

## State Sanitary Code Inspections of Residential Dwelling Units

The Quincy Health Department is the local agency designated to enforce the State Sanitary Code, Article II, "Minimum Standards of Fitness for Human Habitation", 105 CMR 410.000.

Complaints/requests for inspections can be filed with our secretaries (contact at 617-376-1273, -1275) or directly with an inspector. The complaint is written up, assigned a case number, and assigned an inspector. The assigned inspector then contacts the complainant to schedule inspection of dwelling unit.

All interior inspections of occupied units **must** be done in the company of the occupant or the occupant's representative. There are NO EXCEPTIONS to this requirement.

Inspections may be comprehensive or limited to item(s) of concern voiced by the complainant. Our department prefers to perform the initial inspection as a comprehensive inspection.

All inspections will include a check of the "conditions deemed to endanger" as required by code.

If violations are found to exist the person responsible for the violations (owner/landlord) is cited by our department and given a time frame to correct the violations. The occupant must allow the owner to enter the unit to make the repairs and correct the violations (reasonable access upon reasonable notice).

Once the time frame has expired, a reinspection must be performed by the assigned inspector to determine if the violations have been corrected to the satisfaction of the Health Department, according to the code.

If violations are corrected, our department issues a compliance letter and the case is closed. If violations are not corrected, inspector will pursue compliance. Dependent upon case and nature of violations, the inspector may issue follow-up citation notices and/or pursue enforcement in court (usually criminal, occasionally civil).