

HOUSING CODE HELPS

1. All windows must have no cracked panes, must have locks, must stay up when opened, must have screens. (410.501)
2. Doors must not stick, must close easily, must latch securely. (410.500)
3. Caulk all sink splashguards, and seal around the openings of pipes. (410.500)
4. Graspable handrails are needed if there are 4 or more risers on a step. Guarding is necessary only if the porch or stairs are 30" above grade. (410.503)
 - a. If 4 or more risers, handrails must be at least 34" – 38" above the front of each step.
 - i. Handrails with integral guards are permitted.
 - ii. All handrails must be graspable (1 ¼ - 2 inches outside diameter).
 - iii. Must continue full length of stairs.
 - b. Guards must be 36" high.
 - c. Rails and guards must be balustered so that a 6" sphere cannot fit through them.
 - i. If constructed or repaired after August 28, 1997, a 4½" sphere (1 and 2 family dwellings) must not pass through them.
 - d. All buildings of 3 or more units must have 34" – 38" handrails and guardrails of at least 42".
 - i. Balustered to not greater than 4".
5. Vent pipes on water heaters and furnaces must be secured at the pipes junctures with 3 screws. (410.351)
6. There must be adequate combustion air to support all fuel-fired heating devices. (410.351)
 - a. combustion air = 50 ft.³ for each 1000 BTU
7. All smoke detectors must be ceiling mounted. (410.482)
8. Smoke detectors are needed in basement near bottom of stairs, at the top of stairs, and within six feet of every bedroom. (410.482)
9. Carbon monoxide detectors are needed on each habitable level, and within 10 feet of each bedroom. (410.482)
10. All doors opening to the outside from a dwelling unit must have a screen door, and an exterior light. (410.501) (410.253)
11. All windows must have screens. Expandable screens are not allowed. (410.551)
12. Sinks and tubs must not have leaks, must work properly, must have drain stoppers. (410.351)
13. Circuit panel and fuse boxes must have all circuits and fuses labeled, or provide a directory on the panel/fuse box cover. (410.351)
14. Attics must have adequate light, must have a handrail, and a guardrail at the top of the stairwell enclosing all open sides. (410. 253) (410.254) (410.503)
15. Landlord is responsible for water and sewer bills (unless separately metered with certified low-flow fixtures), tenant may be responsible for other utilities if separately metered and written into lease. (410.180)
16. Hot water must be 110° – 130°F. (410.190)
17. Flaking paint, broken plaster, and loose floors must be repaired. (410.500)
18. All structural parts must be solid, and fit for their intended use. (410.500)
19. Work must be performed by licensed contractors, properly permitted and inspected by the authority having jurisdiction. (410.020)
20. Occupancy: 150 sq. ft. for the first person, 100 sq. ft. for each additional person (excluding bathrooms).
 - a. Bedrooms: 70 sq. ft. for 1 person, 50 sq. ft. each for more than 1 person. (410.400)
21. Occupancy (septic systems): 55 gallons per day per person (septic systems are designed for 110 gallons per day per bedroom.) (310 CMR 15.203)