NATIONAL HOUSING TRUST FUND ALLOCATION PLAN FY 2017-2018

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY

HOUSING DIVISION

Stephen Aichroth - Administrator

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National Housing Trust Fund (NHTF) Background

The National Housing Trust Fund (HTF) was created by section 1131 of the Housing and Economic Recovery Act of 2008 (HERA), which added a new section 1337 "Affordable Housing Allocation" and a new section 1338, "Housing Trust Fund. The HTF provides formula grants to States to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low-income (30% AMI) and very low-income (50% AMI) households, including homeless families. HTF is funded with a set-aside from new mortgage purchases from Government Sponsored Enterprises. Per **24 CFR §93.250**, 100% of funds must benefit Extremely Low Income (ELI) households or households with incomes at or below the poverty line (whichever is greater) when the total amount of HTF funds is less than **$1 Billion**. On April 4th, 2016, HUD announced that nearly **$174 million** would be made available on a formula basis to the States. Nevada will receive an allocation of $3,000,000.00 for the 2017/2018 Program Year.

National Housing Trust Fund Selection Criteria

Selection of projects to be funded in part with National Housing Trust Funds will be reviewed under the Nevada Housing Division's 2018Qualified Allocation Plan (QAP) included as **Exhibit - 1**.

Preferences and Selection Criteria:

- Funds may be used to support New Construction and Rehabilitation for purposes of increasing the supply of affordable rental units serving persons with Extremely Low Income (ELI).
- Funding of rehabilitation projects that add units to the affordable housing inventory will be prioritized over rehabilitation projects that only preserve existing subsidized, affordable rental housing.
- Maximum of 20 NHTF units overall per project
- Rent for HTF funded units must not exceed the HTF Rent Limits published by HUD for the State of Nevada (see **Exhibit – 2**)
- 100% of eligible NHTF units must serve persons with Extremely Low Income ELI (30% AMI)
- In accordance with HTF regulations, up to 10% of the State's HTF allocation may be used for administration

HTF Allocation Plan Elements

1. **Description of how HTF funds will be distributed**
    a. "*Preferences and Selection Criteria" as outlined within this HTF Allocation Plan take precedents over the QAP*.

2. **The requirements applicants must meet**
    a. Section 1 "Annual Plan General Information", sub-section 1.2 "Completeness and Consistency of Tax Credit Applications"
    b. Section 2 "Schedule of Key Dates"
    c. Section 4 "guiding Principles and Priorities"
    d. *Section 12 "Mandatory Project Requirements*"
    e. *Section 13 "Pre-Scoring Threshold Requirements*
    f. *Eligible Applicant / Recipients*
        i. Eligible applicants/recipients of the HTF include nonprofit and for-profit developers and public housing agencies consistent with the QAP, which meets the requirements of 24 CFR §91.320(k)(5)(ii) and §93.2 Recipient:
            1. Demonstrates ability and financial capacity to complete the activities;
            2. Makes acceptable assurances they will comply with all HTF Requirements during the entire affordability period;

3. *Demonstrates familiarity with requirements of Federal, State and any other housing programs used in conjunction with HTF funds; and*
4. *Demonstrates experience and capacity to conduct the eligible HTF activity in questions as evidenced*

3. Application Selection Criteria Per Consolidated Plan Housing Needs

a. *HTF funds will be used for New Construction or Rehabilitation of Housing serving individuals who have Extremely Low Income (ELI). The State of Nevada Housing Division contains within its strategic housing goals a Priority, as listed under Section 1 – Annual Plan General Information of the QAP and more specifically Sub-section 1.1 Objectives of the Qualified Allocation Plan (QAP) the following Priority:*
   i. *"Increase the availability of housing with supportive services, including for Veterans"*

b. *The State's Fiscal Year 2016-2017 Annual Action Plan contains the following housing goal under the Homeless Priorities Strategy:*
   i. *"Create additional transitional and permanent supportive housing, including the rapid re-housing program"*

4. **Priority for Funding**:

a. <u>For rental housing, the extent to which a project will have rents that are affordable, especially to ELI households; will have federal, state, or local project-based rental assistance so that rents are affordable to extremely low income families</u>
   i. *"Preferences and Selection Criteria" as outlined within this HTF Allocation Plan*

b. <u>For rental housing, the length of the units' affordability period</u>
   i. *Regardless of the paired program, pursuant to § 93.302 (d) , the HTF units in eligible Projects must be affordable for a period of at least thirty (30) years, beginning after Project completion. The QAP requires a minimum 30 year affordability period for all Tax Credit projects and provides additional points under Sub-section 14.3.6, Affordability Period of Section 14 Project Scoring for each additional 5-year increment offered by the Applicant/Co-Applicants up to a total of 50 years.*

c. <u>Merits of the application in meeting the state's priority housing needs</u>
   i. *Applications for HTF supported projects must serve persons with extremely low income within proposed developments that are consistent with the Consolidated Plan and 2018 Action Plan as outlined within the "Furthering Strategic State Housing Priorities" section of this HTF Allocation Plan*

d. <u>Geographic diversity</u>
   i. *HTF will be distributed statewide, including Clark and Washoe Counties. HTF will not be distributed through sub grantees, but will be awarded to eligible recipients on a competitive basis in conjunction with the NHD Qualified Allocation Plan (QAP). Preference points will be provided to projects located in a non-CDBG eligible Census tract and/or area covered by a State or local revitalization Plan within the State of Nevada (14.3.1).*

e. <u>Applicant's ability to obligate funds and undertake eligible activities in a timely manner</u>
   i. *Sub-section 7.3 of Section 7 Process Overview of the QAP indicates that an awarded project must close within 270 days of the reservation of Tax Credits for the project*
   ii. *Sub-section 14.3.2 Project Readiness under Section 14 Project Scoring provides additional points for projects that meet the following level of Site Control:*
      1. *A. Purchased and holds title in fee simple to the project site in the applicant's name*

f. Extent to which an applicant makes use of non-federal funding sources

i. *Sub-section 14.3.10 (G) Superior Project of the QAP provides additional points to projects that dedicate Project Based Rental Assistance to at least 25% of the units as verified by the HAP Contract*

ii. *Pursuant to Sub-section 14.4.6 – Affordable Housing Incentive under Section 14 Project Scoring, a Maximum of 8 points will be awarded based upon the level of additional resources and funding leveraged by Tax Credits or effective use of conventional financing. Additional contributions may include land donations and funding commitments made by local governments, non-profit organizations and private businesses*

5. Description of eligible activities

a. "*Preferences and Selection Criteria" as outlined within this HTF Allocation Plan take precedents over the QAP*

6. Maximum Per-Unit Development Subsidy

a. The NHD Qualified Allocation Plan (QAP) limits the "Per Unit Total Development Cost" of all LIHTC funded projects under Section 4.6 "Total Project Cost per Unit". Sub-section 14.3.10, Superior Project of Section 14 Project Scoring measures the level of efficiency in the use of Tax Credits based on two methodologies; one by the amount of Tax Credits per Person and the other by Cost Per Unit. Additional points are provided based upon the rating factors

7. First-Time Homebuyer's Resale &Recapture Provisions

a. HTF funds will not be used to support Homebuyer activities

8. Use of Sub-grantees to Select Applications

a. HTF will not be distributed through sub-grantees, but will be awarded to eligible recipients on a competitive basis in conjunction with the NHD Qualified Allocation Plan (QAP)

9. Certification of Compliance with HTF Requirements

a. In addition to this HTF allocation plan, NHD has submitted all the required certifications identified in § 91.225.

10. Performance Goals and Benchmarks

a. The State will measure its progress, consistent with the State's goals established in the Consolidated Plan. These "Housing Priorities" include the increased availability of rental housing for ELI and VLI households and improving housing accessibility and safety

11. Rehabilitation Standards

*a. See **Exhibit – 3** "Multi-Family Housing Rehabilitation Standards" within this HTF Allocation Plan*

12. HTF affordable homeownership limits

a. HTF funds will not be used to support Homebuyer activities

13. Preferences or Limitation to EI or VLI Population

a. The HTF Allocation Plan and 2018 QAP do not place any limitations or focus upon any specific ELI or VLI population during the 2017-2018 HTF fiscal funding cycle

14. Refinancing Existing Debt

a. NHD will not permit the refinancing of existing debt with HTF

Application Requirements

Applications will be made available by early 2018, and must be received, complete and with all supporting documents, by **5:00 PM on Friday, May 4, 2018**, in conjunction with the applications for LIHTC and HOME Funds. The application for funding will closely follow the application for HOME Funds. Applications will be reviewed and scored by the NHD Team with a final determination posted on the NHD website in accordance with the QAP application process. NHD will require that all recipient applications contain a description of the eligible activities to be conducted with HTF funds as required in §93.200 – Eligible activities.NHD will additionally require that each eligible recipient certify that housing assisted with HTF funds will comply with HTF requirements.

Tenant Selection Policies

Tenant Selections Policies will be in compliance with all provision of **24 CFR 93.350 and 24 CFR 93.303 (d)** (3).

EXHIBIT - 1

QUALIFIED ALLOCATION PLAN (QAP)
2018

Hyperlink
(*Control Key & Click***)**

http://housing.nv.gov/uploadedFiles/housingnvgov/content/programs/LIH/2017%20QAP%20-%20Adopted%2011.09.16.pdf

EXHIBIT - 2
HOUSING TRUST FUND PROGRAM RENT LIMITS - NEVADA

U.S. DEPARTMENT OF HUD 04/2017
STATE: NEVADA

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
		--------- 2017 HOUSING TRUST FUND PROGRAM RENTS ---------						
Carson City, NV MSA								
	HOUSING TRUST FUND RENT	330	353	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	330	353	425	490	547	603	659
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Las Vegas-Henderson-Paradise, NV MSA								
	HOUSING TRUST FUND RENT	330	353	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	330	353	425	490	547	603	659
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Reno, NV MSA								
	HOUSING TRUST FUND RENT	358	384	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	358	384	461	531	593	655	715
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Churchill County, NV								
	HOUSING TRUST FUND RENT	330	353	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	330	353	425	490	547	603	659
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Douglas County, NV								
	HOUSING TRUST FUND RENT	363	389	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	363	389	467	540	602	664	726
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Elko County, NV								
	HOUSING TRUST FUND RENT	420	450	540	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	420	450	540	624	696	768	840
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Esmeralda County, NV								
	HOUSING TRUST FUND RENT	330	353	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	330	353	425	490	547	603	659
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861

HOUSING TRUST FUND PROGRAM RENT LIMITS - NEVADA

U.S. DEPARTMENT OF HUD 04/2017
STATE: NEVADA

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
		--------- 2017 HOUSING TRUST FUND PROGRAM RENTS ---------						
Eureka County, NV								
	HOUSING TRUST FUND RENT	413	443	531	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	413	443	531	613	685	756	826
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Humboldt County, NV								
	HOUSING TRUST FUND RENT	402	431	517	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	402	431	517	598	667	736	805
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Lander County, NV								
	HOUSING TRUST FUND RENT	432	463	555	667	824	980	862
	For Information Only:							
	30% RENT LIMIT	432	463	555	641	715	789	862
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Lincoln County, NV								
	HOUSING TRUST FUND RENT	330	353	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	330	353	425	490	547	603	659
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Lyon County, NV								
	HOUSING TRUST FUND RENT	330	353	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	330	353	425	490	547	603	659
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Mineral County, NV								
	HOUSING TRUST FUND RENT	330	353	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	330	353	425	490	547	603	659
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861
Nye County, NV								
	HOUSING TRUST FUND RENT	330	353	510	667	824	980	861
	For Information Only:							
	30% RENT LIMIT	330	353	425	490	547	603	659
	POVERTY GUIDELINE RENT	301	353	510	667	824	980	861

EXHIBIT - 3
Multi-Family Housing Rehabilitation Standards

Purpose
The use of HTF funds for housing rehabilitation requires the development of Rehabilitation Standards that all HTF-assisted housing undergoing rehabilitation must meet at the time of project completion in accordance with 24 CFR § 91.320(k)(5)(iv) and § 93.301(b). The standards must provide enough details on what work is required, how that work should be performed, and what materials should be used. The State's standards may refer to applicable codes or establish requirements that exceed the minimum requirements of the codes. The Rehabilitation Standards address the following:

- **Capital Needs Assessment& Report**
- **Uniform Physical Condition Standards (UPCS)**
- **Accessibility**
- **Disaster Mitigation**
- **State and local codes**
- **Health and Safety**
- **Lead-based paint**
- **Major systems**

Intent
The Nevada Housing Division has created these Multi-Family Housing Rehabilitation Standards to ensure the provision of safe, decent, durable, high-performing and affordable housing. They apply to multi-also written to comply with the requirements of the HOME Investment Partnership Program (HOME). Rehabilitation work will comply with local codes and UPCS Standards and be supported by a certified Capital Needs Assessment (CNA)/Physical Needs Assessment (PNA) report.

CNA/PNA Professional Credentials & Certification
The Capital Needs Assessment (CNA) or Physical Needs Assessment (PNA) will be conducted on all rehabilitation projects by a properly credentialed and certified professional. A professional architect/engineer must be licensed/certified by the State of Nevada and be independent (arm's length) of the owner/developer. An architect or engineer must certify the CNA/PNA report as a true assessment of the proposed rehabilitation in compliance with HTF rehabilitation standards.

<u>CNA/PNA Assessment</u>
The Inspection and CNA/PNA must include the following areas:

- Major Systems:
- Site:
- Interior:
- Long Term Physical Needs:
- Analysis of Replacement Reserves:
- Health & Safety
- Age of units

<u>Capital/Physical Needs Report</u>
The Capital/Physical Needs Report must contain the following completed actions, information and analysis:

- On-Site inspections of all residential units and tenant common areas consistent with the Uniform Physical Condition Standards (UPCS) protocol
- Description of any and all physical deficiencies based upon UPCS inspection items, file reviews, interviews with property owner, management and staff and the tenants
- Estimate of remaining useful life of all Major Systems based upon age and existing condition

- Assessment of potential impact of natural disasters (e.g. Earthquake, Flooding, Wildfire etc.) in accordance with Nevada local codes and ordinances
- Recommendations for physical improvements to meet accessibility standards, including any physical obstacles to meeting these standards
- Recommended amount of initial and monthly deposit required for Replacement Reserve account taking inflation and the NHTF 30 year affordability period into consideration
- Cost benefit analysis driven recommendations for physical improvements and upgrades costing greater than $5,000 to systems resulting in reduced operating expenses such as Individual Utility Metering, Insulation, Energy Star Rated Windows, Setback Thermostats etc.
- Establish the Scope of Work based upon completion of the Rehabilitation Scope of Work Checklist (***attached***)
- The rehabilitation work must be consistent with the Capital/Physical Needs Assessment and described in sufficient detail to allow the Nevada Housing Division Team to review and approve written cost estimates, conduct inspections and determine cost reasonableness and necessity

Uniform Physical Conditions Standards (24cfr 5.703)

These standards are designed to meet or exceed the Uniform Physical Condition Standards (UPCS) and ensure upon completion, the assisted project and units will be decent, safe, sanitary and in good repair as described in 24 CFR 5.703. Uniform Physical Condition Standards for Multifamily Housing Rehabilitation identifies, at a minimum, those items that must be inspected along with the observable deficiency and the type and degree of deficiency that must be addressed. Any deficiency found to exist under the UPCS inspection must be addressed, even if a specific standard for that item is not included in this document. In the event that a specific standard is not included for an observed deficiency, the repair shall be completed in a thorough and workmanlike manner in accordance with industry practice.

Application Threshold Criteria

- Submittal of a completed Rehabilitation Scope of Work Checklist
- Submittal of a completed Capital / Physical Needs Assessment

Both the Checklist and CNA/PNA Assessment must be completed or updated within the previous six months of submission.

Post-Award Development Phase

- An initial inspection will be conducted by the Nevada Housing Division Team to verify the deficiencies as identified in the CNA/PNA or any additional deficiencies
- Progress inspections and Final Inspection will be conducted to determine that rehabilitation work was completed in accordance with the Scope of Work and sufficiently addressed the Capital / Physical Needs Report

Project Completion

- All residential and tenant common areas must be in compliance with the NHTF Rehabilitation Standards as verified by the Final Inspection before:
    - Project Close Out
    - Final Disbursement
    - Project Completion in IDIS

Establishing Scope of Work Priorities:

Priority #1 Health & Safety

For all Rehabilitation Projects, Health and Safety standards represent the highest priority work to be completed first, especially if they are life threatening. Any and all life threatening health and safety deficiencies shall be corrected in every rehabilitation project, regardless of funding source **and must be addressed immediately if the housing is occupied.** EXHIBIT 5 identifies life-threatening deficiencies in (****bold italic***) for the property site, building exterior, building systems, common areas, and units.

Priority #2 Major Systems Useful Life

The remaining useful life of all major building systems, which shall be estimated through a Capital Needs Assessment (CNA), must cover the period of affordability. Those systems that are found to be at or near the end of their useful life shall be repaired or replaced as part of the rehabilitation of the project. A replacement reserve shall be established and monthly payments made to the reserve account in an amount adequate to repair or replace systems as needed through the entire period of affordability. Major systems include the structure, roof, cladding, weatherproofing (windows, doors, siding, gutters, etc.), plumbing, electrical, heating, ventilation, and air conditioning.

Priority #3 Code Violations

Violations shall constitute any violation of locally adopted building code, housing code, zoning ordinance, and/or disaster mitigation standards. It is important for Grantees and their Contractors/Subcontractors to be knowledgeable about their local codes, and to communicate freely with local code officials if their code requirements are unclear. If there are no locally adopted building codes, then State Code (the National Electrical Code (NEC), the International Plumbing Code (IPC) 2015 and the International Fire/Gas Code (IFGC), and the International Existing Building Code of the ICC (IEBC)).

Expected Useful Life / Scope of Work and Capital Planning

- The Scope of Work for housing rehabilitation projects must consider the remaining expected useful life of all building components with regard to building long-term sustainability and performance. Specifically, each building component with a remaining expected useful life of less than the applicable HTF period of affordability (30 years) shall be considered for replacement or repair. Additionally, new components with an expected useful life of less than 30 years shall be considered for future replacement.

- Once a scope of work has been developed by the grantee and their development team, the grantee must also develop a Capital Needs Assessments. Whether or not a particular building component has been replaced, repaired, or otherwise updated as part of the rehabilitation scope of work, all building components, and major systems must demonstrate adequate funding to be viable for at least 20 years, the length of the capital plan, with subsequent updates every five years during the 30-year affordability period.

Grantees and their development teams should ensure that all building components are analyzed as part of a comprehensive effort to balance rehabilitation scope and capital planning in a way that maximizes long-term building performance as much as possible within the parameters of both development and projected operational funding available.

Energy Efficiency
See Section 12.1.7 2018 Nevada State Qualified Allocation Plan. Made Reference Do we want standards that are different from the QAP?

Disaster Mitigation
To the extent applicable/relevant, the housing must be improved to mitigate the potential impact of potential disasters (e.g. earthquakes, hurricanes, floods, wildfires) in accordance with state or local codes, ordinances, and requirements, or such other requirements that HUD may establish.

Rehabilitation Project Architectural Design Standards

- Historic Buildings shall be rehabilitated in a manner consistent with the requirements of Section 106 of the National Historic Preservation Act and the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings. In the absence of a Programmatic Agreement among the State of Nevada Historic Preservation Officer, NHD, and the Advisory Council on Historic Preservation for the administration of the HTF Program (the "HTF Programmatic Agreement"), scopes of work shall be reviewed and approved by an NHD Historic Preservation Consultant in consultation with the State Historic Preservation Officer. If/when there is an HTF Programmatic Agreement, scopes of work shall be reviewed and approved by NHD's Historic Preservation Consultant in accordance with the HTF Programmatic Agreement.

- Accessibility for Housing that is rehabilitated with HTF funds must meet all applicable federal and state regulations regarding accessibility for persons with disabilities. An overview of these requirements is provided below; however, the applicability of these rules is complex and therefore it is recommended that developers seeking HTF funds consult with a qualified design professional.

  <u>Accessibility Requirements Overview</u>
  - General Requirements:

  a. Projects shall meet applicable Federal and State Regulations and Rules
  b. The number of accessible apartment units shall be determined by the code requirements.
  - Projects shall comply with other standards as may apply or be required by funding sources (i.e. USDA Rural Development)
  - Comply with Section 504 of the Rehabilitation Act of 1973 implemented at 24 CFR Part 8
    - Substantial rehabilitation (defined as projects with 15 or more total units and the cost of rehabilitation is 75% or more of the replacement cost):
      - At least 5% of the units (1 minimum) must be made fully accessible for persons with mobility impairments based on the Uniform Federal Accessibility Standards (UFAS).
      - In addition, at least 2% of the units (1 additional unit minimum) must be made accessible for persons with sensory impairments.
      - Common spaces must be made accessible to the greatest extent feasible
    - For projects with "less-than-substantial" rehabilitation (anything less than "substantial"), the project must be made accessible to the greatest extent

feasible until 5% of the units are physically accessible, and common spaces should be made accessible as much as possible.

- **Building Design shall address the following components:**
    - Building access – in general the access to a building shall be safe, logical, readily identifiable, sheltered from the weather, and meeting the exit requirements to a public way. Pathways of circulation within a building shall also be safe and logical.
    - Means of egress components shall be in conformance with Chapter 10 of the IBC, including complete layout of the exits, corridor and stair dimensional requirements and arrangement, doors sizes and swings, door hardware, panic exit devices, door self-closers, interior finishes, walking surfaces, fire separations, stair enclosures, guards and railings, ramps, occupant load calculations, illumination, and signage.
    - Housing Unit Layout:
        - Room sizes –minimum in accordance with IBC 1208 and/or local codes.
        - Interior environment shall comply with Chapter 12 of the IBC.
        - Kitchens – in general, for apartment buildings – each unit will have a functional and code-compliant kitchen. SRO's and other special housing types may be an exception
        - Baths – in general, for apartment buildings – each unit will have a functional and code compliant bath in accordance with IBC 1210. SRO's and other special housing types may be an exception
    - Storage – adequate clothes closets, pantry, and general storage shall be provided
    - Amenity Spaces - provision for laundry facilities, bike storage, trash, & recycling, and other utility or common spaces may be made in accordance with the goals of the project program. The project developers are encouraged to consider adding such amenities as may be appropriate to enhance the livability of the housing for the tenants.
    - Solid Waste Disposal – provision shall be made to enable the tenants and property management staff to handle and store solid waste.
    - Existing outbuildings and utility structures, which are being retained, shall be in sound and serviceable condition, and not create health, safety, or undue maintenance issues for the project

- **Applicable Laws and Regulations**

These Rehabilitation Standards are not meant to substitute for a thorough understanding of all the regulations that may apply to your projects. The following statutory and regulatory requirements are applicable to projects funded with federal funds:

- HUD: HOME, HTF or CDBG regulations (depending on the funding source used)

- Accessibility Requirements in 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131 – 12189) Implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201 shall also meet the construction requirements at 24 CFR 100.205.

- NEPA Environmental Review

- Local Code: Current locally adopted Building, Housing and Zoning Codes, including any local Disaster Mitigation Standards

- If no local Building Code then: State Code (the National Electrical Code (NEC), the International Plumbing Code (IPC) and the International Fire/Gas Code (IFGC), and the International Existing Building Code of the ICC (IEBC)).

- Federal Code: For programs funded with HOME or HTF funds after January 24, 2014, HUD will adapt the Uniform Physical Condition Standards (UPCS) inspection protocol for housing rehabilitation.

- Environmental Protection Agency (EPA) regulations including the RRP regulations for Lead Based Paint.

- EPA regulations for the Resource Conservation and Recovery Act (RCRA), dealing with hazardous materials.

- Life Safety Code – NFPA 101 as published by the National Fire Protection Association.

The following are additional guidelines and codes that may apply:

- Energy: A locally adopted energy code, 2009 (or newer) International Energy Conservation Code (IECC).

- Accessibility: ANSI standards for accessibility by disabled residents

- HAZMAT: HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing

<u>Minimum requirements for the materials and methods used.</u>

- All construction materials and methods shall be in compliance with locally adopted building codes. If there are no local codes, then they shall comply with State Code (the National Electrical Code (NEC), the International Plumbing Code (IPC) 2015 and the International Fire/Gas Code (IFGC), and the International Existing Building Code of the ICC (IEBC)). *Note: At the time of publication and adoption of these standards, the adopted codes referenced are believed to be those in force. As standards and codes change and are put into effect by the governing authorities having jurisdiction, the new standards and codes will apply in lieu of those referenced.*

- The requirements of regulatory agencies such as the local government's Building, Housing and Zoning Codes; the Environmental Protection Agency (EPA); federal, state and local Historic Preservation requirements. These Rehabilitation Standards are not meant to substitute for a thorough understanding of all of the codes and regulations that may apply to your projects.

- The requirements of funders such as HUD (CDBG, HOME, NSP, HTF) or local governments, including the Environmental Review process. In order to access further and more detailed information, hyperlinks to useful web sites are included in this document. They can serve as a valuable resource.

- Most building codes, including the International Existing Building Code of the ICC (IEBC), allow for building components that were constructed in compliance with the building code that was in effect at the time, and that do not pose a health or safety threat, to remain as is.

Generally, they do not need to be improved to meet current code unless they are a threat to health or safety. The same applies to these Rehab Standards – if a building component is not a threat to health or safety, and if it complies with the building code that was in effect when it was built, then the component does not need to be brought into compliance with these standards.

Multi-Family Housing Rehabilitation Standards

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1. Health and Safety

Contaminants	
Repair Standard	
N/A	
Replacement Standard	
All materials installed shall meet the following standards to minimize the presence of Volatile Organic Compounds (VOC) and Formaldehyde: • All paints and primers should meet the most recent Green Seal G-11 Environmental Standard. http://www.greenseal.org/Home.aspx • All particleboard components shall meet ANSI A208.1 for formaldehyde emission limits, or all exposed particleboard edges shall be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation. All MDF edges shall meet ANSI A208.2 for formaldehyde emission limits, or all exposed MDF edges shall be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation.	

Lead-Based Paint (LBP)	
Repair Standard ("Interim Controls")	
All housing units constructed prior to 1978 must meet the lead-based paint requirements at 24 CFR part 35 and must follow HUD LBP Guidelines including testing for LBP and Lead-safe work practices. Only EPA-certified Renovation, Repair and Painting (RRP) contractors may perform the work. See: http://www.hud.gov/offices/lead/lbp/hudguidelines/ All interim controls shall be performed as follows and by properly trained workers: When any LBP-coated surfaces are disturbed, the work area shall be sealed and tenants of occupied buildings shall be adequately protected from LBP hazards. • Occupants may be temporarily relocated as required by the regulations. • All surfaces coated with LBP shall be properly maintained over the life of the program covenants. • Tenants living in buildings constructed prior to 1978 that are not certified as being "lead free" shall be provided with the "Protect Your Family from Lead in Your Home" pamphlet, the location and condition of known LBP, and advance written notice prior to any lead-hazard reduction activity.	
Replacement Standard ("Abatement")	
When Interim Control is impractical, the most affordable solution for abatement of the component shall be chosen. For example, walls containing LBP may be covered with drywall or gutted and replaced with drywall. Trim and other wood or metal components containing LBP may be removed and replaced with similar materials. All work must meet the lead-based paint requirement at 24 CFR part 35 and must follow HUDLBP Guidelines including Lead-safe work practices, and only use EPA-certified abatement contractors to perform the work. See: http://www.hud.gov/offices/lead/lbp/hudguidelines/	

Asbestos	
Repair and Replacement Standard	
Asbestos can be found in these and many other common building materials: Ceiling textures, vinyl floor coverings and mastic, boiler and pipe insulation, heating and cooling duct insulation, ceiling tile, roofing products, clapboard shingles, etc. Abatement of friable asbestos-containing materials in the State of Nevada is governed by NRS 618.750 through NRS 618.850.	

Radon	
Repair Standard	
All residential buildings shall be subject to a "Short Term" Radon Test. If the result is a reading of 4 pCi/L or higher, then perform a follow-up "Short Term" test and average the results. If the average is above 4 pCi/L, remediation shall be required. Radon test kits may be purchased from your local home improvement store. Be sure the kit says "certified by the National Radon Proficiency Program."	
Replacement Standard	
If, as a result of the testing above, there is a presence of Radon at or above the 4 pCi/L level, remediation shall be undertaken per the EPA guidance in their Consumer's Guide to Radon Reduction: Http://www.epa.gov/radon/pubs/consguid.html. If the home's water comes from a private well, the water should also be tested.	

Mold	
Repair Standard	
Any presence of mold is unacceptable and shall be addressed per the National Center for Healthy Housing protocol "Creating a Healthy Home." Once the source of the mold causing moisture has been identified and repaired, All carpeting, drywall or other gypsum-based wall coverings or any other non-structural components with mold present shall be removed and replaced.	
Replacement Standard	
U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control and Prevention (CDC) recommend that trained mold remediation professionals do the mold clean up if mold growth covers more than 100 square feet, or a 10 foot by 10foot area. All carpeting, drywall or other gypsum-based wall coverings or any other non-structural components with mold present shall be removed and replaced. The National Center for Healthy Housing protocol "Creating a Healthy Home" shall be followed for remediation of structural components: http://www.nchh.org/Portals/0/Contents/FloodCleanupGuide_screen_.pdf	

Fire Safety - Egress	
Repair Standard	
N/A	
Replacement Standard	
Egress windows are required in all new sleeping and living areas unless other secondary means of escape requirements are met, in accordance with local building codes or the IEBC. No bedrooms shall be created in attics or basements unless Life Safety Code (NFPA 101) egress requirements are met.	

Fire and CO Alarms	
Repair Standard	
Existing fire and smoke, carbon monoxide and security systems that meet current local code (or the IEBC), shall be repaired to operating condition. If hard wiring of smoke detectors is not feasible, then detectors with 10 year lithium batteries may be used.	
Replacement Standard	
Smoke and carbon monoxide detectors shall be installed to meet current local code (or the IEBC). If hard wiring of smoke detectors is not feasible, then detectors with 10 year lithium batteries may be used.	

2. Site

Drainage	
Repair Standard	
Grading, dust control, weed control, curbs, gutters, streets, and sidewalks shall conform to local ordinances and local design and site construction standards.	
Replacement Standard	N/A
N/A	

Outbuildings	
Repair Standard	
Unsafe and blighted structures, including outbuildings, may be removed if it is not financially feasible to complete the repairs required to make them structurally sound, leak-free, with any health or safety hazards stabilized. Detached garages should have operable and lockable doors and windows.	
Replacement Standard	N/A
NHTF rehabilitation funds may not be used to replace outbuildings.	

Fencing and Gates	
Repair Standard	
Existing fences shall be in good repair. Holes, broken pickets, torn chain-link fabric, missing top rails, defective posts or supports, broken or missing masonry units, peeling paint, wobbly gate posts, gates which don't open and close properly, etc. shall be repaired.	
Replacement Standard	N/A
NHTF rehabilitation funds may not be used to replace outbuildings.	

Paving And Walks	
Repair Standard	
Sidewalks, driveways, and concrete or asphalt paved pads or parking areas shall be free of trip hazards. Any such surfaces that are excessively cracked, crumbling, irregular, or uneven shall be repaired or replaced. All existing driveways and automobile parking areas which are deteriorated or consist of materials unable to support vehicle traffic shall be removed, improved, or replaced.	
Replacement Standard	
Un-repairable essential walks and driveways shall be replaced with permeable paving, if financially feasible, or with concrete per local codes (or IEBC). All concrete in public right of way areas shall conform to the local permitting jurisdiction's Building and Planning Department's requirements. Walkways and areas subject to pedestrian traffic shall befinished in such manner as to minimize slip hazards when wet.	

Trees and Shrubbery	
Repair Standard	
Trees that are dead, dying, or hazardous may be removed or trimmed, if that removes the hazard. Trees that could damage the structural integrity of an adjoining building above or below the foundation shall be removed. Removal shall include cutting close to the ground, and should also include grinding of the stump to 12 inches below the finished grade, installation of topsoil and re-seeding.	
Replacement Standard	
Replacement trees and shrubs are permitted if economically feasible and shall be drought-resistant and non-invasive plant materials. In placement of trees, attention should be paid to shading the building to reduce air conditioning costs. Also, trees should be located a sufficient distance from foundations, sidewalls, walkways, driveways, patios and sidewalks in order to avoid future damage from root growth, branches brushing against the structure, and fire. Setbacks from structures should typically exceed half of the canopy diameter of a full-grown example of the species.	

3. Building Exterior

NOTE: Any exterior work on a building that is historic shall follow the Nevada State Historic Preservation Office guidelines and any applicable local or federal regulations on historic properties.

Exterior Cladding	
Repair Standard	

Siding and trim shall be intact and weather tight and shall not permit the entry of water, snow, wind, or rodents into the interior. They shall be free of holes and broken or rotted finish materials and shall be capable of being kept in a clean and sanitary condition. All painted exterior components shall have a minimum of one continuous coat of paint, and no exterior painted surface shall have any deteriorated paint. Buildings designated as historic shall have existing siding repaired to blend with existing and shall be spot-primed and top-coated in a lead-safe manner.
Replacement Standard
Buildings may have siding replaced with wood, vinyl or cementitious siding to match theexisting configuration. New wood components shall be FSC certified: http://www.fsc.org/. Allnew surfaces that will receive paint shall be primed prior to painting.

Exterior Porches
Repair Standard
Deteriorated concrete porches shall be repaired when possible. Unsafe wood porch components shall be repaired when possible. Porch repairs shall be structurally sound, with smooth and even decking surfaces. Deteriorated wood structural components shall be replaced with preservative-treated wood.
Replacement Standard
Decks and railings on porches shall be replaced in accordance with local codes (or IEBC).Replaced wood structural components shall be preservative-treated. New porches on historic buildings shall be historically sensitive.

Exterior/Interior Railings
Repair Standard
Existing handrails and railings shall be structurally sound and meet local codes (or IEBC). Guard rails are required on any accessible area, including stairs, with a walking surface over 30" above the adjacent ground level. Structurally sound railings may be repaired if it is possible to maintain the existing style. On historic structures, railing repairs shall be historically sensitive.
Replacement Standard
Handrails shall be present on one side of all interior and exterior steps or stairways with more than two risers and around steps, porches or platforms over 30" above the adjacent ground level, and shall meet local codes (or IEBC). On historic structures new exterior railings shall be historically sensitive. Replaced wood structural components shall be preservative-treated. New porches on historic buildings shall be historically sensitive.

Exterior Decks and Exterior/Interior Steps
Repair Standard
Steps, stairways, and porch decks shall be structurally sound, reasonably level, with smooth and even surfaces. Repairs shall match existing materials.
Replacement Standard
Decks and steps shall be constructed to meet local codes (or IEBC). Replaced wood structural components shall be preservative-treated. On historic structures new wood decking shall be structurally sound and historically sensitive.

4. Foundations and Structure

Firewalls	
Repair Standard	
Firewalls (between separate dwelling units and between dwelling units and attached garages) shall be maintained without cracks and plaster deterioration and covered with 5/8" type X gypsum, glued and screwed to structure.	
Replacement Standard	
When frame walls and floors adjoining other dwellings or attached garages are gutted, new wall finish installations shall conform to local codes (or IEBC) for fire ratings.	

Foundations	
Repair Standard	
Foundations shall be repaired to be sound, reasonably level, free from movement, and prevent the entrance of water or moisture. Cracks in foundation walls shall be effectively sealed and loose or defective mortar joints shall be replaced. All foundations that show evidence of leakage from the outside require appropriate and effective waterproofing. All earth-to-wood contact shall be eliminated.	
Replacement Standard	
Foundation replacements shall be completed to meet local codes (or IEBC).	

Structural Walls	
Repair Standard	
Structural framing and masonry shall be free from visible deterioration, rot, or serious termite damage, and be adequately sized for current loads. Prior to rehab, all sagging rafters shall be visually inspected, and significant structural damage and its cause shall be corrected.	
Replacement Standard	
New structural walls shall be constructed to meet local codes or (IEBC). All exterior walls that are part of the building envelope (the air barrier and thermal barrier separating the conditioned space from the non-conditioned space) shall be insulated to meet local codes (or IEBC).	

5. Windows and Doors

Interior Doors	
Repair Standard	
Interior door, frames, jambs and casings shall be in good condition and free of excessive scratches, gouges, chipping, peeling, or other unsightly damage or wear and in good working order. Doors shall be free of holes, delaminating skins, broken stiles or rails. Gaps should be sufficient to prevent rubbing but no larger than ¼". Baths and occupied bedrooms shall have operating doors and lock sets.	
Replacement Standard	
Hollow-core, pressed-wood product consistent with the style of existing doors including latch sets. Baths and occupied bedrooms shall have lock sets.	

Exterior Doors

Repair Standard	
Exterior door, frames, jambs and trim shall be in good condition and free of excessive scratches, gouges, chipping, peeling, or other unsightly damage or wear and in good working order. Doors shall be free of holes, delaminating skins, broken stiles or rails. Exterior doors shall be solid, weather-stripped to be air tight and shall operate smoothly. They shall include a peep sight, an entrance lock set and a deadbolt that is operable from the interior side without the use of a key, tool or special knowledge. Security or screen doors shall be in good working condition, including any latches and locks, and no broken glass and ripped or torn screens should be present.	
Replacement Standard	
Replacement doors at the front of historic buildings shall be historically sensitive. Steel, insulated doors may be installed at entrances not visible from the front street and on the front of the property for buildings that are not historic. Dead bolt locks that are operable from the interior side without the use of a key, tool or special knowledge shall be installed on all exterior doors and keyed to match the entrance lock set. All new doors shall be weather-stripped to be air tight. Security or Screen doors may be replaced if repairs are not feasible.	

Windows	
Repair Standard	
Other than fixed windows, all windows shall be capable or being easily opened and closed, remain in an open position when placed there by window hardware, not sticks or other such items. Windows shall lock when closed and the open section shall be covered with a screen. Glass shall be free of open holes or cracks and secured with an adequate amount of putty. Windows shall be weather-stripped to be air tight when closed.	
Replacement Standard	
Windows that are not repairable shall be replaced. New windows shall meet all requirements of current local building codes or (IEBC) and shall meet the ENERGY STAR standard for this geographic region. For more information: http://www.energystar.gov/index.cfm?c=windows_doors.pr_anat_window Windows on key façades of historically sensitive properties shall be wood of the style original to the building. New windows on other properties may be vinyl and double-glazed.	

Basement Windows and Ventilation	
Repair Standard	
If feasible, two basement windows on opposite sides of the building should be operable for ventilation, in good working order, and lockable.	
Replacement Standard	
Basement windows may be replaced with glass block, so long as a minimum of two glass block windows on opposite sides of the building have operable and lockable center vents. If the basement is used as a sleeping or living area, please refer to Section 1 for Fire Safety – Egress requirements.	

6. Roofing

Flat and Low-Slope Roofing
Repair Standard
Built-up roofing that is leak-free may be repaired so that the roof is free of peeling, shipping, sloughing, fissures, cracks, lifting seams, excessive bubbles or excessive aligatoring in coatings or asphalt flood coats. Roof coatings shall be in good condition and consist of compatible materials. Gravel roofs shall have gravel present in sufficient quantity and proper distribution. Flashing and accessories shall be repaired and properly sealed. Asphalt shingles or cold application rolled roofing shall be replaced if the roof slope is less than 2:12.
Replacement Standard
The most cost-effective roof shall be installed to the manufacturer's specifications and in accordance with local codes (or IEBC).

Pitched Roofs
Repair Standard
Missing and leaking shingles and flashing shall be repaired on otherwise functional roofs provided there are no excessive lumps, breaks, tears, inconsistent birds mouths, and the shingle roof has substantial well adhered mineral surface covering the tabs and grooves. Shingle roofs with loose minerals surface, sparsely covered surfaces, excessive curling, cupping, breakage or brittleness should be replaced. Slate, metal and tile roofs shall be repaired when feasible.
Replacement Standard
The most cost-effective roof shall be installed except that roofing may be installed to match other structures in the complex, or to preserve other architectural elements. On historic structures new roofing shall be historically sensitive. All roofing shall be installed to the manufacturer's specifications and in accordance with local codes (or IEBC).

Gutters and Downspouts
Repair Standard
Gutters and downspouts shall be in good repair, leak free and collect storm water from all lower roof edges. Concrete splash blocks shall be installed to move water away from the foundation. The system shall move all storm water away from the building and prevent water from entering the structure. In addition to positive drainage away from the building, outlets shall be a minimum of 3 feet away from the foundation.
Replacement Standard
Gutters and downspouts shall be installed and collect storm water from all lower roof edges. Concrete splash blocks shall be installed to move water away from the foundation. The system shall move all storm water away from the building and prevent water from entering the structure. In addition to positive drainage away from the building, outlets shall be a minimum of 3 feet away from the foundation.

7. Insulation and Ventilation

Infiltration	
Repair Standard	
Any unit receiving energy-efficiency improvements shall be tested with a Blower Door and existing air sealing shall be repaired to attain a maximum 0.35 Air Changes per Hour at 50Pascal pressure (0.35 ACH50).	
Replacement Standard	
All units shall be air sealed to meet the minimum Blower Door test requirements of 0.35 Air Changes per Hour at 50 Pascal pressure (0.35 ACH50).	

Insulation	
Repair Standard	
If being added, insulation shall be installed per the manufacturer's instructions and at the recommended R-value for the dimensional lumber used in the wall construction. All exposed heat ducts and hot water or steam heat distribution piping along with general use hot water piping which are located in unheated spaces shall be insulated or otherwise protected from heat loss. All water distribution piping shall be protected from freezing.	
Replacement Standard	
When siding is being replaced and/or interior wall finishes of exterior walls are being replaced in a building, such exterior walls are to be provided with insulation and at the recommended Rvalue for the dimensional lumber used to construct walls. The ENERGY STAR Thermal Bypass Inspection Checklist should be completed, found at: http://www.energystar.gov/ia/partners/bldrs_lenders_raters/downloads/Thermal_Bypass_Inspection_Checklist.pdf	

Bath Ventilation	
Repair Standard	
All bathroom ventilation shall meet the local building code (or IEBC) for bath ventilation that was in effect at the time of their construction.	
Replacement Standard	
All bathrooms shall be mechanically vented to the > 80 CFM creating < 0.3 Sones of fan noise and shall be on the same switch as the bathroom light. Fans shall be installed according to manufacturer's specifications and shall meet the local building code (or IEBC).	

Kitchen Ventilation	
Repair Standard	
All kitchen ventilation shall be functional and meet the local building code (or IEBC) for kitchen ventilation that was in effect at the time of their construction.	
Replacement Standard	
All kitchens shall have functional mechanical ventilation operating at a minimum 150 CFM. Any new ventilation system shall meet current local code requirements (or IEBC).	

Roof Ventilation	
Repair Standard	

All structures shall meet the local building code (or IEBC) for roof ventilation that was in effect at the time of their construction.
Replacement Standard
All new roofing systems shall meet current local code requirements (or IEBC) for ventilation.

8. Interior Standards

Interior Walls and Ceilings
Repair Standard
Walls should be smooth wood, plywood, plaster or sheetrock/drywall. All interior walls shall be finished without noticeable irregularities, be free of exposed wiring, have a hard waterproof surface in areas subject to moisture, shall not allow significant entry of air in the unit, and shall be durably painted or otherwise appropriately finished. Holes, cracks and deteriorated and un-keyed plaster shall be repaired to match the surrounding surfaces. All visual painted surfaces shall be stabilized to minimize lead paint hazards using premium vinyl acrylic paint.
Replacement Standard
All walls, in areas not subject to moisture, shall be replaced with ½" sheetrock/drywall. All replaced sheetrock/drywall shall be taped, floated, sanded, textured to match other wall areas, primed and painted. Moisture resistant materials shall be used in areas subject to moisture. All Fire-rated assemblies shall be specified on a project-by-project basis as required by local codes (or IEBC).

Flooring
Repair Standard
Floor framing shall be capable of supporting existing dead load and anticipated live loads as appropriate for type of structure and class of occupancy. All subfloors should be solid and continuous, without liberal movement or bounce, and free from rot and deterioration. Bathroom, kitchen and other water-susceptible floor areas shall be covered with water resistant flooring that is free from tears or tripping hazards. Wood floors shall be in sound condition without excessive gouges, breakage, lifting, curling, buckling, or shrinking. Carpet shall be clean and in safe and sanitary condition free or excessive wear, tears, soil, folds, and shall be property attached. Tile floors shall be free of cracked, broken, loose or missing tiles with grout intact. Damaged wood floor shall be repaired when possible. When existing deteriorated carpet is installed over hardwood floors, the hardwood may be refinished whenever practical, taking into account the relative cost of replacing carpet and the needs of the residents.
Replacement Standard
Floor framing shall meet local code requirements (or IEBC). Subfloors shall be a minimum of ¾ inch plywood. Kitchens, baths, and other water-susceptible area shall receive resilient sheet goods. Whenever practical, rooms other than kitchens and baths with existing wood flooring shall be maintained as wood floors and refinished when appropriate. All new flooring shall be installed in accordance with manufacturer's recommendations. New basement slabs shall be installed to local codes (or IEBC).

Closets	
Repair Standard	
Existing closets shall be maintained in good repair and have a shelf and clothes rod.	
Replacement Standard	
New closets may be created if there is a significant lack of storage space and the budgetpermits. New closets shall have a minimum depth of 2 feet and include a shelf and clothes rod.	

Cabinets and Countertop	
Repair Standard	
Kitchens shall have countertop and storage space adequate for the preparation and storage of food. Countertops shall free of wear, water damage, and uplifting of surface material. Existing cabinets with hardwood doors and face frames may be repaired if in good condition. All cabinets shall be sound and cleanable with no missing doors, drawers or hardware. All doors and drawers shall operate properly.	
Replacement Standard	
Kitchens shall have countertop and storage space adequate for the preparation and storage of food. Countertops shall be of water-proof material and backsplashes shall be provided. Replacement cabinets shall be factory-finished builders-grade or better with hardwood doors and face frames.	

Appliances	
Repair Standard	
All appliances in units shall be in proper working order and in clean and sanitary condition.	
Replacement Standard	
All new appliances shall be “Energy Star” rated.	

9. Electric

Note: If there is no local building code, then all electrical work shall comply with the Nevada State Code.

Lighting	
Repair Standard	
All halls, stairs and rooms necessary to cross to other rooms and stairways shall be well lit. All lights and switches in hallways, stairs and other passages shall be operable and safe. Existing fixtures with incandescent lamp fittings shall have CFL replacement lamps installed.	
Replacement Standard	
All halls, stairs and rooms necessary to cross to other rooms and stairways shall be well lit Attics, basements and crawl spaces shall have utility fixtures. All new light fixtures shall be ENERGY STAR labeled.	

Interior Electric Distribution	
Repair Standard	
Exposed knob and tube shall be replaced. Every room shall have a minimum of two duplex receptacles, placed on separate walls and one light fixture or receptacle switched at each room	

entrance. All electrical outlets used in bathrooms and toilet rooms, kitchens, all outlets within six feet (6') of a water source (excluding washing machines and sump pumps), outlets located on open porches or breezeways, exterior outlets, outlets located in garages and in non-habitable basements, except those outlets that are dedicated appliance outlets, shall be Ground-Fault Circuit Interrupter (GFCI) protected. Where the source wiring circuit is accessible (e.g. first floor above basements, in gutted rooms, etc.), receptacles shall be grounded. Permanently installed or proposed stoves, refrigerators, freezers, dishwashers and disposals, microwaves, washers and dryers shall have separate circuits sized to meet local codes (or State Electrical code). All switch, receptacle, and junction boxes shall have appropriate cover plates. Wiring shall be free from hazard, and all circuits shall be properly protected at the panel. Exposed conduit is allowed.
Replacement Standard
If wall finishes are removed, those areas shall be wired to the latest version of local codes (or State Electrical Code).

Service and Panel
Repair Standard
Each unit's electrical service shall be circuit breaker type. Service panels shall have a main disconnect, at least 10 circuit-breaker-protected circuits, a 100-amp minimum capacity and be adequate to safely supply existing and proposed devices. If a working central air conditioning system is present, the minimum service shall be 150 amp.
Replacement Standard
Electrical service with a main disconnect panel shall be installed according to local code (or State Electrical Code).

10.Plumbing

Note: If there is no local building code, then all plumbing work shall comply with the Nevada Plumbing Code.

Drain, Waste, Vent Lines
Repair Standard
The plumbing system shall be vented in a manner that allows the wastewater system to function properly. The waste system shall operate free from fouling, clogging and leaking and shall be capable of safely disposing of wastewater for all plumbing fixtures. All fixtures that discharge wastewater shall contain or be discharged through a trap that prevents the entry of sewer gas into the dwelling. Waste and vent lines shall function without losing the trap seal.
Replacement Standard
If walls are removed exposing vent and waste lines, those lines shall be reworked or replaced to the current mechanical code.

Plumbing Fixtures
Repair Standard
All plumbing fixtures shall be free of cracks and defects, and be capable of being used for the purpose in which they were intended. All fixtures and faucets shall have working, drip-free components.
Replacement Standard

Replace fixtures with single lever, metal faucets and shower diverters with 15-year, drip-free warranties. Sinks should be replaced with stainless steel sinks, and new tub surrounds should be of fiberglass.

Toilets with greater than a 1.6 GPF rating shall be replaced with a 1.3 GPF model. Faucets and shower diverters should have a maximum 2.0 GPM flow.

Plumbing Minimum Equipment	
Repair Standard	
All existing equipment shall be operational and leak free.	
Replacement Standard	
All existing equipment shall be operational and leak free. Every dwelling unit shall have a minimum of one single bowl sink with hot and cold running water in the kitchen and at least one bathroom containing a vanity with a sink (or pedestal sink), and a shower/tub unit, both with hot and cold running water, and a toilet. An operable water shut off valve, that completely stops the flow of water, shall be present at each water supply line to sinks/lavatories, toilets, washing machines and water heaters. Each unit shall have an adequate continuous supply of hot water either through a minimum 40 gallon water heater or on demand water heater in the unit or through a common boiler or hot water supply for the building. Each building shall have installed at least one exterior freeze protected faucet.	

Water Heaters	
Repair Standard	
Each housing unit shall be supplied with hot water either from a common source such as building-wide boiler system or from per-unit water heating equipment. Hot water supply lines shall be free of leaks and all water heating equipment shall be safe, of adequate capacity, free of corrosion and water damage, faulty operation, fire, carbon monoxide leakage and other hazards.	
Replacement Standard	
Hot water systems that are replaced shall be of adequate capacity, be installed per manufacturer's specifications and meet local codes (or IEBC).High efficiency power-vented or sealed combustion tankless models are allowed.	

Water Supply	
Repair Standard	
The main shut off valve shall be operable and completely stop the flow of water to the house.If there is no existing shut-off valve, then one shall be installed. All fixtures shall be leak-freeand deliver sufficient cold water and, where applicable, hot water. All lead supply pipes present shall be completely removed and replaced.	
Replacement Standard	
The main shut off valve shall be operable and completely stop the flow of water to the house, and should be replaced if it does not. Lead and galvanized pipe that is part of the water service or the distribution system shall be replaced with copper, PEX or other plastic approved for distribution of domestic water. All fixtures shall have brass shut off valves.	

11.HVAC

Air Conditioning	
Repair Standard	
Existing air conditioners and evaporative coolers shall be inspected, serviced and refurbished to operate safely. Non-functioning, non-repairable air conditioners and evaporative coolers shall be removed and drained of all CFCs.	
Replacement Standard	
New air conditioning or evaporative cooling units shall be of adequate capacity, and reasonably durable and economical to operate. Any air conditioning or evaporative cooling systems shall be installed in accordance with manufacturer's installation specifications.	

Chimney	
Repair Standard	
Unused chimneys shall be removed to below the roof line wherever roofing is replaced. Chimneys shall be in good repair and high enough to induce a draft that shall keep smoke from being allowed into the dwelling. Existing unlined masonry chimneys used for combustion ventilation shall be lined or corrosion resistant pipe shall be added to the interior of the chimney.	
Replacement Standard	
The creation of new flues is not recommended - the use of high efficiency closed combustion appliances is recommended to avoid the need for new flues. Replacement flues, when required, shall be installed according to the fuel burning unit manufacturer's installation specifications.	

Distribution System	
Repair Standard	
Duct work and radiator piping shall be well supported, insulated in unconditioned space and adequate to maintain a comfortable temperature in all habitable and essential rooms. All duct work in unconditioned space should be insulated to R-7, sealed at all seams with mastic (not tape) and pressure tested to eliminate leakage.	
Replacement Standard	
All duct work in unconditioned space shall be insulated to R-7, sealed at all seams with mastic	

(not tape), pressure tested to eliminate leakage and run in concealed space.

Heating	
Repair Standard	
All heating equipment shall be safe, of adequate capacity, free of corrosion and water damage, faulty operation, fire, carbon dioxide leakage and other hazards. Filters shall be secure, clean and large enough to pass sufficient recirculated air to make the unit operate properly. Equipment housings and access panels shall be intact and properly secured/installed with no exposed electrical connections, belts, pulleys, or blowers.	
Replacement Standard	
Gas-fired heating plants shall be rated at > 92% AFUE or better, to the extent possible. Heat pumps shall be rated at > 15 SEER. No Oil fired heating plants shall be installed and the oil heating system, including tanks and fuel lines, shall be completely removed before being replaced with new gas or electric systems. Setback thermostats may be installed. When electric resistance heating systems are replaced, soffits for ductwork and/or new distribution pipes for hot water heating systems shall be provided. Up to 4 lineal feet of resistance electric heating strips per 1000 square feet of floor area may be retained or installed in areas that are not cost effective to heat via ductwork or hot water distribution systems. All heating equipment shall be installed as per manufacturer' installation specifications and local codes (or IEBC).	

APPENDIX – A
Uniform Physical Condition Standards for Multifamily Housing Rehabilitation

Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation		
NOTE: Observable Deficiencies in ****Bold Italic*** are considered life-threatening and must be addressed immediately, if the housing is occupied.		
Requirements for Site		
Inspectable Item	**Observable Deficiency**	**Type and Degree of Deficiency that must be addressed**
Fencing and Gates	Damaged/Falling/Leaning	Fence or gate is so damaged that it does not function as it should
	Holes	Hole in fence or gate is larger than 6 inches by 6 inches
	Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Grounds	Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or systems and potentially threatens the safety of pedestrians
	Overgrown/Penetrating Vegetation	Plants have visibly damaged a component, area or system of the property or has made them unusable or unpassable
	Ponding/Site Drainage	There is an accumulation of more than 5 inches deep or a large section of the grounds-more than 20%-is unusable for it's intended purpose
Health & Safety	Air Quality - Sewer Odor Detected	Detectable sewer odors that could pose a health risk if inhaled for prolonged periods
	***Air Quality - Propane/Natural Gas/Methane Gas Detected**	Detectable strong propane, natural gas or methane gas odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	***Electrical Hazards - Exposed Wires/Open Panels**	Exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	***Electrical Hazards - Water Leaks on/near Electrical Equipment**	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	***Flammable Materials - Improperly Stored**	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	General defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Physical defects that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Physical defects in walkways or other travelled area that poses a tripping risk

Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation		
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Requirements for Site		
Inspectable Item	**Observable Deficiency**	**Type and Degree of Deficiency that must be addressed**
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, especially in food preparation and storage areas
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings
Mailboxes/Project Signs	Mailbox Missing/Damaged	The U.S. Postal Service resident/unit mailbox cannot be locked or is missing
	Signs Damaged	The sign is damaged, vandalized, or deteriorated, and cannot be read from a reasonable distance
Parking Lots/Driveways/Roads	Cracks	Cracks greater than ¾ inch, hinging/tilting, or missing section(s) that affect traffic ability over more than 5% of the property's parking lots/driveways/roads or if a height differential could cause a tripping or falling hazard
	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Potholes/Loose Material	Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling
	Settlement/Heaving	Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles
Play Areas and Equipment	Damaged/Broken Equipment	More than 20% of the equipment does not operate as it should or equipment that poses a threat to safety and could cause injury
	Deteriorated Play Area Surface	More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk

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Requirements for Site		
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Storm Drainage	Damaged/Obstructed	The system is partially or completely blocked by a large quantity of debris, causing backup into adjacent areas or runoffs into areas where runoff is not intended
Walkways/Steps	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
	Cracks/Settlement/Heaving	Cracks greater than 3/4", hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard
	Spalling/Exposed rebar	More than 5% of walkways have large areas of spalling--larger than 4 inches by 4 inches--and this affects traffic ability
Requirements for Building Exterior		
Inspectable Item	**Observable Deficiency**	**Type and Degree of Deficiency that must be addressed**
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged Surface (Holes/Paint/Rusting/Glass)	Any door that has a hole or holes larger than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass-- shown by an empty frame or frames or any security door that is not functioning or is missing
	Deteriorated/Missing Caulking/Seals	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any exterior door that is missing
Fire Escapes	***Blocked Egress/Ladders**	Stored items or other barriers restrict or block people from exiting
	Visibly Missing Components	Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing
Foundations	Cracks/Gaps	Large cracks or gaps in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart

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Requirements for Site		
Inspectable Item	**Observable Deficiency**	**Type and Degree of Deficiency that must be addressed**
	Spalling/Exposed Rebar	Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other
Health and Safety	***Electrical Hazards - Exposed Wires/Open Panels**	Exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	***Electrical Hazards - Water Leaks on/near Electrical Equipment**	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	***Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable**	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	***Emergency Fire Exits - Missing Exit Signs**	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	***Flammable/Combustible Materials – Improperly Stored**	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	General defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Physical defects that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Physical defects in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, especially in food preparation and storage areas
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings
Lighting	Broken Fixtures/Bulbs	Lighting fixtures and bulbs are broken or missing
Roofs	Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible
	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible

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Inspectable Item	**Observable Deficiency**	**Type and Degree of Deficiency that must be addressed**
	Damaged/Clogged Drains	The drain is so damaged or clogged with debris that the drain no longer functions--as shown by ponding
	Damaged/Torn Membrane/Missing Ballast	Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration
	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior
	Missing/Damaged Shingles	Shingles are missing or damaged, including cracking, warping, cupping, and other deterioration
	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials
Walls	Cracks/Gaps	Large cracks or gaps that are more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration
	Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard
	Missing/Damaged Caulking/Mortar	Caulking or glazing compound that resists weather is missing or deteriorated
	Missing Pieces/Holes/Spalling	Exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage
	Stained/Peeling/Needs Paint	Paint is cracking, flaking, or otherwise deteriorated. Water damage or related problems have stained the paint
Windows	Broken/Missing/Cracked Panes	Missing or cracked panes of glass
	Damaged Sills/Frames/Lintels/Trim	Window sills, frames, sash lintels, or trim are damaged by decay, rust, rot, corrosion, or other deterioration
	Damaged/Missing Screens	Missing screens or screens are punctured, torn or otherwise damaged
	Missing/Deteriorated Caulking/Seals/Glazing Compound	Caulking or seals that resists weather is missing or deteriorated
	Peeling/Needs Paint	Paint covering the window assembly or trim is cracking, flaking, or otherwise failing

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Requirements for Site		
Inspectable Item	**Observable Deficiency**	**Type and Degree of Deficiency that must be addressed**
	***Security Bars Prevent Egress**	The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks
Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed
	Missing Pressure Relief Valve	No pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion on Heater Chimney	Water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney
	Water Supply Inoperable	No running water in any area of the building where there should be
Electrical System	Blocked Access/Improper Storage	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Missing Breakers/Fuses	Open and/or exposed breaker port
	***Missing Outlet Covers**	A cover is missing, which results in exposed visible electrical connections
Elevators	Not Operable	Elevator does not function at all or the elevator doors open when the cab is not there
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function
Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped
	***Missing/Damaged/Expired Extinguishers**	Missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	***Air Quality - Propane/Natural Gas/Methane Gas Detected**	Detectable strong propane, natural gas or methane gas odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled

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Inspectable Item	**Observable Deficiency**	**Type and Degree of Deficiency that must be addressed**
	Air Quality - Sewer Odor Detected	Detectable sewer odors that could pose a health risk if inhaled for prolonged periods
	***Electrical Hazards - Exposed Wires/Open Panels**	Exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	***Electrical Hazards - Water Leaks on/near Electrical Equipment**	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Elevator - Tripping	Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator does not level as it should, which causes a tripping hazard
	***Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable**	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	***Emergency Fire Exits - Missing Exit Signs**	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	***Flammable Materials - Improperly Stored**	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	General defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Physical defects that could cause cutting or breaking of human skin or other bodily harm
	Hazards – Tripping Hazards	Physical defects in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, especially in food preparation and storage areas
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings
HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing
	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice

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Requirements for Site		
Inspectable Item	**Observable Deficiency**	**Type and Degree of Deficiency that must be addressed**
	***Misaligned Chimney/Ventilation System**	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	Roof exhaust fan unit does not function
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding--a sign of leaks or clogged drains
	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Damaged or missing balusters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	Cabinets are missing or the laminate is separating. This includes cases, boxes, or pieces of furniture with drawers, shelves, or doors--primarily used for storage--mounted on walls or floors
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Ceiling surface has punctures that may or may not penetrate completely or panels or tiles are missing
Kitchen	Ceiling - Peeling/Needs Paint	Paint is peeling, cracking, flaking, or otherwise deteriorated on ceilings in common areas
Laundry Room	Ceiling - Water Stains/Water, Damage/Mold/Mildew	Evidence of water infiltration, mold, or mildew that may have been caused by saturation or surface failure
Lobby	Countertops - Missing/Damaged	Flat work surface in a kitchen often integral to lower cabinet space is missing or deteriorated or damaged below the laminate
Office	Dishwasher/Garbage Disposal - Inoperable	Dishwasher or garbage disposal does not operate as it should
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass

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Storage	Doors - Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Doors - Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Doors - Missing Door	Any door that is missing that is required for the functional use of the space
	Dryer Vent -Missing/Damaged/Inoperable	Dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
	Electrical - Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Electrical - Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Electrical - Evidence of Leaks/Corrosion	Corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Electrical - Frayed Wiring	Nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Electrical - Missing Breakers	Open and/or exposed breaker port
	***Electrical - Missing Covers**	A cover is missing, which results in exposed visible electrical connections
	Floors - Bulging/Buckling	Flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floors - Floor Covering Damaged	Floor covering has stains, surface burns, cuts, holes, tears, loose areas or exposed seams
	Floors - Missing Floor/Tiles	Flooring or tile flooring that is missing
	Floors - Peeling/Needs Paint	Painted flooring that has peeling or missing paint
	Floors - Rot/Deteriorated Subfloor	Rotted or deteriorated subflooring
	Floors - Water Stains/Water Damage/Mold/Mildew	Evidence of water infiltration, mold, or mildew that may have been caused by saturation or surface failure
	GFI - Inoperable	The GFI does not function
	Graffiti	Graffiti on any exposed surface greater than 6 inches by 6 inches

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	HVAC - Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	HVAC - General Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
	HVAC - Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged.
	***HVAC - Misaligned Chimney/Ventilation System**	Any misalignment that may cause improper or dangerous venting of gases
	HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Lavatory Sink - Damaged/Missing	Sink, faucet, or accessories are missing, damaged, or not functioning
	Lighting - Missing/Damaged/Inoperable Fixture	Permanent light fixtures are missing or not functioning, and no other switched light source is functioning in the room
	Mailbox - Missing/Damaged	The U.S Postal Service mailbox cannot be locked or is missing
	***Outlets/Switches/Cover Plates - Missing/Broken**	Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring
	Pedestrian/Wheelchair Ramp	Walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable	Apparatus that draws out cooking exhaust does not function as it should and/or accumulation of dirt threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator - Damaged/Inoperable	Refrigerator is missing or does not cool adequately for the safe storage of food
	Restroom Cabinet - Damaged/Missing	Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Shower/Tub - Damaged/Missing	Shower, tub, or components are damaged or missing
	Sink - Missing/Damaged	Sink, faucet, or accessories are missing, damaged, or not functioning

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	***Smoke Detector - Missing/Inoperable**	Smoke detector is missing or does not function as it should
	Stairs - Broken/Damaged/Missing Steps	A step is missing or broken
	Stairs - Broken/Missing Hand Railing	Hand rail is missing, damaged, loose or otherwise unusable
	Ventilation/Exhaust System - Inoperable	Exhaust fan is not functioning or window designed for ventilation does not open
	Walls - Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Walls - Damaged	Punctures in the wall surface that may or may not penetrate completely
	Walls - Damaged/Deteriorated Trim	Cove molding, chair rail, base molding, or other decorative trim is damaged or has decayed
	Walls - Peeling/Needs Paint	Paint is peeling, cracking, flaking, or otherwise deteriorated
	Walls - Water Stains/Water Damage/Mold/Mildew	Evidence of water infiltration, mold, or mildew--or damage caused by saturation or surface failure
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
	Windows - Cracked/Broken/Missing Panes	Missing or cracked panes of glass
	Windows - Damaged Window Sill	Sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Windows - Inoperable/Not Lockable	Window that is not functioning or cannot be secured because lock is broken
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	Caulking or seals that resists weather is missing or deteriorated
	Windows - Peeling/Needs Paint	Paint covering the window assembly or trim is cracking, flaking, or otherwise failing
	***Windows - Security Bars Prevent Egress**	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks
Pools and Related Structures	Fencing - Damaged/Not Intact	Damage that could compromise the integrity of the fence
Trash Collection Areas	Chutes - Damaged/Missing Components	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed

Source Documents:

The standards in this document were adapted from a template used by Livable Housing, Inc., a consulting and training firm, and were based on a number of similar documents used in various housing rehabilitation programs.