



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Community Development Division

210 Lottie Street, Bellingham, WA 98225

Telephone: (360) 778-8300 Fax: (360) 778-8302 TTY: (360) 778-8382

HOME REHABILITATION LOAN PROGRAM MINIMUM PROPERTY STANDARDS

The following Property Standards guide the Home Rehabilitation Loan Program in assisting in the rehabilitation of housing units. Wherever rehabilitation funds are used in the house, the rehabilitation is required to meet the following Housing Standards at Project Completion.

I. Minimum Standards Established

- A. The minimum standards to be met at project completion when a project is funded with HOME funds shall meet the standards set forth in the most recent version of the International Code Council's International Property Maintenance Code and International Residential Code, as applicable.
- B. Methods and materials for HRP construction projects shall be as described in the most recent edition of the "Community Development Block Grant, Home Rehabilitation Program, Construction Standard Specifications."

II. Lead Based Paint

- A. For all housing units built before 1978, a lead paint risk assessment shall be performed, or lead paint shall be assumed present. Housing components identified in the risk assessment as containing lead above the HUD threshold of 0.5% lead(5,000 parts per million lead dry weight) shall have the paint stabilized with the use of lead safe work practices (LSWP). Firms and employees working on lead-painted surfaces shall be lead renovation, repair and painting (RRP) certified through an approved EPA RRP Lead Paint Training Course.
- B. A lead paint clearance test shall be scheduled when all lead paint stabilization work is complete. The dwelling unit must pass lead clearance testing prior to project close out.

III. Room Requirements

- A. Each dwelling unit must have at, a minimum, the following rooms:
 - 1. Kitchen
 - 2. Bathroom
 - 3. Living Room*
 - 4. Bedroom/Room Used for Sleeping*

***Note:** in the case of an efficiency dwelling unit, the bed room and living room can be the same room, but the room must be separate from the kitchen and bath.

IV. Minimum Standards for Rooms, Basic Facilities and Equipment

A. Kitchens – Every dwelling unit shall have a kitchen or kitchenette equipped with the following:

- 1. Kitchen Sink:** All dwelling units shall have a kitchen sink connected to hot and cold potable supply lines, pressurized and properly connected to the sanitary sewer waste line.
 - 2. Oven and Stove or Range:** All dwelling units shall contain a gas or electric stove and vent hood (or microwave/vent-hood combo), in good working order and capable of supplying the service for which it was intended.
 - 3. Refrigerator:** The dwelling shall have a working refrigerator that will maintain a temperature low enough to keep food from spoiling over a reasonable period of time. Minimum size of the refrigerator shall be 18 cu ft.
 - 4. Countertops and Cabinet Space:** The kitchen shall have 4 square feet (min) of countertop area for the preparation of food. The kitchen area shall have 8 cubic feet (min) of cabinet/storage space, with 12" vertical clearance (min) and a width of 12" (min) of cabinet space.
 - 5. Kitchen Electrical Requirements:** Kitchen areas shall have two working outlets (prefer more outlets, located for use in food preparation). GFCI-Protected outlets shall be installed in the kitchen to the current IRC.
- Note:** The refrigerator shall not be connected to a GFCI-protected outlet.
- 6. Kitchen Lighting:** the kitchen area shall have at least one centrally located, switch controlled light fixture.

B. Bathroom Facilities – Every dwelling unit shall have at least 1 bathroom area with bathroom facilities equipped with the following:

- 1. A flush toilet** enclosed in a room that provides privacy.
 - 2. A permanently installed wash basin or lavatory** with hot and cold water from properly connected faucets, properly connected to the sanitary sewer waste line.
 - 3. A tub or shower** with running hot and cold water from properly connected faucets and drain line.
- Note:** The items listed above in 1-3 need not be all in the same room, but they must be private.
- 4. Water Supply lines** shall be located above floor level and within 4' of the fixture it serves.
 - 5. Bathroom Ventilation Requirements:** an openable window or working exhaust fan vented to the exterior of the building envelope.

C. Habitable Rooms

- 1.** A room shall be considered "habitable" if it has a minimum of 70 Square Feet of floor space and 7 linear feet of floor space in any plan direction. Exception: The kitchen shall have at least 3 feet of open area between the counter fronts and appliances or wall.
- 2.** The dwelling unit shall have at least 1 sleeping room other than the kitchen and

bathroom. **NOTE:** The living room may count as the sleeping room in the case of an efficiency unit.

3. Habitable rooms shall have 2 means of egress. This is usually the door to the room and an openable window.
4. The doors, windows, walls, floors and ceilings of all habitable rooms shall be capable of being kept in a clean and sanitary condition by the owner.

V. **Minimum Electrical Standards**

A. **Minimum Electrical Service**

1. Every dwelling unit shall have a 100 ampere (min), breaker controlled, electrical panel. All electrical work shall be in compliance with current adopted electrical code.
2. The panel, service mast, etc. shall meet local utility company requirements.

B. **Convenience Outlets**

1. **Habitable Rooms:** All habitable rooms shall have at least two working, wall-mounted duplex outlets placed on separate walls.

Note: a single duplex outlet cannot be counted as 2 outlets.

2. All newly installed outlets shall be grounded type outlets ("3-prong" outlets)
3. **Bathrooms:** All bathrooms and toilet rooms shall have at least one working GFCI-Protected outlet.
4. **Kitchens:** All outlets within 6' of the kitchen sink shall be GFCI-protected, and installed to current IRC/NEC requirements. Kitchen areas shall have at least two working outlets (prefer more outlets, located for use in food preparation).

Note: The refrigerator shall not be connected to a GFCI-protected outlet.

5. **Exterior Outlets:** All exterior outlets shall be GFCI-Protected and have a Weather Protective Covering/Housing.
6. **Outlets in a Crawlspace:** Outlets located in a crawlspace shall be GFCI-Protected.
7. **Outlets Carrying Heavy Loads:** All electrical outlets carrying heavy appliance loads (i.e., refrigerators, freezers, electric stoves, microwaves, clothes washing machines, dish washing machines, electric clothes dryers, furnaces, etc.) shall be simplex receptacles on a separate circuit of the proper amperage and wire size.

C. **Lighting**

1. **All habitable rooms** including the kitchen, bathrooms, laundry rooms, furnace or utility rooms, and hallways shall have at least one ceiling or wall-type electric light fixture.
2. **Habitable rooms other than the kitchen** may have a wall-type electrical outlet controlled by a remote wall switch in lieu of a ceiling or wall-type light fixture.
3. **Stairways** shall have a light fixture illuminating the stairs with a switch located at each landing as appropriate.
4. **Porcelain type fixtures with pull chains** will be considered acceptable on a case-by-case basis.

VI. Minimum Standards for Smoke Alarms and Carbon Monoxide Sensors

A. Smoke Alarms

1. **Each Bedroom and adjacent hallway** shall have a working **smoke alarm installed** to the current IRC and manufacturer's specifications.
2. **Each Floor of the dwelling unit** shall have a working smoke alarm.
3. **If more than \$1,000 of Home Rehabilitation Program-related work requires a permit**, smoke detectors shall be required per the current IRC. Hard wiring is not required if it is necessary to remove wall or ceiling finishes to supply building power to the smoke alarms.

B. Carbon Monoxide Sensors

1. **A Functioning Carbon Monoxide Sensor** shall be installed on each floor of the dwelling unit to the current IRC and to manufacturer's specifications.

VII. Minimum Standards for Plumbing

A. All dwelling plumbing systems shall be capable of safely and adequately providing a water supply and wastewater disposal for all plumbing fixtures. Each dwelling units' plumbing supply system shall comply with the following:

1. **The plumbing system components** shall be free of leaks.
2. **The plumbing system piping** shall be of adequate size to deliver water to plumbing fixtures and to convey wastewater from plumbing fixtures to an approved sanitary sewer system.
3. **All plumbing fixtures shall be in good condition**, free of cracks and defects, and function for the purpose in which they were intended.
4. **All water supply lines shall have a shutoff valve** located within 4' of the fixture it is serving. Shutoff valves shall be located above floor level and in an accessible whenever practical.
5. **Valves shall be installed with the valve in the upright position.** When valves are replaced, the use of a full port ball-valve shall be encouraged.
6. **The plumbing system shall be vented** in a manner that allows the wastewater system to function at atmospheric pressure and prevents the siphoning of water from fixtures. Venting by mechanical means is accepted as an alternative to exterior atmospheric venting.
7. **All fixtures that discharge wastewater shall contain, or be discharged through, a trap** that prevents the entry of sewer gas into the dwelling.
8. All plumbing system piping and fixtures shall be installed in a manner that **prevents the system, or any component of the system, from freezing.**
9. All plumbing fixtures and water connections shall be installed in such a way as to **prevent the backflow of water** from the system into the plumbing system's water source.
10. **All faucets shall have aerators** that restrict water flow to about 2 GPM.

11. Toilets shall only use 1.6 GPF, or less.

VIII. Minimum Standards for Hot Water Heating

- A. All hot water heaters** shall be of adequate size to accommodate the needs of daily use by the occupants.
- B. Replacement hot water heaters/tanks shall be Energy Star labeled** to the maximum extent practical. Refer to Energy Star website (<http://www.energystar.gov/>) for current energy star ratings.
- C. Water Heaters: AUI type, glass lined (Rheem or equal) storage capacity** shall be not less than 40 gallons for gas fired water heaters and 50 gallons for electric heaters, and shall provide hot water in quantities sufficient for the needs of the occupants.
- D. Direct fired water heaters shall be listed** and labeled by an approved listing agency and installed in accordance with the listing unless otherwise indicated.
- E. All water heaters shall be provided with a combination temperature and pressure relief valve (TPRV).** Blow off pipe to terminate at exterior of building or approved locations.
- F. All water heaters shall be provided with seismic restraint** in accordance with current City Codes.

IX. Minimum Standards for Heating Systems

- A.** The dwelling units' heating system shall be capable of safely and adequately supplying heat to all of the living space.
 - 1. Heating systems burning solid, liquid or gaseous fuels shall be vented in a safe manner** to a chimney or flue leading to the exterior of the building envelope. The heating system's chimney shall provide proper draft and be adequately supported.
 - 2. No heating system source burning solid, liquid or gaseous fuels shall be located in any habitable room, bathroom, or storage closet.** In the case of a heating system source located in a crawlspace or attic, the area must be easily accessible and to current IRC for maintenance and replacement purposes.
 - 3. All fuel burning appliances shall have adequate combustion air and ventilation air.** Replacement solid and liquid burning furnaces shall have sealed combustion with combustion air brought in from the exterior of the building envelope and installed to manufacturer's specifications.
 - 4. All heat ducts, steam pipes and hot water pipes shall be free of leaks** to ensure an adequate supply of heat is delivered to the intended location.
 - 5. All seals between sections of the heating system shall be airtight** so that noxious gases and fumes do not escape into the dwelling unit.
 - 6. Venting and combustion air shall be provided to the heating source unit** to manufacturer's specifications.

X. Minimum Standards for Roofs and Gutters

- A. The roof and roofing components shall be structurally sound and protect the exterior wall cladding, exterior wall framing members, insulation and interior surfaces of the home from the outside elements.
- B. Flashing shall be properly installed at the eaves and rake edges, step flashing shall be properly installed where any roof meets a wall.
- C. Chimneys: when roofing is replaced, chimneys shall have the cap flashing bedded in the mortar joint and installed over the base flashing.
- D. When new gutters are installed, they shall be firmly secured to the fascia and/or rafter tails. Downspouts shall tie into the existing drain system or have splash blocks installed to direct rainwater away from the house.

XI. Minimum Standards for Foundations

- A. The foundation shall have the capacity to properly support the building.
- B. The foundation/crawlspace shall have at least one access point, with dimensions to the current IRC.
- C. Posts and beams shall be properly supported.
- D. A 6 mil (min) vapor barrier shall be in place that covers all bare soil. Any seams in the vapor barrier shall have a 12"(min) overlap.

XII. Minimum Standards for Exterior Doors and Windows

- A. **All windows and doors accessible from the outside shall be lockable.**
 - 1. **Windows** – All window locks accessible from the outside ground floor shall be operable and provide reasonable security.
 - 2. **Doors** – All exterior door locks shall be operable from both inside and outside, function as the manufacturer intended, and provide reasonable security.
- B. All windows and exterior doors shall be tight fitting within their frames/jambs to be insect-proof, rodent-proof and weatherproof such that water and surface drainage is prevented from entering the dwelling unit.
- C. All window sash glazing shall be free of cracks or holes. Windows, when replaced, shall meet current IRC and Washington State Energy Code requirements.
- D. At least 1 bedroom window in each bedroom shall meet current IRC emergency egress requirements.
Note: if a bedroom window opening will not be enlarged, the replacement window shall have the maximum clear opening possible, typically a casement window.
- E. **All exterior doors** shall have adequate weather-stripping installed along the perimeter of the door stop to prevent/minimize air and moisture infiltration into the dwelling.
- F. **At least 1 exterior door** shall meet the current IRC requirements for an egress door.

XIII. Minimum Standards for Flooring, Walls and Ceilings

- A. Interior walls, floors and ceilings shall be capable of being kept in a clean and sanitary condition by the owner.
- B. Carpet shall not be installed within 3 feet of an exterior door.
- C. Interior walls and ceilings shall have no holes over 4" in diameter, wall and ceiling coverings shall be firmly secured to framing members.
- D. Exterior wall cladding shall be weather resistant. If exterior walls are painted, at project completion, the paint shall be in good condition with no flaking or deteriorated paint.

XIV. Ventilation

- A. In general, sufficient ventilation shall be present to ensure adequate air circulation throughout the dwelling.
- B. Every habitable room shall have at least 1 exterior openable window.
- C. Bathrooms, including toilet rooms, shall be provided with a mechanical means of ventilation that is rated at 50 CFM or better, or an exterior window to serve as ventilation.
- D. Mechanical Appliances: Mechanical Appliances, fireplaces, solid-fuel burning appliances, cooking appliances and water heating appliances shall be properly installed and vented to perform as intended.
 - 1. Gas fired range and ovens shall have a range hood vented to the exterior of the building envelope. When range hoods are replaced, an energy star rated range hood shall be installed and vented to the exterior of the building envelope.
- E. Attic Ventilation: When roofing is replaced, the attic shall be vented to the current IRC.

XV. Energy Conservation

- A. When gas-fired heating systems are replaced, 95% AFUE furnace shall be installed.
- B. Water lines in unconditioned space shall be insulated to the maximum extent practicable.
- C. Washing machines and refrigerators, when replaced shall be High Efficiency, Energy Star-rated appliances as applicable.
- D. Exterior doors when replaced, shall be fiberglass and Energy-Star rated.
- E. All exterior doors shall have adequate weather-stripping installed along the perimeter of the doorstop to prevent/minimize air and moisture infiltration into the dwelling.
- F. Insulation in the floors and ceilings shall be installed where missing to the maximum extent practical and as allowed by the current IRC.
- G. Wall cavities, when exposed, shall have insulation added as needed to meet current IRC requirements.

Any of the Following Defective Conditions or Installation Problems Discovered During the Initial Inspection of Housing Units Will Require Repair Upon Approval of a Home Rehabilitation Program Loan.

Exterior Building Components

Roofs

Structural defects that indicate the potential for collapse, buckling, sagging, missing flashing or shingles; holes, missing flashing or other defects that would allow for water infiltration.

Chimney

Serious leaning or disintegration, improper flashing, signs of chimney fire, improper connection of flues.

Exterior Cladding (Siding)

Deteriorated or damaged siding showing signs of moisture intrusion to framing/structural members. Areas of missing siding.

Windows

Cracked or missing glass; loose fit that allows drafts; missing putty; deteriorated jambs, frames and other members. Bedroom Windows must meet current IRC and City of Bellingham Emergency Egress Requirements.

Stairs, Porches, Decks, etc.

Deteriorated or missing deck planks. Structural/framing defects, missing handrail or railings, rotting or missing steps.

Foundation

Structural defects that indicate potential for collapse, buckling, sloping or sagging; severe deterioration or rot in wood structural or support members. Damaged or missing access hatches/doors. Foundation vents missing screening to prevent pest intrusion.

Security

Any door or window at grade accessible to the outside that is not lockable.

Interior Building Components

Walls and Ceilings

Large cracks or holes that allow drafts; severe bulging or leaning, large amounts of loose or falling surface material such as plaster, wall board or peeling paint and paper.

Floors

Large cracks or holes, missing, warped or uneven floor boards, floor coverings loose enough to cause someone to trip. Sheet flooring that is cracked or torn to allow water to get underneath them. Floor coverings that cannot be cleaned and kept clean.

Electrical Hazards

Service too small for the demands of normal household use; exposed, broken, non-insulated wiring; unsupported hanging fixtures; insufficient number of outlets in a room, in missing cover plates on switches or outlets; exposed connections at the breaker panel; evidence of overloaded circuits.

Smoke Detectors/Carbon Monoxide Sensors

Missing, outdated or non-functioning smoke detectors, missing carbon monoxide sensors.

Indoor Air Quality

Poor air quality in the home. Any exhaust fan that is not vented to the exterior of the building envelope.

Plumbing

Leaks in water supply or waste (drain) lines; presence of rust and contamination; broken or leaking fixtures, Improper venting of waste lines.

Sewer

Not connected to a city sewer system or approved private disposal system; evidence of sewer back up.

Water Heater

Improper venting; lack of, or improperly installed, temperature pressure relief valve (TRPV) and discharge line; missing earthquake strapping.

Heating Equipment

Unvented fuel burning space heaters; any potential fire hazards/threats to safety; improper connection of flues; improper installation of equipment; equipment too small to maintain a reasonable level of heat throughout the house.

Evidence of Pests

Evidence of rats or other vermin infestation; evidence of insect infestation.

Lead-Based Paint

Any exterior or interior painted surfaces identified as containing lead-based paint above HUD's threshold of 0.5% lead(5,000 parts per million lead dry weight) that are chipping, peeling, cracking, or that are noticeably loose and separating from the surface material.

Miscellaneous

Any other deteriorating, rotting, or missing elements that would cause an unsound or hazardous condition.