

Orange County HOME Program Rehabilitation Standards

All housing, including systems and elements not addressed in these Rehabilitation Standards, must meet the current NC Building Code and all applicable local codes, ordinances, and requirements, as well as the Orange County HOME Program Property Standards.

Health and Safety

The following life-threatening deficiencies must be addressed immediately if the housing is occupied.

Contaminants (interior only)

Repair Standard	Minimum Life: N/A
If any paint, sealant, caulk, adhesive, particleboard or MDF is used in a repair, meet the replacement standard.	
Replacement Standard	Minimum Life: 10 years
<p>All materials installed will meet the following standards to minimize the presence of Volatile Organic Compounds (VOCs) and formaldehyde:</p> <ul style="list-style-type: none"> • All adhesives, paints/sealants and primers must meet the most recent Green Seal G-11 Environmental Standard (paints and primers) or have obtained GreenGuard certification for the appropriate product. • All caulks should be low-VOC labeled. • All particleboard components will meet ANSI A208.1 for formaldehyde emission limits, or all exposed particleboard edges will be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation. All MDF edges will meet ANSI A208.2 for formaldehyde emission limits, or all exposed MDF edges will be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation. 	

Lead-Based Paint (LBP)

Repair Standard	Minimum Life: 5 years
<p>All units rehabilitated with HOME funds are "HUD-associated housing" for the purpose of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821) and are subject to 24 CFR Part 35, which requires testing, abatement, and/or lead hazard reduction activities under certain circumstances. HOME Awardees are responsible for ensuring that contractors and workers are trained and/or certified in accordance with 24 CFR Part 35. Any lead hazard identified during the inspection and testing process must be addressed. HOME Awardees must also provide the "Renovate Right" pamphlet to households occupying pre-1978 units: http://epi.publichealth.nc.gov/lead/lhmp.html</p>	
Replacement Standard	Minimum Life: 20 years
<p>When stabilization of surfaces containing LBP is impractical, the most affordable solution for abatement of the component will be chosen (e.g., walls containing LBP may be covered with drywall or gutted and replaced with drywall; trim and other wood or metal components containing LBP may be removed and replaced with similar materials). Lead-safe work practices must be followed, and only certified abatement contractors used to perform the work.</p>	

Asbestos

Repair Standard	Minimum Life: N/A
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<p>Non-friable intact asbestos materials that are not creating a hazard, such as cementitious exterior wall shingles, may be left intact and painted, if appropriate. Asbestos-resilient floor tiles may be labeled as such and covered with underlayment and new resilient flooring. Certain threshold limits regarding the quantity and type of asbestos to be removed may require certified contractors. Applicable federal regulations are at 40 CFR Part 61, Subpart M. The HOME Awardee should contact the Asbestos Hazard Management Branch of the Division of Epidemiology to discuss the treatment of any suspected asbestos hazard: http://epi.publichealth.nc.gov/asbestos/ahmp.html</p>	
Replacement Standard	Minimum Life: N/A
<p>Friable asbestos components, such as boiler or pipe insulation, badly deteriorated cementitious shingles, or deteriorated flooring, will be removed and, if necessary, replaced with nonhazardous materials. Applicable federal regulations are at 40 CFR Part 61, Subpart M. The HOME Awardee should contact the Asbestos Hazard Management Branch of the Division of Epidemiology to discuss the treatment of any suspected asbestos hazard: http://epi.publichealth.nc.gov/asbestos/ahmp.html</p>	

Radon

Repair Standard	Minimum Life: 5 years
<p>All housing to be rehabilitated using HOME funds will be subject to a Short Term Radon Test, and if the result is a reading of 4 pCi/L or higher, a follow-up Short Term test will be performed. When a second test is required, average the results. If the average is above 4 pCi/L, remediation is required.</p>	
Replacement Standard	Minimum Life: 20 years
<p>If, as a result of the testing described above, there is a presence of radon at or above the 4 pCi/L level, remediation will be undertaken per the EPA guidance in their Consumer’s Guide to Radon Reduction: http://www.epa.gov/radon/pubs/consguid.html</p>	

Mold (conditioned space)

Repair Standard	Minimum Life: N/A
<p>Presence of any mold is unacceptable and must be addressed per the National Center for Healthy Housing protocol “Creating a Healthy Home”: http://www.nchh.org/Portals/0/Contents/FloodCleanupGuide_screen_.pdf</p>	
Replacement Standard	Minimum Life: N/A
<p>All carpeting, drywall or other gypsum-based wall coverings, or any other non-structural components with mold present will be removed and replaced. The National Center for Healthy Housing protocol “Creating a Healthy Home” will be followed for remediation of structural components.</p>	

Fire Safety: Egress

Repair Standard	Minimum Life: N/A
N/A	
Replacement Standard	Minimum Life: N/A
<p>Where egress windows are required (but not existing) or improved, the dimensions for an egress window’s net clear opening must meet the current NC Building Code. Existing egress windows that do not meet current NC Building Code should be discussed with Orange County housing rehabilitation program staff. No bedrooms should be created in attics or basements unless Life Safety Code egress requirements are met and the space meets habitability requirements per the Orange County HOME Program Property Standards.</p>	

Fire and Carbon Monoxide Alarms

Repair Standard	Minimum Life: 5 years
Existing fire, smoke, and carbon monoxide (CO) detectors or systems that meet the Orange County HOME Program Property Standard will be repaired to operating condition.	
Replacement Standard	Minimum Life: 5 years (CO), 10 years (smoke)
Directly wired smoke detectors are required to meet the NC Building Code, which includes detectors on each dwelling floor and in all sleeping rooms. CO detectors are required with all fuel-burning furnaces and water heaters in sleeping rooms and on each floor level.	

Major Systems

Major systems are structural support, roofing, cladding and weatherproofing (e.g., windows, doors, siding, gutters), plumbing, electrical, and heating, ventilation, and air conditioning. All major systems are required to meet or exceed the NC Building Code upon completion of rehabilitation.

Rental Housing

For rental housing, HOME Awardees must estimate, based on age and condition, the remaining useful life of these systems, upon project completion of each major system. If the remaining useful life of one or more major system is less than the applicable period of affordability, a replacement reserve must be established and monthly payments must be made to the reserve that are adequate to repair or replace the systems as needed. For multifamily housing projects of 26 units or more, HOME Awardees must determine the useful life of major systems through a capital needs assessment.

Homeownership Housing

For homeownership housing, HOME Awardees must estimate, based on age and condition, the remaining useful life of these systems, upon project completion of each major system. Each of the major systems must have a remaining useful life for a minimum of 5 years upon completion of rehabilitation.

Accessibility

All assisted housing must meet the accessibility requirements in 24 CFR Part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR Parts 35 and 36, as applicable. Buildings consisting of four or more dwelling units, if such buildings have one or more elevator, and ground floor dwelling units in other buildings consisting of four or more dwelling units (“covered multifamily dwellings” per 24 CFR Part 100.201) must also meet the design and construction requirements at 24 CFR Part 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619).

Rehabilitation may include improvements that are not required by regulation or statute that permit use by a person with disabilities.

Disaster Mitigation

For housing located within a floodplain, rehabilitation must include measures to mitigate the impact of potential flooding in accordance with applicable State and local codes, ordinances, and requirements.

Uniform Physical Condition Standards

Upon completion of rehabilitation, housing must be decent, safe, sanitary, and in good repair as described in 24 CFR Part 5.703 (and below).

Site

The site components, such as fencing and retaining walls, grounds, lighting, mailboxes/project signs, parking lots/driveways, play areas and equipment, refuse disposal, roads, storm drainage and walkways must be free of health and safety hazards and be in good repair. The site must not be subject to material adverse conditions, such as abandoned vehicles, dangerous walks or steps, poor drainage, septic tank back-ups, sewer hazards, excess accumulations of trash, vermin or rodent infestation or fire hazards.

Building Exterior

Each building on the site must be structurally sound, secure, habitable, and in good repair. Each building's doors, fire escapes, foundations, lighting, roofs, walls, and windows, where applicable, must be free of health and safety hazards, operable, and in good repair.

Building Systems

Each building's domestic water, electrical system, elevators, emergency power, fire protection, HVAC, and sanitary system must be free of health and safety hazards, functionally adequate, operable, and in good repair.

Dwelling Units

(1) Each dwelling unit within a building must be structurally sound, habitable, and in good repair. All areas and aspects of the dwelling unit (for example, the unit's bathroom, call-for-aid (if applicable), ceiling, doors, electrical systems, floors, hot water heater, HVAC (where individual units are provided), kitchen, lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls, and windows) must be free of health and safety hazards, functionally adequate, operable, and in good repair.

(2) Where applicable, the dwelling unit must have hot and cold running water, including an adequate source of potable water (note for example that single room occupancy units need not contain water facilities).

(3) If the dwelling unit includes its own sanitary facility, it must be in proper operating condition, usable in privacy, and adequate for personal hygiene and the disposal of human waste.

(4) The dwelling unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each level of the unit.

Common Areas

The common areas must be structurally sound, secure, and functionally adequate for the purposes intended. The basement/garage/carport, restrooms, closets, utility, mechanical, community rooms, day care, halls/corridors, stairs, kitchens, laundry rooms, office, porch, patio, balcony, and trash collection areas, if applicable, must be free of health and safety hazards, operable, and in good repair. All common area ceilings, doors, floors, HVAC, lighting, outlets/switches, smoke detectors, stairs, walls, and windows, to the extent applicable, must be free of health and safety hazards, operable, and in good repair. These standards for common areas apply, to a varying extent, to all HUD housing, but will be particularly relevant to congregate housing, independent group homes/residences, and single room

occupancy units, in which the individual dwelling units (sleeping areas) do not contain kitchen and/or bathroom facilities.

Health and Safety Concerns

All areas and components of the housing must be free of health and safety hazards. These areas include, but are not limited to, air quality, electrical hazards, elevators, emergency/fire exits, flammable materials, garbage and debris, handrail hazards, infestation, and lead-based paint. For example, the buildings must have fire exits that are not blocked and have handrails that are undamaged and have no other observable deficiencies. The housing must have no evidence of infestation by rats, mice, or other vermin, or of garbage and debris. The housing must have no evidence of electrical hazards, natural hazards, or fire hazards. The dwelling units and common areas must have proper ventilation and be free of mold, odor (e.g., propane, natural gas, methane gas), or other observable deficiencies. The housing must comply with all requirements related to the evaluation and reduction of lead-based paint hazards and have available proper certifications of such (see 24 CFR Part 35).

Compliance with State and Local Codes

The physical condition standards in this section do not supersede or preempt State and local codes for building and maintenance with which HUD housing must comply. HUD housing must continue to adhere to these codes.

Capital Needs Assessments

For multifamily rental housing projects of 26 or more units, HOME Awardees must determine all work that will be performed in the rehabilitation of the housing and the long-term physical needs of the project through a capital needs assessment of the project.

Broadband Infrastructure

Any substantial rehabilitation project (as defined in 24 CFR Part 5.100) of a building with more than four rental units, must provide for installation of broadband infrastructure (as defined in 24 CFR 5.100).

Exceptions to this requirement may be granted if Orange County determines and documents (in accordance with 24 CFR Part 92.508(a)(3)(iv)) that:

- (A) The location of the substantial rehabilitation makes installation of broadband infrastructure infeasible;
- (B) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden; or
- (C) The structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.