

Article III: Minimum Standards of Fitness for Places of Habitation
Recommendations - DRAFT
September 23, 2019

**Bold Text Indicates Proposed New Provision*

	Section / Standard	Current	Recommendation	Rationale	Avg. Cost Estimate
1.	Sec. 11-77. - Space and Use (doors)	(n) Requires doors at bedrooms, toilet rooms, and bathrooms and all rooms adjoining a public space.	Add door hardware and include all doors.	Improves enforcement as it relates to the condition of all doors and be more explicit and straightforward.	0-\$50.00
2.	Sec. 11-78. – Light and Ventilation (windows)	(g) Requires that all windows opening to the outside be reasonably weathertight and have operable locks.	Require that all windows, and doors with windows be reasonably weather tight, be free of broken glass and have operable locks. The glazed area would be glass only.	Improves enforcement for windows and for doors. Would require glass only, and disallow other materials.	0, no cost increase
3.	Sec. 11-78. – Light and Ventilation (fixtures)	(j) New provision	Require clothes dryer vents	Unvented clothes dryers may cause humidity, dust, smoke or carbon monoxide build -up if not maintained.	0-\$100
4.	Sec. 11-78. – Light and Ventilation (fixtures)	(i) New provision	Require existing kitchen exhaust equipment operate as intended. Ductless range hoods would not be required to be vented to the exterior.	Inoperable, or poorly maintained kitchen vents may cause humidity, smoke, or carbon monoxide (gas range or oven) build-up if not maintained.	0-\$100
5.	Sec. 11-80. – Plumbing Facilities (water heaters)	(g) Requires adequate facilities for furnishing hot water to each tub or shower, lavatory, and kitchen sink.	Amend language to require adequate hot water, and operate as intended ,and to require that water heaters comply with the current state building code, and the home inspector licensure board for water temperature and flow rate.	Establishes, and clarifies that the safety devices and other components be in good condition, and operate as intended. Establishes temperature, and flow rates Damage, or improper installation of the over-pressure devices or piping may compromise the safety of the water heater.	0, no cost increase
6.	Sec. 11-80. – Plumbing Facilities (fixtures)	(i) New provision	Require that kitchen and bathroom sinks/faucets be	Improper installation of sinks and faucets to the countertop commonly allows	0-\$10

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			properly installed to prevent leakage.	damaging water intrusion.	
7.	Sec. 11-80. – Plumbing Facilities (fixtures)	(e) Requires that water closets (toilets) shall not be loose or leaking	Amend language to add a requirement that flush mechanisms must be maintained.	Leaking flush mechanisms may cause water intrusion at the floor, and can cause excessive water usage if uncorrected.	0, no cost increase
8.	Sec. 11-81. – Heating Facilities	(q) Requires that fireplaces may be used for supplementary heating only and not for basic heat.	Amend language to add freestanding kerosene heaters, freestanding electric space heaters and vent free gas appliances (such as gas logs) as supplemental heating. These devices would not be considered a primary source of heat.	Clarifies that portable heaters may be used for supplemental heating, but do not take the place of a primary heating system.	0, no cost increase
9.	Sec. 11-83. – Structural Standards (Foundation)	(a)(9) New provision	Require crawl space hatchways and doors be maintained.	Improves enforcement to require a crawlspace door.	0-\$100
10.	Sec. 11-83.– Structural Standards (Foundation)	(a)(10) New provision	Require screening be provided for all crawl space vents.	Improves enforcement and add clarity for the requirements related to vermin infiltration.	0, no cost increase
11.	Sec. 11-83. – Structural Standards (Foundation)	(a)(8) New provision	Require that all masonry block and brick foundation systems or components be mortared with bonded joints. The block, brick, and associated joints should not be deteriorated.	Improves enforcement as it relates to dwelling foundations and be more explicit and straightforward	0, no cost increase
12.	Sec. 11-83.– Structural Standards (Interior Walls)	(d)(3) New provision	Require that Interior wall finishes and trim shall be free of moisture stains or moisture damage caused by leaks from roofing, or other sources.	Establishes proof that the original cause of the stain has been permanently repaired.	0-\$50
13.	Sec. 11-83. – Structural Standards (Ceilings)	(e)(5) New provision	Ceiling finishes and trim shall be free of moisture stains or moisture damage. caused by leaks from roofing, or other sources.	Establishes proof that the original cause of the stain has been permanently repaired.	0-\$50

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14.	Sec. 11-83. (f) – Structural Standards (Roofs)	(8) Requires that there be proper flashing at walls or chimneys.	Amend the language to add proper flashing at roof penetrations. Requires that the roof and flashing be sound, tight, and have no defects that admit rain.	Adds more specific areas where roof systems may leak.	0, no cost increase
15.	Sec. 11-83. (f) – Structural Standards (Roofs)	(9) Requires that there be no loose roof covering, no holes, and no leaks causing damage to the structure or rooms.	Include language to add a requirement that the roof have no defects, that may admit water	Adds more specific conditions which may cause roof systems to leak.	0, no cost increase
16.	Sec. 11-83– Structural Standards (Roofs)	(f)(10) New provision	Require that drainage be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts be maintained in good repair and free from obstructions and designed to discharge rainwater away from the structure. Roof water not be discharged in a manner that creates a public nuisance.	Adds a requirement to maintain gutters and require good drainage of water from the roof. Lack of maintenance may cause water intrusion, and structure damage.	0-\$150
17.	Sec. 11-83. – Structural Standards (Roofs)	(f)(1) New provision	Amend the language to require that roof rafters, roof framing members, and roof sheathing not be sagging, show signs of weakness, or be likely to cause structural weakness in the future.	Improves enforcement as it relates to the roof structure and be more explicit and straightforward.	0-\$300
18.	Sec. 11-83.– Structural Standards (Porches)	(h) (1) Requires that the floor, ceiling, and roof be equal to requirements set forth in this section, except sills, joists, and floors need not be level if	Amend the language at 11-83(h) to add at 11-83 (h) (6) and 11-83(h)(7) requirements that exterior stairways, deck porches and balconies, landings,	Strengthens the existing requirements for exit way safety.	0-\$25

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		providing drainage of floors; floors need not be weathertight; the ceiling height may be seven feet; and the attic need not be vented. (3) If post and railings are provided, they shall be structurally sound and not likely to cause structural weakness in the future.	exits, and all attached appurtenances, be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Requires that step treads be reasonably uniform in width		
19.	Sec. 11-84 - Property Maintenance	(e) New provision	Require that kitchen and bathroom(s) counter tops and cabinets shall be constructed and maintained to permit easy cleaning and maintenance of sanitary conditions.	Requires all cabinetry to be installed and maintained in a manner that it is free from damage.	0-\$500
20.	Sec. 11-84 - Property Maintenance	(f) New provision	Require that cabinet doors and drawers be operable as intended and have functional hardware to allow for proper operation.	Improves enforcement as it relates to cabinetry.	0-\$50
21.	Sec. 11-78 -Light and ventilation	(j) New provision	Require that exhaust ducts for clothes dryers terminate on the outside of the dwelling. Screens which may trap lint may not be installed at the duct termination. Require that ducts be properly supported, and free of obstructions.	Allows enforcement of standards related to hazardous conditions created by poorly maintained clothes dryers.	0-\$100
22.	New Section. – Air Conditioning	New section/provision under Heating, ventilation, and air conditioning 11-81(r)	Requires the maintenance in good and safe working order air conditioning systems provided by the owner.	Requires existing supplied AC appliance be maintained in good and safe working order.	0-\$350