

## Appendix A: Housing Quality Standards

Version 1.2 (updated June 20, 2024)



### Introduction

The Community Development Block Grant - Disaster Recovery (CDBG-DR) program has developed these Housing Quality Standards (HQS) as a guide to identifying and correcting conditions in single family homes to be rehabilitated through our CDBG-DR Program. The purpose of this document is to identify requirements for rehabilitation while promoting safe, sanitary and secure housing for low to moderate income households that sustained damage from Hurricane Ian in September of 2022.

All single-family construction work shall adhere and comply with these standards as well as State and local building codes, ordinances, and zoning requirements, as applicable. The intent of the HQS is to provide minimum standards for the repair and or reconstruction of homes that sustained damage from Hurricane Ian. With a baseline of safe, secure, sanitary, and resilient, any and all damage sustained from the hurricane shall be repaired, replaced, or reconstructed to the housing quality standards set forth in this policy. The HQS outlines the level of work required by the County of Volusia CDBG-DR program.

The rehabilitation of single-family homes must address all conditions that threaten the immediate health or safety of occupants, provide sanitary living conditions and also provide safety and resiliency from future weather-related events, regardless of whether the root cause of the deficiency was Hurricane Ian. The HQS are provided as a minimum and do not include all applicable building codes, material accessibility standards, installation methods or other requirements that apply to construction.

The HQS shall not overrule or contradict any federal, state, or jurisdictional requirements. All projects must follow applicable statues, codes, ordinances, standards and regulations. Inspections will be conducted to confirm compliance with HQS. The HQS will incorporate Green and Resilient Building Standards of construction and utilize ENERGY STAR rated efficiency equipment where applicable.

### General Conditions

#### **Specifications:**

The following apply to all rehabilitation projects and will be included in the terms of the construction contract:

- Installation of all products and materials shall be in accordance with the manufacturer' installation instructions and local code requirements.
- All products and materials shall be new.
- Economy/Standard grade materials will be used.
- All electrical work shall comply with the National Electrical Code (NEC) adopted by the authority having jurisdiction and be completed by a state licensed electrician.
- All plumbing work shall comply with the International Plumbing Code adopted by the authority having jurisdiction and be completed by a state licensed plumber.
- All HVAC work shall comply with the International Mechanical Code adopted by the authority having jurisdiction and be completed by a state licensed HVAC technician.

#### **Definitions:**

- "Install" means to purchase, deliver, set up, test and warranty a new component.

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- “Replace” means to remove and dispose of a component in addition to the installation of a new component.
- “Repair” means to return a component to like new condition through replacement of parts.
- “Reinstall” means to remove, clean, store, and install the same component.
- “Balcony” means a platform protruding from a wall that is enclosed by railings and does provide access to the ground.
- “Deck” means wooden platform attached to a house that may or may not be enclosed by railings and does provide access to the ground. Decks may be eligible if properly permitted.
- “Porch” means a ground level paved or wooden surfaces having a roof.
- “Patio” means a ground level paved surface without a roof.

### **Green and Resilient Building Standards:**

#### **For Substantially Damaged Homes:**

All substantially damaged homes that require new construction/reconstruction will meet or exceed the ICC-700 National Green Building Standards (NGBS). Any home designated substantially damaged by the authority having jurisdiction will be considered for new construction.

#### **For Non-Substantially Damaged Homes:**

For rehabilitation work for homes that were not substantially damaged, ORR will follow the guidelines specified in the HUD CPD Green Building Retrofit Checklist, to the extent applicable to the particular building type being retrofitted, available at:

<https://www.hud.gov/sites/dfiles/CPD/documents/CPD-Green-Building-Retrofit-Checklist.pdf>

### **Energy Efficiency:**

All substantially damaged homes that require reconstruction or rehabilitation will meet or exceed the energy efficiency standards of ENERGY STAR Certified Homes.

### **Health & Safety:**

#### **Accessibility Needs:**

Homes occupied with a household member that is disabled, elderly or having special needs/developmental disability may need modifications to the home which are based on the specific need of the household member. Home modifications may include accessibility improvements, technical enhancements and/or devices that will allow the household member to remain independent in their own home. Any accessibility feature that was present in the home of a disabled person and damaged due to the storm will be assessed for replacement.

Special Needs may include, but are not limited to:

- 36” minimum clear door openings for all doorways.
- At least (1) bathroom with a roll-in accessible fiberglass shower stall, including accessible shower head with extended tubing.
- At least (1) bathroom with a shower/tub seat with solid backing for secure mounting.
- At least (1) bathroom with (2) grab bars with solid backing for secure mounting.

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- Thresholds into, out of and/or throughout the home may not have a rise in excess of ½-inch.
- Accessible, high efficiency toilet with a 1.3 GPF or better rating

Accessibility features/modifications are established on a case-by-case basis based on the specific needs of the household member and shall be specified within the scope of work for the individual project prior to the commencement of the notice to proceed.

### **Lead-Based Paint:**

All homes built prior to 1978 that will be rehabilitated should receive a lead-based paint inspection by a qualified inspector prior to creation of the rehabilitation scope of work. An EPA Certified Firm and an EPA Certified Lead Renovator shall be required to work on homes tested, and found positive, for lead-based paint as well as those presumed to have lead-based paint present.

The rehabilitation of homes built prior to 1978 shall comply with the Environmental Protection Agency's (EPA) Renovation, Repair and Painting Final Rule (RRR). Federally funded rehabilitations shall comply with the HUD Lead Safe Housing Rule and homeowners cannot opt out of work practice requirements.

### **Asbestos:**

Potential disturbance of any asbestos containing materials shall be addressed in accordance with all Federal regulations.

### **Trees:**

Trees and shrubs should be located a sufficient distance from foundations, sidewalls, walkways, driveways, patios, and septic systems in order to avoid future damage from root growth and branches brushing against the structure.

### **Smoke Alarms and Carbon Monoxide Alarms:**

All homes must have functional smoke alarms as required by the building code, and homes that contain gas utility services must also include carbon monoxide alarms.

### **Wood Destroying Organisms (WDO):**

All homes shall be free from infestations of WDO. If required, inspections shall be performed by state licensed extermination contractors if evidence of infestation exists. One or more of the following termite treatments shall be included in the rehabilitation if infestation is observed:

- chemical termiticide treatment
- termite baiting system installed and maintained according to the manufacturer's label
- use of pressure-preservative treated wood
- use of naturally durable termite resistant wood
- and/or termite shields



### **Site Conditions**

#### **Grading & Draining:**

The program will address grading and drainage issues on a case-by-case basis. Either sod will be placed or bare Earth will be seeded wherever grading has taken place or within 10 feet of the building footprint in order to prevent erosion.

#### **Paving & Walkways:**

Essential paving, such as front walkways, door landings, and driveways, that have defects and cracks that present a tripping hazard and/or elevation between paving pieces greater than 1” must be repaired to protect against tripping hazards. Sidewalks shall not be addressed through this program.

### **Exterior Building**

#### **Exterior Siding:**

Siding and trim that is not intact, weatherproof, or has deteriorated paint must be repaired or replaced. Siding repair shall be of similar material and color and provide a seamless transition to the extent feasible.

#### **Exterior Porches [Ground level paved or wooden surfaces having a roof]:**

Deteriorated and unsafe porch components including uneven surfaces must be repaired to remove structural deficiencies. Porch repairs will be structurally sound, with smooth and even decking surfaces. Deteriorated structural components shall be replaced with similar materials as allowed by the program; wood materials must be pressure-treated.

#### **Exterior Railings:**

Deteriorated and unsafe handrails must be repaired or replaced with similar materials.

#### **Exterior Steps:**

All steps shall be structurally sound, reasonably level, with smooth and even surfaces and installed in accordance with local code. Repairs shall be replaced with similar materials.

#### **House Numbers:**

Shall be affixed to the structure in accordance with local code and clearly visible from the roadway.

### **Foundation and Structure**

#### **Foundations:**

Foundations that are not sound, level, or free from movement shall be made reasonably level, sound and free from movement.

#### **Structural Walls:**

Structural framing and masonry that are not free from visible deterioration, rot, or serious termite damage, and/or adequately sized for current loads shall include locating and correcting any deficiencies.



## **Windows and Doors**

**Interior Doors:** Bathroom and bedroom doors shall provide for proper ingress and egress. Interior doors shall be hollow-core, pressed wood product consistent with the style of existing doors including hardware with locking knob(s).

### **Exterior Doors [including garage access doors for attached garage]:**

Exterior doors or garage access doors that do not operate properly, have a non-functioning lock set/dead bolt, have inadequate or damaged weather stripping that does not provide a water/airtight seal, or other defects must be repaired or replaced. These doors shall be steel encased solid core 6 panel including locks with deadbolts keyed to match throughout the home. All exterior doors shall have peep holes, and all doors will be weather stripped to be airtight.

### **Garage Doors:**

Garage doors that do not operate properly or have other defects must be repaired to ensure proper operation of both the door and opener.

### **Windows:**

Windows must function properly with the ability to lock. Replacement windows shall be geographically appropriate ENERGY STAR rated.

## **Roofing**

### **Flat & Low Slope Roofs:**

Roofing systems with leaks, missing flashing and/or evidence of pooling or ponding must be repaired as follows:

- Replacement standards shall include removal of all existing roof coverings down to the sheathing.
- Replace ALL damaged or rotted sheathing and repair any damaged rafters/trusses per industry standards as necessary with materials of the same thickness and type.
- Install hurricane straps on all new rafters as applicable. All flat and low slope roofing material shall be modified bitumen and all valleys, flashing, drip edges and eave drips shall be replaced with new material.

### **Pitched Roofs:**

Roofing systems with leaks, missing shingles (or other roof materials) and/or flashing on an otherwise functional roof system must adhere to the following standards.

- Replacement standards shall include removal of all existing roof coverings down to sheathing.
- Replace ALL damaged or rotted sheathing and repair any damaged rafters/trusses per industry standards as necessary with materials of the same thickness and type. Install hurricane straps on all new rafters as applicable.
- All roofing material shall be 30 year architectural shingle on all roof slopes 4/12 or greater.
- All valleys, flashing, drip edges and eave drips shall be replaced with new material.

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### **Soffit & Fascia:**

Soffit and/or fascia that is missing, damaged, rotted, or non-functioning shall be repaired with similar materials. If total replacement is required, the minimum programmatic standard will be fiber cement board.

### **Gutters & Downspouts:**

Gutters and downspouts that are leaking and gutters that do not collect storm water from all lower roof edges and are otherwise inoperable due to minor defects shall be repaired. Concrete splash blocks shall be installed to move water away from the foundation.

### **Roof Ventilation:**

Existing ventilation systems with defects may be repaired if other roof repair/replacement is being undertaken. Installation of ridge vents or off ridge vents (match existing) are required when roofing is replaced.

## **Interior Standards**

### **Flooring:**

Existing flooring with defects and/or trip hazards shall be repaired to the following minimum standard. The default option for flooring shall be vinyl plank flooring with minimum thickness of 4 mm. Carpet is an acceptable alternative where applicable.

### **Closets:**

Closets are required to have a minimum of one shelf and a rod.

### **Cabinets and Countertops:**

Kitchen cabinets and countertops shall be replaced with program allowable materials that are considered economy/standard grade. If upper or lower cabinets are replaced, the complimentary cabinet shall be replaced to match.

### **Kitchen:**

Ducted ventilation systems that are inoperable shall be filtered type ventilation with a 2-speed fan and a light.

## **Plumbing**

### **Water Heaters:**

All water heaters over 7 years in age must be replaced. New expansion tanks will be installed when required.

### **Septic:**

If repair is needed and sewer connection is available, hook-up to sewer is required.

If deficiencies are noted in the septic system, it shall be pumped out to assess recommended action.

If repair/replacement is recommended and sewer connection is available, the existing system will be properly abandoned, and the dwelling will be connected to the sewer system.

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If sewer connection is not available, the system shall be repaired/replaced in accordance with Health Department requirements.

### **Heating, Ventilation, and Air Conditioning**

#### **Heat and Air Conditioning:**

If the home does not have central cooling, an allowance is provided for window units. Only damaged units can be replaced, and the total assistance for window units cannot exceed the maximum replacement allowance for an entire central air and heating system.

Homes having existing ductwork for central air and heating systems will have that system returned to working condition via repair or replacement, whichever is most cost effective. Homes without existing ductwork will be fitted either with ductwork and a central air and heating system or with split units, whichever is most cost effective. All central air and heating systems 10 years in age will be replaced. Systems shall be properly sized to dwelling with a minimum 16 SEER rating.

All bathrooms shall include exhaust fans.