



GENERAL GUIDELINES CONSTITUTING A HABITABLE DWELLING

BASED ON THE 1997 UNIFORM HOUSING CODE

501- LOCATION ON PROPERTY: PER BUILDING CODE & CITY MUNICIPAL CODE.

502- YARDS AND COURTS: THE MOST RESTRICTIVE OF BUILDING & MUNICIPAL CODE.

503- ROOM DIMENSIONS

- **Ceiling Heights-** Minimum 7'-6" *except> Kitchens, halls, and bathrooms minimum 7'-0"*
- **Floor Area-** At least one room that shall have not less 120 square feet, other habitable rooms shall have an area of not less than 70 sq. ft. and not less than 7' wide in any dimension.
- Each water closet stool shall be located in clearspace not less than 30 inches in width and a clear space in front of the water closet stool of not less than 24 inches.

504- LIGHT AND VENTILATION: *(Kitchens are exempt)*

- **Light-** All habitable rooms shall be provided with natural light by means of exterior glazed openings with an area not less than one tenth of the floor area of such rooms with a minimum of 10 square feet.
- **Ventilation-** All habitable rooms shall be provided with natural ventilation by means of operable exterior openings with an area of not less than 1/20 of the floor area of such rooms with a minimum of 5 square feet.

505- SANITATION:

- **Bathroom-** Dwelling units shall be provided with a bathroom equipped with facilities consisting of a water closet, lavatory, and either a bathtub or shower.
- **Kitchen-** Dwelling units shall be provided with a kitchen with a kitchen sink.
- **Fixtures-** All plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage system. All plumbing fixtures shall be connected to an approved system of water supply and provided with hot and cold running water necessary for its normal operation.

601- STRUCTURAL:

- **General-** Roofs, floors, walls, foundations and all other structural components of buildings shall be capable of resisting any and all forces and loads to which that may be subjected.
- **Shelter-** Every building shall be weather protected to provide shelter for the occupants against the elements and to exclude dampness.
- **Protection of Materials-** All wood shall be protected against termite damage and decay as provided in the Building Code.

701- MECHANICAL:

- **Heating-** All habitable rooms shall be provided with heating facilities capable of maintaining a room temperature of 70 F at a point 3 feet above the floor.
All heating devices and appliances shall be of an approved type.
- **Electrical Equipment-** All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws.
All electrical equipment shall be of an approved type.
- **Ventilation-** Ventilation for fuel-burning appliances shall be provided as required in the mechanical code and housing code.

801- EXITS:

- **General-** Sleeping rooms shall have at least one operable window or exterior door approved for emergency escape or rescue.

901- FIRE PROTECTION:

- **General-** All buildings or portions thereof shall be provided with the degree of fire-resistive construction as required by the Building and Fire Codes.
- **Smoke detectors-** Must be installed in all Bedrooms and Hallways. Minimum 1 on each floor.

NOTES: 1. PERMIT ISSUANCE REQUIRES COMPLIANCE TO ALL APPLICABLE CODES AND PAYMENT OF FEES
2. THE CODE UNDER WHICH DWELLING WAS LEGALLY PERMITTED & CONSTRUCTED MAY TAKE PRECEDENT OVER THESE REGULATIONS.