

20.11 MINIMUM STANDARD FOR BASIC EQUIPMENT AND FACILITIES. (1) No person shall occupy as owner-occupant or let to another for occupancy any dwelling or dwelling unit, for the purpose of living therein, which does not comply with the minimum standards for basic equipment and facilities as provided herein.

(a) **KITCHEN SINK.** Every dwelling unit shall contain a kitchen sink in good working condition.

(b) **WATER CLOSET AND LAVATORY.** Every dwelling unit shall contain a room which affords privacy to a person within said room and which is equipped with a flush water closet, and a lavatory in good working condition.

(c) **BATHTUB OR SHOWER.** Every dwelling unit shall contain a room which affords privacy to a person within said room and which is equipped with a bathtub or shower in good working condition.

(d) **WATER HEATING FACILITIES.** Every kitchen sink, lavatory, and bathtub or shower required by the code shall be properly connected with both hot and cold water lines. The hot water lines shall be connected with supplied water heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory, bathtub or shower at a temperature of not less than 110°F to 120°F.

(e) **WATER AND SEWERAGE FACILITIES.** All plumbing fixtures required by this code shall be properly connected to an approved water system and to an approved sewerage system.

(f) **GARBAGE AND RUBBISH DISPOSAL.** Every dwelling unit shall have adequate garbage and rubbish storage containers in which to place the garbage and rubbish therein. The containers shall consist of water tight galvanized metal or plastic cans, not more than 32 gallons in capacity, equipped with adequate handles or bails. In lieu of a garbage container, a dwelling unit may be equipped with a garbage disposal unit connected with an integral part of the sewerage system of the building and capable of reducing all garbage deposited therein to particles no greater than one-half inch in any dimension.

(g) **EXITWAYS.** Every dwelling unit shall have access to one unobstructed exitway leading to a public street or alley. Where there are two or more dwelling units located on the second story of the dwelling or where there are more than two stories in a dwelling every floor above the first shall have a minimum of two approved means of egress, two of which shall be accessible to all occupants of the floor, without passing through another dwelling unit.

1. A second story may be served by a single interior stairway if such stairway is enclosed by one hour fire resistive materials, and all doors opening into the stairway shall be self-closing class "B" fire doors or solid wood doors not less

than 1-3/4 inches thick at any one point. This exception shall not apply in cases where the second story exceeds 1,000 square feet of habitable floor area.