

SHELBY METROPOLITAN HOUSING AUTHORITY

706 North Wagner Avenue
Sidney, OH 45365
(937) 498-9898

HOUSING QUALITY STANDARDS

Housing approved under the Section 8, Lease Program must meet the following minimum standards.

SANITARY FACILITIES. A flush toilet in a separate, private room, a fixed basin with hot and cold running water, and a shower or tub with hot and cold running water shall be present in the dwelling unit, all in proper operating condition. These facilities shall utilize and approved public or private disposal system.

FOOD PREPARATION AND REFUSE DISPOSAL. A cooking stove or range, a refrigerator of appropriate size for the unit, and a kitchen sink with hot and cold running water shall be present in proper operating condition within the unit. The sink shall drain into an approved public or private system. Adequate space for the storage, preparation, and serving of food shall be provided. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary (e.g., garbage cans).

SPACE AND SECURITY. A living room, kitchen area, and bathroom shall be present; and the dwelling unit shall contain at least one sleeping room or living/sleeping room of appropriate size for each two persons. Exterior doors and window, accessible from outside the unit, shall be lockable.

THERMAL ENVIRONMENT. The dwelling shall contain safe heating and/or cooling facilities which are in proper operating condition and can provide adequate heat/or cooling to each room in the dwelling unit appropriate for the climate to assure a healthy living environment. Unvented room heaters which burn gas, oil or kerosene are unacceptable.

ILLUMINATION AND ELECTRICITY. Living and sleeping rooms shall include at least one window. A ceiling or wall type light fixture shall be present and working in the bathroom and kitchen area. At least two electric outlets, one of which may be an overhead light, shall be present and operable in the living area, kitchen area, and each bedroom area.

STRUCTURE AND MATERIALS. Ceilings, walls, and floors shall not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling or noticeable movement under walking stress, missing parts or other serious damage. The roof structure shall be firm and the roof shall be weathertight. The exterior wall structure and exterior wall surface shall not have any serious defects such as serious leaning, buckling, sagging, cracks or holes, loose siding, or other serious damage. The condition and equipment of interior and exterior stairways, halls, porches, walkways, etc., shall be such as not to present a danger of tripping or falling. Elevators shall be maintained in safe and operating condition.

INTERIOR AIR QUALITY. The dwelling unit shall be free from dangerous levels of air pollution from carbon monoxide, sewer gas, fuel gas, dust, and other harmful air pollutants. Air circulation shall be adequate throughout the unit. Bathroom areas shall have at least one openable window or other adequate exhaust ventilation.

WATER SUPPLY. The unit shall be served by an approved public or private sanitary water supply.

LEAD BASED PAINT. The dwelling unit shall be in compliance with HUD Lead Based Paint Regulation, Part 35 of this title, issued pursuant to the Lead Based Poisoning Prevention Act, 42, U.S.C. 4801, and the owner shall provide a certification that the dwelling is in accordance with such HUD regulation. If the property was constructed prior to 1950, the family, upon occupancy, shall have been furnished the notice required by HUD, Lead Based Paint Regulations, and Procedures regarding the hazards of Lead Based Paint Poisoning, the symptoms and treatment of Lead Poisoning and the precautions to be taken against Lead Poisoning.

ACCESS. The dwelling unit shall be useable and capable of being maintained without unauthorized use of other private properties. The building shall provide an alternate means of egress in case of fire (such as fire stairs or egress through windows).

SITE AND NEIGHBORHOOD. The site and neighborhood shall not be subject to serious adverse environmental conditions natural or manmade, such as dangerous walks, steps, instability, flooding, mudslides; abnormal air pollution, smoke or dust; excessive noise, vibration or vehicular traffic, excessive accumulations of trash; vermin or rodent infestation or fire hazards.

SANITARY CONDITIONS. The unit and its equipment shall be free of vermin and rodent infestation.

CONGREGATE HOUSING. The foregoing standards shall apply except for the paragraph, Food Preparation and Refuse Disposal. In addition the following standards shall apply:

1. The unit shall contain a refrigerator of appropriate size.
2. The central dining facility (and kitchen facility, if any) shall contain suitable space and equipment to store, prepare, and serve food in a sanitary manner, and there shall be adequate facilities and services for the sanitary disposal of food wastes and refuse including facilities for temporary storage where necessary (e.g., garbage cans).

MOBILE HOMES. In the case of a mobile home, the home shall be securely anchored by a tiedown device which distributes and transfers the loads imposed by the unit to appropriate ground anchors so as to resist wind overturning and sliding. It must also have a smoke alarm.