

20.12 MINIMUM STANDARDS FOR LIGHT, VENTILATION, HEATING, AND COMPLIANCE WITH. (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 light, ventilation, and heating as herein provided.

(a) **WINDOWS.** Every habitable room shall be provided with natural light by means of glazed openings. Glazed openings shall consist of windows or skylights or a combination of the two. The area of glazed openings shall equal at least eight percent of the net floor area.

1. Exception; one- and two-family dwellings

a. Habitable rooms, other than bedrooms, located in basements need not be provided with natural light.

b. Natural light may be obtained from adjoining areas through glazed openings, louvers, or other approved methods. Door openings into adjacent areas may not be used to satisfy this requirement.

(b) **VENTILATION.** Natural ventilation shall be provided to all habitable rooms, kitchens, and bathrooms by means of openable exterior doors, skylights, or windows. The net area of the openable exterior doors, skylights, or windows shall be at least 3.5 percent for one- and two-family dwellings and four percent for commercial code classifications, of the net floor area of the room.

1. Exception.

a. One- and two-family dwelling. Mechanical ventilation may be provided in lieu of openable exterior doors, skylights, or windows provided the system is capable of providing at least one air change per hour.

b. Habitable rooms in motels and hotels and similar sleeping rooms in buildings accommodating transients shall not be required to be provided with openable doors and windows or skylights if the rooms are provided with mechanical ventilation supplying tempered outside air as specified in the state building code. (Section ILHR 64.06)

2. Exhaust ventilation. All exhaust ventilation shall terminate outside the building.

(c) **VENTILATION IN BATHROOMS.** Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms as herein provided, except that no window or skylight shall be required in bathrooms or water closet compartments which are equipped with a mechanical ventilating system to the outside air which is capable of exhausting a minimum of 50 CFM against the static pressure resistance.

(d) **ELECTRICAL SERVICE.** Each dwelling unit shall be provided with a branch circuit panelboard with branch circuit overcurrent protection devices. A minimum of two 20 ampere appliance branch circuits shall be provided to the kitchen area and any receptacles adjacent to the sink area shall be GFCI protected in accordance with National Electrical Code 210-8 and 210-52 requirements. A separate branch circuit shall be provided to the bathroom area and the GFCI requirements adhered to. The remaining habitable rooms shall be provided with at least one wall switch controlled light fixture outlet or switched receptacle and two other separate wall type electric convenience outlets. Each hallway and stair shall have permanent electrical lighting fixtures switched at both ends of the stairway area. Every such outlet and fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to the source of electric power in a safe manner. In all multiple dwellings, all subpanels and switching for full time lighting shall be located in areas not accessible to the public. Minimum electrical requirement, as specified in National Fire Protection Agency NFPA-70 for dwelling units shall be incorporated in requirements of the Housing Code Standard.

(e) **LIGHTING IN PUBLIC HALLS.** Every public hall and stairway in every multiple dwelling and in every rooming house or hotel serving 10 or more rooming units, shall be adequately lighted in accordance with ILHR 19 at all times. Every public hall and stairway in structures devoted solely to dwelling occupancy and serving less than the above number of dwelling or rooming units shall be supplied with conveniently located light switches controlling an adequate lighting system which may be turned on when needed, instead of full time lighting. Illumination levels shall be in accordance with ILHR-19 requirements.

(f) **WINDOW SCREENS.** Every window used for ventilation shall also be supplied with screen. During that portion of each year when the housing official deems it necessary for protection against mosquitoes, flies, and other insects, every door opening directly from a dwelling unit to outdoor space shall have supplied screens; and every window or other device with opening to outdoor space used or intended to be used for ventilation, shall likewise be supplied with screens. Provided that such screens shall not be required during such period in rooms deemed by the housing official to be located high enough in the upper stories of buildings as to be free from such insects, and in rooms located in areas of this city, which are deemed by the housing official to have so few insects as to render screens unnecessary.

(g) **SCREENS ON BASEMENT WINDOWS.** Every basement or cellar window used for ventilation shall also be supplied with a screen or such other device as will effectively prevent the entrance of rodents.

(h) **HEATING FACILITIES.** Every dwelling shall have heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and water closet compartments in every dwelling unit located therein to a temperature of at least 70°F, at a distance of three feet above floor level when the outside temperature is 0°F. Portable heating equipment employing a flame or heating equipment using gasoline or kerosene as fuel are not permitted. All heating appliances/equipment shall have state approval.

(i) Storm or insulated windows shall be provided in accordance with state of federal energy requirements.