

The Eugene City Council recently expanded the Eugene Rental Housing Code to include security and smoke detection. The changes will become effective June 30, 2008.

In October, 2007 City Council directed staff to draft code language to include mold, security and smoke detectors. In a subsequent public hearing Council passed a motion to remove the mold language to allow time for further review and public input.

The City Council will hold a work session concerning the addition of mold to the code in the fall. The work session has not yet been scheduled. Check the City Council meeting schedule for the meeting date and time: www.eugene-or.gov/citycouncil.

If you would like to be informed of changes to the program, code updates, committees, public hearings or other announcements related to the code, please send a request to add your email address to: rentalhousing@ci.eugene.or.us.

Eugene Rental Housing Program

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.

Code Enforcement staff will listen to a caller's concerns and address the situation in the most appropriate manner. If a caller's issues are not addressed by the Eugene Code, staff will refer caller to an appropriate community resource for assistance.

If you are a tenant calling about a habitability issue that might be addressed by the Rental Housing Code, staff will guide you through the process. Please call **682-8282**, or send an e-mail to: rentalhousing@ci.eugene.or.us

Minimum Standards

The Rental Housing Code addresses the following six areas of habitability (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

Plumbing systems shall be maintained in a safe and sanitary condition and shall be free of defects, leaks and obstructions.

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. (b) Repairs must be permanent rather than temporary and shall be through generally accepted construction methods.

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, ORS 479.270, 479.275, and 479.285, and applicable rules of the State Fire Marshal.

Contact Us

541-682-8282

www.eugene-or.gov/rentalhousing
rentalhousing@ci.eugene.or.us

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 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 person who files a complaint must be a party to the current rental agreement or an agent of this party. The complaint to the City must be in writing 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 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.



Planning & Development Department
RENTAL HOUSING
99 W 10th Avenue
Eugene, Oregon 97401
www.eugene-or.gov/rentalhousing



Rental Housing Program

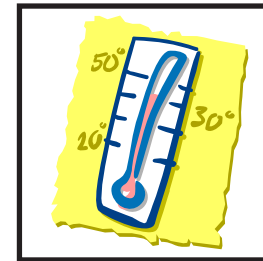
A service of the City of Eugene



Structural Integrity



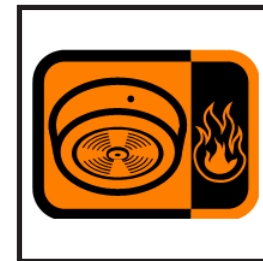
Plumbing



Heating



Weatherproofing



Smoke Detection



Security

Planning & Development Department



RENTAL HOUSING
99 W 10th Avenue
Eugene, Oregon 97401

541-682-8282

(fax) 541-682-6806

www.eugene-or.gov/rentalhousing