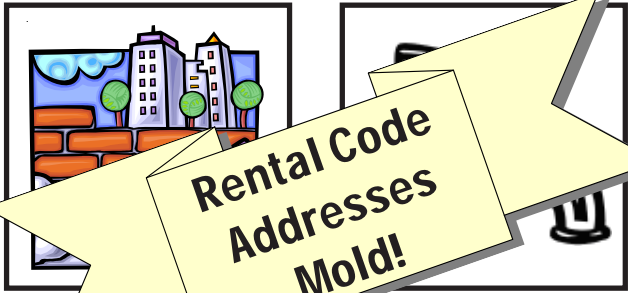


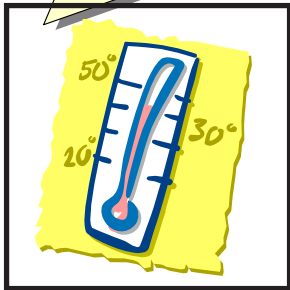
City of Eugene
Rental Housing Program

A service of the City of Eugene



Rental Code Addresses Mold!

Plumbing



Heating



Weatherproofing



Smoke Detection



Security

address area

Planning & Development Department

RENTAL HOUSING

99 W 10th Avenue

Eugene, Oregon 97401

541-682-8282

(fax) 541-682-6806

www.eugene-or.gov/rentalhousing



REFERRAL RESOURCES

City of Eugene <i>Rental Housing Code</i>	541-682-8282
<i>Building Code Enforcement</i>	541-682-5495
<i>Dangerous Buildings</i>	541-682-5495
<i>Nuisance Complaints</i>	541-682-5819
<i>Permit Information</i>	541-682-5505
<i>Land Use Applications</i>	541-682-5377
<i>Police Non-Emergency</i>	541-682-5111
<i>Fire Non-Emergency</i>	541-682-5111
Lane County Legal Aid	541-342-6056
ASUO Legal Services <i>Current UO students only</i>	541-346-4273
LCC Student Legal Services <i>Current LCC main campus students only</i>	541-463-5365
Fair Housing	800-424-3247 503-223-8197

Oregon State Bar Website:
www.osbar.org (search: "tenant" or "landlord")

CONTACT US

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rentalhousing@ci.eugene.or.us

541-682-8282



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 City of Eugene Rental Housing Program

Revised August, 2010

Eugene Rental Housing Code

The purpose of the City's Rental Housing Code is to provide minimum habitability criteria to safeguard health, property and public wellbeing of the owners, occupants and users of the rental housing. This service is available to property owners, property managers, tenants, neighboring property owners and other interested parties.

Code Enforcement staff will listen to a caller's concerns and address the situation in the most appropriate manner. If a caller's concerns are not addressed by the Eugene Code, staff will refer callers to an appropriate community resource for assistance. If you have a habitability concern, please contact the Rental Housing program at 682-8282, and staff will guide you through the process.

Staffing and administrative costs for the program are paid for by a \$10 annual fee for each dwelling unit. The owner or the owner's agent shall be responsible for paying the annual fee.

Minimum Standards

The Rental Housing Code addresses six areas of habitability, described below (EC 8.425).

STRUCTURAL INTEGRITY

The roof, floors, walls, foundations and all other structural components shall be capable of resisting loads prescribed by the building code in effect at the time of construction.

PLUMBING

(a) Plumbing systems shall be maintained in a safe and sanitary condition and shall be free of defects, leaks and obstructions. The presence of significant visible mold may be a symptom of faulty plumbing, however, the presence of mold, by itself, is not a violation for purposes of sections 8.400 through 8.440 of this code.

(b) Repairs must be permanent rather than temporary and shall be through generally accepted plumbing methods. If significant visible mold results from faulty plumbing, repairs must include removing the mold, which may include mold on or in interior walls, sheetrock, insulation, floors, carpets or carpet backing.

HEATING

(a) A permanently installed heat source that must be able to provide a room temperature of 68 degrees Fahrenheit three feet above the floor, measured in the approximate center of the room, in all habitable rooms. Portable space heaters shall not be used to achieve compliance with this section.

(b) All heating devices or appliances shall conform to applicable law at the time of installation.

(c) Ventilation for fuel-burning heating appliances shall be as required by the Mechanical Code at the time of installation.

WEATHERPROOFING

(a) The roof, exterior walls, windows and doors shall be maintained to prevent water leakage into living areas, which may cause damage to the structure or its contents or may adversely affect the health of an occupant. The presence of significant visible mold may be a symptom of faulty weatherproofing, however, the presence of mold, by itself, is not a violation for purposes of sections 8.400 through 8.440 of this code.

(b) Repairs must be permanent rather than temporary and shall be through generally accepted construction methods. If significant visible mold results from faulty weatherproofing, repairs must include removing the mold, which may include mold on or in interior walls, sheetrock, insulation, floors, carpets or carpet backing.

SECURITY

Doors and windows leading into a dwelling unit must be equipped with locks and shall be maintained in a condition so as to restrict access into the dwelling unit.

SMOKE DETECTORS

Every dwelling unit shall be equipped with an approved and properly functioning smoke alarm or smoke detector installed and maintained in accordance with the state building code, 479.270, 479.275, and 479.285, and applicable rules of the State Fire Marshal.

Complaint Procedure

The primary goal of the complaint procedure is to bring about resolution without the need for City enforcement. A complaint may be filed with the City only after the tenant has sent written notice to the owner or property manager. The written notice must include a detailed description of the alleged violation and must allow 10-days for the owner or the property manager to respond to the alleged violation.

A complaint to the City must be in writing and may be filed in person, by post, e-mail, or fax, and must include the following:

- Name of person filing the complaint, and if different, the name of the affected tenant. Anonymous complaints will not be accepted.
- Name and phone number of the owner or the owner's agent.
- Address of the dwelling unit with the alleged violation.
- A complete description of the alleged violation.
- A copy of the written notice of the alleged code violation that has been sent by the tenant to the owner or the owner's agent.

A person who files a complaint must be a party to the current rental agreement or an agent of this party. Complaint investigations will be processed by City Code Enforcement staff only after the above process has been followed.

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