

Hartford, Connecticut  
Housing Code Requirements Related to Healthy Homes

**Sec. 9-9. Heating of occupied buildings.**

- (a) It shall be the duty of every person who has contracted or undertaken, or is bound to heat, or to furnish heat for, any building or portion thereof in the city which is occupied as a home or place of residence of one (1) or more persons, or as a business establishment where one (1) or more persons are employed, to heat, or to furnish heat for, every occupied room in such building, or portion thereof, **so that a minimum temperature of sixty-eight (68) degrees Fahrenheit may be maintained therein at all times;** provided, however, that the provisions of this section shall not apply to buildings or portions thereof used and occupied for trades, businesses or occupations where high or low temperatures are essential and unavoidable.
- (b) For the purpose of this section, whenever a building is heated by means of a furnace, boiler or other apparatus under the control of the owner, agent or lessee of such building, such owner, agent or lessee, in the absence of a contract or agreement to the contrary, shall be deemed to have contracted, undertaken or bound himself to furnish heat in accordance with the provisions of this section.
- (c) The term "**at all times**" as used in this section, **unless otherwise provided by a contract or agreement, shall mean the time between the hours of 6:00 a.m. and 10:00 p.m. in a building** or portion thereof occupied as a home or place of residence, and during the usual working hours established and maintained in any building or portion thereof occupied as a business establishment, of each day whenever the outer or street temperature shall fall below fifty (50) degrees Fahrenheit.
- (d) The word "contracted" as used in this section shall mean a written or verbal contract.

**Sec. 9-10. Water and sewage facilities required generally.**

The owner of any building or area which is used as a place of assembly or amusement shall, while such building or area is so used, provide water and waste disposal facilities as required by the director of health. Toilet facilities shall be provided for the use of workmen during the construction of any building. Such facilities shall be approved by the director of health and shall be maintained in a sanitary condition.

**Sec. 9-11. Permit for premises not connected with public system.**

No tent, shack, cabin, bungalow, cottage, trailer or other structure not connected with a public sewer and a public water supply shall be used for human occupancy as a dwelling or as a place of employment until a permit for such occupancy has been issued by the bureau of licenses and inspections and approved by the director of health.

**Sec. 9-17. Rodent control plan for new development.**

**All new development including new buildings and additions to existing building projects must provide a rodent control plan designed to eliminate and contain rodents on the entire property.** This plan must be approved by the rodent control division of licenses and inspections and must allow enough time to successfully clear the property of rats. Building permits shall not be issued until this planning and baiting effort is complete and approved.

## ARTICLE III. UNSAFE BUILDINGS\*

### Sec. 9-51. Inspection.

- (a) It shall be the duty of the director of licenses and inspections to inspect or have inspected any structure any part of which is reported or believed to be in a damaged, dangerous or unsafe condition. If such inspection does not definitely indicate whether or not a damaged, dangerous or unsafe condition actually exists, he may require a detailed examination by a competent engineer or contractor and a written report of the findings of such engineer or contractor, including a copy of the computations used in arriving at such findings.
- (b) He shall inspect or cause to be inspected any structure or part thereof damaged by fire, explosion or other cause before a permit to repair or replace the structure is issued. Such parts of any such structure as are in his opinion unsafe or damaged to an extent which might impair the safety of the reconstructed structure shall be demolished.
- (c) The cost of any inspection(s) performed in accordance with the provisions of subparagraphs (a) and (b) of this section shall be charged to the owner of record, and the director shall recover or cause to be recovered from the owner the cost to the city of such inspection(s) pursuant to General Statutes § 49-73b.

### Sec. 9-53. Repair or demolition by city at expense of owner.

- (a) If the owner of property found to be dangerous or deemed to be unsafe fails, neglects or refuses to comply properly with the terms of any notice issued under the provisions of section 9-52 within the time specified in such notice, and fails to timely exercise his or her right to appeal as provided by the General Statutes, the director of licenses and inspections may proceed forthwith to cause to be done all work required to place such structure or part thereof in a safe condition and, if necessary, to demolish such structure or part thereof.
- (b) The cost of such work or demolition shall be charged to the owner of record, and the director shall recover or cause to be recovered from the owner the cost to the city of such work or demolition pursuant to General Statutes § 49-73b.

### Sec. 18-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Meaning of certain words.* Whenever the term "dwelling," "dwelling unit," "roominghouse," "rooming unit," or "premises," is used in this chapter it shall be construed as if followed by the words "or any part thereof."

*Basement* means a portion of a building located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground.

*Cellar* means a portion of a building located partly or wholly underground and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.

*Director of health* means the legally designated health authority of the city or his authorized representative.

*Dwelling* means any building which is wholly or partly used or arranged or designed to be used for living or sleeping by human occupants; provided, that temporary housing shall not be regarded as a dwelling.

*Dwelling unit* means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used, arranged or designed to be occupied for living, sleeping, cooking and eating.

*Extermination* means the control and elimination of insects, rodents or other pests, by eliminating their harborage places, by removing or making inaccessible materials that may serve as food, by poisoning, spraying, fumigating, trapping, or by any other recognized and legal pest elimination methods approved by the director of health.

*Garbage* means the animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

*Habitable room* means a room of enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers or communicating corridors, closets and storage spaces.

*Infestation* means the presence, within or around a dwelling of any insects, rodents or other pests.

*Moderate cooking facilities* means portable electric plug-in and/or small gas appliances and a refrigerator or an icebox.

*Multiple dwelling* means any dwelling containing more than two (2) dwelling units.

*Occupant* means any person over one (1) year of age living, sleeping, cooking or eating in, or having actual possession of, a dwelling unit or rooming unit.

*Operator* means any person who has charge, care or control of a building, or part thereof, in which dwelling units or rooming units are let.

*Owner* means any person who, along or jointly or severally with others, shall have:

- (1) Legal title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or
- (2) Charge, care or control of any dwelling or dwelling unit, as owner or agent of the owner or as executor, administrator, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this chapter and of rules and regulations adopted pursuant to this chapter, to the same extent as if he were the owner.

*Plumbing* means and includes all of the following supplied facilities and equipment: Gas pipes, gas-burning equipment, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes-washing machines, catch basins, drains, vents and any other similar supplied fixtures, together with all connections to water, sewer or gas lines.

*Rooming unit* means any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but for no cooking or eating purposes; provided, however, that in the case of a rooming unit containing not more than one (1) room and occupied by not more than two (2) persons, moderate cooking facilities shall be permitted.

*Roominghouse* means any dwelling or that part of any dwelling containing one (1) or more rooming units, in which space is let by the owner or operator to three (3) or more persons who are not husband or wife, son or daughter, mother or father or sister or brother of the owner or operator.

*Rubbish* means combustible and noncombustible waste materials, except garbage; and the term shall include the residue from the burning of wood, coal, coke and other combustible material, paper,

rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust.

*Supplied* means paid for, furnished or provided by or under the control of the owner or operator.

*Temporary housing* means any tent, trailer or other structure used for human shelter which is designed to be transportable and which is not attached to the ground, to another structure or to any utilities system on the same premises for more than thirty (30) consecutive days.

**Sec. 18-2. Vacant dwellings to be fit for occupancy prior to letting.**

No owner shall occupy or let to any other occupant any vacant dwelling unit unless it is clean, sanitary and fit for human occupancy.

**Sec. 18-3. Discontinuance or removal of required services, facilities, etc.**

No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this chapter to be removed from or shut off from or discontinued for any occupied dwelling, let or occupied by him, except for such temporary interruption as may be necessary while actual repairs or alterations are in progress, or during temporary emergencies when discontinuance of service is approved by the director of health.

**Sec. 18-4. Inspection of dwellings and premises.**

The director of licenses and inspections is hereby authorized and directed to make inspections to determine the condition of dwellings, dwelling units, rooming units and premises located within this city, in order to perform the duty of enforcing the city and state housing codes. For the purpose of making such inspections, the director of licenses and inspections is hereby authorized to enter, examine and survey, at all reasonable times, all dwellings, dwelling units, rooming units and premises. The owner or occupant of every dwelling, dwelling unit and rooming unit, or the person in charge thereof, shall give the director of licenses and inspections free access to such dwelling, dwelling unit or rooming unit and its premises at all reasonable times for the purpose of such inspection, examination and survey.

**Sec. 18-5. Owner to have access to premises.**

Every occupant of a dwelling or dwelling unit shall give the owner thereof, or his employee, access to any part of such dwelling or dwelling unit or its premises at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this chapter, with any lawful rule or regulation adopted or any lawful order issued pursuant to the provisions of this chapter.

**Sec. 18-11. Paint.**

- (a) All painted surfaces of all buildings used or intended to be used in whole or in part for human habitation shall be kept free of cracked, chipped, blistered, flaking, loose or peeling paint.
- (b) No paint or other covering used on any surface of any building used, or intended to be used, in whole or in part for human habitation, shall contain hazardous ingredients. Hazardous ingredients shall include:
  - (1) Lead in excess of 0.50 percent of the total weight of contained solids as measured by atomic absorption spectrophotometry (AAS), graphite furnace atomic absorption spectrophotometry (GFAAS), or inductively coupled plasma atomic emission spectrophotometry (ICP-AES), or more than 1.0 milligrams lead per square centimeter of surface as measured on site by an x-ray fluorescence analyzer; or
  - (2) Compounds of antimony, arsenic, cadmium, mercury or selenium, individually or in total, in excess of 0.06 percent of the total weight of the contained solids; or

- (3) Barium compounds in excess of one (1) percent of the total weight of the contained solids.
- (c) "Weight of contained solids" includes the weight of pigments, film solids and driers.
- (d) Where the director of licenses and inspections, upon inspection, finds violations of this section, he shall issue a violation notice in accordance with section 18-6 and shall outline such actions as he deems necessary to remove hazards occasioned by such violations.

**Sec. 18-12. Penalty.**

Any person who violates any provision of this chapter, or any provision of any rule or regulation adopted by the director of health pursuant to authority granted by this chapter, shall, upon conviction, be punished by a fine not exceeding ninety-nine dollars (\$99.00), or confinement in jail not exceeding thirty (30) days, or both. Each day any such violation continues shall constitute a separate offense.

**Sec. 18-13. Conflicts with other ordinances or codes.**

In any case where a provision of this chapter is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code of this city, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case where a provision of this chapter is found to be in conflict with a provision of any other ordinance or code of the city, which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this chapter shall be deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent that they may be found in conflict with this chapter.