

6501 DCHA RESPONSIBILITIES

6501.1 DCHA shall be responsible for maintenance and repair of dwelling units in accordance with the provisions of the dwelling lease, including the following responsibilities:

- (a) To maintain the premises and the project in decent, safe and sanitary condition;
- (b) To comply with the requirements of the District of Columbia building codes, housing codes and appropriate regulations materially affecting health and safety;
- (c) To make necessary repairs to the premises;
- (d) To keep project buildings, facilities and common areas, not otherwise assigned to the tenants for maintenance and upkeep, in a clean and safe condition;
- (e) To maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances, including elevators, supplied or required to be supplied by DCHA;
- (f) To provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of an individual tenant family) for the deposit of ashes, garbage, rubbish and other waste removed from the premises by the tenant; and
- (g) To supply running water, hot water and heat at appropriate times of the year (according to the District of Columbia Housing Code) except where the building that includes the dwelling unit is not required by law to be equipped for that purpose or where heat or hot water is operated by an installation within the exclusive control of the tenant and supplied by a direct utility connection.

6501.2 In the event the premises are rendered uninhabitable, as determined by DCHA, as a result of damages to the premises to the extent that conditions are created that are hazardous to life, health, or safety of the occupant, the following steps shall be taken:

- (a) The tenant shall immediately notify DCHA of the damage;
- (b) The DCHA shall be responsible for repair of the unit within a reasonable time; provided, that if the damage was caused by the tenant, tenant's household or guests, the reasonable cost of the repairs shall be charged to the tenant; and
- (c) The DCHA shall offer standard alternative accommodations, if available, in circumstances where necessary repair cannot be made within a reasonable time.

SOURCE: Notice of Final Rulemaking published at 33 DCR 7973, 8026-8027 (December 26, 1986).

