


Reading of the
Proposed
Regulations
Governing
Implementation
of the Healthy
Homes Program



CITY OF NEW ORLEANS

**Department of
Safety & Permits
Healthy Homes**





1. Operable fire and smoke detection systems and alarms:

a. Inspectors must be able to view & test the detector(s).

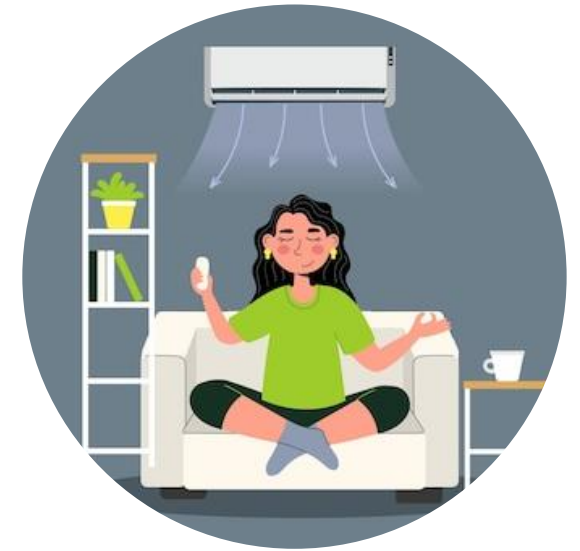
2. Sinks lavatories, showers, etc.:

- a. The inspector will verify that the unit contains at least one of each of the following: (1) bathtub/shower, (2) lavatory with a flush-type water closet/toilet, and (3) kitchen sink. The plumbing fixtures associated with these installations shall be visibly inspected for signs of unsanitary conditions or improper working order. Such signs may include, but are not limited to, leaks, holes in pipes, drips from pipes, foul orders, and the presence of noxious water or sewage.
- b. Hot & cold water must be operable on all sinks, bathtubs, lavatories, and showers. The inspector will turn on all taps to ensure that (1) they work and (2) both hot and cold water is available. Toilets will be flushed to test that they are operable. This inspection (2b) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that all hot and cold water works properly.
- c. Water temperature will be tested with a thermometer; in particular, all sinks, bathtubs, lavatories, and showers must reach a minimum of 110F. This inspection (2c) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that hot water temperature is sufficient.



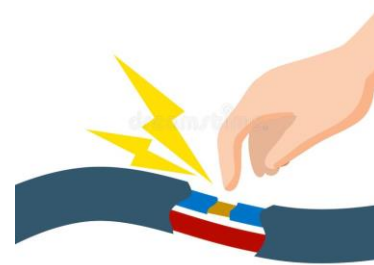
3. Heating and cooling:

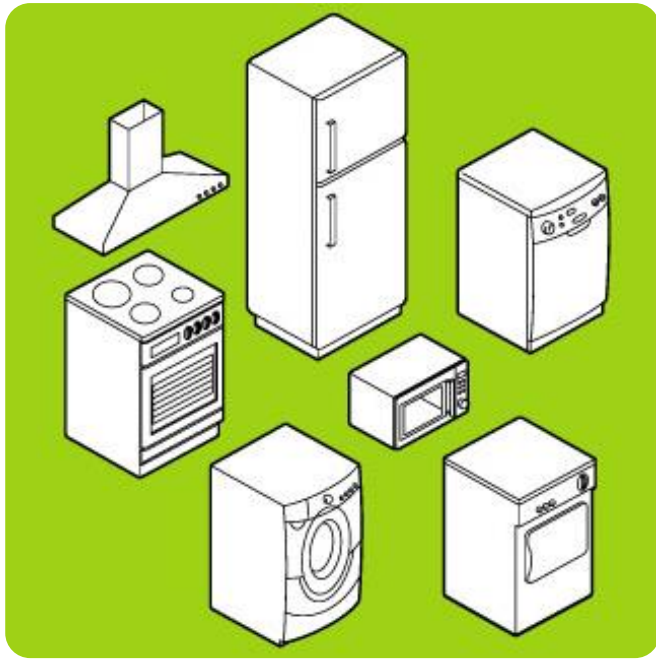
- a. Thermometers will be used in all living areas to confirm that the temperature in the area reaches 68F or higher after setting the temperature on the heating mechanism after a reasonable time period. Living areas are defined as habitable rooms, bathrooms, and toilet rooms. The heating mechanism must not be a cooking appliance. This inspection (3a) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that the cooling mechanism suffices in all bedrooms.
- b. Thermometers will be used in all bedrooms to confirm that that the temperature in the area reaches 80F or less after setting the temperature on the cooling mechanism after a reasonable time period. The temperature will be measured at a point three feet above the floor and two feet from exterior walls. This inspection (3b) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that the cooling mechanism suffices in all bedrooms.



4. General electrical:

- a. The inspector will conduct a visible inspection of the electrical system and will randomly test components (e.g. light switches) to ensure that they work.
- b. Overuse of extension cords is not allowed.
- c. The inspector will ensure that power outlets are in working order by randomly testing outlets with a multimeter.
- d. The inspector will ensure that no outlets are open, are missing faceplates, or have exposed wires.





5. Appliance Safety:

- a. All Appliances located in the residence will have an outlet for its use that is grounded and rated for the appliance. All appliances will be visually inspected for signs of improper installation or improper working condition.
- b. All appliances shall be turned on to verify their functionality, This inspection (5b) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that all appliances are operational in all living areas.



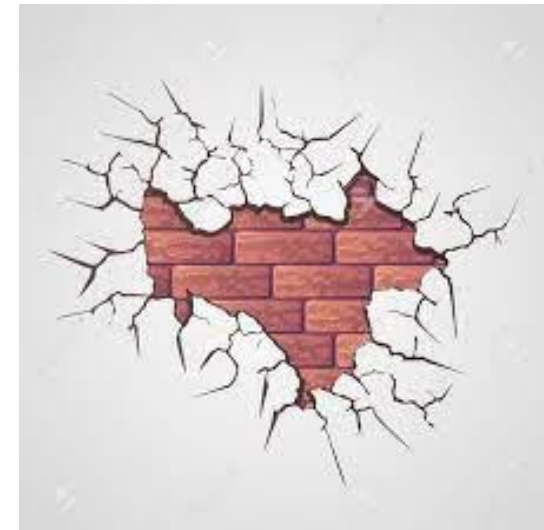
6. Leaks

- a. The inspector will check all windows, exterior doors, and, as visible, roofs for signs of dampness or deterioration, Such signs include, but are not limited to, mold.



7. Interior surfaces

- a. The inspector will examine all interior surfaces to ensure that they are free of significant cracking, decay, or other defects.





8. Exterior

- a. The inspector will examine the interior of the rental housing unit and the entire property for signs of rodent harborage or other infestation. Evidence of rodents or other infestation within the rental housing unit shall constitute a violation of this provision.

9. Overall



- a. If the renter is present during the inspection, the inspector will solicit any information from him/her about possible defects in the rental unit, and shall pay special attention, during inspection, to those elements of the unit. However, except as provided in (2b), (2c), (3a), (3b), and (5b), the renter's attestation of compliance will not suffice; the inspector must conduct an inspection.
- b. Under no conditions will an owner's attestation of compliance suffice.

