
The requirements below directly correspond with those set forth in Civil Code Sections 1941.1 and 1941.3, Health and Safety Code Section 13113.7, and Health and Safety Code Sections 17920-17928

A dwelling may be considered uninhabitable (unlivable) if it substantially lacks any of the following:

- Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors.
- Plumbing facilities in good working order, including hot and cold running water furnished to appropriate fixtures, connected to a sewage disposal system.
- Gas facilities in good working order.
- Heating facilities maintained in good working order.
- An electric system, including lighting, wiring, and equipment, in good working order.
- Clean and sanitary buildings, grounds, and appurtenances (for example, a garden or a detached garage), free from debris, filth, rubbish garbage, rodents, and vermin.
- Adequate trash receptacles in good repair.
- Floors, stairways, and railing in good repair.
- A locking mail receptacle for each residential unit in a residential hotel.

In addition to these requirements, each rental unit must have **all** of the following:

- A working toilet, wash basin, and bathtub or shower. The toilet and bathtub or shower must be in a room, which is ventilated and allows privacy.
 - A kitchen with a sink that cannot be made of an absorbent material such as wood.
 - Natural lighting in every room through windows or skylights. Windows in each room must be able to open at least halfway for ventilation, unless a fan provides mechanical ventilation.
 - Safe fire or emergency exits leading to a street or hallway. Stairs, hallways, and exits must be kept litter-free. Storage areas, garages, and basements must be kept free of combustible materials.
 - Operable deadbolt locks on the main entry doors of rental units, and operable locking or security devices on windows.
 - Operable window security or locking devices for windows that are designed to be opened.
 - Working smoke alarms in each dwelling intended for human habitation. Apartment complexes also must have smoke detectors in common stairwells.
 - An operable carbon monoxide device in each dwelling unit intended for human occupancy having a fossil fuel burning heater or appliance, fireplace, or an attached garage.
 - Required ventilating equipment which functions properly.
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