

## CHAPTER 1660

### **Housing: Minimum Standards for Light and Ventilation**

- 1660.01 Compliance required for occupancy or lease.
- 1660.02 Windows and skylights for daylight.
- 1660.03 Windows and skylights for ventilation.
- 1660.04 Climate control facilities as integral function of structures.
- 1660.05 Light and ventilation in bathrooms, water closet compartments and kitchens.
- 1660.06 Electric service, outlets and fixtures.
- 1660.07 Lighting of public halls and stairways.
- 1660.99 Penalty.

#### CROSS REFERENCES

- Duty of owner, etc., to repair - see ORC 3703.08
- Powers of Board of Health re ventilation - see ORC 3707.01
- Landlord and tenant - see ORC 5321
- Screens, storm doors and windows - see EHC 1652.07
- Minimum temperature - see EHC 1652.13
- Minimum thermal standards - see EHC 1664
- Use of basements for habitation - see EHC 1672.04

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

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#### 1660.01 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 purpose of living therein, which does not comply with the requirements of this chapter.

#### 1660.02 WINDOWS AND SKYLIGHTS FOR DAYLIGHT.

Every habitable room shall have at least one window or skylight facing outdoors, provided that if such room is connected to another room or area used seasonally (e. g. a porch) then adequate daylight must be possible through this interconnection. The minimum total window or skylight area, measured between stops, for every habitable room shall be at least ten percent of the floor area of such room, but if light-obstruction structures are located less than three feet from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area.

#### 1660.03 WINDOWS AND SKYLIGHTS FOR VENTILATION.

Every habitable room shall have at least one window or skylight facing directly outdoors which can be opened easily, or such other device as will ventilate the room adequately, provided that if such window or skylight is connected to a room or area used seasonally, when

adequate ventilation must be possible through this interconnection. The total openable window or skylight area in every habitable room shall be equal to at least forty-five percent if the minimum window area size or the minimum skylight type of window size, as required in Section 1660.02, except where there is supplied some other device affording adequate ventilation and approved by the Health Commissioner.

#### 1660.04 CLIMATE CONTROL FACILITIES AS INTEGRAL FUNCTION OF STRUCTURES.

When facilities for interior climate control (heating, cooling and/or humidity) are integral functions of structures containing dwelling units or rooming units, such facilities shall be maintained and operated in a continuous manner and in accordance with the designed capacity of the installed equipment. During instances when the integral equipment is inoperative because of power or mechanical failure, alternative provisions for fresh air ventilation if each dwelling or rooming unit shall be provided.

(Resolution 190-77 adopted 11/18/77)

#### 1660.05 LIGHT AND VENTILATION IN BATHROOMS, WATER CLOSET COMPARTMENTS AND KITCHENS.

Every bathroom, water closet compartment and nonhabitable room used for food preparation shall comply with the light and ventilation requirements for habitable rooms in contained in Sections 1660.02 through 1660.04, except that no window or skylight shall be required in such rooms if they are equipped with a ventilation system in working condition which is approved by the Health Commissioner.

#### 1660.06 ELECTRIC SERVICE, OUTLETS AND FIXTURES.

Where there is usable electric service readily available, every dwelling unit and all public and common areas shall be supplied with electric service, outlets and fixtures which shall be properly installed, maintained in good and safe working condition and connected to a source of electric power in a manner prescribed by the ordinances, rules or regulations if the appropriate authority. The minimum capacity of such services and the minimum number of outlets and fixtures shall be as follows:

- (a) Every dwelling unit shall be supplied with at least sixty ampere service.
- (b) Every habitable room shall contain at least two separate wall-type duplex electric convenience outlets or one such duplex convenience outlet and one supplied wall or ceiling-type electric light fixture. No duplex outlet shall serve more than two fixtures or appliances.
- (c) Temporary wiring or extension cords shall not be used as permanent wiring.

(d) Every nonhabitable room, including water closet compartments, bathrooms, laundry rooms, furnace rooms and public halls, shall contain at least one supplied ceiling or wall-type electric light fixture.

(e) All electric lights and outlets in bathrooms shall be controlled by switches that are of such design as shall minimize the danger of electric shock, and such lights and outlet shall be installed and maintained in such condition as to minimize the danger of electrical shock.

#### 1660.07 LIGHTING OF PUBLIC HALLS AND STAIRWAYS.

Every public hall and stairway in every multiple dwelling shall be adequately lighted by natural or electric light at all times, so as to provide in all parts thereof at least ten foot-candles of light at the tread or floor level. Every public hall and stairway in structures containing not more than two dwelling units may be supplied with conveniently located light switches controlling an adequate lighting system which may be turned on when needed, instead of full-time lighting.

#### 1660.99 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)