

**BERMUDA HOUSING (MINIMUM STANDARDS) REGULATIONS
2002**

BR 45/2002

BERMUDA HOUSING ACT 1980

1980 : 29

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The Minister responsible for housing, in exercise of powers conferred by section 3 of the Bermuda Housing Act 1980, makes the following Regulations:—

Citation

1 These Regulations may be cited as the Bermuda Housing (Minimum Standards) Regulations 2002.

Application

2 Every dwelling which is not a multiple dwelling unit shall comply with the standards set out in regulations 3 to 7.

Water heating equipment

3 Water heating equipment shall be properly installed and maintained and be capable of heating water to at least 120 degrees Fahrenheit.

Kitchen facilities

4 Kitchen facilities shall contain —

- (a) working surfaces of at least 8 square feet of which at least 4 square feet shall be adjacent to, or part of, the sink unit;

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- (b) gas or electricity sources, or both, with at least three electrical outlets, two of which may be dedicated for connection to major appliances;
- (c) lighting for working areas to a minimum of 60 watts of incandescent lighting or fluorescent lighting to an equivalent level;
- (d) covering on the floor that is cleanable, free of odours and stain resistant;
- (e) cleanable, non-porous wall and ceiling surfaces (except where there is an open ceiling);
- (f) a window opening to the open air that is at least 1 foot in width, has a total area of at least 2 square feet or one-tenth of the total floor area of the kitchen, measured from wall to wall, whichever is greater.

Bathroom facilities

5 Bathroom facilities shall contain —

- (a) a flush toilet which may be located in a separate water-closet compartment but the water-closet may not be located in a yard, court or open space;
- (b) a fixed bath or shower and a wash-hand basin each of which has a satisfactory supply of hot and cold water;
- (c) for both water-closet compartment and bathroom, a door that can be securely locked to ensure privacy;
- (d) a light fixture;
- (e) at least one protected (ground fault receptacle) electrical outlet which is not part of the light fixture, located within 6 feet of the wash-hand basin;
- (f) at least one window or an exhaust fan rated at 50 cubic feet per minute or higher;
- (g) cleanable, non-porous floor, wall and ceiling surfaces;

Bedrooms

6 Bedrooms shall contain —

- (a) a door that can be securely locked to ensure privacy;
- (b) at least one electrical outlet on every 12 feet of linear wall;
- (c) at least one ceiling or wall light fixture.

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(2) Each bedroom shall offer access to the rest of the dwelling without passing through another bedroom or a bathroom.

Common areas

- 7 (1) Common areas shall —
- (a) be lighted to a minimum of 60 watts of incandescent lighting or fluorescent lighting to an equivalent level;
 - (b) be capable of being securely locked to prevent access by unauthorized persons.
- (2) Where laundry equipment is used —
- (a) electrical outlets to washers and dryers shall be grounded or the appliances shall be grounded;
 - (b) washers shall discharge into external drains;
 - (c) dryers shall be vented to the outside.

Multiple dwelling units

8 Every dwelling which is a multiple dwelling unit shall comply with the standards set out in regulations 9 to 14.

Lighting and ventilation of rooms

- 9 (1) All habitable rooms, other than kitchens, shall have a ceiling height of not less than 7 feet 6 inches.
- (2) Ancillary rooms such as bathrooms and kitchens shall have a ceiling height of not less than 7 feet.
- (3) All habitable rooms shall have a window opening directly to open air that is located so as to provide light and ventilation to all areas of the room.
- (4) The windows of every habitable room [] shall have a total area of not less than 8% of the total floor area of the room.
- (5) Where a window or door opens into an obstructed space and is the only window or door providing light and ventilation for the room, the obstruction shall not be within 4 feet of such window or door.

Lighting and ventilation of kitchenettes

- 10 Every kitchenette shall have—
- (a) a window which—
 - (i) opens to the open air,
 - (ii) is at least 1 foot wide, and

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- (iii) has a total area of at least 3 square feet or 8% of the total floor area of the kitchenette, whichever is greater; or
- (b) a system of mechanical ventilation of capacity not less than 100 cubic feet per minute.

**Lighting and ventilation of water-closet compartments and
bathrooms**

- 11 (1) Every water-closet compartment and bathroom shall have—
- (a) a window which —
 - (i) is at least 2 square feet, of which not less than one-half of the window shall be capable of being opened; and
 - (ii) opens to the open air; or
 - (b) a system of mechanical ventilation that complies with paragraph (2).
- (2) Where a system of mechanical ventilation is provided in a water-closet compartment or bathroom, it shall be of such capacity as enables the volume of air to be exchanged at a rate not less than 50 cubic feet per minute.

Water-closet compartments and bathrooms

- 12 (1) Every water-closet compartment shall —
- (a) be at least 2 feet 4 inches in width; and
 - (b) except where the water-closet is within a bathroom, have walls that extend from floor to ceiling.
- (2) A water closet shall not be located—
- (a) in a compartment or bathroom that opens into a kitchen or kitchenette; or
 - (b) in any yard, court or other open space.
- (3) Every water-closet compartment and bathroom shall have—
- (a) electrical lighting to a minimum of 60 watts of incandescent lighting or fluorescent lighting to an equivalent level;
 - (b) walls that are plastered, tiled or covered with similar materials approved by the Department of Health; and
 - (c) floors that are water-proofed with materials approved by the Department of Health.

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(4) Where rooms that are occupied by separate tenants open onto the same public hall, there shall be at least one water-closet compartment for the first 4 rooms and an additional water-closet compartment (which may be located in a general toilet room) for each additional 7 rooms or fraction thereof.

Kitchen areas

13 Every kitchen or kitchenette shall have —

- (a) gas or electricity sources, or both;
- (b) lighting for working areas to a minimum of 60 watts of incandescent lighting or fluorescent lighting to an equivalent level.

Commencement

14 These regulations come into operation on 6 September 2002 .

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Made this 21st day of August, 2002

Minister responsible for housing