



## Executive Department

March 18, 2024

### MAYOR

MARY SUPPLE

Chair Dziedzic and Members of the State and Local Government and Veterans Committee:

### CITY COUNCIL

SHARON CHRISTENSEN

SEAN HAYFORD OLEARY

SIMON TRAUTMANN

BEN WHALEN

As Mayor of Richfield, I appreciate the opportunity to share the City of Richfield's concerns regarding SF3839, which would exempt certain group homes and assisted living facilities from municipal rental licensing.

As an urban, well-connected community, Richfield has proven to be an attractive place for group homes to locate. We have over 60 in our community and we strive to be a welcoming community to these residents, as well as anyone else who chooses to live in our city. Our goal is not to prohibit group homes, nor to attempt to use a rental licensing program to address concerns with individual caregivers.

As a community that experienced tremendous growth after World War II, two-thirds of our housing was constructed between 1940 and 1969, making many homes 55-80+ years old. Our rental licensing program is an important tool to protect our housing stock and ensure that these homes are maintained and safe for residents, including members of our community living in group homes.

State licensing of group homes is vitally important. However, in many cases, inspections of the properties are required prior to licensing and then are focused more on standards of care, maltreatment of residents, background checks of staff, and identification of fraud. While we do not want duplicative inspections of group homes, our experience shows that there can be health and safety concerns in these housing units. Here is additional information regarding our experiences:

- The Richfield rental licensing program uses the 2018 International Property Maintenance Code and focuses on ensuring a safe structure. The purpose of our rental licensing requirements is to ensure that all rental housing in the city is decent, safe and sanitary, as well as operated and maintained to provide quality housing in the community. Group homes are inspected under the same codes as other rental properties.
- A review of group home inspections over the past year showed anywhere from **3 to 22** violations including several missing or nonfunctioning smoke detectors and carbon monoxide detectors, improperly wired electrical outlets, non-working light fixtures, cracked foundations, and improperly installed plumbing. Attached are the rental inspection reports for five group homes inspected in the last month in the city of Richfield, which show that our rental inspections are not duplicative of what is being done.

Chair Dziedzic and Members of the State and Local Government and Veterans Committee

March 11, 2024

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- New regulations from the State require the city's Building Official to sign off on all new group homes. While this process will ensure the homes are in compliance when a new owner first opens a group home, it's important to monitor ongoing compliance, as the attached inspections indicate.
- In the past, tenants and tenants' families have contacted the city with complaints. A rental license helps the city to follow up on these complaints and make sure the businesses that own the facilities comply with codes for safe housing.

We believe requiring a rental license is an important tool for ensuring safe housing for all our residents who, as tenants, do not have the agency to maintain their own dwellings. This is not a tool that the City uses or desires to use to either keep out group homes or to monitor caregivers within those settings. We see ourselves as partners in the work to keep residents of these housing units safe and allow them to continue to live in Richfield as their chosen community.

We hope that you can support our continued need for this tool. Thank you for your consideration of our concerns.

Sincerely,



Mary Supple  
Richfield Mayor

MS:jy  
Attachment

**RICHFIELD COMMUNITY DEVELOPMENT DEPARTMENT (612) 861-9882**
**RI**
**Detail Listing of All Items Requiring Correction for**
**Lic. or App. Number:**
***This property was inspected by: Dean Tran***
***on: 03/05/2024  
at 09:00 AM***

Date Identified	Unit	Description	Action Required	Comments
03/05/2024		Dishwasher discharge improperly plumbed.	Dishwasher discharge-must be properly connected to drain system. Secure dishwasher drain to top of cabinet. MN PLMG CODE (IPMC 504)	
03/05/2024		Overhead door opener not functioning.	Repair or remove overhead door opener. (MN 1300.5900)	
03/05/2024		Foundation cracked and/or loose mortar	Patch/repair foundation as needed. (IPMC 302)	
03/05/2024		Ceiling water damaged.	Repair water damaged ceiling and cause. (IPMC 305)	1st level/bath
03/05/2024		GFI outlet not functioning properly/not tripping	Wire GFI outlet to manufacturers instructions and/or replace. (IPMC 605)	1st level/bath
03/05/2024		Improperly grounded electrical outlet(s)	Repair by providing arc fault tamper resistant and/or GFCI outlets to current code as required.(IPMC 605)	1st level/bedroom, 1st level/living room, 1st level/bath
03/05/2024		Outlet loose	Outlet must be secured to properly anchored elect.box. (IPMC 605)	1st level/living room
03/05/2024		Outlet(s) improperly wired-reverse polarity	Outlets) must be properly wired. (IPMC 605)	2st level/bedroom
03/05/2024		Work done without permits	Licensed contractor must obtain permits and all inspections for work performed without permits	a heating system
03/05/2024		No Carbon Monoxide detector/or inoperable	Install carbon monoxide detector outside and not more than 10 feet from each separate sleeping area or bedroom. (IPMC 705)	basement
03/05/2024		Vent fan not functioning properly.	Repair vent fan as needed. (IPMC 403)	basement bath
03/05/2024		Rotted window components	Repair/replace all rotted window components as required. (IPMC 304)	basement window
03/05/2024		Garage in disrepair	Garages shall be maintained structurally sound and in good repair. Demolish with permit OR repair with permit. (IPMC 302)	damaged door frame
03/05/2024		Light fixture not functioning	Verify working condition of light fixture. (IPMC 402)	furnace room
03/05/2024		Siding damaged and/or missing	Repair damaged/missing siding. (IPMC 304)	garage

**RICHFIELD COMMUNITY DEVELOPMENT DEPARTMENT (612) 861-9882**
**RI**
**Detail Listing of All Items Requiring Correction for [REDACTED]**
**Lic. or App. Number:** [REDACTED]

***This property was inspected by: Dean Tran on: 03/05/2024 at 10:00 AM***

Date Identified	Unit	Description	Action Required	Comments
03/05/2024		Dryer exhaust duct vented to interior.	Vent dryer exhaust to the exterior to code. (IPMC 403)	
03/05/2024		Added and/or altered electrical wiring and /or service.	Added electrical wiring and/or service must be certified by licensed electrical contractor on City of Richfield form.	
03/05/2024		Flue cap damaged/unlisted/missing	Flue cap must be U.L. listed & in good condition. (IPMC 603)	
03/05/2024		Furnace 15+ years old /or no history of installation. (IPMC 603)	Heating system to be certified by heating contractor licensed with the City of Richfield and ON CITY OF RICHFIELD FORM	
03/05/2024		Gutters damaged/missing extentions	Repair/replace gutters and/or downspouts and extentions (IPMC 304)	
03/05/2024		O.H. Garage door not reversing properly	Adjust O.H. Garage door to reverse properly or remove (MN 1300.5900)	
03/05/2024		Tub faucet w/threads has a potential for back-siphoning.	Install backflow preventer to threads on laundry tub faucet spout (IPMC 505)	
03/05/2024		Outside hose faucet with threads has potential of back-siphoning	Install backflow preventer to threads on faucet spout. (IPMC 505)	
03/05/2024		Rotted window components	Repair/replace all rotted window components as required. (IPMC 304)	
03/05/2024		Outlet not functioning	Outlets must be properly wired and functioning. (IPMC 605)	basement/office
03/05/2024		Stairway lacks handrail	Install handrail to code, 34"-38" in height Handrail must cover all steps. Ends shall be returned. (IPMC 304)	deck
03/05/2024		Door/door hardware damaged	Repair/replace damaged door and/or hardware. (IPMC 304)	garage overhead door and service door (cannot use interior door)
03/05/2024		Rotted wood, siding or trim	Any/all rotted wood must be replaced. (IPMC 304)	hose and garage
03/05/2024		Soffit/fascia damaged/missing	Repair/replace damaged/missing soffit/fascia (IPMC 304)	house and garage
03/05/2024		Drain-Must be approved type drain pipe	Drain- remove flex drain line and re-plumb w/approved material. (IPMC 504)	kitchen

03/05/2024		Pipe leaking	Repair leaking pipe as needed to code.	laundry room - above the washer/dryer
03/05/2024		Work done without permits	Licensed contractor must obtain permits and all inspections for work performed without permits	new deck
03/05/2024		Washer and/or Dryer powered by ext.cord and/or adapter.	Washer and/or Dryer must reach an approved outlet with its original cord. Add outlet W/PERMIT & inspection. (IPMC 605)	unsafe extension cord
03/05/2024		No Carbon Monoxide detector/or inoperable	Install carbon monoxide detector outside and not more than 10 feet from each separate sleeping area or bedroom. (IPMC 705)	upper level
03/05/2024		No smoke detector as required.	Install smoke detector per mfg specs immediately -on every level, in the hallways leading to a bedroom, AND one in every bedroom.	upper level/bedroom
03/05/2024		Guardrail damaged / Unsecured	Secure/repair guardrail (IPMC 304)	upper level/living room
03/05/2024		Storage in front of electrical service.	Provide 36 inches clearance in front of electrical service panel. (IPMC 603)	washer

**RICHFIELD COMMUNITY DEVELOPMENT DEPARTMENT (612) 861-9882**
**RI**
**Detail Listing of All Items Requiring Correction for [REDACTED]**
**Lic. or App. Number:** [REDACTED]

***This property was inspected by: Dean Tran on: 03/05/2024 at 11:00 AM***

Date Identified	Unit	Description	Action Required	Comments
03/05/2024		Dead bolt lock(s) missing at exterior door(s)	Install dead bolt locks at all exterior doors (IPMC 304)	
03/05/2024		Exterior dryer or vent damper clogged/damaged.	Repair or replace damaged exterior vent damper securely & seal. (IPMC 403)	
03/05/2024		Flue cap damaged/unlisted/missing	Flue cap must be U.L. listed & in good condition. (IPMC 603)	
03/05/2024		Furnace 15+ years old /or no history of installation. (IPMC 603)	Heating system to be certified by heating contractor licensed with the City of Richfield and ON CITY OF RICHFIELD FORM	
03/05/2024		Gutters damaged/missing extentions	Repair/replace gutters and/or downspouts and extentions (IPMC 304)	
03/05/2024		Outside hose faucet with threads has potential of back-siphoning	Install backflow preventer to threads on faucet spout. (IPMC 505)	
03/05/2024		Rotted window components	Repair/replace all rotted window components as required. (IPMC 304)	
03/05/2024		Open bulb lite fixture in clothes closet	Lite fixture must be 12" from shelf and enclosed globe type fixture, or removed with wires & box covered. ((IPMC 605)	1st floor/closet, basement/closet
03/05/2024		Damaged wall/tile/caulking/grout and/or tub faucet is not sealed	Repair water damaged wall/tile/caulking/grout and or seal at faucet and repair cause of damage. (IPMC 504)	1st level/bathtub surrounding
03/05/2024		Window glass broken/cracked or missing	Window skylights doorframes shall be kept n good sound condition, good repair and weather tight. (IPMC 304)	1st level/bedroom
03/05/2024		GFI outlet not functioning properly/not tripping	Wire GFI outlet to manufacturers instructions and/or replace. (IPMC 605)	basement/bath
03/05/2024		Peeling paint	Refinish areas of peeling paint (IPMC 304)	fascia and windows
03/05/2024		Jct. Box lacks cover/open holes	Install cover/cap open holes at jct box. (IPMC 605)	garage
03/05/2024		Work done without permits	Licensed contractor must obtain permits and all inspections for work performed without permits	laundry tub
03/05/2024		Drain-Must be approved type drain pipe	Drain- remove flex drain line and re-plumb w/approved material. (IPMC 504)	remove rubber coupling at laundry room

RICHFIELD COMMUNITY DEVELOPMENT DEPARTMENT (612) 861-9882

RI

## Detail Listing of All Items Requiring Correction for [REDACTED]

Lic. or App. Number: [REDACTED]

*This property was inspected by: Dean Tran on: 03/05/2024  
at 01:30 PM*

Date Identified	Unit	Description	Action Required	Comments
03/05/2024		Work done without permits	Licensed contractor must obtain permits and all inspections for work performed without permits	added room in basement
03/05/2024		Furnace 15+ years old /or no history of installation. (IPMC 603)	Heating system to be certified by heating contractor licensed with the City of Richfield and ON CITY OF RICHFIELD FORM	Corval Group does not have a valid mechanical license with the City of Richfield.
03/05/2024		Door/door hardware damaged	Repair/replace damaged door and/or hardware. (IPMC 304)	Garage service does cannot be latched.

**RICHFIELD COMMUNITY DEVELOPMENT DEPARTMENT (612) 861-9882**
**RI**
**Detail Listing of All Items Requiring Correction for [REDACTED]**
**Lic. or App. Number:** [REDACTED]

***This property was inspected by: Dean Tran on: 03/05/2024 at 02:30 PM***

Date Identified	Unit	Description	Action Required	Comments
03/05/2024		Dead bolt lock(s) missing at exterior door(s)	Install dead bolt locks at all exterior doors (IPMC 304)	
03/05/2024		Dryer exhaust duct vented to interior.	Vent dryer exhaust to the exterior to code. (IPMC 403)	
03/05/2024		Garage ceiling joist not designed for storage.	Garage-Remove attic storage	
03/05/2024		Gutters damaged/missing extentions	Repair/replace gutters and/or downspouts and extentions (IPMC 304)	
03/05/2024		Tree too close to house/garage	Remove trees & limbs within 18" of structure/foundation/roofline (IPMC 304)	
03/05/2024		Laundry tub unsecured.	Laundry tub must be secured to floor or wall. (IPMC 504)	
03/05/2024		Outside hose faucet with threads has potential of back-siphoning	Install backflow preventer to threads on faucet spout. (IPMC 505)	
03/05/2024		water heater lacks shut off valve on cold water inlet pipe	Install shut off valve on cold water inlet pipe (IPMC 505)	
03/05/2024		Visable mildew present	Remove mildew as needed (IPMC 305)	1st floor/bath, basement/den
03/05/2024		Smoke detector-improper location.	Smoke detector must be installed per manufacturer IMMEDIATELY. IRC	1st floor/hallway (too low)
03/05/2024		Damaged wall/tile/caulking/grout and/or tub faucet is not sealed	Repair water damaged wall/tile/caulking/grout and or seal at faucet and repair cause of damage. (IPMC 504)	1st level/bathtub surrounding
03/05/2024		Exterior bath vent damper damaged.	Repair or replace damaged exterior vent damper. (IPMC 504)	basement bath
03/05/2024		Improperly grounded electrical outlet(s)	Repair by providing arc fault tamper resistant and/or GFCI outlets to current code as required.(IPMC 605)	basement/bed, basement/main
03/05/2024		Furnace 15+ years old /or no history of installation. (IPMC 603)	Heating system to be certified by heating contractor licensed with the City of Richfield and ON CITY OF RICHFIELD FORM	Corval Group does not have a valid license with the City of Richfield
03/05/2024		Brush/leaves on property	Brush/leaves on property must be removed. (ipmc 302)	falling dead tree
03/05/2024		Electric cable not secured properly.	Cable shall be secured in place at intervals not exceeding 4 1/2 ft. & within 12 in. from every outlet box. (IPMC 605)	garage
03/05/2024		Soffit/fascia damaged/missing	Repair/replace damaged/missing soffit/fascia	garage



			(IPMC 304)	
03/05/2024		Garage in disrepair	Garages shall be maintained structurally sound and in good repair. Demolish with permit OR repair with permit. (IPMC 302)	garage roof and garage ceiling
03/05/2024		Debris or garbage on site	Exterior property and premises shall be kept clean safe and sanitary condition. Remove debris and/or garbage from property. (IPMC 308)	in garage
03/05/2024		Drain-Must be approved type drain pipe	Drain- remove flex drain line and re-plumb w/approved material. (IPMC 504)	laundry room - remove rubber couplings