

Building Better Health through Improved Housing Codes, Proactive Inspections, and Effective Enforcement



Meet Your Presenters



Amanda Reddy

National Center for Healthy Housing

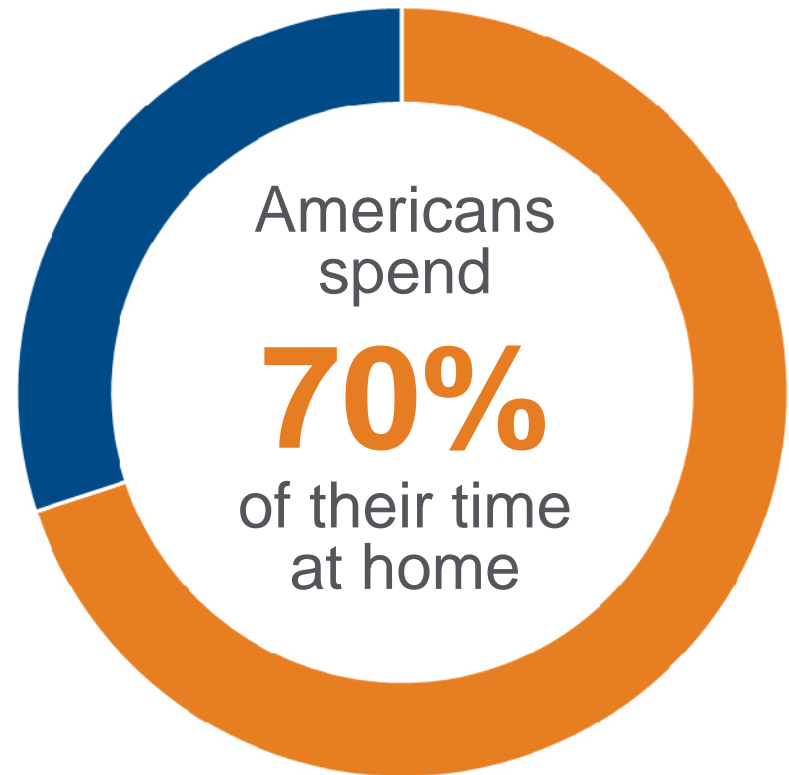


Robert Curry

City of Dallas

Why does housing matter?

Why does housing matter?



National Human Activity Pattern Survey

How does housing matter?

How does housing matter?

Housing affects health in multiple ways:

Location

Physical neighborhood attributes affect health by facilitating (or impairing) walkability/bikeability, proximity to traffic, outdoor air quality, and access to public transportation, parks and fresh fruits and vegetables.

Affordability

Unaffordable housing costs affect health by reducing the income that a household has available for nutritious food and necessary health care expenses, as well by causing stress, residential instability, and crowding.

Demographics

Social and community attributes, such as social cohesion, segregation and the concentration of poverty, also have an impact on health.

Quality

Housing quality can impact physiological health (e.g., lead, radon, mold, extreme temperatures), psychological health (e.g., noise, inadequate light), and safety (e.g., falls, fires).

Housing conditions and health



Fire safety



Radon



Pests



Ventilation



Lead



Temp/humidity



Mold/moisture



ETS



Other contaminants



Carbon monoxide



Structural issues



Cleaning and clutter

Housing conditions and health

- Asthma, allergies, and other respiratory
- Lead poisoning
- Falls/injuries (including falls, fire injuries)
- Cancer
- Cardiovascular events
- Poisonings
- Death
- Mental health
- (and many other quality of life outcomes)

What can we do about it?



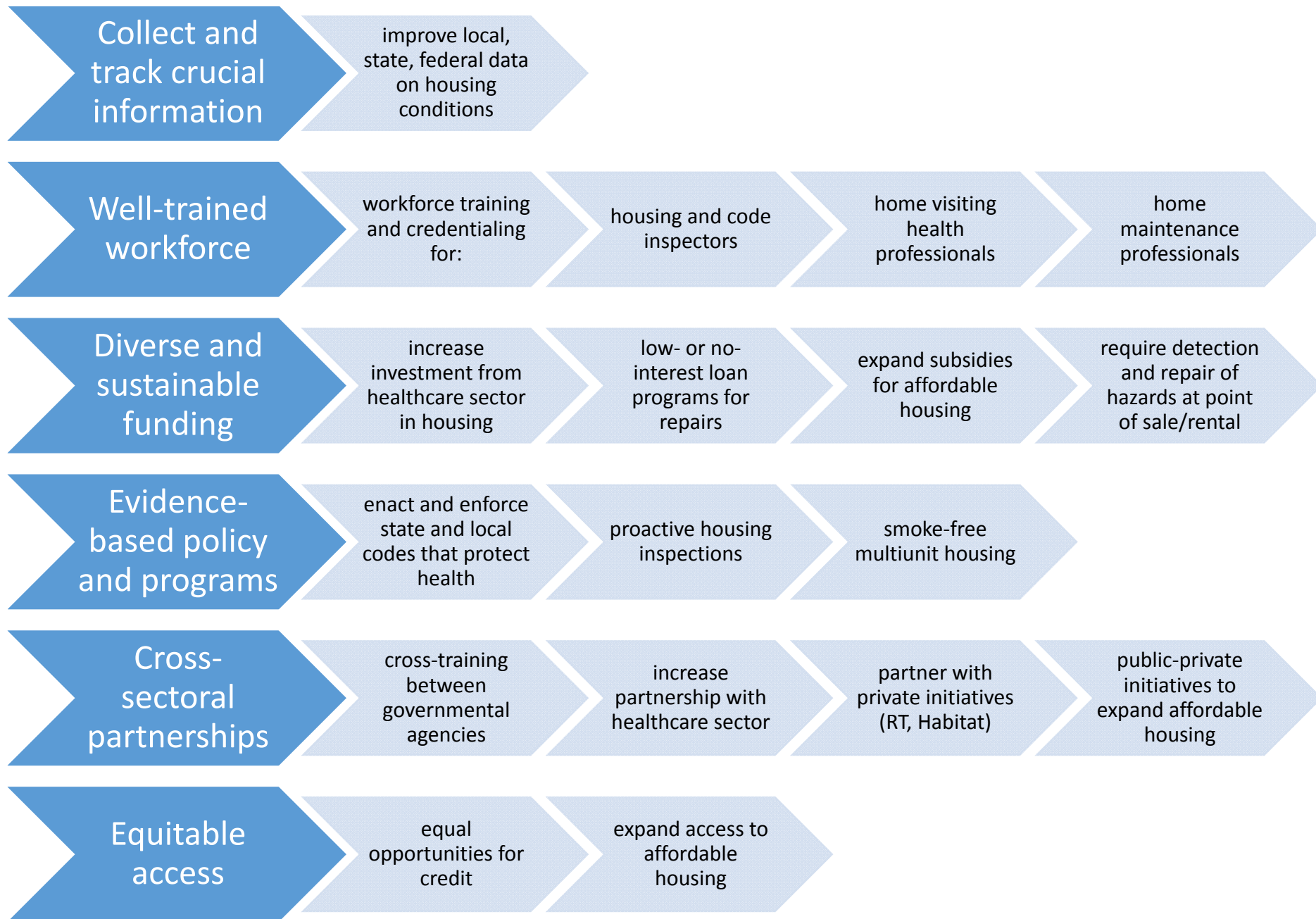
“A House, a Tent, a Box”:

Mapping the Gaps Between Expert and
Public Understandings of Healthy Housing

A FrameWorks Research Report

https://frameworksinstitute.org/assets/files/housing/housing_mtg_2016_formatted.pdf

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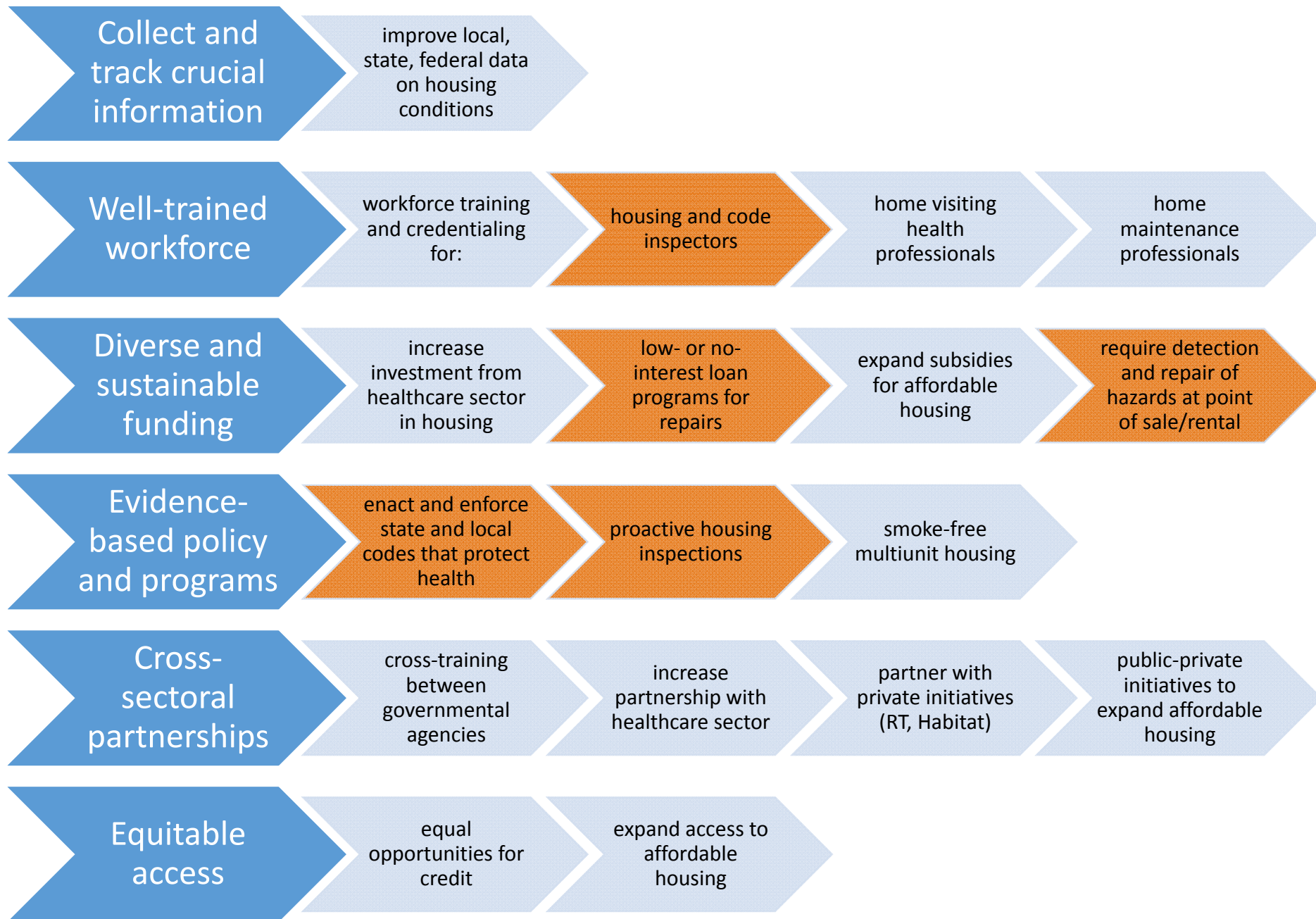
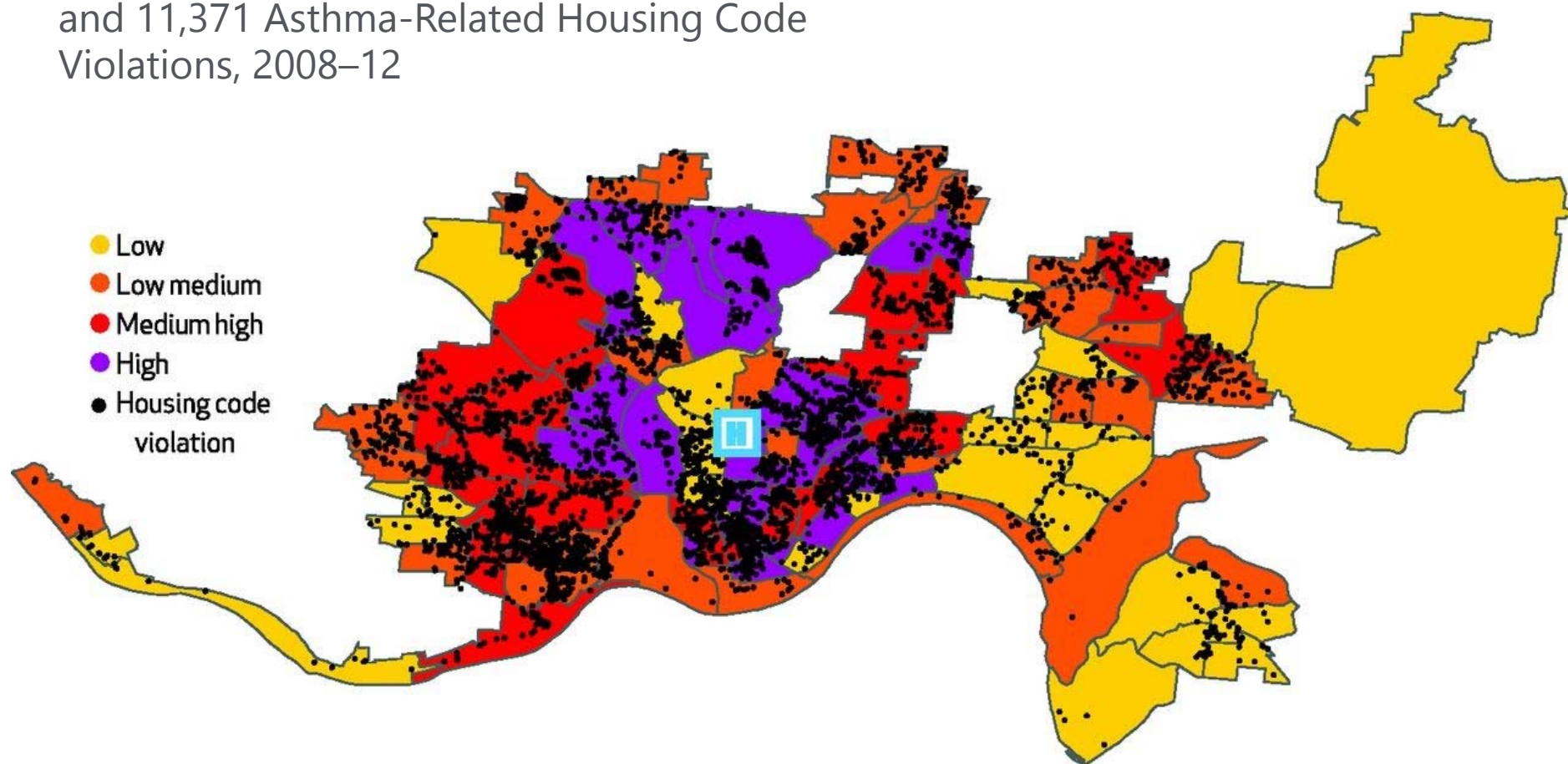


Exhibit: Greater Cincinnati Census Tracts with Rates of Asthma-Related Emergency Department Visits or Hospitalizations, 2009–12, and 11,371 Asthma-Related Housing Code Violations, 2008–12



How can codes be part of the solution?

1. Adopt a Strong Housing Code
2. Fund the Code Enforcement Program
3. Train Officers
4. Partner with Community Organizations
5. Promote Cross-Agency Coordination
6. Develop a Cooperative Compliance Model
7. Enforce the Local Housing Code
8. Adopt a Proactive Rental Inspection
9. Establish Supplementary Programs
10. Evaluate the Code Enforcement Program

changelabsolutions.org/sites/default/files/Up-tp-Code_Enforcement_Guide_FINAL-20150527.pdf

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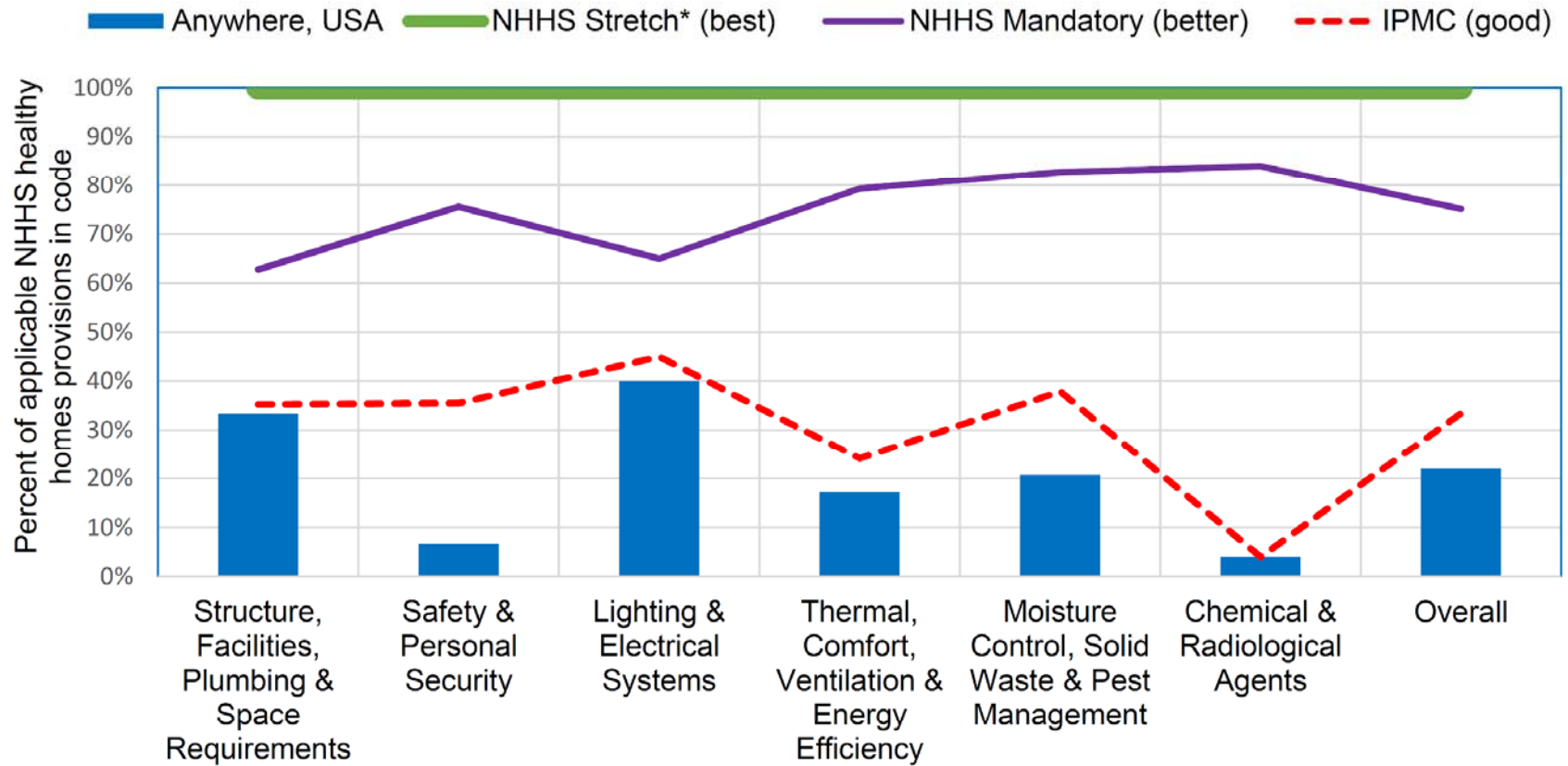
National Healthy Housing Standard

nchh.org/tools-and-data/housing-code-tools/national-healthy-housing-standard/

National Center for
HEALTHY HOUSING



Figure 1: Comparison of Anywhere, USA Codes to IPMC and NHHS



Notes:

Percentages exclude those not applicable. See Tables 1 to 6 for details.

IPMC = International Property Maintenance Code (2015 version). See <http://shop.iccsafe.org>.

NHHS = National Healthy Homes Standard (2014 version)

* "NHHS Stretch" includes mandatory and stretch provisions of NHHS.

nchh.org/resources/policy/how-does-your-local-code-compare/



www.apha.org/healthy-homes

**National Center for
HEALTHY HOUSING**

- On October 5, 2015, the Tukwila City Council adopted Ordinance No. 2481, incorporating the NHHS within their local property maintenance code.
- On September 8, 2015, Dallas code officials presented plans to the City Council to update the local property code (including adoption of provisions in the NHHS addressing pests, moisture, and excessive temperatures). In September 2016, the city council voted 12-1 to overhaul the city's housing standards and require code inspections of all rental homes.

Code Comparison Tool



Tool

HOME ▶ TOOLS AND DATA ▶ HOUSING CODE TOOLS ▶ CODE COMPARISON TOOL ▶ TOOL

CCT Navigation

ABOUT THE CODE COMPARISON TOOL
YOUR CCT ACCOUNT
COMPARE YOUR CODES

A. MOISTURE CONTROL

Moisture, Kitchen

B. PEST & WASTE MANAGEMENT

C. PLUMBING & WATER SYSTEMS

Plumbing, Bathroom

D. INJURY PREVENTION

Walking Surface, Window Guards, Pools

E. CHEMICAL HAZARDS – BUILDING PRODUCTS

Lead, Asbestos, Toxic Materials

F. CHEMICAL HAZARDS – OTHER

Radon, Pesticides, Methamphetamine, Smoke, Noise

G. VENTILATION

H. HEATING & MECHANICAL

Heating Systems, Mechanical Facilities

I. LIGHTING & ELECTRICAL

Lighting, Electrical Systems, Outlets

J. FIRE SAFETY

Egress, Smoke Alarms, Fire Extinguisher, CO Alarms, Chemical Storage

K. STRUCTURAL

Structural and Facilities, Locks/Security, Air Sealing

SECTION A : Moisture Control

Questions: 9 | Total Responses: 14 | Estimated Time: 15 min.

Code Areas: Moisture Control

MOISTURE

1: The code requires the premises to be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water on the premises or within the structure.

*Hint: If IPMC adopted, see 302.2
Otherwise, search for "graded."*

Does not meet standard

Partially meets standard

Meets or exceeds standards

2: The code requires the building drainage system to direct water away from the structure.

*Hint: If IPMC adopted, see 304.7
Otherwise, search for "gutters" and/or "downspouts."*

Does not meet standard

Partially meets standard

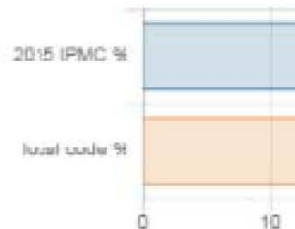
Meets or exceeds standards

STATUS: Average

A1-A9: Moisture Control
Opportunities for Improvement
based provisions from the 2015 IPMC (6.1.4, 6.1.5.1, 6.1.7) but not

SECTION	NUMBER OF NHHS MANDATORY PROVISIONS
Moisture Control	9 (100%)

*Meets or exceeds standard = 100%



NHHS Provisions that You Reported Already Exist in Your Local Code

NHHS Provision 6.1

Every foundation, roof, roofing component, exterior wall, door, skylight, and window shall be watertight, weathertight, free of persistent dampness or moisture, and in good condition.

NHHS Provision 6.1.2

Exterior wood surfaces shall be protected from the elements and decay by paint or other protective treatment. Weep holes in brickwork shall be left open.

NHHS Provision 6.1.8

Unless the crawl space is sealed and insulated from the outdoors, the crawl space shall be free of high-moisture conditions or be separated from the dwelling by an air seal or other method suitable to the climate and conditions.

NHHS Provision 6.1.6

The underlying cause of excessive dampness or moisture, or moldy or earthy odor shall be investigated and corrected.

NHHS Provision 6.1.5 (part1)

Building material that is discolored or deteriorated by mold or mildew or causes a moldy or earthy odor shall be cleaned, dried, and repaired. Structurally unsound material shall be removed and replaced.

NHHS Provision 6.1.5 (part2)

Building material that is discolored or deteriorated by mold or mildew or causes a moldy or earthy odor shall be cleaned, dried, and repaired. Structurally unsound material shall be removed and replaced.

NHHS Provisions that Your Local Code Does Not Include (in Part or in Full)

NHHS Provision 6.1.3

Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water on the premises, within a crawlspace, or within the structure.

Common Challenges

- Lack of data
- Financing
- Poor enforcement mechanisms
- Opposition (and perceived “costs” of improving housing quality)
- Unintended consequences



More tools

www.changelabsolutions.org/publications/proactive-rental-inspection

www.changelabsolutions.org/publications/PRI-programs

www.changelabsolutions.org/publications/up-to-code

nchh.org/tools-and-data/housing-code-tools/

nchh.org/tools-and-data/case-studies-and-model-policies/model-policies/

nchh.org/tools-and-data/technical-assistance/

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QUESTIONS?

