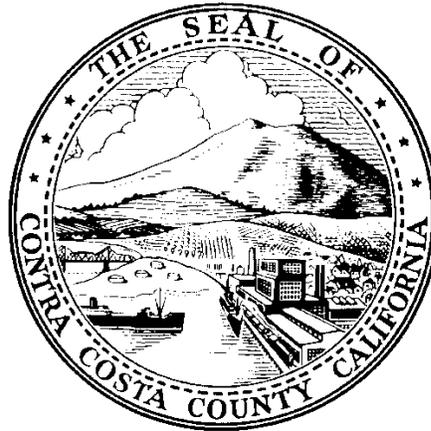


# Contra Costa County



## MINIMUM MULTI-FAMILY HOUSING REHABILITATION STANDARDS

**March 2017**

Equal Housing



Opportunity



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# **CONTRA COSTA COUNTY MULTI-FAMILY HOUSING REHABILITATION STANDARDS**

## **I. INTRODUCTION**

The purpose of the Minimum Rehabilitation Standard is to ensure that all persons living in units rehabilitated through programs administered by Contra Costa County, enjoy housing that is safe, livable, healthful, more energy efficient, and physically sound. It has been developed to meet the HUD requirement that all properties receiving HOME program funding meet a minimum standard. It includes requirements generic to all such projects and is intended to help identify needed building improvements and to serve as the minimum standard when rehabilitation will take place.

Multi-family Housing Program applicants must demonstrate their ability to satisfy this minimum standard within their proposed project budgets. All properties assisted through Contra Costa County's Multi-Family Housing Program, except those required to achieve a Certificate of Occupancy, must meet, and be maintained in accordance with, these minimum rehabilitation standards.

This local Minimum Rehabilitation Standard has been developed in accordance with HOME regulations and the current edition of the California Building Code (CBC), as adopted by the Contra Costa County, incorporated by reference and made a part of this standard. Where there is a conflict, the most stringent standard will apply.

Contra Costa County-Housing Staff reserves the right to waive any non-CBC standard providing that the waiver does not create hazard, jeopardize safety of the occupant(s), or violate any county building codes or local, state, and federal regulations. Contra Costa County Staff further reserves the right to insist on repair of any item which, in accordance with this standard, renders a property unsafe, not decent, unsanitary, or constitutes a building system in danger of failure.

At development completion, the project applicant must demonstrate that the property complies with applicable state and local codes, rehabilitation standards and lead-based paint standards under 24 CFR Part 35.

Contra Costa County staff encourages applicants to consult representatives of the Contra Costa County or local permitting jurisdiction's Building Inspection

Departments in pre-development meetings to ensure that potential code deficiencies and building permits are identified and included in the budget.

For renovation and rehabilitation developments, some model codes allow for pre-existing deficiencies to remain in place. The Contra Costa County staff relies on the opinion of the local building official to determine which deficiencies may remain or must be corrected. However, on review of the property, Contra Costa County-Housing staff reserves the right to selectively mandate correction of certain deficiencies that may be otherwise acceptable to the local building official.

The final disbursement will be withheld until all deficiencies cited for correction are complete, lead-based paint hazards are corrected, and when required, the building inspector has issued an occupancy certificate.

## **II. GENERAL STANDARDS**

### **A. Quality Control and Adherence to Building Codes**

1. Unless otherwise noted, the standards outlined in this document will apply to all work done during the course of a rehabilitation project. All Applicants proposing to conduct rehabilitation work must demonstrate their ability to satisfy the Minimum Rehabilitation Standards.
2. The general standard for this program is the use of at least medium grade materials and quality workmanship.
3. Materials and workmanship must conform to the grades and standards established in this document.
4. The Contra Costa County staff must be satisfied with the finished product in order for disbursements to be made.
5. Generally, only new materials will be used in this program. Most used or recycled materials are unacceptable.
6. Alternate materials or methods from this standard must be approved by the Contra Costa County NPP inspector before work commences. Deviations to these standards may be approved, when deemed appropriate by staff, depending on funding type, promotional savings on materials, and applicant need. Alternate materials must be submitted to staff for approval prior to use and must meet or exceed the quality specified in this standard.
7. Building permits must be obtained for all permitable activities. All code-related work must pass final inspection by the Contra Costa County or the local permitting jurisdiction's Building and Planning Departments.
8. The contractor bears the ultimate responsibility for all work performed on a rehabilitation project. This includes all work done by contractors and subcontractors. If Contra Costa County staff determines that the work is below standard (either in materials or workmanship), the contractor, at their own expense, may be required to tear that work out and replace it.

### **B. Accessibility Requirements**

1. Substantial rehabilitation (e.g. rehabilitation costs that exceed 75 percent of the buildings replacement value) of multi-family buildings containing 15 or more units is subject to Section 504 of the Rehabilitation Act of 1973 and must meet the Uniform Federal Accessibility Standards (UFAS). A sampling of UFAS requirements includes:
  - a. An accessible route to all common areas and into and through the unit,
  - b. Light switches, electrical outlets, and environmental controls mounted in a range from 15 to 48 inches above the floor,
  - c. Bathroom wall blocking for grab bars, and
  - d. Non-grasp handles on doors and sinks.
2. Rehabilitation may also need to meet requirements of ICC/ANSI A 117.1-2003 (Accessible and Usable Buildings and Facilities) as adopted by the California Building Code.

## C. Historic Preservation

The rehabilitation of residential property shall comply with any findings issued by the State of California Historic Preservation (SHPO).

## D. Life Expectancy of Systems

Major systems in the property, or items necessary to make property meet standards should be analyzed on the basis of a minimum 10-year life expectancy. Major systems and necessary items include: roofs, siding, structural components, heating, cooling, plumbing, water heaters, electrical components, etc.

## E. Hazardous Materials

### 1. Asbestos

- a. The contractor is responsible for testing for asbestos containing materials (ACMs) prior to the commencement of any rehabilitation activities. An asbestos containing material must be abated if it is to be replaced, is damaged, or can be possibly disturbed by tenants or building occupants. Specific requirements for performing an asbestos assessment can be obtained from the United States Environmental Protection Agency (EPA) or East Bay Regional Air Quality Control Board. (EBRAQCB).
- b. ACMs that are removed shall be removed and disposed of in a proper and safe manner by a certified asbestos abatement contractor in accordance with all federal, state, and local regulations and standards.
- c. Exposed floor mastic containing asbestos must be encapsulated or abated in those areas where carpet is being installed.
- d. Unsound tile containing asbestos must be abated prior to installation of a new layer of resilient flooring.
- e. Where possible, asbestos exterior siding that has become broken and detached and is exposing the insulation fabric to the weather should be repaired.
- f. Bituminous fiber sewer pipe is often made of a combination of cellulose and asbestos fibers impregnated with a bituminous (coal tar) compound. When replacement of sewer pipe is required, it should be considered an asbestos-containing material unless sampled and proven otherwise. Records maintained by Contra Costa County or local jurisdiction's Engineering Services show approximately where sewer lines are located, how deep they are buried, and the material used to connect to the main municipal sewer line.
- g. No asbestos containing materials shall be used for repair, replacement or new installation.
- h. In cases where the asbestos containing material is not to be

disturbed by rehabilitation, and is not in a deteriorating condition within the living space, Contra Costa County staff recommends that it be properly maintained and not be disturbed.

## **2. Lead-based Paint (LBP)**

- a. All rehabilitation projects shall comply with applicable current federal, state, and local regulations and laws pertaining to Lead-based paint.
- b. Housing units constructed before 1978 and receiving program assistance after January 10, 2002 are subject to HUD's lead-Safe Housing Rule (Title 10).
- c. A lead-based paint inspection and risk assessment is required for all pre-1978 housing and building common areas. The inspection must be conducted by a California State certified lead risk assessor.
- d. All defective lead-based paint coated surfaces must be repaired or replaced using interim controls and properly trained workers. Clearance testing is required following lead hazard control work.
- e. When LBP-coated surfaces are disturbed, the work area will be sealed and tenants of occupied buildings shall be adequately protected from lead-based paint hazards.
- f. Occupants may be temporarily relocated as required by the regulations.
- g. All surfaces coated with lead-based paint must be properly maintained over the life of the program covenants.
- h. Tenants living in buildings constructed prior to 1978 or in pre-1978 buildings that are not certified as being "lead free" must be provided with the "Protect Your Family from Lead in Your Home" pamphlet, the location and condition of known lead-based paint, and advance written notice prior to any lead-hazard reduction activity.

## **3. Soil lead hazards**

- a. Bare soil areas greater than nine square feet with a lead concentration of 250 micrograms per gram must be abated by removing to a depth of 6 inches or permanently covering so as to be separated from human contact by the placement of a barrier consisting of solid, relatively impermeable materials, such as pavement, asphalt, or concrete. Grass, mulch, shrubbery and other landscaping materials are not considered permanent covering and are not permitted.
- b. When soil abatement is conducted, if the soil is removed it shall be replaced by soil with a lead concentration as close to local background as practicable, but no greater than 250 ppm.

## **4. Mold**

All mildew, mold, or excessive water damage shall be repaired. The source of moisture shall be identified and repaired. Replacement of

molded materials is preferred.

**5. Lead Piping**

All lead pipes present in a plumbing system must be completely removed and replaced as the possibility of severe corrosion in old, all-lead pipes is too great and nothing other than total replacement will bring water in the system to completely safe levels.

### **III. SITE CONDITIONS**

#### **A. Positive Drainage**

Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from foundation walls in a manner capable of draining away heavy rains and snowmelt. All ground and impervious surfaces are required to slope away from the building at ½ inch per foot for a distance of 6 feet or the property line, whichever is closer. Sidewalks used for access cannot have a cross slope more than ¼ inches per foot. Sidewalks approaching the building shall have a slope ratio of 1:20. If the slope ratio is more than 1:20, it cannot slope more than 1:12 and handrails are then required on both sides of the walkway.

#### **B. Pedestrian Traffic**

1. Driveways, and concrete or asphalt paved pads or parking areas must be free of trip hazards. Any such surface that is 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.
  - a. Newly constructed driveways or walkways shall be constructed of concrete, asphalt, or other material adequate to support all expected traffic.
  - b. All concrete in public right of way areas must conform to California State Department of Transportation specifications.
2. Walkways and areas subject to pedestrian traffic shall be finished in such manner as to minimize slip hazards when wet. Cracks more than 1/2" in width or any crack that causes a trip hazard must be repaired. All cracked, crumbling, or deteriorated steps, rails, or walks shall be repaired or replaced.

#### **C. Holes or Depressions**

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

#### **D. Exterior Accessory Structures**

1. All exterior porches, decks, balconies, etc., shall be safe and capable of supporting anticipated loads. Such structures shall be finished in such a manner as to minimize slip hazards when wet.
2. Any accessory structure that is in a state of disrepair, collapse, or code violation must be repaired or demolished.
3. 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.

4. Existing retaining walls must be in good condition and all excessive cracking, bowing, leaning, or heaving must be repaired. Cracks and displacements of more than ¼" must be repaired. Walls that lean enough to make the center of the top course fall outside the middle 1/3 of the base must be replaced.

#### **E. Trees, Plants, and Landscaped Areas**

1. Trees that present a safety hazard because electrical wiring runs through them must be trimmed. Trees that could damage the structural integrity of an adjoining building above or below the foundation shall be removed. Dead trees, shrubs, or limbs shall be removed.
2. Plants, trees or shrubbery posing personal safety hazards must be trimmed or removed.
  - a. Plants and bushes that are undermining any structure (i.e. walls, masonry fences, and slabs) or interfering with drainage shall be removed.
  - b. Plants blocking access to electrical panels, windows, doors, sidewalks, or walkways, or interfering with overhead electrical, telephone, or television cables shall be trimmed or removed.
  - c. Plants that are abrading the roof surface shall be trimmed.
3. The installation of grass is must be approved by County staff. Replacement of lawns with drought tolerant landscaping is encouraged. The installation of water-conserving irrigation systems is strongly encouraged.
4. Street Trees:

Abutting property owners in Contra Costa County bear certain responsibilities for street trees. All such responsibilities as described in Contra Costa County or local jurisdiction's Zoning Code shall be met if the planting, removal, or pruning of street trees is a necessity of rehabilitation.

#### **F. Clutter, Debris, Garbage and Pests**

1. The site shall be free of clutter, debris, garbage or other accumulations of interior and exterior site stored items.
2. Bulk trash, including refrigerators, stoves, washers, dryers and other appliances; un-licensed or non-operating vehicles; and improperly stored construction materials or firewood, must be removed.
3. Each building must be free of mice, roaches, rats, termites, or other disease-carrying or structure threatening pests. If such pests are detected, extermination must be undertaken until the existing problem has been eliminated.

## **IV. USE AND SPACE**

### **A. Use**

#### **1. Waste Disposal**

The facilities must be connected to the municipal sanitary sewer system and use municipal solid waste disposal services if such services are readily available.

#### **2. Kitchens**

- a. With the exception of single resident occupancy (SRO) construction, each unit must have a kitchen room or kitchenette equipped with the following:
- b. A kitchen sink, connected to both hot and cold potable water supply lines under pressure and to the sanitary sewer waste line.
- c. An oven and a stove or range (or microwave oven) connected to the source of fuel or power, clean and sanitary, and in good working order.
- d. A refrigerator connected to the power supply, clean and sanitary, and in working order.
- e. If supplied by the owner, all new appliances should be "Energy Star" rated.
- f. Minimum storage area of eight (8) cubic feet.
- g. A minimum of four square feet of counter space.

#### **3. Bathrooms**

- a. With the exception of SRO construction, each unit shall contain a room which is equipped with a flush toilet, a lavatory, and a bathtub and/or shower.
- b. The flush toilet shall be connected to the cold potable water supply, under pressure, and to the sanitary sewer.
- c. The lavatory and bathtub and/or shower unit shall be connected to both a hot and cold potable water supplies, under pressure, and to the sanitary sewer.

#### **4. Privacy**

- a. Every toilet room and/or every bathroom (the room or rooms containing the bathtub and/or shower unit) shall be contained in a room or rooms that afford privacy to a person.
- b. Every bathroom shall have doors equipped with a privacy lock or latch in good working order.
- c. Any bathroom without a window that can be opened shall be equipped with a minimum 50 CFM exhaust fan with a moisture sensor kept in clean and good operating condition.

#### **5. Bedrooms**

- a. Each bedroom must have its own separate access to a common room or area such as a hallway.
- b. Each bedroom must have an opening window directly to the outside and two means of egress.

## **6. Common Rooms**

In units with more than one bedroom, a common living room will be provided that is equipped with one window and adequate electrical service for room lighting and electrical devices.

## **7. Stairways**

- a. All interior and exterior stairways shall be safe without broken or excessively worn treads, risers, or rails. Replaced treads, risers or other stair components shall comply with the standards in the current edition of the California Building Code (CBC) as adopted by Contra Costa County.
- b. If only the treads and risers of an existing flight of stairs are to be replaced (original stair jacks to be left in place and walls remaining in original location) the same tread and/or riser dimensions can remain.
- c. When possible, existing open stairways should be enclosed.

## **8. Handrails and Railings**

- a. All stairways and steps of four (4) or more risers shall have a hand rail on both sides of the stairs.
- b. All handrails shall be installed not less than thirty inches (34") nor more than thirty-eight inches (38"), measured vertically, above the nosing of the stair treads.
- c. Handrails adjacent to a wall shall have a space of not less than one and one-half inches (1 1/2") between the wall and the handrail.
- d. Open guardrails and stair railings shall have intermediate rails, pickets, or ornamental pattern such that a hard sphere four inches (4") in diameter cannot pass through.
- e. Guard rails within an individual unit must be a minimum of 36 inches (36") above the floor.
- f. Exterior and common area guard rails shall be a minimum of 42 inches (42") above the deck or landing.

## **9. Laundry/Utility Areas**

All laundry/utility areas shall have adequate outdoor exhaust venting, sized in accordance with the C.M.C., for clothes dryers and convenient waste line access for clothes washers.

## **10. Attics**

All attic spaces shall be weather-tight except for ventilation inlets, adequately ventilated, and insulated.

#### **11. Fireplaces**

- a. Fireplaces and similar devices shall be stable, structurally safe, and be connected to a smoke-tight chimney.
- b. Fireplace flues shall be free of debris, restrictions, holes, or excessive soot deposits.
- c. Where present, flue liners shall be in good condition. Broken liners shall be replaced.
- d. Fireplaces shall have freely operable dampers, except where gas logs are permanently installed.
- e. Gas log installations shall have a sealed opening with dampers permanently affixed in the open position.
- f. The hearth shall be structurally sound and in safe condition.

#### **12. Egress**

- a. All dwellings must meet the egress requirements of the California Fire Code (CFC) and California building Code (CBC) as adopted by Contra Costa County.
- b. Each tenant space, dwelling unit and sleeping unit shall have two (2) independent and unobstructed means of egress.
- c. A bathroom may not be used as a passageway or exit to the exterior of the building.
- d. Replacement egress windows from habitable rooms shall comply with the California Fire Code (CFC) and California Building Code (CBC) as adopted by Contra Costa County.
- e. In basement bedrooms where one means of egress is a window; the window shall meet the provisions of the California Fire Code (CFC) and California Building Code (CBC).
- f. Other rooms converted for use as a bedroom (dining, recreation, basement, or other rooms) shall have an egress window as described in the California Fire Code (CFC) and California Building Code (CBC).

### **B. Space**

1. No habitable room in a dwelling shall have a ceiling height of less than seven feet six inches (7' 6").
  - a. Bathrooms, toilet rooms, kitchens, storage rooms, and laundry rooms shall be permitted to have a ceiling height of not less than seven feet (7').
  - b. Any room with a furred ceiling shall be required to have a minimum ceiling height in two-thirds of the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet.
2. Bedrooms must be a minimum of 70 square feet in floor area with

no perimeter dimension less than 7 feet. Sloping ceilings may not slope to lower than 5 feet in the 70 square foot area.

- 3.** Bedrooms in attics are not allowed unless they meet code requirements and must have adequate ventilation, smoke detection and emergency exit capability.
- 4.** No cellar space shall be converted to habitable space.
- 5.** No basement space shall be used as habitable space unless all habitable space requirements are met and all of the following requirements are met:
  - a.** The floor and walls are waterproof or damp proof construction.
  - b.** Such habitable space has a hard surfaced floor of concrete or masonry.
  - c.** Bedrooms are equipped with egress windows as per California Building Codes.

## **V. BASIC EQUIPMENT**

### **A. Hot Water Supply**

1. Every unit shall be supplied with hot water either from a common source such as a building wide boiler system or from in unit water heating equipment.
2. The water heater and hot water supply lines shall be free of leaks, connected to the source of fuel or power, and shall be capable of heating water to be drawn for general usage.
  - a. No gas water heaters shall be allowed in the toilet rooms, bathrooms, bedrooms or sleeping rooms or in a clothes closet(s).
  - b. All gas water heaters shall be vented in a safe manner to a chimney or flue leading to the exterior of the dwelling.
  - c. All water heaters shall be equipped with a pressure/temperature relief valve possessing a full-sized (non-reduced) rigid drip leg which shall extend to a point not more than 24 inches (24") above the floor and no closer than 6 inches (6") to the floor. The discharge pipe shall have a plain end (no threads). Outflow shall be directed outside of the building or to an approved plumbing fixture.
  - d. Point-of-use water heaters or solar heating systems may be installed as per California Building Codes.

### **B. Smoke Detectors**

1. Code requires smoke detectors in each bedroom, outside each sleeping area, in the immediate vicinity of the bedrooms and one additional smoke detector on each floor.
  - a. Of these smoke detectors, the program requires that one on each floor be hard wired with battery backup and interconnected with all other hardwired smoke detectors if wiring is readily achievable.
  - b. The remaining smoke detectors on each floor may be independent and battery powered only.
  - c. Only smoke detectors listed in accordance with UL 217 and NFPA 72 are approved for installation through this Program.
  - d. Whenever the ceiling in a room is being enclosed or will be opened up in the course of the work, all smoke detectors in that room shall be hard wired on a separate circuit with battery back-up and interconnected with any other hard wired smoke detectors in the home.

### **C. Carbon Monoxide Detectors**

Where a solid, liquid or gaseous fueled appliance is located horizontally adjacent to any habitable room, a hard-wired with battery back-up or battery operated carbon monoxide detector is required and is to be installed per the California Building Code

## **VI. BUILDING STRUCTURE**

### **A. General**

1. All structural system components shall be in sound condition for the expected useful life of the rehabilitated structure. Deteriorated structural members shall be replaced or otherwise restored to the original rigidity in accordance with. Any sagging or out of plumb building component shall be restored, as near as practical, to a plumb and/or level position.
2. All building exteriors shall be maintained in good repair, and shall be structurally sound and sanitary so as not to pose a threat to the health, safety or welfare of the public or of the occupants and so as to protect them from the adverse effects of the environment. Every window, exterior door, basement entry and cellar hatchway shall be tight fitting within their frames, be rodent-proof, insect-proof, and be weatherproof such that water and surface drainage is prevented from entering the building.

### **B. Exterior**

#### **1. Foundations**

- a. All foundation walls shall be sound, stable and not sinking, plumb, and prevent the entrance of water or moisture.
- b. Cracks in foundation walls shall be effectively sealed and loose or defective mortar joints shall be replaced.
- c. Collapsed sections of foundations must be reconstructed as prescribed by appropriate California Building Codes.
- d. Spalling, a condition exemplified by crumbling gravel or rock, decaying concrete, collapse of foundations in sections that do not expose dirt on the outside, etc. must be treated with epoxy and concrete mixtures that will correct major deficiencies.
- e. All foundations that show evidence of leakage from the outside will require appropriate and effective waterproofing including waterproofing compound, providing positive drainage, concrete aprons, or in severe cases by digging out the dirt around the foundation and weatherproofing. In some cases, the installation of a sump pump may be required.
- f. All earth-to-wood contact shall be eliminated.
- g. Where required by California Building Codes guardrails or other protective devices shall be installed at stair and window wells that present a fall hazard.

## **2. Walls**

All exterior walls must be weather tight and must not permit the entry of water, wind, or rodents into the interior. They must be free of holes and broken or rotted finish materials and must be capable of being kept in a clean and sanitary condition.

## **3. Surface Coating**

- a. All exterior surface materials shall be properly surface coated where required to prevent deterioration.
- b. Exterior paint shall be free of excessive peeling, checking, cracking and flaking, blistering or other defects.
- c. All new wood shall be primed prior to painting.

## **4. Gutters and Downspouts**

- a. Every structure shall have a controlled method for disposal of water from the roof where necessary.
- b. All deteriorated gutter elements shall be repaired or replaced.
- c. All existing and new gutters should be equipped with downspouts, bottom elbows, extensions, splash/diverter blocks, and other measures necessary to carry the water away from the dwelling.
- d. Newly installed gutter shall be equipped with the appropriate hangers and be designed to support the weight and conditions of the local area.

## **5. Chimneys and Vents**

- a. Chimneys shall be in good repair and high enough to induce a draft that shall keep smoke from being allowed into the dwelling.
- b. All chimneys, vents, and similar appurtenances shall be structurally sound, durable, smoke-tight, and capable of withstanding the action of flue gasses.
- c. Existing unlined masonry chimneys having open mortar joints or cracks which permit smoke or flame to be discharged into buildings shall be made safe by the installation of a flue liner or corrosion resistant pipe within the interior of the chimney.
- d. All roof exhaust vents must be located at least two feet above the roof.
- e. All attic spaces must be appropriately vented.

## **6. Roofing**

- a. All new roofs shall be a Cool Roof system installed to meet current California Building and Energy Codes. All new roofs shall have solar panel attachment brackets installed for future potential solar panel placement.
- b. Roof framing shall be capable of supporting the roof and any equipment on it without sagging. Roofs with sags, swales, ridges, or uneven pitch shall be inspected and have deficiencies corrected.
- c. All roofs shall be free of leaks.
- d. Existing roofs must have an estimated life expectancy of at least 5 years after repairs or be replaced.
- e. New roof installations shall have all previous roofing and

underlayment removed and substrate thoroughly inspected and repaired prior to installation of new system. If the roof system is structurally sound, an additional layer of shingles may be installed over an existing layer of shingles for a maximum, not to exceed 2 layers.

- f. Every roof system must be installed in accordance with manufacturer's specifications.
- g. Roofs shall have a positive slope that provides good drainage.
- h. Roofs draining onto others in such a way that excessive wear results shall have protection provided or the drainage rerouted.
- i. Roof drains must be low enough to prevent excessive ponding and be made of materials that are impervious to water. With the exception of historic buildings, drains and scuppers shall be constructed in such a way that they do not drain down the wall of the structure.

## **7. Flashing**

- a. Roof penetrations must be properly flashed and sealed.
- b. Cracks forming around the seals of roof penetrations shall be resealed.
- c. Seals made solely with mortar, plastic roof cement, or other materials that crack or shrink are not acceptable.
- d. All roof flashing must be replaced when replacing the roof. They shall be weather tight and serve the purpose for which it was intended. When any roof repair is performed any flashing that is loose, improperly sealed, heavily corroded, or damaged shall be repaired or replaced.
- e. All new roofs must have a properly installed metal drip edge.

## **8. Fascia and Soffit Board**

- a. All fascia and soffits around the perimeter of a roof shall be inspected for deterioration and replaced, caulked, and painted when necessary.
- b. Houses with exposed rafters do not necessarily have to be reconstructed to cover with fascia and soffits. However, fascia board should be installed whenever gutters are needed.

## **9. Built-up Roofs**

- a. Built-up roofs shall have an elastomeric aluminized or gravel coating conforming the California Energy Code Cool Roof requirements. Where a gravel roof is being replaced, a minimum three- ply built-up system with elastomeric coating or other suitable, approved system shall be provided.
- b. Roof coatings shall be in good condition and consist of compatible materials.
- c. Excessive peeling, bubbling, chipping, sloughing or any other serious form of damage shall be repaired.
- d. Gravel roofs shall have gravel present in sufficient quantity and in proper distribution.
- e. Roofing membranes shall consist of at least 3 layers. Cap-sheet exposures of more than 18" on roofs without a mineral coating (felt roofs) shall not be acceptable unless a core sample can be shown to

have at least 3 layers. The roofing materials must be well adhered to the decking, and each course shall be solid mopped at the laps. Cold process adhesive is not acceptable for roofs with a slope of less than 2 1/2:12

- f. The roof shall be free of fissures, cracks, lifting seams, excessive bubbles (more than 5% of the roof area) or excessive alligating in coatings or asphalt flood coats.

#### **10. Vinyl Flat Roof Systems**

All new vinyl flat roof systems shall be installed in accordance with the manufacturer's specifications, shall be fully warranted, and shall meet all California Building Codes.

#### **11. Rolled Roofs**

- a. Cold-application rolled roofing must meet California Energy Code Cool Roof requirements and have a slope of 2:12 or greater.
- b. Rolled roofing that is applied without hot tar shall be fastened according to manufacturer's specifications.
- c. New installations and repairs shall have fasteners spaced no more than 3" along the seams and laps.
- d. Loose mineral surfacing, bare spots, wear, excessive wrinkles, loose seams, loose laps, etc. shall be repaired or replaced.

#### **12. Foam Roofs**

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

#### **13. Asphalt Roofs**

- a. All newly-installed shingle roofs shall have a slope of no less than 3:12.
- b. Existing shingle roofs with slopes between 2:12 and 3:12 must be carefully examined for leaks or other signs of failure.
- c. Shingles shall be installed with proper exposure. Roofs with more than

- 1/4" of the untabbed portion of the shingles exposed, or not installed in compliance with manufacturer's specifications shall not be acceptable.
- d. Roofs with excessive bird's mouths, lumps, breaks, or tears shall be repaired or replaced.
  - e. Fasteners shall be properly installed. Each shingle shall be fastened according to manufacturer's specifications. Staples cannot be used to lap from one shingle to another, as a substitute for stapling both ends individually. In those cases where it is determined that the roof is improperly fastened, the roof shall be replaced or repaired, as appropriate.
  - f. Existing shingle roof surfaces shall have substantially the entire original mineral surface and be well adhered both at the tabs and in the grooves. Loose mineral surface, sparsely covered surfaces, curling, cupping, breakage, or brittleness are cause for replacement or repair.

#### **14. Wood Shake or Shingles**

- a. The use of wooden roofing materials in roof replacement or new construction is prohibited.
- b. Existing wood shake roofs must have a slope at least 3:12.
- c. Wood shake roofs must be in good condition or shall be replaced.
- d. Underlayment and interlayment must be present and in good condition.
- e. Splitting, breaking, rotting or loose shakes, or worn, sloughing, or cracked underlayments and interlayments should be weighed in decisions about repair and re-roofing. If such conditions are prevalent, the roof shall be replaced with another type of material.
- f. If a new roof is required, the roof shall be stripped to the sheathing and replaced with approved roof covering materials. If skip sheathing is present, it shall be replaced with solid sheathing.

#### **15. Metal Roofs**

- a. Metal roofs shall be of 26 gauge Galvalume, 29 gauge galvanized or have a manufacturer applied coating.
- b. Local codes must verify minimum required gauge.
- c. Metal roofs must have a slope of 3:12 or greater.
- d. Metal roofs must be properly aligned over uniform substructure to avoid panel distortion.
- e. A moisture barrier shall be installed under new panels.
- f. New installations must be made with galvanized nails or screws with neoprene washers.
- g. All rib lap joints must be sealed their entire length with a bead of caulking.

## C. Interior

### 1. General

- a. The interior of all structures and associated equipment shall be maintained in good repair, protect the occupants from the environment, be structurally sound, and be in sanitary condition so as not to pose a threat to the health, safety, and welfare of the occupants.
- b. Bearing walls and structures with obvious deficiencies shall be repaired as is appropriate.
- c. Exposed framing and wood construction shall be examined for structural soundness and good workmanship. Defects shall be corrected.
- d. Basement and crawl spaces shall be dry, all serious defects shall be repaired, and all cracks effectively sealed.
- e. All basement hatchways shall be sound, secure and prevent the entrance of rodents.
- f. All crawl spaces shall be provided with a sufficient number of ventilation openings as required by the current edition of the California Building Codes
- g. Continuous 6-10 mil black poly vapor retarder shall be installed, wall to wall, in all accessible crawlspace areas with an exposed earthen floor.

### 2. Floors

- a. All finished floors shall be appropriate to the use of the space, be in good sanitary condition, provide reasonable ease of maintenance, and be free of excess wear or any hazardous conditions.
- b. Floor framing shall be capable of supporting existing dead load and anticipated live loads as required by International Building Code and as appropriate for type of structure and class of occupancy.
- c. All sub-floors should be a minimum of  $\frac{3}{4}$  of an inch thick, solid and continuous, without liberal movement or bounce, and free from rot and deterioration.
- d. All flooring must be sealed and tight at the edges.
- e. Swales, sags, and ridges that present a trip hazard or otherwise jeopardize the health and safety of the occupant(s) should be repaired.
- f. Flooring in kitchens, bathrooms and laundry areas shall be impervious to water.
- g. Resilient flooring with excessive gouges or damage shall be replaced.
- h. Wood floors shall be in sound condition and free of excessive damage from wood-boring insects. Wood flooring with excessive gouges, breakage, lifting, curling, buckling, or shrinking shall be repaired, replaced, or covered with resilient flooring or carpet.
- i. Carpet that is improperly attached, badly worn, torn, or soiled shall be replaced if the cost of repair is greater than the cost of replacement. Existing carpet shall be in clean and sanitary condition. Carpet may be replaced with resilient flooring, where appropriate.

- j. Ceramic tile shall be repaired, when possible to match the existing tile. Tile requiring replacement shall be replaced with resilient flooring or carpet unless ceramic tile is a feature in keeping with improvements of surrounding standard projects.

### **3. Walls**

- a. Walls, ceilings and other interior surfaces shall be in good, clean, and sanitary condition.
- b. Interior walls should be smooth wood, plywood, plaster, or sheetrock/drywall.
- c. All interior walls and ceilings 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 (i.e. stain).
- d. All holes, peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be eliminated.
- e. All repaired or replaced sheetrock/drywall must be taped, floated, sanded, textured, and painted.

## **D. Windows and Doors**

### **1. General**

- a. Every bedroom shall have at least one window that can be opened and closed and securely locked. If the bedroom is equipped with a door operable to the exterior of the house, windows may be of an inoperable type.
- b. Operable windows shall be in sound and proper operating condition.
- c. Windows installed in new room additions or in rooms whose function or description has been altered shall meet current code requirements for required light, ventilation, security, safety, and egress.

### **2. Doors**

- a. Doors, 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.
- b. Gaps shall be sufficient to prevent rubbing and no larger than 1/4".
- c. Doors with holes too large to be repaired shall be replaced.
- d. Doors with delaminating skins, broken stiles or rails shall be replaced or repaired (if solid).
- e. All dilapidated hollow core interior doors shall be replaced.
- f. Dilapidated exterior doors should be replaced with solid or foam insulated doors with new frames, however, in some instances it may be best if new doors are field hung.
- g. Exterior doors shall be protected from sunlight with a proper coating of varnish, paint or other suitable weather protection.

- h. All exterior doors shall be adequately weather-stripped to reduce the infiltration of air, water, or snow into the living areas and any loose or brittle caulking around door frames shall be replaced or installed new where none is present.

### **3. Windows**

- a. Every window sash must be in good condition and fit tightly within its frame.
- b. Other than a fixed window, all windows must be capable of being easily opened and shut, must be held in position by window hardware, not broom handles, sticks, or other such items, and give evidence of continuing acceptable service.
- c. Defective locking mechanisms shall be repaired or replaced.
- d. Glass must be free of open holes or movable cracks and all panes must be secured with an adequate amount of putty which must not be cracked, broken or missing.
- e. Any loose or brittle caulking around window frames shall be replaced or installed new where none is present.
- f. Windows operable to the outside should have a screen that is in good condition.
- g. Windows shall be weather stripped to prevent entry of air, water, or snow into the structure.
- h. Security bars shall not impede the full and proper operation of any window. Security bars on windows located in sleeping rooms must be provided with latches for egress. Security bars not meeting these requirements shall be modified to fully comply or else be removed.
- i. Window replacement requires a building permit. New windows shall meet all requirements of the current codes as adopted by Contra Costa County with regard to light, safety tempering, ventilation, and emergency egress.
- j. All new or replacement windows shall have a "U" factor of at least 0.35.
- k. When replacing windows, tempered safety glass and have fall protection guards where required in all locations defined in the CBC including individual or operable panels. Panels which have an exposed individual pane greater than 9 ft., have an exposed bottom edge less than 18 inches above the floor, have an exposed top edge greater than 36 inches above the floor, and are within 36 inches of one or more walking surfaces horizontally to the plane of the glazing shall be tempered.

### **4. Security Doors and Screens**

- a. Existing security doors shall be in good working condition.
- b. Security and screen doors not in good working condition shall be repaired or replaced.
- c. Latches and locks must work properly and conform to applicable codes.
- d. Damaged screening must be replaced or repaired.

### **5. Door Hardware**

- e. All exterior doors shall have locksets capable of being locked.
- f. Door latches and locks shall operate freely.
- g. Hinges shall have no free play.
- h. The latch-set shall be in good working order.
- i. Newly installed exterior doors to a unit must have a dead bolt the interior side of which must be operable without a key, tools, or special knowledge.

## **E. Cabinets and Countertops**

1. When a cabinet's level of wear makes it unsanitary or nonfunctional, it should be replaced. Replacement cabinets shall be factory-finished, builders-grade or better hardwood cabinets free from volatile organic compounds (VOC).
2. All counter tops showing evidence of wear, water damage, uplifting of surface material, etc. must be replaced and backsplashes must be provided.

## VII. ELECTRICAL

### A. General

1. Each unit's electrical service shall be circuit breaker type. A 200 amp service will be provided unless the applicant demonstrates that a 100 amp service or the existing electrical capacity is sufficient over the expected useful life of the rehabilitated structure.
2. Each electrical service shall have a properly made ground that is either protected or rigidly affixed in accordance with the National Electric Code.
3. The entire electrical system shall be inspected to the maximum extent possible and all electrical shock and fire hazards repaired. Hazards can include lighting fixtures hanging from an electrical wire with no other means of support, inadequate service, overloaded circuits, and insufficient outlets.
4. All broken, damaged or nonfunctioning switches or outlets shall be replaced.
5. All missing or broken switch and outlet place covers (including junction boxes) shall be replaced.
6. All fixtures and wiring shall be adequately installed to ensure safety from fire.
7. No active knob and tube will be allowed. If knob and tube wiring is present but not active, remove if possible, or label if the circuit is dead.

### B. Outlets

1. Every habitable room within a unit shall contain at least two (2) separate duplex, wall-type electrical outlets. Placement of such outlets shall be on separate walls.
2. All electrical outlets used in bathrooms and toilet rooms, kitchens, all outlets within six feet (6'-0") of a water source (excluding clothes 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 electrical outlets that are dedicated appliance outlets, shall be ground fault circuit interrupter (GFCI) protected.
3. All new or replaced 110 volt outlets shall be "Tamper Resistant" receptacles.
4. If renovation work requires the re-wiring of a habitable space, Arc-Fault Circuit Interrupter (AFCI) protection shall be installed for bedroom branch circuits supplying 15 and 20 ampere receptacle outlets per National Electric Code Article 210-12(b). AFCI circuit breakers will be required where arc-fault protection is required. **GFCI outlets are not to be installed on an AFCI circuit.**
5. All electrical outlets carrying heavy appliance loads (i.e., window air conditioning units, electric stoves, clothes dryers, etc.) shall be simplex

receptacles on a separate circuit of the proper amperage and wire size.

### **C. Lighting**

- 1.** Every habitable room and every bathroom (including toilet room), laundry room, furnace or utility room, and hallway shall have at least one (1) ceiling or wall-type electric light fixture, controlled by a remote wall switch.
- 2.** Basements shall have at least one light fixture controlled by a remote wall switch.
- 3.** Porcelain type fixtures with pull chains are acceptable for use in basements (except for the one controlled by a remote wall switch), cellars, and attics.

## VIII. PLUMBING

### A. General

1. Lawfully installed existing plumbing systems shall be permitted to have their use and maintenance continued if the use, maintenance, or repair is in accordance with the original design and no hazard to life, health or property is created by the system.
2. Additions, alterations, renovations or repairs to any plumbing system shall conform to that required for a new plumbing system without requiring the existing plumbing system to comply with all the requirements of the local plumbing code. They shall not cause an existing system to become unsafe, insanitary or overloaded.
3. Minor additions, alterations, renovations and repairs to existing plumbing systems shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous, and is approved by the local jurisdiction's Building and Planning Department.
4. The plumbing system, including the building's sewer, shall operate free from fouling, clogging, and leaking and shall be capable of safely and adequately providing a water supply and wastewater disposal for all plumbing fixtures.
5. All sinks, lavatories, bathtubs, and showers shall be supplied with adequate hot and cold running water.
6. All existing plumbing systems and plumbing system components shall be free of leaks.
7. All plumbing system piping shall be of adequate size to deliver water to plumbing fixtures and to convey wastewater from plumbing fixtures (including proper slope of wastewater piping) as designed by the fixture manufacturer.
8. All plumbing fixtures shall be in good condition, free of cracks and defects, and capable of being used for the purpose in which they were intended.
9. The plumbing system shall be vented to the exterior in a manner that allows the wastewater system to function at atmospheric pressure and prevents the siphoning of water from fixtures.
10. All fixtures that discharge wastewater shall contain, or be discharged through, a trap that prevents the entry of sewer gas into the dwelling.
11. All plumbing system piping and fixtures shall be installed in a manner that prevents the system, or any component of the system, from freezing.
12. Existing/repairs interior plumbing (i.e. in crawl spaces etc.) that is subject to freezing may be wrapped with heat tape and insulation.
13. 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.
14. Plumbing repairs requiring installation of new fixtures shall be done with water conserving devices including low-flow faucets, low flow showerheads, and low flow toilets where appropriate.
15. At least one exterior faucet must be installed and all faucets must be freeze protected.

- 16.** The following shutoff valves shall be installed;
- a.** At the meter or supply source
  - b.** At the water line egress to the house
  - c.** At each toilet
  - d.** One shut off each for hot and cold water at each sink/lavatory
  - e.** At each water heater
  - f.** Seismic gas shut off valves shall be install in accordance with Contra Costa County Ordinance Chapter 718-8.

## **B. Kitchens**

All kitchen plumbing must be leak free with faucets and drain pipes working properly.

- 1.** All new sinks must be vented as prescribed by the California Plumbing Code (CPC). Additional venting shall be provided per code if a dishwasher is present.
- 2.** Laundry faucet sets, over laundry trays, shall be standard double control with spout and connections for washer hoses and be equipped with anti-syphon/backflow protection.
- 3.** Washing machine connections shall be equipped with shut-off valves, and include anti-hammer devices, as per California Plumbing Code.

## **C. Bathrooms**

- 1.** All new bath or shower facilities must have waterproof surrounds.
- 2.** All plumbing fixtures shall have caulking applied where the fixture meets the wall and/or floor.
- 3.** Each bathroom shall have a toilet in proper operating condition and connected to an approved public or private sewer system.
  - a.** Toilets must be in proper operating condition, securely mounted, and free of cracks in the bowl, tank or tank lid.
  - b.** Each toilet shall have an intact and washable seat, and be free of leaks in either the water supply or the sewer connections.
  - c.** Wall-mounted toilets shall be properly installed and secured.

## **D. Potable Water**

- 1.** Every building shall be connected to the municipal potable water supply.
- 2.** All potable water fixtures and equipment shall be installed in such a manner as to make it impossible for used, unclean, polluted or contaminated water, mixtures or substances to enter any portion of the potable water system piping.
- 3.** All drains shall be installed with air gaps to prevent back siphonage.
- 4.** All outlets with hose threads (except those serving a clothes washing

machine) shall have a vacuum breaker for use with the application.

5. No water piping supplied by a private water supply system shall be connected to any other source of water supply without the approval of the jurisdiction having authority over the installation.
6. All unused wells on the property shall be abandoned and plugged and all cisterns shall be drained and filled in accordance with any Contra Costa County Environmental Health requirements. Tanks for gray water and fire suppression are allowed and must be connected to an approved system designed for the application.

## **IX. HVAC**

### **A. General**

1. All mechanical equipment in the structure shall be safe, of adequate capacity, and reasonably durable and economical to operate. Existing mechanical equipment shall be free of corrosion and water damage and shall be inspected for faulty operation, fire, carbon dioxide leakage, life expectancy, and other hazards. Repair and/or replacement shall be made as needed and as necessary.
2. Filters shall be secure, clean, and large enough to pass sufficient re-circulating air to make the unit operate properly.
3. Equipment housings and access panels must be intact and properly secured/installed. No exposed electrical connections, belts, pulleys, or blowers shall be allowed.

### **B. Heating**

1. Each building and/or dwelling unit must be supplied with its own heating system. All heating facilities must be properly installed, be maintained in working condition and be capable of adequately heating all habitable rooms, bathrooms, and toilet rooms contained therein, or intended for use by the occupants thereof, to a temperature of at least 70 degrees F. (21 degrees C.) at a distance three (3) feet above the floor when the outside temperature is at or below +4 degrees F.
2. Whenever a building is heated by means of a furnace, boiler or other heating apparatus under the control of the owner or operator, in the absence of a written contract or agreement to the contrary, said owner or operator shall be deemed to have contracted, undertaken, or bound himself/herself to furnish heat in accordance with the provisions of this section to every living unit which contains radiators, furnace heat, duct outlets or other heating apparatus outlets, and to every communal bathroom, communal toilet room and/or communal laundry located with such dwelling.
3. Every supplied central heating system must comply with all of the following requirements:
  - a. The central heating unit must be safe and in good working condition.
  - b. Every heat duct, steam pipe, and hot water pipe must be free of leaks and must function so that an adequate amount of heat is delivered where intended.
  - c. Every seal between any of the sections of a hot air furnace must be airtight so noxious gases and fumes will not escape into the heat ducts; liner must be installed.
  - d. It is recommended that fuel oil burning heating systems, including tanks and fuel lines, be completely removed and replaced with new gas or electric furnaces.

4. Every central heating unit, space heater, water heater, and cooking appliance shall be located and installed in such a manner so as not to obstruct required elements of egress facilities or egress routes in the event of uncontrolled fires in the structure(s).
5. Every fuel burning heating unit or water heater shall be effectively vented in a safe manner into a chimney or other venting material according to the manufacturer's installation specifications. The chimney and vents shall be of such a design as to assure proper draft and shall be adequately supported.
6. No fuel burning furnace shall be located in any sleeping room or bathroom.
7. Every steam or hot water boiler and every water heater shall be protected against overheating by appropriate temperature and pressure limit controls.
8. Every gas fuel or liquid fuel burning appliance and water heater shall be equipped with electronic ignition or with a pilot light and an automatic control to interrupt the flow of fuel to the unit in the event of failure of the ignition device. All such heating units with plenum shall have a limit control to prevent overheating.
9. Every furnace shall, at a minimum, be cleaned, serviced, and certified to be safe, operable and adequate.
10. Each forced air unit shall have a filter. Filters shall be clean, secure, and capable of passing enough air to allow the unit to heat properly. If electronic filters are a feature in keeping with improvements of surrounding standard projects or are required for health reasons of the occupant, electronic filters may be repaired or installed.
11. Air handlers shall be quiet, well balanced and clean.
12. The heat exchanger shall be in good condition. Excessive corrosion, soot, chemical deposits, cracks, back-draft or burners or other evidence of heat exchanger failure may be cause for replacing the unit.
13. All heating elements shall be connected to a power source and functioning properly.
14. Room heaters shall be listed appliances installed properly and sufficiently sized enough to heat the room in which they are installed.
15. Un-vented gas heaters are not acceptable and shall be removed or replaced with vent units.
16. Supplemental solar heating systems shall be considered on a case-by-case basis.

### **C. Ventilation**

1. Ventilation devices not in good operating condition shall be repaired or replaced.
2. Exhaust hoods or fans and filters must be in sanitary condition.
3. All windows must open if they are designed to open.

### **D. Wood Stoves, Wood Furnaces, and Pellet Stoves**

In Contra Costa County, wood burning appliances cannot be used as the sole source of heat for a dwelling unit. All existing sole source wood systems shall be replaced with a new gas or electric furnace.

#### **E. Combustion Air**

1. All newly installed or repaired gas furnaces and water heaters must meet all safety standards of the International Fire Code Chapter 51-54 WAC, the National Fuel Gas Code, the International Fuel Gas Code, and the Liquefied Petroleum Code.
2. Gas furnaces and water heaters shall have sufficient combustion air. In no case shall a proper volume of combustion air be dependent on a door, a window, or any other opening which is operable.

## **X. ENERGY CONSERVATION**

### **A. Insulation**

- 1.** Renovation activities are encouraged to provide insulation at all possible locations and at the following recommended resistance factors (r-values).
  - a.** Ceilings – R-38
  - b.** Crawl Spaces (floors or walls) – R-30 (per the WSEC)
  - c.** Band Joists – R-21
- 2.** 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 resistance factor (r-value) for the dimensional lumber used to construct walls.
- 3.** All heat ducts and hot water or steam heat distribution piping shall be insulated or otherwise protected from heat loss where such ducts or piping runs are located in unheated spaces. Similarly, distribution piping for general use hot water shall also be protected from heat loss where such piping is located in unheated spaces. All water distribution piping shall be protected from freezing.
- 4.** Replacing single pane and aluminum frame windows with vinyl thermopane units is encouraged.

## **XI. SINGLE ROOM OCCUPANCY (SRO) AND GROUP HOUSING**

The requirements outlined in this standard apply to all SRO and Group Housing rehabilitation projects. However, requirements for sanitary facilities, space, security, and food preparation described in this section apply in addition to, and/or in place of, those listed in previous sections of this standard.

### **A. Single Room Occupancy Housing**

- 1.** Since SRO units will not house children, the lead-based paint requirements in Section II of this standard do not apply.
- 2.** Sanitary facilities
  - a.** At least one flush toilet that can be used in privacy, lavatory basin, and bathtub or shower, in proper operating condition must be supplied for each 6 residents, or fraction thereof.
  - b.** If SRO units are leased only to males, flush urinals may be substituted for not more than one-half the required number of flush toilets. However, there must be at least one flush toilet in the building.
  - c.** Sanitary facilities must be reasonably accessible from a common hall or passageway to all persons sharing them.
  - d.** Sanitary facilities may not be located more than one floor above or below the SRO unit and may not be located below grade unless the SRO units are located on that level.
- 3.** Space and Security
  - a.** The resident must be able to access the unit without passing through any other unit.
  - b.** Each SRO unit must contain at least 110 square feet of floor space.
  - c.** The unit must contain at least 4 square feet of closet space with an unobstructed height of at least 5 feet.
  - d.** Exterior doors and windows accessible from outside the unit must be lockable.
  - e.** Access doors to an SRO unit must have locks for privacy in proper operating condition.
  - f.** An SRO unit must have immediate access to two or more approved means of exit, appropriately marked, leading to safe and open space at ground level, and any means of exit required by State and local law.
  - g.** A sprinkler system that protects all major spaces, hard-wired smoke detectors, and such other fire and safety improvements as State or local law may require must be installed in each building. The term "major spaces" means hallways, large common areas, and other areas specified in local fire, building, or safety codes.

## B. Group Home Housing

1. The Group home must be accessible to and usable by a resident with disabilities.
  2. Sanitary facilities
    - a. There must be a bathroom in the unit which must contain, and an assisted resident must have ready access to: a flush toilet that can be used in privacy, a fixed basin with hot and cold running water, and a shower or bathtub with hot and cold running water.
    - b. The unit may contain private or common sanitary facilities. However, the facilities must be sufficient in number so that they need not be shared by more than 4 residents of the group home.
    - c. The facilities must be readily accessible to and usable by residents, including persons with disabilities.
  3. Food preparation and service
    - a. The unit must contain a kitchen and dining area. There must be adequate space to store, prepare, and serve foods in a sanitary manner.
    - b. Food preparation and service equipment must be in proper operating condition and must be adequate for the number of residents in the group home.
    - c. The unit may contain private or common facilities for food preparation and service.
  4. Space and Security
    - a. The unit must provide adequate space and security for the assisted person.
    - b. Each unit must contain a living room and other appropriate social, recreational, or community space.
    - c. The unit must contain at least one bedroom of appropriate size for each two persons.
    - d. Doors and windows that are accessible from the outside must be lockable.
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