with stairs or common hallways in accordance with the City of Brookings Building Code, as adopted, and amendments thereto.
- (7) Exit signs shall be installed and maintained in apartment buildings with stairs or common hallways in accordance with the City of Brookings Building Code, as adopted, and amendments thereto.

Sec. 22-438. Storage of Combustible Materials. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding in such a manner as to maintain the required clearances to combustible construction specified in the listing of heat-producing equipment. Unlisted heat-producing equipment shall be installed in such manner as to maintain clearances to combustible construction of twenty-four (24") inches of separation on the front and six (6") inches of separation on the sides or back of the equipment.

Sec. 22-439. Locks/Security. Each dwelling unit shall be equipped with properly installed and maintained locking devices on entry doors.

Sec. 22-440. Handrails/Spindles. Handrails and spindles shall be installed in accordance with the City of Brookings Building Code, as adopted, and amendments thereto.

Sec. 22-441. Numbering of Units. Each dwelling unit shall be numbered in accordance with the City of Brookings Building Code, as adopted, and amendments thereto.

Sec. 22-442. Ventilation. As of January 1, 2022, all bathrooms containing a shower or tub shall have natural ventilation provided by an easily openable exterior window or be installed with a mechanical ventilation system capable of exchanging air.

Any and all ordinances in conflict herewith are hereby repealed.

First Reading:	April 23, 2019	
Public Hearing:	May 14, 2019	Tabled
Public Hearing:	June 11, 2019	
Published:	June 14, 2019	

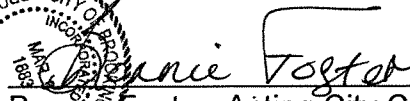
CITY OF BROOKINGS, SOUTH DAKOTA



Keith W. Corbett, Mayor

ATTEST:



  
Bonnie Foster, Acting City Clerk