
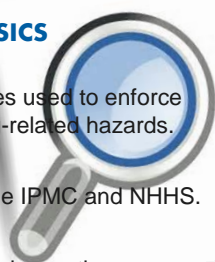





MODULE 1
UNDERSTAND HOUSING CODE
BASICS




Healthy Housing Solutions^{INC.}

UNDERSTAND HOUSING CODE BASICS



-  Identify 3 types of codes used to enforce remediation of housing-related hazards.
-  Define and compare the IPMC and NHHS.
-  Assess your local code inspection program and practices.

TRAINING CENTER & NETWORK making homes healthier

WELL, WHAT DO YOU KNOW? 

Housing Code Basics

- Find the self-assessment form in your binder.
- Identify the 2 guiding principles of housing codes.
- List 3 types of codes related to healthy housing.
- Define and briefly explain the difference between the IPMC and the NHHS.

TRAINING CENTER & NETWORK making homes healthier





CODES RELATED TO HEALTHY HOMES

Zoning: What kinds of building can go into a community

Building: How buildings must be built or rebuilt

Housing: How buildings must be maintained

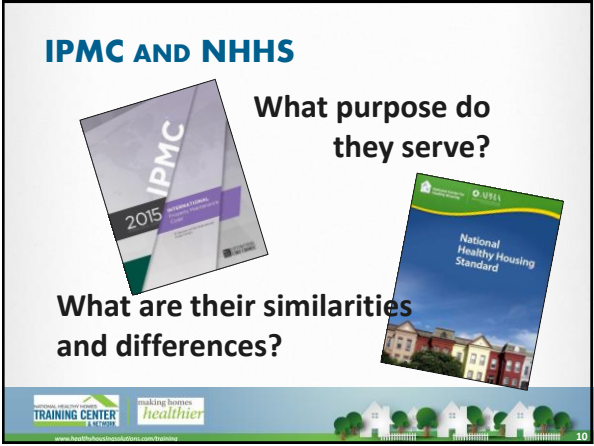
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MODEL HOUSING CODES

Code	Focus
International Building Code	Building construction
International Residential Code	Residential construction
International Existing Building Code	Maintenance/renovation
ICC Electrical Code	Electrical
Int'l Fire Code and National Fire Protection Association	Fire
International Mechanical Code	Ventilation
International Plumbing Code	Plumbing
International Sewage Disposal Code	Sewage
International Property Maintenance Code	All existing buildings

www.iccsafe.org



**What is the Main Purpose of...
HOUSING CODES**

➤ **HEALTH**
and
➤ **SAFETY**






UNHEALTHY HOUSING

Interior Problems

- Radon, 6%
- Water leaks, 10%
- Structural problems, 17%
- Lead-based paint, 25%
- Faulty smoke alarm, 25%





❖ Center for Disease Control


Exterior problems

- Foundation problems, 5.4%
- Broken windows, 4.2%
- Problems with roof
 - Missing material, 3.6%
 - Missing wall material, 2.5%
 - Sagging roof, 1.5%
 - Hole in roof, 1.5%
- Sloping walls, 1.2%
- Boarded up windows, 1.0%



❖ American Housing Survey

CODE VIOLATIONS IN YOUR AREA



- Use Exercise 1 at back of this module in your binder.
- List what you believe to be the top 5 code violations in your area.
- Work individually, then in small group, then in larger group, then with entire class.
- Discuss.

WHAT ARE YOUR LOCAL PROCEDURES?



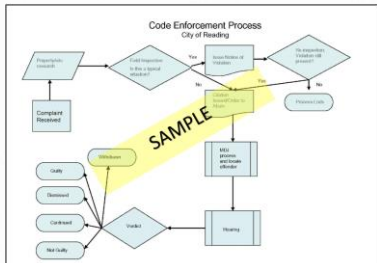
Complaint-driven vs. routine inspections



Single issue vs. holistic approach






CODE ENFORCEMENT PROCESS FOR THE CITY OF _____



LANDLORD-TENANT LAWS

Rights and Responsibilities

Common Requirements

- Certificate of Occupancy
- Duty to Pay Rent
- Withholding Rent to Make Repairs
- Retaliation



Eviction and Enforcement






REVIEW: CAN YOU...
 ...identify the two guiding principles of housing codes?



- Health
- Safety

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REVIEW: CAN YOU...
 ...name three types of codes related to healthy housing?

- Zoning
- Building
- Housing

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REVIEW: CAN YOU...
 ...briefly describe the difference between the IPMC and the NHHS?

- International Property Maintenance Code: A model code that regulates the minimum maintenance requirements for existing buildings
- National Healthy Housing Standard: A complement to the IPMC, used to fill the gap where no policy currently exists




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