

## **REHABILITATION STANDARDS**

### **General Conditions**

The following Performance Standards shall be a part either by inclusion or reference of the Rehabilitation Worklist (specifications and drawings) of each contract or subcontract entered into with financial and/or technical assistance obtained through the Idaho Housing and Finance Association HOME Program. Therefore, these provisions are as much a part of such contract or subcontract as any other provision of the contract or subcontract documents.

When rehabilitation work is being done in any area contained in this document, these Performance Requirements and Standards shall be binding and strictly adhered to. Quantities and locations shall be indicated in the Rehabilitation Worklist Specifications.

These Performance Requirements and Standards for the rehabilitation of existing residential properties have been developed to provide a minimum level of design and construction criteria for HOME funded projects.

The purpose and intent of these requirements and standards is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the residents of a project funded by the HOME Program.

The goal is to upgrade and increase the existing housing stock and provide decent, safe, and sanitary living conditions for low and moderate income families and individuals.

### **Minimum Requirements**

The Idaho Housing and Finance Association shall determine if the structure is economically feasible for rehabilitation.

The HOME applicant is required to adhere to all Section 8 Housing Quality Standards and correct any violations.

The HOME applicant is required to adhere to all health and safety code and correct any violations.

The HOME applicant is required to adhere to all Cost Effective Energy Standards and correct any violations.

The HOME applicant is required to adhere to the Rehabilitation Standards contained herein, if more stringent than any of the above and to correct any violations.

If the United States Department of Agriculture, Rural Development is involved the applicant is required to adhere to the standards as reflected in RD Instruction 1924-A, Paragraph 1924.4.

### **Inspections/Monitoring Work**

The Agency is prepared to perform initial inspections for Homeowner Rehabilitation Loans programs, unless otherwise arranged to the Agency's satisfaction. The Idaho Housing and Finance Association shall have the property initially inspected, make progress inspections, and make a final inspection. The HOME applicant is responsible to monitor the work during construction.

All inspections for rental rehabilitation projects will be the responsibility of the applicant.

### **Worklist Specifications**

The Idaho Housing and Finance Association or its authorized representative shall, in some cases, write specifications based on the initial inspection report of the property to be rehabilitated. In all cases, initial inspection reports and work specifications must be in accordance with all standards referenced here.

### **Bids**

The HOME applicant shall obtain bids based upon the work list specifications. Applicants must follow HUD approved Procurement Standards when obtaining equipment, materials and supplies, as well as the awarding of contracts for services, repairs, and maintenance.

### **Contractors**

All contractors that are licensed, bonded, and registered with the Idaho State Builders Board may be eligible to participate in the HOME Program. However, **all contractors must be cleared through the HUD regional office by IHFA before a contract is signed.**

### **Cost Estimates**

Rehabilitation Cost Estimates based on the Rehabilitation Worklist Specifications will be prepared. The selected bid must be reasonable and within 10% of rehabilitation cost estimate. Bids 10% under the rehabilitation cost estimate may be considered. The contractor selected to perform the work must be selected through an approved procurement procedure.

### **Costs**

All materials, labor, equipment, cartage, licenses, costs of permits, plans, and variances to complete the specified rehabilitation or repairs, shall be the responsibility of the contractor unless specified in the bid. Payment of any kind received by the owner/applicant or his or her immediate family for labor performed or materials supplied may violate the contract.

### **Permits**

Permits are required to be purchased and posted on the job site prior to construction. Permits are required as in accordance with building codes and as required by local jurisdictions. All permits and final inspection certificates are the responsibility of the contractor.

### **Codes/Variances/Zoning**

All construction methods and materials used shall conform to the applicable codes, zoning laws, and variance provisions adopted by jurisdiction involved.

### **Plans**

Plans shall be prepared on behalf of the contractor and must be reviewed and approved by Idaho Housing and Finance Association prior to construction.

### **Lien Waivers/Warranties**

General contractor shall submit lien waivers, affidavits, and warranties for her/himself and all of his/her subcontractors. General Contractor shall obtain a lien waiver from any supplier issuing a notice of the right to lien.

### **Change Orders**

Contractors shall contact the applicant, submit prices, and get written approval prior to furnishing or installing any labor or materials as a result of a change order. Change Orders must be signed and approved by IHFA prior to any work being performed or materials being purchased and the aggregate of all change order prices shall not be more than 10% over the Rehabilitation Cost Estimate.

**Warranties**

Contractor shall obtain and fill in necessary information on all warranties where applicable for manufactured products, materials, and/or labor used in connection with the work performed in the Contract. The contractor shall deliver the original warranty to the Idaho Housing and Finance Association where appropriate copies will be made and the original will be delivered to the property owner/applicant. All labor and materials furnished by the contractor must be covered by a one year warranty.

**Quantities**

The quantities listed in the specifications are approximate quantities. The general contractor and the subcontractors are responsible for taking their own measurements at the job site. If the quantities are different from the ones shown, the quantities calculated by the contractor and bid on shall be inserted on the work list specifications by the contractor at the time of bidding.

**Products/Colors**

All products listed in the work list specifications are stated in terms "or equal." Products of similar style and quality may be used if the applicant agrees to the selection prior to submitting the bid. If a different product is being bid on, the contractor must insert the manufacturers name and the style on the work list specifications. Where color involves choice, the contractor shall provide the applicant with samples of color and the applicant shall select the color.

**Materials Allowances**

Materials allowances may be provided for specific items for bidding purposes.

**Construction and Product Detail**

Applicant and contractor are responsible for discussing construction and product details such as materials, matching existing materials, final product appearance, and manufacturer specifications and products numbers selected. Applicant and contractor shall read and agree to items listed as applicant's responsibility.

**Quality of Work**

All work shall be executed by skilled craftsmen, experienced in their profession and in accordance with the provisions and intent of the applicable code. All materials shall be new and installation shall be of top quality and in accordance with standard engineering practices.

**Temporary Facilities**

Contractor shall furnish and install adequate temporary power, light, water, roof tarps, drop cloths, resetting of water closet, and heat as necessary to protect the work and provide proper conditions for installation and curing of the work of various trades. Contractor shall furnish drop-boxes or other appropriate debris removal during construction, temporary barricades for safety precautions on the construction site, temporary trenching, damming, and under-draining necessary to keep site free from water during construction, and the protection of existing landscaping and all adjoining areas from damage during construction.

**Clean Up**

The Contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by work of employees or subcontractors, and at the completion of the work shall remove all rubbish from and about the building and all tools, scaffolding and surplus materials and shall leave the work area "broom cleaned" or its equivalent. All debris shall be disposed of at a proper location.

**Use of Premises**

The contractor shall confine tools, and the storage of materials and the operations of workmen to limits indicated by law, ordinances, permits, or directions of the applicant and shall not unreasonably encumber the premises with his materials. The contractor shall not load or permit any part of the structure to be loaded with a weight which will endanger the safety of persons or property.

**Lead Based Paint**

The owner/applicant, contractors, and all tenants shall be notified as per HUD regulations regarding lead based paint:

- A. The property may contain lead based paint (LBP)
- B. The hazards of lead based paint.
- C. The symptoms and treatment of LBP Poisoning.
- D. The precautions to take.
- E. The advisability and availability of blood level screening for children under the age of seven.
- F. The appropriate abatement procedures if LBP is found.
- G. The owner/applicant, tenant, and the contractor shall sign and receive a copy of the Lead Based paint Information Notice and the memo to file.

**Asbestos**

The applicant, contractor, and all tenants shall be notified as per HUD regulations regarding asbestos hazards. The applicant, tenant, and contractor shall receive and sign the information form of Idaho's Asbestos Control Program and an asbestos memo to file.

**Davis Bacon Wage Rates Requirements**

Davis Bacon wage rates shall be required on the rehabilitation of residential property only if such property contains twelve (12) or more HOME assisted units. All HUD Davis Bacon requirements shall be adhered to. The applicant is required to provide a grant administrator to monitor the project and to compile the documentation and forward copies to IHFA.

**Environmental Review Requirements**

An environmental review is required in accordance with 24 CFR Part 58. If the assessment determines the project may significantly affect the quality of the human environment, the project will be declared ineligible for funds. Completion of the environmental review process is mandatory before taking a physical action on a site, or making a commitment or expenditure of HUD or non-HUD funds for property acquisition, demolition, rehabilitation, conversion, lease, and repair or construction activities.

No funds may be committed to a HOME activity or project before the completion of the environmental review and approval of the Request for Release of Funds from the United States Department of Housing and Urban Development (HUD).

**Historic Properties**

HUD Regulations shall be adhered to regarding historic properties. All work shall comply with the Secretary of the Interior's Standards for Historic Preservation Projects.

**Other Needs/Requirements**

Other needs or requirements may be eligible if approved by the HOME Program Manager and eligible under HUD guidelines.

**General Property Improvements**

General property improvements are improvements above and beyond the minimum requirements and are eligible only under certain conditions. General property improvements must be approved in advance by the HOME Program Manager.

**Additional Requirements**

In addition to above requirements, projects developed with HOME funds shall make a good faith effort to meet the following guidelines:

(a) Minimum Unit Size:

1 BDRM	2 BDRM	3 BDRM	4 BDRM
650 sq.ft.	800 sq.ft.	950 sq.ft.	1,050 sq.ft.

(b) Minimum Sound Barrier Requirements:

Sound Transmission Limitations		
Location of Partitions	Standard Transmission Class (STC)	
Living unit to living unit, corridor or public space	45	
Living unit to public space and service areas	50	
Location of Floor-Ceiling	STC Standard Insulation Class	IIC Impact Insulation Class
Floor-ceiling separating living units from other living units, public space or other areas	45	45
Floor Ceiling areas separating living units from public space and service areas, including corridor floors over living units	50	50

**Acoustical Control: General**

Living units shall be designed to provide an acoustically controlled environment in relation to exterior noises and noise from adjacent living units and public spaces.

**Sound Transmission Limitations**

- A. Mechanical equipment shall be located and installed to minimize transmission of objectionable sound.
- B. Sound Transmission Class (STC) shall be determined in accordance with ASTM E90 and ASTM E413.
- C. Impact Insulation Class (IIC) shall be determined in accordance with ASTM E492-73T Laboratory Measurement of Impact Sound Transmission Through Floor-Ceiling Assemblies Using the Tapping Machine.
- D. Living units shall be provided with acoustic separation in accordance with Table 4-4.1.

(c) International Building Code Requirements:

Regardless of local community building codes, projects receiving Plan funds should conform to the

following sections from the International Building Code

IBC Section 1025	Dimensions and net area requirements for an operable window for emergency egress from bedroom areas.
IBC Chapter 10	For locations in Idaho lacking either local building code or fire code enforcement, minimum exiting should be provided in accordance with the minimum provisions of this chapter.
IBC Section 1203	Requires mechanical ventilation systems for rooms without required exterior openings.

**IDAHO HOUSING AND FINANCE ASSOCIATION  
REHABILITATION STANDARDS CHECKLIST**

PROJECT NAME AND NUMBER

ADDRESS

DATE INSPECTED

INSPECTED BY

**NOTE: IN ALL CASES, ROTTED, UNSAFE, OR UNSANITARY CONDITIONS WILL BE REMOVED AND COMPLETELY REPLACED WITH NEW, SAFE, SANITARY, AND STURDY MATERIALS.**

UPON COMPLETION ALL UNITS MUST MEET HUD HOUSING QUALITY STANDARDS AND LOCAL BUILDING CODE	PASS/ FAIL	COMMENTS - NOTE ALL FAIL CONDITIONS AND MITIGATION METHODS	PASS DATE
<p><b><u>SITWORK</u></b>            Grounds and exterior of dwelling unit shall be in good repair and not present a health or safety hazard.</p> <p><u>Condition of Premises</u> Every dwelling unit and premises shall be kept free of all organic waste, trash, debris, garbage, junk and other unsafe and unsanitary materials and conditions.</p> <p><u>Garbage Facilities</u> The total capacity of all provided garbage and/or refuse cans and bulk storage containers shall be sufficient to meet the needs of the occupants of the dwelling.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b><u>FOUNDATIONS</u></b>            All foundations shall be in good repair and not present a health or safety hazard.</p> <p><u>Concrete Foundations</u> All concrete blocks, poured concrete or brick foundations, piers and pilings shall be in good repair. Empty, loose, or cracked mortar joints shall be tuck pointed to match the existing mortar</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p>joints.</p> <p><u>Post and Beam Foundations</u> All posts, beams, pier pads and rim joists shall be in good repair.</p> <p><u>Surface water</u> Surface water under or around a dwelling shall be addressed if causing a health or safety hazard.</p> <p><u>Clearances</u> Adequate clearances shall be maintained under a dwelling to prevent rot.</p> <p><u>Ventilation</u> Crawl spaces shall be adequately ventilated.</p> <p><u>Wood to Earth Contact</u> Pressure treated wood or other approved materials shall be installed in locations where wood contacts the earth.</p> <p><u>Skirting</u> shall be in good repair.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b><u>CONCRETE AND MASONRY</u></b></p> <p>Concrete and masonry shall be in sound condition and not present a health or safety hazard.</p> <p><u>Chimneys</u> Chimneys shall have mortar in good repair and no loose bricks. All unused openings shall be closed with brick and mortar. Cap and base flashing shall be in good repair.</p> <p><u>Concrete Floors/Slabs</u> Concrete floors and slabs shall be free of severe tripping hazards.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b><u>FRAMING</u></b></p> <p>Interior and exterior framing shall protect the occupants from the environment and no portion of the structural system shall pose any threat to their health or safety.</p> <p><u>New or Repaired Framing</u> All new or repaired framing shall comply with code requirements.</p> <p><u>Decks</u> Decks shall be safe and structurally sound. Other restrictions or requirements may apply.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><u>Decking Materials</u> Pressure treated, all weather wood, cedar, redwood, or approved equal shall be used. Posts and beams shall be pressure treated or approved equal.</p>	<p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>ROOF</u></b> All roof structures and coverings shall be in good repair and not present a health or safety hazard.</p> <p><u>Strip</u> All rotted sheathing and related wood members shall be replaced. This may require a complete tear off. More than three layers of roofing will <b>never</b> be allowed.</p> <p><u>Types of roofing</u> Roofing installed shall be a minimum of 20 year 3 tab. Optional roofs are 25 year, 30 year, or metal. Shake roofs may be replaced with shakes. Will not fund for rolled roofing.</p> <p><u>Trees and Shrubs</u> Trees and shrubs in contact with the roof area shall be cut back.</p> <p><u>Roofing Application</u> New roof applications shall comply with all codes. New roofs shall be properly flashed and ventilated according to code require 3 tab seal-down shingles shall not be installed on roofs with less than 3 in 12 pitch. Built-up, or other approved system shall be used where pitch is less than 3 in 12.</p>	<p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>SIDING</u></b> Siding shall be in sound condition and not present a health or safety hazard. Siding shall be repaired or replaced with materials of the original type. Alternate siding materials may be considered if demonstrated as cost effective.</p>	<p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>WEATHERIZATION</u></b> Dwelling shall meet minimum weatherization requirements as determined by applying the "Cost-Effective Energy Standards in Rehabilitation Projects" published by HUD.</p>	<p align="center">Pass [ ] Fail [ ]</p>		

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<p><u>Vapor Barrier</u> New vapor barriers in crawl spaces shall be 6 mil black polyethylene. Existing vapor barriers shall be in good repair.</p> <p><u>Weather-stripping</u> All exterior doors and windows shall have weather-stripping. Existing weather-stripping shall be in good repair.</p> <p><u>Caulking</u> Joints, cracks, and holes shall be caulked to close all openings to the exterior.</p> <p><u>Storm Windows and Doors</u> We recommend storm windows and doors.</p> <p><u>New Weatherization</u> The following items may be included if found cost effective as per "Cost Effective Energy Standards in Rehabilitation Projects."                      A. Attic Insulation                      B. Under floor Insulation                      C. Heat Duct Insulation                      D. Water Pipe Insulation                      E. Water Heater Insulation</p> <p><u>Existing Insulation</u> Existing insulation shall be in good repair.</p> <p><u>Access</u> Dwelling unit shall have an attic and a crawl access hole of adequate size with a proper door.</p> <p><u>Ventilation</u> Foundations and attics shall be adequately ventilated and screens, vents, covers, and framing shall be in good condition.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><b><u>PAINT</u></b> All painted interior and exterior surfaces shall be in good repair and not present a health hazard.</p> <p><u>Lead Based Paint Notice</u> The applicant, contractor, and all tenants shall be notified as per HUD regulations regarding the hazards of lead based paint.</p> <p><u>Defective Paint Surfaces</u> All defective paint surfaces (cracking, scaling, chipping, peeling) on the exterior and interior of a structure shall be properly prepped and painted.</p> <p><u>Application of New Paint</u> Exterior and interior surfaces shall be adequately prepared for paint application. Property and tenant shall be protected during the preparation and paint application process. New surfaces shall be primed with one coat of primer. One or more coats of paint shall be applied to assure good paint coverage. All exterior and interior paint scrapings and debris shall be removed from the site and disposed of in a proper location.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b><u>WINDOWS</u></b> Windows shall be in sound condition and not present a health or safety hazard. Bedroom windows which are designed to open must be operable.</p> <p><u>Broken Glass</u> All broken and cracked glass shall be replaced.</p> <p><u>Window Locks</u> All first floor windows and any other windows which are accessible from the outside must have operable window locks.</p> <p><u>Window Condition</u> All windows must be free of cracks, loose, missing or broken panes.</p> <p><u>Glazing Compound</u> Adequate glazing compound must be in place to maintain a tight seal. All missing glazing compound shall be replaced with new materials.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><u>Materials</u> Windows shall be repaired or replaced with materials of the original type. Alternate window materials may be considered if demonstrated as cost effective.</p> <p><u>Window Location</u> Windows located within the tub surround or a shower shall be removed when work takes place in the tub or shower area.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b><u>DOORS</u></b></p> <p><u>Interior Doors</u> In sound condition and not present a health or safety hazard. All broken or cracked glass in any door shall be replaced. Overhead garage doors and interior doors in poor condition should be replaced.</p> <p><u>Exterior Doors</u> All exterior doors shall be solid core and be in good repair. All exterior doors shall have weather-stripping and an operable lock. We recommend dead-bolt locks on all exterior doors.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b><u>PLUMBING</u></b></p> <p>The plumbing system and it's appurtenances for each building shall provide safe and sanitary hot and cold water supply, drainage, venting and operation of fixtures.</p> <p><u>Water Service</u> Water service shall be in good repair and be of adequate size to service dwelling and shall be free of cross connections and contamination.</p> <p><u>Supply Lines</u> Supply lines shall be in good repair and be of adequate size and shall be free of cross connections and contamination.</p> <p><u>Shut Off Valves</u> Each fixture shall have an accessible shut off valve immediately ahead of each supplied fixture.</p> <p><u>Drain and Waste Lines</u> Each fixture shall have adequate drain and waste lines free of fouling or clogging and shall not have cross connections which permit contamination of water supply or back</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p>siphonage between fixtures.</p> <p><u>Venting</u> All fixtures shall be properly vented.</p> <p><u>Washer hookup</u> All washer hookups shall be trapped and vented and drained to approved private or public systems.</p> <p><u>Water Heater</u> Every dwelling unit shall have a hot water heater of sufficient capacity to serve present needs. The hot water heater shall be capable of supplying water at not less than 120 degrees F at each water outlet. Gas water heaters shall be properly vented, and the venting system shall be in good repair. Gas water heaters may not be located in living areas unless safety dividers or shields are installed.</p> <p><u>Temperature/Pressure Relief Valve</u> All water heaters shall have an approved temperature/pressure safety relief valve with overflow pipe extending no less than 6" from the floor or which extends out of the living area. Overflow pipe shall be drained to the exterior of the foundations. In all cases the end of the pipe shall not be trapped or tapped.</p> <p><u>Sump Pumps</u> Existing sump pump systems shall be in good repair and not present a health or safety hazard. Existing systems shall drain to an approved location.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b><u>INTERIOR FINISH</u></b> All interior surfaces shall be in good repair and not present any health or safety hazards such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts or other serious damage. Areas damaged by rot or pest shall be replaced with new materials of the same basic type.</p> <p><u>Walls/Ceilings</u> Plaster-lath and drywall walls and ceiling shall be securely fastened and free from serious defects, severe bulging, leaning, holes, loose exterior materials, and cracks.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><u>New Wallboard</u> All new gypsum wallboard shall be properly nailed or screwed, taped, and finished ready for paint.</p> <p><u>Wallboard Repair</u> Severely damaged wallboard shall be removed. Exposed walls shall be insulated. Materials, installation and finish shall match surrounding surfaces and be ready for paint.</p> <p><u>Plaster Repair</u> Severely damaged plaster shall be removed. Materials, installation, and finish shall match surrounding surfaces and be ready for paint.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b>FLOORS</b> Floors shall be structurally sound and in good repair. Floors shall be repaired or replaced with materials of the same basic type. Alternate materials may be considered if demonstrated cost effective. All new vinyl shall be sheet vinyl.</p> <p><u>Bathrooms and kitchens</u> Water resistant type floor covering with base molding if required for baths and kitchens.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b>STAIRS</b> All interior and exterior stairs shall be in good condition and not present a health or safety hazard.</p> <p><u>Handrails</u> All stairs with three or more risers shall have an approved handrail extending the full length of the stairs.</p> <p><u>Guardrails</u> All open sides of stairs, decks, balconies, porches, and landings, with a total rise above 30" shall have approved guardrail systems.</p> <p><u>Returns</u> New handrails shall have returns or terminate in newel posts or safety terminals.</p> <p><u>Intermediate Rails</u> Existing balconies, porches, decks, and landings shall have intermediate rails.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><b><u>CABINETS</u></b> All dwelling units shall contain suitable space and equipment to store, prepare, and serve food in a sanitary manner.</p> <p><u>Existing Base Cabinets</u> Existing base cabinets shall be in good repair and not present a health or safety hazard.</p> <p><u>Countertops</u> Countertops shall be in good repair and not present a health or safety hazard. Countertop material shall be of an approved water resistant type. All countertops shall have backsplashes.</p> <p><u>Vanities</u> Vanities shall be in good repair and not present a health or safety hazard.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b><u>VENTS</u></b> All dryers, bath fans, range hoods, and kitchen fans must be vented to the exterior.</p>	<p>Pass [ ] Fail [ ] Pass [ ] Fail [ ]</p>		
<p><b><u>BATHROOMS</u></b> Each dwelling unit must include its own sanitary facilities located in a separate room, which contain a flush toilet in operating condition, can be used in privacy, and is adequate for personal cleanliness and the disposal of human waste.</p> <p><u>Lavatory Basin</u> Each dwelling unit shall have a fixed basin with hot and cold running water and be properly drained, trapped and vented.</p> <p><u>Tub/Shower</u> Each dwelling unit shall have a shower or tub with hot and cold running water and be properly drained, trapped, and vented. The tub or shower shall drain to an approved public or private system.</p> <p><u>Valve/Showerhead</u> When a new tub surround is installed a new valve and showerhead shall be installed.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><u>Fixtures/Faucets</u> Rusted or badly chipped sinks, lavs, tub, or showers shall be replaced. New fixtures shall be white porcelain on steel or stainless steel. Faucets and fixtures shall not leak and shall be in good working condition.</p>	<p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>TUB/SHOWER SURROUND</u></b> Tub shower surround area shall be in good repair and not present a health or safety hazard.</p> <p><u>New Tub/Shower Surround</u> Surround materials shall be a water resistant type and comply with local building codes. Tub/shower valves shall be replaced when new surround is installed. When surround is repaired, all exterior walls shall be insulated. Alternate materials may be considered if demonstrated to be cost effective. We recommend installation of glass enclosure doors.</p>	<p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>BATHROOM CAULKING</u></b> Silicone type caulk shall be installed at all valves and eschuseons in tub or shower area and area where the tub or shower meets surrounding surfaces and the floor. Enclosure door shall be caulked. Three sides of the water closet shall be caulked.</p>	<p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>KITCHEN</u></b> All dwelling units shall contain a kitchen area which has a stove, oven, refrigerator, permanently attached kitchen sink, and space for the storage, preparation and storage of food.</p> <p><u>Countertops</u> Some space must be available as a safe and sanitary surface to prepare food. Countertops shall be in good repair and not present a health or safety hazard. Countertop material shall be of an approved water resistance type. All countertops shall have backsplashes.</p> <p><u>Kitchen Sink</u> Each dwelling unit shall have a kitchen sink with hot and cold running water and be properly drained, trapped, and vented. The sink shall drain to an</p>	<p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p>		

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<p>approved public or private system.</p> <p><u>Kitchen Ventilation</u> Wall, ceiling, or range hood ventilation is recommended. Existing ventilation shall be connected directly to the exterior.</p>	<p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>APPLIANCES</u></b> Appliances shall be in good repair and not present a health or safety hazard.</p> <p><u>Existing Ranges and Ovens</u> Defective doors, burners, elements and missing knobs shall be repaired or replaced.</p> <p><u>Existing Refrigerators</u> Defective doors, door seals, missing knobs and severely faulty temperature controls shall be repaired.</p> <p><u>Existing Garbage Disposal</u> Existing garbage disposal shall be in good repair.</p> <p><u>Existing Dishwashers</u> Existing dishwashers shall be in good repair and not present a health or safety hazard.</p>	<p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>ELECTRICAL</u></b></p> <p>The electrical system shall be in sound condition and not present a health or safety hazard. Each room shall have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. Sufficient electrical sources shall be provided to permit use of essential electrical appliances while assuring safety from fire.</p> <p><u>Outlet Requirements</u> All habitable rooms must contain at least one working outlet permanently installed in the baseboard, wall or floor of the room. In addition specific room requirements shall be met.</p> <p>A <u>living room</u> shall have two outlets, or one outlet and one permanently installed light fixture.</p>	<p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p>		

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<p>A <u>kitchen</u> shall have one working outlet <b>and</b> one permanently installed ceiling or wall light fixture.</p> <p>A <u>bedroom</u> or any other room used for sleeping shall have two outlets or one outlet and one permanently installed light fixture.</p> <p>A <u>bathroom</u> shall have one permanently installed light fixture.</p> <p><u>Service</u> Service to an existing dwelling unit shall be a minimum of 100-ampere, three wire capacity; service equipment shall be properly covered. Service-drop conductors shall be out of reach, properly connected and anchored to the dwelling and comply with clearances specified in appropriate code. Newly installed services shall meet the specifications of the appropriate code. Existing facilities that are inadequate to meet anticipated demands shall be appropriately increased. All existing and new services shall have a ground rod and appropriate bonding system.</p> <p><u>Outbuilding</u> Existing electrical service to out building shall have proper clearances or run underground. If service is new or remains to out building, all code violations inside the outbuilding are addressed.</p> <p><u>Small Appliance Circuits</u> Each dwelling shall have a minimum of two 20 amp small appliance branch circuits.</p> <p><u>Laundry Branch Circuit</u> Each dwelling shall have a separate 20 amp laundry branch circuit and a receptacle branch circuit within 6" of the appliance.</p> <p><u>Bath Fan</u> A bathroom shall have a bath fan if no window is existing. Recommend a bath fan in addition to an existing window. Fan shall be vented directly to the exterior.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><u>Bath receptacle.</u> Bathrooms shall have a separate receptacle not more than 48" above the floor and within 4' of the sink.</p>	<p>Pass [ ] Fail [ ]</p>		
<p><b><u>ELECTRICAL (CONTINUED)</u></b></p> <p><u>Ground Fault Protection</u> All dwellings shall have a ground fault circuit interrupter receptacles or protection in the following locations:</p> <p>a. All exterior receptacles</p> <p>b. All receptacles within 6' of garage receptacles</p> <p>c. All bath receptacles</p> <p>d. All kitchen sink receptacles.</p> <p><u>Microwave Oven Circuit and Outlet</u> Separate circuit and outlet is recommended for microwave ovens.</p> <p><u>Illumination</u> All habitable rooms within the dwelling unit shall have one overhead light fixture with a switch or switched receptacles.</p> <p><u>Basements</u> Garage and basements seal have at least on light fixture with a switch.</p> <p><u>Water Heater</u> Water heater shall be on a separate appropriately sized circuit run in flexible conduit.</p> <p><u>Exterior Entries</u> All exterior entries to the dwelling shall have a light fixture with a switch.</p> <p><u>Equipment Areas</u> All equipment areas shall have a receptacle and a light fixture with a switch or a pull chain fixture.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><u>Interior stairways</u> All interior stairways shall have a light fixture with a three way switch system.</p> <p><u>Overhead Pendant Fixtures</u> All overhead pendant light fixtures shall be replaced with a new fixture, boxes, and switch.</p> <p><u>Smoke Detectors</u> Every dwelling shall have working smoke detectors as required by the appropriate code.</p> <p><u>General Electrical Repairs</u> The following hazardous and unsafe electrical items shall be repaired:</p> <ul style="list-style-type: none"> <li>A. Splices</li> <li>B. Surface mounted wiring</li> <li>C. Open junction boxes</li> <li>D. Tube and knob wiring in attics and crawlspaces</li> <li>E. Wire support and protection</li> <li>F. Missing or broken cover plates</li> </ul>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b><u>HEATING</u></b> The heating system shall be in sound condition and not present a health or safety hazard.</p> <p><u>Heating Systems</u> Every dwelling shall have an effective heating system which is properly installed and capable of safely and adequately heating all habitable rooms in each dwelling unit to a temperature of at least 70 degrees F.</p> <p><u>Venting</u> All non electrical heating units shall be properly vented.</p> <p><u>Ducts</u> All ducts shall be in good condition and shall have adequate support.</p> <p><u>Existing Duct Insulation</u> Existing duct insulation shall be in good repair.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><u>Fuel Lines</u> All fuel supply lines shall be in good repair with shut off valves and be installed according to code requirements.</p> <p><u>Thermostats</u> A new thermostat shall be installed when installing a new heating appliance. A new setback type thermostat is recommended.</p> <p><u>Control Knobs</u> All hearing electrical heating units shall have control knobs.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b>WOOD BURNING STOVES</b> All existing wood burning stoves shall be in good repair and not present a health or safety hazard.</p> <p><u>Final Certificate of Inspection</u> All wood burning stoves shall have a final certificate of inspection.</p> <p><u>Wood Stove Replacement</u> Existing hazardous appliances shall be replaced or removed.</p> <p><u>New Wood Burning Stoves</u> HOME funds may not be used to install wood burning stoves.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b>PESTS</b> Property shall be free of pests and rodents.</p> <p><u>Pest Inspection</u> Pest Inspection shall be performed when pest or rodent damage is evident.</p> <p><u>Pest Extermination</u> When pest or rodent treatment is recommended in the inspection report the structure shall be treated.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		
<p><b>WELLS</b> If water is supplied by a well system, it shall be in good repair and provide a safe and sanitary water supply to the dwelling.</p> <p><u>Water Test/Well Logs</u> For new wells and repaired well systems, contractors shall submit a well log and a potable water test.</p>	<p>Pass [ ] Fail [ ]</p> <p>Pass [ ] Fail [ ]</p>		

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<p><u>Pump House</u> New pump house dimensions shall not exceed 6' x 6'.</p>	<p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>SEPTIC/SEWER SYSTEMS</u></b> Septic systems and sewer lines to the street shall be in good repair and not present a health or safety hazard. (Connection or hook-up fees for sewer lines are not an eligible expense for HOME funds.)</p>	<p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>HAZARDOUS MATERIALS</u></b> Applicants shall be notified regarding possible lead based paint and asbestos hazards on the property.</p> <p><u>Notification</u> The applicant/contractor and all tenants shall be notified as per HUD regulations regarding the hazards of Lead Based Paint and Asbestos.</p> <p><u>Asbestos</u> All asbestos removal or encapsulation shall comply with Idaho State Department of Environmental Quality and Federal regulations.</p> <p><u>Lead Based Paint Abatement</u> When surfaces test within the hazardous range, HUD abatement procedures shall be followed.</p>	<p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p>		
<p><b><u>GUTTERS AND DOWNSPOUTS</u></b> Gutters and downspouts shall be in good repair and not present a health or safety hazard.</p> <p><u>New or Replacement Gutters</u> Replacement with new gutters shall be continuous aluminum or steel. HOME will not repair existing plastic gutters.</p> <p><u>Water Dispersal</u> Rain drains, drywells, french drains, and splash blocks may be considered as appropriate water dispersal systems.</p>	<p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p> <p align="center">Pass [ ] Fail [ ]</p>		

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## **2009 HOME Rehabilitation Construction Standards**

Idaho Housing and Finance Association does not endorse products or manufacturers. Trade or manufacturers' names may appear herein solely because they are considered essential to the subject of these standards.

### **General Purpose and Scope:**

The purpose of the HOME Rehabilitation Construction Standards is to establish minimum standards, which must be met for any housing unit, rehabilitated using the IHFA HOME program. The standards for rehabilitation may be different from standards for new construction. This is due to the scope of work involved in rehabilitation of an existing building where the extent and the emphasis of construction may differ greatly from the construction of new buildings. These Standards, while setting forth basic objectives and provisions specifically related to rehabilitation, shall not be construed as relieving the property owner or the contractor of their responsibility for compliance with local ordinances, codes, and/or from obtaining the required permits for each project.

All rehabilitation work performed with Program funds must comply with the requirements set forth herein. When substandard conditions are encountered in a unit identified for rehabilitation, they must be addressed. Any building or portion thereof which is determined to be unsafe in accordance with the Building Code, or any building or portion thereof, including any dwelling unit in which conditions exist that endanger life, limb, health, property, safety, or welfare of the public or occupants thereof shall be deemed to be substandard.

### **Code Compliance Requirement:**

All work shall be accomplished in a workmanlike manner and must conform to the general specifications of all Building and Zoning Laws. All required permits, in accordance with the Local Building Codes and State of Idaho Statutes Building Code Act, must be secured before the start of any demolition or construction project.

### **Code Sources:**

All rehabilitation work performed must meet the requirements of the State of Idaho Building Codes and the International Building Code, International Mechanical Code, International Plumbing and National Electric Code. In the event the State of Idaho adopts additional codes, the requirements of those newly adopted codes shall be adhered to. This includes compliance to State Historic Preservation Office mandates to retain historic status of applicable dwellings to be rehabilitated. Local and federal regulations pertaining to zoning, traffic, drainage, flood-plains and fire limits will be observed.

### **Rehabilitation Priorities:**

The following is a list of priority items that must be identified and repaired, replaced or removed and meet criteria as outlined:

1. Hazardous Materials.
2. Health and Safety Hazards.
3. Stable and Weather-tight Roof.
4. Electrical System. The unit must have a minimum 100-amp electrical service, with no unsafe conditions.
5. Plumbing (including hot water). Must be in good working order and be safe and sanitary.
6. Heating and Cooling System. Must be adequate and safe with a reasonable (3-year) useful life.
7. Egress in accordance with local health and safety codes.
8. Items not immediately corrected that will result in damage to the structure or cause health and safety problems to the occupants.

## **Hazardous Materials**

### **Asbestos**

1. Materials containing asbestos (ACM) that are to be removed as a condition of contract shall be removed and disposed of in a proper and safe manner by a certified asbestos abatement contractor or in accordance with locally-approved disposal standards.
2. Asbestos containing material must be dealt with in the most practicable and safe manner possible.
3. Exposed floor mastic containing asbestos must be encapsulated or removed in those areas where carpet is being installed.
4. Unsound tile containing asbestos must be removed prior to installation of a new layer of resilient flooring.
5. No asbestos containing materials shall be used for repair, replacement or new installation.

### **Lead-Based Paint**

1. Every unit constructed before 1978 which is or may become occupied by children under the age of seven must be tested for the presence of lead (exceeding Federal Standards) in paint.
2. Lead based paint must be abated in accordance with federal regulations.
3. All wood trim, doors, doorjambs, frames that have lead-based paint must be removed and replaced.
4. Lead paint on walls or ceilings that is peeling, flaking, or otherwise deteriorated or that will be disturbed as a result of rehabilitation shall be completely covered with, at a minimum, 1/4" drywall, taped, sanded, primed, and painted.

### **Site Conditions**

**Positive Drainage:** All drainage on a site should drain away from the house and other accessory buildings, but not toward any adjoining houses or structures. Drainage should be toward the street, alley, or easement, and facilitated by elevation around structures or construction of swales.

**Splash Blocks:** All houses should be provided with splash blocks, aprons, or gutter extensions to carry water away from foundations. When concrete sidewalks and patios exist, splash blocks are not required.

**Architectural Barriers:** In recognition of the Americans with Disabilities Act, every effort should be taken to remove barriers to the handicapped or elderly. These will include installation of handrails on staircases with more than three tiers, ensuring that the height of each step does not less than four or exceed eight inches in height and less than nine inches in tread width. When pouring new sidewalks and stoops, ramping should be considered as an alternative to steps. Tripping situations caused by uplifting of sidewalks, tree roots, or other barriers should be removed.

**Holes or Depressions:** Holes or depressions of more than six inches in diameter should be filled to correct drainage problems and remove safety hazards.

**Trees, Bushes and Grassed Areas:** Trees that present a safety hazard because electrical wiring runs through them must be trimmed as directed by the local power company. Trees that could damage the structural integrity of an adjoining building above or below the foundation should be removed. All unsightly and overgrown trees in the yard and in the right-of-way should be trimmed. Bushes and brush in a yard should be trimmed in the same manner, but any vegetation on the property line will require approval in writing by the adjoining property owners. While the installation of grass is not proposed to be a standard, the property owner is required to keep all ground vegetation below eight inches, excluding flowers and other similar plants. However, the maintenance of lawns is strongly encouraged.

**Mail Requirements:** Every dwelling unit will have a mailbox or mail slot and 3" high address numbers.

**Handrails and Guardrails:** These are required on one side of steps or stairs with more than two risers, and

around porches or platforms over 30" high. Portions of stairs or platforms over 42" above grade or above another floor will have guardrails or balustrades and meet the current Idaho Building Code.

**Repair of Outbuildings:** Unsafe, unsound, or unsightly outbuildings and other structures (fences, walks, etc.) will be repaired.

**Bulk Trash:** Bulk trash, including refrigerators, stoves, washers, dryers and other appliances; un-licensed automobiles and other vehicles; and improperly stored construction materials or firewood, are considered bulk trash and should be removed or appropriately stacked.

**Walks and Driveways:** All accesses to residential structures should have a three and a half foot of sidewalk that connects with other sidewalks or driveways to provide access to the house that can be maintained in snowy weather conditions. Sidewalks from rear door entrances to garages, garbage disposal areas, and around to the front are not required and need not be provided unless they are needed to control drainage conditions. Badly deteriorated essential paving will be repaired or replaced to result in at least a five-year useful life after rehab. Non-essential deteriorated paving will be removed.

**Storm Gutters and Driveway Approaches:** Deteriorated gutters on streets that impede drainage or cause a safety hazard should be reinstalled. This also applies to driveway approaches, deteriorated driveway approaches should be reinstalled. Local building encroachment permits may apply.

**Steps, Stairways and Porch Decks:** These will be reasonably level, even surfaces and have an expected useful life of five years or more after rehab

### **Foundations**

All footings and foundations will be inspected by a certified Building Inspector and be in accordance with the International Building Codes and the building codes enforced under the jurisdiction of the local Building Official.

**Stability:** The foundation must be stable and not sinking, window openings must be level, and top of foundation at base of structure must be level. Reconstruction of foundations must adhere to the local Building Official's direction regarding foundation design including the installation of rebar. Lack of stability beyond a reasonable level will preclude rehabilitation being undertaken.

**Collapsed Sections:** Collapsed sections of foundations must be reconstructed as prescribed by local code or a stamped engineer's blueprint acceptable to the permitting agency. Consideration should be given to the degree to which the remaining foundation meets the minimum 2006 International Building Code.

**Cracks:** Inspectors should evaluate foundations to identify cracks, particularly at window areas. All cracks must be filled with epoxy-cement, and rubbed with appropriate cement materials. All cracks with more than a 1/8 inch spread must be investigated by a licensed engineer and have an appropriate treatment applied, if economically feasible. Slabs shall be free of excessive cracking, movement and trip hazards.

**Inappropriate Construction:** All foundations constructed of brick, unfilled cement block, cinder block, mixtures of rock and cement, railroad ties, and other treated wood are unacceptable and will disqualify a structure from receiving rehabilitation unless the construction occurs in less than 25% of the foundation and the foundation could be reconstructed economically.

**Spalling Foundation:** Spalling refers to the condition exemplified by crumbling gravel or rock, decaying concrete, collapse of foundations in sections that do not expose dirt on the outside, etc. When these conditions exist, foundations must be treated with epoxy and concrete mixtures that will correct major deficiencies. Spalling of foundation surfaces of not less than one inch in depth may be left untreated, but treatment is recommended when rehabilitation cost thresholds are not an issue.

**Waterproofing:** All foundations evidencing leakage from the outside will require waterproofing. Cracks will be sealed as proposed above. Leaking around foundation floors will be sealed by utilizing an appropriate waterproofing compound. Leakage through foundation walls should be corrected by providing positive drainage, concrete aprons, or in severe cases by digging out the dirt around the foundation and weatherproofing with an approved water proof material. Removing dirt around foundations and water proofing with tar materials is not recommended for more than 30% of the foundation walls, due to cost considerations.

**Structural Integrity must meet the following criteria:** All repairs to existing walls will be inspected by a certified Building Inspector and will be in accordance with the International Building Code. Exterior walls are to be weather tight and do not permit entry of water, snow, or wind into the interior. There cannot be any holes in the exterior walls, separation of siding materials, collapse of siding or deterioration of exterior siding materials. There cannot be cavities between the exterior wall and windows, door entries, or openings at the rafters at the rim joist. All exterior walls must be of standard construction with two-by-fours, 16 inches on center or 24 inches on new construction when appropriate. Insulation sheathing on the exterior, covered with approved exterior siding material, is to be installed when repairs are done. Structural framing and masonry should appear to be free from deterioration, rot or serious termite damage, be adequately sized for current loads and have a 15 year expected useful life after rehab. Prior to any rehab, all sagging floor joists or rafters will be visually inspected. Significant structural damage and its cause will be corrected.

New installation of exterior wall coverings must meet all manufacturers' instructions and be in compliance with the 2006 International and local Building Codes.

**Additions:** All additions to residential structures must be on a properly constructed foundation and must not evidence separation from the original structure.

**Siding and Trim:** These will be intact, weatherproof and have structural integrity. No component will have an expected useful life less than 10 years. All components will have a continuous coat of paint or bonded finish with an expected life of at least five years. Asbestos siding is not an inappropriate siding material unless it has become broken and detached and is exposing the insulation fabric to the weather. When possible, asbestos siding should be repaired. Asphalt siding is considered to be an inappropriate material. It may be covered by a fire retardant siding material when rehabilitation is undertaken. Interior paneling, untreated plywood, Sheetrock and other materials that do not hold up to the weather in the area are deemed inappropriate and must be removed.

**Bearing Walls:** Bearing walls in a structure should be identified and inspected for proper construction. When they are lacking in basements, new walls or support beams and jacks must be installed to maintain the integrity of the structure. No bearing walls may be removed when undertaking rehabilitation unless appropriate construction procedures are applied and required supports are installed to compensate for their removal.

**Historic Considerations:** All structures in historic districts or those with architectural features that exemplify unique architectural characteristics must be given special consideration. The State Historic Preservation Office shall be involved in making specific decisions affecting these projects.

### **Re-roofing Specifications**

1. Roof framing shall be capable of supporting the roof, snow load and any equipment on it without sagging. Roofs with sags, swales, ridges, or uneven pitch shall be inspected and have deficiencies corrected.
2. All roofs shall be free of leaks.
3. Roof covering will be replaced if blistered and the mineral covering is substantially deteriorated.
4. Existing roofs must have an estimated life expectancy of at least 5 (five) years after repairs in order to be

considered repairable.

5. Replace all dry rotted roofing members, fascia and sheathing. Install all necessary metal edgings, flashing, eave vents, wind turbines, roof jacks, fire blocking, etc., as required for a new roof.
6. Broken antennas will be removed.
7. Roofs with less than a 5 (five) year life expectancy shall be replaced.
8. Repairs shall be done only when the cost for repairs is estimated to be less than the cost of a new roof.
9. New roof installations shall have all previous roofing and underlayment removed and substrate thoroughly inspected and repaired prior to installation of new system. If the roof system is structurally sound, additional shingles may be installed over existing shingles if not more than one layer is currently installed.
10. Every roof must be installed in accordance with manufacturer's specifications.
11. Roofs shall have a positive slope that provides good drainage. Minor ponding is acceptable if pooling of water less is than 1/2" in depth, less than 1/3 the span of the roof or capable of drying in less than 48 hours after the last addition of water.
12. Roofs draining onto others in such a way that excessive wear results shall have protection provided or the drainage rerouted.
13. Roof drains must be low enough to prevent excessive ponding and made of materials that are impervious to water. Drains shall be constructed in such a way that they do not drain down the wall of the structure.
14. All debris from the roof must be contained in a vehicle or other appropriate containers and removed from the site to an appropriate disposal area as required. All debris must be removed from the site upon completion of the tearing-off portions of the work. The contractor will be sure that debris from the roofing does not damage vegetation or cause potential danger to residents or other persons.
15. A moisture barrier shall be installed under new Flashing

### **Flashing**

1. Roof penetrations must be properly flashed and sealed.
2. Cracks forming around the seals of roof penetrations shall be resealed.
3. Seals made solely with mortar, plastic roof cement, or other materials that crack or shrink are not acceptable.
4. Roof flashing must be properly installed, in good condition, and must serve the purpose for which it was intended. Flashing that is loose, improperly sealed, heavily corroded, or damaged shall be repaired or replaced.
5. All new roofs must have a properly installed metal edge.

### **Built-up Roofs**

1. Built-up roofs shall have an elastomeric, aluminized or gravel coating. Where a gravel roof is being replaced, a three-ply built-up system with elastomeric coating or other suitable, approved system shall be provided.
2. Roof coatings shall be in good condition and consist of compatible materials.
3. Excessive peeling, bubbling, chipping, sloughing or mechanical damage shall be repaired.
4. Gravel roofs shall have gravel present in sufficient quantity and in proper distribution.
5. Roofing membranes shall consist of at least 3 layers. Cap-sheet exposures of more than 18" on roofs without a mineral coating (felt roofs) shall not be acceptable unless a core sample can be shown to have at least 3 layers. The roofing materials must be well adhered to the decking, and each course shall be solid mopped at the laps. Cold process adhesive is not acceptable for roofs with a slope of less than 2 1/2:12
6. The roof shall be free of fissures, cracks, lifting seams, excessive bubbles (more than 5% of the roof area) or excessive alligatoring in coatings or asphalt flood coats.

### **Rolled Roofs**

1. Cold-application rolled roofing must have a slope of 2:12 or greater.
2. Rolled roofing that is applied without hot tar shall be fastened according to manufacturer's specifications.
3. New installations and repairs shall have fasteners spaced no more than 3" along the seams and laps.
4. Loose mineral surfacing, bare spots, wear, excessive wrinkles, loose seams, loose laps, etc. are indications of age and shall be cause for repair or replacement.

### **Foam Roofs**

1. Foam roofs must have a slope of 2:12 or greater, and have a nominal 1" thickness. Nominal 1" means at least 1" thick with occasional 7/8" measurements acceptable. Ponding of 1/4" or more, or ponding covering more than 5 square feet is not acceptable.
2. Foam roofs must have an elastomeric coating in near perfect condition. Any detectable break in the coating surface must be repaired. Coatings thought to be more than 1 year old shall be recoated.
3. Foam roofs must be well adhered to the substrate. Any detectable break in the bond shall be cause for repair. Roofs with poor bonding in areas larger than 3 square feet shall be replaced. Humps, bubbles, ripples and voids are signs of improper application and may be cause for replacement.
4. In cases where a foam roof must be replaced, a different acceptable roofing system shall be installed unless a determination is made that the insulating qualities of a foam roof outweigh the associated maintenance costs.

### **Shingle Roofs**

1. All newly-installed shingle roofs shall have a slope of no less than 3:12.
2. Existing shingle roofs with slopes between 2:12 and 3:12 must be carefully examined for leaks or other signs of failure.
3. Shingles shall be installed with proper exposure. Roofs with more than 1/4" of the un-tabbed portion of the shingles exposed, or not installed in compliance with manufacturer's specifications shall not be acceptable.
4. Roofs with excessive bird's mouths, lumps, breaks, or tears shall be repaired or replaced.
5. Fasteners shall be properly installed. Each shingle shall be fastened according to manufacturer's specifications. Staples cannot be used to lap from one shingle to another, as a substitute for stapling both ends individually. In those cases where it is determined that the roof is improperly fastened, the roof shall be replaced or repaired, as appropriate.
6. Existing shingle roof surfaces shall have substantially all of the original mineral surface and be well adhered both at the tabs and in the grooves. Loose mineral surface, sparsely covered surfaces, curling, cupping, breakage, or brittleness are cause for replacement or repair.

### **Wood Shakes**

1. The use of wooden roofing materials in roof replacement or new construction is prohibited.
2. Existing wood shake roofs must have a slope at least 3:12.
3. Wood shake roofs must be in good condition or shall be replaced.
4. Underlayment and interlayment must be present and in good condition.
5. Splitting, breaking, rotting or loose shakes, or worn, sloughing, or cracked underlayments and interlayments should be weighed in decisions about repair and reroofing. If such conditions are prevalent, the roof shall be replaced with another type of material.

### **Tile Roofs**

1. Tile roofs that fail shall be replaced with another tile roof only when it is determined the feature is in keeping with improvements of surrounding standard projects.

2. Tile roofs in need of replacement shall be replaced with a suitable and more economical material when replacement with another tile roof is not in keeping with improvements of surrounding standard projects.
3. Repairs shall be done only when the cost of repairs is less than the cost of a new shingle roof and the planned repairs are expected to make the roof last at least another 5 (five) years.
4. Tile roofs shall have a minimum slope of 3:12 and be installed over solid decking.
5. Spaced slats are not acceptable unless installed over solid decking.
6. Tiles shall be in good condition.
7. Tiles shall be securely fastened in place unless specified otherwise by the manufacturer. Slipping, loose, or missing tiles shall be replaced. Tiles cracked all the way through, tiles with a badly weathered surface, or tiles with chips or breaks larger than 2" in diameter shall be replaced. Roofing tiles shall have a head lap of not less than 3" unless the tiles are keyed to lock together with less head lap.
8. Leaking ceramic or concrete tile roofs must be inspected to insure they have an underlayment. The underlayment shall be a minimum of 30-lb. felt and in good condition. Worn, flaking, sloughing, tearing or cracking of underlayment shall be cause for roof replacement or repair.

### **Metal Roofs**

1. Metal roofs shall be of 26 gauge (Galvalume) or 29 gauge (galvanized).
2. Local codes must verify minimum required gauge.
3. Metal roofs must have a slope of 3:12 or greater.
4. Metal roofs must be properly aligned over uniform substructure to avoid panel distortion.
5. New installations must be made with galvanized nails with neoprene washers.
6. All rib lap joints must be sealed their entire length with a bead of caulking.

### **Gutters**

1. Where appropriate, new roofs shall be equipped with gutter and downspout assemblies.
2. Newly installed gutter shall be equipped with the appropriate hangers and be designed to support the weight and conditions of the local area.
3. All existing and new gutters should be equipped with downspouts, bottom elbows, extensions, splash/diverter blocks, and other measures necessary to carry the water away from the dwelling.

### **Interior Walls**

#### **Fire Barriers**

Five-eighth inch (5/8") Type X Sheetrock is required under joist in garages that have a living area above them and on walls in garages adjoining living quarters. Five-eighth inch Type X Sheetrock is also required when another structure is within five feet of the wall being reconstructed as part of the rehabilitation activity. No cardboard materials, paper materials, tar paper, or exterior insulation materials, such as fiber board, will be permitted in any walls. All interior walls should be a minimum of ½ inch Sheetrock. Paneling materials must be placed over Sheetrock.

#### **Damaged Interior Walls**

Holes in drywall must be repaired and precautions taken to prevent future damage by installation of door stops and other necessary measures. Water damaged drywall must be removed and replaced. In bathrooms, ½" water-resistant drywall material must be utilized. Interior walls with decayed drywall must be repaired by installing new drywall, taping cracks to conceal all joints and fasteners, texturing, and repainting. When drywall is removed, all exposed studs, insulation, electrical wiring and plumbing is to be inspected and all defects be repaired.

#### **Interior Trim in Baseboard**

All damaged door trim, window trim, and baseboard must be free from splits, if any trim is found

substandard; it must be replaced or repaired to match existing. Joints are to be cut for a tight fit and fastened with appropriate nails, fasteners, or adhesives. Closets must have appropriate shelving, hanger rods, and supports. All closets will have 12" x ¾" smooth bull nose shelving and minimum 1" x 4" backing. Hanger rods will be 1 ½" ridged steel conduit or wood material, with rod brackets at ends, and center supports on all shelving over 4' in length. All nails are to be counter sunk, filled, and painted to HOME Rehabilitation Standards.

### **Paint Requirements**

A lead-based paint analysis must be conducted on houses constructed prior to 1978 will be tested for by a U.S. EPA certified testing agency. If testing reveals the existence of lead-based paint surfaces, they must be removed or covered as prescribed by HUD Lead-Based Paint regulations by approved certified lead abatement contractor.

1. Exterior paint shall be free of excessive peeling, checking, cracking, and flaking, blistering, or other defects.
2. All new wood shall be primed prior to painting.
3. Kitchen, bathrooms, and utility room to receive semi-gloss latex enamel, minimum two (2) coats, to cover, more if required for a neat appearance.
4. Living room, bedrooms, hallways, and closets to receive satin latex to cover.
5. Paint all exterior walls (if applicable), wood, and metal surfaces with one (1) coat primer and two (2) coats exterior latex enamel as required for a neat appearance.
6. All new painting shall consist of removing or covering all hardware and fixtures not to be painted.
7. Featheredge and gull gloss surfaces with sandpaper, scrape all loose, cracked, peeling, and blistered surfaces.
8. Caulk, prime, sand, set all nails, fill holes, dents, and cracks in all woodwork and trim, including trim, doorframes, facing, baseboard, etc. Paint with high gloss latex enamel to cover.
9. Exterior paint will include fascia, soffit, doorframes, posts of porches, wall, etc.
10. Remove all paint from hardware, windows, and glass (inside and out).
11. Paint shall be free from runs, sags, brush marks, and over-spray.
12. Color to be selected by owner.
13. Painting will be closely evaluated.

### **Ceilings**

All cracked or deteriorating ceilings require an inspection to determine the cause that generated the problem. Every effort should be made to correct the problem before the ceiling is repaired. Cracks must be filled and retextured, and the ceiling completely repainted when treated. When ceiling material does not evidence fire retardation or solid construction, it should be replaced with ½ inch Sheetrock and treated.

### **Tile and Waterproof Areas**

When there is decaying ceramic or plastic tile in bath or shower areas, the deteriorated area must be removed. Water-resistant drywall must be installed, and old or new tile reinstalled, grouted, and caulked. Backslashes in kitchens and above other sinks may also be required depending on the condition and layout of sinks and other plumbing.

### **Minimum Interior Height Condition**

All interior living areas are required to be at least seven and one-half (7 ½) feet in height. All interior door openings must be six feet, eight inches (6'8"). Rehabilitation will not be undertaken in rooms that do not provide at least seven (7) feet of head clearance.

**Kitchen Facilities must meet the following criteria**

All kitchen cabinets are to be in proper working condition. Cabinets and counter tops found to be substandard will be removed, repaired, or replaced. Drawers shall be made of wood and cabinets will have a factory finish and all appropriate hardware. All units are to be hung plum, true, and square with no margins between joints. Refinished or repaired cabinets will be painted or stained to HOME Rehabilitation Standards. Cabinets are to be caulked; all nails set, holes, dents and cracks in all woodwork filled. Paint shall be free from runs, sags, brush marks, and over-spray and will match existing cabinets as close as possible. All knobs, hinges, and shelves will operate properly and have no visible defects.

**Minimum Cabinet Requirements:** All kitchens must have sufficient base cabinets to house a kitchen sink and provide at least 36 inches of usable counter-top area. At minimum, three feet of upper cabinets must be available to store dishes. These minimum requirements should be expanded to optimize kitchen storage areas, but within reasonable limits controlled by costs. When a cabinet's level of wear make it unsanitary or nonfunctional, it should be replaced. All replacement cabinets must be of minimum quality grade and approved by the project manager, prior to ordering.

**Counter Tops:** All counter tops showing evidence of wear, water damage, uplifting of surface material, etc. must be replaced. Replacement counter tops may include prefabricated laminated counter tops or ceramic tile as prescribed.

**Faucets:** All kitchen plumbing must be inspected to ensure that faucets and drain pipes work properly. When new counter tops require sink removal, new sinks and faucets must be provided if they show wear. All new sinks must be vented as prescribed by the 2006 International Building Code and the 2003 Uniform Plumbing Code (without Chapter 13). New sinks must be 20 gauge stainless steel or porcelain-cast iron. New faucets must be Moen or approved equal.

**Stoves, Refrigerators and Fans:** Stoves, either gas or electrical, should be inspected. Deficiencies in appliances and cooking fans will be pointed out to the property owner, who will be encouraged to acquire functional appliances.

**Appliance Requirements:** When specified, Contractor will supply and install a 30" self-cleaning gas or electric range.

1. Natural gas range must have electronic ignition; no standing pilot range will be accepted.
2. Home Owner to select range within a \$500.00 allowance.
3. When specified, Contractor will provide and install an 18.1 cubic ft. or larger frost-free refrigerator.
4. Home Owner to select refrigerator within a \$650.00 allowance.
5. Contractor will install all necessary gas piping, gas flex, shut-off valve, etc., as to complete new installation for all range replacements.
6. Contractor will install all necessary water piping, shut-off valve, etc., as to complete new installation for refrigerator replacement.
7. Any appliance replacement will be specified in work write-up and must be approved by the Home Rehabilitation Coordinator and Home Owner.

**Kitchen Floor Covering**

Worn flooring with uplifted tiles, missing tiles, and uplifted cracked areas, etc., require that new flooring be installed. The use of indoor, outdoor, or other carpeting is discouraged due to sanitation considerations. These conditions can be addressed by installing vinyl floor covering. All new floor tiles will be no-wax cushioned vinyl tile (VTC) meeting FHA specifications for residential use. Vinyl tile will be selected by the property owner from maximum allowance of \$16.00 per square yard installed. Color and pattern to be selected by owner from standard color charts. All doors are to operate properly after installation of flooring.

### **Lighting and Electrical**

GFI outlet receptacles will be required on all counter tops within six feet of sink areas. Minimum lighting in kitchens will consist of one lighting fixture in the kitchen cooking area and one lighting fixture in an adjoining eating/dining area, if the lighting is inadequate. The use of fluorescent lighting is an acceptable alternative.

### **Pest Control Requirements**

In cases where a severe infestation of insect or vermin is apparent, a licensed exterminator must be consulted to examine the dwelling and suggest an appropriate course of action. At no time shall a contractor or property owner attempt to exterminate these pests in the dwelling under this program.

### **Baths must meet the following criteria**

The minimum standard for bathrooms in a residential structure is as follows: One functional toilet, lavatory, towel rack, ring or hook, and either a shower or a bathtub. Any additional baths in a house, at minimum, must contain toilet stools, towel rack, ring or hook and a lavatory.

### **Sinks**

All faucets must have hot and cold water knobs and must be in good functioning condition. The sink must have a proper drain with P-trap and be vented to the outside as prescribed by the 2003 Uniform Plumbing Code. A shut-off valves at the water line connection is required when replacements are made. Replacement of sinks will involve use of pre-finished medium grade vanities, one piece cultured marble sink tops and Moen or approved faucets.

### **Ventilation**

All bathrooms must have an operational window or a functional electric vent fan.

### **Doors**

All bathroom doors must be at least 28-inches wide by 6 feet 8 inches in height, and have locking doorknobs from the inside of the bathroom or have other ways of locking the door (standard bathroom door knobs). Where bathrooms are located next to kitchens, the code requires sealing gaskets on the door.

### **Tub Enclosures**

All bath or shower facilities must have waterproof enclosures. These enclosures can include ceramic tile, plastic tile, or fiberglass molded enclosures. They may not include brick, linoleum, floor tile, or other permeable materials. On baths that do not have showers, an 18-inch high waterproof skirting must be provided utilizing any of the above acceptable materials.

### **Bathroom Flooring**

All bathroom flooring must be inspected at the base of the toilets to ensure that leaking is not occurring. When leaking has occurred and sub floor has rotted, the sub floor must be removed and sub flooring replaced. Whenever a toilet is removed for any purpose, new toilet wax-ring gaskets must be installed. Any flooring material that permits water to seep into the sub floor is unacceptable. Carpeting in bathrooms is generally not be considered an appropriate floor material.

### **Floor Covering**

Bathroom floor covering will have a water resistant, easily cleanable surface. Damaged or worn vinyl flooring or uplifted tiles, missing tiles, and uplifted cracked areas, etc., require that new flooring be installed. All new floor tiles (VCT) or vinyl floor covering will be no-wax vinyl that meets FHA specifications for residential use. Vinyl floor covering will be selected by the property owner from maximum allowance of \$16.00 per square yard installed. Color and pattern to be selected by owner from standard color charts. The use of indoor, outdoor, or other carpeting is discouraged due to sanitation considerations. All doors are to operate properly after installation of flooring.

### **Medicine Cabinets and Mirrors**

Because children should be prevented from easy access to medicine, cabinets are required in most bathrooms. Mirrors must also be provided when they are not present.

**Lighting**

All bathrooms must have at least one light that can be switched from the inside. Lights switched from the outside generally do not need to be moved, unless rewiring to be conducted in the house. All receptacles must be GFI type in bathroom areas.

**Bath Accessories**

Each bathroom must be provided with a towel rod, shower rod and toilet paper holder. Existing shower doors must be sanitary, constructed of tempered glass and in proper operating condition.

**Bedrooms**

**Minimum Bedroom Sizes:** The minimum size for a bedroom will be 7 feet by 10 feet, but larger sizes should be encouraged. When new construction is involved, minimum size will be 11 1/2 feet by 9 feet.

**Closets:** All bedrooms must have access to closets for storage of clothing. On existing housing, closets in adjoining hall areas are acceptable.

**Windows:** All bedrooms must have an egress window in addition to the door. Egress windows must be no more than 44 inches from the floor and permit at least 5.7 square feet of egress area. Windows must be operable and have locking mechanisms. If there are living accommodations in a basement, an egress window is required.

**Doors:** All bedrooms must have a functional door that closes, which, preferably can be locked from the inside. The width must be at least 28 inches, but bedroom doors are commonly 30 inches wide or larger. When new construction is undertaken, a 32 inch door should be considered. The door cannot have punctures or holes. The door may be of hollow core material.

**Lighting:** All bedrooms must have one switchable light fixture, preferably in the interior of the bedroom next to the entrance.

**Outlets:** Outlets are required to permit coverage of the entire room by an appliance with a six-foot cord. Use of extension cords is discouraged and additional outlets should be provided whenever possible to avoid their use.

**Electrical Systems**

1. Care should be taken when aluminum wiring is encountered.
2. Electrical connections shall be made in a proper and safe manner. Permanently wired electric water heaters shall be supplied by properly sized conductors installed within metallic flex conduit where exposed. Exposed electrical cable serving the furnace shall be protected with flexible conduit and properly made connections. Termination of electrical supply conductors and conduit shall be by means of approved fittings.
3. Exposed cables or wires shall be replaced or protected to meet code.
4. Wiring shall be free of damaged insulation or damaged conductors. Fraying, cracking, charring, or brittle insulation on a cable shall be cause for replacement.
5. Those portions of any system not exhibiting good workmanship shall be properly terminated and/or replaced in compliance with current code.
6. All electrical circuiting shall be of proper design and suitable for intended use, with over-current protection suitable for conductor ampacity.
7. All electrical outlets and switches must have tight cover plates.
8. Light switches to basement areas, particularly when there is an open staircase, must be double

switched at the top and bottom of the stairs.

9. Exterior lighting at the front and back doors must be provided. These lights must be weather proof and switched from the interior at the entrance.

### **Service Entry and Equipment**

1. The size of the electrical service shall be adequate for the needs of the property after rehab completion and at a minimum meet National Electrical Code. If an electrical service is inadequate in ampacity to meet the electrical demand, either the service shall be upgraded to meet the new demands, or the electrical demand shall be reduced, if practical.
2. Each electrical service shall have a properly made ground that is either protected or rigidly affixed, in accordance with the National Electrical Code.
3. Means of disconnects must be provided for fixed electrical space heating units. Provisions for disconnect shall be in accordance with National Electrical Code.
4. Each electrical panel shall be, at a minimum, adequately sized for the service. All services and distribution centers shall be safe, and free of excessive corrosion, debris, holes, uncapped knockouts, etc. Exterior panelboards enclosures shall be of UL listed, rain-tight design. The panel shall be soundly and properly attached to the wall. Damaged, outdated, unsafe or otherwise unsatisfactory panels shall be replaced with panels that comply with the current code.
5. Each electrical panel shall have a main disconnect.
6. All circuiting shall have overload protection in compliance with current code.
7. All residential properties with overhead electrical service should be to a mast 10 feet above the ground.

### **Branch Circuiting**

1. An adequate number of circuits to provide safe, functional distribution are required. Additions of circuits to property shall comply with current code.
2. Those properties having knob and tube wiring shall be rewired to comply with current code with the guidelines of the U.S. Consumer Product Home Safety Commission. If replacement is more cost effective than repair, then the home shall be rewired.

### **Evaporative Coolers**

1. Evaporative coolers shall have an approved means of fused disconnect. Proper fusing shall be provided for pump and blower motors.
2. Cooler motors shall be of adequate size as determined by required number of air changes and shall function properly at all the speed settings for which it is designed.
3. A variable pitch sheave shall be installed and properly adjusted to limit current drawn by motor to within nameplate specifications.
4. Motors with excessive corrosion shall be replaced.

### **General Lighting and Outlets**

1. Bathroom shall have a light and one convenience outlet.

2. Each bedroom shall have at least 2 working duplex outlets, properly installed and safe for use.
3. Light fixtures shall have correct and proper fitting covers or diffusers.
4. Where practical, sufficient exterior lighting shall be provided.
5. The kitchen shall have at least two 110-volt duplex outlets.
6. Appliances requiring a 220-volt shall be connected to a 220-volt outlet.

### **Ground Fault Circuit Interruption**

1. At a minimum, ground fault circuit interrupters shall be installed in all bathrooms. When updating of electrical devices is required, GFCI's shall be installed where required in kitchens, bathrooms, garages/carports, and exterior outlets.
2. Receptacles located at counter top level within 6 feet of the kitchen sink shall have ground fault interrupter protection.

### **Smoke Detectors**

In existing homes, a battery operated smoke detector shall be required in the hallway accessing sleeping areas and in every sleeping room. New construction will be according to the Building Code in accordance with local code.

### **Low Voltage and Miscellaneous Systems**

1. Existing television cable and antenna cable must be in good condition. Damaged cable may be repaired or removed.
2. Existing security systems must be in good condition and operable for the intended use. Nonfunctional systems may be removed or replaced if this is determined to be a feature in keeping with improvements of surrounding standard projects.

### **Plumbing**

#### **General**

1. New or replacement piping shall be of approved materials.
2. When new plumbing lines or fixtures are being removed in a room or entire unit, new Plumbing Codes will be in effect for that room or dwelling unit.
3. All plumbing items shall operate without leakage, noise, vibration, hammering, or chatter.
4. Piping shall be properly installed and supported.
5. Any damage to the structure from drilling, notching, cutting, hammering, etc., will be repaired to HOME Rehabilitation Standards.
6. No plastic piping shall be exposed to sunlight unless it is approved by listing for such installation.
7. Each property equipped with facilities for a clothes washer shall have both hot and cold water supplied and drain shall be connected to an approved waste system.
8. Faucets, drains, valves, piping and supply lines shall be leak-free, functionally adequate and in proper operating condition.
9. Plumbing repairs requiring installation of new fixtures shall be done with water conserving devices including low flow faucets, low flow showerheads and low flow toilets, where appropriate.
10. Replacement or repair of unlisted plumbing or mechanical appliances is not acceptable.

### **Domestic Water Supply**

1. Each unit shall have a water supply, connected to a potable water source.
2. Repair or replacement of the water supply system must be demonstrably safe, sanitary, reliable and able to serve the needs of the occupants.
3. No unit shall have lead water-supply piping. The use of lead solder shall not be allowed for repairs or replacements.
4. Multi residential building must be provided with backflow prevention devices on the water service, according to applicable code. All exterior hose bibs shall be provided with approved anti-siphon devices.
5. Pressure regulators will be installed where pressures may exceed 100 p.s.i.
6. Piping must be protected from freezing.

### **Drain, Waste, Vent**

1. Gray water systems are not acceptable unless inspected and approved by the local building authority.
2. Waste lines shall be made of approved materials.
3. The waste disposal system shall be connected to an approved public or private disposal system capable of handling the occupant load of the unit(s).
4. The system shall be free of leaks, damaged, or corroded pipe. Waste lines shall be free of blockage or gurgling.
5. Existing waste systems must be properly vented. Vents considered to be inadequate or unsafe shall be replaced or repaired. Plumbing vents within 10' of an evaporative cooler must be at least 1' taller than the evaporative cooler.
6. A determination shall be made regarding the need for additional clean-outs for the waste disposal system.
7. Waste disposal systems shall be free of health hazards or unsafe conditions.
8. The waste lines shall provide a functional plumbing vent, a trap and leak free connections to the waste disposal system.
9. All basement facilities must have a functional floor drain.
10. All vent stacks must be at least one foot above the roof and appropriately sealed to prevent infiltration of water.

### **Gas**

1. All repair and replacement of gas installations shall be with proper materials and in accordance with local codes.
2. New and existing natural gas piping must be pressure tested and inspected for leaks.
3. The main gas shut-off shall be in good operating condition and free of leaks.
4. All gas meters located on the inside of the unit must be moved to the outside of the unit.
5. Flexible gas supply connections shall not exceed 3' in length.
6. Flexible gas supply connections shall be appropriately caulked and vented.

### **Fixtures**

1. Individual sinks, toilets, clothes washers, and other plumbing devices shall have individual water-supply shut-offs.
2. Any plumbing fixtures found substandard must be repaired or replaced.
3. When selecting fixtures consideration should be given to the elderly or handicapped individuals requiring faucet knobs and toilet handles.
4. New faucet fixtures will be of 2.5 gal. per minute maximum and new toilets will be 1.6 gal. per flush maximum.
5. All kitchens shall have a sink and faucet, in proper operating condition with a sink trap and hot and cold running water.

6. Every bathroom shall be in good operating condition with water supply.
7. Faucets shall be free of leaks and drips.
8. Sinks shall be free of excessive cracking, chipping or other damage that makes cleaning difficult or hazardous.
9. The plumbing shall be free of leaks in supply lines and sewer connections.
10. Every unit shall be supplied with a sufficient amount of hot water at 120 degrees F. at all taps to serve the occupant load of the property at peak demand times.
11. Water heaters shall be properly vented.
12. If the water heater unit is located outside, the unit must be properly protected from the weather.
13. Each water heater shall have a properly installed, approved temperature/ pressure relief valve with a 3/4" drain line installed to comply with current code.
14. The water heater shall have a rigid and properly supported door or platform under it.
15. Flexible gas supplied shall not exceed 3' and all plumbing fittings must be free of leaks.
16. Solar water heating devices shall be considered on a case by case basis.
17. Water heaters lacking individual shut-offs shall only have shut-offs installed when they are repaired or replaced.
18. Replacement of water heater will require a permit and inspection from the Building Department.
19. New water heater to be an energy saver, ASHRAE STANDARDS 90-75 approved.
20. In areas of high water pressure, water heater must have expansion tank.

## **Weather Tightness**

### **General**

IHFA policy is to assure weather tight residential structures that promote maximum conservation of energy.

### **Windows**

When existing windows are permitting infiltration of air snow or rain they shall be repaired. If replacement is necessary, dual pane insulated vinyl windows should be used.

1. Every habitable room shall have at least one window that can be opened, closed and securely locked. If the room is equipped with a door which opens to the exterior of the unit, the window may be of a non opening type.
2. Windows installed in new room additions or in rooms whose function or description has been altered shall meet current code requirements for required light, ventilation, security and egress.
3. Existing windows must be in proper working order and all window locks, screens, crank handles, and glazing must be in place.
4. All windows found to be substandard must be replaced or repaired.
5. Newly installed windows will be double pane insulated vinyl windows to include new screens on all windows, as required by the work write-up.
6. New glazing installed in locations defined as hazardous by the International Building Code, shall be safety glass.
7. Any replacement, repairs, or changes will be specified in work write-up.
8. Sizes and location are to be as existing.
9. New windows will meet International Building Code egress standards.
10. All necessary adjustments and repairs to wall will be finished according to HOME Rehabilitation Standards.
11. All windowpanes must be free from cracks, chips, and paint.
12. Security bars on windows located in sleeping rooms must be provided with latches and dimensioned so that current code egress requirements are met, if not they shall be modified to fully comply or else removed.
13. Where practical, new screen installation may include solar screen.

### **Interior & Exterior Door Requirements**

1. All interior and exterior doors will operate properly, be in good condition and free of excessive scratches, gouges, chipping, peeling or other unsightly damage or wear.
2. Privacy locks, hinges, doorknobs, and weather stripping will be in good working order.
3. Any door replacement will be specified in the work write-up and will be installed to HOME Rehabilitation Standards.
4. Exterior doors shall be metal 1 3/4" thick, insulated, raised six panel, pre-hung with threshold, vinyl sweep, and aluminum sill or approved equal.
5. Exterior doors shall be protected from sunlight with a proper coating of varnish, paint or other suitable weather protection.
6. Interior doors shall be 1 3/4" thick, hollow core, raised six panel, pre-hung Masonite doors or approved equal.
7. All closet doors will be 1 3/4" thick, hollow core, raised six panel, bi-fold Masonite doors or approved equal.
8. All molding and trim around door is to be installed and painted to HOME Rehabilitation Standards.
9. All units are to be hung plum, true and square with equal margins.
10. Installation or repair of lock sets will require all matching keys on exterior doors and front door is to have peep sight and dead bolt.

11. Install new doorknobs and privacy lock set in bedrooms and bathrooms.
12. Existing security doors shall be in good working condition.

### **Insulation Requirements**

1. All newly installed insulation will be full batt or blown fiberglass insulation.
2. Attic installation will require a minimum R-value of thirty (R-30).
3. Exterior wall insulation will require a minimum R-value of thirteen (R-13).
4. Under raised floor insulation will require a minimum R-value of nineteen (R-19) with a 6 mil. poly sheeting (visqueen) ground cover placed in all under-floor crawl spaces.
5. R-value may be increased depending on application and will be specified in work write-up.
6. All windows, voids, penetrations, holes, and door jams will be stuffed with insulation or spray foam.
7. All insulation must conform to the State of Idaho Building Code.
8. Attics and crawl spaces will be ventilated to remove excess moisture at a minimum ratio of one square foot of vent for each 300 square feet of enclosed space.

### **Exterior Siding Materials**

Asbestos siding will be acceptable and will not be replaced unless over 25 percent of the exterior surface evidences broken or fallen siding. Asphalt siding is generally considered as a fire hazard by most fire departments and old siding of this type should be considered for removal and be replaced. In some cases, the siding may be left as an insulating material. All holes in the walls must be repaired and cracks filled with caulking to prevent infiltration of the weather. Exterior paneling materials such as unpainted plywood, Sheetrock, tar paper, cardboard, or metal patches are unacceptable siding materials.

### **Rim Joist and Crawl Space Materials**

When basements are unfinished, an effort will be made to caulk the rim joist around the house and insulate the rim joist areas. Insulation under floor joists in crawl spaces may be considered but should be reserved for areas of new construction unless such areas are easily accessible on and then only in areas that are unheated.

### **Mechanical Systems**

#### **General**

1. Air conditioning units shall be capable of cooling each cooled room to a temperature 30 degrees below ambient outside temperature at a level 5' above the floor.
2. Where practical, cooling should be provided from evaporative coolers. If refrigeration units are a feature in keeping with improvements of surrounding standard projects or are the only source of cooling, refrigeration units shall be serviced.
3. Filters shall be secure, clean, and large enough to pass sufficient recirculating air to make the unit operate properly.
4. Heat pumps used as cooling devices shall perform to the same standards as refrigeration and heating units described herein.
5. Heating and air conditioning units and evaporative coolers shall be free of corrosion and water damage.
6. Equipment housings and access panels must be intact and properly secured/installed. No exposed electrical connections, belts, pulleys, or blowers shall be allowed.

#### **Heating**

1. Every furnace shall, at a minimum, be cleaned, serviced, and certified to be safe, operable and adequate.
2. An inadequate heating system is to be replaced with a new forced air system providing 78% - 90% efficiency.
3. Each forced air unit shall have a filter. Filters shall be clean, secure, and capable of passing enough air to allow the unit to heat properly. If electronic filters are a feature in keeping with improvements of surrounding standard projects or are required for health reasons of the occupant, electronic filters may be repaired or installed. Existing electric filters, which are working properly, shall be replaced unless the filter has at least a 3-year life expectancy.

4. Each unit shall be provided with a means to control the unit's heating and cooling. Each heat source shall have a properly operating thermostat.
5. Air handlers shall be quiet, well balanced, and clean.
6. The heat exchanger shall be in good condition. Excessive corrosion, soot, chemical deposits, cracks, back-draft or burners or other evidence of heat exchanger failure may be cause for replacing the unit.
7. All heating elements shall all be connected to a power source and functioning properly.
8. Where practical, wall furnaces, which are the main source of heat for the unit, shall be replaced with central heating equipment.
9. A room heater may be used, provided it is used as supplement to central heating, such as in a room addition. Room heaters shall be listed appliances, installed properly and sufficiently sized enough to heat the room in which they are installed.
10. Unvented gas heaters, except those designed to be unvented, are not acceptable, and shall be replaced with a listed appliance.
11. All heating devices and wood burning heaters shall be of an approved type.
12. Solar heating systems shall be considered on a case by case basis.

### **Ventilation**

1. Ventilation for each bathroom shall comply with local codes.
2. Ventilation devices not in good operating condition shall be repaired or replaced.
3. Exhaust hoods or fans and filters must be in sanitary condition.

### **Air Conditioning**

Refrigeration units shall be serviced and certified in good working condition by a licensed mechanical contractor qualified as an air conditioning technician.

1. Refrigeration units under the drip line of roofs, or under rain gutters or canales shall be moved or protected from excessive run-off on the unit.
2. Condensate drain lines shall be properly drained to avoid damage to the property. Roof units shall drain away from the roof in a manner that shall not damage the roof or structure.
3. Heat exchange fins shall be in good condition. The compressor shall be free of excessive debris. The unit shall be free of excess debris, vegetation or any obstruction that prevents the free circulation of air around the unit.

### **Evaporative Coolers**

Evaporative coolers used as the only cooling source shall be capable of changing the air in a unit at a rate of once every two minutes. Existing coolers, in repairable condition but not capable of meeting this requirement, shall be replaced.

1. When substantially rehabilitating a unit, the cooler shall be free of leaks and have a life expectancy of 3 years or more. Heavily corroded cabinets are not acceptable.
2. Each cooler cabinet shall have all pad-frames and a means of fastening pads in each frame securely enough to prevent sagging.
3. Each cooler shall be level and have a water distribution system capable of delivering enough water to each pad to create run-off along the bottom of the entire pad. Plugged distribution lines, or occluded water troughs shall be cleaned. The water distribution system shall be free of leaks, including the attachments at the pump.
4. All coolers shall have a permanent water line with its own separate shut-off and a self regulating valve for maintaining the amount of water needed.
5. The pump shall be capable of providing a reserve of water in each of the water distribution troughs when the troughs are clean and functioning properly.
6. Fan belts, bearings, squirrel cage or blower shall be in good operating condition.
7. Blower shall be balanced and capable of quiet operation and contain a two speed motor.

8. Connect to new or existing duct system.
9. Every evaporative cooler shall be accessible for inspection, service, and replacement without removing any permanent construction.

### **Combustion Air**

1. Gas furnaces and water heaters shall have sufficient combustion air. In no case shall a proper volume of combustion air be dependent on a door, a window, or any other opening which is prepared for easy closing.
2. Newly installed or repaired gas furnaces and water heaters dependent on infiltration for combustion air, shall have available at least 50 cubic feet of room volume per 1000 btu/hour of aggregate input rating.
3. Furnaces or water heaters enclosed in spaces too small to provide combustion air by infiltration shall be provided with air in accordance with the current code.
4. Furnace enclosures shall be enclosed in a manner that prevents any intermingling of combustion air with the re-circulating air. Furnace enclosure doors, which open inside the building, shall be free of gaps.
5. The furnace shall be properly caulked to its floor or platform.
6. Each furnace enclosure shall be free of damaged or incomplete walls, floor, or ceiling, which in any way allow communication of air from the enclosure to the home.

### **Wood and Coal Stoves**

Wood and coal stove installations will have safe clearances from combustible surfaces. Protective floor and wall coverings will be provided as necessary. Flues will be safe, properly sized, and clean.

### **Floor Covering Requirements**

1. All new carpet will be 26 ounce with ½” #5 density polyurethane padding meeting FHA specifications.
2. Carpet will be selected by owner from maximum allowance of \$16.00 per square yard installed.
3. All new tiles will be no-wax cushioned vinyl tile (VTC) meeting FHA specifications for residential use.
4. Vinyl tile will be selected by owner from maximum allowance of \$16.00 per square yard installed.
5. Carpet and vinyl tile is to be stretched to eliminate puckers, scallops, and ripples and installed to manufacturer’s specifications.
6. All damaged and missing tackles trips or metal edging must be replaced.
7. All doors are to operate properly after installation of flooring.
8. Color and pattern to be selected by owner from standard color charts.
9. Protect carpet and vinyl after installation. Location will be specified in work write-up.

