# Understand the Basics of Housing Codes

Describe the evolution of housing codes.

Identify 2 interior and 2 exterior housing problems that are common today.

Identify 2 ways an inspection is initiated and the benefits of each.

Identify 2 inspection approaches and the benefits of each.

# How did...

# Housing Codes

## Originate

# How have...

# Housing Codes

## Evolved

# What is the Main Purpose of...

# Housing Codes

# How Did Codes Originate?

## Code of Hammurabi 1700 BC

Code 229. If a builder builds a house for someone and does not construct it properly, and the house which he built falls in and kills its owner, then that builder shall be put to death.

# How Did Codes Originate?

## Code of Hammurabi 1700 BC

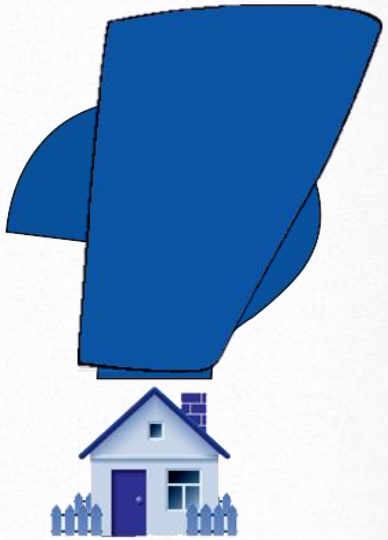
Code 233. If a builder builds a house for someone, even though he has not yet completed it, if the walls seem toppling, the builder must make the wall solid from his own means.

# How Have Codes Evolved?

# What is the Main Purpose of...

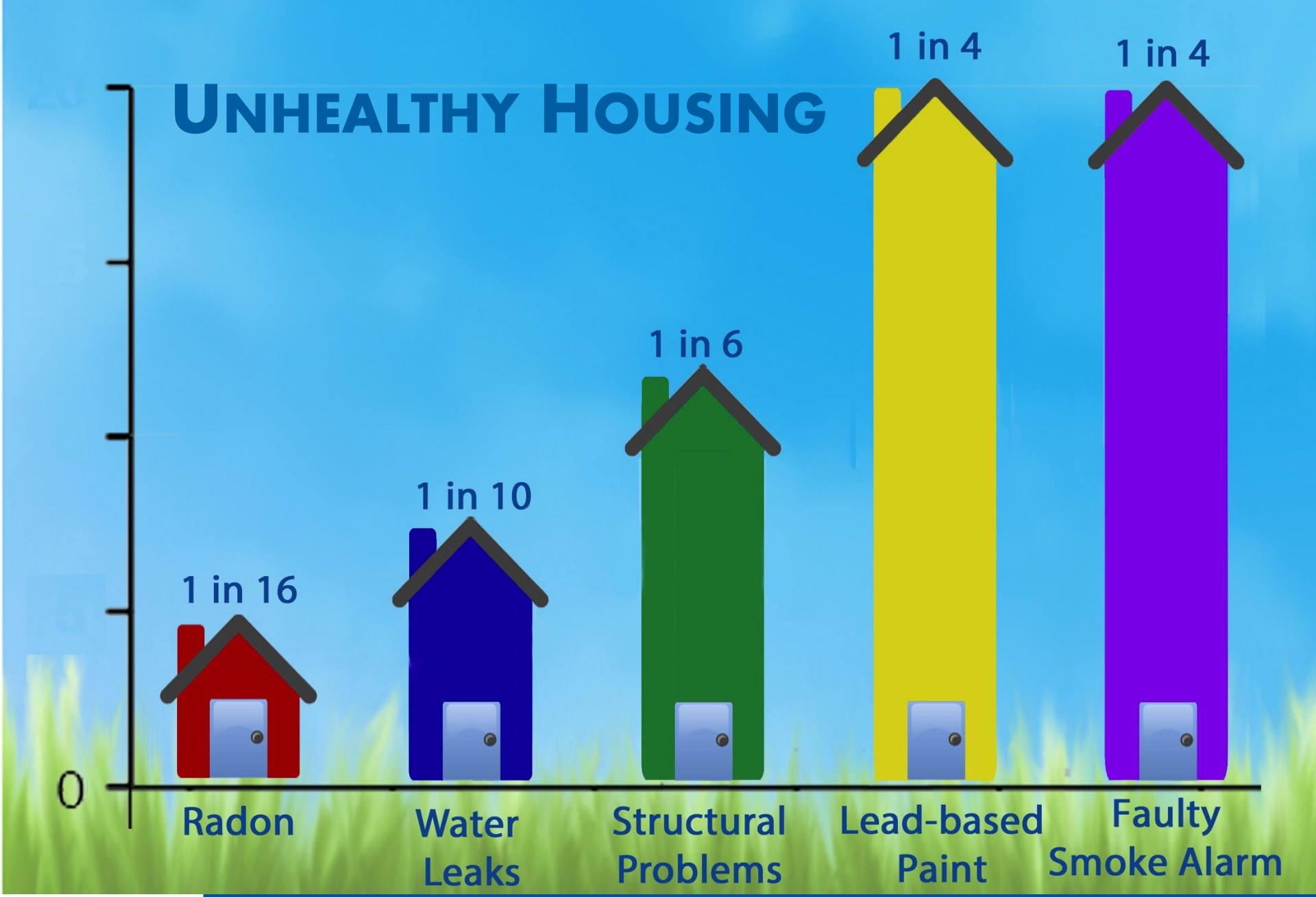
# Housing Codes

## HEALTH and SAFETY



# American Housing Survey

**http://www.census.gov/programs-surveys/ahs/**


Unhealthy Housing
1 in 16
1 in 10
1 in 6
1 in 4
1 in 4
0
Radon
Water Leaks
Structural Problems
Lead-based Paint
Faulty Smoke Alarm

# Exterior Physical Condition

*Occupied housing units, 2011 American Housing Survey*

| 18%<br>One or More Exterior Problem | |
|---|---|
| **Exterior condition** | **% among total # of units** |
| Foundation crumbling/crack/hole | 5.4% |
| Broken windows | 4.2% |
| Missing roofing material | 3.6% |
| Missing outside wall material | 2.5% |
| Sagging roof | 2.0% |
| Hole in roof | 1.5% |
| Sloping outside walls | 1.2% |
| Boarded up windows | 1.0% |

# What are the Top Code Violations in Your Area?

# What are Your Local Procedures?

Complaint-driven vs. routine inspections

Single issue vs. holistic approach

# Review: Can You...

## ...briefly describe the evolution of housing codes?

- Traced back to Code of Hammurabi, 1700 BC
- Evolved in response to injuries and death

# Review: Can You...

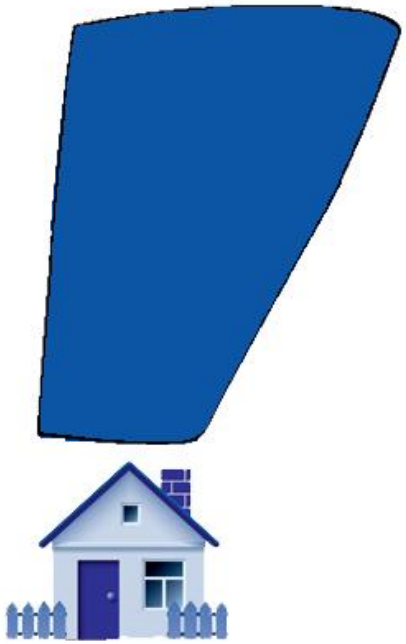
## ...identify the two guiding principles of housing codes?

**Health and Safety**

# Review: Can You…

## …name two interior housing problems that are common today?

- High radon levels
- Water leaks
- Structural problems
- Lead-based paint
- Non-working smoke alarm



# Review: Can You…

## …name two exterior housing problems that are common today?

- Crumbling foundation
- Broken windows
- Missing roofing material
- Missing exterior wall material
- Sagging roof
- Hole in roof
- Sloping outside walls
- Boarded up windows

# Review: Can You…

## …identify 2 ways an inspection might be initiated and the benefits of each?

- Complaint-driven
- Routine

# Review: Can You…

## …identify 2 approaches to inspections and the benefits of each?

- Single issue
- Holistic