



✿ ✿ ✿ Planning Implementation Study Guide

Minimum Housing Code
Single Family Dwelling Code
HUD Minimum Housing Code

Minimum standards for a dwelling unit were first issued in the 1920s under the New York Dwelling Unit Code. Since that time various standards were issued by the building code societies, various cities, and by HUD. Following are excerpts for some of the typical codes; most are taken from the ICBO (UBC) *Minimum Housing Code*.

✿ **Nuisance: what constitutes abandoned housing; dilapidated structures; dangers - such as inoperative refrigerators.**

✿ **Space and occupancy - what constitutes overcrowding.**

⇒ Room - habitable space - ceiling of 7'6": kitchens, halls, bathrooms at 7' to lowest projecting point to ceiling. Exposed beams at 7' in all rooms if on 48" centers.

⇒ Sloping ceiling permitted if more than ½ area complies with above and not less than 5' from floor.

⇒ Floor area (regular du) Every unit must have at least one room of 150 sq. ft. exclusive of sleeping areas. Other rooms, except of the water closet, must have a minimum floor area of 70 sq. ft. Bedrooms must increase 50 sq. ft./person in excess of 2 persons.

⇒ Every du must contain a separate room for a water closet; toilet in a space 30" wide and 24" clear in front.

⇒ The width of all habitable rooms must be 7' or greater (kitchen and water closet are not habitable).

⇒ Kitchen area must contain a sink, refrigerator, stove: 30" clear working space.

⇒ Floor area (efficiency) A living room of 220 sq. ft. must be provided - 100 sq. ft./person for every resident in excess of 2 persons.

⇒ Must contain a separate closet.

⇒ Must have a separate water closet; toilet in a space 30" wide and 24" clear in front.

⇒ Kitchen area must contain a sink, refrigerator, stove: 30" clear working space.

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- ⇒ All habitable rooms must be provided with natural light - no less than 10 sq. ft. total.
 - ⇒ All water closets, kitchens, laundry areas shall have natural ventilation (open able) and not less than 1/20 of the floor area.; all other habitable rooms also and 1/20 floor area; but, mechanical ventilation may be substituted in the following manner:

- water closets, laundries - 5 air exchanges per hour
- kitchens - 4 air exchanges per hour
- all other habitable rooms - 2 air exchanges per hour

✿ Sanitation

- ⇒ Water closet: must contain a toilet, hand washing basin, and tub or shower. One such facility for each/4 persons - unless rooming house (6 persons) or hotel.

✿ Structural

All wood used in construction must be termite treated.

✿ Heating and Wiring

- ⇒ All du's must have a heating plant capable of maintaining a constant temp. of 70 degrees 3' above the floor.
- ⇒ All habitable rooms must contain a heating plant capable of supplying hot water at a constant temp. of 170 degrees.
- ⇒ Every habitable room must contain at least two duplex electrical outlets; the water closet and kitchen area must contain at least one duplex outlet - both maintained on a separate electrical circuit - and must be "quick disconnect type" ground fault interrupters.

✿ Exits

- ⇒ Every du or guest room must have direct access to the outside or an approved hallway for fire suppression.
- ⇒ Every sleeping room below the 4th floor must have one open able window or door approved for fire escape.
- ⇒ An escape window must have a clear opening of 5.7 sq. ft. - a net opening height of 24" and a net width of 20" not more than 44" above the floor.
- ⇒ All doors must have a minimum opening of 32" in the clear.

Keep in mind that these are absolute minimum standards.

