

## **Provisions of housing codes in various American cities.**

### **Contributors**

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**Urban  
Renewal**

**Bulletin Number 3**

# **PROVISIONS of HOUSING CODES**

**in  
Various  
American  
Cities**

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**Housing and Home Finance Agency  
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Washington, D. C.  
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It is a very common mistake to think that the only way to get a good education is to go to a university. In fact, there are many other ways to get a good education. For example, you can learn a lot from books, from the internet, and from people who are experts in their field. You can also learn from your own experiences. The most important thing is to be curious and to keep learning throughout your life.

CITY AND STATE	POPULATION 1920 Census	DATE LAST QUARTER
Newark, New Jersey	436,766	7-1-22
New Brunswick, New Jersey	35,411	7-1-22
New Haven, Connecticut	104,445	7-1-22
New Orleans, Louisiana	370,442	7-1-22
Newport, Kentucky	21,044	7-1-22
Newport News, Virginia	42,124	7-1-22
Norfolk, Virginia	213,813	7-1-22
Philadelphia, Pennsylvania	2,071,414	7-1-22
Pittsburgh, Pennsylvania	470,300	7-1-22
Portland, New Jersey	42,280	7-1-22
Portland, Maine	17,838	7-1-22
Portland, Oregon	473,819	7-1-22
Reno, Nevada	2,247	7-1-22
Richmond, Virginia	230,210	7-1-22
Roanoke, Virginia	41,001	7-1-22
Rochester, New York	207,428	7-1-22
San Antonio, Texas	408,442	7-1-22
San Antonio, Texas	12,577	7-1-22
Sarasota, Florida	18,800	7-1-22
Savannah, Georgia	119,610	7-1-22
St. Louis, Missouri	400,700	7-1-22
San Jose, California	42,441	7-1-22
Seattle, Washington	403,016	7-1-22
Shanghai, China	114,000	7-1-22
Springfield, Illinois	12,821	7-1-22
St. Paul, Minnesota	202,124	7-1-22
Washington, D. C.	210,124	7-1-22
Washington, D. C.	42,044	7-1-22

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# POPULATION OF CITIES AND EFFECTIVE DATES OF LATEST EDITION OF HOUSING CODES

CITY AND STATE	POPULATION (1950 Census)	DATE CODE EFFECTIVE
Baltimore, Maryland	949,708	3/10/54
Braddock, Pennsylvania	16,488	7/6/54
Buffalo, New York	580,132	9/15/53
Cambridge, Massachusetts	120,740	7/1/53
Charlotte, North Carolina	134,042	No date
Cincinnati, Ohio	503,998	7/3/51
Colton, California	14,465	6/2/30
Columbus, Georgia	79,611	7/1/55
Corpus Christi, Texas	108,287	8/15/50
Dayton, Ohio	243,872	11/10/54
Denver, Colorado	412,856	6/15/55
Durham, North Carolina	71,311	9/6/49
Eufaula, Alabama	6,906	2/15/55
Fort Wayne, Indiana	133,607	2/23/54
High Point, North Carolina	39,973	12/13/54
Houston, Texas	596,163	2/8/55
Indianapolis, Indiana	427,173	9/5/53
Jackson, Mississippi	98,271	4/18/51
Kansas City, Missouri	456,622	4/16/51
Los Angeles, California	1,970,358	11/13/52
Louisville, Kentucky	369,129	7/14/54
Lynchburg, Virginia	47,727	7/1/54
McKeesport, Pennsylvania	51,502	10/20/53
McKees Rocks, Pennsylvania	16,241	3/9/54
Miami, Florida	249,276	9/17/52
Milwaukee, Wisconsin	637,392	8/7/55
Minneapolis, Minnesota	521,718	4/4/50
Morristown, New Jersey	17,124	7/14/52

CITY AND STATE	POPULATION (1950 Census)	DATE CODE EFFECTIVE
Newark, New Jersey	438,766	8/24/50
New Brunswick, New Jersey	38,811	5/20/52
New Haven, Connecticut	164,443	7/14/54
New Orleans, Louisiana	570,445	2/11/55
Newport, Kentucky	31,044	8/13/53
Newport News, Virginia	42,358	6/26/44
Norfolk, Virginia	213,513	1/1/52
Philadelphia, Pennsylvania	2,071,605	1/1/55
Pittsburgh, Pennsylvania	676,806	4/14/54
Plainfield, New Jersey	42,366	5/6/53
Portland, Maine	77,634	12/19/51
Portland, Oregon	373,628	4/4/48
Rankin, Pennsylvania	6,941	2/11/54
Richmond, Virginia	230,310	12/11/50
Roanoke, Virginia	91,921	1/2/51
Rochester, New York	332,488	7/15/49
San Antonio, Texas	408,442	1/20/55
San Benito, Texas	13,277	8/19/53
Sarasota, Florida	18,896	5/3/54
Savannah, Georgia	119,638	5/14/48
St. Louis, Missouri	856,796	4/48
Takoma Park, Maryland	13,341	8/1/53
Toledo, Ohio	303,616	11/24/53
Trenton, New Jersey	128,009	12/23/52
Urbana, Illinois	22,831	2/5/54
Washington, D. C.	802,178	9/1/55
Wilmington, Delaware	110,356	12/27/55
Wilmington, North Carolina	45,043	2/28/53

# INTRODUCTION

An increasing number of cities engaged in urban renewal have recognized the need for local public action to establish minimum housing standards to eliminate and prevent the recurrence of substandard conditions in existing dwellings. For this purpose cities have adopted local ordinances which require minimum standards for space, light and ventilation, sanitary and other facilities, structural condition, and state of repair to be achieved and maintained for all existing dwellings. These ordinances also confer powers on designated local officials to enforce the observance of the standards.

Such ordinances are commonly called housing codes. Some cities, however, have provided the same types of standards and enforcement powers in one or more other ordinances or codes, such as building, plumbing, electrical, and health codes. Building, plumbing, and electrical codes are for the most part applicable to new construction and major alterations and repairs, which are dependent upon an owner's desire to construct or improve a dwelling before any enforcement action can be taken. Health codes, while generally applicable to existing dwellings, often do not go into many physical aspects of the structure or equipment of a dwelling that are essential to the safety and welfare of the occupants and the public. The housing code aims at providing standards and enforcement powers for all aspects of existing dwelling construction and use that are necessary for health, safety, and welfare.

Individual housing codes necessarily reflect local housing conditions and local capacity for improvement of substandard conditions. This gives rise to different standards in different codes, and sometimes to different enforcement powers and procedures.

As a step in preparing a new code or in revising an existing one, officials and other interested persons frequently collect and examine several housing codes of other cities. This provides information as to the types of housing standards and administrative provisions adopted elsewhere, as well as to the variations in particular standards and administrative powers in different codes.

This report has been prepared to make available technical information on the contents of a relatively large number of housing codes. It covers the codes of 56 cities, which were available or could be secured without an extensive search, as well as the model "Proposed Housing Ordinance" prepared by the American Public Health Association. The names of these cities are shown on each table; and their 1950 population and the dates of adoption of the codes, where available, are given on page 2. No special criteria were used in selecting the codes, and the list is not intended to be exhaustive. However, it is probable that a large percentage of existing codes is included. It should be carefully noted that this report includes *only the major provisions* of the housing codes in the 56 cities. Certain provisions of the codes which are not considered essential to explain either the housing standards or the major administrative provisions are omitted.

The report covers provisions applicable to *existing dwellings only*. It does not cover any housing standards or related administrative provisions which apply exclusively to new construction or repairs and alterations. Neither does it cover all housing standards or related administrative provisions applicable to existing dwellings which may be contained in other codes and ordinances in the same cities. For the most part the report is intended to reflect the development of the housing code *per se*. It is not intended to cover all the isolated provisions in the various codes which a city may have.

A preliminary draft was submitted to each of the municipalities covered in the report for comment and correction. Comments were received from 43 of the 56 cities involved. Where documentary evidence of provisions in other codes was submitted and their applicability to existing housing substantiated, the information was recorded. Replies from these cities also indicated wide differences of opinion in regard to the scope of various provisions. A number believe that broad inclusive wording such as "dwellings or dwelling units and all parts thereof shall be able to function safely and effectively" should be recorded in the report by including all the specific parts such as foundations, walls, floors, ceilings, etc. A number believe that the housing code must be specific to be effectively administered. Liberal interpretations were avoided in the report and every effort was made to record the data literally as they appear in the individual codes.

The report presents its information in the form of 12 tables. Each table covers a particular type or group of standards. Administrative provisions and selected definitions necessary to understand the other tables are reported separately. A separate introduction, limited to the explanation necessary to assist the reader in understanding the purpose and organization, accompanies each table. In covering the various subjects, a number of footnotes have been introduced in order to report particular variations without unduly extending the general framework of the tables.

In using the individual tables and the report as a whole, the following should be kept in mind. First, only the critical elements and criteria found in code provisions are reported. Introductory and supplementary language also contained in the same provisions have been omitted. The report is therefore not a complete substitute for the original codes with all their phraseology. Second, the scope and structure of any one code can only be grasped by considering all of the data reported by all of the tables for that code. Furthermore, as the introductions to various tables point out, certain standards and requirements do not stand alone in their practical application to dwellings. These interdependent provisions should be considered jointly in using the tables.



# INTRODUCTION

The Commission on the Administration of Justice, created by the President in 1967, has the honor to submit to you this report. The Commission was organized to study the problems of the Federal Judiciary and to make recommendations for their solution. It has held numerous public hearings and has received many suggestions from judges, lawyers, laymen, and the public. The Commission has also conducted extensive research into the various aspects of the Federal Judiciary. This report is the result of the Commission's work.

The Commission believes that the Federal Judiciary is a vital part of our government and that it is essential to its proper functioning. It is our duty to ensure that the Judiciary is able to perform its functions in an efficient and economical manner. The Commission has identified several areas in which the Judiciary is currently operating inefficiently and has proposed specific reforms to address these problems. These reforms are designed to improve the administration of the Judiciary, to reduce costs, and to enhance the quality of the judicial process. We believe that these reforms are essential for the continued health and vitality of the Federal Judiciary.

The Commission's recommendations are set forth in detail in the body of this report. We believe that these reforms are feasible and that they will result in a more efficient and economical Federal Judiciary. We urge you to take prompt action on these recommendations.

The Commission also wishes to express its appreciation to the many individuals and organizations that have assisted it in its work. We are particularly indebted to the members of the Commission, to the judges and lawyers who have participated in our hearings, and to the many laymen who have provided us with their views and suggestions. We are confident that the reforms proposed in this report will result in a more efficient and economical Federal Judiciary.

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Page 2 of 4

FOOTNOTES FOR TABLE 1, PAGE 2. ADMINISTRATIVE POWERS AND PROCEDURES

- unit dwelling and dangerous dwelling. The leasing director may order repairs, alterations, or improvements of dwellings determined to be either unfit for human habitation or dangerous or injurious to the occupants. The leasing director may also order repairs, alterations, or improvements of the occupants of neighboring dwellings, if there is failure to comply with an order concerning an unfit dwelling, the leasing director may order repairs, alterations, or improvements of the occupants of neighboring dwellings concerning a dangerous dwelling. The leasing director may make such repairs, alterations, or improvements at such expense as the leasing director determines. If the cost of such repairs exceeds 30 percent of the fair market value of the dwelling, the leasing director may order the owner to pay the cost of such repairs, alterations, or improvements. The leasing director may order repairs, alterations, or additions to a dwelling unit or habitable room, for the leasing or occupancy thereof, the obligation to make such repairs, alterations, or improvements shall be on the owner. If the leasing director determines that the condition of a dwelling unit or habitable room is so dangerous to the occupants shall be perceived and may continue, until the director of public health shall find a condition dangerous to health and shall serve notice of such condition.
- The code provides that whenever compliance with the code requires repairs, alterations, or improvements, or additions to a ground dwelling, dwelling unit, or habitable room or the equipment thereof, for the leasing or occupancy thereof, the obligation to make such repairs, alterations, or improvements shall be on the owner.

8. Powers and procedures to enforce the housing standards are provided in the Sanitary Code of the City of Wilmington. The specific housing standards are in the form of rules and regulations issued by the Wilmington Board of Health with the approval of the State Board of Health. The requirement of notice applies only when, after there has been failure to comply with an order, the health commissioner acts directly to cause required repairs or vacate premises, or when he orders the vacation of a dwelling determined to be unfit for human habitation.

8. Powers creating authority to vacate buildings are contained in an ordinance separate from the housing code.

20. 75% or over of replacement costs.

11. These powers are exercised by the Building Board of Appeals after a hearing, following failure to comply with the original order.



Table 1 (Continued)  
Administrative Powers  
and Procedures  
Page 3 of 4[illegible]

## FOOTNOTES FOR TABLE 1, PAGE 3, ADMINISTRATIVE POWERS AND PROCEDURES

3. The code defines "uninhabited" structures or buildings. The code also uses the terms "dangerous" and "unsafe" buildings, but does not define them.
4. Special standards require "substandard residential building" and "dangerous building."
5. The code provides for somewhat different powers applicable to unsafe and dangerous buildings, but does not define the difference between unsafe building and a dangerous building. The code does not define the difference between a substandard building and a dangerous building. The code does not define the difference between buildings determined to be either unfit for human habitation or dangerous or injurious to the health and safety of the public, or the occupants of the buildings, and buildings determined to be either unsafe or dangerous. The code does not define with an order concerning an unsafe building, the issuing officer may close the building. If there is a failure to comply with an order concerning a dangerous building, the issuing officer may close the building. The code does not define the term "pair" exceeds 90 percent of the fair market value of the building, he may remove or demolish the building.
6. When the Bureau of Health finds that a dwelling is unfit because it is infested with insects or rodents, or contains articles contaminated with infectious substances from a communicable disease, the dwelling shall be ordered to be vacated. If the owner fails to comply with the order, the issuing officer may close the building. To the procedure established for the purpose of health nuisances, when the Bureau of Health finds that a dwelling is unfit or dangerous because of fire or electrical hazards, the issuing officer may close the building. If the owner fails to comply with the order requiring the occupants to close down they should not vacate, if the

order is not complied with, the Bureau of Buildings may proceed to seek a conviction and imposition of the criminal penalties provided by the code.

- The code provides that whenever compliance with the code requires repairs, alterations, or additions to a dwelling unit or habitable room, for the leasing or occupancy of such dwelling unit or habitable room, the cost of such repairs, alterations, or additions shall be borne by the owner, and the cost of the labor to make such repairs, alterations, installations, or additions, shall not be borne by the tenant. The code further provides that the cost of the labor to make such repairs, alterations, installations, or additions, shall not be borne by the tenant. The code further provides that the cost of the labor to make such repairs, alterations, installations, or additions, shall not be borne by the tenant. The code further provides that the cost of the labor to make such repairs, alterations, installations, or additions, shall not be borne by the tenant.

9. The code provides for condemnation and removal of "unsafe" and "dangerous" buildings, but does not define them.

1. Power applies when building commissioner determines that the cost of repairs is "prohibitive."
2. Powers and procedures to condemn and order vacation and repair, or demolition, of unsatisfactory buildings are provided in a separate paragraph from the housing code, and are carried out by a board for the condemnation of unsatisfactory buildings.
3. Powers and procedures to enforce the housing code standards are provided in the Sanitary Building Code, which is a separate ordinance. Specific housing standards are in the form of rules and regulations issued by the local health department, and require the approval of the State board of health. The requirement of notice applies only when the building is found to be in violation of the code, and the owner is required to correct directly to meet required repair or vacate premise, or when he orders the vacation of the building and is not to occupy for human habitation.
4. Although important, the powers granted in its code as being applicable to both regular standards and special standards conditions although these powers are not specifically differentiated in the code.
5. Power creating authority to vacate buildings is contained in an ordinance separate

Page 4 of 4

FOOTNOTES FOR TABLE 1, PAGE 2, ADMINISTRATIVE POWERS AND PROCEDURES

- 8



Page 1 of 2



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## INTRODUCTION TO TABLE III - SPACE AND OCCUPANCY STANDARDS

The purpose of space and occupancy provisions of housing codes is to set forth minimum requirements of space conducive to healthful living and to prevent the overcrowding of dwellings and dwelling units which accelerates the deterioration of structures and neighborhoods. This comparative table shows the range of space standards in the codes covered.

Some interpretation of terms was necessary to arrive at a comparative basis due to differences in phraseology. Provisions of different codes where it was felt that they were aiming at the same requirement were considered to be comparable. Single cases of a code provision and qualifications to the listed items are for the most part covered in footnotes. Provisions where interpretation was doubtful were omitted entirely.

The major categories by which space is limited are as follows:

1. The maximum number of occupants per habitable room without relation to the amount of space.
2. The minimum dwelling unit space per occupant.
3. The minimum sleeping room space per occupant.
4. The minimum room space without relation to the number of occupants.

The amount of required space is usually set forth in terms of both area and cubical content and the amount varies with the age group of the occupants. Ceiling height and the minimum horizontal room dimension are both usually given consideration. Additional limitations are placed upon occupancy of basements and cellars which are defined differently from one locality to another.

A fully comprehensive comparison of space requirements in any code must necessarily include all of items listed in this table and should also include consideration of the light and ventilation requirements set forth in Table IV, as light and ventilation are related to space where the health of the individual is concerned.



Table III  
Space and Occupancy Standards

- 30. Apply for impairment of the health of the occupant.
- 31. A person 18 years of age or older who has lived in a room for 1 year or more and who is not a licensee for a business in the name of which the room is used.
- 32. Applies to sleeping rooms only; children in a room 6 years old and younger are not counted.
- 33. Applies to sleeping rooms only; children in a room for sleeping purposes and nursing homes, residential care facilities for the aged, and nursing homes are exempt.
- 34. Window may be in a "barn" light and air well.
- 35. Child less than 6 years of age not considered "occupant" by definition.
- 36. The licensing of a basement is also contingent on its separation from a central heating and cooling system.
- 37. under 10 rather than under 15.
- 38. ceiling is less than 8 feet 6 inches or 8' 6" above adjoining grade.
- 39. applicable to hotels, boarding houses, rooming houses, or sleeping houses.
- 40. A sleeping house is defined as a place in which sleeping quarters are provided for the convenience of the public, whether or not the place is used as a place of business.
- 41. basement room in multiple-dwelling not have "B" ceiling.
- 42. restriction applies to rooms used for sleeping only.

16. Filings given are applicable to sleeping rooms only.
17. For each 5 occupants, 50 sq. ft. for each additional.
18. For sleeping rooms, the minimum ceiling height is 7 feet. For living areas, the minimum ceiling height is 8 feet. For sleeping rooms, the minimum ceiling height is 7 feet. For living areas, the minimum ceiling height is 8 feet.
19. 1-bedroom dwelling units are exempt from this requirement.
20. Access to living rooms included. Subsequent dwelling units are exempt from this requirement.
21. Where 1/2 sq. ft. per sq. ft.
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Table IV  
Light and Ventilation

INTRODUCTION TO TABLE IV - LIGHT AND VENTILATION

The purpose of light and ventilation provisions of housing codes is to set forth minimum requirements of light and fresh air conducive to clean and healthful living and to prevent the accumulation of dirt and development of dampness which accelerates the deterioration of structures. This comparative table shows the range in light and ventilation standards in the codes examined.

Due to differences in phraseology in the codes, some interpretation of terms is necessary to arrive at a comparative basis. Single cases of a code provision and qualifications to the listed items are for the most part covered in footnotes. Where interpretation was doubtful provisions are omitted entirely.

Most of the codes require at least one window at right angles per habitable room, of a specified area in terms of square feet as a percentage of the room area. Most of them also require a percentage of the window area to be openable to the outside air and a number place additional limitations on conditions outside in determining the acceptable amount. A number also require the window to be fully glazed and provided with suitable hardware.

Most of the codes require light and ventilation for  
 storage and water closet rooms, however, a number  
 of their requirements to habitable rooms only.

A large percentage of the codes permit the use of artificial light and ventilation through use of electricity and mechanical ventilating devices. The phenomenon used in a number of codes, however, makes it difficult to determine whether the artificial light and ventilation is permitted in addition to or in place of the natural light and ventilation required. No interpretation on this point has been made in the tabulations of the tables.

A fully comprehensive comparison of light and ventilation requirements is not only made necessarily by the use of all the terms listed in this table and should include consideration of the space and occupancy standards set forth in Table III and the climatic elements set forth in Table II. For example, the requirements expressed as a percentage of floor area should be related to the floor areas provided under space and occupancy standards. The adequacy of natural light cannot be determined without reference to requirements and standards provided under climatic conditions.

## FOOTNOTES FOR TABLE IX - LIGHT AND VENTILATION

- [illegible]

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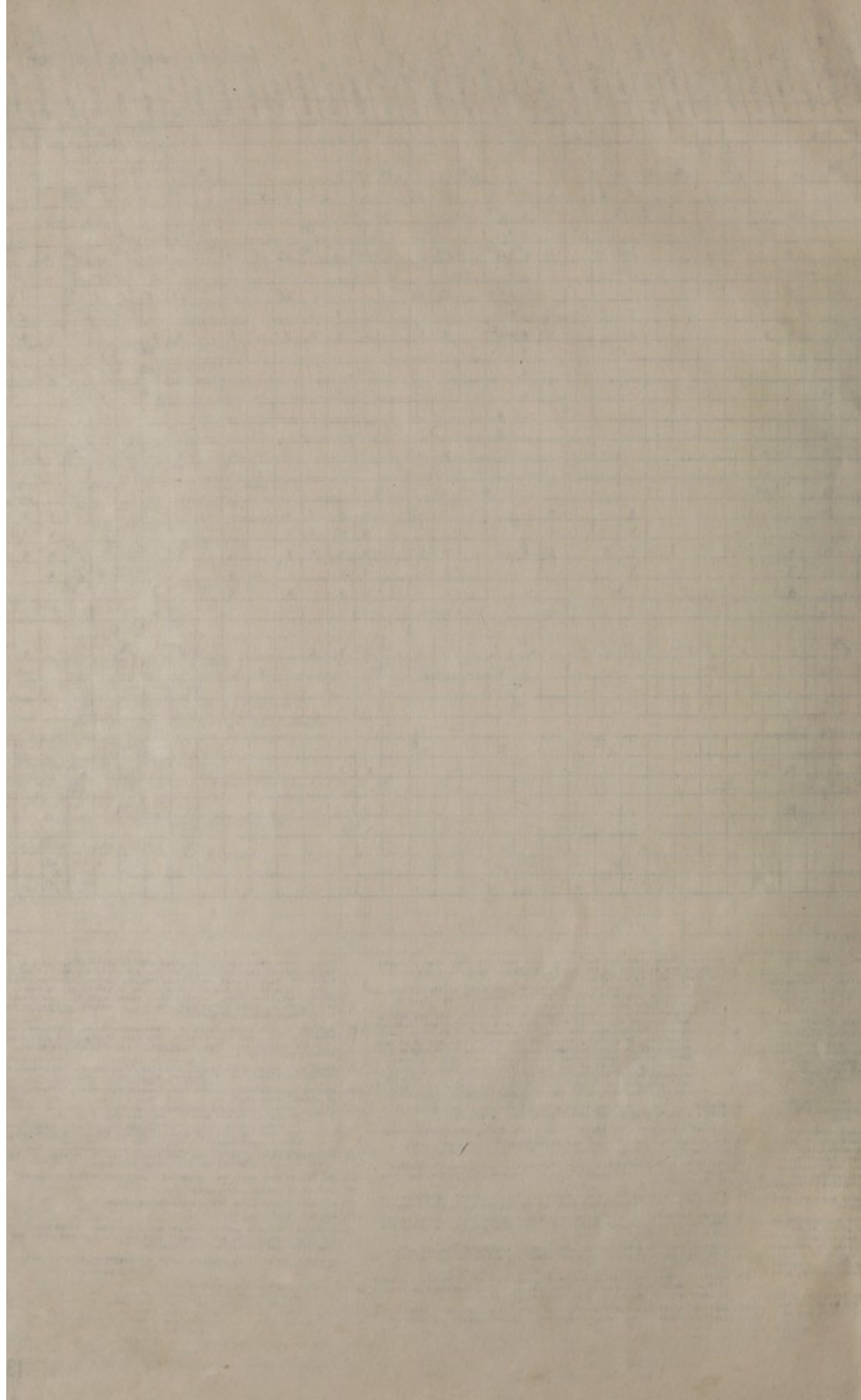


Table V  
Sanitation Facilities

## INTRODUCTION TO TABLE V - SANITATION FACILITIES

The purpose of sanitation facilities provisions of housing codes is to set forth those facilities considered essential and the quantity necessary to ensure healthful living. This comparative table shows the range of sanitation facility standards in the codes covered.

Some interpretation of terms was necessary to arrive at a comparative basis due to differences in phraseology. Provisions of different codes where it was felt they were aiming at the same requirement were considered to be comparable. Single cases of a code provision and qualifications to the listed items are for the most part covered in footnotes. Provisions where interpretation was doubtful were omitted entirely.

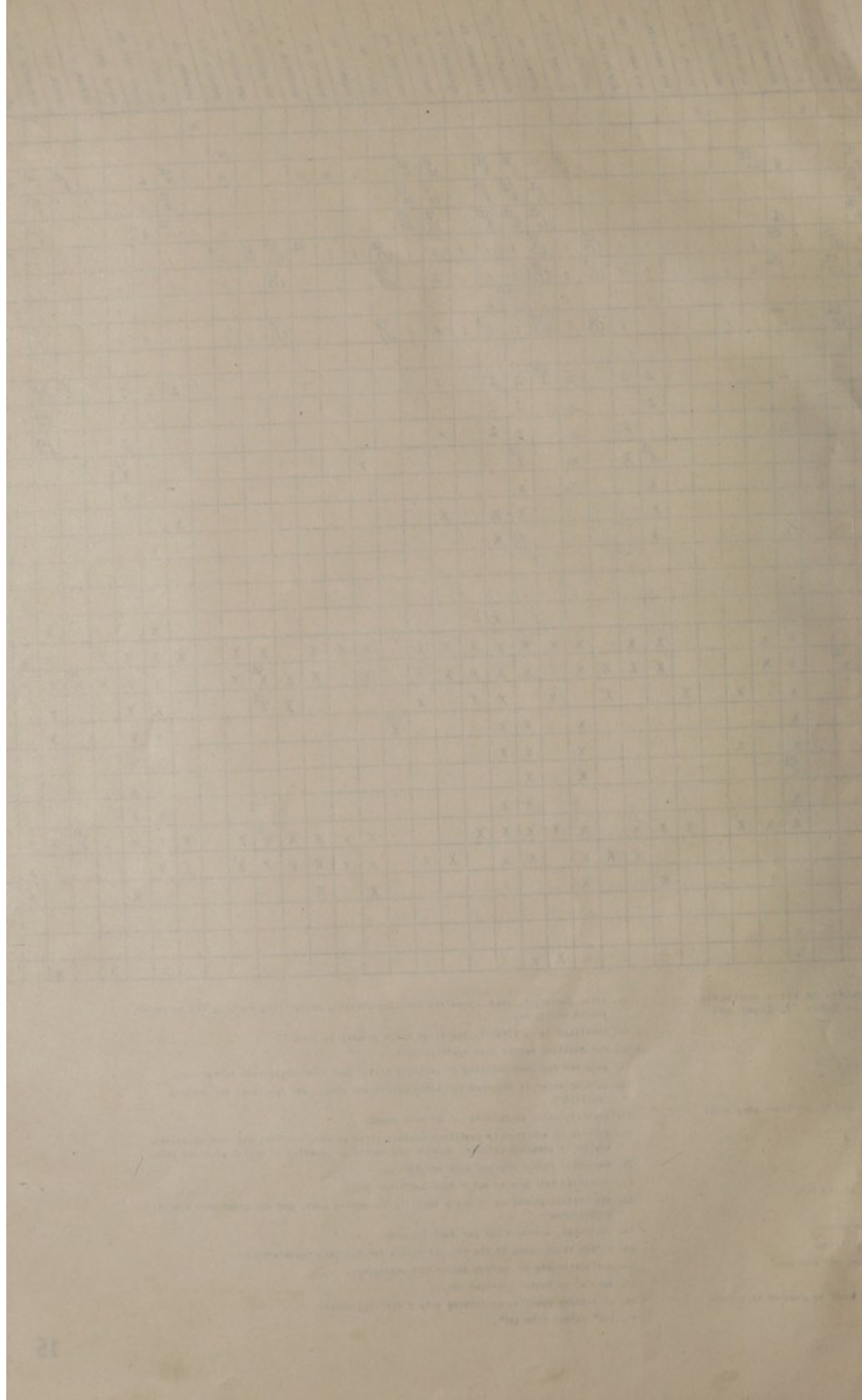
The principal facilities required by the majority of uncles are the kitchen sink, water closet, bath tub or shower, and less frequently, lavatory or wash basin. Some uncles require all, or some of these facilities in each dwelling unit. Where absence of facilities by occupants of more than one dwelling unit is noted, the number of uncles, the number of number of persons, dwellings or dwelling units. Most of the uncles recognize that for the facility to function effectively it must be properly connected to a water and sewer system. The majority of uncles require that the facility be properly installed and maintained. The majority of uncles require that the facility be approved by a health officer or other official.

Adequate light and ventilation are usually required in rooms containing water closets, and these requirements may be found in Table IV, Light and Ventilation.

2. no limit for one or two-family dwellings.
3. no multiple occupancy of any building.
4. no multiple dwellings only.
5. no apartments to market and lodging houses.
6. if within 100' of city water and sewer system.
7. by July 1, 1987 there fewer facilities are within 100' of the lot.
8. no shower or bath not required.
9. existing two-family dwelling units, or two existing 3-room units.
10. periodic inspection required except for 1- and 2-family dwellings.
11. applicants to hotels and lodging places covering two persons per bedroom.
12. no required for existing one-family dwellings.
13. a kitchen shall not more than 40 sq. ft. of their area shall not be counted as a room.
14. six persons permitted in rooming houses.

19. After January 1, 1991, required for each dwelling or dwelling unit. (not to be interpreted either way).
20. Required in multifamily dwellings until January 1, 1991.
21. No dwelling larger than dwelling unit. (not to be interpreted either way).
22. Required for each dwelling or dwelling unit. (not to be interpreted either way).
23. Running water is required for water closet and sink, not specified for bathing facilities.
24. No dwelling or multifamily dwelling housing three or more families and rooming houses.
25. May be in separate building outside the dwelling. Applies to rental premises only.
26. One water closet and one sink per unit.
27. Installed not running water "per dwelling only."
28. Sex persons permitted to share facility is running unit, and can under very special conditions.
29. Installed running water per dwelling only.
30. Refers to the code of the City of Santa for sanitary requirements.
31. Not applicable to rooming houses and apartments.
32. Applies to rental premises only.
33. In 2-story dwellings comprising only 2 dwelling units.
34. 180° rather than 120°.





## INTRODUCTION TO TABLE VI - STANDARDS AND REQUIREMENTS FOR STRUCTURAL ELEMENTS

A number of codes define a "substandard" dwelling or otherwise label such dwellings as "unfit for human habitation", a "nuisance", or "dangerous". This is done by describing various typical defects of structure and facilities which are prohibited by the code. In order to express these defects, negative statements indicating a degree of departure from a normal condition are employed, in contrast with positive statements of the minimum structural conditions required in a standard dwelling. In some codes such negatively descriptive statements or phrases serve as the only criteria for determining whether or not the structural elements are below standard, and in other codes they are provided in addition to positive standards. Because of the difficulty of including many of these negatively stated criteria in the same tables with positive requirements, Tables VI and VII are provided, even though both deal with provisions concerning the structural or construction elements of dwellings.

Table VII was developed to reflect separately those negatively stated criteria relating to the structural elements of dwellings or residential buildings which are enforced under both the general and special administrative powers and procedures.

This Table (VI) covers those positively stated standards and criteria enforced under the general administrative powers and procedures.

A wide variety of broad general terms were used in the codes to cover these requirements relating to the structural elements. Many were believed to be aiming at the same general purpose and are classified under a single heading in order to be presented in tabular form. For example, "Able to function safely and effectively" is used in the tables to cover the following wordage found in the codes:

- Repair fit for human habitation
- Sound and tight
- In protective maintenance
- Reasonable state of repair
- Reasonably healthy state of repair
- Kept in good repair
- Kept in good order
- Kept in good condition
- Kept in safe condition
- Kept in sound condition
- Kept in sound repair
- Kept in usable condition
- Kept in satisfactory working condition
- Condition in which it will function safely and effectively

In addition, adverbs such as reasonably, substantially, etc., modifying the provisions reported are not included.



Table VI  
Standards and Requirements  
for Structural Elements

Table VI Standards and Requirements for Structural Elements		A.P.A.	ALABAMA	ALASKA	ARIZONA	ARKANSAS	CALIFORNIA	COLORADO	CONNECTICUT	DELAWARE	FLORIDA	GEORGIA	ILLINOIS	INDIANA	IOWA	KANSAS	KENTUCKY	LOUISIANA	MAINE	MARYLAND	MASSACHUSETTS	MICHIGAN	MINNESOTA	MISSISSIPPI	MISSOURI	MONTANA	NEBRASKA	NEVADA	NEW HAMPSHIRE	NEW JERSEY	NEW MEXICO	NEW YORK	NORTH CAROLINA	NORTH DAKOTA	OHIO	OKLAHOMA	OREGON	PENNSYLVANIA	RHODE ISLAND	SOUTH CAROLINA	SOUTH DAKOTA	TENNESSEE	Texas	UTAH	VIRGINIA	WASHINGTON	WEST VIRGINIA	WISCONSIN	WYOMING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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FOOTNOTES FOR TABLE VI - STANDARDS AND REQUIREMENTS FOR STRUCTURAL ELEMENTS

1. refers to standards set up and included in the building code of the City of New York, Chapter 24 and 25, Code of the City of New York, 1947, as amended.
2. requires that every residential building shall be constructed in a safe and substantial manner as provided by this code and the other checked items and other supporting members.

3. shall be designed in accordance with the provisions of this code, by reference to other parts of the code this is interpreted to mean that checked items shall comply with the building regulations, Chapter 8 of the Municipal Code except for noted exceptions.
4. Also requires each dwelling unit to be insect proof.
5. refers to the building code of the District of Columbia for egress requirements.

**Table VII**  
Provisions Covering Substandard  
Conditions of Structural Elements  
Page 1 of 2

Table VII Provisions Covering Substandard Conditions of Structural Elements																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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INTRODUCTION TO TABLE VII - PROVISIONS COVERING SUBSTANDARD CONDITIONS OF STRUCTURAL ELEMENTS

A number of codes define a "substandard" dwelling or otherwise label such dwellings as "unsafe for human habitation," a "tenement," or "dangerous." This is done by describing various typical defects of structures and facilities which are prohibited by the code. In order to express these defects, negative statements indicating a degree of departure from a normal condition are employed, in contrast with positive statements of the minimum structural conditions required in a standard dwelling. In some codes such negatively descriptive statements or phrases serve as the only criteria for determining whether or not the structural elements are below standard, and in other codes they are provided in addition to positive standards. Because of the difficulty of including many of these negatively stated criteria in the same tables with positive requirements, Tables VI and VII are provided, even though both deal with provisions concerning the structural or construction elements of dwellings.

Table VI covers those positively stated standards and criteria enforced under the general administrative powers and procedures.

This Table (VII) was developed to reflect separately those negatively stated criteria relating to the structural elements of dwellings or residential buildings which are enforced under both the general and special administrative powers. Those criteria enforced under special administrative powers as indicated in Table I under "Powers to Enforce Special Substandard Conditions" all carry the footnote number 1.

As in Table VI, wherever such as reasonably, substantially, etc., modifying the provisions reported are not included.

FOOTNOTES FOR TABLE VII - PAGE 1 - PROVISIONS COVERING SUBSTANDARD CONDITIONS OF STRUCTURAL ELEMENTS

1. Enforced under special administrative powers as indicated in Table I under "Powers to Enforce Special Substandard Conditions".
2. List, lean, or buckle more than 1/3 out of the vertical plane of the thickness of those members between any two floors.
3. Interior walls or other vertical members.
4. Includes stairs also.
5. Wall or other vertical structural member. The chief building inspector may waive this requirement for masonry or concrete construction.



Page 2 of 2

FOOTNOTES FOR TABLE VII - PAGE 2 - PROVISIONS COVERING SUBSTANDARD CONDITIONS OF STRUCTURAL ELEMENTS

1. Enforced under special administrative powers as indicated in table 1 under "Powers to eliminate substandard conditions."
2. Limited to "defective plaster" rather than suitable materials.
3. No floor, ceiling, roof or beam, and no nonlateral horizontal component of a dwelling unit shall sag in excess of 28 of the span.
4. These whole floors sag or slant more than one quarter out of the horizontal plane of the depth of the floor structural members in any ten-foot distance.
5. Includes stairs also.

Table VIII  
Heating Requirements[illegible]

## INTRODUCTION TO TABLE VIII • HEATING REQUIREMENTS

The purpose of heating provisions of housing codes is to set forth minimum requirements for the heating of dwellings conducive to safe and healthful living and to prevent the use of hazardous and unsafe heating installations. This comparative table shows the range in heating requirements in the codes covered.

Due to differences in phraseology in the codes, some interpretation of terms is necessary to arrive at a comparative basis. Where it was felt that provisions of different codes were aiming at the same requirement, they were considered to be comparable. Single cases of a code provision and qualifications to the listed items are for the most part covered in footnotes.

Most of the codes require dwellings to have installed heating facilities. However, there are obvious differences as to what constitutes "heating facilities." Some codes specifically limit heating facilities to chimneys and flues while others include the stove, furnace, or other heating unit in the interpretation of the term and in addition specify performance in terms of temperature under designated conditions. A number of the codes limit the requirement to specifying that the dwelling unit shall be capable of being adequately heated.

Most of the codes require heating facilities to be properly installed and maintained in safe and good working condition. A number of the codes require the installation to be made in accordance with provisions contained in the building or other code and prohibit the use of unhealthy or unsafe space heaters.

A fully comprehensive comparison of the heating requirements of housing codes should include consideration of the geographical location and climate of the cities compared.

## FOOTNOTES FOR TABLE VIII - HEATING REQUIREMENTS

2. Unit is to be provided "where the conditions of *Kamada* are such that need is to be provided for the *Kamada*," what these conditions are is within the discretion of the *Kamada* owner.
3. Arrangements by chimney, flues, or other acceptable methods, to offer protection for heating in areas commonly used as living quarters.
4. Provide units a number of detailed requirements for making a determination of the adequacy of heating including such factors as the heating plant, insulation, and doors and windows.
5. where central heat is not provided each dwelling unit shall have at least 1/2 of the radiators room provided with fireproof chimney flues.
6. meets department requirement for radiators, heating hoses and rooming house inspection 1 to six inch insulation. 20 degrees K temperature required from 7.00 a.m. to 10.00 p.m. and 40 degrees from 10.00 a.m. to 7.00 a.m.
7. Applies to gas fired appliances only.
8. applies to rental premises only.





Table IX  
Electrical Requirements

## INTRODUCTION TO TABLE IX - ELECTRICAL REQUIREMENTS

The purpose of electrical provisions of housing codes is to set forth minimum requirements for artificial light and electrical service conducive to safe and healthful living and to prevent the use of hazardous and unsafe artificial means of light and electrical installations. This comparative table shows the range in electrical requirements in the codes covered.

Due to differences in phonology in the codes, some interpretation of terms is necessary to arrive at a comparative basis. Where it was felt that provisions of different codes were aiming at the same requirement, they were considered to be comparable. Single cases of a code provision and qualifications to the listed items are for the most part covered in footnotes. Provisions of doubtful interpretation were omitted entirely from the tabulations.

Most of the codes require dwellings to be wired for electricity and a number specify the number of outlets per room or location. A number also require the installation to comply with the technical provisions of another code such as the electrical or building code.

A fully comprehensive comparison of electricity requirements in any housing code must necessarily include all of the items listed in this table. Give the light requirements set forth in Table IV, and also any requirements in the electrical code or the building code of the particular city.

A further source of information on electrical requirements for municipalities is "State and Municipal Electrical Codes" published by the National Electrical Manufacturers Association, 135 East 44th Street, New York 17, New York.

1. No specific code required. requires max light over infant cradle at night over at least 1/2 the floor area.
2. one ceiling outlet, two wall or floor outlets, or duplex outlet in wall or floor.
3. one ceiling or wall type light fixture or two convenience outlets, floor or wall type.
4. requires the designated number of receptacles. it is believed that one duplex outlet would be considered two receptacles.
5. requires one 20 ampere circuit for convenience outlets in kitchens and one additional circuit for lighting. however, it is applicable to rental premises only.
6. in every dwelling consisting three or more dwelling units, such alternate lights shall be kept burning in public halls and stairways as is necessary, day or night, in order to prevent fire hazard or other accident.
7. requires either floor or wall type and/or ceiling fixtures.
8. lighting required in public halls and stairways of multiple dwellings only.
9. applies to two-family, multi-family, and rooming houses only.
10. two outlets required, at least one of which shall be a wall or floor convenience outlet.
11. number of convenience outlets based on linear footage measured along sidewalk.
12. must have adequate lighting.



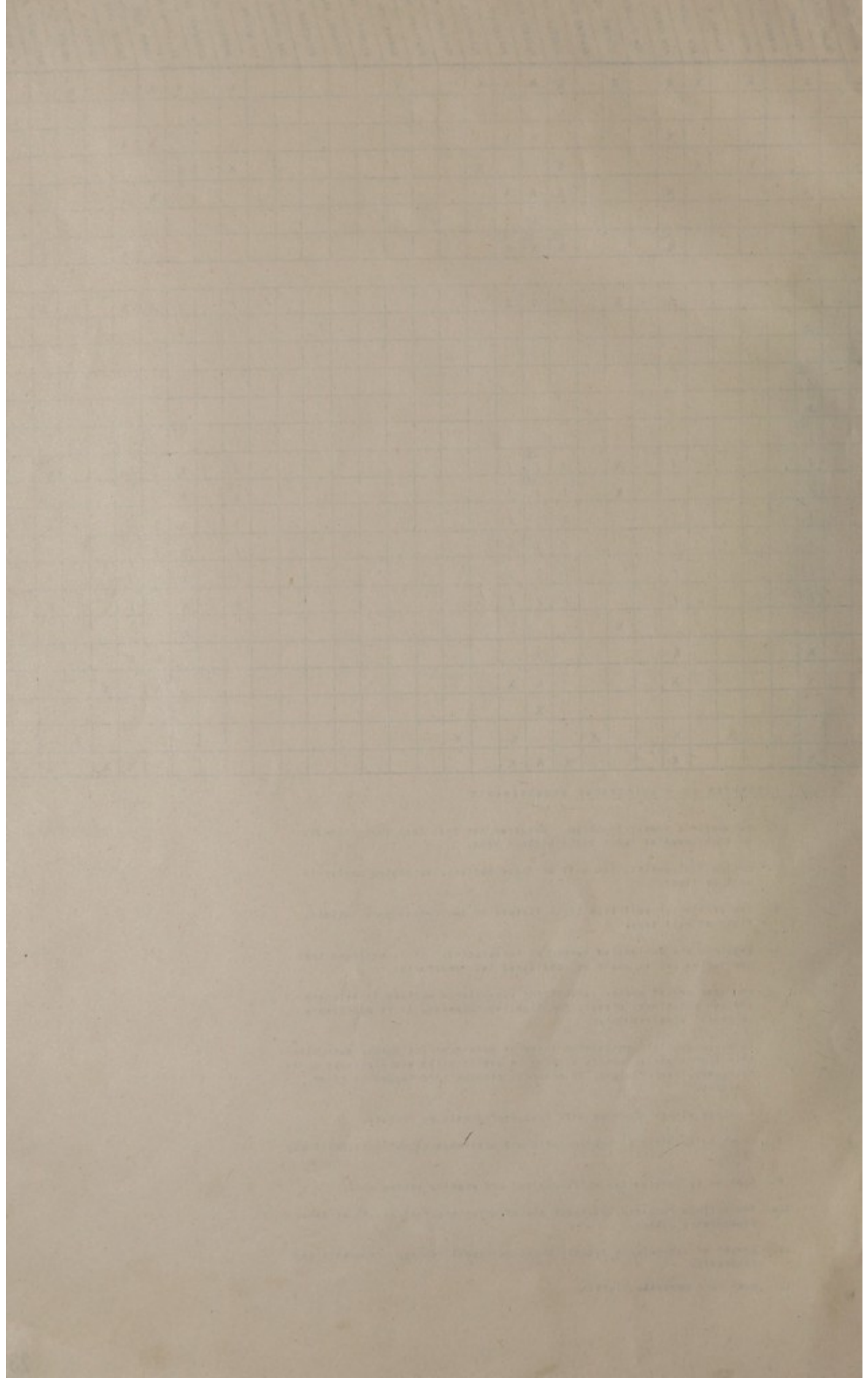


Table X  
General Criteria Defining  
Substandard Conditions

INTRODUCTION TO TABLE X - GENERAL CRITERIA DEFINING  
SUBSTANDARD CONDITIONS

A number of codes define a "substandard" dwelling or a "serious" label such as dwellings on "unfit for human habitation," a "nuisance," or "damperous." This is done by describing various typical defects of structures and facilities which are prohibited by the code. In order to express these defects, negative statements indicating a degree of departure from a normal condition are employed, in which the word "not" is used. The negative statements are not used in the code as required in a standard dwelling. In some codes such negatively descriptive statements or phrases serve as the only criteria for determining whether or not a dwelling is below standard, and in other codes they are provided in addition to positive standards. Because of the difficulty of avoiding many of these negative statements, the codes in the same table with positive requirements, Tables V and XI are provided.

Table XI was developed to reflect separately those negatively stated criteria which are the basis for the use of these special administrative powers, as indicated in Table I under the heading "Powers to Eliminate Special Substandard Conditions."

This table covers those negatively stated criteria found in other codes where no difference in administrative powers exist.

Where sufficient detail was provided in nonatively stated criteria to make a positive interpretation, such criteria are reflected in the other comparative tables of technical standards. The last three items in this table indicate those codes which have provided such detail.

FOOTNOTES FOR TABLE X - GENERAL CRITERIA DEFINING  
SUBSTANDARD CONDITIONS

1. Refers to ordinance 9963 for listing of deficiencies for determining a substandard dwelling.
2. in the codes, sanitation facilities are broken down and limited to drainage and plumbing.
3. in the code, sanitation facilities are broken down and limited to sewage disposal facilities, drainage, and plumbing.





FOOTNOTES FOR TABLE XI - SEPARATE OR SPECIAL SUBSTANDARD CONDITIONS WHICH ARE THE BASIS FOR SPECIAL REMEDIAL ACTION

6. in the code, sanitation facilities are broken down and limited to drainage, plumbing, and water supply.
7. the code defines "unsanitary" structures or buildings. the code also uses the terms "dangerous" and "unsafe" but does not define them.
8. in the code, sanitation facilities are broken down and limited to drainage and plumbing.
9. rules and regulations of the commissioner of health may establish ground rules for housing determinations.
10. not listed under these specific headings but stated as deficiencies in facilities and equipment required by this code.
11. in the code, sanitation facilities are broken down and limited to sewage disposal facilities, drainage, and plumbing.
12. dwellings not built, constructed, repaired, maintained, and occupied in a condition at least equal to the minimum standard course elsewhere in the code are considered nuisance or dangerous.
13. stated in the code as "leakage or dangerous overloading of persons, sleeping rooms, or spaces."
14. the words used in the code are "when buildings in a such an unsanitary condition

5. Not listed under these specific headings but stated as deficiencies in facilities and equipment required by this code.

5. in the code, sanitation facilities are broken down and limited to sewage disposal facilities, drainage, and plumbing.

7. Swellings not built, constructed, repaired, maintained, and occupied in a condition at least equal to the minimum standards covered elsewhere in the code are considered nuisances or dangerous.
8. Stated in the code as "serious or dangerous overcrowding of persons, sleeping rooms, or space."
9. The words used in the code are "when building is in such an insanitary condition."



CHAPTER 11

Paragraph 110. Minimum housing: designation of unfit dwellings and procedures thereon. The designation of a dwelling or dwelling unit as unfit for human habitation and the procedure thereon shall be in compliance with the following:

1. Whenever the owner or occupant, lessee or agent for the owner, occupant or lessee, or any person having charge or the care of such premises, fails or refuses to comply with the orders of the Erie county commissioner of health based on the provisions of this chapter or on any rules or regulations adopted by the board of health pursuant to the provisions of this chapter, such dwelling or dwelling unit may be condemned by the commissioner as being unfit for human habitation and shall be vacated or brought into compliance with the provisions of this chapter at any other applicable law, codes or ordinances within a reasonable time as ordered by the commissioner.
2. Any dwelling or dwelling unit, in whole or in part, which shall be found to have any of the following defective conditions thereon or therein shall be deemed to be unfit for human habitation and may be so designated and compulsorily placarded by the commissioner. Such placarding shall be accomplished by affixing a conspicuous red placard or placards, stating thereon the cause for condemnation, in an appropriate and conspicuous place or places upon the building or premises. It shall be unlawful for any person to remove such placard or use such building or premises until the cause for condemnation has been corrected or abated and the removal of the placard approved by the commissioner.
3. The following listed defective conditions in a dwelling or dwelling unit shall not be deemed to be exclusive if other or different conditions exist on such premises that may reasonably be deemed by the commissioner to cause the premises to be unsafe or in such condition as to be dangerous to human life or property and to the health and safety of the public:
  - (a) Where interior walls or other vertical structural members list, lean or buckle more than one-half inch of the vertical plane of the thickness of those members between any two floors or the floor is sagged or slanted more than one-quarter inch of the horizontal plane of the depth of floor structural members in any ten-foot distance;
  - (b) Where the dwelling or dwelling unit has been so damaged by fire, wind, flood or other cause as to become dangerous to the health or safety of its occupants or of the public;
  - (c) Where the dwelling or dwelling unit, in whole or in part, is so dilapidated, decayed, unsafe or insanitary that it is likely to cause injury to the health or safety of its occupants or of the public;
  - (d) Where the light, air, or ventilation facilities are inadequate to protect the health or safety of its occupants or of the public;
  - (e) Where the dwelling or dwelling unit has inadequate facilities for sewage in case of fire or panic, or which has unsafe stairways, elevators, fire escapes, or other means of egress;
  - (f) Where the dwelling or dwelling unit has structural or other parts which are so attached that they may fall or collapse and injure the persons or property of the occupants or of the public;
  - (g) Where the dwelling or dwelling unit, because of its general condition, is unsafe, insanitary or otherwise dangerous to the health or safety of its occupants or of the public; or
  - (h) Where a condition exists in violation of any applicable provision of the laws or codes of this state or in violation of any applicable ordinances or codes of the city so as to cause such dwelling or dwelling unit to be in an unsafe or insanitary condition or otherwise dangerous to the health or safety of its occupants or of the public.

Sec. 850-45. Dangerous dwellings defined.

All dwellings or parts thereof which have any of the following defects shall be deemed "dangerous dwellings" and shall be condemned as unfit for human habitation:

- (a) Those whose interior or exterior bearing walls or other vertical structural members list, lean or buckle to such an extent as to weaken the structural support it provides;
- (b) Those which, exclusive of the foundation, show thirty-three (33) percent or more, of damage or deterioration of the supporting member or members, or fifty (50) percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- (c) Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used;
- (d) Those which have been damaged by fire, wind or other causes so as to no longer provide shelter from the elements and have become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the City of Dayton;
- (e) Those which have become or are so dilapidated, decayed, unsafe, insanitary or unsafe-inhabited or which so utterly fail to provide the facilities essential to decent living and are likely to cause sickness or disease, or injury to the health, morals, safety or general welfare of those living therein or of the people at large;
- (f) Those lacking light, air and ventilation facilities as required by this ordinance to protect the health, morals, safety, or general welfare of human beings who live or may live therein;
- (g) Those lacking facilities required by this ordinance for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes, or other means of communication required herein;
- (h) Those which have parts thereof which are so attached that they may fall and injure occupants or the public or property;

Sec. 850-47. Declaration of nuisance and orders.

All "dangerous dwellings" or parts thereof within the terms of Section 850-41 C.G.O. are hereby declared to be public nuisances, and shall be vacated and repaired or demolished as hereinafter provided:

- (a) If the "dangerous dwelling" is in such condition as to make it dangerous to the health, morals, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired or demolished;
- (b) In any case where a "dangerous dwelling" is fifty percent damaged or decayed, or deteriorated from its original structure, it shall be ordered to be vacated and demolished, and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this ordinance it shall be ordered vacated and demolished;
- (c) Dwellings ordered vacated shall be vacated in accordance with the provisions of Section 850-34 C.G.O.

SEC. 96-101. Dangerous and substandard residential buildings defined

(a) "Dangerous Building." For the purpose of this division, any building or structure which has any or all of the defects hereinafter described shall be deemed a "dangerous building."

- (1) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit, in case of fire or panic, for all persons housed or assembled therein who would be required to, or might, use such door, aisle, passageway, stairway or other means of exit;
- (2) Whenever the stress in any material, member or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed in Article 1, of Chapter 3 of this Code;
- (3) Whenever any portion thereof has been damaged, by earthquake, wind, flood, or by any other cause, in such a manner that the structural strength or stability thereof is appreciably less than it was before such catastrophe and is less than the minimum requirements of this Code for a new building of similar structure, purpose or location;
- (4) Whenever any portion or member or appurtenance thereof is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property;
- (5) Whenever any portion, member, appurtenance or structure, or the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place as to be capable of resisting the force of a 30-mile-an-hour wind without exceeding the working stresses permitted in Article 1 of this Chapter;
- (6) Whenever any portion thereof has settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of new construction;
- (7) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, decay, faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such building or portion thereof, or other cause, is likely to partially or completely collapse, or some portion of the foundation or underpinning is likely to fail or give way;
- (8) Whenever, for any reason whatsoever, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is used;
- (9) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside or inside the middle third of the base;
- (10) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more of damage or deterioration to the member or members, or 50 percent of damage or deterioration of a non-supporting enclosing or outside wall or covering;
- (11) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children who might play therein to their danger, or as to afford a harbor for rodents, criminals, or immoral persons, or as to enable persons to resort thereto for the purpose of committing nuisance or unlawful or immoral acts;
- (12) Any building or structure which has been constructed, or which now exists or is maintained in violation of any specific requirement or prohibition, applicable to such building or structure, of the building regulations of this City, as set forth in Article 1 of this Chapter, or of any provisions of Article 7 of Chapter 3 of the Los Angeles Municipal Code relating to the prevention of fire, when so determined and reported by the Chief Engineer, Fire Department, or of Article 1 of Chapter 3 of said Code relating to the protection of health when so determined and reported by the Health Officer, or of any law or ordinance of this State or City relating to the condition, location or structure of buildings;
- (13) Any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has since, because of dilapidation, deterioration, damage, or other cause, or is so weakened or defective as to have in any non-supporting part, member or portion less than 50 percent, or in any supporting member less than 66 percent, of the strength, fire-resisting qualities or characteristics or weather-resisting qualities or characteristics required by law or ordinance in the case of a newly constructed building of similar size, purpose and character of construction;

(14) Whenever a building or structure, used or intended to be used for dwelling purposes, has, because of dilapidation, decay, damage, or faulty construction or arrangement, or otherwise, or is insanitary or unfit for human habitation or is in a condition that is likely to cause sickness or disease, when as determined by the Health Officer, or is likely to work injury to the health, safety, or general welfare of persons living within.

(15) Whenever the building or structure, used or intended to be used for dwelling purposes, has light, air and ventilation facilities inadequate to protect the health, safety, or general welfare of persons living within.

(16) "Substandard Residential Building." For the purpose of this division, any residential building or structure defined as such by Sec. 31.4302 (a) of this Chapter.

Sec. 31.4302 (a) *Repealed*, includes:

(1) Any public nuisance based on common law or in equity jurisprudence.

(2) Any structure, building or premises which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned walls, shafts, basements, or excavations; any structurally weakened fences or structures; or any locker, trash, incinerator, debris, or vegetation which may prove a hazard for impulsive damage.

(3) Whenever is dangerous to human life or is detrimental to health.

(4) Overcrowding a room with occupants.

(5) Inadequate ventilation or illumination.

(6) Inadequate or insanitary sewerage or plumbing facilities.

(7) Unsanitaryness, when as determined by the Health Officer.

(8) Whenever renders air, food, or drink unwholesome or detrimental to the health of human beings when as determined by the Health Officer.

Sec. 31.4302 Substandard Residential Building. Any residential building including any dwelling unit, guest room or suite of rooms or the premises on which the same is located, in which any of the following conditions exist to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof:

(1) *Structural Soundness*, including:

a. Weakened or deteriorated footings.

b. Footings or insufficient size to carry imposed loads with safety.

c. Defective or deteriorated flooring or floor supports.

d. Flooring or floor supports of insufficient size to carry imposed loads with safety.

e. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

f. Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.

g. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

h. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

i. Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.

j. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

(2) *Improper Materials or Construction*, including all materials except those specifically allowed or approved by this Code.

(3) *Fire Hazard*, as defined in this section.

(4) *Repealed*, as defined in this section.

(5) *Improperly Weatherproofed*, including:

a. Crumbling, loose, or falling plaster.

b. Broken windows or doors.

c. Defective or lack of waterproofing for wood frame walls.

d. Defective or weathered exterior wall covering due to lack of paint or other approved protective coating.

e. Defective or lack of waterproofing for wood frame roofs.

f. Broken, split, damaged, or buckled exterior wall or roof covering.

(6) *Defective Wiring*, including all wiring, except that which was legally installed in compliance with Article 5, Chapter 3 of the Municipal Code in effect at the time of installation and is still maintained in good condition.

(7) *Defective Plumbing*, including all plumbing except that which was legally installed in compliance with Article 4, Chapter 3 of the Municipal Code in effect at the time of installation and is still maintained in good condition.

(8) *Defective Heating and Ventilating Devices and necessary vents and piping*, including all such devices and necessary vents and piping except those which:

- a. Were legally installed in compliance with Article 3, Chapter 3 of the Municipal Code in effect at the time of installation and are still maintained in good condition; and
  - b. Are properly vented as required by this Division.
- (9) *Improper Sanitation and Safety*, including:
- a. Lack of one bath, lavatory and water closet in a dwelling unit.
  - b. Lack of one bath, lavatory and water closet either serving each ten guest rooms, or serving each 20 guests if housed in less than 10 guest rooms.
  - c. Lack of kitchen sink in the kitchen of a dwelling unit.
  - d. Lack of running water to sink, bath, water closet and lavatory in a dwelling unit.
  - e. Lack of running water in bath, water closet and lavatory serving guest rooms.
  - f. Lack of heating device to provide hot running water for bath and kitchen sink in a dwelling unit.
  - g. Lack of heating device to provide hot running water for the bath serving guest rooms.
  - h. Lack of adequate electric lighting.
  - i. Lack of an adequate heating system.
  - j. Window areas or ventilation less than that required by this Division.
  - k. Room areas, ceiling height and cubic air space less than those required by this Division.
  - l. Empty, wet rooms used for living purposes.
  - m. Infestation with insects, vermin and rodents, when as determined by the Health Officer.
  - n. General dilapidated condition and not maintained as required by this Division.
  - o. Improperly enclosed or insanitary underfloor area.
  - p. Improperly ventilated or reduced height of underfloor area.
  - q. Improperly ventilated cooking facilities.
- (10) *Exits*, including:
- a. All doors, passageways, stairways, and courts which do not comply with the provisions of this Division.
  - b. Lack of access to each dwelling unit, guest room, or suite of rooms without passing through some portion of another dwelling unit, guest room or suite of rooms.
- (11) *Lack of, or Defective Fire Protective Equipment*, where required by this Division.
- (12) *Any Building With Yards Which Do Not Comply With Article 1, Chapter 1 of the Municipal Code.*
- (13) *Any Building Which is Occupied by a Residential Occupancy for Which It Was Not Designed or Intended.*
- (14) *Any Residential Building Which Constitutes a "Dangerous Building," as defined in Sec. 31.121 of the Municipal Code.*

#### WKEESPORT, PENNSYLVANIA

#### ARTICLE 111 Section 1. Definition.

As used in this Article, a "dwelling unit for human habitation" is any dwelling, or any part thereof, which by reason of the inadequacy of drainage, plumbing, water supply, light, heat, ventilation, floor area or pest control facilities, by reason of dilapidation, decay, damage or other similar conditions, or because of the need for major repairs to the roof, walls, ceilings, floors, stairs or other parts of the dwelling, is insanitary or unsafe and endangers the health, safety or welfare of the occupants of the dwelling or of other residents of the City.

#### NEWPORT NEWS, VIRGINIA

#### CHAPTER 26, ARTICLE IV Sec. 26-37. Ordering premises vacated.

Whenever any dwelling, or any building, structure, excavation, business premises, water, condition or thing in or about a dwelling or the lot on which it is situated, or the plumbing, sewerage, drainage, light or ventilation thereof, is found by the health officer to be dangerous or detrimental to life or health, the health officer may order the owner and occupant that the matter, condition or thing be removed, altered, suspended, altered or otherwise improved, or the order shall specify. If any such order of the health officer, issued under the authority of the provisions of this section, is not complied with within ten days after the service thereof, or within such shorter time as he may designate as being necessary under the circumstances, then the health officer may order the premises vacated. (Ord. 1382, 8-26-64.)

#### PITTSBURGH, PENNSYLVANIA

#### ARTICLE V Section 301. Dwellings Unfit for Human Habitation.

(a) A "dwelling unit for human habitation" is any dwelling, as defined in section 308, which by reason of serious deficiencies in drainage, plumbing, water supply, light, heat, ventilation, floor area, and radiant or pest control facilities, or by reason of dilapidation, decay, damage or other similar conditions, or because of the need for major repairs to the roof, walls, ceilings, floors, stairs or other parts of the dwelling, is insanitary or unsafe and constitutes a serious hazard to the health, safety or welfare of the occupants of the dwelling or to the public.

#### PORTLAND, MAINE

#### "AUTHORITY TO VACATE BUILDINGS"

Section 1. Any building, structure, tent, vehicle, apartment, room, premises or portion thereof used for living or sleeping purposes may be declared unfit for human occupancy by the Health Officer and may be required to be vacated and kept vacant so long as any of the following conditions or circumstances exist therein or thereon:

- (a) Insanitary conditions which are or may become detrimental to health.
- (b) The interior or exterior walls, foundation, doors, windows, floors, stairs, roof, or any other portion of any building, structure, tent, vehicle, apartment, room, premises, or portion thereof, are so deteriorated, broken, damaged, or in such state of disrepair as to cause conditions detrimental to life and health.
- (c) Lack of toilet facilities whereby nuisance and health hazards are created.
- (d) The plumbing, plumbing fixtures, sewerage, or other waste disposal facilities are in such condition as to create a nuisance or a health hazard.
- (e) Serious or dangerous overcrowding of persons in sleeping rooms or space whereby a hazard to health is created.
- (f) Rodent or vermin infestation within the building which may result in contamination of food or other health hazards.
- (g) No adequate water supply is available, or the available supply is subject to such contamination as may cause a health hazard.
- (h) An infectious or communicable disease exists therein and as a result thereof reasonable isolation and disinfection procedures cannot be followed due to a lack of sanitary facilities or overcrowding.



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A number of cities have provided separate or special provisions relating to hotels, rooming houses, and lodging houses, to take care of the special problems peculiar to such dwellings. This table shows the special requirements and standards covered in such provisions.

In general, these standards and requirements cover deviations from and additions to standards applicable to the family type dwelling in regard to sanitation, sanitation facilities, space, and fire safety. Other provisions of the codes also apply to hotels, lodging houses, and rooming houses except as noted in the table.

1. requires 30 sq. ft. in a room occupied by not more than two transients and 30 sq. ft. per person in a room occupied by three or more transients. The maximum number on a single floor shall not exceed one person per 50 sq. ft. of total habitable room area, applicable to high density use in transient hotels only.

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| <p>8. Requires 70 sq. ft. in a room occupied by not more than two transients and 90 sq. ft. per person in a room occupied by three or more transients. The maximum number in a single room shall not exceed one person per 50 sq. ft. of total area in the room area. Applicable to high density use in transient rental only.</p> <p>9. 600 cubic feet required for each adult.</p> <p>10. 400 cubic feet required for each child under 12.</p> <p>11. One cubic foot per person on each floor and for each child. 75 persons per bath, 50 per shower.</p> <p>12. Also include dormitories.</p> <p>13. At least two exits required from above the first story.</p> <p>14. No exception.</p> | <p>8. Adequate for the protection of health.</p> <p>9. Also includes boarding houses.</p> <p>10. The code actually states 400 cubic feet.</p> <p>11. Provides the basis of single beds rather than persons. 75 permitted in lodging houses.</p> <p>12. Permitted on the basis of single beds rather than persons. 50 permitted in lodging houses.</p> <p>13. Required in winter only.</p> <p>14. Plus 720 cu. ft. for the lat two persons and 500 for each additional person. For 1/2 the number of water closets greater than 1/2.</p> <p>15. For high densities, the code states that the building and the building</p> |
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