

## PART 3 MINIMUM STANDARDS

### 6.12.301: BASIC EQUIPMENT AND FACILITIES:

It shall be unlawful for any person to occupy as owner-occupant or to lease to another for occupancy any dwelling or dwelling unit which does not comply with the following requirements:

- A. Every dwelling or dwelling unit shall contain a kitchen sink in good working condition, properly connected to a water and sewer system approved by the Administrator.
- B. Every dwelling, dwelling unit or rooming unit shall contain a room or adjacent rooms that afford privacy to a person within which are equipped with a flush type water closet and a lavatory basin in good working condition, properly connected to a water and sewer system approved by the Administrator, and arranged so as not to require the dwelling, dwelling unit or rooming unit occupant to go outdoors to reach these facilities.
- C. Every dwelling or dwelling unit shall contain within a room which affords privacy to a person within the room a bathtub or shower in good working condition and properly connected to a water and sewer system approved by the Administrator. These facilities shall be so arranged as not to require the occupant of the dwelling unit to go outdoors.
- D. Every kitchen sink, lavatory basin and bathtub or shower required under the provisions of subsections A, B and C of this section shall be properly connected with both hot and cold water lines.
- E. Every dwelling and building shall be supplied with adequate rubbish storage facilities of a type and location approved by the Administrator.
- F. Every dwelling and building shall have adequate garbage disposal facilities or garbage storage containers of a type and location approved by the Administrator.
- G. Every dwelling shall have supplied water heating facilities which are properly installed, are maintained in safe and good working condition, are properly connected with the hot water lines required under the provisions of subsection D of this section, and are capable of heating water to a temperature of not less than one hundred twenty degrees Fahrenheit (120°F). The supplied water heating facilities shall be capable of meeting the requirements of this subsection when the dwelling or dwelling unit heating facilities required under the provisions of subsection [6.12.302E](#) of this part are not in operation.

- H. Every dwelling unit shall have safe, unobstructed means of egress leading to a safe and open space at ground level, as required by the ordinances, rules or regulations of the City, or any secondary codes adopted by the City.
  
- I. Cabinets and/or shelves for the storage of eating, drinking, cooking equipment and utensils, and of food that does not during summer months require refrigeration for safekeeping, and a counter or table for food preparation. Cabinets and/or shelves and counter or table shall be adequate for the permissible occupancy of the dwelling unit and shall be of sound construction, furnished with surfaces that are easily cleanable and that will not impart a toxic or deleterious effect to food.
  
- J. A stove or similar device, for cooking food, and a refrigerator or similar device, for safe storage of food at temperatures less than fifty degrees Fahrenheit (50°F) during summer months, which are properly installed with all necessary connections for safe, sanitary and efficient operation. A stove, refrigerator or similar device must be installed when a dwelling unit is occupied or when the occupant is not expected to provide a stove, refrigerator or similar device on occupancy. Sufficient space and adequate connections for the safe and efficient installation and operation of any stove, refrigerator or similar devices must be provided. (Ord. 3875; 1968 Code §16-9; Ord. 96-110; Ord. 01-42; Ord. 03-121)

### **6.12.302: LIGHT, VENTILATION AND HEATING:**

It shall be unlawful for any person to occupy as owner-occupant or to lease to another for occupancy any dwelling or dwelling unit which does not comply with the following requirements:

- A. Lighting Of Habitable Rooms: Every habitable room in a dwelling or dwelling unit shall either have at least one window or skylight facing directly to the outside, or shall receive from adjoining rooms an equivalent amount of light, which shall provide illumination equivalent to forty (40) watts.
  
- B. Ventilation: Every habitable room shall have at least one window or skylight which can be opened, or other device as will adequately ventilate the room.
  
- C. Bathrooms And Water Closets: Every bathroom and water closet compartment shall be in compliance with the light and ventilation requirements for habitable rooms contained in subsections A and B of this section, except that no window or skylight shall be required in adequately ventilated bathrooms and water closet compartments equipped with a ventilation system which is approved by the Administrator and capable of four (4) air changes per hour.

- D. Outlets And Fixtures: Where there is electric service available from power lines which are not more than three hundred feet (300') away from a dwelling, every habitable room of the dwelling shall contain at least two (2) separate wall type electric receptacle outlets, or one receptacle outlet and one supplied ceiling type electric light fixture; and every water closet compartment, bathroom, laundry room, furnace room and public hall shall contain at least one supplied ceiling or wall type electric light fixture. Every outlet and fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to the source of electric power in a safe manner in accord with the National Electrical Code.
- E. Heating Facilities: Every dwelling shall have heating facilities which are properly installed, are maintained in good and safe working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartments in every dwelling unit within the dwelling to a temperature of at least seventy degrees Fahrenheit (70°F), at a distance three feet (3') above floor level at the approximate center of the room, during winter months. Space heaters may not be used as a permanent, general heating facility; but may only be used as a temporary emergency measure.
- F. Public Halls And Stairways: Every public hall and stairway in every multiple dwelling containing five (5) or more dwelling units shall be adequately lighted at all times. Every public hall and stairway in structures devoted solely to dwelling occupancy and containing not more than four (4) dwelling units may be supplied with conveniently located light switches, controlling an adequate lighting system which may be turned on when needed, instead of full time lighting. Common areas need to be lighted at all times with a minimum sixty (60) watt bulb for every two hundred (200) square feet of floor area, provided that the spacing between lights shall not be greater than thirty feet (30'). Exterior stairways require a minimum of forty (40) watts at floors, landings and treads. Natural or artificial light is required in all other spaces including basements, laundry and storage areas. The light provided should allow for safe occupancy of the space. Older properties constructed in accord with building codes which did not require the installation of light sources in common areas shall nevertheless provide for safe ingress and egress with reasonable and adequate lighting.
- G. Screens: Each window with openings to outdoor space which is used or intended to be used for ventilation shall be supplied with a screen.
- H. Screens For Openings To Basements And Cellars: Every basement or cellar window used or intended to be used for ventilation, and every other opening to a basement which might provide an entry for rodents, shall be supplied with a screen or other devices as will effectively prevent their entrance.
- I. Exterior Lighting: All exterior lighting for single, two-family and multi-family residential shall be arranged to reflect away from any adjoining premises and any public right of way, and shall be shielded to contain all direct rays on the site. (Ord. 3875; 1968 Code §16-10; Ord. 82-136; Ord. 86-214; Ord. 96-110; Ord. 01-42; Ord. 03-121)

### **6.12.303: SPACE, USE AND LOCATION:**

It shall be unlawful for any person to occupy or to lease to another for occupancy any dwelling or dwelling unit which does not comply with the following requirements:

#### **A. Space Required: Every dwelling unit shall contain at least:**

125 square feet	_	1 person
200 square feet	_	2 persons
275 square feet	_	3 persons
350 square feet	_	4 persons
425 square feet	_	5 persons
500 square feet	_	6 persons
560 square feet	_	7 persons
620 square feet	_	8 persons
680 square feet	_	9 persons
740 square feet	_	10 persons

and a minimum of forty (40) square feet for each additional person. The required floor space shall be calculated on the basis of total habitable room area. In no case shall more than eight hundred fifty (850) square feet be required for one family.

#### **B. Sleeping Rooms:**

1. In every dwelling unit of two (2) or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least seventy (70) square feet of floor space, with a minimum of seven feet (7') in all side dimensions and every room occupied for sleeping purposes by more than one occupant shall contain at least forty (40) square feet of floor space for each occupant.
2. Kitchen and nonhabitable spaces shall not be used for sleeping purposes.

#### **C. Ceiling Height: At least one-half ( $\frac{1}{2}$ ) of the floor area of every habitable room shall have a ceiling height of at least seven feet (7') and the floor area of that part of any room where the ceiling height is less than five feet (5') shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.**

#### **D. Basements And Cellars: No basement or cellar space shall be leased as a habitable room and no basement shall be used or occupied as a dwelling unit or rooming unit unless:**

1. The floor and walls are impervious to leakage of underground and surface runoff water and are free from dampness.
2. The total amount of light required in each room is equal to at least the minimum amount of light required by this article.

3. The facilities for ventilation in each room are equal to at least the minimum required by this article.

E. Transient Housing: Transient housing is prohibited on public or undeveloped property. (Ord. 3875; 1968 Code §16-14; Ord. 01-42; Ord. 03-121)

#### **6.12.304: SANITARY CONDITIONS MAINTAINED:**

It shall be unlawful for any person to occupy or lease to any other occupant any vacant dwelling unless it is clean, sanitary and fit for human habitation according to the standards set forth in this article.

A. Accumulation of garbage, rubbish, weeds, metal, vehicle parts, tires, appliances and building debris is prohibited.

B. Firewood may be stored on rear or side yard of the property stacked neatly in no longer than three foot (3') lengths and in compliance with the Fire Code. (Ord. 3875; 1968 Code §16-13; Ord. 01-42; Ord. 03-121)

#### **6.12.305: MAINTENANCE:**

It shall be unlawful for any person to occupy as owner-occupant or to lease to another for occupancy any dwelling or dwelling unit which does not comply with the following requirements:

A. Every foundation, floor, floor covering, wall, ceiling and roof shall be reasonably weathertight, watertight and rodent resistant, shall be capable of affording privacy and shall be kept clean, in sound sanitary condition and good repair.

B. Every window, exterior door and basement door or cellar hatchway shall be reasonably weathertight, watertight and rodent resistant, and shall be kept in sound working condition and good repair.

C. Every inside and outside stair, porch, private sidewalk, balcony, walking surface, deck and related appurtenances shall be constructed so as to be safe to use and capable of supporting the load normal use may cause to be placed on it and shall be kept in sound condition and good repair. Handrails are required on walking surfaces that are more than thirty inches (30") high or a stair

that has more than four (4) risers. Handrails must be firmly fastened and capable of supporting normally imposed loads and kept in good repair.

- D. Every plumbing fixture, water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks and obstructions.
  
- E. Every water closet, bathroom and kitchen floor surface shall be constructed and maintained so as to be reasonably impervious to water and to permit the floor to be easily kept in a clean, safe and sanitary condition.
  
- F. Every supplied facility, piece of equipment or utility shall be so constructed or installed that it will function safely and effectively, and shall be maintained in sound satisfactory working condition and good repair.
  
- G. Residential dwellings with extreme deteriorated surfaces, including peeling, flaking and chipping paint, shall have the deteriorated surfaces removed, repaired or repainted. All siding and masonry joints, windows and doors shall be weathertight.

The existence of any peeling, flaking or chipped lead based paint shall be reported to the El Paso County Department of Health and Environment and/or the Colorado Department of Public Health and Environment. (Ord. 3875; 1968 Code §16-11; Ord. 01-42; Ord. 03-121)

### **6.12.306: INTERRUPTION OF SERVICE:**

No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this article to be removed from, shut off or discontinued in any occupied dwelling, dwelling unit, or rooming unit except for temporary interruptions necessary while actual repairs or alterations to the dwelling, dwelling unit or rooming unit are in process, or temporary interruptions during temporary emergencies when discontinuance of service is approved by the Administrator. This section shall apply only when the dwelling, dwelling unit or rooming unit is occupied. (Ord. 3875; 1968 Code §16-12; Ord. 96-110; Ord. 01-42)