

Essentials for Healthy Homes Practitioners

Exercise #3 – Get a Handle on a Model Housing Code

Instructions: From the References tab in your binder, take out the “International Property Maintenance Code - 2003” packet. It is six pages long. Using the packet, please answer the following questions using this model code. If the packet contains information about the housing code in your community, write down the correct answer for your community too. The instructor may assign you or your group specific questions to answer.

About the Packet: The packet is six pages long and consists of two parts. The first four pages are selection provisions of the International Property Maintenance Code related to healthy homes. The last two pages provide background and details for the Code.

Questions:

- If rats are found, is simply killing them sufficient to comply with the code?
 - Yes
 - No
 - Maybe
- Is a crack in an exterior brick wall a violation of the code?
 - Yes
 - No
 - Maybe
- Is a disconnected downspout a violation of the code?
 - Yes
 - No
 - Maybe
- What must be done to repair flaking interior paint?
 - Fix cause of peeling
 - Remove all paint whether peeling or not
 - Test for lead dust hazards
 - Correct defective surface condition
- Which room is not allowed to have carpeting?
 - Kitchen
 - Bathroom
 - Child’s Bedroom
- Does the exhaust of an electric clothes dryer have to be vented outside?
 - Yes
 - No
 - Maybe
- Must a bathroom have an exhaust fan that vents outside?
 - Yes
 - No
 - Maybe

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8. Can a landlord let the air temperature go below 60°F under any circumstances?
 - a. Yes
 - b. No.
 - c. Only if it is colder than the outdoor design temperature and the heating system is running at full design capacity.

9. What other model codes apply to existing buildings that are not being reconstructed?
 - a. International Residential Code
 - b. International Fire Code
 - c. International Existing Building Code
 - d. All of the above.

10. What is the minimum temperature for hot water at the tap?
 - a. 43°F
 - b. 110 °F
 - c. 125 °F
 - d. 68 °F