

**ETA Housing Standards
Housing Inspection Checklist Technical Assistance
Tool
§20 CFR 654 Subpart E**

Wagner-Peyser Act Employment Service (ES) regulations at [20 CFR 654, Subpart E](#), Housing for Farmworkers (“ETA housing standards”), apply to temporary agricultural housing that was completed or under construction prior to April 3, 1980, or that was under a signed contract for construction prior to March 4, 1980.

Type of inspection: Preoccupancy__Occupied Housing__Follow-Up__Field Check__

Inspector’s Name:	Inspection Date:
KY Job Order Number:	
Employer Name/Telephone Number/Email Address:	
Employer/Business Address:	
Worker Housing Address:	
County & Housing Site Directions:	
Housing Type Description:	
Expected Occupancy Dates: Arrival:	Departure:
Number of Units/Number of Occupants Approved For:	
Crops Grown:	

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Authorized Occupancy (*Check all that apply*):

Single **Family** **Multiuse** **Rent** **Mobile**

Year Worker Housing Built:

Year Renovations/Additions Made to Housing (describe the nature of renovations, including whether they were substantial).

Water System:

Private **Public**

Sewer System:

Private **Public**

Does the housing have any approved variances to the ETA housing standards?

Yes **No**

If “yes,” describe the specific variance details. (Provide the citation for the specific regulation subject to the variance and the date the variance was approved by the ETA Regional Administrator):

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Housing Site 20 CFR 654.404

Compliant

1. 20 CFR 654.404(a) Housing sites must be well drained and free from depressions in which water may stagnate. They must be located where the disposal of sewage is provided in a manner which neither creates nor is likely to create a nuisance, or a hazard to health.	YES	NO	N/A
2. 20 CFR 654.404(b) Housing must not be subject to, or in proximity to, conditions that create or are likely to create offensive odors, flies, noise, traffic, or any similar hazards.	YES	NO	N/A
3. 20 CFR 654.404(c) Grounds within the housing site must be free from debris, noxious plants (poison ivy, etc.) and uncontrolled weeds or brush.	YES	NO	N/A
4. 20 CFR 654.404(d) The housing site must provide a space for recreation reasonably related to the size of the facility and the type of occupancy.	YES	NO	N/A

In the space provided below, please detail any additional information. If not compliant, please provide the citation and description of the deficiency.

Water Supply 20 CFR 654.405

Compliant

1. 20 CFR 654.405(a) An adequate and convenient supply of water that meets the standards of the State health authority must be provided.	YES	NO	N/A
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<p>2. 20 CFR 654.405(b) A cold water tap must be available within 100 feet of each individual living unit when water is not provided in the unit. Adequate drainage facilities must be provided for overflow and spillage.</p> <p>Indicate the distance of the cold water tap from the individual unit.</p> <p>Location of Tap: Feet: Inches:</p>	YES	NO	N/A
<p>3. 20 CFR 654.405(c) Common drinking cups are not permitted.</p>	YES	NO	N/A

In the space provided below, please detail any additional information. If not compliant, please provide the citation and description of the deficiency.

Excreta and Liquid Waste Disposal [20 CFR 654.406](#) **Compliant**

<p>1. 20 CFR 654.406(a) Facilities must be provided and maintained for effective disposal of excreta and liquid waste. Raw or treated liquid waste may not be discharged or allowed to accumulate on the ground surface.</p>	YES	NO	N/A
<p>2. 20 CFR 654.406(b) Where public sewer systems are available, all facilities for disposal of excreta and liquid wastes must be connected thereto.</p>	YES	NO	N/A

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3. 20 CFR 654.406(c) Where public sewers are not available, a subsurface septic tank-seepage system or other type of liquid waste treatment and disposal system, privies or portable toilets must be provided. Any requirements of the State health authority must be complied with.	YES	NO	N/A
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In the space provided below, please detail any additional information. If not compliant, please provide the citation and description of the deficiency.

Housing [20 CFR 654.407](#)

Compliant

1. 20 CFR 654.407(a) Housing must be structurally sound, in good repair, in a sanitary condition and must provide protection to the occupants against the elements.	YES	NO	N/A
2. 20 CFR 654.407(b) Housing must have flooring constructed of rigid materials, smooth finished, readily cleanable, and so located as to prevent the entrance of ground and surface water.	YES	NO	N/A
3. 20 CFR 654.407(c) The following space requirements must be provided: <ul style="list-style-type: none"> a. For sleeping purposes only in family units and in dormitory accommodations using single beds, not less than 50 square feet of floor space per occupant; b. For sleeping purposes in dormitory accommodations using double bunk beds only, not less than 40 square feet per occupant; and c. For combined cooking, eating, and sleeping purposes, not less than 60 square feet of floor space per occupant. Number of Occupants: Feet: Inches:	YES	NO	N/A

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4. 20 CFR 654.407(d) Housing used for families with one or more children over 6 years of age must have a room or partitioned sleeping area for the husband and wife. The partition must be of rigid materials and installed so as to provide reasonable privacy.	YES	NO	N/A
5. 20 CFR 654.407(e) Separate sleeping accommodations must be provided for each sex or each family.	YES	NO	N/A
6. 20 CFR 654.407(f) Adequate and separate arrangements for hanging clothing and storing personal effects for each person or family must be provided.	YES	NO	N/A
7. 20 CFR 654.407(g) At least one-half of the floor area in each living unit must have a minimum ceiling height of 7 feet. No floor space may be counted toward minimum requirements where the ceiling height is less than 5 feet. Room 1: Ceiling Height: Room 2: Ceiling Height:	YES	NO	N/A
8. 20 CFR 654.407(h) Each habitable room (not including partitioned areas) must have at least one window or skylight opening directly to the out-of-doors. The minimum total window or skylight area, including windows in doors, must equal at least 10 percent of the usable floor area. The total openable area must equal at least 45 percent of the minimum window or skylight area required, except where comparably adequate ventilation is supplied by mechanical or some other method.	YES	NO	N/A

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Screening [20 CFR 654.408](#)

Compliant

1. 20 CFR 654.408(a) All outside openings must be protected with screening of not less than 16 mesh.	YES	NO	N/A
2. 20 CFR 654.408(b) All screen doors must be tight fitting, in good repair, and equipped with self-closing devices.	YES	NO	N/A

In the space provided below, please detail any additional information. If not compliant, please provide the citation and description of the deficiency.

Heating [20 CFR 654.409](#)

Compliant

1. 20 CFR 654.409(a) All living quarters and service rooms must be provided with properly installed; operable heating equipment capable of maintaining a temperature of at least 68 degrees Fahrenheit (°F) if during the period of normal occupancy, the temperature in such quarters falls below 68 °F. Description of Heating Equipment (Type): Maximum Heating Temperature:	YES	NO	N/A
2. 20 CFR 654.409(b) Any stoves or other sources of heat utilizing combustible fuel must be installed and vented in such a manner as to prevent fire hazards and a dangerous concentration of gases. No portable heaters other than those operated by electricity may be provided. If a solid or liquid fuel stove is used in a room with wooden or other combustible flooring, there must be a concrete slab, insulated metal sheet, or other fireproof material on the floor under each stove, extending at least 18 inches beyond the perimeter of the base of the stove.	YES	NO	N/A

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3. 20 CFR 654.409(c) Any wall or ceiling within 18 inches of a solid or liquid fuel stove or a stovepipe must be of fireproof material. A vented metal collar must be installed around a stovepipe, or vent passing through a wall, ceiling, floor, or roof.	YES	NO	N/A
4. 20 CFR 654.409(d) When a heating system has automatic controls, the controls must be of the type which cut off the fuel supply upon the failure or interruption of the flame or ignition, or whenever a predetermined safe temperature or pressure is exceeded.	YES	NO	N/A

In the space provided below, please detail any additional information. If not compliant, please provide the citation and description of the deficiency.

Electricity and Lighting [20 CFR 654.410](#)

Compliant

1. 20 CFR 654.410(a) All housing sites must be provided with electric service.	YES	NO	N/A
2. 20 CFR 654.410(b) Each habitable room and all common use rooms, and areas such as: laundry rooms, toilets, privies, hallways, stairways, etc., must contain adequate ceiling or wall-type light fixtures. At least one wall-type electrical convenience outlet must be provided in each individual living room.	YES	NO	N/A
3. 20 CFR 654.410(c) Adequate lighting must be provided for the yard area, and pathways to common use facilities.	YES	NO	N/A
4. 20 CFR 654.410(d) All wiring and lighting fixtures must be installed and maintained in a safe condition.	YES	NO	N/A

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Toilets [20 CFR 654.411](#)

Compliant

1. 20 CFR 654.411(a) Toilets must be constructed, located, and maintained so as to prevent any nuisance or public health hazard.	YES	NO	N/A
2. 20 CFR 654.411(b) Water closets or privy seats for each sex must be in the ratio of not less than one such unit for each 15 occupants, with a minimum of one unit for each sex in common use facilities. Number of Occupants: Men: Women: Number of Units: Men: Women:	YES	NO	N/A
3. 20 CFR 654.411(c) Urinals, constructed of nonabsorbent materials, may be substituted for men's toilet seats based on one urinal or 24 inches of trough-type urinal for one toilet seat up to a maximum of one-third of the required toilet seats. Number of Urinals: Urinal Measurements: Number of Toilet Seats:	YES	NO	N/A

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4. 20 CFR 654.411(d) Except in individual family units, separate toilet accommodations for men and women must be provided. If toilet facilities for men and women are in the same building, they must be separated by a solid wall from floor to roof or ceiling. Toilets must be distinctly marked “men” and “women” in English and in the native language of the persons expected to occupy the housing.	YES	NO	N/A
5. 20 CFR 654.411(e) Where common use toilet facilities are provided, an adequate and accessible supply of toilet tissue, with holders, must be furnished.	YES	NO	N/A
6. 20 CFR 654.411(f) Common use toilets and privies must be well lighted and ventilated and must be clean and sanitary.	YES	NO	N/A
7. 20 CFR 654.411(g) Toilet facilities must be located within 200 feet of each living unit. Measurement Between Toilet Facilities and Living Unit: Living Unit Identification: Measurement (from toilet facilities to living unit):	YES	NO	N/A
8. 20 CFR 654.411(h) Privies may not be located closer than 50 feet from any living unit or any facility where food is prepared or served.	YES	NO	N/A
9. 20 CFR 654.411(i) Privy structures and pits must be fly-tight. Privy pits must have adequate capacity for the required seats.	YES	NO	N/A

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Bathing, Laundry, and Hand Washing [20 CFR 654.412](#) **Compliant**

<p>1. 20 CFR 654.412(a) Bathing and hand washing facilities, supplied with hot and cold water under pressure, must be provided for the use of all occupants. These facilities must be clean and sanitary and located within 200 feet of each living unit.</p> <p>Location of Facility:</p> <p>Distance Between Bathing/Handwashing Facility & Living Unit:</p>	YES	NO	N/A
<p>2. 20 CFR 654.412(b) There must be a minimum of 1 showerhead per 15 persons. Showerheads must be spaced at least 3 feet apart, with a minimum of 9 square feet of floor space per unit. Adequate, dry dressing space must be provided in common use facilities. Shower floors must be constructed of nonabsorbent nonskid materials and sloped to properly constructed floor drains. Except in individual family units, separate shower facilities must be provided each sex. When common use shower facilities for both sexes are in the same building, they must be separated by a solid nonabsorbent wall extending from the floor to ceiling, or roof, and must be plainly designated “men” or “women” in English and in the native language of the persons expected to occupy the housing.</p> <p>Number of Occupants: Number of Showerheads: Distance between Showerheads: Square Footage of Floor Space:</p>	YES	NO	N/A
<p>3. 20 CFR 654.412(c) Lavatories or equivalent units must be provided in a ratio of 1 per 15 persons.</p> <p>Number of Occupants: Number of Lavatories:</p>	YES	NO	N/A

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<p>4. 20 CFR 654.412(d) Laundry facilities, supplied with hot and cold water under pressure, must be provided for the use of all occupants. Laundry trays or tubs must be provided in the ratio of 1 per 25 persons. Mechanical washers may be provided in the ratio of 1 per 50 persons in lieu of laundry trays, although a minimum of 1 laundry tray per 100 persons must be provided in addition to the mechanical washers.</p> <p>Number of Occupants: Number of Laundry Trays/Tubs: Number of Washers:</p>	YES	NO	N/A
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In the space provided below, please detail any additional information. If not compliant, please provide the citation and description of the deficiency.

Cooking and Eating Facilities [20 CFR 654.413](#) **Compliant**

<p>1. 20 CFR 654.413(a) When workers or their families are permitted or required to cook in their individual unit, a space must be provided and equipped for cooking and eating. Such space must be provided with:</p> <ul style="list-style-type: none"> a. A cookstove or hot plate with a minimum of two burners. b. Adequate food storage shelves and a counter for food preparation. c. Provisions for mechanical refrigeration of food at a temperature of not more than 45 °F. d. A table and chairs or equivalent seating and eating arrangements, all commensurate with the capacity of the unit; and e. Adequate lighting and ventilation. 	YES	NO	N/A
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<p>2. 20 CFR 654.413(b) When workers or their families are permitted or required to cook and eat in a common facility, a room or building separate from the sleeping facilities must be provided for cooking and eating. Such room or building must be provided with:</p> <ul style="list-style-type: none"> a. Stoves or hot plates, with a minimum equivalent of 2 burners, in a ratio of 1 stove or hot plate to 10 persons, or 1 stove or hot plate to 2 families. b. Adequate food storage shelves and a counter for food preparation. c. Mechanical refrigeration for food at a temperature of not more than 45 °F. d. Tables and chairs or equivalent seating adequate for the intended use of the Facility. e. Adequate sinks with hot and cold water under pressure. f. Adequate lighting and ventilation; and g. Floors must be of nonabsorbent, easily cleaned materials. 	YES	NO	N/A
<p>3. 20 CFR 654.413(c) When central mess facilities are provided, the kitchen and mess hall must be in proper proportion to the capacity of the housing and must be separate from the sleeping quarters. The physical facilities, equipment, and operation must be in accordance with the provisions of applicable State codes.</p>	YES	NO	N/A
<p>4. 20 CFR 654.413(d) Wall surface adjacent to all food preparation and cooking areas must be of nonabsorbent, easily cleaned material. In addition, the wall surface adjacent to cooking areas must be of fire-resistant material.</p>	YES	NO	N/A

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Garbage and Other Refuse [20 CFR 654.414](#)

Compliant

1. 20 CFR 654.414(a) Durable, fly-tight, clean containers in good condition of a minimum capacity of 20 gallons, must be provided adjacent to each housing unit for the storage of garbage and other refuse. Such containers must be provided in a minimum ratio of 1 per 15 persons.	YES	NO	N/A
2. 20 CFR 654.414(b) Provisions must be made for collection of refuse at least twice a week, or more often if necessary. The disposal of refuse, which includes garbage, must be in accordance with State and local law.	YES	NO	N/A

In the space provided below, please detail any additional information. If not compliant, please provide the citation and description of the deficiency.

Insect and Rodent Control [20 CFR 654.415](#)

Compliant

1. Housing and facilities must be free of insects, rodents, and other vermin.	YES	NO	N/A
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Sleeping Facilities [20 CFR 654.416](#)

Compliant

1. 20 CFR 654.416(a) Sleeping facilities must be provided for each person. Such facilities must consist of comfortable beds, cots, or bunks, provided with clean mattresses.	YES	NO	N/A
2. 20 CFR 654.416(b) Any bedding provided by the housing operator must be clean and sanitary.	YES	NO	N/A
3. 20 CFR 654.416(c) Triple deck bunks may not be provided.	YES	NO	N/A
4. 20 CFR 654.416(d) The clear space above the top of the lower mattress of a double deck bunk and the bottom of the upper bunk must be a minimum of 27 inches. The distance from the top of the upper mattress to the ceiling must be a minimum of 36 inches.	YES	NO	N/A
5. 20 CFR 654.416(e) Beds used for double occupancy may be provided only in family accommodations.	YES	NO	N/A

In the space provided below, please detail any additional information. If not compliant, please provide the citation and description of the deficiency.

Fire, Safety, and First Aid [20 CFR 654.417](#)

Compliant

1. 20 CFR 654.417(a) All buildings in which people sleep or eat must be constructed and maintained in accordance with applicable State or local fire and safety laws.	YES	NO	N/A
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2. 20 CFR 654.417(b) In family housing and housing units for less than 10 persons of one-story construction, two means of escape must be provided. One of the two required means of escape may be a readily accessible window with an openable space of not less than 24 × 24 inches.	YES	NO	N/A
3. 20 CFR 654.417(c) All sleeping quarters intended for use by 10 or more persons, central dining facilities, and common assembly rooms must have at least two doors remotely separated to provide alternate means of escape to the outside or to an interior hall.	YES	NO	N/A
4. 20 CFR 654.417(d) Sleeping quarters and common assembly rooms on the second story must have a stairway, and a permanent, affixed exterior ladder or a second stairway.	YES	NO	N/A
5. 20 CFR 654.417(e) Sleeping and common assembly rooms located above the second story must comply with the State and local fire and building codes relative to multiple story dwellings.	YES	NO	N/A
6. 20 CFR 654.417(f) Fire extinguishing equipment must be provided in a readily accessible place located not more than 100 feet from each housing unit. Such equipment must provide protection equal to a 2.5-gallon stored pressure or 5-gallon pump-type water extinguisher. <i>Indicate distance of fire extinguishing equipment from housing unit(s).</i>	YES	NO	N/A
7. 20 CFR 654.417(g) First aid facilities must be provided and readily accessible for use at all times. Such facilities must be equivalent to the 16-unit first aid kit recommended by the American Red Cross and provided in a ratio of 1 per 50 persons.	YES	NO	N/A
8. 20 CFR 654.417(h) No flammable or volatile liquids or materials must be stored in or adjacent to rooms used for living purposes, except for those needed for current household use.	YES	NO	N/A
9. 20 CFR 654.417(i) Agricultural pesticides and toxic chemicals may not be stored in the housing area.	YES	NO	N/A

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In the space provided below, please detail any additional information. If not compliant, please provide the citation and description of the deficiency.

NOTE: Inspectors may attach additional pages to this form to document conditions, including sketches of floorplans, pictures, and other relevant documentation of housing conditions observed.

