

## **BASIC HOUSING QUALITY STANDARDS (HQS)**

UNIT MUST BE DECENT, SAFE AND SANITARY. THIS MEANS THE FOLLOWING:

1. Adequate space and security are required. The unit must have a living room, kitchen area and bathroom. In addition, one (1) sleeping room (or living/sleeping room) for each two (2) persons is required. Exterior doors and windows must have working locks.
2. Sanitary requirements specify a private indoor toilet, hot and cold running water for the bathtub or shower, and the fixed basin. Either a window that opens or other adequate exhaust ventilation is required for the bathroom.
3. Kitchens must have a sink with hot and cold running water, adequate space for food storage, preparation and serving, and disposal facilities for garbage. The stove and refrigerator must be fully operational and may be placed in unit at Owner's option.
4. Proper ventilation and heating facilities are necessary. Un-vented gas and oil room heaters are unacceptable.
5. At least two (2) electrical outlets are required in each room. Living and sleeping rooms shall include at least one (1) window, and a ceiling or wall light in kitchen and bathroom. Each sleeping room must have at least ninety (90) square feet with a closet.
6. The unit must be structurally sound with no severe defects. The approaches to the unit must not present a danger of tripping, and elevators must be in safe operating condition.
7. The interior must be free of all dangerous pollutants, such as carbon monoxide, sewer gas, fuel gas and dust.
8. There must be an approved safe water supply.
9. The Owner must inform the Tenant if the building was constructed prior to 1978. This will alert the Tenant to the possibility of exposure to the hazards of lead-based paint poisoning.
10. Access to the unit must not be through unauthorized use of other private properties. In addition, the building must provide an alternate means of exit in case of fire. This includes provision of security bar quick-release latches when installed in bedrooms without an exterior door.
11. The site and neighborhood must not be subject to serious adverse environmental conditions (i.e., flood, fire, disturbing noise, vermin or rodent infestation, sewage hazards, excess accumulation of trash).
12. The unit must be free of vermin and rodent infestation. Screens for windows must be provided to prevent entry of insects.
13. A working smoke detector must be installed in each bedroom.
14. The hot water heater must have a pressure relief valve with a drainpipe pointing downward and ending about six (6) inches above the floor. Hot water heater must also be securely strapped.