

CHAPTER 1656

Housing: Minimum Standards for Basic Equipment and Facilities

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CROSS REFERENCES

Deadlock bolts for swinging exit doors in new apartments required - see ORC 3781.103
Landlord and tenant - see ORC 5321
Enforcement by Health Commissioner re: sewage systems- see EHC 816.01
Light and ventilation in bathrooms, water closets & kitchens - see EHC 1660.05
Lighting of stairways - see EHC 1660.07
Fire prevention - see EHC 1668.10

EHC Environmental Health Code **ORC** Ohio Revised Code **OAC** Ohio Administrative Code

1656.01 COMPLIANCE REQUIRED FOR OCCUPANCY OR LEASE.

No person shall occupy as an owner or occupant, or let to another for occupancy, any dwelling or dwelling unit, for the purposes of living, sleeping, cooking or eating therein, which does not comply with the requirements of this chapter.

1656.02 KITCHEN FACILITIES.

Every dwelling unit shall have a space in which food may be prepared and/or cooked, which shall have an adequate circulation area and which shall be equipped with the following:

(a) A kitchen sink in good working condition and properly connected to a water supply system which is approved by the Health Commissioner, which provides at all times an adequate amount of heated and unheated running water under pressure and which is connected to an approved sewerage system;

(b) Cabinets and/or shelves for the storage of eating, drinking and cooking equipment and utensils and of food that does not under ordinary summer conditions require refrigeration for safekeeping; and a counter or table for food preparation; such cabinets and/or shelves and

counter or table to be of sound construction and furnished with surfaces that are easily cleanable and that will not impart any toxic or deleterious effect to food;

(c) A stove or similar device for cooking food and a refrigerator or similar device for the safe storage of food at temperatures less than forty-five degrees Fahrenheit but more than thirty-two degrees Fahrenheit under ordinary maximum summer conditions, which are properly installed with all necessary connections for safe, sanitary and efficient operation, provided that such stove, refrigerator and/or similar device need not be installed when a dwelling unit is not occupied or when the occupant is expected to provide the same upon occupancy, and provided, further, that sufficient space and adequate connections for the safe and efficient installation and operation of such stove, refrigerator and/or similar devices are provided.

1656.03 TOILET FACILITIES.

Within every dwelling unit there shall be a nonhabitable room that affords privacy to anyone within such room and that is supplied with a flush water closet in good working condition. Such flush water closet shall be equipped with easily cleanable surfaces and shall be connected both to a water system that at all times provides an adequate amount of running water under pressure to cause the water closet to be operated properly, and to a sewerage system that is approved by the Health Commissioner.

In certain areas, if privies and facilities not providing water under pressure are acceptable, the following may be substituted in this section and in Sections 1656.04 and 1656.05: Every dwelling unit shall be provided with toilet, hand-washing and bathing facilities that are acceptable to the Health Commissioner.

1656.04 LAVATORY SINK.

Within every dwelling unit there shall be a lavatory sink. Such lavatory sink may be in the same room as the flush water closet or, if located in another room, the lavatory sink shall be placed in close proximity to the door leading directly into the room in which such water closet is located. The lavatory sink shall be in good working condition and properly connected to a water supply system that is approved by the Health Commissioner, that provides at all times an adequate amount of heated and unheated running water under pressure, and that is connected to a sewerage system approved by the Health Commissioner.

1656.05 BATHTUB OR SHOWER.

Within every dwelling unit there shall be a room that affords privacy to a person within such room and that is equipped with a bathtub or shower in good working condition. Such bathtub or shower may be in the same room as the flush water closet or in another room and shall be properly connected to a water supply system that is approved by the Health Commissioner that provides at all times an adequate amount of heated and unheated water under pressure and that is connected to a sewerage system approved by the Health Commissioner.

1656.06 MEANS OF EGRESS.

Every dwelling unit in a one or two-story dwelling shall have at least one approved means of egress leading to a safe and open space at ground level. Every dwelling unit in a multiple

dwelling shall have immediate access to two or more approved means of egress leading to a safe and open space at ground level, or as required by the laws of the State or the regulations of the General Health District.

1656.07 GUARDRAILS AND HANDRAILS.

Structurally sound handrails shall be provided on any steps containing five risers or more. Porches, patios and/or balconies located more than three feet higher than the adjacent area shall have structurally sound protective guardrails or handrails.
(Resolution 190-77 adopted 11/18/77)

1656.08 STORAGE OF DRUGS AND POISONS.

Each dwelling unit shall have facilities for the safe storage of drugs and household poisons.

1656.09 INGRESS AND EGRESS TO DWELLING UNITS.

Access to or egress from each dwelling unit shall be provided without passing through any other dwelling or dwelling unit.

1656.10 LOCKS ON EXTERIOR DOORS OF LEASED PREMISES.

No person shall let to another for occupancy any dwelling or dwelling unit unless all exterior doors of the dwelling or dwelling unit are equipped with safe, functioning locking devices.

1656.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of this Environmental Health Code shall be in violation of ORC 3707.48, 3709.20, 3709.21 or 3709.22, and subject to penalties provided in ORC 3707.99 and 3709.99.

(Resolution 137-76 adopted 10/12/76 and Resolution 190-77 adopted 11/18/77)