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**GENERAL MINIMUM HOUSING  
STANDARDS AS ESTABLISHED BY  
TYPICAL MODEL CODES AND  
OTHER RECOGNIZED GOVERNING  
BODIES.**

Note: The following standards are not complete for all types of property and no warranties are made for yours or any particular purpose. Please consult your local building inspector for more information regarding your specific situation and property. This information provided for educational purposes only.

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**SANITARY FACILITIES.**

Every dwelling unit shall contain a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved system free of defects, leaks, and obstructions.

**LOCATION OF SANITARY FACILITIES**

All required plumbing fixtures shall be located within the dwelling unit and be accessible to the occupants. The water closet, tub or shower, and lavatory shall be located in a room affording privacy. Such room shall have a minimum floor space of 30 square feet with no dimension less than 4 feet.

**HOT AND COLD WATER SUPPLY**

Every dwelling unit shall have adequate supply of hot and cold water to the kitchen sink, tub and shower, and lavatory which is supplied by an approved distribution system.

**WATER HEATING FACILITIES**

Every dwelling unit shall have water heating facilities which are properly installed and maintained. Such heating unit shall be capable of supply the required fixtures with water meeting a minimum temperature of at least 120 Degrees Fahrenheit.

## **HEATING FACILITIES**

Every dwelling unit shall have heating facilities which are properly installed and maintained and are capable of safely and adequately heating all habitable rooms and bathrooms. When a central heating unit is not provided, each dwelling unit shall provide facilities where heating appliances may be connected. Gas heaters are prohibited in bedrooms. Gas heaters that are not vented must meet other requirements as well as liquid fuel un-vented appliances. Call your local municipal building inspector for more information on these types of heating units.

## **KITCHEN FACILITIES**

Every dwelling unit shall contain a kitchen meeting the minimum requirements of a food preparation surfaces impervious to water and free of defects which could trap food or liquids. The kitchen shall have drawers, cabinets, etc for the storage of food, free standing or permanently installed cook stove for food preparation, and a mechanical refrigeration unit for storage of perishable foodstuffs.

## **GARBAGE DISPOSAL FACILITIES**

Every dwelling unit shall have adequate disposal facilities meeting the requirements of the local governing body.

## **SMOKE DETECTOR SYSTEMS**

Every dwelling unit should have adequate approved smoke detectors installed and maintained as per manufacturers recommendation. Contact your local fire department for more information.

## **WINDOWS**

Every habitable room shall have at least one window or skylight facing directly to the outdoors. The total minimum window area for every habitable room shall be approximately 8 percent of the floor area. In the case of skylight the required window area shall be equal to 15 percent of the floor area. Other requirements may be applicable depending on the specific room in question.

## **VENTILATION**

Every habitable room shall have at least one window or skylight which can be easily opened, or such other device or mechanical device that will adequately ventilate the room. The total of openable window space from the window or skylight shall be equal to at least 4 percent of the floor area being ventilated. Mechanical ventilation may be applicable for rooms not used as sleeping rooms. Window air conditioning systems are not acceptable. Other requirements may apply. Please consult your local building code for more information.

## **BATHROOM**

Every bathroom shall comply with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms equipped with approved ventilating systems.

## **ELECTRIC LIGHTS AND OUTLETS**

Where there is electric service available to the building structure, every habitable room or space shall contain at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet. In kitchens two separate and remote receptacles outlets (accessible) shall be provided and a wall or ceiling lighting outlet controlled by a wall switch shall be provided. Every hall, water closet department, bathroom, laundry room, and furnace room shall contain at least one ceiling or wall mounted lighting outlet. In bathrooms the lighting outlet shall be controlled by a wall switch. In addition to the lighting outlet in bathrooms and laundry rooms there shall be at least one receptacle outlet. Any new bathroom outlets shall have ground fault interrupters. Note: Ground fault interrupters are recommended in bathrooms, kitchens, laundry rooms, garages, and outdoors. Most building structures should be equipped with a minimum of a 100 amp service and protection to meet the demands of today's appliances.

## **LIGHT IN PUBLIC HALLWAYS AND STAIRWAYS**

Every common hallway and stairway in structure other than one family dwellings shall be adequately lighted at all times to provide illumination of least one foot candle intensity to the darkest portion of the hallway or stairs.

## **MINIMUM REQUIREMENTS FOR ELECTRICAL SYSTEMS**

Every outlet and fixture, and all electrical wiring and equipment shall be installed, maintained, and connected to a source of electrical power in accordance with the provisions of the electrical code or the authority having jurisdiction.

## **GENERAL REQUIREMENTS FOR THE INTERIOR AND EXTERIOR OF STRUCTURES**

### **FOUNDATION**

The building foundation system shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.

### **EXTERIOR WALLS**

Every exterior wall shall be free of holes, breaks, loose or rotting boards/timbers, and any other condition which might admit rain, dampness, rodents, etc, to the interior or the walls or the occupied spaces of the building. All siding material shall be kept in repair.

### **ROOFS**

Roofs shall be structurally sound and maintained to prevent rain or dampness to the walls or interior portions of the building. All additional portions of a roof, such as fascia, eaves, soffit, sheathing, rafter tails, rafters, vent screening, gutters, downspouts, flashing, shall be complete with all trim pieces, moldings, brackets, supports, etc in accordance with common building practices. No item shall show signs of deterioration, abuse, improper installation, etc that will affect the purpose of the item and cause damage to the roof item or allow for rain or dampness to enter the interior of the building.

### **EGRESS MEANS**

Every dwelling unit shall have safe unobstructed means of egress with minimum ceiling height of 7 ft. leading to a safe and open space at ground level. Stairs shall have a minimum head room of 6 feet 8 inches.

## **STAIRS, PORCHES, AND APPURTENANCES**

Every inside and outside stair, porch, or appurtenance shall be safe to use and capable of supporting the load that normal use may cause with such items kept in good condition and repairs.

## **PROTECTIVE RAILINGS**

Protective railings shall be required on any unenclosed structure 30 inches or more above ground level or on any steps containing four risers or more.

## **WINDOWS**

Every window shall be substantially weather tight, watertight, and rodent proof, and kept in sound working condition and repair.

## **WINDOWS IN GENERAL**

Every window sash shall be properly fitted and weather tight within the window frame. Window sashes shall be fully supplied with glass window panes or approved substitute which are without cracks or holes. Every window required for light or ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.

## **EXTERIOR DOORS**

Every exterior door (all), shall be substantially weather tight, watertight, and rodent proof, and shall be kept in sound working condition and repair. All doors shall have properly installed hardware to insure reasonable ease in opening, closing, and securing such door.

## **EXTERIOR DOOR FRAMES**

Exterior door frames shall be properly maintained and affixed with weather stripping and thresholds as required to be substantially weather tight, watertight, rodent and insect proof when the door is in a closed position. Exterior door jambs, stops, headers, moldings, etc shall be securely attached and maintained in good condition that will not weaken the strength and security of the door in a closed position.

## **SCREENS**

Dwelling units which do not have central air conditioning systems shall have screens on all exterior openings used or required for ventilation. Such screens shall be fitted and properly maintained.

## **PROTECTIVE TREATMENT**

All exterior wood surfaces, other than decay resistant wood, shall be protected from the elements and decay by painting or other means. All siding shall be weather tight and weather resistant. All masonry joints shall be sufficiently tuck pointed to insure water and air tightness.

## **INTERIOR WALLS, FLOORS, AND CEILINGS**

Every floor, wall, and ceiling shall be substantially rodent proof and kept in good condition and repair and be capable of supporting the load which normal use may cause to be placed upon them.

Every toilet, bathroom, and kitchen floor surface shall be constructed and maintained so as to be impervious to water and to permit such floor to be easily kept in a cleaned and sanitary condition.

## **STRUCTURAL SUPPORTS**

Every structural element shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

## **FIRESTOPPING AND DRAFTSTOPPING**

Fire stopping shall be maintained to cut off all concealed draft openings both horizontal and vertical and to form a fire barrier between floors and between the upper floor and roof space. Draft stopping shall be maintained to cut off all concealed draft openings in floor and or ceiling assemblies and in attics.

## **INTERIOR DOORS**

Every interior door shall fit reasonable well within its frame and be capable of being properly closed and opened by it being properly secured to jambs, headers, tracks or as the manufacturer intended. All interior doors shall be provided with proper hardware and maintained in good condition. Hasp locks are not permitted on the exterior side of the interior door.

## **BATHROOM DOORS**

The privacy of bathrooms shall be afforded by doors with complete with privacy hardware intended for that purpose.

## **REQUIRED SPACE IN DWELLING UNITS**

Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant and at least 100 square feet for each additional occupant. The floor space shall be calculated on the basis of the total area of all habitable rooms.

## **REQUIRED SPACE IN SLEEPING ROOMS**

In every dwelling unit every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each additional occupant.

## **MINIMUM CEILING HEIGHT**

Habitable rooms other than kitchens, storage rooms, and laundry rooms, shall have a ceiling height of not less than 7 feet. Hallways, corridors, bathrooms, water closet rooms, and kitchens shall have a ceiling height of not less than 7 feet measured to the lowest projection from the ceiling.

If any room in a building has a sloping ceiling, the prescribed ceiling height is required in only half of the room. No portion of the room measuring less than five feet from the floor to the ceiling shall be included in the computation of the minimum room area.

## OTHER ROOM CONDITIONS

Every dwelling unit shall have at least one room which has no less than 150 square feet of floor space. Other habitable rooms shall contain (other than kitchens) no less than 70 square feet of floor space. Other limitations may apply depending on a number of factors.

The above list is not a complete list nor does it cover the requirements of all jurisdictions, individual mechanical components, and other safety and code provision. You are asked to contact your local municipal building inspector for additional information.

For more information regarding building, housing, safety, and fire code standards please consult the following beginning guidelines.

The Boca Building and Property Codes\*

The SBCCI Building and Property Codes\*

The CABO 1 and 2 Family Dwelling Codes\*

HUD Minimum Inspection Guidelines and Rehabilitation Standards

Independent Property Inspection Consultants.

The International Code Council Codes including Property Maintenance Code, as amended.

Uniform Construction Code of Pennsylvania

\* The Boca, SBCCI, and the ICO merged to become what is known as today as the International Code Council (ICC).