



## **Title 55 Residential Occupancy Standards**

### **GENERAL**

- **Safe and operable condition required.** All occupied dwelling units of a residential property, regardless of age or condition, and all parts of them shall be maintained in a safe and sanitary condition. All equipment, devices, safeguards and standards which are required by Title 55, or any building or housing code shall be maintained in a safe and operable condition.
- **Systems, fixture and appliance maintenance.** Every plumbing and electrical system, heating and cooling system, ventilating system, fixture and appliance shall be properly installed, maintained in a safe working condition, and shall be capable of performing the intended function(s).
- **Clean and safe exterior and premise maintenance.** All exterior property, premises and common areas shall be maintained in a clean, safe, and sanitary condition, free from deterioration and blighted conditions.
- **Exterior and premises health, safety and welfare.** The exterior and interior of a residential property building shall be maintained in good repair, be structurally sound, and in a safe and sanitary condition so as not to pose a threat to the health, safety or welfare of any resident, tenant, occupant, invitee, or member of the public.

### **PLUMBING**

- **General.** Each residential dwelling unit within a residential property shall have a plumbing system maintained in good working condition, free from defects, leaks and obstructions. All plumbing fixtures, drains, waste and vent piping shall be maintained in proper working order, connected to an approved waste disposal system and shall be kept free from obstructions, leaks, and defects.
- **Water system.** A water system shall be installed and maintained to provide a supply of potable water to each fixture in sufficient volume and at pressures adequate such that the fixtures will function safely and properly, free from defects and leaks and will perform their intended function(s).
- **Water heating facilities.** Water heating facilities shall be properly installed and maintained and capable of providing a supply of water in sufficient volume at every required sink, lavatory, bathtub or shower and laundry facility, if provided, at a temperature of not less than one hundred ten degrees (110°) Fahrenheit.
- **Gas water heater location.** A gas burning water heater shall not be located in any room used or designed to be used for sleeping purposes, bathrooms, clothes closets or in a closet or other confined space opening into a bath or bedroom.

- **Temperature and pressure relief valve.** An approved combination temperature and pressure relief valve and relief valve discharge line shall be properly installed and maintained on water heaters.

### **SANITARY FACILITY STANDARDS**

- **Bathroom facilities required.** Every residential dwelling unit shall be provided with a bathroom equipped with functional plumbing fixtures consisting of a water closet, lavatory basin, and either a bathtub or shower.
- **Lavatory basins.** A lavatory basin is required in, or immediately adjacent to, any room containing a water closet. A kitchen sink shall not be substituted for the lavatory basin.
- **Bathroom fixture installation.** Each water closet, lavatory basin, bathtub and shower shall be installed in compliance with applicable building and housing codes and maintained free from defects and leaks. Each lavatory basin, bathtub and shower shall be supplied with hot or tempered and cold running water in sufficient volume necessary for its normal operation.

### **KITCHEN FACILITY STANDARDS**

- **Kitchen required.** Every residential dwelling unit shall have a kitchen or kitchen area with space to store, prepare, and serve food in a sanitary manner.
- **Oven, range or stove, refrigerator required.** Every residential dwelling unit shall be equipped with an oven and range, or stove, and a refrigerator. Each appliance shall be properly installed and operating in a manner for which the appliance was designed. The oven and range or stove and refrigerator may be provided by the owner or tenant as part of an agreement.
- **Kitchen sink required.** Every residential dwelling unit shall be provided with a kitchen sink properly installed, maintained free from defects and leaks, and supplied with hot and cold running water in sufficient volume necessary for its normal operation.

### **ELECTRICAL AND LIGHTING STANDARDS**

- **Electrical service required.** Every residential dwelling unit shall have electrical service and lighting that is maintained in a hazard free condition and in a state of good repair. The capacity of all electrical systems shall be able to safely supply power to the existing appliances, fixtures, and facilities in the building.
- **Hazard free electrical system.** The electrical system for each residential dwelling unit shall be free from such hazards as broken wiring, non-insulated wiring, non-code authorized types of wiring, connections or insulation, exposed wiring on or within fixtures, overloaded circuits, missing receptacle, or switch covers, or badly cracked receptacles or switches.
- **Extension cord prohibitions.** Extension cords shall not be used in place of permanent wiring, allowed to run through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

## HEATING AND COOLING STANDARDS

- **Heating, cooling, and ventilation systems.** Heating, cooling and ventilation systems in any residential dwelling unit shall be maintained hazard-free, operational and in a state of good repair. Heating and cooling systems shall be free from hazards associated with ventilation, equipment status, mounting, electrical connections and other potential defects.
- **Heating requirements.** Every residential dwelling unit or building where such systems are installed shall have heating capable of safely maintaining a room temperature of sixty-five degrees (65°) Fahrenheit, heating all habitable rooms, bathrooms, flushing toilet rooms, be maintained in a safe working condition, and shall be capable of performing the intended function. Required heating shall be provided by permanently installed heating facilities. Cooking devices and portable space heaters shall not be used to satisfy this requirement or supplement permanent heating facilities in order to meet this standard.
- **Cooling requirements.** Every residential dwelling unit or building where such systems are installed shall have cooling capable of safely cooling all habitable rooms, bathrooms, flushing toilet rooms, be maintained in a safe working condition, and shall be capable of performing the intended function. Required cooling shall be provided by permanently installed cooling facilities and, excluding window units, portable cooling devices shall not be used to satisfy this requirement or supplement permanent cooling facilities in order to meet this standard.
- **Unvented combustion heaters prohibited.** No owner or tenant shall provide, install or allow to be installed or used any unvented portable space heaters burning solid, liquid or gaseous fuels.
- **Cooking appliances as heaters prohibited.** No owner, or tenant shall allow the use of any ovens, stoves or ranges, or other cooking appliances for the purpose of heating any portion of a residential dwelling unit.

## EMERGENCY ESCAPES, EGRESS, AND SMOKE DETECTORS.

- **Openable window or door unit required.** Any room used for sleeping within a residential dwelling unit must have at least one (1) openable window or door unit for emergency escape or rescue in accordance with building or housing codes. The units shall be operable from the inside and provide a clear, unobstructed opening without the use of separate tools.
- **Egress components maintenance.** All egress components, including but not limited to interior and exterior walkways, landings, stairways, balconies, and sidewalks shall be maintained in a structurally-sound condition, free from any tripping hazard.

## FIRE SAFETY SYSTEMS AND EXTINGUISHERS.

- **Smoke alarms requirements.** A smoke alarm is required for each residential dwelling unit. Smoke alarms may be battery-operated or may receive their power from the building wiring and shall be mounted in accordance with manufacturer's instructions on the ceiling or wall at a point centrally located in the corridor or area giving access to each sleeping area. Smoke alarms shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

## **LIGHT AND VENTILATION STANDARDS.**

- **Provision of natural light and ventilation.** Rooms within a residential dwelling unit with an exterior wall shall be provided with natural light by means of an exterior glazed opening facing to the outside and natural ventilation by means of an exterior opening vented directly to the outside. If natural ventilation by means of an exterior opening vented to the outside is not provided a mechanical ventilating system shall be provided.
- **Additional ventilation requirements.** Bathrooms, water closet compartments, laundry rooms and similar rooms in a dwelling unit shall be provided with natural ventilation by means of operable exterior openings. If natural ventilation by means of an exterior opening is not provided a mechanical ventilating system connected directly to the outside shall be provided.

## **INTERIOR SANITATION STANDARDS.**

- The interior of every residential dwelling unit shall be kept free from the presence or apparent evidence of insect, rodent or vermin infestation, and shall be maintained free from any unsafe or unsanitary condition such as, but not limited to, excessive moisture, accumulation of garbage, food waste, trash, rubbish, refuse or litter or any condition which would promote or could harbor infestation by insects, rodents, vermin or other noxious pests.

## **RESIDENTIAL DWELLING UNIT INTERIOR BUILDING STANDARDS.**

- **Structural members.** All structural members, walls, floors, partitions, or ceilings of a residential dwelling unit shall be structurally sound and be capable of supporting the live and dead loads it was intended for.
- **Interior surfaces.** All interior wall and ceiling surfaces of a residential dwelling unit shall be maintained in good repair and free from loose plaster, sagging drywall or other defective surface conditions that may cause injury.
- **Handrails and guardrails.** Every handrail and guardrail of a residential dwelling unit shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in sound condition.
- **Stairways.** Every interior stairway of a residential dwelling unit shall be maintained in a structurally sound condition and free from any broken, rotted, weakened, or missing steps or tripping hazards.

## **EXTERIOR RESIDENTIAL DWELLING UNIT BUILDING STANDARDS.**

- **Foundations, walls, and roofs.** Every foundation, exterior wall, roof, and all exterior surfaces of a residential dwelling unit shall be structurally sound, maintained in a weathertight, watertight condition and vermin proof.
- **Exterior surfaces.** Exterior surfaces of residential dwelling unit and buildings on a residential property not naturally resistant to decay shall be treated with a protective coating of paint or other suitable preservative which will provide resistance to weathering and deterioration.
- **Roof coverings.** Roof coverings and flashings of a residential dwelling unit shall be free from any defects that admit rain or cause dampness in the walls or interior portion of the building.
- **Handrails and guardrails.** Every handrail and guardrail of a residential dwelling unit shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in sound condition.
- **Stairways and balconies.** Every outside stairway and balcony of a residential dwelling unit shall be maintained in sound condition and free from any broken, rotted, or missing steps or tripping hazards.
- **Doors and windows.** Every door, door frame, window, window frame, locking device and related hardware of a residential dwelling unit shall be properly installed and maintained in sound condition. Exterior doors and windows that provide access to a residential dwelling shall be equipped with locking devices and shall be maintained in a substantially weathertight condition. Window screening, if present, shall be maintained in good condition free from tears or holes or imperfections of the frame that could admit insects or other vermin.

## **RESIDENTIAL PROPERTY PREMISES STANDARDS.**

- **Drainage.** All premises of a residential property shall be maintained to prevent the accumulation of stagnant water when such water may cause an unhealthy or hazardous condition, become a breeding area for insects or cause damage to foundation walls.
- **Fences, screen walls and retaining walls.** All fences, screening walls and retaining walls on the premises of a residential property shall be safe and structurally sound.