

Section 3.01 Minimum Standards for Basic Equipment and Facilities

No person shall occupy as owner-occupant or let to another for occupancy any dwelling or dwelling unit for the purpose of living, sleeping, cooking, or eating therein, which does not comply with the following requirements:

1. Every dwelling unit shall contain a kitchen sink in good working condition and properly connected to a water and sewer system approved by the Mayor and Council of Burkittsville.
2. Every dwelling unit (except as otherwise permitted under Subsection (d) of this Section) shall contain a room which affords privacy to a person within said room and which is equipped with a flush water closet and a lavatory basin in good working condition and properly connected to a water and sewer system approved by the Mayor and Council.
3. Every dwelling unit (except as otherwise permitted under Subsection (d) of this Section) shall contain, within a room which affords privacy to a person within said room, a bathtub or shower in good working condition and properly connect to a water and sewer system approved by the Mayor and Council.
4. The occupants of not more than two dwelling units may share a single flush water closet, a single lavatory basin, and a single bathtub or shower if:
 1. Neither of the two dwelling units contains more than two rooms: provided that, for the purposes of this Subsection, kitchenette, or an efficiency kitchen with not more than 60 square feet or floor area shall not be counted as a room; and that
 2. The habitable area of each such dwelling units shall equal not more than 250 square feet of floor area; and that
 3. Such water closet, lavatory basin, and bathtub or shower shall be in good working condition and properly connected to a water and sewer system approved by the Mayor and Council.
5. Every kitchen sink, lavatory basin, and bathtub or shower required under the provisions of Subsections (a), (b), (c), and (d) of Section 1 of this Article shall be properly connected with both hot and cold water lines.
6. Every dwelling unit shall be supplied with adequate rubbish storage facilities, type and location of which are approved by the Mayor and Council.

7. Every dwelling unit shall have adequate garbage disposal facilities or garbage storage containers, type and location of which are approved by the Mayor and Council.
8. Every dwelling shall have supplied water-heating facilities which are properly installed, are maintained in safe and good working condition, are properly connected with the hot water lines required under the provisions of Subsection (e) and Section 1 of this Article and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower.
9. Every dwelling unit shall have safe, unobstructed means of egress leading to safe and open space at ground level, as required by the laws of Burkittsville.