

CHAPTER 1676

Housing: Rooming Houses, Dormitory Rooms, Rooming Units

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CROSS REFERENCES

- Landlord and tenant - see ORC 5321
- Inspections - see EHC 1648
- Kitchen facilities generally - see EHC 1656.02
- Toilet facilities generally - see EHC 1656.03
- Minimum standards for light and ventilation - see EHC 1660
- Maintenance of parts of dwellings and dwelling units - see EHC 1668
- Ceiling height - see EHC 1672.03
- Use of basements for habitation - see EHC 1672.04
- Use of cellars for habitation - see EHC 1672.05
- Room arrangements; access - see EHC 1672.07

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

1676.01 COMPLIANCE REQUIRED FOR OCCUPANCY OR LEASE.

No person shall operate a rooming house, or shall occupy or let to another for occupancy any dormitory room and/or rooming unit in any rooming house, which is not in compliance with the provisions of every section of this Housing Code, except the provisions of Chapters 1652 and 1656 and Sections 1672.02, 1672.06 and 1672.08. No owner or other person shall occupy or let to another person any rooming unit or dormitory room unless it is clean and sanitary and complies with all applicable requirements of the General Health District. (Resolution 137-76 adopted 10/12/76)

1676.02 TOILET FACILITIES.

At least one flush water closet, lavatory basin and bathtub or shower, properly connected to a water and sewerage system approved by the General Health District and in good working condition, shall be supplied for each six persons or fraction thereof residing within a rooming house, including members of the operator's family wherever they share the use of the facilities, provided that:

(a) In a rooming house where rooms are let only to males, flush urinals may be substituted for not more than one-half the required number of water closets, provided that there shall be at least one water closet.

(b) All such facilities shall be so located within the dwelling as to be reasonably accessible to all persons sharing such facilities and from a common hall or passageway, provided that such facilities are not located more than one floor above or below the rooming unit or units served.

(c) Every lavatory basin and bathtub or shower stall shall be supplied with heated and unheated water under pressure at all times.

(d) If the rooming house has only one bathroom for use by the occupants of the rooming units, such bathroom shall not be located below grade.

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

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

1676.03 COOKING AND DINING FACILITIES; LOCKS ON ACCESS DOORS.

The following provisions shall apply in all rooming houses:

(a) Cooking in dormitory rooms and rooming units is prohibited.

(b) Communal cooking and dining facilities in a rooming house are prohibited, except as approved by the Health Commissioner in writing.

(c) Access doors to a rooming unit shall have operating locks to insure privacy.

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

1676.04 BED LINEN AND TOWELS.

Unless exempted by the Health Commissioner in writing, the operator of every rooming house shall change supplied bed linen and towels therein at least once a week and prior to the letting of any room to any occupant. The operator shall be responsible for the maintenance of all supplied bedding in a clean and sanitary manner.

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

1676.05 FLOOR AND CLOSET SPACE.

(a) Every rooming unit shall comply with all the requirements of this Housing Code pertaining to a habitable room.

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

(b) Every rooming unit occupied by one person shall contain at least 110 square feet of floor space and every rooming unit occupied by more than one person shall contain at least ninety square feet for each occupant thereof. Further, every rooming unit shall contain at least four square feet of closet space for each occupant, which closet space shall have an

unobstructed height of at least five feet. If the closet space is lacking in whole or in part, space of the amount of the deficiency shall be subtracted from the area of the habitable room space when determining occupancy.
(Resolution 190-77 adopted 11/18/77)

1676.06 EGRESS.

Every rooming unit shall have immediate access to an approved means of egress, appropriately marked and leading to safe and open space at ground level, or as required by the appropriate statutes, ordinances and regulations of the appropriate authority.
(Resolution 137-76 adopted 10/12/76)

1676.07 HANDRAILS AND GUARDRAILS.

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 areas shall have structurally sound protective guardrails or handrails.
(Resolution 190-77 adopted 11/18/77)

1676.08 ACCESS AND EGRESS.

Access to or egress from each rooming unit shall be provided without passing through any other rooming unit.
(Resolution 190-77 adopted 11/18/77)

1676.99 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)