

HOUSING CODE CHECKLIST FOR RENTAL INSPECTIONS

GENERAL

410.200

Heating facilities must be fully operational and well maintained with facilities capable of heating every room (including bathroom and kitchen).

410.250,253A,253B and 254

The unit must have safe and adequate electrical facilities (outlets and fixtures) and light must be provided in common areas.

410.480

There must be a safe water supply.

410.450, 300

There must be a working toilet connected to a sewage disposal system.

410.450, 452

There must be adequate exits that are unobstructed from the unit and common areas.

410.480D

There must be adequate locks for the entry doors to the unit and the building.

410.600, 601

There can be no accumulation of garbage, debris or rubbish as it may provide food/ shelter for rodents or cause accidents/ sickness.

MGL c 111m, 190-199

There can be no lead paint accessible to a child under six (6).

410.500

Roof, foundation, walls, ceilings, floors, windows and all other structural elements may have no defects that expose occupants and others to fire, shock, and other dangers.

410.351, 352

Electrical, plumbing, heating and gas burning facilities must be properly installed and maintained.

410.180, 190

There must be sufficient hot and cold water (in quantity, pressure and temperature).

410.202

There must be a proper venting of the space or water heater.

410.482

There must be operable and properly located smoke detectors in the unit and common areas.

410.353

If asbestos is present, there can be no defects that result in the release of dust.

410.100

Kitchen facilities (sink, stove, and oven) must be in good working order.

410.150

Bathroom facilities (tub, shower, and sink) must be in good working order.

410.503

There must be safe handrails or protective railings on porches and stairways.

410.550

There can be no rodent infestation.

KITCHEN

410.100, 350

Sink must be large enough to wash dishes, get hot and cold water, and have proper drainage.

410.100

A stove and oven must be provided in good working condition.

410.351

Sinks, owner-installed refrigerators, and stoves, as well as gas and oil burning equipment must be kept in good working condition.

410.251

At least one light fixture and one wall outlet must be provided.

410.504

Floors must be smooth, non-corrosive and waterproof.

BATHROOMS

410.150 A1

One toilet must be provided free of defects.

410.150 A2

One wash basin must be provided free from defects.

410.150 A3

One shower or bathtub must be provided free from defects.

410.252

One electrical light fixture must be provided in good repair.

410.280

Adequate ventilation must be provided.

410.504

Floor and walls, to a height of four feet, must be constructed of waterproof, easily cleanable material. In the shower area, the walls must be watertight and easily cleanable up to six feet from the floor.

WATER

410.180

There must be enough hot water with adequate pressure to meet the occupant's ordinary needs.

410.190

The landlord must supply and pay for hot water at no less than 110 degrees unless the written rental agreement requires that the tenant pay for the fuel needed to heat the water. The landlord must supply the water heater.

410.202

A water heater must be vented to a chimney or duct leading outdoors (unless the heater is electrical).

410.350

The toilet, washbasin, kitchen sink, shower and/ or bathtub must be properly connected to a drain a line.

HEAT

410.200, 201

From September 16 through June 14, the landlord must provide facilities to heat every room, including the bathroom, to a temperature of 68 degrees Fahrenheit between 7 am and 11 pm, and 64 degrees Fahrenheit between 11 pm and 7 am.

410.351

Heating equipment must be maintained in good working order.

410.202

Space heaters must be vented to a chimney or duct leading outdoors (unless the heater is electric).

410.202

Landlords must provide and pay for heat unless there is a written agreement requiring the tenant to pay for heat.

VENTILATION AND LIGHT

410.280

Every room must have either windows or skylights that can be easily opened to measure an area of 4% of the floor area of that room or adequate mechanical ventilation systems.

410.250 A, 410.257

Each room (except a kitchen smaller than 70 square feet or a bathroom) must have transparent or translucent glass that admits light from the outdoors.

410.483

In buildings with 10 or more units, there must be an emergency lighting system in the halls and at the exits.

ELECTRICITY, WIRING, AND GAS

410.354

The landlord must provide and pay for electricity unless the occupant's unit is individually metered and there is a written agreement requiring the tenant to pay for electricity.

410.255

The electrical service must provide sufficient amperage to meet the reasonable needs of the occupant.

410.250

For each room, other than the kitchen or bathroom, either two separate electrical outlets or one electrical light fixture and one electrical wall outlet must be provided.

410.253 A

Electric light fixtures must be located so that the light will be available for the safe and reasonable use of laundry room, pantry, hallways, stairways, foyer, community corridor, closet and storage space, cellar, porch, and exterior stairway.

410.254

Sufficient light must be provided inside the house including interior passageways, hallways and stairways.

410.256

Wiring must not pass under rugs or through doorways.

410.256

Temporary wiring may not be used, but extension cords to portable appliances or fixtures are OK.

MGL c143, 21D

Buildings with ten or more units must have an auxiliary emergency lighting system independent of the conventional system.

SAFETY

410.450

There must be at least two exits from each apartment, more if necessary, for the safe passage of all people.

410.451

Exits must be kept free from obstruction.

410.452

All exits must be safe, operable and free from ice and snow.

527 CMR 10.02

Fire extinguishers must be properly located as required by the local fire chief.

410.480 C & E

There must be locks on all exterior windows and entry doors.

410.480 C

Any building with more than three units must have a main front door that closes and locks automatically.

410.480 B

Any building with more than three units must have locks on all entry doors in the common area.

MGL c148, 26A

Buildings over seventy feet high must have an automatic sprinkler system (State Building Code).

410.351

Landlord must maintain all pipes, oil and gas burning equipment and electrical equipment free from leaks, obstructions and other defects.

MGL c143, 21D

Buildings with ten or more units must have lighted signs indicating both a primary and secondary means of exit by diagram.

410.482

Most buildings must be equipped with operable, properly located smoke detectors.

STRUCTURAL MAINTENANCE

410.500

Landlords must maintain the property “in good repair and in every way fit for the use intended”.

410.500

Foundations must be weather-tight, insect-proof and rodent-proof.

410.500

Floors must be free of holes, cracks, loose mortar and other defects.

410.500

Interior walls must be free from holes, cracks, and loose plaster and must be cleanable and weather-tight.

410.500

Exterior walls must be free from holes, cracks, warping, loose or rotting floor boards or other hazardous conditions.

410.500

Ceilings must be free of holes, cracks, and loose plaster and must be cleanable and weather-tight.

410.501

Doors and windows must be weather-tight.

410.500

Roof must be free from holes and cracks, and must be weather-tight.

410.500

Chimneys and other structural elements must be in good repair.

410.500, 503

Staircases must be stable with a handrail or banister if the stairs rise 30 inches or higher.

410.503

Handrails must be at least three feet high and are required on every porch, balcony or roof over thirty inches above the ground and used by tenants.

GENERAL MAINTENANCE

410.500, 501

Apartment must be kept weather-tight and in good repair.

410.481

An absentee landlord must keep a sign posted inside the building giving the name, address (no post office boxes) and phone number of the landlord or his or her agent.

410.620

Landlord must not turn off nor interfere with the tenant's water, hot water, heat, light, power, gas or telephone service.

Federal Postal Regs. A (1)a, E(1,2,4)

In buildings with three or more units, there must be one mailbox per apartment and it must be kept locked and maintained in good repair.

410.551

Screens are required on all doors and windows that open to the outside.

410.452

Exterior stairways must be kept free of snow and ice.

410.500

No rats or roaches or other insects are allowed in the apartment or the building. The landlord must exterminate if they are found in any unit or in the common areas.

410.600

In buildings with three or more units, the landlord must provide enough water-tight garbage cans with tightly fitting covers sufficient to contain the accumulation before disposal (usually two cans per unit).