

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

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**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;

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(c) at least one ceiling or wall light fixture.

(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,

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- (ii) is at least 1 foot wide, and
  - (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

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(c) floors that are water-proofed with materials approved by the Department of Health.

(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