

WHAT IS A DECENT ACCOMMODATION?

Decree of 30 December 2002:

In order to be suitable for renting, an accommodation needs to be decent. It should not present obvious risks which could affect the tenant's physical security or health and it must be equipped with certain amenities. It must also meet energy performance criteria linked to waterproofing and be equipped with an appropriate ventilation system. It must not present any infestation of harmful species or parasites.

Physical security and tenant's health

The accommodation must satisfy the following conditions:

- Must be wind and water tight. The structural system and the entrance access must be in good condition and protect the premises against runoff waters and upwelling. The external woodworking and the cover with its connectors and accessories must ensure the protection against water infiltration in the accommodation;
- Security and locking devices in the accommodation and its entrances such as railings windows, staircases, verandas and balconies must be in good working order;
- The building materials, plumbing and exterior siding must not present obvious risks to the tenant's health and physical security;
- The electric and gas hookup, together with the heating and hot water equipment must be in compliance with the standards defined by the laws and regulations and be in good working order;
- The ventilation devices must properly filter air and be adapted to the needs of normal occupation;
- The main rooms must provide sufficient natural light and possess an opening or window allowing air to circulate.

Equipment and utilities

The accommodation must be equipped with the following utilities:

- A heating installation, equipped with an energy supply for the evacuation of combustion products;

- A drinking water supply ensuring the distribution with water pressure and a sufficient output for the normal use by the tenants;
- A water disposal system and sewage discharge which prevent unpleasant odors and wastewater;
- A kitchen or kitchenette complete with cooking appliances and including a sink connected to the hot and cold water supply and to wastewater disposal;
- A sanitation facility including a WC, separated from the kitchen and the dining room, and a bathtub or a shower, ensuring personal hygiene, providing hot and cold water and equipped with wastewater disposal. In case of a small apartment, the sanitation facility installation may be located outside, provided that the WC is situated in the same building and is easily accessible;
- Electricity allowing for sufficient lighting in all the rooms and entryways, in addition to the functioning of essential household appliances.

Norms of surface and volume:

The accommodation must have a main room which:

- Has a living area of 9 m² minimum and a height of 2,20 m or more;
- Has a living volume of 20 m³ minimum.

The accommodation must not be unhealthy or dangerous.