

## CHAPTER 1672

### Housing: Density, Space, Use and Location Requirements

- 1672.01 Compliance required for occupancy or lease.
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- 1672.99 Penalty.

#### CROSS REFERENCES

Landlord and tenant - see ORC 5321

Minimum standards for light and ventilation - see EHC 1660

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

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#### 1672.01 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.

(Resolution 137-76 adopted 10/12/76)

#### 1672.02 MAXIMUM OCCUPANCY OF DWELLING UNITS.

The maximum occupancy of any dwelling unit shall not exceed either of the following two requirements:

(a) For the first occupant there shall be at least 150 square feet of floor space, and there shall be at least 100 square feet of floor space for each additional occupant thereof, the floor space to be calculated on the basis of total habitable room area.

(b) The total number of persons shall be less than twice the number of habitable rooms within the dwelling unit.

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

#### 1672.03 CEILING HEIGHT.

The ceiling height of any habitable room shall be at least seven and one-half feet, except that in any habitable room under a sloping ceiling at least one-half of the floor area shall have a ceiling height of at least seven and one-half feet and the floor area of that part of such a room where the ceiling height is less than five feet shall not be considered as part of the floor area in

computing the total floor area of the room for the purpose of determining the maximum permissible occupancy.

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

#### 1672.04 USE OF BASEMENTS FOR HABITATION.

No basement shall be used as a habitable room or dwelling unit unless:

(a) The floors and walls are impervious to leakage of underground and surface run-off water and are effectively insulated against dampness; and

(b) Adequate light and ventilation are supplied.

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

#### 1672.05 USE OF CELLARS FOR HABITATION.

No cellar space shall be used or considered as a habitable room or dwelling unit.

(Resolution 137-76 adopted 10/12/76)

#### 1672.06 MINIMUM FLOOR SPACE OF ROOMS USED FOR SLEEPING.

In every dwelling unit of two or more rooms, every room occupied for sleeping purposes shall contain at least seventy square feet of floor space for the first occupant and at least fifty square feet of floor space for each additional occupant thereof.

(Resolution 137-76 adopted 10/12/76)

#### 1672.07 ROOM ARRANGEMENTS; ACCESS.

No dwelling or dwelling unit containing two or more sleeping rooms shall have such room arrangements that access to a bathroom or water closet compartment intended for use by occupants of more than one sleeping room can be had only by going through another sleeping room, nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room. A bathroom or water closet compartment shall not be used as the only passageway to any habitable room, hall, basement or cellar or to the exterior of the dwelling unit.

(Resolution 137-76 adopted 10/12/76)

#### 1672.08 CLOSET SPACE.

Every dwelling unit shall have at least four square feet of floor-to-ceiling height -closet space for the personal effects of each permissible occupant; if it is lacking, in whole or in part, an amount of space equal in square footage to the deficiency shall be subtracted from the area of habitable room space used in determining permissible occupancy.

(Resolution 137-76 adopted 10/12/76)

#### 1672.99 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)