



Department of
**Labor & Workforce
Development**

Housing Inspections

Regulations



Tennessee Department of Labor and Workforce Development

Presented by: Lance Butler

State Monitor Advocate

Regulations

ETA

- Employment & Training Administration
- Housing built before April 3, 1980

OSHA

- Occupational Safety and Health Administration
- Housing built on April 3, 1980 to present or remodels

Housing Regulations

ETA

- Housing Site 654-404
 - Complete a thorough walk around the perimeter of the grounds.
 - Well drained and free of depressions

OSHA

- Same as ETA, but in addition:
 - (a)(1) stagnating pools, sink holes or other surface collections of water must be at least 200 ft. away from housing units
 - (a)(2) Housing units adequately spaced apart
 - (a)(2) Housing is located at least 500 ft. from any livestock
 - (a)(3) Free of rubbish, waste and other refuse
 - (a)(4) Whenever camp is closed for season all trash and other refuse must be removed

Housing Regulations

ETA

Water Supply 654.405

- A minimum of **35 gallons** of water per occupant per day
- A water test must be completed if the housing unit is not on city water
- Hot water supply Gallons Per Hour (GPH) recovery is:
 - $2.652 \times \text{No. of persons} = \text{GPH}$ (ex. $2.652 \times 10 \text{ persons} = 26.52$)
- Hot water storage (Tank Capacity)
 - $3.28 \times \text{No. of persons} = \text{Gallons Tank Capacity Required}$ (ex. $3.28 \times 10 = 32.8$)

OSHA

Water Supply 1910.142 (c)

- (c) (1) Approved by appropriate health authority if on well water.
- (c) (2) Supply **35 gallons** per person per day
- (c) (3) Water lines capable of supplying water at normal pressure simultaneously to all fixtures
- (c) (4) One drinking fountain for each **100 occupant (no common drinking cups)**
- Hand Washing 1910.142 (f)
 - Adequate supply of hot and cold water under pressure
 - Facilities for heating water provided
- Shelter 1910.142 (b)
 - (b) (11) Heating, cooking, and water heating equipment installed in accordance with **State and local ordinances** – camps used in cold weather shall have adequate heating equipment

Housing Regulations

ETA

- **Excreta and Liquid Waste Disposal 654.406**
 - City Sewer when possible
- If Septic Tank is used
 - No visible discharge, smell, or ground accumulation

OSHA

- **Sewage Disposal Facilities 1910.142 (e)**
 - Same as ETA
- **Site 1910.142 (a)**
 - (a) (3) Free of rubbish, waste and other refuse
 - (a) (4) Whenever camp is closed for season all trash and other refuse must be removed

Housing Regulations

ETA

- **Housing 654.407**
 - Structurally Sound
 - Adequate hanging storage per occupant
 - Floors rigid, smooth, readily cleanable
 - Floor space adequate
 - Single bed – sleeping only – **50 sq. ft. per occupant**
 - Bunk bed– sleeping only – **(80 sq. ft.) 40 sq. ft. per occupant**
 - Cooking, eating, sleeping– **60 sq. ft. per occupant**

OSHA

- **Shelter 1910.142 (b)**
 - (b)(1) House constructed in a manner which will provide protection against the elements
 - (b)(2) Beds – **50 Sq. Ft.** per occupant in rooms used for sleeping only and a **7' ceiling**
 - (b) (4) & (5) Floors – Same as ETA
 - (b)(9) In rooms where workers cook, live, and sleep, a minimum of **100 Sq. Ft. per occupant**

Housing Regulations

ETA

- **Screening 654.408**
 - Window Space & Screening
 - Should equal to **10% of usable floor space**
 - **45%** of window opens
 - Adequate skylight
 - Air conditioning system okay
 - **16 inch mesh screen**
 - Screen doors shall be self closing fly tight

OSHA

- **Shelter 1910.142 (b)**
 - (b)(7) **Windows – Same as ETA but must open to 50%**
 - (b)(8) Mesh & Self closing doors – **Same as ETA**

Housing Regulations

ETA

- **Heating 654.409**
 - Each habitable room equipped with properly installed heating mechanism(space heater, wall heater)
 - Minimum **68°**
 - Wood burning stoves/Fireplace with must be properly installed vented and fireproof
 - Stove pipe constructed of fireproof materials
 - Well ventilated metal collar around stove pipe

OSHA

- **Shelter 1910.142 (b)**
 - (b)(11) Heating, cooking, and water heating equipment installed in accordance with State and local ordinances – camps used in cold weather shall have adequate heating
 - (4) Heating provided during cold weather capable of maintaining at least **70** degrees F

Housing Regulations

ETA

- **Electricity & Lighting 654.410**
 - Must be lighting fixtures in each habitable room
 - Lighting in laundry rooms, hallways, stairwells, yard
 - At least one wall outlet in each room
 - Wiring in safe condition
 - No exposed wiring

OSHA

- **Lighting 1910.142 (g)**
 - Each habitable room must have at least one **ceiling type light** fixture and one wall type outlet
 - Rooms where people congregate i.e. **Laundry , Livingroom & bathroom** must have at least one ceiling or wall type light fixture

Housing Regulations

ETA

- **Toilets 654.411**
 - One water closet(flushing toilet), or privy(outhouse), per **15 occupants**
 - If urinals are used, must be properly constructed
 - Separate toilet accommodations for men and women, unless family unit
 - Toilet tissue must be furnished by employer
 - Clean and sanitary
 - If separate toilet building, then must be within 200 feet of housing unit
 - If privy present, cannot be closer than 50 ft. from living unit or food facilities
 - Privy must be fly tight
 - Privy must meet state and local code

OSHA

- **Toilet Facilities 1910.142 (d)**
 - (d) (2) **Window** opening directly to outside with 16-mesh or adequate ventilation
 - (d) (3) toilet within 200 ft. and not closer than 100 ft. to any dining, sleeping or kitchen
 - (d) (4) in co-ed facilities, toilets must be marked for separate sexes
 - (d) (5) One toilet per **15 occupants** with minimum of **two toilets** in a shared facility
 - (d) (6) If urinals are used, **1 urinal per 25 men** and constructed of approved materials
 - (d) (7) After 8/1971 every water closet(toilet) must have its own room
 - (d) (8) must be lighted naturally or artificially at all hours day or night
 - (d) (9) Toilet paper supplied
 - (d) (10) Kept in sanitary condition - cleaned at least daily

Housing Regulations

ETA

- **Bathing, laundry, hand washing, Showers 654.412**
 - Hot and cold water under pressure
 - Clean and sanitary
 - Within **200 ft.** of living unit
 - **One shower head per 15 occupants**
 - Dry dressing space
 - If multiple shower heads present, must be 3 ft. apart & a minimum of 9 sq. ft. floor space per shower head
 - Showers have proper drains
 - Separate shower facilities for each sex except in family unit
 - One sink for each **15 occupants**
 - Supplied with hot and cold water under pressure
 - One tub/tray per **25 persons** or
 - One mechanical washer per **50 persons**
 - With minimum of one tub per 100 persons
 - Clothes line or mechanical clothes dryer

OSHA

- **Laundry, hand washing, & bathing facilities 1910.142 (f)**
 - (1) **Ratio:**
 - (i) 1 (one) basin (sink) for each family or for **6 (six) occupants**
 - (ii) 1 (one) shower head per **10 occupants**
 - (iii) 1 (one) laundry tray/tub for every **30 occupants**
 - (2) Floors: smooth but not slippery
 - Floor drains
 - Walls smooth and impervious to water
 - (5) Facilities to dry clothes shall be provided
 - (6) All service building shall be kept clean

Housing Regulations

ETA

Cooking & Eating Facilities 654.413

- Space provided for cooking & eating in individual units
- **One stove or at least 2 burners per 10 occupants**
- Counter for food preparation & adequate food storage shelves/cabinets
- Mechanical refrigerator maximum temperature 45°
- Table and chairs equivalent seating and eating arrangements per number of occupants
- Adequate lighting and ventilation
- Adequate sink with hot and cold water under pressure
- Floors of non-absorbent easy to clean material
- Wall adjacent to stove easily cleaned, fire resistant

OSHA

Shelter 1910.142 (b)

- (b) (10) **One stove per 10 occupants** – sanitary facilities for storing and preparing food
- (b) (11) Heating, cooking, and water heating equipment installed in accordance with State and local ordinances – camps used in cold weather shall have adequate heating equipment
- **Kitchens, dining hall, and feeding facilities 1910.142 (i)**
- (1) in all camps where central dining or multiple family feeding operations are permitted, **must** comply with requirements of the “**Food Service Sanitation Ordinance and Code.**”
- (2) Kitchen and dining hall adequate in size, separate from sleeping quarters, there shall be no direct opening from living or sleeping quarters into kitchen or dining hall
- (3) No person with any communicable disease shall be employed or permitted to work in the preparation, cooking, serving, or handling of food

Housing Regulations

ETA

- Garbage & other refuse
654.414
- Fly tight 20 gallon container
 - At least 1 for each 15 occupants
 - Collected at least 2 times per week
 - Disposal in accordance to state code
- Insect & Rodent Control
654.415
- Free of insects, rodents, or other vermin
 - Check for evidence of infestation

OSHA

- Refuse Disposal 1910.142 (h)
- (1) Fly-tight, rodent-tight container approved by the appropriate health authority
 - Shall be located within 100 feet of each shelter
- (2) Must be kept clean
- (3) Shall be emptied when full but no less than 2 times per week
- Insect & Rodent Control 1910.142 (j)
- Effective measures shall be taken to prevent infestation

Housing Regulations

ETA

Sleeping Facilities 654.416

- Comfortable beds
- Clean mattress & covers
- Beds at least **30 inches** apart from each other, end to end or side by side
- Bedding Clean and sanitary
- Double beds for family **only**
- No triple bunks
- Bunk beds must meet clearance
 - 27 inches from top of bottom mattress to bottom of top bunk
 - 36 inches from top of top mattress to ceiling

OSHA

Shelter 1910.142 (b)(3)

- Clean mattresses and suitable storage for personal articles in each room used for sleeping
 - Beds at least **36 inches** apart from each other
 - Beds elevated 12 inches off the floor
 - Bunks must be **48 inches** apart from each other
 - Bunk clearance **same** as ETA

Housing Regulations

ETA

Fire, Safety, & First Aid 654.417

- Building constructed & maintained in conformity to State and local fire safety laws
- Two means of escape provided
 - Open window of at least 24"X24" (58 sqft) may be used as second means of escape of less than 10 people and in 1 story construction only
 - For more than 10 people, two doors for escape.
 - Second story sleeping quarters & common room have stairway & a permanently affixed exterior ladder or a second stairway
 - Complies with local fire codes

ETA Cont.

- Fire extinguisher provided & readily accessible
 - 2 ½ gallon stored pressure
 - Within 100' from each housing unit
 - ABC code for all fires
- First aid facilities to include 16 unit first aid kit at a ratio of 1 for 50 occupants
- No flammable or volatile liquids stored adjacent to rooms
- No agricultural pesticides and toxic chemicals stored in housing area

Housing Regulations

- OSHA

First Aid 1910.142 (k)

- (1) Adequate first aid facilities – same as ETA
- (2) Such facilities shall be made accessible for use at all times

- Reporting Communicable Disease 1910.142 (l)
 - (1) The camp superintendent must report immediately to the local health authority the names of occupants known to have or suspected of having a communicable disease
 - (2) If a camp has a suspected case of food poisoning or unusual prevalence of any illness including fever, diarrhea, sore throat, vomiting, or jaundice symptoms, it shall be immediately reported to the local health authority

Toolbox



- Laser Measure
- Tape Measure
- Flashlight
- Gloves-Disposable
- Calculator
- First Aid Kit
- Pen/Pencil
- Camera/phone

Thank You