

AN ORDINANCE TO PROTECT THE PUBLIC HEALTH AND SAFETY
BY ESTABLISHING MINIMUM HOUSING STANDARDS FOR RENTAL PREMISES

IN THE CITY OF URBANA, ILLINOIS

WHEREAS, there are in the City of Urbana, Illinois buildings or structures used and maintained for human habitation which are dilapidated, unsafe, dangerous, unsanitary and which constitute a menace and a detriment to the health, morals, safety and general welfare of the people of this city; and

Whereas, the existing ordinances of this city are inadequate to properly prescribe a minimum standards for rental dwelling premises necessary for the protection of public health, safety, morals and the general welfare;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF

URBANA, ILLINOIS:

SECTION I. Applicability of Standards: The provisions of this ordinance shall apply to all structures in this city containing one or more rental dwelling units and to all dwelling units which are either rented for human habitation, or permitted by the owner thereof to be occupied for human habitation by a person or persons other than the owner or owners thereof. Every building or structure, or part thereof, rented for use in whole or in part as a home or residence of a single family or person, and every building or part thereof rented for use as a home or residence of two or more persons or families living in separate apartments, shall conform to the requirements of this ordinance, regardless of the class to which such building may otherwise belong, and regardless of when such building may have been constructed, altered or repaired.

This ordinance establishes minimum standards for the human habitation or occupancy of rental premises in this city, and does not replace or modify standards otherwise established for the construction, replacement or repair of buildings contained in the other ordinance of this city, except such as are in conflict with the provisions of this ordinance.

SECTION II. Definitions: For the purpose of this ordinance the following words and phrases shall have the meanings assigned to them:

Owner: Shall mean any person, firm or corporation who alone, or jointly or severally with others, shall own or have charge, care or control of, any dwelling, or dwelling unit within the city as owner, employee or agent of the owner, or as trustee or guardian of the estate, or person of, the title holder; and all such other persons shall be bound to comply with the provisions of this ordinance to the same extent as the owner.

Habitable Building. Shall mean any structure or part thereof that shall be used as a home or place of abode by one or more persons.

Family. A group of persons, not necessarily related by blood or marriage, living together as a single housekeeping unit.

Dwelling Unit. The term "dwelling unit" as used in this ordinance signifies any room or suite of rooms with facilities for regular cooking, and occupied by a person or a family.

Habitable Room. Shall mean every room in any building in which persons sleep, eat, or carry on their usual domestic or social vocations or avocations, but shall not include private laundries, bathrooms, toilet rooms, pantries, storerooms, corridors, rooms for mechanical equipment for service in the building or other similar spaces not used by persons frequently or during extended periods.

Provided. Shall mean furnished, paid for or under the control of the owners.

Rented Premises: The term "rented premises" when used in this ordinance shall apply to all premises which are actually rented under verbal or written lease to one or more tenants, and also to the use of premises by one or more persons other than the owner or owners thereof, who may be permitted by such owner to occupy such premises rent free or without consideration being paid to the owner or owners for such use.

Public Hall. Shall mean a hall, corridor, or passageway not within the exclusive control of one family.

SECTION III. Standards: All rented premises occupied for human habitation shall conform to the following minimum standards:

(a) Area of Floor Space:

1. A minimum of 100 square feet of floor space per adult shall be provided in each dwelling unit.
2. A minimum of 50 square feet of floor space per child six years of age or older shall be provided in each dwelling unit.
3. A minimum of 300 square feet of floor space shall be provided for each single family dwelling unit.
4. A minimum of 600 square feet of floor space shall be provided for each two family dwelling unit.
5. A minimum of 200 square feet of floor space per family shall be provided in multifamily dwelling units housing three or more families.
6. In computing floor area only that area having a ceiling height of seven or more feet shall enter into the computation.

(b) Sanitary Conditions and Facilities:

1. At least one flush type toilet shall be provided for each single and two family dwelling unit.
2. At least one flush type toilet shall be provided for every eight adult persons in rooming houses and in multifamily dwelling structures housing three or more families.
3. The necessary number of flush type toilets may be provided in a separate building outside of, or separate from, the building containing the dwelling units if such separate building is constructed and maintained in conformity with the Health ordinances of this city and if such building is provided with windows, ventilating shaft, or mechanical ventilating equipment sufficient to insure adequate ventilation thereof.
4. Running water shall be provided for each dwelling unit and for each flush type toilet.
5. An outlet for sanitary sewage shall be provided for each dwelling unit in conformance with existing ordinances of

this city.

6. All units to have floors other than earth.

(c) Windows and Ventilation:

1. Window or windows with a total glass area equal to at least ten per cent of the floor area of a habitable room shall be provided. Such window or windows shall open onto a street, yard, alley, court or easement, or to the sky, and shall be constructed so that at least one-half of such glass area may be fully opened and so that the sash or sashes can be opened or securely closed.
2. Rooms or dwelling units not conforming to the standards set forth in paragraph c-1 of this section may in the alternative be provided with artificial ventilation facilities sufficient to insure adequate ventilation thereof. Such artificial ventilating facilities must be approved by the Building Inspector.
3. Inside bathrooms, not provided with windows, shall be provided with a ventilating shaft, or sufficient mechanical ventilating equipment to insure adequate ventilation therein. Installations of ventilating equipment must be approved by the Building Inspector.

(d) Electrical Facilities:

1. Each dwelling unit to have electrical facilities consisting of one 20 ampere circuit for convenience outlets in kitchen and dining areas and at least one additional circuit for lighting. Such electrical facilities shall be installed or made to conform with the standard provided in the Electrical Ordinance of this city.

(e) Heating:

1. A vent or flue shall be provided so that all heating units using combustible materials may be connected thereto in conformity with the standards provided in the Fire and Building Ordinances of this city.

(f) Exits:

1. At least one exterior door shall be provided for each single family dwelling unit.

2. Two exterior doors shall be provided for each two family dwelling unit with floor space exceeding 500 square feet, for each two family dwelling unit, and for each multifamily dwelling unit of one story housing three or more families.
3. In addition to the requirements provided for in the preceding paragraph f-2, a direct exit shall be provided for each floor of each multifamily dwelling unit of three or more stories.
4. The exterior doors or exits required in this paragraph f may be provided in or from a public hall, but in that event each dwelling unit shall be provided with one exit door to such public hall or directly to the outside for every 500 square feet of floor space in such dwelling unit.

SECTION IV. Any habitable building which shall fail to conform to the standards set forth in Section III of this ordinance shall be deemed a nuisance and detrimental to the health, safety and welfare of the inhabitants of this city.

SECTION V. Duty of Owner When Property is Vacated: Whenever a dwelling unit is vacated it shall be the duty of the owner to determine that such dwelling unit is in a clean, sanitary and habitable condition, free from infestation, before renting such dwelling unit to another occupant. Where necessary, the owner shall renovate or paint walls and ceilings, and exterminate vermin in such vacated dwelling units before offering them for rent.

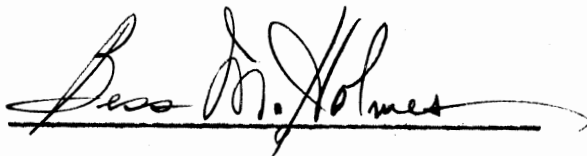
SECTION VI. Inspection: Any officer or employee of the city charged with the duty of inspecting buildings, fire hazards, health conditions, or plumbing and electrical installations, may inspect and examine and shall be authorized to enter any building, structure, or premises at any reasonable hour to determine whether such building, structure, or premises conforms to the provision of this ordinance.

SECTION VII. Penalties: It shall be unlawful for any owner to rent or cause to be rented for human habitation, or to permit occupancy for human habitation by any person or persons other than the owner and his immediate family any habitable building, dwelling unit, or habitable room which does not conform to the minimum standards set forth in this ordinance. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof be fined not less than \$5.00 nor more than \$200.00 for each offense, and each day a violation occurs or continues shall constitute

a separate offense.

SECTION VIII. Effective Date: In order that the people be adequately apprised of the requirements of this ordinance and in order that a proper survey of conditions may be made, this ordinance shall be in full force and effect from and after January 1, 1954.

Adopted by the City Council of the City of Urbana, Illinois, this 21st day of September, A.D. 1953.



CITY CLERK

Approved by the Mayor this 21st day of September A.D. 19 53.



Published October 5, 1953