

Pre-Inspection Information

Pursuant to Section 1005.12 of the Mounds View Municipal Code, your property is scheduled for inspection preparatory to renewal of the Multiple Dwelling License. A Multiple Dwelling License will only be renewed if property is approved as meeting minimum health and safety standards.

To provide an opportunity for owner pre-inspection, correction of obvious violations and to reduce the number of negative violation reports, listed below are the most common violations. We hope this will expedite the inspection process.

The inspection will include the exterior of the building, surrounding exterior property, all interior public and utility areas, and the interior of the individual dwelling units. In selected dwelling units, the inspection will include plumbing, wiring, condition of floors, walls, ceilings and other potential health and safety items.

The following items are common violations of Housing Maintenance and Fire Codes:

1. General upkeep of the building exterior, such as:
 - Broken or missing windows and screens.
 - Peeling paint, and deteriorated soffits, fascia, and roofing surfaces.
 - Non-visible address numbers.
2. Missing or inoperable vertical and horizontal fire separation including:
 - Inoperable self-closing/self-latching entry, hallway, laundry, and dwelling unit doors.
 - Fire separation doors blocked open or obstructed.
3. Lack of maintenance of exit signs, emergency lighting, and fire protection systems.
4. Missing, inoperable, or disabled smoke detectors in dwelling units.
5. Use of extension cords as a permanent source of power.
6. Plumbing equipment in disrepair.
7. Improper storage and quantities of combustibles and flammables.
8. Improper clearance between combustibles and heating equipment.
9. Improper clearance to electrical equipment.
10. Failure to maintain a minimum of 44" width for egress in exiting corridors.
11. Improper operation and lack of maintenance of heating utilities, including venting, relief valves and gas shut-off valves.

In addition to these items, the inspector will require proof of (if existing) an annual fire alarm test, an annual fire suppression sprinkler service test, and annual fire extinguisher servicing.

This routine inspection may reveal other Fire and Life Safety violations. The above items are typical of the most commonly found violations and should not be considered a complete set of requirements.

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