

SUMMARY OF HOUSING REQUIREMENTS

This summary is provided as a general reference guide to Mansfield Metropolitan Housing Authority (MMHA) requirements. It is not intended to cover all applicable federal, state or local requirements.

INTERIOR – GENERAL

STRUCTURE: All floors, walls and ceilings must be sound and free from hazard such as loose or missing plaster and loose or lifted floor coverings.

WINDOWS: Must be reasonably weather tight. If windows are designed to open, at least one per room must open. Minor cracks in panes may be taped with a heavy clear box tape. All first floor and accessible upper floor windows must be lockable.

All windows that were designed to open must open and stay up without a prop. *Exception: oversized/heavy sashes that could be hazardous may be sealed shut if another window in that room is operable.*

DOORS: Exterior doors must be reasonably weather tight and lockable from the interior and exterior. Interior doors must be free from hazard and functioning properly.

STAIRS: All stairs containing 4 or more consecutive risers must have a handrail and adequate lighting.

SMOKE DETECTORS: One working smoke detector is required on each floor level, including basements. *Exception: unfinished storage attics.* Smoke detectors in living areas cannot be installed within 3' of a kitchen or bathroom. Detectors mounted on a wall must be at least 4", but not more than 12", from the ceiling. Detectors mounted on the ceiling must be at least 4" from the wall.

Detectors must be mounted on the bottom of the joist, in an open joisted ceiling.

Basement smoke detectors must be mounted in close proximity to the stairway leading to the floor above.

Must be a working smoke detector in the common area of each level of building complexes including basement.

Carbon Monoxide Detectors

Units with a combustible fuel source in the unit must have a working carbon monoxide detector on each floor of the unit. Units with a door/window opening into the unit must have a working CO Detector near the opening of the entrance.

DETERIORATED PAINT:

EXTERIOR: If the total amount of deteriorated paint exceeds 20 square feet combined on all surfaces it must be stabilized.

INTERIOR: All deteriorated paint in habitable rooms or areas must be stabilized. (This excludes unfinished basements, attics and storage areas that are not habitable.)

Stabilization means removal of deteriorated paint, repair of the substrate and application of a new protective paint or coating.

CHILDREN UNDER AGE 6:

If a unit will be occupied by a child under age 6 and was built prior to 1978, there **cannot be any** deteriorated paint or paint chips anywhere on the property, **interior or exterior.**

Areas between the windows and storm windows, basement walls and out buildings should not be overlooked. A clearance examination is required when deteriorated paint exceeds certain De Minimus Levels. Clearance Examinations must be performed by a state licensed independent inspector of the housing authorities choosing. These examinations cannot be performed by the housing authority inspectors. Additional information on acceptable and prohibited treatment methods is available at the MMHA office.

SPECIFIC ROOM REQUIREMENTS

LIVING ROOM: Must have at least one window, which is not required to open unless it was designed to open. Must have at least one duplex outlet and a permanent light fixture or two duplex outlets.

KITCHEN: Must have a permanent light fixture and at least one accessible duplex outlet. Stove and refrigerator must be present, hooked up and functioning properly. A window is not required.

BEDROOMS: Must have at least one (1) duplex outlet and a permanent light fixture or two (2) duplex outlets. Must have at least one (1) window, if the window was designed to open, it must open.

SYSTEMS

HEATING: System must be properly installed and maintained in safe and good working condition. Direct input to each room is not required, however, system must be capable of heating all rooms to a minimum of 70 degrees fahrenheit under ordinary minimum winter conditions. Unvented fossil fuel burning heaters are not allowed.

PLUMBING: All piping and fixtures must be free from leaks, back up or sewer gas. Water heaters must have a relief valve with a 3/4" discharge pipe extended to within 6" of the floor.

ELECTRICAL: System must be installed and maintained in good and safe working condition. All switches outlets, junction boxes and panels must have adequate covers to prevent accidental contact with live connections. All outlets that were designed to be grounded, must be grounded or GFCI protected.

REQUIREMENTS FOR GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS:

Kitchens: Any outlet within 6' of a water source. *Exception:* an outlet behind a refrigerator or freezer, that is not easily accessible.

Bathrooms: All outlets in the bathrooms, including outlets on medicine chests and lights.

BATHROOM: Must have a permanent light fixture. Must have an openable window or a working vent system in the area where the toilet is located.

Laundry Areas: All outlets within 6' of a water source. *Exception:* the outlet for the washing machine must be a single outlet or a GFCI.

Unfinished Basements: All outlets. *Exception:* outlets that are not easily accessible and security systems. Washers and sump pumps must be a single outlet or a GFCI.

Finished basements: All outlets within 6' of a water source.

Sump Pumps: Outlet must be a single or a GFCI.

Garages/Outbuildings: All outlets, except those that are not easily accessible (6'8" and above), or if dedicated to a large appliance (*freezer, refrigerator, etc.*)

Exterior: All outlets, even those in waterproof boxes.

EXTERIOR

ROOFS: Must be free from leaks and hazards.

GUTTERS: Must be adequately supported and free from major leaks or hazards. Gutters are only required above steps, walks or other areas where their absence could create a water or ice hazard.

SIDING/FOUNDATION: Must be reasonably sound to avoid hazard or water and air infiltration.

PORCHES/STOOPS: Must be reasonably sound and free from substantial decay. All porches and stoops 30" or more above the ground must have adequate railings.

An enclosure or lattice must be provided to prevent animals or trash accumulation under porch.

STAIRS: All stairs containing four (4) or more consecutive risers must have a handrail.

WALKS: Must be reasonably sound and free from tripping hazards.

OTHER STRUCTURES: Garages, sheds, fences, retaining walls, etc. must be sound and free from hazards.