



Rental
REGISTRATION
 BOARDMAN TOWNSHIP

2020 Rental Rating System

- I. Tier I** - 43 – 50 points
- II. Tier II** – 35 – 42 points
- III. Tier III** – 0 – 34 points

Title	Language	Responsibility	Points	Points Earned
Exterior				
Waste, Trash, & Debris	(HRR 18-03 I.3.E.1) - Exterior areas shall be free of any accumulation of refuse and debris.	Owner	4	
	HRR 18-03, I.3.B.2 - Dispose of all solid waste material in a clean and sanitary manner by placing it in the disposal facilities or containers provided, or to provide such facilities or containers for disposal of solid waste material when required by the owner.	Occupant		
Windows	HRR 18-03, I.3.E.2 - Windows shall not be cracked, broken, or boarded and shall not admit moisture.	Owner	4	
	HRR 99-02, C.14 – Windows and doorframes: Every window, door and frame shall be kept in sound condition, good repair, and weather tight.			
	HRR 99-02, C.15 – Insect Screens: Every door, window and other outside opening utilized or required for ventilation purposes serving and structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition. (C.15, exception available).			
Doors	HRR 18-03, I.3.E.3 - Exterior doors shall be free of holes and splits and shall be firmly secured with operable locking mechanism.	Owner	2	
Exterior Lights	ORBC R303.8 - Exterior stairway illumination, exterior entryways shall be equipped with lighting.	Owner	1	
Rodents / Bugs	HRR 18-03 I.3.E.8 - Interior and exterior of the rental unit shall be free of insects, rodents, and other pests and their droppings.	Owner	1	
Roof/Drainage	HRR 99-02 C.11 – The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.	Owner	4	

	Roof water shall not be discharged in a manner that creates a public nuisance.			
Walls/Foundation	HRR 99-02 C.9-10 – Foundation Walls: All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats. Exterior Walls: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	Owner	2	
Sidewalks, Drives, and Parking Lots	HRR 99-02 C.3 – Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.	Owner	2	
Dumpsters	BZC XII.O [or 10.6.C.1.a Large waste receptacles, and refuse collection areas shall be screened]	Owner	2	
Weeds	HRR 99-02 3.C.4– All premises and exterior properties shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited.	Owner	1	
Building Numbers	HRR 99-02 3.C.8 – Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way.	Owner	1	
Multi-Units and Common Areas				
Fire Extinguisher	OBC 906.1 - Multi-unit buildings must have a fire extinguisher on each floor's common area.	Owner	1	
Common Areas	HRR 18-03, I.3.A.2 - Maintain in a clear and sanitary condition the shared public or common areas.	Owner	1	
Interior – Units				
Cleanliness	HRR 18-03, I.3.E.4 - Interior premises shall be free of any accumulation of refuse and debris. (<i>Enforcement Note: holes in drywall, building materials, trash, etc.</i>)	Owner	2	
Unit Cleanliness	HRR 18-03 I.3.B.1 - Keep the part of the rental unit and premises which (s)he occupies, controls or uses in a clean and sanitary condition.	Occupant	-	-
Rodents / Bugs	HRR 18-03 I.3.E.8 - Interior and exterior of the rental unit shall be free of insects, rodents, and other pests and their droppings. HRR 18-03, I.3.A.4 - Provide for the extermination of insects in an acceptable means not injurious to human health.	Owner	1	
Standing Water	HRR 18-03 I.3.E.5 - Interior premises shall be free of dampness or standing water that creates unsafe or unsanitary living conditions.	Owner	4	

Toilets	HRR 18-03 I.3.E.6 - All toilets shall be in operable condition. <i>(Enforcement note: One (1) point will be given for having at least one working toilet per unit)</i>	Owner	2	
Heating	HRR 18-03 I.3.E.7 - Any heating system in the rental unit shall be in operable condition.	Owner	2	
Clean Plumbing Fixtures	HRR 18-03, I.3.B.3 - Keep all plumbing fixtures in a clean and sanitary condition and be responsible for the exercise of reasonable care in their proper use.	Occupant	-	-
Occupant Equipment	HRR 18-03, I.3.B.5 - Maintain in good and safe working order the equipment, appliances and fixtures which he or she owns.	Occupant	-	-
Smoke Detectors	ORBC R314.2 - Operable smoke detectors with live batteries shall be present on each floor of each individual unit.	Owner	3	
Dryer Vents	ORBC M1502.3 - Washer or dryer units must be vented on the outside of the structure.	Owner	1	
Handrails	ORBC R311.7 - Handrails shall be installed on not less than one side of each continuous run of treads or flight with four or more risers.	Owner	2	
Stairway Lights	ORBC R303.7 - Interior stairway illumination	Owner	1	
Working Windows	ORBC R303.1 - Habitable rooms shall have at least one (1) working window.	Owner	2	
Water Test	ORBC R306.4 - Plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.	Owner	2	
Electrical	The rental unit shall have an operable electrical system with no exposed live parts. All electrical outlets and light switches shall have secured plate covers installed.	Owner	2	
TOTALS			50	

Notes:

Occupant responsibilities, as determined by HRR 18-03, will not be counted against the property owner's total score.

All sections of HRR 99-02 and the current Zoning Resolution will be inspected for, however those sections may not impact the total score.

Habitable Rooms/Spaces is defined as space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.