


**MODULE 1**  
**UNDERSTAND HOUSING CODE**  
**BASICS**



Healthy Housing Solutions<sup>INC</sup>

---

---

---

---




---

---


---

---

**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 | 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 | making homes healthier




---

---

---

---

---

---

---

---




---

---

---

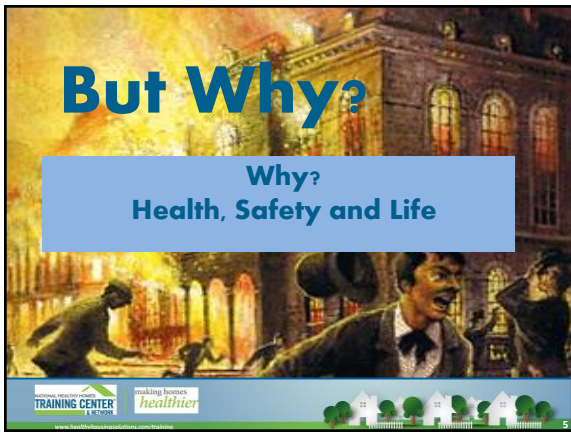
---

---

---

---

---




---

---

---

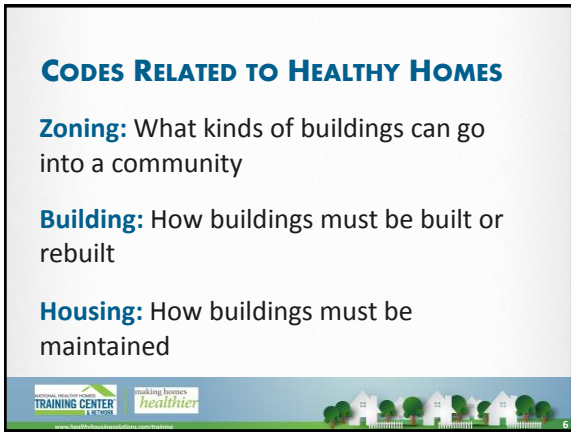
---

---

---

---

---




---

---

---

---

---

---

---

---

**WHAT SHOULD A HOUSING CODE COVER?**

TRAINING CENTER | making homes healthier

---

---

---

---

---

---

---

---

**HOUSING AND BUILDING 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](http://www.iccsafe.org)

TRAINING CENTER | making homes healthier

---

---

---

---

---

---

---

---

**IPMC AND NHHS**

What purpose do they serve?

What are their similarities and differences?

TRAINING CENTER | making homes healthier

---

---

---

---

---



---

---

---

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

➤ **HEALTH**  
and  
➤ **SAFETY**

11

---

---

---

---

---

---


---

---

**UNHEALTHY HOUSING**


**Interior Problems**

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



**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%



12

---

---

---

---


---

---


---

---

**CODE VIOLATIONS IN YOUR AREA**



- Use the *Top 5 Code Violations* exercise – located at the 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.



13

---

---

---

---


---

---

---



---

### WHAT ARE YOUR CODE ENFORCEMENT LOCAL PROCEDURES?



Complaint-driven vs. routine inspections

Single issue vs. holistic approach

14

---

---

---

---

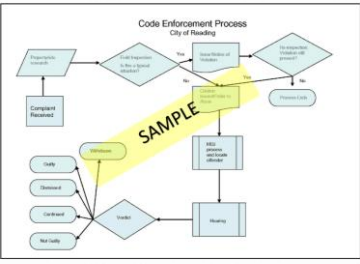

---

---

---

---

### SAMPLE CODE ENFORCEMENT PROCESS

15

---

---

---

---

---

---

---

---

### LANDLORD-TENANT LAWS

- Rights and Responsibilities
- Common Requirements
  - Certificate of Occupancy
  - Duty to Pay Rent
  - Withholding Rent to Make Repairs
  - Retaliation
- Eviction and Enforcement




16

---

---

---

---

---


---

---

---

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

- Health
- Safety



TRAINING CENTER *making homes healthier*

17

---

---

---

---

---

---

---

---

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

- Zoning
- Building
- Housing



TRAINING CENTER *making homes healthier*

18

---

---

---

---

---

---

---

---

**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



TRAINING CENTER *making homes healthier*

19

---

---

---

---

---

---

---

---