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.

ELECTRICTY, 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).