

**The Sanford Minimum Housing Code requires that residential structures comply with the following conditions:**

**Sanitary**

- Every dwelling unit shall be maintained in a clean and sanitary manner; rubbish and garbage must be disposed of in supplied storage facilities.
- Exterior walls, foundations and roofs shall be substantially weathertight and rodent proof and shall be kept in sound condition and good repair.
- Every Exterior wall shall be protected with paint or other protective covering to prevent the entrance of penetration of moisture or the weather.
- Windows and doors shall be substantially weathertight, watertight and rodent proof.
- Interior floors, walls, and ceilings shall be substantially rodent proof; shall be kept in sound condition and good repair.
- Every yard and all exterior property area shall be kept free of species of weeds or plant growth, which are noxious or detrimental to health.

**Structural**

- Walls or partitions or supporting members, sills, joists, rafters, or other structural members shall not list, lean, or buckle, shall not be rotted, deteriorated, or damaged, without holes or cracks.
- Floors or roofs shall have adequate supporting members and strength to be reasonably safe.
- Foundation walls piers or other supports shall not be deteriorated. Or damaged.
- Steps, stairs, landings, porches, or other parts or appurtenances shall be maintained in such condition that they will not fail or collapse.
- Adequate facilities for egress in case of fire or panic shall be provided.
- Interior walls and ceilings of all rooms, closets and hallways shall be finished of suitable materials, which will enable the occupants to maintain reasonable privacy between various spaces.
- The roof, flashings, exterior walls, basement walls, floors, and all doors and windows shall be constructed and maintained so as to be weathertight.

- There shall be no chimneys or parts thereof which are defective, deteriorated, or in danger of falling, or in such condition or location as to constitute a fire hazard.
- There shall be no use of the ground for floors or wood floors resting on the ground.
- Accessory structures must be maintained in good repair and sound structural condition.  
Stairs, porches and appurtenances, shall be safe to use and kept in sound condition.
- Protective railings shall be required on unenclosed structures over 30 inches from the ground level or on any step containing 4 or more risers.
- Every yard shall be properly graded so as to obtain thorough drainage and so as to prevent the accumulation of stagnant water.
- Every dwelling unit shall be provided with adequate means of egress.
- Screens must be provided in every dwelling unit for protection against mosquitoes, flies, and other insects. Every door opening directly to the outside shall have screens installed and a self-closing device.

## **Basic Equipment and Facilities**

### **1. Plumbing:**

- Each dwelling unit must be connected to a potable running water supply and to the public sewer or other approved sewage disposal system.
- Each dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, water closet, and adequate supply of both cold and hot water. All water shall be supplied through an approved pipe distribution system connected to a portable water supply.
- The water closet and tub or shower shall be located in a room affording privacy to the user and in accordance with the State Plumbing Code.

### **2. Heating System**

- Every dwelling unit shall be provided with heating facilities capable of maintaining a temperature of 68 degrees F. At a point of three(3) ft. above the floor in all rooms.

### **3. Electrical System**

- Each dwelling unit shall be connected to a source of electrical current with a minimum 100-amp size service.
- Each habitable room shall contain at least two floor or wall type electric receptacles. Convenience outlets within 6 ft. of a kitchen shall have a ground fault circuit interrupter protection.
- Each bathroom shall have a convenience receptacle with ground fault circuit interrupter protection.
- Each sleeping area shall have installed a 120-volt smoke detector.
- An approved electrical outlet shall be provided for a range.

### **Ventilation**

- Every habitable room shall have at least one window or skylight. The minimum total window area, measured between stops, for every habitable room shall be 10% of the floor area of the room.
- Every bathroom shall be equipped with an approved ventilation system.

### **Size, Height, and Floor area**

- Every dwelling unit shall contain at least 150 square feet of habitable floor area for the first occupant and at least 100 square feet of additional habitable area for each of the next three occupants and 75 additional square feet for any occupant thereafter.
- Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor area. At least 50 square feet of floor area is required for each additional occupant 12 years of age and over and at least 35 square feet of floor area for each occupant under 12 years of age.
- At least one-half of the floor area of every habitable room shall have a ceiling height of not less than 7 feet 6 inches.
- No cellar shall be used for living purposes.
- Basements used for living purposes shall comply with the habitable room requirements.