

# Most Common Housing Code Violations

## MOST COMMON HOUSING CODE VIOLATIONS

- Units w/o air conditioning must have screens on windows/doors.
- Garages and storage sheds in poor condition
- Every common hall and inside stairway shall have lighting
- Exterior door leaking or in poor condition
- Dwelling Unit Sleeping room overcrowded for space available; 40 sq ft of floor space available per person.
- Protective railing missing or in poor condition.
- No open storage of abandoned motor vehicles, boxes, refrigerators, stoves, dead trees, garbage, etc.
- Interior floors, walls, bathrooms, ceilings poorly maintained, rubbish, weeds.
- Broken windows.
- Carbon Monoxide Detectors if fuel burning equipment is being used.
- Electrical hazards, wires hanging, defective wiring, exposed wires, etc.
- Chimney or vents in poor condition
- Premises Identification (address clearly displayed)
- Stairs, decks, porches and balconies in poor condition.

**404.5 Overcrowding.** Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

TABLE 404.5 MINIMUM AREA REQUIREMENTS

| MINIMUM AREA IN SQUARE FEET |                                   |               |                     |
|-----------------------------|-----------------------------------|---------------|---------------------|
| SPACE                       | 1-2 occupants                     | 3-5 occupants | 6 or more occupants |
| Living room <sup>a</sup>    | 120                               | 120           | 150                 |
| Dining room <sup>a</sup>    | No requirement                    | 80            | 100                 |
| Bedrooms                    | Shall comply with Section 404.4.1 |               |                     |

**404.4.1 Room area.** Every living room shall contain at least 120 square feet (11.2 m<sup>2</sup>) and every bedroom shall contain a minimum of 70 square feet (6.5 m<sup>2</sup>) and every bedroom occupied by more than one person shall contain a minimum of 40 square feet (4.6 m<sup>2</sup>) of floor area for each occupant thereof.

a. See Section 404.5.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

- **404.5.1 Sleeping area.** The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.
- The purpose of this section is to prohibit the dual use of dining rooms and living rooms as sleeping rooms, unless they are of sufficient size to incorporate the minimum required space for sleeping, in addition to the minimum required space for sleeping
- **404.4.4 Prohibited occupancy.** Kitchens and non-habitable spaces shall not be used for sleeping purposes.