



**LEBANON HOUSING TASK FORCE
FEBRUARY 24, 2025 - 8:15 AM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 671 864 086#). If you have trouble accessing this meeting, please [email catheryn.hembree@lebanonnh.gov](mailto:catheryn.hembree@lebanonnh.gov).

2. Approval of Minutes

- A. January 27, 2025

3. Study Items

- A. Housing Opportunity Grant Program (HOP) update
B. Housing minimum standards and enforcement presentation by Leigh Hays, Chief Building Official & Health Officer for the City of Lebanon

4. Other Business

5. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by visiting [LebanonNH.gov/Live](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

If you have any questions, please contact the Planning and Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. You can view the entire agenda packet on the City's website at [LebanonNH.gov/Agendas](https://lebanonnh.gov/Agendas).

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**LEBANON HOUSING TASK FORCE
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
Monday, January 27, 2025
8:15 AM**

MEMBERS PRESENT: Mayor Tim McNamara, John D’Entremont, Ryan Dube, Andrew Faunce, Tracy Hutchins, Tia Winter

MEMBERS ABSENT: Ellen Smith Ahern, Susan Almy, David Duncan

STAFF PRESENT: Catheryn Hembree, Associate Planner, Nathan Reichert, Director, Planning & Development

1 **1. CALL TO ORDER – Meeting was called to order at 8:16AM by Mayor McNamara.**

2
3 **2. APPROVAL OF MINUTES:**

4
5 *Mr. Ryan Dube MOVED to approve December 16, 2024 Minutes as amended. The motion was*
6 *Seconded by Mr. Andrew Faunce.*

7 **Amendments:**

8 Page 2, lines 17 and 21 change to Mr. Duby (replace Faunce)

9
10 ** The MOTION was approved unanimously*

11
12 **3. STUDY ITEMS:**

13
14 **A. Housing Opportunity Planning Grant consultants**

15
16 Joining today’s meeting were: Steve Whitman and Liz (no last name provided), with Resilience Planning
17 & Design, Eric Halvorsen and Alison Christensen, RKG Associates.

18 They along with Fougere Planning & Development (in the future) will be helping the City of Lebanon
19 Housing Task Force with the HOP Grant. Liz will be taking the lead on community engagement. Eric and
20 his firm focus on market analytics to help communities understand their housing market. Allison will be
21 focusing on the numbers.

22
23 Mr. Whitman explained their process and how the four items under the Project Scope work together.

24
25 The focus for the beginning of today’s discussion was Housing Needs Assessment and Market Analysis,
26 the first of four parts under the Project Scope. They will evaluate the housing situation today in terms of
27 the kinds of housing here currently, and what the housing needs will be in the future (for both current and
28 future residents of Lebanon). Their study will look at demographic changes, household changes, changes
29 in employment both here and in the region, and they will evaluate the housing stock, along with pricing
30 for both for sale housing and rentals, again both here and in the broader region.

1 Lastly, under this item, they will assess the affordability factor, considering the pricing of housing
2 compared to various income levels of households as well, resulting in an affordability gap analysis, which
3 looks at Lebanon's current housing stock, the incomes of households who live in the community today,
4 and determines if there is a mismatch between the price point of housing and the incomes. This can be
5 used to target specific income groups.

7 The above will entail a review of zoning, infrastructure, rents pricing, talking with major employers in
8 the area, and holding several focus group meetings. Zoning will be reviewed after voting in March 2025.

10 Mayor McNamara stated that they can utilize the current substantial data already in existence and the
11 need to utilize this grant as effectively as possible. The City is in an extremely difficult budget season
12 now and will be for some time to come, exasperated by a lack of State funding. There is a high level of
13 sensitivity around housing, so he asked the consultants to be sure and include a financial analysis on the
14 impacts of various types of housing on the community.

16 Mr. Faunce likes their approach and the fact they will come back to the Task Force with the data they
17 collect and invite questions from this Task Force. One consideration he cited is for major employers to
18 become more involved with the municipalities in which they are located.

20 Mr. Duby asked if the consultants can also consider Vermont in their studies, since this is part of the
21 "broader region". They indicated they think they can, given the proximity of Vermont to Lebanon .

23 Ms. Hutchins stated that in terms of broadening their scope, many Lebanon employees drive as much as
24 60-90 minutes from their homes, a very large area. She ask the consultants to be aware of this. They
25 confirmed that they will be working with large employers, such as Dartmouth, to uncover their employee
26 surveys to get a sense of what the employee demand is. There is a belief that many different people want
27 to live in Lebanon. They anticipate conducting new employer specific surveys that will result in
28 employees helping to quantify information.

30 Mayor McNamara stated the importance of "**community first**" and that their work needs to take the
31 temperature of our Lebanon residents. How can we best serve them? This will remain a top priority and
32 Mr. Halvorsen confirmed this is their primary focus as well.

34 Next, Mr. Whitman said that the regulatory and compliance audit will start in March (*after* voting on
35 zoning) . They will review the City's guiding documents, Master Plan, vision statements, and other
36 elements of planning documents that the City has developed, and the regulations, among other things, to
37 see if they are aligned or if there is a disconnect.

39 Given the need for and move towards a new housing chapter in Lebanon, the consultants will incorporate
40 more peoples' lived experiences, along with information to try and identify gaps and/or strategies that the
41 City might want to adopt. They will also be talking with many City staff. All this will be to help create an
42 implementation plan for the next phase of regulatory work that the City could do for the next housing
43 chapter for the City of Lebanon. This will be in the spring and the early summer. The consultants will
44 come back to this Task Force for further feedback on their findings.

46 The next item under the Project Scope that was discussed was Community Engagement, which is a key
47 component of this project. Initial branding of this project along with messaging about why people should
48 care are a key consideration especially if residents know they can weigh in on their own unique housing
49 needs. This is one of the consultants most important tasks, and they will lean on this Housing Task Force
50 to help them be sure they are getting the initial messaging right. They will utilize a diverse suite of

1 mechanisms to try and get people engaged as noted above. These mechanisms fall into two general
2 categories, first getting the word out and the second is how they are soliciting feedback from the
3 community. Liz said they will utilize employer surveys, employee surveys, and resident surveys as well.
4 She said they will bring specific outreach ideas to this Task Force in the February meeting. This will
5 further help define their work and uncover any gaps.

6
7 Mayor McNamara said it can sometimes be a challenge getting feedback early on from the public. Mr.
8 Faunce asked if the consultants could scrape names from minutes or target specific stakeholders, and they
9 indicated that they could do this. They are open to many different strategies to get the required
10 information. RKG tries to be diverse in their approach and that is why the initial work and initial
11 messaging they get out is of utmost importance.

12
13 Ms. Hutchins has a vast amount of knowledge and antidotal information that she can share. She likes the
14 idea of focus groups and thinks they may get more information that way than with other efforts. Another
15 idea is to have three public engagement events and Liz ask for their thoughts about this idea. This was
16 well received.

17
18 Mr. D'Entremont suggested that they have had the best success for turnout by personal invitation. That
19 partnered with a poster and QR code at neutral venues (e.g. a concert), along with someone there to
20 answer questions, has worked well recently.

21
22 The consultants will also be speaking with the Zoning Board and Planning boards, as they move forward
23 with creating their deliverables both to keep them updated and to get their feedback.

24
25 The consultants will be designing a *project logo* to distinguish this project and make it recognizable to the
26 community. They will present this logo to the Lebanon Housing Task Force in February, to make sure it
27 feels like Lebanon.

28
29 They will prioritize both digital and print educational materials on the housing landscape, including
30 showing stats and figures, along with visuals and graphics to make it easy to understand and communicate
31 information in an interesting and compelling way. These will be utilized throughout the project and in
32 numerous ways. For example, they can also make 24"x36" posters with QR codes, posted in key places
33 such as at the City Clerk's office, The Lebanon Opera House, etc... Also, possibly talking with people in
34 lines (e.g. City Clerk's office) provides a captive audience and was suggested as another viable idea.

35
36 Mayor McNamara said that the senior community is a difficult demographic to reach but an important
37 one, so an event at the senior center could be useful. Task Force members shared numerous ideas
38 including: Mr. Dube suggested Valley News, since their demographic would include seniors. Networking
39 with a core group with one-on-one interfacing could be helpful. DHMC could be a source. Catheryn
40 asked about a program at the Senior Center, Harvest Hill, etc. Mr. Reichert suggested they try to leave no
41 stone unturned. All points of communication, such as the Farmer's Market, senior living homes, etc. with
42 public engagement will be helpful. It is vital that they get as broad of a cross section and all segments of
43 the community and real effort as early on as possible, so that their information is thorough, and not
44 skewed in any way. Mr. Dube reminded them that getting feedback from the diverse landlord population
45 in Lebanon is important as well. Resident owners as well as corporations ownership and learning what
46 would help keep the wealth here in Lebanon. Ms. Hembree suggested several small meetings for the best
47 results.

48
49 Mr. Reichert suggested they also focus on ROIs and the positives, not just the liabilities. This is an area of
50 sensitivity and perhaps this study can help guide the City. It was agreed that the School District needs to

1 be a key partner in this initiative. It's important that the consultants understand the schools, growth,
2 enrollment study, etc. Mr. D'Entremont said he thinks a comprehensive study will be available possibly
3 as early as April. Ms. Winters cited a survey that was given to all parents about school lunches, and she
4 thinks this could prove valuable as well.

5
6 Mr. Reichert stated that if they (Task Force and employees) all step up with their engagement, they can
7 take this to another level in providing comprehensive feedback and getting communications out to the
8 public along with their feedback. Mayor McNamara wants to be sure that we have feedback from as broad
9 of a swath of people as possible.

10
11 The consultants will be working with Ms. Catheryn Hembree, Associate Planner, and doing a driving tour
12 of Lebanon on Monday, February 10th at 10:30AM; all others on this Task Force are invited to go. They
13 will also work with Mark Goodwin, GIS Coordinator, Planning & Development, to obtain the substantial
14 City of Lebanon information he can provide them.

15
16 The consultants will determine where they can best spend their time and provide a tiered approach so that
17 they are focusing on this. They will also provide this task force with other actions that could be initiated
18 by the Task Force as well as possibly employees so that they have many helping to facilitate this
19 important project.

20
21 **B. Diversity, Equity and Inclusion Commission Request – Tia Winter/Public Housing Funding**
22 **Model**

23
24 The DEIs Chair had brought forth an idea about the public housing model study done in Montgomery
25 County, MD, Maryland's Public Housing Funding Model. Ms. Winter provided an article from the New
26 York Times, dated August 25, 2023. Mr. Dube weighed in on this and said that the key is getting the seed
27 money and having accurate financial projections to see if the numbers make sense, since there is
28 substantial ongoing costs to managing these projects.

29
30 There is also a Community Block Grant program that might make sense. Mr. Dube will reach out to his
31 contacts and try to get more information. He cautioned against using the term "public housing" as that is
32 not the goal here in Lebanon. The federal government owns public housing.

33
34 Mayor McNamara said it's important to completely understand what we already have here in Lebanon,
35 particularly Twin Pines and others totaling approximately 500 units. Mayor McNamara said that these
36 projects are expensive and very complicated, and they require staffing, so there are many things that
37 would need to be factored into any projections. He acknowledged that these are all good models to look at
38 and that it might be that we already have the infrastructure in place here. For a city of our size, we have
39 had good success in growing our affordable housing.

40
41 Ms. Winter will go back to the DEI and share this information, so that the DEI has a better understanding
42 of what low income housing we already have here.

43
44 It was noted that in many parts of the country, these issues would be addressed at the County level, rather
45 than having one City, in our case Lebanon, shoulder the entire responsibility. Mr. Dube asked if we could
46 work with the New Hampshire Housing Finance Authority to see if we could get more assistance. The
47 communities that are doing a good job, like Lebanon, are in fact being penalized for their success,
48 resulting in less funding. Mayor McNamara stated the importance of understanding all sides of the matter
49 and balancing it. The option of more low-income housing will remain a consideration for the Lebanon
50 Housing Task Force.

4. OTHER BUSINESS:

5. FUTURE AGENDA ITEMS:

6. ADJOURNMENT:

Mr. Andrew Faunce MOVED for adjournment

Seconded by Ms. Tia Winter

**The MOTION was approved unanimously*

The meeting was adjourned at 9:38 AM

Respectfully submitted,

Cinda Mersel

Recording Secretary

Lebanon Housing Task Force

February 24th, 2025

8:15 AM



1. Tour Recap
2. Update on Data Collection and Analysis
3. Discuss Draft Outreach and Engagement Plan
4. Draft Brand Name and Logo
5. Next Steps

Housing Tour of Lebanon: 10:30am – 12:00pm

1. Leave RAP Office Parking Lot → Hwy 4 towards Enfield
Brady Sullivan's Rental neighborhood
"Trailer Parks" turn around there.
2. Sunset Rock → Heater Road
 - a. Campion proposed Development off LaBombard
3. Mount Support
 - a. Mega Apartments, Townhouses, Leb Housing Authority, DHMC
4. Hanover to West Leb
5. North West Leb → Sachem Village
6. 10 down to West Leb (Crafts Ave/XYZ Dairy → Highland & Maple)
7. 12A Turn
 - a. Good place for new Mega Apartment complexes due to amount of employers
 - i. Maybe up by the airport - empty lots up there.
8. Glen Road → Old Pine Tree
 - a. Rock Ridge
9. Mascoma → APD
10. Loop around Historic Downtown
11. Back to LOH

Chapter 87 Housing Standards Ordinance

- 87-1 Authority
 - A. Pursuant to the provisions of New Hampshire RSA 48-A, the City of Lebanon hereby adopts the following ordinance to govern the minimum acceptable housing standards within the city. The ordinance is adopted under the authority of New Hampshire Revised Statutes Annotated, Chapter 48A, Section 2.
- 87-2 Purpose
 - A. This ordinance is adopted for the purposes set forth in RSA 48-A:2, to the end that any dwelling within the City of Lebanon which is unfit for human habitation due to dilapidation, dangerous defects which are likely to result in fire, accidents or other calamities, unhealthful lack of ventilation or sanitary facilities or due to other unhealthy or dilapidated or hazardous conditions may be caused to be repaired, closed demolished or removed from the City of Lebanon.
- 87-3 Definitions
 - A. Health Officer. An official appointed by the state pursuant to RSA 128:1 who enforces the state and local health laws and ordinances.
 - B. Deputy Health Officer: An official who performs the duties of the health officer when the latter is unavailable.
 - C. Board of Health: Refers to the local board of appeals for any decision by the health officer, which shall be the board of selectman for the purposes of this ordinance.
 - D. Dwelling: Any building, structure, trailer, mobile home, camp, or part thereof, used and occupied for human habitation or intended to be so used and includes any appurtenances belonging thereto or usually enjoyed therewith.
 - E. Public Agency: Pursuant to RSA 48-A:I, IV, The Health Officer and the Deputy Health Officer are hereby designated as the agency". Those officials shall exercise the powers and perform the duties conferred upon them by RSA 48-A and this ordinance.
 - F. Owner: Any person holding any legal or equitable title to any dwelling, which is subject to the provisions of RSA 48-A.
 - G. Premises: A lot, plot, or parcel of land, including the buildings and structures thereon
 - H. Occupant: Any person occupying any dwelling, which is subject to the provisions 48-A.
 - I. Person: Any person, firm, partnership, association, corporations, company or any kind.
 - J. Landlord: An owner, lesser or agent thereof who rents or leases residential premises including one or more mobile homes or space in a mobile home to another person.
- 87-4 Housing Standards and Enforcement
 - A. Standards for Public Agency: Pursuant to RSA 48-A:7 and notwithstanding any other provision of this ordinance, the public agency may determine that a dwelling is unfit for human habitation if it finds that conditions exist in such dwelling which are unusually, abnormally, or unreasonably dangerous or injurious to the health or Safety of the occupants of such dwelling, the occupants of neighboring dwellings or other residents of such municipality. Such conditions may include, but are not limited to, the following: defects which increase beyond normal the hazards of fire, accident, or other calamities; lack of reasonable adequate ventilation, light, or sanitary facilities; dilapidation; disrepair, dangerous structural defects; uncleanness; overcrowding; inadequate ingress and egress; inadequate drainage; or any violation of other health, fire or safety regulations.
 - B. Procedures for Complaints:

- 1) That whenever a petition is filed with the public agency by at least 10 residents of the municipality charging that any dwelling is unfit for human habitation or whenever it appears to the public agency by inspection that any dwelling is unfit for human habitation, it shall, if preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner, every mortgagee of record and all parties in interest in such dwelling (including persons in possession) a complaint stating the charges in that respect. If the person to be served resides outside the state, service may be made upon by registered mail; and if there are any unascertained persons having an interest in said dwelling, notice may be given them by publication in a newspaper having general circulation in the municipality, such publication to be at least 10 days before the date set for the hearing. Such complaint shall contain a notice that a hearing will be held before the public agency at a place therein fixed not less than 10 days nor more than 30 days after the serving of said complaint; that the owner, mortgagee and parties in the interest shall be given the right to file an answer to the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before such public agency.
- 2) That if, after such notice and hearing, the public agency determines that the dwelling under consideration is unfit for human habitation it shall state in writing its findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order which, if the repair, alteration or improvement of the said dwelling can be made at a reasonable cost in relation to the value of the dwelling and the ability of the owner to assume such cost, requires the owner, within the time specified in the order, to repair, alter, or improve such dwelling to render it fit for human habitation or to vacate and close the dwelling as a human habitation; or if the repair, alteration or improvement of the said dwelling cannot be made at a reasonable cost in relation to the value of the dwelling and the ability of the owner to assume such cost, requires the owner, with the time specified in the order, to remove or demolish such dwelling.
- 3) If an owner is aggrieved by an order of the public agency made pursuant to section (2) hereof, he may appeal to the city council which shall hold a public hearing upon said appeal, due notice of said hearing having first been given to the public agency and to the owner. The city council may firm or revoke the order of the public agency, or they may modify the same in accordance with their findings. If they shall affirm or modify such order, the public agency shall proceed to enforce said order as affirmed or so modified, in the manner prescribed in RSA 48-A:4. If the city council revoke said order, the proceedings shall be terminated.

C. Posting of notice:

Any structure declared as unfit for human occupancy shall be posted with a placard by the public agency. The placard shall include the following:

- 1) The name of the city.
- 2) The name of the authorized officer.
- 3) The chapter and section of the code under which it is issued.
- 4) An order that the structure when vacated must remain vacant until the provisions of the order are complied with and the order to vacate is withdrawn.
- 5) The date that the placard is posted.
- 6) A statement of the penalty for defacing or removing placard.

D. Enforcement Procedure:

If the owner fails to comply with an order, made pursuant to the provisions of B (2) above to repair, alter, improve or to vacate and close the dwelling, or to remove or demolish the dwelling, the public agency may file a petition in the superior court in which it shall set forth the charges issued pursuant to RSA 48-A:3, II or B (2) above, as well as any other allegations bearing upon the unfitness of the dwelling for human habitation. The court shall thereupon direct notice to be given all parties having an interest in said dwelling, including mortgages and persons in possession thereof. Such notice shall be given, where practicable, by personal service, except that if the person to be served resides outside the state, service may be made upon him by registered mail; and if there are any unascertained persons having an interest in said dwelling, notice may be given them by publication of the petition in a newspaper having general circulation in the municipality, such publication to be at least 10 days before the date set for the hearing. The court shall set a date for hearing such charges and additional allegations. Upon hearing, the matter shall be treated as de novo, and the court shall hear such pertinent evidence concerning the fitness of the dwelling for human habitation as may be relevant.

E. Execution of the Court Order:

When the court issues its order upon said petition; and if the court finds the dwelling complained against is unfit for human habitation due to any of the causes or conditions enumerated in RSA 48-A:2 or B (2) above, and issues such order as shall direct the public agency to repair, alter, or improve such dwelling to render it fit for human habitation if such repair, alteration or improvement can be made at a reasonable cost in relation to the value of the dwelling and the ability of the owner to assume such cost; or if the repair, alternation or improvement of said dwelling cannot be made at a reasonable cost in relation to the value of the dwelling and the ability of the owner to assume such cost, to remove or demolish such dwelling, the public agency shall follow and execute said order. If the court shall find in favor of the owner, the public agency and the city council shall follow the order.

F. Liens:

Whenever the public agency shall incur cost for the repair, alteration, improvement, vacating or closing, or for the removal or demolition of a dwelling, pursuant to an order of the superior court, the amount of such costs shall be a lien against the real property as to which such cost was incurred and such lien, including as part thereof upon allowance of his costs and necessary attorneys' fee, may be foreclosed upon order of the superior court made before the institution of the proceedings under this chapter. Notice of said lien shall be filed with the resister of deeds for the county in which the real estate is situated, and be recorded by them if the dwelling is demolished by the public agency, they shall sell the materials of such dwelling and pay the proceeds of such sale over to the superior court, for distribution to such persons as the court shall find entitled thereto.

G. Description of the Minimum Standards listed under RSA 48-A: 14:

Pursuant to the above mentioned RSA section, no landlord, as defined in article C above, renting or leasing a residential dwelling in the town shall maintain those rented premises in a condition which:

- 1) The premises are infested by insects and rodents where the landlord is not conducting a periodic inspection and eradication program;
- 2) There is defective internal plumbing or a back-up of sewage caused by a faulty septic or sewage system;
- 3) There are exposed wires, improper connectors, defective switches or outlets or other conditions which create a danger of electrical shock or fire;

- 4) The roof or walls leak consistently;
- 5) The plaster is falling or has fallen from the walls or ceilings;
- 6) The floors, walls or ceilings contain substantial holes that seriously reduce their function or render them dangerous to inhabitants;
- 7) The porches, stairs or railings are not structurally sound;
- 8) There is an accumulation of garbage or rubbish in common areas resulting from the failure of the landlord to remove or provide a sufficient number of receptacles for storage prior to removal unless the tenant has agreed to be responsible for removal under the rental agreement and the landlord has removed all garbage at the beginning of the tenancy;
- 9) There is an inadequate supply of water or whatever equipment that is available to heat water is not properly operating;
- 10) There are leaks in any gas lines or leaks or defective pilot lights in any appliances furnished by the landlord; or
- 11) The premises do not have heating facilities that are properly installed, safely maintained and in good working condition, or are not capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein, to a temperature of at least an average of 65 degrees F; or, when the landlord supplies heat in consideration for the rent, the premises are not actually maintained at minimum average room temperature of 65 degrees F. in all habitable rooms.

H. General Occupancy Standards:

No person shall occupy as owner-occupant or shall let to another for occupancy any dwelling, rooming house, dwelling unit, or rooming unit which does not comply with the following minimum standards for ventilation, light and heating:

- 1) Glazing and repair of windows. All windows and doors containing glass panes shall be glazed according to accepted practice and kept in good repair and in easily workable condition; broken panes shall be promptly repaired.
- 2) Public halls. Every public hall in a dwelling unit shall contain at least one (1) supplied ceiling- or wall type electric light fixture. Every public hall stairway in every two-family multifamily dwelling and rooming house shall be adequately lighted by an adequate lighting system, which may be turned on when needed by conveniently located light switches or by automatic means.
- 3) Every dwelling and multifamily dwelling shall have heating facilities, and the owner of the heating facilities shall be required to see that they are properly installed, safely maintained and in good working condition and that they are capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least an average of 65 degrees.
- 4) Fahrenheit (65F) Gas heaters or other portable heating equipment employing a flame do not meet the standards of this chapter and are prohibited, (5), (6), (7) Apply to multi-family dwellings and rooming houses.
- 5) Single and multiple station smoke detectors shall be required on every story of the dwelling unit including any basement, in the immediate vicinity of the bedrooms and in all hallways and stairways at each level. Power source for smoke detectors shall be from the building wiring with battery backup.
- 6) Boiler and heater rooms shall be protected with a one-hour fire resistive assembly including a self-closing fire door, or such area shall be equipped with an automatic extinguishing system.

- 7) All operating hardware or means of egress shall be operable without any special tools or special knowledge needed.

I. General Owner Responsibilities:

1. Every owner of a dwelling containing two (2) or more dwelling units shall be responsible for maintaining, in a clean and sanitary condition, the shared or public areas of the dwelling and premises thereof.
2. Wherever infestation is caused by failure of the owner to maintain a dwelling in a rat proof or reasonably insect proof condition or wherever infestation exists in two (2) or more of the dwelling units in any dwelling or in the shared or public parts of any dwelling containing two (2) or more dwelling units, extermination shall be the responsibility of the owner.

K. General Occupant Responsibilities:

- 1) Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling unit and premises thereof, which they occupy and control.
- 2) Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents, or other pests therein or on the premises, and every occupant of a dwelling unit shall be responsible for such extermination whenever their dwelling unit is the only one infested.
- 3) Any occupant or guest of the occupant shall be criminally liable for destroying disconnected or rendering inoperable a smoke detector in a rental unit. Criminal liability shall be in accord with New Hampshire House Bill HB654-FN.