

***BROOKLINE HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH SERVICES  
HOUSING INFORMATION SERIES***

**FACT SHEET #9; LIGHTING AND ELECTRICAL FACILITIES**

CHAPTER II, STATE SANITARY CODE  
MINIMUM STANDARDS OF FITNESS FOR HUMAN HABITATION  
105 CMR 410.000

410.253 Light Fixtures Other than in Habitable Rooms and Kitchens

(A) The owner shall provide and so locate electric light switches and fixtures in good working order so that illumination may be provided for the safe and reasonable use of every laundry, pantry, foyer, hallway, stairway, closet, storage place, cellar, porch, exterior stairway and passageway.

(B) The owner shall provide working incandescent light bulbs or fluorescent tubes in all required light fixtures in all common areas of any dwelling.

410.254 Light in Passageways, Hallways, and Stairways

(A) The owner shall provide, except as allowed in 205 CMR 410.254 (B), light in every part of all interior passageways, hallways, and stairways used or intended for use by the occupants of more than one dwelling unit or rooming unit so that illumination, alone or in conjunction with natural lighting, shall be at least three foot candles, measured at floor level.

(B) In a dwelling containing only three or fewer dwelling units, the light fixtures used to illuminate a common hallway may be wired to the electric service serving a dwelling unit on the same floor provided that if the occupant of such dwelling unit is responsible for paying for the electric service to such dwelling unit, then:

- 1) the rental agreement shall state that the occupant is responsible for paying for light in the common hallway; and
- 2) the owner shall notify the occupants of the other dwelling units.

*If you have any questions about this or other Housing Code issues, please call the BROOKLINE HEALTH DEPARTMENT at 730-2306.*