

Monitoring and Compliance with Vermont's Rental Housing

Bill Ward, Director of Code Enforcement
and Town Health Officer, City of *Burlington*

Rental Housing Health Code*

- **Purpose** – to protect the health, safety and well-being of the occupants of rental housing.
- **Authority** – The code is adopted under authority of 18 VSA Section 102, 3 VSA Section 3003 (a) and 3VSA Section 801(b)(11)
- **Scope** –
 - Rental Housing Health Code shall apply to all rented dwellings, dwelling units, rooming houses, rooming units, and mobile home lots used as a residence.
 - This code does not apply to transient occupancy in a hotel, motel or other lodging licensed by the Vermont Department of Health during the time the occupancy is subject to a tax levied under 32 VSA Chapter 225.

Priority tasks

- **Documentation**

 - Use checklist or other tool to track inspection process

 - Make notes

 - Take photos if possible – (Use favorable and unfavorable angles for photos)

- **Follow up**

 - Provide responsible party with findings, required corrections and a date for compliance

 - If voluntary compliance is not obtained –THO may have to issue a health order or emergency health order

When would Health officer inspect rental housing?

- At the request of the tenant
- At the request of the property owner
- With a search warrant if entry is refused and circumstances require inspection

Rental Housing Code establishes minimum health and habitability standards that all residential rental housing in Vermont must conform to.

Some communities also have local codes:

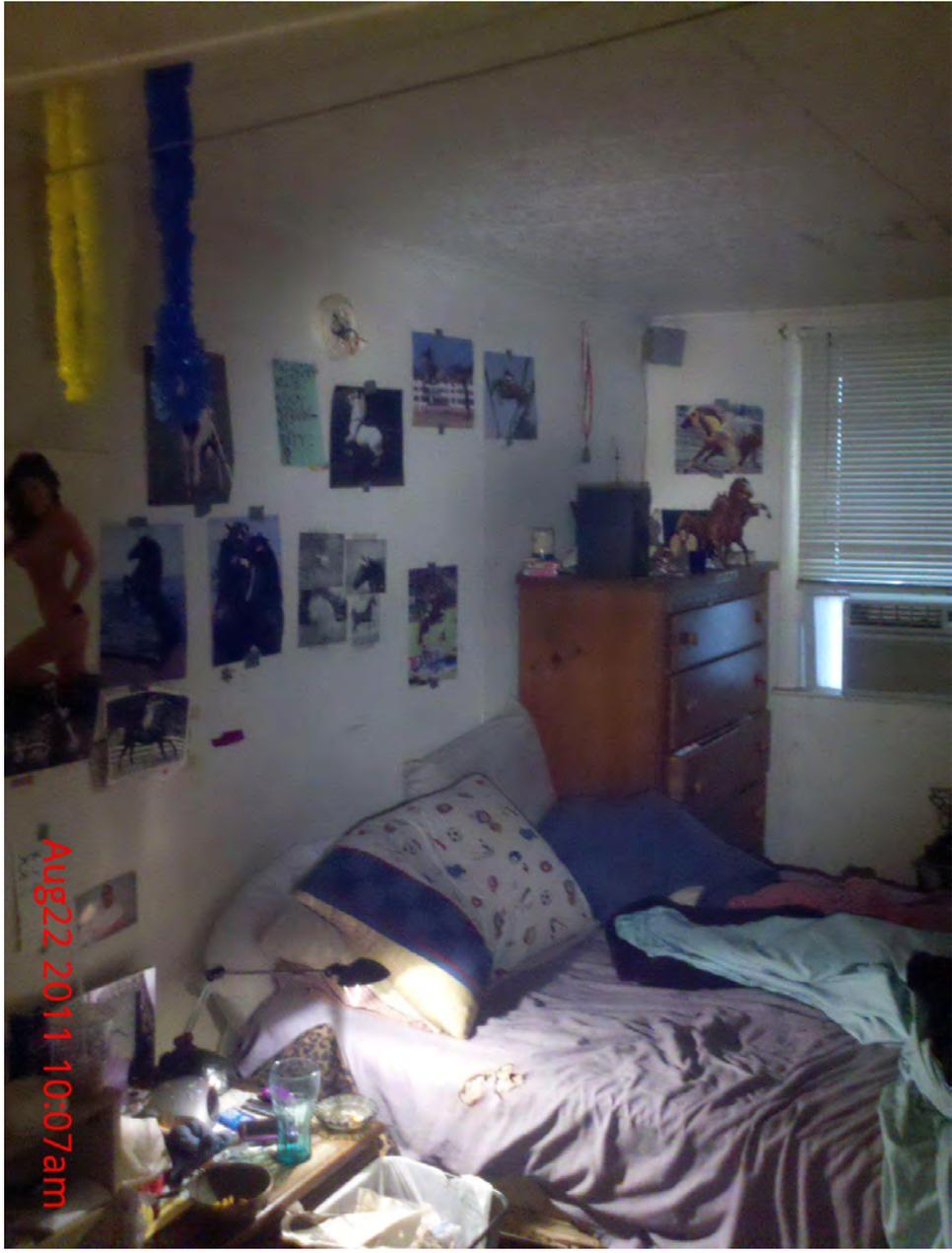
- ✓ Barre City
- ✓ Bennington
- ✓ Brandon
- ✓ Brattleboro
- ✓ Burlington
- ✓ Lyndon
- ✓ Montpelier
- ✓ New Haven
- ✓ Rutland City
- ✓ St. Johnsbury
- ✓ Winooski

Life Safety

- Is there a working smoke Alarm (detector)?
 - One on each level including the basement
- Is there a working Carbon Monoxide alarm?
 - In the vicinity of each bedroom
 - In each room used for sleeping that contains a fuel burning appliance

Hard wired and interconnected but
NOT a smoke detector!







Apr02 2012 10:20am

Life Safety

- Do all the stairways have handrails that are securely mounted?



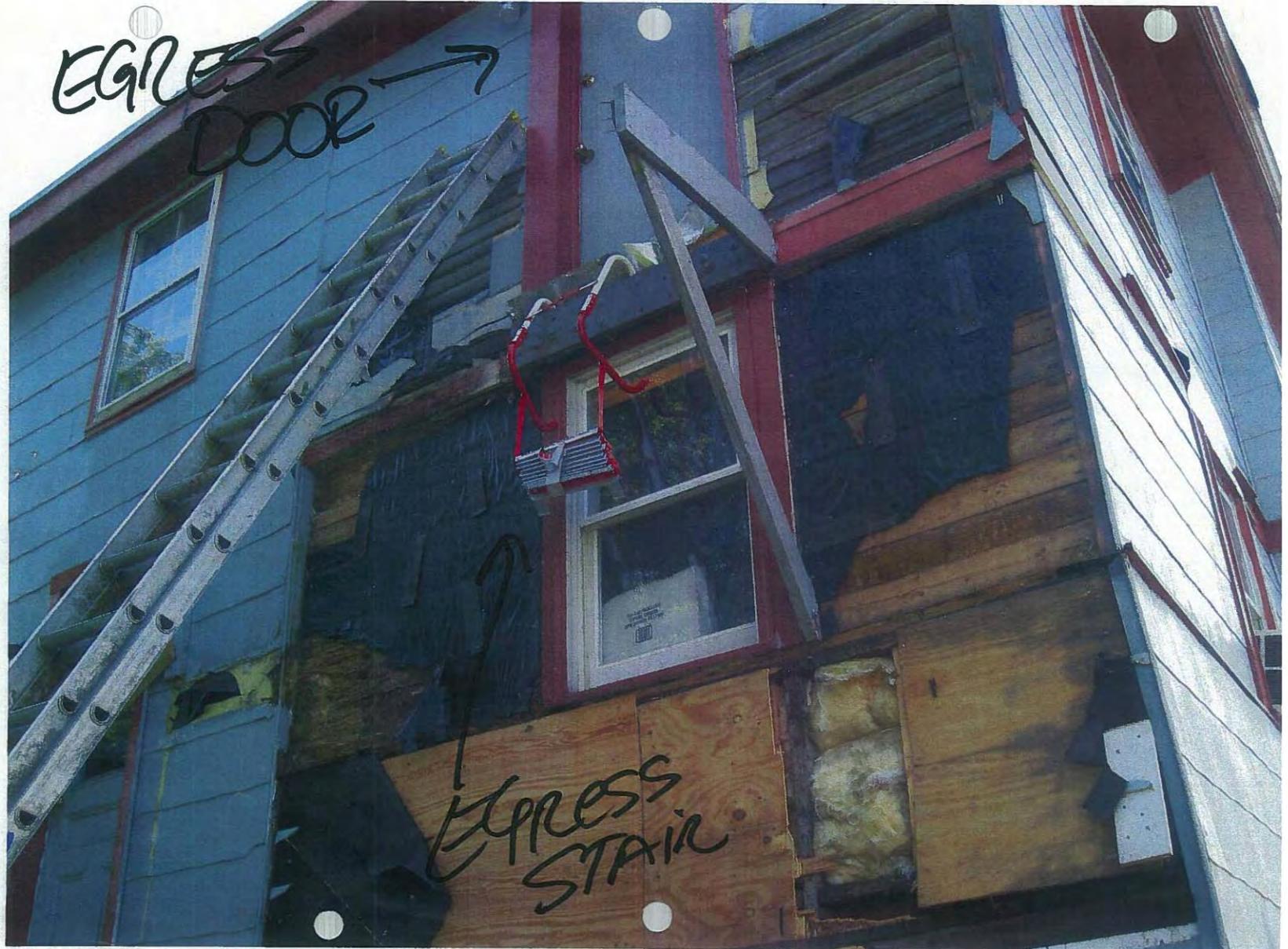
Are All the exits out of the building free of obstructions and able to be used?

Life Safety

- Does each bedroom have a window that can be easily opened and is large enough for emergency rescue or escape?



Does each dwelling have 2 separate ways out?



Sanitation facilities

Kitchen

Every dwelling unit must contain:

- A kitchen sink
- Space to store, prepare and serve food in a sanitary manner



Jul19 2012 12:36pm



Jul19 2012 12:36pm

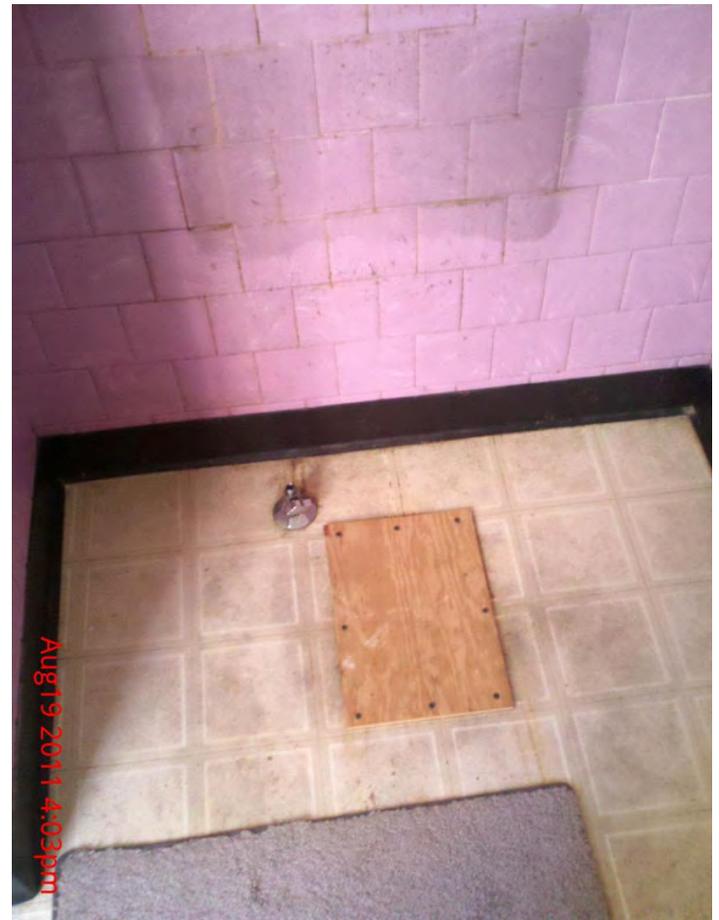
Bathroom

Every dwelling unit must contain:

A flush toilet

A sink

A bathtub or shower

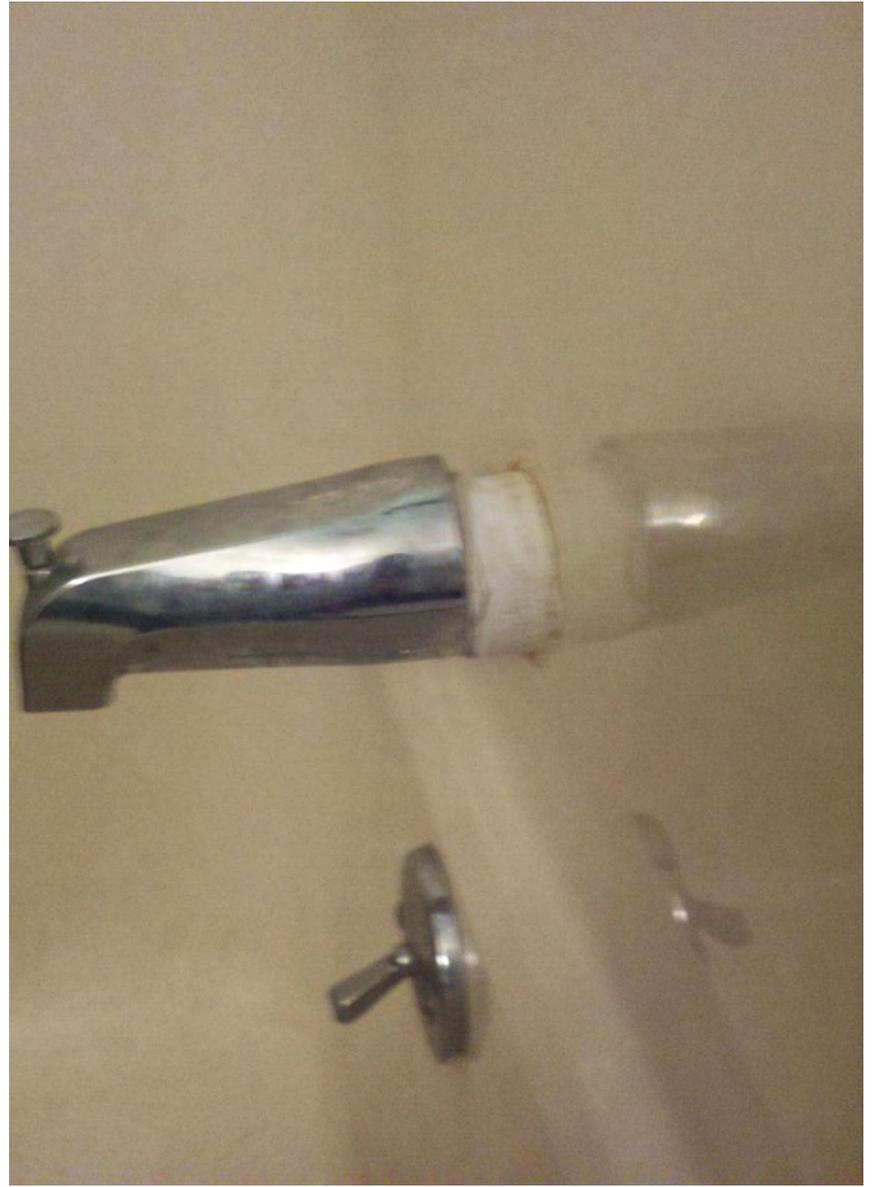


Water supply

Every dwelling unit must:

Be connected to a supply of drinkable water of sufficient quantity and pressure to meet the ordinary needs of occupant (s)

Every kitchen sink, bathroom sink, shower, and tub must be capable of safely providing hot water





Sewage disposal

Every dwelling unit must be connected to either:

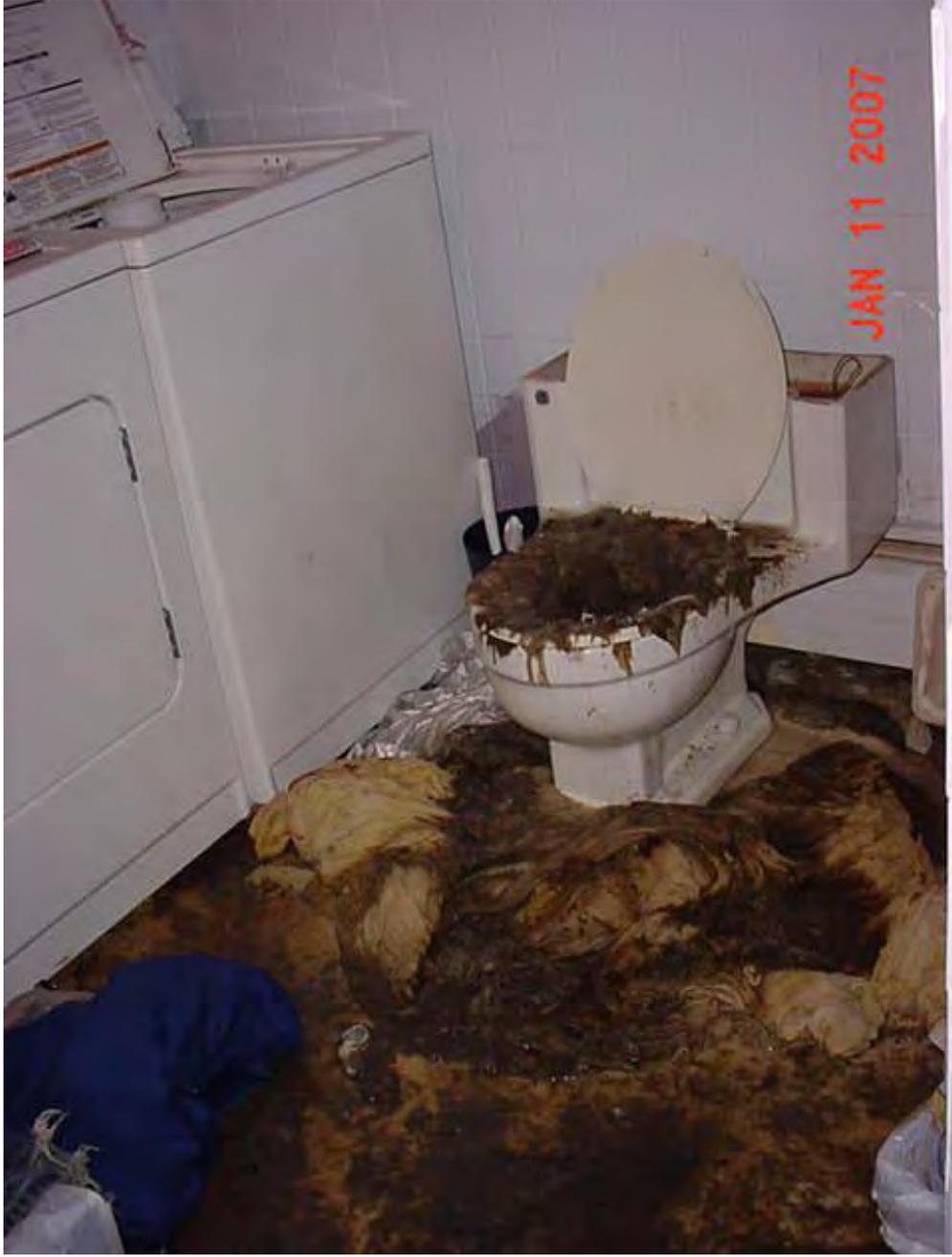
A public sewage system; or

A properly operating septic system (“subsurface wastewater disposal system”)



Apr 18 2012 2:34pm

**Warning –
The next slide is graphic!**

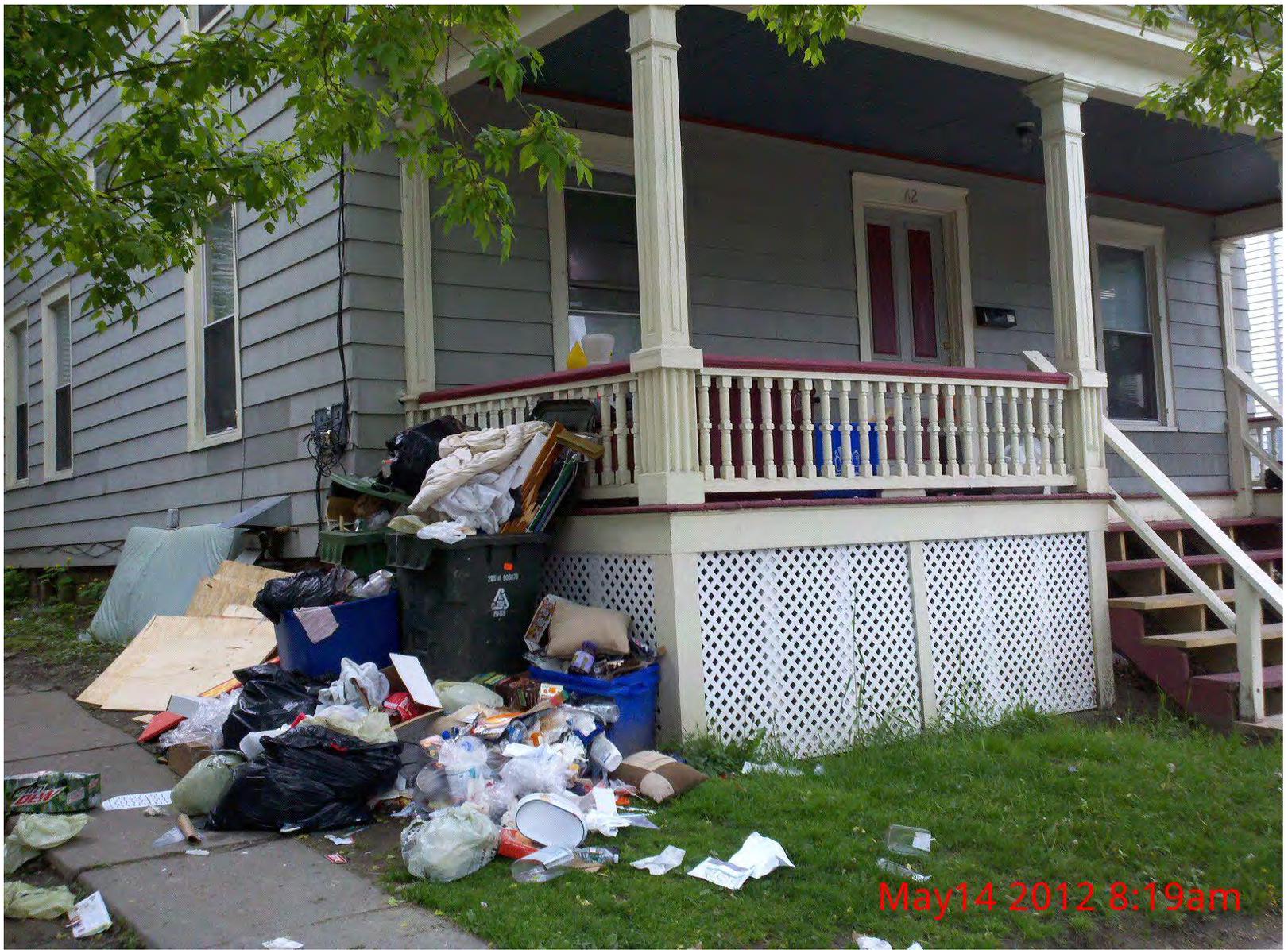


JAN 11 2007

Trash Disposal

The owner of a dwelling must:

- Provide and maintain appropriate trash receptacles
- Assure that arrangements are made for removal
- Keep common spaces in a sanitary condition and free of garbage



May14 2012 8:19am

Insects and Rodents

The owner of a dwelling must:

Maintain all common spaces free from rodent and insect infestation

Be responsible for exterminating rodent and insect infestations:

- In all common spaces

- When the infestation exists in two or more dwelling units



May30 2012 4:07pm

Building Systems

Heating

Every dwelling unit must have heating facilities capable of maintaining a room temperature of 65 degrees Fahrenheit in all habitable rooms when outside temperature is less than 55 degrees Fahrenheit.



Jan13 2011 10:05am



Jun14 2012 1:56pm



City of Burlington
HEATING UNIT CERTIFICATION
DO NOT REMOVE

PROPERTY ADDRESS	2020
<input checked="" type="radio"/> JAN 41 S. Willard St #2	2019
FEB MAKE OF HEATING UNIT	2018
MAR Heatmaker	2017
APR MODEL HEATING UNIT	2016
MAY HM 100	2015
MAY CERTIFIED CONTRACTOR NAME	2014
VT Gas	2013
JUNE This certification supports the	2012
JULY City of Burlington	2011
AUG Code of Ordinance 18-86(c)(5)	2010
SEPT and does not preclude	2009
OCT manufacturers installation or	
NOV inspections recommendations or	
DEC any part thereof. Removal of this	
tag by unauthorized personnel	
places the property in violation of	
the Code of Ordinances.	
HC No 3255	

Ventilation

- Every habitable room in a dwelling unit must have ventilation to the outdoors, including at least one window or door that can be opened to the outdoors without tools.
- Every bathroom must have ventilation to the outdoors.
- All clothes dryers should be vented to the exterior of the building



Lighting/ Electricity

Every habitable room in a dwelling unit must contain:

At least two duplex electrical outlets; or

One duplex electrical outlet and a light fixture

Every bathroom and entrance must be adequately lit.



Aug26 2011 3:32pm

**unsupported wiring
supplying the clothes
dryer.**

06/21/2010





Structural Elements

The dwelling unit must be:

- weather-tight and water-tight
- Structurally sound
- Free of standing water, water intrusion
- Free of visual evidence of mold or mildew

- Radon test? Yes/No



03/15/2010

Lead Paint- EMP compliance



Complaints

Complaint inspections can result in:

1. No violation
2. A Violation
 - Property owner's responsibility
 - Tenant's responsibility
3. Undetermined

Complaints



**Remember to document your
findings and actions!**

Follow-up with work invoice if possible – save a trip

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Questions?