

# Healthy Housing

## State Healthy Housing Codes

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NATIONAL CONFERENCE *of* STATE LEGISLATURES

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This report is a draft report. We welcome your feedback. Please contact Doug Farquhar at [doug.farquhar@ncsl.org](mailto:doug.farquhar@ncsl.org) or (303) 364-7700 for more information.

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For more information about codes impacting healthy homes codes, go to [www.healthyhomestraining.org/codes](http://www.healthyhomestraining.org/codes).



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# EXECUTIVE SUMMARY

Considering people spent a major portion of their lives in private housing, and that young children spend almost all their time in such housing, it is surprising that so few laws cover health impacts and harmful products within the home. No major federal law addresses healthy housing, and state and local governments use several different laws none of which are directly aimed at protecting inhabitants from health risks in housing.

But state and local governments do regulate health in housing, both directly and more commonly indirectly. Certain jurisdictions, such as California, or in some of our larger major cities, have comprehensive laws in place that address (among other things) health risks in residential housing. This report documents state laws and codes from the ten largest cities that address healthy housing, highlighting the most interesting or innovative in seven major categories:

- Housing and Property Maintenance Codes
- Health and Sanitation Codes
- Landlord-Tenant Laws
- Product Standards
- Hazard Management Laws
- Disclosure Laws, and
- Other Codes

This report charts the results of this search, identifying the laws from the 50 states and from the 10 largest cities. A review of the 52<sup>nd</sup> largest city, St. Louis, is included to contrast a mid-sized city in the Midwest. Most laws are found in the more populated areas, leaving rural areas and unincorporated suburban areas least likely to have any codes relating to healthy housing.

## **Housing & Property Maintenance Codes**

Of the 50 states, 11 states have chosen to enact housing and property maintenance codes - California, Florida, Georgia, Louisiana, Michigan, Minnesota, Ohio, Oregon, Tennessee, Virginia, and Washington. The codes involve either a requirement or restriction with the purpose of protecting the health of occupying individuals. Buildings and/or structural surroundings must maintain a certain level of structural and design soundness in order to protect a persons' health. These state codes look at all aspects of a building structure - both interior and exterior. These codes address the construction of a building or residential dwelling in an attempt to ensure that there will not be any future problems regarding the safety of the structural supports, and at the current state of the structures and materials (insulation, piping, toxic hazards, etc.) to determine if they are fit or unfit for human habitation.

California is at the forefront of establishing housing and property maintenance codes. Based on the unique land and weather circumstances that plague California, its code reflects these dangers by setting requirements for individual remodeling or reconstructing a building to withstand earthquakes and other hazards (WEST'S ANN. CAL. HEALTH & SAFETY CODE § 19163). In the state of Washington, the state building code council established a requirement for the maintenance of indoor air quality inside newly constructed residential buildings (West's RCWA 19.27.190). Oregon has a statute requiring new building codes and building product standards be established in order to protect the indoor air quality of private residences.

States are also beginning to regulate residential remediation and improvements. Some states are allowing a legal cause of action against owners by persons injured or harmed in their property in order to place a stronger burden on owners to maintain their property. While these codes are not regulating the private homeowner directly, they are increasing the burdens on the private homeowner if they do not act in protecting individuals from harm.

### **Health and Sanitation Codes**

California, Colorado, Michigan, and Texas have codes that relate to health and sanitation. Generally, these codes address protecting individuals from non-structural health hazards such as trash removal, drinking water quality, indoor air quality, and exposure to chemicals and volatile organic compounds (VOC) indoors. Chicago also has a city ordinance that addresses how to handle trash and waste. Chicago's belief is that having trash compactors and effective trash management helps reduce the growing rat problem/population. Colorado has a code that regulates odor emissions from various sources in both residential and business settings (5 Colo. Code Regs. 1001-4).

State and local governments have difficulty in regulating private homes using health and sanitation codes alone. Products bought and used by a private homeowner varies from one individual to the next. Many states have found the most effective method of regulating health and sanitation inside of a private home is through product safety standards and public education programs.

### **Landlord-Tenant Laws**

The states of California, Georgia, Massachusetts, Ohio, Tennessee, Virginia, and Washington have landlord-tenant laws that help foster a healthy home. In many states, the landlord-tenant law is based on the Uniform Residential Landlord and Tenant Act (URLTA), which is intended to “encourage landlords and tenants to maintain and improve the quality of housing,” and clarify the “rights and obligations of landlords and tenants.” (URLTA § 1.102). The same laws also protect the landlord from any negligent actions by a tenant. Tennessee law rejects the approval of a connection for electricity in a one or two-family dwelling if there are no smoke detectors inside of the home (T.C.A. § 68-120-111). Washington requires the landlord to keep the premises fit for human habitation at all times during a tenancy (West's RCWA 59.18.060).

Although California has not adopted URLTA, it has codes in place regulating responsibilities of an employee's sponsor for Residential Housing Development and employee housing/building used for human habitation (25 CA ADC § 7324; WEST'S ANN. CAL. HEALTH & SAFETY CODE § 17001). Massachusetts also chose not to adopt the URLTA, but has a landlord-tenant law aimed to protect children from lead exposure (M.G.L.A. 111 § 197).

Using current landlord-tenant laws to regulate private homes may be easier than other issue areas because the codes regulate interior aspects of a dwelling. Landlord-tenant laws place bigger burdens on the landlord to provide fit dwellings for their tenants. This avenue of landlord to tenant/tenant to landlord requirements is applicable to a private homes, with the major difference of which individual (landlord or tenant) is accountable. To regulate a private home, one could argue that the private homeowner should be accountable not only to themselves, but to their family members, visitors, and future owners/inhabitants.

### **Product Standards**

Arkansas, California, Georgia, Louisiana, Maine, Maryland, Michigan, and Minnesota have product standards codes attempting to protect individuals from harm inside of the home. Some product standards not only protect individuals inside of the home, but have a specific aim of protecting children (LA. R.S. 46:2702; MD. HEALTH GEN. T.22). Other items of regulation include plywood and particleboard used in new home construction. States have a growing concern with manufacturer use of formaldehyde and VOC's in wood and consumer products (M.S.A. § 325F.181; WEST'S ANN. CAL. HEALTH & SAFETY CODE § 41712; 17 CCR § 93120.2). The state's aim is to have air pollution control standard inside of the house for aerosols, adhesives, paints, and other chemicals. Product standards codes do not apply strictly to inside of the home either; states have an increasing awareness on other products as well. In particular, California and Maine have product standards for manufactured/mobile homes (CAL. ADMIN. CODE TIT. 25, § 4049.3; Me. ADC 02-385 Ch. 110, § IV). Oregon established a task force, the Environmental Quality Commission, to monitor products made for household or office uses. The law notes that the federal government has failed to adequately regulate these products, and requires the Commission to ensure that harmful products are not in commerce (O.R.S. § 468A.785).

The current method of relying on the standards set by the Consumer Product Safety Commission (CPSC) may be ineffective because CPSC only has general and not specific requirements. Some state codes address this inadequacy and remedy it with their own laws and codes. If the federal CPSC does not begin to regulate or becomes stricter in its enforcement of certain products, more states will likely attempt to design their own regulations for product standards inside of homes. Complications will arise not only for manufacturers, but also between the states and interstate commerce.

### **Hazard Management Laws**

California, Colorado, Connecticut, Georgia, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, Tennessee, Texas, and Wisconsin have codes and laws addressing hazards and how to manage the hazards. The codes and laws aim to protect human exposure to hazards and hazardous materials. These hazards and hazardous materials can be: mold, lead, pesticides, fire, smoke, toxics in the water, among other concerns. California recognized the need to take action in order to improve indoor air quality at home and adopted a law that addresses hazards in the home (WEST'S ANN. CAL. HEALTH & SAFETY CODE § 39930). Texas has a code designed to reduce the general population's exposure to mold in water-damaged building materials (V.T.C.A., Property Code § 430.003).

Interestingly, Pennsylvania has a code allowing the use of pesticides around private single-family residence pool without any authorized pesticide certification (35 P.S. § 675.2).

This code reflects the common theme where the government does not want to regulate private homes. Pesticide application around a pool is not safer than applying inside of the house.

Regulating hazards and hazardous materials around the home may be similar to regulating health and sanitation inside the home. The biggest difficulty will be the issue of enforcement of violations if there are regulations for the management of hazards inside of the home. Additionally, questions involving the frequency of measurement for levels of mold, radon, blood lead levels, etc. can also be difficult to administer.

### **Disclosure Laws**

Nine states - Alaska, California, Delaware, Illinois, Maryland, Montana, New Hampshire, New York, and Tennessee - have disclosure laws containing an element of health and safety before the sale of residential real property. Requirements for disclosure may consist of any latent defects of a single family home (MD CODE, REAL PROPERTY, § 10-702), inconveniences or discomforts to living due to agricultural operations (ALASKA STATUTE § 34.70.050), or other known complications. Montana requires a radon disclosure statement with an offer for the purchase and sale of inhabitable real property (MCA § 75-3-606). New Hampshire requires a seller to disclose water and sewage disposal system information to the buyer (N.H. Rev. Stat. § 477: 4-c).

Disclosure laws do have the effect of forcing sellers to either disclose health hazards within a property or fix any health hazards before sale. However, the new owner, upon learning of any potential hazards, may elect not to correct the concerns, or not maintain the corrections the seller performed prior to selling. On the other hand, requiring a seller to disclose latent defects and potential hazards in the house allows the potential new owner to remediate if necessary. Disclosure also forces the seller and buyer to be more aware of the current condition of the house.

### **Other Codes**

Many states also have codes that relates indirectly to healthy homes. These codes do not fit in with the above categories, but are interesting in what they address. Some states regulate child daycare and caretaking facilities that operate out of private homes. Colorado, Illinois, Indiana, and California have codes that set forth general requirements for daycare homes. California recognizes that a significant number of family daycare homes in California are unregulated and that it is the responsibility of the state to "ensure the health and safety of children in family homes that provide daycare." (CAL. HEALTH AND SAFETY CODE § 1597.30 Chapter 3.6). Illinois and Indiana have general requirements for daycare homes, but also specify requirements for animals and pets in those homes (89 IL ADC 407.300; 470 IN ADC 3-4.7-65).

## State Healthy Housing Codes

### Housing / Property Maintenance Codes

Housing/Property Maintenance Codes	Location	Type	Summary	Citation	Additional Information/Comments
Special User Housing Rehabilitation Program	California	Code	Establishes the costs of rehabilitating and otherwise upgrading the rental housing development to conform with applicable building or housing codes and to improve habitability and maintenance of the property	25 CA ADC § 7456	
Home Improvement Loans	Michigan	Code	Requirements/restrictions for improvements made with 'home improvement loan proceeds'	MI ADC R. 125.182	Home improvement loans proceeds shall not be used for the payment, wholly or in part, of an assessment for public improvements Comprehensive code covering many 'healthy homes' topics
Regulation of Buildings Used for Human Habitation - General Provisions (State Housing Law)	California	Code	Promulgated pursuant to the State (CA) Building Standards Code	CA HLTH & S § 17998	
Residential Rental Inspections	Tennessee	Code	States that a governing body of a municipality may adopt an ordinance to inspect residential rental dwelling units that are either deteriorated or in the process of deteriorating for compliance with applicable local codes	T. C. A. § 13-21-302	can be classified under landlord-tenant law
Maintenance Codes	Virginia	Code	Maintenance Code; All conditions causing such structures to be classified as unsafe or unfit for human occupancy shall be remedied or as an alternative to correcting such conditions	V.M.C. Chapter 1. Section 101	
Residential Code	Florida	Code	Applies to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one and two-family dwellings	Florida Residential Code 2007	
Earthquake Hazard Building Reconstruction	California	Code	Sets requirements when remodeling or reconstructing buildings to avoid earthquake dangers	West's Ann.Cal.Health & Safety Code § 19163	

## Housing / Property Maintenance Codes

Housing/Property Maintenance Codes	Location	Type	Summary	Citation	Additional Information/Comments
Adoption of Regulations	California	Code	Addresses multifamily dwellings damaged or destroyed by fire, catastrophic events, or public enemies; reconstruction, restoration, or rebuilding	West's Ann. Cal. Gov. Code § 65852.25	
State Building Code	Minnesota	Code	Sets forth regulations and rules for state and residential buildings	M.S.A. § 16B.61	Good example of a state regulating specific items that are used in private homes More for construction than maintenance
Building Standards	Ohio	Code	Building Code requirements for Ohio	OH ST § 3781	
State Housing Law	California	Code	California State Housing Law	CA HLTH & S § 17920	
Regulation of Buildings Used for Human Habitation	California	Code	Refers to fire retardant materials; lead hazards; piping materials; noise insulation; etc	CA HLTH & S § 17921	Good example of housing law that addresses health/safety concerns
Indoor Air Quality Standards	Oregon	Statute	Director shall adopt building codes and building product standards to protect the indoor air quality of private residences	O.R.S. § 455.445	
Voluntary accreditation programs, indoor air quality sampling	Oregon	Statute	Environmental Quality Commission shall establish a voluntary accreditation program for those providing indoor air quality sampling services or ventilation system evaluations for public areas, office workplaces or private residences	O.R.S. § 468A.775	
Pilot programs, household or office products	Oregon	Statute	Indoor Air Pollution Task Force, the Environmental Quality Commission may establish a pilot program for any product designed for household or office use that is not adequately regulated by federal law that may be a threat to human health by contaminating indoor air	O.R.S. § 468A.785	
Indoor air quality--Interim and final requirements for maintenance	Washington	Code	State building code council shall establish interim requirements for the maintenance of indoor air quality in newly constructed residential buildings	West's RCWA 19.27.190	

## Housing / Property Maintenance Codes

Housing/Property Maintenance Codes	Location	Type	Summary	Citation	Additional Information/Comments
Unfit for habitation	Georgia	Code	Public officer may determine, under existing ordinances, that a dwelling, building, or structure is unfit for human habitation	Ga. Code Ann., § 41-2-10	
Removal of Dilapidated Structures and Noxious Matters; City of Monroe	Louisiana	Code	City of Monroe contains great numbers of unsightly and unsafe properties and dilapidated structures which have become a liability to the community; code sets forth requirements for abatement of dilapidated structures	LA R.S. 33:4770.6	
Owner or occupier bound to keep premises safe	Georgia	Code	Where an owner or occupier of land, by express or implied invitation, induces or leads others to come upon his premises for any lawful purpose, he is liable in damages to such persons for injuries caused by his failure to exercise ordinary care in keeping the premises and approaches safe	Ga. Code Ann., § 51-3-1	

## Health / Sanitation Codes

Health/Sanitation Codes	Location	Type	Summary	Citation	Additional Information
Sanitary Standards and Regulations for Public Accommodations	Colorado	Code	Purpose of these "Sanitary Standards and Regulations" is to provide minimum requirements for the protection of the health and safety of the occupants of public accommodations and residents of the general communities.	6 CO ADC 1010-14	applicable to the maintenance, sanitation, ventilation, occupancy, and use of public accommodations, (rooming houses, boarding houses, lodging houses, hotels, and motels
Enforcement of Codes	Michigan	Code	Promulgates, contents, updates, etc., the state construction code; enforcement of Michigan building code, residential code, plumbing code, mechanical code, uniform energy code, and rehabilitation code	M.C.L.A. 125.1504	Code consists of the IRC, IBC, IMC, IPC published by the ICC
Building Energy Efficiency Performance Standards	Texas	Code	Addresses residential building energy efficiency and air quality	V.T.C.A., Health & Safety Code § 388.003	Uses IRC
Odor Emission	Colorado	Code	Regulates odor emissions from various sources in both residential and business applications	5 Colo. Code Regs. 1001-4	
Assessment of human health or ecological risks for brownfield sites	California	Code	Consideration of exposure level and body burden level that alter physiological function or structure in a manner that may significantly increase the risk of illness and of exposure to hazardous substances in all media, including, but not limited to, exposures in drinking water, food, ambient and indoor air, or soil. (6) The development of reasonable maximum estimates of exposure for both current land use conditions and reasonably foreseeable future land uses at the site. (7) The development of reasonable maximum estimates of exposure to volatile organic compounds that may enter structures that are on the site or that are proposed to be constructed on the site and that may cause exposure due to accumulation of these volatile organic compounds in the indoor air of those structures.	West's Ann.Cal.Water Code § 13304.2	

## Landlord – Tenant Laws

Landlord-Tenant Laws	Location	Type	Summary	Citation	Additional Information
Multi-family Housing Program	California	Code	Sets the responsibilities of a Sponsor for a Rental Housing Development	25 CA ADC § 7324	
Lead Poisoning Prevention and Control	Massachusetts	General Law	Landlord-tenant requirements to protect children, 6 and under, from lead exposure in dwellings	M.G.L.A. 111 § 197	
Smoke Detectors	Tennessee	Code	Unlawful to own or operate a one-family or two-family rental unit without installing an approved	T. C. A. § 68-102-151	
Smoke Detectors	Tennessee	Code	No one-family or two-family dwelling shall be approved for connection of new electric service unless the dwelling is equipped with at least one smoke detector	T. C. A. § 68-120-111	Regulating smoke detectors in private home
Employee Housing Act	California	Code	Buildings used for human habitation, and buildings accessory thereto, within employee housing shall comply with the building standards	West's Ann. Cal. Health & Safety Code § 17001	Not exactly landlord-tenant, but similar; not specific with requirements
Obligations of Landlord	Ohio	Code	Sets requirements of the landlord	R.C. § 5321.04	
Smoke Detector	Ohio	Code	Smoke detection system required in certain apartment and condominium buildings	R.C. § 3781.104	
Liability of landlord for negligence of tenant and for failure to repair	Georgia	Code	Landlord is not responsible to third persons for damages resulting from the negligence or illegal use of the premises by the tenant	Ga. Code Ann., § 44-7-14	
Inspection of deteriorating residential rental units	Tennessee	Code	ordinance to inspect residential rental dwelling units that are either deteriorated or in the process of deteriorating for Compliance with applicable local housing, building, plumbing, electrical, fire, health or related codes and to promote the health, safety and welfare of its citizens	T. C. A. § 13-21-302	
Rental inspections; rental inspection districts; exemptions; penalties	Virginia	Code	The local governing body may adopt an ordinance to inspect residential rental dwelling units for compliance with the Building Code and to promote safe, decent and sanitary housing for its citizens	Va. Code Ann. § 36-105.1:1	
Landlord - Duties	Washington	Code	Landlord will at all times during the tenancy keep the premises fit for human habitation	West's RCWA 59.18.060	

## Product Standards

Product Standards	Location	Type	Summary	Citation	Additional Information
Mobile home safety	California	Code	Sets minimum requirements for fire and energy equipment for manufactured homes	Cal. Admin. Code tit. 25, § 4049.3	
State Certification of Manufactured Housing	Maine	Code	Sets definitions in the required certification standards for manufactured housing	ME ADC 02-385 Ch. 110, § IV	
Liability of Supplier	Arkansas	Code	Discusses liability of a supplier that sells products to individual and causes harm to person or property	A.C.A. § 4-86-102	Not very helpful because it deals with regulating the producer, not the private buyer/owner
Home Furnishings	California	Code	Product safety; Mattress fire retardant requirements	West's Ann. Cal. Bus. & Prof. Code § 19161; CA BUS & PROF § 19161	Strictly products standards; nothing about regulating for safety (implied?)
Hazardous Substances Act	California	Code	Sets standards for products in terms of hazardous substances	CA HLTH & S § 108130	Does not apply to private homeowners directly
Safety Glazing Material	Georgia	Code	It is unlawful to knowingly to sell, fabricate, assemble, glaze, install, or consent to be installed in any hazardous location if said product, material, or structure contains any glass or glazing product other than safety glazing material	Ga. Code Ann., § 8-2-91	Appears to be for buildings in general
Products Liability Act	Louisiana	Code	Establishes the exclusive theories of liability for manufacturers for damage caused by their products	LA R.S. 9:2800.55	General product safety/liability, not specific to household products
Children's Product Safety Act	Louisiana	Code	Standards and rules for protecting children product safety	LA R.S. 46:2702	Addresses child-care facilities
Hazardous Substances Act	Michigan	Code	Rules and regulations for banned hazardous substances	M.C.L.A. 286.459	
Poisons, Dangerous Household Substances, Flammable Products, and Hazardous Materials	Maryland	Code	Discusses hazardous materials in general, but also refers to household products and child-resistant packaging	MD HEALTH GEN T. 22, Subt.	

## Product Standards

Product Standards	Location	Type	Summary	Citation	Additional Information
Formaldehyde Product Standard	Minnesota	Code	All plywood and particleboard used in newly constructed housing units, including manufactured homes, or sold to the public for use as building materials, shall comply with the product standards	M.S.A. § 325F.181	
Nonvehicular Air Pollution Control - Regulations to reduce Volatile Organic Compounds emitted by consumer products	California	Code	Regulations to reduce volatile organic compounds emitted by consumer products; products manufactured prior to effective date; air pollution control standards affecting formulation of aerosol adhesives and paints; regulations relating to disinfectants; compliance	West's Ann.Cal.Health & Safety Code § 41712	aerosols; paints
Airborne Toxic Control Measures - Formaldehyde	California	Code	No person shall sell, supply, offer for sale, or manufacture for sale in California any composite wood product which, at the time of sale or manufacture, does not comply with the emission standards	17 CCR § 93120.2	
Child Resistant Packaging of Dangerous Household Substances	Maryland	Code	Sets requirements for items packaged for household consumption/use.	MD Code, Health - General, § 22-301	Applies more towards manufacturers than private homeowners
Liability of Owners and Occupiers of Land	Georgia	Code	Where an owner or occupier of land, by express or implied invitation, induces or leads others to come upon his premises for any lawful purpose, he is liable in damages to such persons for injuries caused by his failure to exercise ordinary care in keeping the premises and approaches safe.	GA ST § 51-3-1	

## Hazard Management Laws

Hazard Management Laws	Location	Type	Summary	Citation	Additional Information
State building code	Connecticut	Code	Entire CT building code; contains language discussing hazards	Conn. ADC § 29-252-1d	
State Minimum Fire Safety Standards with Modifications	Georgia	Code	reasonable minimum protection of life and property from the hazards created by fire, smoke, explosion, or panic created from a fear of fire or smoke	GA COMP. R. & REGS. 120-3-3-04	Does not apply to one/two residential dwellings
Standards for Group Care Homes and Family Boarding Homes	Tennessee	Rule/Regulation	Sets standards for fire and life safety requirements in group care and family boarding homes	Tenn. Comp. R. & Regs. 0250-4-2-.12. App.	Regulates houses being used for care-taking purposes
Residential Care Centers for Children and Youth - Physical Environment and Safety	Wisconsin	Code	Sets requirements for residential care centers.	Wis. Admin. Code s HFS 52.51	
Community Living Arrangements	Georgia	Code	Community Living Arrangement shall provide a safe and healthy home for its residents, and where subject to fire and safety standards promulgated by the Office of the Safety Fire Commissioner	GA ADC 290-9-37-.11	
Lead Hazard Evaluation and Abatement	New Jersey	Code	General provisions and definitions for lead evaluation and abatement	NJ ADC 5:17-1.2	
Lead Poisoning Prevention Act	Rhode Island	Session Law	Act to protect the public health and public interest by establishing a comprehensive program to reduce exposure to environmental lead and thereby prevent childhood lead poisoning, the most severe environmental health problem in Rhode Island.	1991 Rhode Island Laws Ch. 91-355	
Uniform Fire Safety Act - Flammability Standards for Mattresses	New Jersey	Statute	NJ Fire Safety Act mirrors the Standard for the Flammability (Open Flame) of Mattress Sets," (16 CFR Part 1633)	N.J.S.A. 52:27D-198.15	
Prohibiting Flammable Materials	New York	Law	Defines interior furnishing	NY Chapter 20. Article 29. Section 500.	
Venting of heaters and burners	Ohio	Code	Talks about the use of heating devices in enclosed areas (house/office/warehouse); includes all methods and forms of heating	R.C. § 3701.82	

## Hazard Management Laws

Hazard Management Laws	Location	Type	Summary	Citation	Additional Information
Mold Reduction and Remediation	Texas	Code	Designed to reduce the general population's exposure to mold often formed in water-damaged building materials	V.T.C.A., Property Code § 430.003	
Swimming Pool Pesticides	Pennsylvania	Code	The use of general use pesticides in the care and maintenance of a swimming pool at a private single-family residence by any person is authorized without any certification restrictions	35 P.S. § 675.2	
Control of Lead Hazards	Colorado	Code	Contains procedures and requirements for the accreditation of lead-based paint activities	5 CO ADC 1001-23	
Safe Drinking Water	California	Code	No person in the course of doing business shall knowingly discharge or release a chemical known to the state to cause cancer or reproductive toxicity into water or onto or into land where such chemical passes or probably will pass into any source of drinking water	West's Ann. Cal. Health & Safety Code § 25249.5	
Connecticut Pesticide Control Act	Connecticut	Statute	Connecticut Pesticide Control Act	CT ST § 22a-66a	addresses only residential application by licensed applicators; does not address private application inside the household by homeowner
Indoor Air Pollution	California	Code	Recognizes the state needs to take action to improve indoor air quality at home	West's Ann. Cal. Health & Safety Code § 39930	

## Disclosure Laws

Disclosure Laws	Location	Type	Summary	Citation	Additional Information
Disclosure Form	California	Code	Disclosures required when transferring property	West's Ann. Cal. Civ. Code § 1102.6	
Disclosures in residential real property transfers	Alaska	Code	Before the transferee of an interest in residential real property makes a written offer, the transferor shall deliver by mail or in person a completed written disclosure statement	AS § 34.70.010	See: AS § 34.70.050
Form of Disclosure Statement	Alaska	Code	Subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.	AS § 34.70.050	
Buyer Property Protection Act	Delaware	Code	Buyer Property Protection Act	DE ST TI 6 § 2570	
Contracts of Sale - Disclosure	Maryland	Code	Pertains to latent defects for single family homes	MD Code, Real Property, § 10-702	
Disclosure of real property	New York	Code	Property Condition Disclosure in the Sale of Residential Real Property	NY REAL PROP § 460	
Radon Disclosure	Montana	Code	A radon disclosure statement must be provided on at least one document, form, or application executed prior to or contemporaneously with an offer for the purchase and sale of inhabitable real property	MCA 75-3-606	
Disclosure: Water/Sewage supply	New Hampshire	Code	Seller shall disclose the following information to the buyer: water and sewage disposal system	N.H. Rev. Stat. § 477:4-c	
Residential Property Disclosures	Tennessee	Code	Provisions of this part apply only with Respect to transfers by sale, exchange, installment land sales contract or lease with option to buy residential real property consisting of not less than one (1) nor more than four (4) dwelling units	TN ST § 66-5-201	

## Disclosure Laws

Disclosure Laws	Location	Type	Summary	Citation	Additional Information
Residential Real Property Disclosure Act	Illinois	Code	Applies to any transfer by sale, exchange, installment land sale contract, assignment of beneficial interest, lease with an option to purchase, ground lease, or assignment of ground lease of residential real property	IL ST CH 765 § 77/1	

## Other Laws

Other Laws	Location	Type	Summary	Citation	Additional Information
Child-care Facility Licensing	Colorado	Code	General Rules for Child Care Facilities and will apply to all child care applicants and licensees subject to the Child Care Licensing Act	12 CO ADC 2509-8	Covers child-care facilities involving homes
Licensing Standards for Daycare Homes	Illinois	Code	General requirements for daycare homes to protect children	89 IL ADC 406.8	
Licensing Standards for Daycare Homes - Animals	Illinois	Code	General requirements for daycare homes to protect children - re: animals	89 IL ADC 407.300	
Child-care Centers - Licensing	Indiana	Code	General requirements for daycare homes to protect children - re: pets	470 IN ADC 3-4.7-65	
Municipal Housing Code Avoidance	Pennsylvania	Code	Provides list of how an individual can be charged with the crime of municipal housing code avoidance; lists punishments	18 Pa.C.S.A. § 7510	Does not list what the municipal housing code is; categorized under 'crimes and offenses'
Regulation of Buildings Used for Human Habitation - Legislative findings and declarations	California	Code	Legislative findings on the conditions of residential housing/dwelling in California	West's Ann.Cal.Health & Safety Code § 17998	
Family Day Care Homes	California	Code	It has a responsibility to ensure the health and safety of children in family homes that provide day care; that there are insufficient numbers of regulated family day care homes in California.	CA HLTH & S § 1597.30 Chapter 3.6.	
Public policy to provide home environment; restrictions governing real property	California	Code	It is the public policy of this state to provide children in a family day care home the same home environment as provided in a traditional home setting	West's Ann.Cal.Health & Safety Code § 1597.40	
Environmental Health	Florida	Code	Program to detect and prevent disease caused by natural and manmade factors in the environment	West's F.S.A. § 381.006	does not specify inside the home
Brownfield Clean Up Program	New York	Code	All remedial programs shall be protective of public health and the environment including but not limited to groundwater	McKinney's ECL § 27-1415	Not relating to homes directly, BUT could be looked at as precursor for protecting the home from future problems

## Top 10 Largest Cities Codes

### Healthy Homes-Related Codes for the Top 10 Largest Cities

<b>New York City</b>	<b>Type</b>	<b>Summary</b>	<b>Citation</b>	<b>Additional Information</b>
1 & 2 Family Supplement - Building Code	Code	Supplement that defines and specifies criteria for 1 & 2 family dwellings no more than 3 stories	NYC Building Code Chapter M	<a href="#">Website</a>
Interior Environment	Code	Covers ventilation, temperature control, lighting, yards and courts, sound transmission, room dimensions, surrounding materials and rodent proofing associated with the interior spaces of buildings	NYC Building Code Chapter 12	
<b>Los Angeles</b>	<b>Type</b>	<b>Summary</b>	<b>Citation</b>	<b>Additional Information</b>
		Codes exist, but website difficult to navigate, (java-based index not loading for some sub-menus) <a href="http://www.amlegal.com/los_angeles_ca/">www.amlegal.com/los_angeles_ca/</a>		
<b>Chicago</b>	<b>Type</b>	<b>Summary</b>	<b>Citation</b>	<b>Additional Information</b>
Chapter 7-4: Lead-Bearing Substances	Ordinance	Lead ordinance for eliminating lead hazards in all residential housing	<a href="#">Website</a>	
Trash Compactor Ordinance	Ordinance	Ordinance on how to handle trash and waste	<a href="#">Website</a>	Chicago believes having trash compactors and trash management will help reduce the city rat problem/population
Residential Landlord and Tenant Ordinance Summary	Ordinance	Provides guideline for both landlord and tenants	<a href="#">Website</a>	
Residential Units	Municipal - Building Code	Building guidelines for buildings built in Chicago	<a href="#">Website</a>	Chapter 13-64 (difficult to download because of web format)

Light and Ventilation      Municipal - Building Code      Governs the means of light and ventilation required in all buildings.      [Website](#)      Chapter 13-172 (could not download due to web format)

Houston	Type	Summary	Citation	Additional Information
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Buildings Constituting Fire Hazards	Ordinance	Goal is to protect human life from destruction by fire and no person has a right to occupy or use or to profit from the occupancy or use of a building which seriously hazards human life	City of Houston - Code of Ordinances - Chapter 10 - Article VIII	
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Phoenix	Type	Summary	Citation	Additional Information
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Fire Safety - Product Standards	Code	prevent unwanted ignition caused by building equipment and systems	Phoenix Performance Code - Chapter 6 Fire Safety	
Safety of Users	Code	[801] - hazardous materials [803] - prevention of falls	Phoenix Performance Code - Chapter 8 Safety of Users	
Indoor Environment	Code	Climate and building functionality; Indoor air quality; airborne and impact sound	Phoenix Performance Code - Chapter 10 Indoor Environment	
Hazardous Materials	Code	Protect people and property from the consequences of unauthorized discharge, fires, or explosions involving hazardous materials	Phoenix Performance Code - Chapter 22 Hazardous Materials	

Philadelphia	Type	Summary	Citation	Additional Information
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		Codes exist, but website was down/under maintenance during research <a href="http://www.amlegal.com/library/pa/philadelphia.shtml">www.amlegal.com/library/pa/philadelphia.shtml</a>		
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<b>San Antonio</b>	<b>Type</b>	<b>Summary</b>	<b>Citation</b>	<b>Additional Information</b>
Residential Housing Code	Code	Adoption of the ICC Housing Code with omissions and additions	City Code of San Antonio, Texas Chapter 6, Article VIII	Uses ICC Housing Code 2006 as guideline
Building Code	Code	Adoption of the ICC Building Code with omissions and additions	City Code of San Antonio, Texas Chapter 6, Article VIII	Uses ICC Building Code 2006 as guideline
Electrical Code	Code	Intent of this chapter is to protect the city and its citizens from the installation of electrical materials and devices that may endanger life and property and to ensure the safety and welfare of all citizens	Section 10, Chapter 10 of the City Code of San Antonio, Texas	Practical safeguarding of persons and buildings and their contents from electrical hazards arising from the improper use of electricity for light, heat, power, radio, signaling and for other purposes

<b>San Diego</b>	<b>Type</b>	<b>Summary</b>	<b>Citation</b>	<b>Additional Information</b>
Housing Code	Code	Sets forth the use, maintenance and occupancy of any Residential Occupancy approved for construction before or after adoption of this Division	Chapter IX, Article 8, Division 1, San Diego Municipal Code	
Tenant's Right to Know Regulations	Code	Discusses landlord-tenant responsibilities and requirements	Chapter IX, Article 8, Division 7, San Diego Municipal Code	Does not go into detail about the landlord-tenant duties/responsibilities

<b>Dallas</b>	<b>Type</b>	<b>Summary</b>	<b>Citation</b>	<b>Additional Information</b>
Residential Code - 1 and 2 Family Dwellings	Code	Makes amendments to existing structure and building code by clarifying one and two family dwellings	Ordinance No. 27110	Follows ICC 2006 Residential Code

<b>San Jose</b>	<b>Type</b>	<b>Summary</b>	<b>Citation</b>	<b>Additional Information</b>
Building Code	Code	Purpose is to safeguard life, limb, property, water quality and natural resources, and to promote the public welfare by regulating grading. It is the intent of this chapter to establish uniform engineering standards and procedures for grading, and to allow reasonable deviations from these standards	San Jose, California Code of Ordinances, Title 17, Chapter 17.04	
Housing Code	Code	Provides for decent housing by safeguarding life, safety, health, property and public welfare by setting minimum standards for buildings used for human habitation within this jurisdiction	San Jose, California Code of Ordinances, Title 17, Chapter 17.20	
Dangerous Building Code	Code	A dangerous building is any building or structure or portion thereof which creates an endangerment to the life, limb, health, property, safety or welfare of the occupants of the building or members of the public.	San Jose, California Code of Ordinances, Title 17, Chapter 17.40	

<b>Saint Louis (52)</b>	<b>Type</b>	<b>Summary</b>	<b>Citation</b>	<b>Additional Information</b>
Residential Code	Code	Establishes the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations	St. Louis City Revised Code Chapter 25.11	Based on IRC 2003