



# RENTER & OWNER OCCUPIED HOUSING QUALITY STANDARDS

## Minimum Standards for Safe, Clean, and Healthy Housing

*The City of Medford's housing code sets the basic requirements for all living units within the city. Health and safety protection and preservation of housing are the two main goals. Most requirements are common sense, but others may not be so obvious. **Below are the areas around the home or apartment where violations of the housing code are most often found, with the current top 5 heading up the list. Ultimately, the owner of the property is responsible for upholding these standards.** You may submit a complaint or report a violation of these standards in writing to the Building Safety Office in the Lausmann Annex, or by calling Code Enforcement at **(541) 774-2016**. You may also call with any questions.*

### 1. **WATER LEAKS & PLUMBING**

- The cause of water leaks must be eliminated, such as from the ceiling, under sink (see Plumbing), or around windows and doors.
- Water pipes, drain pipes, and fixtures must be properly installed and kept leak free.
- Most plumbing requires a permit.

### 2. **DOORS AND WINDOWS**

- Broken, missing or poorly fitted doors and windows must be repaired to prevent weather entry.
- Windows and door locks, striker plates and jambs must work properly and be in good repair.
- Bedroom windows must open and be able to stay open for ventilation or emergency exit.

### 3. **HEATING, VENTILATING AND AIR- CONDITIONING SYSTEMS**

- Furnaces or wall heaters must be in working order and capable of heating all living spaces in the house or apartment to at least 68 degrees. Portable heaters or woodstoves shall not be used to meet this requirement.
- Each heating, ventilating and air-conditioning system shall be provided with at least one thermostat for the regulation of temperature.

### 4. **SMOKE DETECTORS**

Smoke detectors must work and should be located in sleeping rooms, in the immediate vicinity of the sleeping rooms and on each level of the house, including basements and attics with habitable space.

### 5. **CONVERSION OF BASEMENTS, ATTICS AND GARAGES**

A building permit is required before changing a basement, attic or garage to an apartment or sleeping room.

### 6. **EMERGENCY EXITS**

- Each apartment or house must have at least one approved emergency exit.
- Every bedroom must have a window or door that opens directly to the outside.
- Windows and doors should never be blocked.

7. **ELECTRICAL**

- The electrical service to a dwelling must be adequate to prevent tripping circuit breakers of the excessive use of extension cords.
- Wiring must be located inside walls, boxes or metal conduit.
- Electric fixtures must be securely fastened in place.
- Most electrical wiring requires a permit.

8. **BASIC UTILITIES**

- All homes and apartments must have working water, electric and sanitary services.
- Water supply must be capable of producing hot and cold running water.

9. **GARBAGE COLLECTION**

Owners of rental property must subscribe to and pay for weekly garbage service for each unit.

10. **WALLS AND CEILINGS**

- Plaster, wallboard and paneling must not be damaged or missing.
- Paint and wallpaper should not be peeling away from the walls.

11. **ROOFS**

- Loose, missing or excessively worn shingles must be replaced to prevent leaks.
- Sagging and/or damaged rafters must be repaired.

12. **FLOORS**

All carpets, tiles, linoleum and vinyl (particularly in bathrooms and kitchen) must be maintained so as not to be worn, cracked, missing or damaged.

13. **STAIRS**

- Steps must be kept in good repair, with no broken or damaged treads.
- Stairs and landings must have intact handrails and/or guardrails.

14. **WALKS AND DRIVEWAYS**

Cracks and damage in all walkways must be repaired to prevent pedestrian injury.

15. **SANITATION**

- Dwelling units must be kept reasonably free of dampness.
- There should not be rodents or cockroaches in your place of living or common areas.
- All living units, both inside and out, must be free of piles of garbage or trash.
- Have adequate garbage capacity and service.

16. **EQUIPMENT AND APPLIANCES**

- Fans, thermostats and major appliances should function properly.
- Water heaters must be equipped with a pressure relief valve and pressure relief drain tube.
- Water heaters require earthquake bracing.
- Water replacement requires a permit.

17. **BASEMENTS AND CRAWLSPACES**

- Cracked or settled basement walls must be repaired or replaced.
- The cause of any standing water must be eliminated.
- **Insect or rodent infestations must be prevented or eliminated.**

18. **FOUNDATIONS**

Settling, cracked, crumbling or excessively leaning foundation walls must be repaired or replaced.

19. **PORCHES AND STEPS**

Broken and deteriorating porch deck boards, steps and handrails, as well as broken outdoor concrete steps, must be repaired.

20. **SIDING**

Siding must be maintained free of damage, missing, loose or rotten boards and peeling paint.

21. **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts should drain and be properly connected in order to channel water away from the foundation to an approved location.

22. **CHIMNEYS**

- Chimneys should be structural sound with no cracks, deteriorating mortar, missing or broken brick.
- Chimneys must be maintained to prevent chimney fires and back-up of noxious gas.

23. **FENCES**

Damaged or broken fences that pose a danger to people or a neighbor's property must be repaired or replaced.

24. **WOODSTOVES**

- Wood stoves must be installed to maintain a safe distance from combustible walls, ceilings, floors and household items.
- A permit is required to install all woodstoves.

25. **ACCESSORY BUILDINGS**

Garages, carports and sheds must be structurally sound and well maintained

26. **CARBON MONOXIDE DETECTORS**

One or more properly functioning carbon monoxide alarms shall be required in all dwelling units within a structure containing a carbon monoxide source in the following situations:

- All rental dwelling units (including existing tenancies)
- All one and two family dwellings or multifamily housing units, before conveying fee title or transferring possession
- Before a person transfers ownership of a manufactured dwelling.

For all subject dwelling units, the law requires placement of carbon monoxide alarms on each level of the unit with sleeping areas and in or within 15 feet of each sleeping area. Carbon Monoxide sources include, but are not limited to: Heaters, Fireplaces, Furnaces, and Cooking Sources using coal/wood/ petroleum products.

Additional information about carbon monoxide can be found at [http://www.oregon.gov/osp/SFM/docs/Comm Ed/Smoke Alarm Info/WhereCOinORS.pdf](http://www.oregon.gov/osp/SFM/docs/Comm_Ed/Smoke_Alarm_Info/WhereCOinORS.pdf).

**WHO CAN DO THE WORK**

For work that requires a permit, the owner of a single family home or duplex may hire a licensed contractor to do the work, or in some cases, do the work themselves. This means that you, the owner, will be responsible for doing the work; not a friend, neighbor, tenant or relative, unless they hold the appropriate contractors license. Permit requirements for an owner doing their work are the same as those for a contractor doing the work.

**RESOURCES**

City of Medford publishes handouts that provide helpful information about residential projects:

- . Do I need a permit for my project?
- . New construction submittal requirements?
- . Carports, Sheds & Garages
- . Fences, Decks & Stairs
- . Windows & Doors
- . Backflow Devices
- . Swimming Pools
- . Footing Requirements
- . Smoke Detectors
- . Roof Policy
- . Water Heaters
- . Converting Attics, Basements & Garages

**PERMITS ISSUED**

City of Medford Building Department  
200 S. Ivy Street  
Medford, OR 97501  
Mon through Fri, 7:30 am - 5:00 pm

**IMPORTANT TELEPHONE NUMBERS**

Building Department.....541-774-2350  
Code Enforcement.....541-774-2016  
Southern Oregon Rental Owners Assn...541-842-7676

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**ATTENTION: THE INFORMATION PROVIDED IN THIS DOCUMENT MAY NOT BE CURRENT AND MAY BE SUPERSEDED BY MORE RECENT RULES OR LAWS.**