



HOUSING STANDARDS

The standards for housing have been adopted from those recommended by the Committee on the Hygiene of Housing of the American Public Health Association.

The housing standards are essentially those factors which relate to health. The standards are intended to serve only as a guide for evaluating the existing adequacy of a client's housing.

It is recognized that practical, economic and social factors influence and determine the adequacy of a dwelling unit. However, the fact that existing housing fails to provide the essentials for the promotion and protection of the health of an occupant is not a reason for the lack of a housing standard or for the modification of a standard to a less adequate level.

HOUSING STANDARDS

1. OCCUPANCY

Four indices are considered because the single index of number of persons per room does not give a true picture of adequacy of housing. Floor area is used as a criteria in lieu of cubic area, since only floor area is literally living area.

- a. Number of occupants living in the dwelling unit divided by the number of rooms in the dwelling unit; 1.5 occupants per room is accepted standard. (An occupant is any person over 1 year of age, living, sleeping, cooking or eating in or having actual possession of a dwelling unit.)
- b. Persons Per Sleeping Room
  - (1) Each room used for sleeping in a dwelling unit should be counted as sleeping rooms even though it may be furnished as a living or dining room.
  - (2) Total number of persons in dwelling unit divided by the number of sleeping rooms is the number of persons per sleeping room.
  - (3) Basic deficiency is when the number of persons equals or exceeds two times the number of sleeping rooms plus 2 (or if 3 persons are sleeping in each of at least 2 sleeping rooms.)
- c. Every room occupied for sleeping purposes by more than one occupant should contain at least 50 square feet of floor space for each occupant.
- d. Every dwelling unit should contain approximately 150 square feet of floor space for the first occupant and at least approximately 100 additional square feet of floor space for every additional occupant. The floor space is determined on the basis of total room area.

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2. DAYLIGHT AND VENTILATION

- a. Each room shall have one window facing the outside. (Skylights included).
- b. Minimum standard is an unobstructed exposure of window glass area equal to 10% of the floor space of each room.
- c. When windows are directly in front of another building and serve neither for admitting light nor for ventilation, it cannot be considered in standard for determining adequacy of daylight or ventilation. (Three feet or less space between buildings).
- d. Each room should have one window or skylight which can easily be opened or some other device that will adequately ventilate the room.

3. ELECTRIC LIGHTING

- a. For necessary illumination and to avoid accidents and fire hazards, electric lighting is considered a minimum requirement for healthful living.
- b. At least one electric outlet for each room.

4. KITCHEN FACILITIES

One sink with running water and proper plumbing connections within each dwelling unit for the exclusive use of the occupants of the dwelling unit is considered to be a minimum requirement for decent and healthful living.

5. PLUMBING AND SANITATION

- a. Water supply should be from an approved source.
- b. A pressure piped water supply within each dwelling unit.
- c. A flush water toilet, in good working condition installed within a room (outside or inside) which affords privacy to a person within said room.
- d. A bathtub or shower in good working condition installed within a room which affords privacy to a person within said room.
- e. The occupants of not more than two (2) dwelling units may share either a single flush toilet or a single bathtub or shower if:
  - (1) Neither of the two dwelling units contains more than two rooms and provided that a kitchenette or an efficiency kitchen with not more than 60 square feet of floor area is not counted as a room.
  - (2) The room area of each of such dwelling units should equal not more than 250 square feet of floor area.
  - (3) The total number of occupants of the two dwelling units is not more than 4.

6. LOCATION

- a. Neighborhood is free from accumulated garbage or refuse dumps.

7. SHELTER IS SAFE AND NOT DILAPIDATED

A dwelling unit is dilapidated when it has serious deficiencies as visible dangers due to collapse of part of the structure, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Following deficiencies or combination of such deficiencies may be used to determine if a dwelling unit is unsafe and dilapidated.

- a. A dwelling unit is dilapidated if the roof, walls, floors or ceilings, inside and outside, stairways, windows, etc. have the following deficiencies:
- (1) Part or all of the thickness of a surface material
    - (a) has a hole through the entire surface
    - (b) surface is broken - separation into parts
    - (c) surface is warped, bulged, swollen, separated, shaky or out of level.
- b. Dual egress in each unit in multiple dwelling units where structure is three stories or more.
- c. Screening available for all windows or doors opening to the outside.
- d. Dwelling unit has normal access from a street.
- e. Every public hall and stairway in every multiple dwelling which has 4 or more dwelling units should have facilities for adequate lighting which can be turned on when needed.