

# Renting?



## SAFETY FIRST

Did you know that when you rent an apartment or home, you have certain rights?

**You are entitled to and should expect:**

- Access to utilities
- Working heating, plumbing and electrical systems
- Operating bathroom fixtures
- Impervious flooring and adequate ventilation
- Operating doors
- Exterior locking doors
- Infestation-free property
- Lighted common areas
- Safe, unobstructed egress
- Clean, adequate trash storage

If you do *not* have any of these, contact your landlord for prompt repair/replacement. Failure to respond to your request should be reported to Code Enforcement at 401-421-7740 ext. 201 and will lead to a Code Enforcement Violation. Owners then will be required to act within a period of time, depending upon severity of the violation. Please see the City's Minimum Housing Code for specifics:

[www.municode.com/resources/gateway.asp?pid=11458&sid=39](http://www.municode.com/resources/gateway.asp?pid=11458&sid=39)

City of Providence  
Department of Inspections & Standards  
190 Dyer Street  
Providence, RI 02903



## YOUR HOME. SAFETY FIRST.



**PROVIDENCE** THE CREATIVE CAPITAL

David N. Cicilline, Mayor  
Sheila Barrett, Director of  
Inspections & Standards  
[www.providenceri.com](http://www.providenceri.com)

[http://www.providenceri.com/sb/inspection\\_and\\_standards.php](http://www.providenceri.com/sb/inspection_and_standards.php)



## FROM THE MAYOR

Greetings,

As homeowners, we usually have a list of home improvement projects in the works. Whether you are trying to cut down on heating bills, update your home's systems or renovate a space, you should always remember *Safety First*.

This pamphlet provides basic facts about the steps required by law to help keep your home - and those within it - safe. Our Department of Inspections & Standards (DIS) has experts on hand daily to answer your questions or to walk you through the process. Call them at 401-421-7740 ext. 201 or stop by their offices at 190 Dyer Street, Providence, weekdays 8:30 am to 4:30 pm.

When in doubt, *always* call DIS first, and remember *Safety First*.

Sincerely,  
**Mayor David N. Cicilline**  
[www.providenceri.com](http://www.providenceri.com)

## MAKING IMPROVEMENTS

### Do I need a Permit?

The law says, if you plan to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure - or plan to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system - that work is regulated by code and you **must** apply to our Department of Inspections & Standards for the required permit.

### Some Examples:

Roofing, siding, replacement windows, interior renovations involving reconfiguration of space and / or egress components (relocating walls and doors), work involving change in use (such as using a space in your house for a business), new kitchens and baths and any major repair. Also, any replacement or modification of heating and cooling systems, dryer vents, plumbing, electrical, etc.

Before you get started on your next project, always check first with state/city code: [www.sec.state.ri.us/library/bookmarks/buildingcodes](http://www.sec.state.ri.us/library/bookmarks/buildingcodes) or call DIS at 401-421-7740 ext. 201 to be sure.

### Is there a fee?

Yes. Fee depends upon the size of the project and nature of work. Call DIS for more information.

### What if I am hiring a contractor?

Make sure your contractor obtains and posts all necessary permits - whether it's a plumbing, electrical, mechanical or fire alarm permit.

### How do I find a qualified contractor?

Visit the RI Contractors Registration Board consumer page at [www.crb.ri.gov/consumerprotection](http://www.crb.ri.gov/consumerprotection). Electrical, mechanical and plumbing contractors, are licensed through the state and can be verified at [www.dlt.ri.gov/profregs](http://www.dlt.ri.gov/profregs).

## INSPECTIONS & YOUR RIGHTS

### Remember, this is about Safety First.

For on-site construction, inspections may be required during and upon completion of projects. It is the duty of the permit holder to notify the building official when work is ready for inspection. After the building official has inspected the building or structure and finds no violations, the official will issue a certificate of occupancy.

If someone asks to inspect your home or apartment, know your rights. You should: ask who they are and ask them to produce an official ID. You still do not have to grant entrance; RIGL 2327.3-112.0 (Right of Entry) details those circumstances. If you refuse entry, this could result in legal action.



### Questions for landlords/ tenants

If you are a **landlord**, know what the legal use of the building is. **Tenants and prospective tenants** may also stop in at DIS to ask about last recorded use.

**YOUR HOME. SAFETY FIRST.**