

3701-33-06 Housing site and units.

- (A) To comply with minimum standards of habitability:
- (1) All sites used for camps shall be adequately drained. They shall not be subject to periodic flooding, nor located within two hundred feet of swamps, standing water, or other surface collections of water that are located on the operator's property. The camp shall be located so the drainage from and through the camp will not endanger any water supply. All sites shall be graded, ditched, and rendered free from depressions in which water may become a nuisance.
 - (2) Housing shall not be subject to, or be in proximity to, conditions that create or are likely to create offensive odors, flies, noise, traffic, or any similar hazards. Housing constructed or installed after April 2, 1985 shall be a minimum of two hundred feet from conditions that create or are likely to create offensive odors, flies, noise, and at least fifteen feet from the edge of the drivable portion of a public roadway.
 - (3) Housing constructed or installed after the effective date of this rule shall be located at least five hundred feet from areas where livestock are housed or kept.
 - (4) A minimum distance of ten feet is required between dwellings, and between dwellings and other buildings.
 - (5) Grounds within the camp shall be free from debris, noxious plants (including, but not limited to, poison ivy or poison sumac) and uncontrolled vegetation, such as grass, weeds, or brush.
 - (6) Any building in a camp that is not structurally sound shall be repaired, sealed shut, razed, or removed.
 - (7) The operator shall set aside or provide suitable recreational space consisting of not less than five per cent of the total camp area or fifteen hundred square feet, whichever is greater.
 - (8) Roads, parking areas, and walkways within the camp must be graded and covered with gravel, or with flexible or rigid pavement.
 - (9) Manufactured or mobile homes as defined in section 4501.01 of the Revised Code that are placed in an agricultural labor camp after July 1, 2007, shall meet the installation requirements of the Ohio manufactured homes commission and Chapter 4781. of the Revised Code. The operator shall provide written verification that any newly placed manufactured home has been approved in accordance with Chapter 4781. of the Revised Code;
 - (10) Each building shall be adequate in size for its use and easy to keep clean. Every foundation, roof, and exterior wall, door, skylight and window shall be rodent-proof, weathertight and watertight. Each building shall be kept in good repair and sanitary condition. Each exterior door shall be equipped with a working lock.

- (11) All housing units shall be consecutively numbered. The identifying number of each housing unit shall be placed on the outside of the unit. Numbers at least three inches in height shall be used for identification purposes.
- (12) When the camp is partially or totally abandoned or partially or totally vacated, the camp operator is responsible for maintaining the grounds and buildings in a clean and sanitary condition.
- (13) The exterior of each building shall be constructed of decay resistant wood, covered with a non-toxic paint or constructed of another non-permeable material.
- (14) Dwellings shall have floors that are smooth finished, easily cleanable, and impervious to moisture. Wood floors shall be constructed at least one foot above grade in all new or substantially altered buildings.
- (15) The interior walls, ceilings and partitions of each building shall be smooth finished, free of gross imperfections including but not limited to open cracks and holes, and covered with a non-toxic paint or other type of wall covering that is impervious to moisture.
- (16) The following space requirements shall be provided in housing units in existence in the camp on or before April 2, 1985:
 - (a) For sleeping purposes only, in family units and in dormitory accommodations using single beds, not less than fifty square feet of floor space per occupant. In a family unit, each child under six years of age shall be provided with not less than twenty-five square feet of floor space.
 - (b) For sleeping purposes in dormitory accommodations using bunk beds only, not less than forty square feet per occupant;
 - (c) For combined cooking, eating and sleeping purposes, not less than sixty square feet of floor space per occupant. In a family unit, each child under six years of age must be provided with not less than thirty square feet of floor space.
- (17) The following space requirements shall be provided in housing units constructed or installed after April 2, 1985:
 - (a) For sleeping purposes only, not less than fifty square feet of floor space for each occupant whether single beds or bunk beds are used;
 - (b) For combined cooking, eating and sleeping purposes, not less than one hundred square feet of floor space per occupant.
- (18) Ceiling height requirements shall be as follows:
 - (a) In housing units in existence in the camp on April 2, 1985, at least one half of the floor area in each housing unit shall have a minimum ceiling height of seven feet; however, existing housing units and manufactured homes may be used when the ceiling height is at least six feet, six inches. No floor space shall be counted toward minimum requirements where the ceiling height is less than five feet.

- (b) In housing units constructed or installed after April 2, 1985, ceilings shall have a minimum height of seven feet; however, manufactured homes as defined by section 4501.01 of the Revised Code may be used if they meet the requirements of 24 C.F.R. 3280.104 (1975) for ceiling height.
- (19) For ventilation purposes, each habitable room, not including partitioned areas, shall have at least one window or skylight opening directly to the outside. The minimum total window or skylight area, including windows in doors, shall equal at least ten per cent of the usable floor area. However, each habitable room shall have at least one openable window in addition to any windows and doors for that room. The total area that can be opened shall equal at least fifty percent of the minimum window or skylight area required, except where comparably adequate ventilation is supplied by some other method.
- (20) All outside openings shall be protected with tight-fitting screening of not less than sixteen mesh and in good repair. Screen doors shall be equipped with self-closing devices and installed to open outward.
- (21) All cooking spaces, whether individual or common, shall be provided with the following:
- (a) Mechanical refrigeration for storage of food at a temperature of not more than forty-one degrees Fahrenheit;
 - (b) A table and chairs, or equivalent seating and eating arrangements, commensurate with the capacity of the housing unit or units;
 - (c) Adequate lighting and ventilation;
 - (d) Wall surface adjacent to all food preparation and cooking areas shall be of easily cleanable material that is impervious to moisture. In addition, the wall surface adjacent to cooking areas shall be of fire-resistant material; and
 - (e) Flooring shall be made of easily cleanable materials that are impervious to moisture.
- (22) Within five years of the effective date of this rule, existing camps shall provide a handwash sink with hot and cold running water in each housing unit. A kitchen sink with hot and cold running water shall be provided in each housing unit in camps newly constructed, substantially altered or installed after the effective date of this rule.
- (23) When space for cooking is provided for ten or less occupants, that space shall also have the following:
- (a) A stove with a minimum of two functioning burners; and
 - (b) Adequate food storage shelves with a minimum of six square feet of surface area and an adequate counter for food preparation with a minimum of two and one-half square feet of surface area.
- (24) When space for cooking is provided for more than ten occupants, that space shall also have the following:
- (a) Stoves, with a minimum equivalent of two functioning burners per stove, in

a ratio of one stove to every ten occupants; and

- (b) Adequate food storage shelves with a minimum of twelve square feet of surface area and an adequate counter for food preparation with a minimum of five square feet of surface area.
- (25) When central dining facilities are provided, the kitchen and dining hall shall be in proper proportion to the capacity of the housing unit or units and shall be separate from sleeping quarters. The operation, equipment, and physical facilities shall be in compliance with Chapter 3717. of the Revised Code and the rules adopted thereunder.
 - (26) Fuel lines and fuel storage tanks used to supply cooking equipment shall be secured and maintained in a safe condition.
 - (27) A bed or bunk with a clean mattress shall be provided for each occupant. Bedframes shall be of sturdy construction. Separate sleeping accommodations shall be provided for each sex, except in a housing unit occupied by a single family. Beds used for double occupancy may be provided only in family accommodations.
 - (28) Dwellings used for families shall have a separate room or partitioned sleeping area for the adults when there are children who are six years of age or older present. The partition shall be of rigid materials and may be movable, but must be a minimum of six feet high so as to provide reasonable privacy.
 - (29) Triple deck or higher bunks shall be prohibited.
 - (30) Every bed shall be elevated at least twelve inches from the floor to the bottom of the mattress. The clear space between the top of the lower mattress of a bunk bed and bottom of the upper bunk shall be a minimum of twenty-seven inches. The distance from the top of the upper mattress to the ceiling shall be a minimum of twenty-seven inches. Beds shall be spaced at least twenty-four inches laterally or end to end. Bunk beds shall be spaced at least twenty-four inches apart.
 - (31) All bedding provided by the camp operator shall be clean and sanitary at time of issue.
 - (32) Adequate and separate arrangements for hanging clothing and storing personal effects shall be provided for each occupant. The minimum storage area for each occupant shall be twelve inches by thirty-six inches extending from the floor to the ceiling, with hooks or a rod for hanging clothes and one shelf twelve inches by thirty-six inches. Furniture storage units may be substituted for required shelf storage.
 - (33) The operator shall ensure that the camp is maintained and is in a clean and sanitary condition and shall abate any maintenance problem, nuisance or unsanitary condition that may develop in the camp.
- (B) To comply with voluntary standards of habitability:
- (1) Housing that is constructed or substantially altered after the effective date of this rule shall be at least five hundred feet from any area that would create offensive odors and at least fifty feet from a public roadway.

- (2) There shall be at least fifteen feet between each dwelling, and between dwellings and other buildings.
- (3) The operator shall set aside or provide suitable recreational space consisting of not less than eight per cent of the total camp area or two thousand five hundred square feet, whichever is greater.
- (4) Roads, parking areas and walkways within the camp shall be of flexible or rigid pavement.
- (5) Housing units that are used for sleeping purposes only, there shall not be less than sixty square feet of floor space for each occupant whether single beds or bunk beds are used.
- (6) For housing units with combined cooking, eating and sleeping purposes there shall not be less than one hundred ten square feet of floor space per occupant.
- (7) When occupants are permitted to cook in their housing units the following shall be provided:
 - (a) A stove with a minimum of four burners;
 - (b) Food storage shelves with a minimum of twelve square feet of surface area and a counter for food preparation with a minimum of five square feet of surface area; and
 - (c) A kitchen sink with hot and cold running water.
- (8) Manufactured or mobile homes as defined in section 4501.01 of the Revised Code shall meet the installation requirements of the Ohio manufactured homes commission and Chapter 4781. of the Revised Code.

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