

NAME OF CITY OR TOWN

STATE SANITARY CODE

CHAPTER II, MINIMUM STANDARDS OF FITNESS FOR HUMAN HABITATION
105 CMR 410.000

HOUSING INSPECTION REPORT

ADDRESS	APT. #	OCCUPANT
OWNER		ADDRESS
DATE OF INSPECTION		TIME
INSPECTED BY		

Regulation 105 CMR 410.000. The items marked below with an "X" indicate the violated provisions of 105 CMR 410.000.

REGULATION	VIOLATIONS/COMMENTS
Kitchen Facilities	
.100(A) Suitable space to store, prepare and serve foods in sanitary manner.	
.100(A)(1) Kitchen sink provided to wash dishes and utensils.	
.100(A)(2) Stove and oven in good repair.	
.100(A)(3) Space and proper facilities for installation of refrigerator.	
Sanitary Facilities *	5
.150(A) Sink, toilet, bathtub or shower provided.	
Shared Facilities	
.151 Toilet, sink and bathtub or shower sanitized at least once every 24 hours.	
* Potable Water	*
.180 Sufficient quantity and pressure.	
* Hot Water (110°F - 130°F)	*
.190 Sufficient quantity and pressure.	
* Heating Facilities	*
.200 Facilities maintained in good operating condition.	
* .201 At least 68°F (7:00 AM - 11:00 PM) At least 64°F (11:01 PM - 6:59 AM)	*

* "deemed to endanger or impair health or safety" per 105 CMR 410.750(A-0).
5 danger to health/safety if uncorrected for 5 days.

<p>Venting 202. Space heaters and water heaters, except electrical ones, properly vented to chimney or vent leading to outdoors.</p>		*
<p>Natural Light and Electrical Outlets Habitable rooms other than kitchen .250(A) Glass which admits light from outdoors no less than 8% of floor area.</p>		
<p>* .250(B) 2 separate convenience outlets or one outlet and one electric light fixture.</p>		*
<p>* Kitchen Lighting and Electrical Outlets .251(A) One electric light fixture.</p>		*
<p>* .251(A) Two convenient outlets</p>		*
<p>.251 Sufficient natural light provided.</p>		
<p>Bathroom Lighting and Electrical Outlets .252 One electric light fixture provided.</p>		
<p>* Light Fixtures Other Than in Habitable Rooms or Kitchen .253(A) Light fixtures and switches provided and operating for safe use of laundry, stairway, hallway, exterior stairway, cellar, etc.</p>		*
<p>* Light in Passageways, Hallways and Stairways .254 Lighting provided 24 hours per day of at least one foot candle.</p>		(* common areas *)
<p>Amperage .255 Electrical service supplies sufficient amperage to meet reasonable needs of occupant.</p>		
<p>Temporary Wiring .256 Temporary wiring prohibited. No wiring under rug or floor covering or running through doorway.</p>		
<p>Natural and Mechanical Ventilation .280 Windows, doors, skylights easily opened to 4% of floor area or mechanical ventilation exhausted to the outdoors.</p>		
<p>.281 Mechanical ventilation provided with shut off or volume reduction.</p>		
<p>* Sanitary Drainage System .300 Sanitary drainage system provided and in good working order.</p>		*
<p>* Plumbing Connections .351(A) Kitchen sinks, bathtubs, showers and handsinks connected to hot and cold water lines and to sanitary drainage system in accordance with accepted plumbing standards.</p>		(* if danger)
<p>.350(A) Toilet connected to water distribution system and sanitary drainage system in accordance with accepted plumbing standards.</p>		
<p>* Owners Installation and Maintenance Responsibilities Owner has installed in accordance with accepted plumbing/gas, and wiring standards the following: .351(A) Sinks, tubs/showers, toilets, heating equipment, gas pipes, water heating equipment, stove and ovens, electrical fixtures and wiring. The above equipment is maintained in good working order.</p>		(* if danger)

Asbestos Material	.353 Asbestos material maintained in good repair.	*
Metering of Electricity and Gas	.354(A) Gas and electricity properly metered.	
Provisions of Oil	.355 Owner provides oil used for heating and/or hot water unless oil is provided through separate oil tank which serves only that dwelling unit.	
Minimum Square Footage	.400(A) Dwelling unit contains 150 square feet for first occupant and 100 square feet for each additional occupant.	
	.400(B) Rooms for sleeping one occupant, 70 square feet; 50 feet for each additional occupant.	
	.400(C) Rooming unit - Sleeping area for one occupant - 80 square feet; 60 square feet for each additional occupant.	
Ceiling Height	401(A) Not habitable if more than 3/4 of floor to ceiling is less than 7 feet in height.	
Grade Level	.402 More than 1/2 of floor to ceiling height is below average grade of adjoining ground and subject to chronic dampness.	
Means of Egress	.450 Dwelling and rooming units have adequate number of egresses in accordance with Mass. State Building Code.	*
Egress Obstructions	.451 No exit or passageway obstructed.	*
Safe Condition	.452 Egresses in safe, operable conditions. Exterior stairways, egress balconies and fire escapes free of snow and ice.	*
Locks	.480(A) Dwelling unit is secured against unlawful entry.	
	.480(B) Dwelling is secured against unlawful entry.	
	.480(C) Main entry of 3 or more units has an automatic locking system with electrically operated mechanism and associated equipment.	
	.480(D) Entry door for rooming unit is secure against unlawful entry.	*
	.480(E) Every operable exterior window contains locking device.	
	.480(F) Locking devices comply with requirements of 780 CMR 1017.4.1 to avoid entrapment in building.	
Posting of Name of Owner	.481 Owner's name, address and telephone number posted.	
Smoke Detectors	.482 Smoke detectors provided and maintained. <i>CO - combustible fuel/attached garage</i>	*

Auxiliary Emergency Lighting System and Exit Signs		
.483	Ten or more dwelling units have emergency lights and diagram for exits.	
Building Identification		
.484	Number identifying house or building is visible.	
* if	Owner's Responsibility to Maintain Structural Elements	(* if danger.)
.500	Windows, floors, doors, ceilings, roof in good condition.	
Weathertight Elements		
.501(A)	Windows are weathertight.	
.501(B)	Exterior door/dwelling unit doors are weathertight.	
.501(C)	Wall/floor/ceiling are weathertight.	
* if	Use of Lead Paint Prohibited	(*67.D.) (+1978)
.502	No paint containing lead is used on any surface of dwelling.	
5	Protective Railings and Walls	5
.503(A)	Safe handrail in all stairways used by occupants per 780 CMR Mass. State Building Code,	
5	.503(B) Wall or guardrail for stairways.	5
.503(C)	Wall or guardrails for porch, balcony, landing.	
.503(D)	Baluster spacing.	
Non-Absorbent Surfaces		
.504(A)	Smooth non-absorbent and waterproof floor covering in kitchen/bathroom/pantry.	
.504(B)	Bathroom walls up to 48 inches have non-absorbent, smooth waterproof covering.	
.504(C)	Walls for bathtubs and showers not less than six feet of smooth waterproof covering.	
Vermin Control		5
.550(A)	Occupant of a single dwelling keeps the unit free of rodents, cockroaches, skunks, insect infestation.	
.550(B)	Owner of two or more dwelling units keep the units and the premises free of rodents, skunks, cockroaches and insect infestation.	5
.550(C)	Owner of rooming house maintains it and the premises free of rodents, skunks, cockroaches and insect infestation.	5
.550(D)	Pesticides applied in accordance with 333 CMR 13.00.	5
Screens for Windows		
.551(1)	Cover part of window designed to be open.	
.551(2)	Tightly fitting around perimeter.	
.551(3)	Expandable temporary screens not acceptable.	
Screens for Doors		
.552(1)	Self closing device installed except for slide screen.	

.552(2)	Tight fitting around perimeter.		
Installation of Screens			
.553	April 1st to October 30th both inclusive, in each year.		
*	Storage of Garbage and Rubbish		*
.600(A)	Garbage stored in watertight/rodent-proof containers with tight fitting covers.		
*	.600(B)	Plastic bags used only as a liner for 410.600(A).	*
*	.600(C)	Owner provides receptacles for 3 or more units.	*
*	.600(D)	Occupant responsible for proper placement of garbage in receptacle.	*
*	Collection of Garbage/Rubbish		*
601.	Owner of dwelling with 3 or more units responsible for collection and disposal of garbage. Occupant of any other dwelling place responsible for collection of garbage.		
*	Maintenance of Areas Free From Garbage and Rubbish		*
.602(A)	Owner responsible for maintaining land and property.		
*	.602(C)	If less than 3 units, occupants are responsible for keeping stairs and landing to his unit sanitary if stairs not used by other occupants.	*
*	.602(D)	Owner maintains common areas in sanitary condition.	*
*	Curtailment Prohibited		*
.620	No owner or occupant shall shut off utilities or equipment.		

Occupants Regulations

Occupants Responsibility Respecting Structural Elements
.505 Occupants use reasonable care of floors, doors, windows and other structural elements.

Occupants Installation and Maintenance Responsibilities
.352(A) Occupant installed equipment installed in accordance with accepted plumbing, gas, heating and electrical standards.
.352(B) Occupant keeps toilets, sinks, stoves and other appliances clean and exercises reasonable care in use and operation.

Dwelling Unit
.602(B) Occupant keeps dwelling unit clean and sanitary, free of garbage and rubbish.

(* if danger)
(* if danger)

Referral: Electric Plumbing Building Fire Other

This housing inspection has has not revealed conditions which may endanger or materially impair the health or safety, and well being of any person(s) occupying the premises.

ADDITIONAL COMMENTS

This inspection report is signed and certified under the pains and penalties of perjury.

Signed _____
Code Enforcement Inspector/Board of Health

Date _____

The next scheduled follow-up inspection: Date _____ Time _____