



# Code Services

*A division of the*  
**Manhattan Fire Department**

Scott French, Fire Chief

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## Top Violations from Inspections of Rental Units

1. Electrical equipment not properly installed and/or maintained
2. Lack of or inoperable [smoke alarms](#) located in each bedroom and on each floor level
3. General interior problems (structure and equipment should be maintained in good repair, structurally sound and sanitary)
4. Interior surfaces should be maintained in good, clean and sanitary condition, including walls and floors
5. Improper fire extinguishers placement and/or maintenance
6. Fire-resistance-rated assemblies (between dwelling units, corridors and common mechanical rooms)
7. Window and door frames in poor condition and/or are not weather tight
8. Lack of sufficient number of electrical receptacles and/or improperly wired
9. Windows broken, inoperable or will not stay open on their own (windows should open easily and stay in place)
10. Lack of bathroom ventilation (vent fan to outside or operable window) and/or recirculation of air present

Other typical violations include:

- Leaky and/or obstructed plumbing fixtures
- Leaky roofs and/or drainage not properly installed and directing water away from the home
- Poor condition of exterior walls, including holes, rotten materials and/or lack of weatherproof materials
- Poor condition and/or lack of security of doors (windows and doors should be in good condition and weather tight)
- Lack of compliant [basement egress windows](#)