

**CITY OF LOS ANGELES HOUSING DEPARTMENT
HABITABILITY INSPECTION PROGRAM
CODE ENFORCEMENT UNIT
3550 Wilshire Boulevard, 15th Floor
Los Angeles, CA 90010**

**PREPARING RESIDENTIAL PROPERTY FOR THE
HOUSING HABITABILITY INSPECTION**

HABITABILITY STANDARDS

Your responsibility as a residential rental property owner is to make certain that your tenants have a safe environment in which to live. The various deficiencies listed below are the most frequently found during habitability inspections. Failure to make repairs in these areas can cost an owner much more in time and money than the actual repairs would have cost in the first place. If you are cited and do not make the necessary repairs within the time frame given by the inspecting agency, you risk not only heavy fines, court appearances, and property assessments, and you will have to make the repairs in the end anyway. Why not do it right the first time?

Familiarize yourself and your managers with the various code requirements. If repairs are made in a timely fashion much grief and expense will be avoided. The most commonly found deficiencies are covered by the following code sections:

L.A.C.C. (Los Angeles Civil Code)

11.16.020	Accumulated Garbage
11.16.050	Discharged Sewage
11.20.19Q	Bathrooms in Disrepair
11.20.330	Missing Window Screens
11.20.340/11.20.140(b)3	Damaged Walls, Floors & Ceilings
11.30.010	Vermin, rodent, and insect infestation
11.30.050(b)	Missing Vent Screens

L.A.M.C. (Los Angeles Municipal Code)

57.10.03	Blocked Exits
57.90.15(A)	Unmaintained Fire Equipment (usually stand pipes & fire doors)
57.20.41 (A-B)	Wedged Open or Blocked Fire Doors
57.33.07(A)	Locked Exit Doors
57.33.16	Unlit Exits or Lack of Exit Lighting
57.112.06(A)	Missing Smoke Detectors
57.119.07(A)	Broken Smoke Detectors
57.1,8.11(B)	Unmaintained Fire Hose
57.140.07	Uncharged, or Fire Extinguishers Requiring Charging
57.140.16(A)	Missing Fire Extinguishers

91.8104.4	Damaged Walls & Ceilings
91.8104.5	Broken Doors, Windows & Cabinets
91.8104.6	Damaged Floors
91.8104.7	Damaged Drainboards & Plumbing Fixtures
91.8104.8	Damaged Electrical Fixtures

91.8104.11	Lack of Heat
93.0616 (c)	Inadequate Electrical Service
94.0602.6	ABS Pipe
U.P.C.	Damaged Electrical Fixtures
301	Defective Drainage
801	Plumbing Leaks
901	Plumbing Fixture Surface Damage
NEC	
110-13 (a)	Electrical Equipment not Securely Mounted
300-4	Exposed Wires
370-15	Missing Electrical Cover plates

FIRE AND LIFE SAFETY CODE REGULATIONS

1. Maintain all fire doors in good working order. (L.A.M.C. 57.01.35 (d), 57.90.41, 91.1005.8.1)
2. Maintain all fire hoses properly racked and in a state of good repair. (L.A.M.C. 57.138.11)
3. Provide and maintain required fire extinguishers. (L.A.M.C. 57.140.16)
4. Maintain all fire extinguishers properly serviced. Service all fire extinguishers that have been used, and/or that have not been serviced within the past year. (L.A.M.C. 57.140.07)
5. Maintain all fire alarms in good working order. (L.A.M.C. 57.122.09)
6. Maintain all fire escapes in good working order. (L.A.M.C. 57.01.35 (d))
7. Maintain all standpipe systems in good working order. (L.A.M.C. 57.01.35(d))
8. Maintain all fire sprinkler systems in good working order. (L.A.M.C. 57.01.35 (d))
9. Maintain all exits properly marked. (L.A.M.C. 57.33.15)
10. Maintain all exit doors so that they are openable from the inside without the use of a key, tool or any other special know-ledge. (L.A.M.C. 57.03.07) (No Double-key locks on entry doors)
11. Maintain all exits, hallways, corridors and stairways with required lighting. (L.A.M.C. 57.33.16)
12. Maintain all exit routes free from obstructions. (L.A.M.C. 57.33.11)
13. Maintain quick release mechanisms on security bars installed over at least one openable

window of all sleeping rooms located on the first, second and third floors. (L.A.M.C. 91.310.4.4)

14. Maintain all routes required for Fire Department access, including roofs free from obstructions. (L.A.M.C. 57.33.11)
15. Provide and maintain required smoke detectors. (L.A.M.C. 57.112.06 (A))

HOUSING HABITABILITY CODE REGULATIONS

BUILDING CODE REQUIREMENTS

1. Maintain all walls, floors and ceilings in good repair. (L.A.M.C. 91.8104.4, 91.8104.6 and
2. L.A.C.C. 11.20.340/11.20.140 (b)3). Maintain construction of walls in corridors or hallways with no less than one-hour fire resistive construction. (L.A.M.C. 91.1005.7)
3. Maintain all doors, door frames and cabinet doors in good repair. (L.A.M.C. 91.8104.5) Maintain all doors opening into fire-rated corridors or hallways with approved self-closing and self-latching devices. (L.A.M.C. 91.1005.8.1)
4. Maintain all windows and window sashes in good repair. Replace any broken or missing glass window panes. (L.A.M.C. 91.8104.5)
5. Maintain all roofing in waterproof condition. (L.A.M.C. 91.8104.3)
6. Maintain all guardrails and handrails in good repair. (L.A.M.C. 91.0509.1, 91.1712)

ELECTRICAL CODE REQUIREMENTS

1. Maintain the building free from exposed wiring. (L.A.M.C. 93.032, NEC 300.4,336-10 (b))
2. Maintain or install approved hard-wired Smoke Detectors at the required locations. (Sleeping rooms and those corridors or areas giving access to them) (L.A.M.C. 91.310.9.1.1)
3. Maintain all electrical equipment, including the service panel, subpanels, conduits, wiring, switches, outlets, and fixtures in good repair. (L.A.M.C. 91.8104.8)
4. Maintain electrical panel boards and fuse holders properly fused. (L.A.M.C. 91.8104.8 and NEC 384-16 (a)) Maintain no fused neutral conductors (NEC 230-90)
5. Maintain all electrical switches, receptacles and other outlets with protective plates. (NEC 370-15)
6. Maintain all electrical outlets in bathrooms, and all electrical outlets in kitchens located within 6 feet of sinks, with ground fault interruption protection. (NEC 210-8)
7. Maintain all unused openings in electrical boxes, panels or other electrical equipment

properly sealed. (NEC 370-8. 384-18)

8. Maintain all electrical equipment. including panels, boxes, conduits and fixtures securely mounted to the surface upon which it is fixed. (NEC 110-13(a))
9. Maintain the electrical wiring in any building with four or more stories free from nonmetallic sheathed cable, such as romex. (NEC 336-4)
10. Maintain the building free from cord wiring used as a substitute for permanent wiring. (L.A.M.C. 91.8104.8)

PLUMBING CODE REQUIREMENTS

1. Maintain all plumbing lines and plumbing fixtures free from defects. Correct any loose, leaky, clogged or otherwise faulty toilets, faucets, sinks, showers, bathtubs and plumbing lines. (L.A.M.C. 91.8104. 91.8104.9 and U.P.C. 302. 80I, 907)
2. Maintain enamel surfaces on sinks and bathtubs in good repair. (U.P.C. 901, L.A.M.C. 91.8104.7)
3. Maintain the wall areas adjacent to sinks, showers and bathtubs in good repair.
4. (L.A.M.C. 91.8104.7)
5. Maintain all tub and shower enclosures in waterproof condition. (L.A.M.C. 91.8101.7)
6. Maintain vacuum breakers on all toilets equipped with flushometer valves. (U.P.C. 1003 (h))
7. Maintain all plumbing lines free from cross connections whereby non-potable and contaminated water can enter the water supply. (L.A.C.C. 11.38.030/11.38.380)
8. Maintain all unused openings into sewer or drainage piping properly capped. (U.P.C. 314(c))
9. Maintain all drainage piping free from galvanized steel fittings. (U.P.C. 401 (b)). Maintain any building with two or more stories free from plastic drainage piping. (L.A.M.C. 94.0602.6)
10. Maintain all gas water heaters with proper vents, vent connectors and vent caps. Maintain the vents and vent connectors properly supported. Maintain all gas water heaters with a sufficient supply of fresh air for combustion and ventilation. (U.P.C. 1312 (a) and L.A.C.C. 11.90.230)
11. Maintain all gas piping adequately supported. (U.P.C. 1213 (h))
12. Maintain all unused gas piping properly capped. (U.P.C. 1208 (b))

HEATING and VENTILATION CODE REQUIREMENTS

- 1 Maintain approved comfort heat in all occupied units. (L.A.M.C. 91.310.11, 91.8104.11)
- 2 Maintain all bathrooms with openable windows or ventilation fans. (L.A.M.C. 91.1203.3)
- 3 Maintain all fuel burning appliances with proper vents, vent connectors and vent terminations.
- 4 Maintain a sufficient supply of fresh air for combustion and ventilation. (U.M.C. 805 & 806)
- 5 Maintain kitchen ventilation in an operating condition. (L.A.M.C. 91.8104)

HEALTH CODE REGULATIONS

1. Maintain the building free from rodent infestation and rodent harborages. Seal all rodent holes. Maintain all interior and exterior doorways in rodent-proof condition by eliminating gaps greater than 1/4 inch. (L.A.C.C. 11.30.010)
2. Maintain the exterior of the building in rodent-proof condition. Maintain all vent openings and other openings in exterior walls covered with corrosion resistant wire mesh (1/4 inch mesh or smaller). (L.A.C.C. 11.30.050(b), L.A.M.C. 91.2317.7)
3. Maintain the building free from any cockroach, flea, mite, bedbug or other vermin infestation. Seal all cracks and crevices to eliminate cockroach and other vermin harborages. (L.A.C.C. 11.30.010)
4. Maintain the building and premises free from accumulations of trash and debris. (L.A.C.C. 1 1.16.020, L.A.M.C. 91.8104)
5. Maintain garbage in watertight receptacles with tight fitting lids. (L.A.C.C. 11.16.030)
6. Provide and maintain approved screening (16 mesh or smaller) set in tight-fitting frames to all openable windows, and to all other openings in the exterior walls of buildings. (L.A.C.C. 1 1.20.330)
7. Maintain an adequate supply of hot and cold running water under pressure to all kitchens and bathrooms at all times. (Hot water must be 110 degrees F or greater.) (L.A.C.C. 11.20.190, 11.20.260, L.A.M.C. 91.8104.10)
8. Maintain all bathrooms, toilet rooms and their fixtures in good repair and free from corrosion. (L.A.C.C. 1 1.20.190, L.A.M.C. 91.8104.7)
9. All repairs are to be made in a workmanlike manner, using only approved materials. Where required by law, licensed contractors shall be used to perform work such as electrical and plumbing repairs.