

# City of Bloomington

## Housing Improvement Area

### Property Standards

These City standards provide a basis for assuring that a project meets minimum conditions established by the City. The scope of work for the project must include all items necessary to bring the association into compliance with all property standards. Only items that are the responsibility of the association (as determined by the association bylaws) are subject to these requirements. The following minimum standards are hereby accepted for implementation in the Housing Improvement Area (HIA) Program.

#### Site

The condition of exterior stairways, walkways, driveways, etc., shall not present a danger of tripping or falling. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in sound and good repair and maintained free from hazardous conditions.

The appearance of the site, after rehabilitation, should make a positive contribution to the general appearance of the association. To this extent, other items identified as deficient (including but not limited to, play areas, exterior lighting, landscaping, signage, and common spaces) should be included as part of the scope of work.

Grass maintenance on private property. Lawns of grass or weeds shall not exceed a height of 8", or be allowed to go to seed as required in Chapter 10 of Bloomington City Code.

Refuse Storage & Disposal. Refuse, trash, or residential solid waste must be properly stored and collected according to the requirements in Chapter 10 of Bloomington City Code.

Vehicles / Junk Vehicles / Furniture / Household Appliances. Vehicles must be parked or stored on driveways or other approved off driveway areas. It is unlawful to park or store a vehicle that is unlicensed, inoperable, or displaying expired registration tabs outside of a garage. Household furnishings or appliances, unless intended and constructed for outdoor use, must not be stored outdoors.

Fence Maintenance & Paint. All exterior fence wood surfaces shall be protected by paint or other protective surface covering or treatment, which shall be maintained in good repair. No fence section shall have peeling, cracked, chipped or deteriorated surface finish. The fence shall not be leaning or in the stage of collapse; firmly fastened and anchored. In addition, all fences must comply with standards in Section 21.301.08 of Bloomington City Code.

Pool Maintenance / Fence Requirements. All swimming pools and spas shall be City-licensed and maintained according to the requirements of the State Pool Code, MN Rules Chapter 4717 and Bloomington City Code Chapter 14, Article V.

## **Structure and Materials**

The general appearance of the outside of the structure, after rehabilitation, should make a positive contribution to the general appearance of the association.

Surface Condition. No part of exterior surface shall have deterioration, holes, breaks, or loose or rotting siding. All exterior surfaces shall be maintained in good condition and wood shall be protected from decay by painting or other protective treatment.

Paint / Finish Condition. Every exterior surface shall be maintained to avoid noticeable deterioration of the finish. No wall or other exterior surface shall have peeling, cracked, chipped, or otherwise deteriorated finish.

Siding / Masonry Joints Condition. All siding and masonry joints, including joints between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant and watertight.

Foundation Walls Condition. All foundation walls shall be maintained so as to prevent the entry of rodents as well as structural stability and intrusion of water.

Roofs & Drainage Condition. Roof structures, including but not limited to: drains, gutters and downspouts, fascia and trim, shall be maintained in good repair. All roof drainage systems shall be attached securely.

Building Projections Condition. Chimney, antennae, air vents, and other similar projections shall be structurally sound and in good repair. Such projections shall be attached securely, where applicable, to an exterior wall or roof.

Window / Door / Light Fixture Condition. Every window, exterior light fixture, skylight, door and frame shall be kept in sound condition; good repair, weather tight, and shall be maintained free from cracks and holes.

Decorative Features Condition. All cornices, moldings, decorative features, lintels, sills, bay or dormer windows, and similar projections shall be kept in good repair and free from cracks and defects which make them hazardous or unsightly.

Stairway & Exterior Safety Conditions. Every exterior stairway, ramp, deck, porch, balcony, etc. shall be kept in sound and good repair, maintained structurally sound and free of hazardous conditions, anchored and capable of supporting the imposed loads for which it was designed.

Handrails / Guardrails Condition. Every handrail and guardrail shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in sound and good repair and free from hazardous conditions

*Building Numbers Required.* Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numeral or alphabet letters. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

#### **COMPLIANCE WITH OTHER CODES/REGULATIONS/BYLAWS**

- The completed Rehabilitation must meet the Minnesota State Building Code as well as all other state codes that have been adopted by the City of Bloomington.
- The contractor will be responsible for applying for and fulfilling any and all applicable building and trade permits and meeting the local building codes.
- Lead based paint-all work performed on structures built before 1978 shall be in compliance with the Environmental Protection Agency (EPA) Renovation, Repair, and Painting Rule (RRP).

Various state and federal laws, rules, and regulations and certain other codes are adopted by reference into these Standards. At least one copy of the adopted item will be kept for public review by the city clerk or the clerk's designee. Adoption of a state and federal law, rule, or regulation includes any subsequent amendments unless expressly stated otherwise.

Last Updated December 20, 2021