

# *UPGRADED PROPERTY STANDARDS FOR NEIGHBORHOOD FOUNDATIONS*

## **Building Exterior**

- 1) Porches or decks with a height greater than 30 inches from floor to ground shall have guard rails not less than 36 inches in height.
- 2) All steps have three or more risers will need a handrail.
- 3) The exterior of building with wood siding which has evidence of deterioration due to a lack of paint and which, as a result, appears unkempt and distracts from the appearance of the neighborhood, shall be painted and maintained.
- 4) The exterior of building exhibiting broken, chipping, and/or missing shingles must be resided or repaired in an acceptable and professional manner. Piecing shingles or other siding which detracts from the uniform appearance of the building will not be acceptable.
- 5) All exterior/interior stairs and exterior sidewalks showing deterioration and/or unsafe conditions must be repaired/replaced in a professional manner.
- 6) Adequate exterior lighting must be provided to properly illuminate entrance doors.
- 7) All entrance doors accessible to the outside must be solid core doors of exterior grade material and quality.

## **Windows**

- 1) All windows designed to be opened must be operable and must open and have controls (ropes, channel shims, etc.)
- 2) All windows in the unit will need tightly fitting screens. Expandable screens or screening material nailed or stapled to the window sills or existing window frames will NOT meet upgraded property standards.
- 3) Every room used for sleeping must have at least one operable window for emergency egress. The sill height may be no more than 44 inches above the floor (a platform may be built under the window to achieve this desired height). The minimum net clear opening for egress windows shall be 24 inches and the minimum net clear opening width shall be 20 inches.

## **Electric Wiring**

- 1) Any exposed Romex wiring that can be damaged must be encapsulated or raised in order to prevent damage to covering. BX cable may be used anywhere. Wiring enclosed in molded raceway or conduit is also permissible. All wire splicing must be done inside approved junction boxes.
- 2) Knob and Tube electric wiring: this type of wiring will need to be certified safe in writing by a licensed electrician. The electrician's license number will need to be on the letter submitted to our office.
- 3) Electric service panels will need to be properly grounded from the panel's neutral bus bar to a water pipe that goes into the ground.
- 4) Any knockout missing on service panel will need to be covered with knockout caps. The service box must have a front panel and a door.

**Room Dimensions**

- 1) Floor area: every room occupied for sleeping purposed by one occupant shall have at least 70 square feet of floor area. If two persons occupy the same sleeping room, the floor area will need to be at least 100 square feet. The floor area shall not be less than 7 feet in any direction.
- 2) Ceiling height: ceiling height shall not be less than 7 feet, 4 inches. Bedrooms with sloped ceilings shall have a clear ceiling height of at least 7 feet over not less than one third of the floor area. Halls, laundry rooms, bathrooms, and kitchens shall have a ceiling height of not less than 7 feet.

**General Health and Safety**

- 1) All gas stove burners will need to operate automatically by a pilot. Match lit ovens are permissible if control knobs have a lock off so that the oven cannot be accidentally turned on.
- 2) Locks: a) All first floor windows need to be equipped with operable locks. Windows on any other level that lead to fire escapes, roofs, porches, or other means of entry from the outside will need operable locks. B) Inside keyed door locks are not permissible. All door locks must be of the thumb turn variety with no special tools or knowledge needed to open the locks. A knob lock normally used for interior doors will not be acceptable as the only locking device for exterior doors.
- 3) Gas fired appliances (combustion air): furnaces and water heaters situated in enclosed areas of the unit will need a source of combustion air derived from either the outside (fresh air) or from the inside of the unit. Attics and crawl spaces can be used if they provide the proper volume of air needed. Which inside combustion is used, two (2) permanent openings shall be provided. One (1) opening shall be within 12 inches of the top and another opening shall be within 12 inches of the bottom of the furnace. This same requirement must be met for the sole use of outside air. Furnaces must also have proper return air derived from the unit and in no case can return air be taken from the basement.

**Miscellaneous**

- 1) Refrigerators need a bottom kick-plate.
- 2) Elective cover plates cannot be painted over or cracked.
- 3) All sinks need to be properly trapped.
- 4) Only shatterproof shower glass doors are approved.
- 5) Outlet covers located on kitchen floors need to have waterproof covers.
- 6) Clothes dryers located in the unit or in the basement need to be properly vented.
- 7) Basement steps need handrails.
- 8) All owners are required to supply trash cans (exterior grade); one can with lid for one and two bedroom units; two cans with lids for three and four bedroom units.
- 9) Any asbestos wrapped furnace pipes that are damaged will need to be encapsulated or the wrapping removed. Please note: Asbestos is very dangerous to handle. Repair or removal of the substance must be undertaken by an EPA approved technician ONLY.