



Agency Reg'd
(41)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

October 15, 1982

Redevelopment Agency of the
City of Sacramento
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
APPROVED
NOV 17 1982
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO
withdrawn

Honorable Members in Session:

SUBJECT: Property Rehabilitation Standards

NOV 23 1982

SUMMARY

Attached for your review and approval is a resolution which would improve the existing City rehabilitation policies with the addition of a comprehensive set of standards for residential rehabilitation.

BACKGROUND

The City Rehabilitation Policies adopted by the City Council in August of 1981, stated that all properties rehabilitated with a rehabilitation loan or grant must meet minimum code requirements after rehabilitation work is completed. These minimum code requirements are determined by a City Building Department representative who inspects all properties prior to rehabilitation assistance. The Building Inspector identifies all Health and Safety hazards and other building discrepancies in violation of the following codes: Uniform Building Code; Uniform Fire Code; National Electrical Code; and the Sacramento Zoning Ordinance.

While the above mentioned codes relate primarily to Health and Safety hazards and new construction, there are often certain subject areas that require attention that are not necessarily related to code situations but, rather, are needed to improve the economic life and appearance of a property and neighborhood and the livability of a building. Therefore, staff has developed a comprehensive set of rehabilitation guidelines which are intended to supplement the codes. These guidelines take into consideration certain design needs, finish work, equipment and other building features necessary to meet the objectives of the rehabilitation program. These guidelines are to be known as Property Rehabilitation Standards (see Exhibit A).

11-23-82
All Districts

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency
City of Sacramento
Re: Rehab Standards
October 15, 1982

Page Two

ANALYSIS

The proposed Property Rehabilitation Standards shall serve as a guide in not only evaluating residential structures during the inspection process, but also will serve as the minimum standards to which residential properties are to be improved. These same standards will ultimately serve as a guide for which our rehabilitation financial assistance may best be utilized.

The use of these standards in conjunction with the Uniform Housing Code, Uniform Building Code, Health and Safety Codes, and other similar and related laws and regulations, will provide the absolute direction required for the Sacramento Housing and Redevelopment Agency to meet its rehabilitation program objectives of:

- 1) Assisting low-income property owners to rehabilitate their homes to an acceptable living standard by correcting building and health and safety code deficiencies.
- 2) Upgrading all substandard and deteriorated housing units within the CDBG project neighborhoods.
- 3) Increasing the supply of quality housing units within those project neighborhoods and subsequently the entire Sacramento area.
- 4) Accomplishing rehabilitation in such a manner that the newly rehabilitated structure will have increased its economic life and value to the homeowner and his or her neighborhood.

Whereas the City Building Department has the responsibility to identify all Code violations in a building, Agency Rehabilitation staff has the responsibility to ensure that both the building code items and all applicable provisions of the proposed Property Rehabilitation Standards are incorporated into the Work Write-Up of the rehabilitation construction contract.

FINANCIAL ANALYSIS

The adoption of the attache resolution will not require the allocation of additional funds for the Rehabilitation program.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency
City of Sacramento
Re: Rehab Standards
October 15, 1982

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of November 1, 1982, the Sacramento Housing and Redevelopment Comission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Angelides, Dickinson, Fisher, Kneprath, Luevano, B. Miller, Teramoto, Walton

NOES.: None

ABSENT: A. Miller

RECOMMENDATION

The staff recommends approval of the attached resolution adopting the Property Rehabilitation Standards as presented in Exhibit A which reflects changes requested by the Sacramento Housing and Redevelopment Agency Commission.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slupe
WALTER J. SLIPE
City Manager

Contact Person: Michael Hanamura



RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

November 23, 1982

APPROVING AND ADOPTING
PROPERTY REHABILITATION STANDARDS

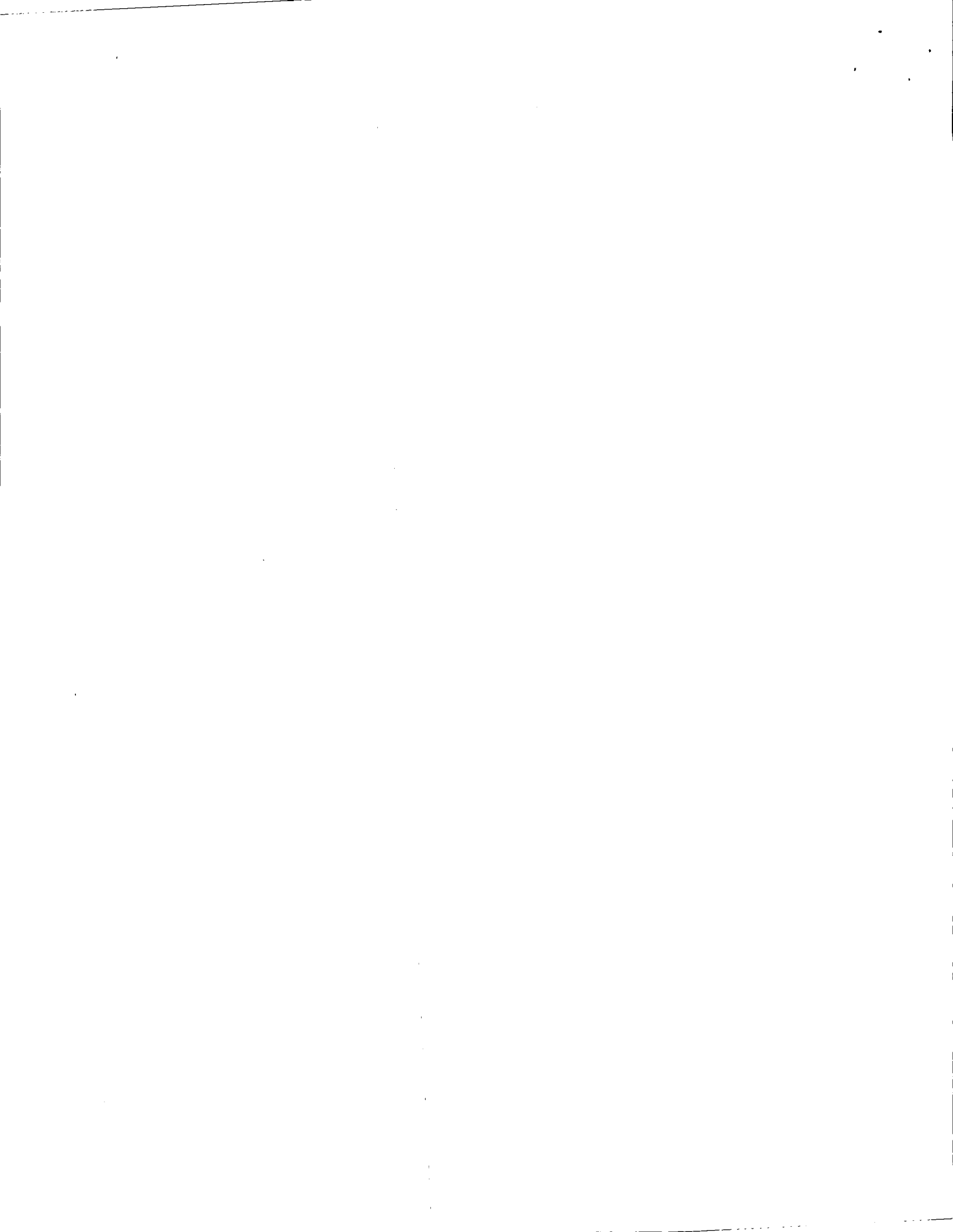
BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO:

Section 1. The Property Rehabilitation Standards,
attached hereto as Exhibit "A", and revised per request from
the Sacramento Housing and Redevelopment Commission, are hereby
approved and adopted.

CHAIRMAN

ATTEST:

SECRETARY



PROPERTY REHABILITATION STANDARDS

For The

CITY AND COUNTY OF SACRAMENTO

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

HOUSING REHABILITATION DIVISION

488 I Street

Sacramento, California 95814

440-1350

TABLE OF CONTENTS

- I. Program Purpose
 - A. Introduction
 - B. Objectives
 - C. Standards

- II. General Information
 - A. Definitions
 - B. Codes and Regulations
 - C. Service and Facilities
 - D. Access
 - E. Dilapidated or Blighted Structures

- III. Site Criteria
 - A. Objective
 - B. Open Space
 - C. Site Improvements

- IV. Building Standards
 - A. Objectives
 - B. General
 - C. Bath Facilities
 - D. Kitchen Facilities
 - E. Bedroom
 - F. Laundry Facilities
 - G. Habitable Rooms
 - H. General Storage
 - I. Doors and Access Openings
 - J. Stairways, Hallways and Corridors
 - K. Ventilation of Structural Spaces

- V. Fire Protection
 - A. Objective
 - B. Interior Fire Protection
 - C. Exterior Fire Protection
 - D. Fire Protective Equipment
 - E. Exits
 - F. Elevators

Materials and Products

- A. Objectives
- B. Quality of Materials and Products
- C. Design Compatibility

VII. Construction

- A. Objective
- B. Structural Soundness
- C. Exterior Walls
- D. Partitions, Columns, and Posts
- E. Floor Construction
- F. Chimneys, Incinerators, and Vents
- G. Protection from Vermin and Decay

VIII. Exterior and Interior Finishes

- A. Objective
- B. Roof Covering
- C. Flashing
- D. Gutters and Downspouts
- E. Windows, Doors and Other Openings
- F. Exterior Finish
- G. Interior Wall and Ceiling Finish
- H. Finish Floors
- I. Exterior Finish
- J. Lead Free Paint

IX. Building Service Systems

- A. Objective
- B. General
- C. Heating
- D. Plumbing
- E. Electrical
- F. Weatherization/Energy Conservation

X. Application to Rehab Policies

- A. Eligible Improvements
- B. Ineligible Improvements
- C. Limits

41

PROPERTY REHABILITATION STANDARDS

I. PROGRAM PURPOSE

A. Introduction

The Sacramento Housing and Redevelopment Agency has developed a Housing Rehabilitation Program to assist property owners in rehabilitating their homes in certain Community Development Block Grant (CDBG) designated neighborhoods.

B. Objectives

The objectives of the Rehabilitation Program are:

1. To assist low-income property owners rehabilitate their homes to an acceptable living standard by correcting building and health and safety code deficiencies.

To upgrade all substandard and deteriorated housing units within the CDBG project neighborhood.

3. To increase the supply of quality housing units within those project neighborhoods and subsequently the entire Sacramento area.
4. To accomplish rehabilitation in such a manner that the newly rehabilitated structure will have increased its economic life and value to the homeowner and his or her neighborhood.

C. Standards

These Property Rehabilitation Standards have been developed with the hopes that Sacramento's Rehabilitation effort will achieve those objectives.

These Rehabilitation Standards shall serve the following basic purposes:

1. To be used as standards in the inspections and evaluations of conditions of residential structures to be considered for rehabilitation.
2. To serve as minimum standards to which individual residential properties shall be improved.
3. To serve as a guide to which Rehab financial assistance may best be utilized.

I. General Information

A. Definitions

The definitions of terms used throughout these Property Rehab Standards shall be construed as specified in existing City, County or State Codes and Guidelines.

B. Codes and Regulations

These Property Rehab Standards are intended to supplement the applicable provisions of the Uniform Housing Code; Uniform Plumbing Code; Uniform Mechanical Code; Uniform Fire Code; Uniform Building Code; National Electrical Code; the respective City and County of Sacramento Zoning Codes, State Health and Safety Codes, and any additional Federal or State mandates relating to rehabilitation work.

These standards shall not be construed as relieving the property owner of his or her responsibility for compliance with local ordinances, codes or regulations.

Building, plumbing, mechanical, and electrical codes will be applied to new construction but, improvements which meet applicable codes at the time of initial construction will not be required to be brought up to correct building code standards, unless those past improvements are determined to endanger the health, safety, or welfare of the public or occupants.

In addition to compliance with local statutes, codes or ordinances, all properties in the Sacramento Housing Rehabilitation Program shall conform to the following standards as a condition of obtaining financial assistance through the Agency.

C. Service and Facilities

All utilities necessary for normal occupancy of a dwelling unit shall be provided for each property. These shall include:

1. Operating connection with a municipal water supply or an approved and properly functioning private water system.

1. Sanitary facilities connected with the City sewage system or an approved and properly functioning septic system.
2. Heating adequate for healthful and comfortable living conditions as per Code requirements.
3. Domestic hot water.
4. Electricity for lighting and for electrical equipment.
5. Provisions for the sanitary storage and removal of trash and garbage.

Independent facilities shall be provided for each living unit except that common facilities such as parking, laundry, storage, or heating may be provided for, as common use facilities.

D. Access

Access to Property

Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

2. Access to Building

Walks and steps shall be provided for convenient all-weather access to the structure and shall be construed so as to provide safety, reasonable durability and economy of maintenance.

3. Access to Living Unit

Access to each living unit shall be provided without passing through any other living unit.

4. Access to Rear Yard

Each building shall be provided with access to the rear yard. For a row dwelling, the access shall be by means of an alley, easement, open passage through the dwelling or other acceptable means.

E. Dilapidated or Blighted Structures

All exterior appurtenances or accessory structures which are in a deteriorated condition and which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, and miscellaneous sheds. Where a structure is needed for utility or privacy, and the existing one requires removal, it shall be replaced

with a structure that appropriately serves the building, provided that all code violations in the main living structure are to be corrected and that sufficient funds as allowed per rehabilitation policies are available to replace those structures or exterior appurtenances.

III. Site Criteria

A. Objective

To develop the individual site, group of sites, or improvement area, so that obsolescence is overcome and the development is appropriate and an asset to the neighborhood in which it is located.

B. Open Space

Buildings shall have yard space of such size and so planned as to permit convenient access of maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

C. Site Improvements

1. Site development of each property shall:
 - a) Provide for the immediate diversion of water away from buildings and disposal from the lot.
 - b) Prevent soil saturation detrimental to the structures, and
 - c) where needed contain appropriate paved walks, parking areas, driveways, exterior steps and landscaping.
2. Structures shall be moved on the property when necessary to meet the objectives of the program, setback requirements, or conditions favorable to proper maintenance.
3. Parking facilities should be provided suitable to the needs of the occupants either on the site or arrangements made for nearby "off-site" parking. The amount of off-street, open, or covered parking spaces provided shall be considered in relation to local Zoning Codes, the configuration and location of the site, and the transportation needs of the residents.

- 5-
4. Sites shall be cleared of wrecked, partially dismantled, or abandoned cars and other miscellaneous discarded or unsightly material.
 5. Provisions shall be made for the repair or replacement of existing fences when found to be dilapidated or otherwise rendered unsightly or hazardous.

IV. Building Standards

A. Objectives

1. To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped to assure suitable and desirable living conditions.
To insure use of approved materials and construction methods as to assure that the rehabilitated building will provide appropriate structural strength, adequate protection from fire, weather, and other destructive factors and reasonable durability and economy of materials.
3. To conserve as much as possible, all existing facilities internally as well as externally all aspects of the building construction and amenities and to make repairs rather than replace, wherever possible.

B. General

1. Codes and Regulations

Properties in each CDBG target neighborhood area shall comply with the standards set forth in all applicable statutes, codes, and ordinances, relating to the use, maintenance facilities, and occupancy of property, including but not limited to zoning, building, plumbing, mechanical, electrical, fire and housing codes. Particular mention is made of the rehabilitation intent of this program. Building, plumbing, mechanical, and electrical codes will be applied to new construction, but improvements which met applicable codes at the time of initial construction will not be required to be brought up to current codes unless said

improvements are determined to endanger the health, safety, or welfare of the public or the occupants.

2. Dimensions

For existing work, dimensions for interior spaces are based upon measurements taken between finished surfaces.

C. Bath Facilities

1. Complete bathing and sanitary facilities shall be provided within each living unit consisting of a water closet, a tub or shower, a lavatory and hot and cold running water.
2. A bathroom should not be separated from all bedrooms of the living unit by locating it a full story above or below the bedrooms.
3. A bathroom shall not be used as a sole means of access to a hallway or habitable room.
4. Arrangement of bathroom fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing.
5. Toilets shall be separated from habitable rooms by full floor-to-ceiling partitions and doors.
6. Every bathroom shall contain a mirror, a medicine cabinet, the bottom of which is at least 48 inches from the floor surface, towel bars, and a toilet tissue holder.
7. All bath and toilet room floor coverings must be of a water impervious material.

D. Kitchen Facilities

Each living unit shall have a specific kitchen space with sink, hot and cold running water, non-absorbent counter and other adequate facilities for the preparation of food. Mechanical ventilation shall be provided where required by code. All kitchen floor covering must be of a water-impervious material.

Minimum Kitchen Storage Required

1. Counter top work space shall be a minimum of 6 square feet for a one or two bedroom living unit, and 10 square feet for a three or four bedroom living unit.

2. Existing cabinets shall be repaired and/or refinished unless deteriorated to the point of being unrepairable, or if cost of replacement with new cabinets is less than the cost to repair.
3. Total storage shelving - 30 square feet.
4. Drawer area - 5 square feet. (Storage facilities in pantries, sink or range complexes may be counted as part of the required storage space.)

E. Bedroom

1. As a minimum standard, every room for sleeping purposes shall have an area of not less than 70 square feet, and meet other provisions of the Uniform Housing Code.
2. Clothes closet space should be provided within each bedroom. Closets shall be provided with a shelf and rod. No closet shall be a part of the kitchen.

F. Laundry Facilities

A laundry area shall be provided on the premises on either an individual or common use basis.

G. Habitable Rooms

1. Habitable rooms shall meet the provisions of the Uniform Housing Code in meeting minimum standards for ceiling height and light and ventilation.
2. Habitable rooms in areas below grade intended for sleeping purposes shall comply with building standards in the same manner as rooms above grade.

H. General Storage

The minimum volume of general lockable storage space for each living unit should be 100 cubic feet and should be increased for 3 or 4 bedroom living units at least 50 cubic feet per additional bedroom.

I. Doors and Access Openings

Interior Access

1. Properly hung doors with workable hardware shall be provided to each bedroom, bathroom or toilet compartment. A locking device is required on bath and toilet room doors.

- 2. Provide door openings adequate in size to admit furniture and appliances to appropriate rooms and to permit inspection, repair and maintenance.
- 3. All stairs and landings shall be arranged to permit adequate headroom and the passage of furniture and equipment.

Exterior Access

- 1. Steps shall be provided for access to the building and constructed so as to provide safety, durability, and economy.
- 2. Access to each living unit shall be provided without passing through any other living unit.
- 3. Provide exterior doors adequate in size to admit furniture and appliances to appropriate rooms and to permit inspection, repair and maintenance.
- 4. All exterior doors and windows shall be provided with locks.
- 5. Access to attics shall be provided by means of conveniently located scuttles or stairways meeting code standards.
- 6. Natural ventilation of spaces such as attics and crawl spaces shall be provided by screened openings sufficient to meet current local building codes in order to minimize the effect of conditions conducive to decay and prevent excessive heat in attics.
- 7. Exterior windows shall be equipped with screens. Existing screens which are to be continued in use shall be in suitable condition to serve their intended purpose.
- 8. Existing exterior windows shall be repaired unless deteriorated to the point of being unrepairable, or if cost of replacement with new windows is less than the cost to repair.

9. There shall be a sufficient number of openable windows as per code requirements to provide sufficient light and ventilation for each habitable room.

J. Stairways, Hallways, and Corridors

1. Existing stairways may remain or be repaired if not dangerous to life or limb, or not substantially below minimum standards of local building codes as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.
2. New stairways must comply with provisions of the building code.
3. Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces.
4. Public hallways and enclosed stairways shall be provided with either natural ventilation or mechanical ventilation in compliance with local codes.
5. Whenever possible, the width of hallways and corridors shall be not less than that required by local codes.

K. Ventilation of Structural Spaces

1. Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure and to prevent excessive heat in attics. All exterior openings shall be effectively and appropriately screened.
2. Utility spaces which contain heat producing, air conditioning, and other such equipment, shall be ventilated to the exterior, and exhaust from such equipment shall not be allowed to recirculate to other parts of the building:

V. Fire Protection

A. Objective

To assure a high degree of safety to life and property preservation for the dwelling, by separation of living units and the use of materials which will retard the spread of flame and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

B. Interior Fire Protection

Fire resistive construction of a building shall meet the requirements of local building department.

C. Exterior Fire Protection

All portions of a building including stairways and roof coverings shall meet the the requirements of local building codes.

D. Fire Protective Equipment

1. Smoke detectors shall be provided for all single family dwellings.
2. A fire alarm system shall be provided for all apartment houses of three or more stories and containing 16 or more units; all hotels of three or more stories and containing 20 or more guest rooms. Fire extinguishers shall be provided in all apartment houses and hotels in compliance with local building codes.

E. Exits

All required exits shall meet the requirements of the local building department.

F. Elevators

Elevators shall not be considered as a required means of egress. All elevator shafts shall be completely enclosed by walls and partitions of non-combustible material in accordance with local codes.

G. Below Grade

Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.

VI. Materials and Products

A. Objectives

To use approved materials of such kind and quality as to provide:

1. Appropriate structural strength to meet load bearing standards, and where applicable, earthquake standards.
2. Adequate resistance to weather and moisture.
3. Reasonable durability and economy of maintenance.
4. Harmony with design of structure.
5. Conservation of natural resources.
6. A safe and healthful living environment.

B. Quality of Materials and Products

All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. Second-hand materials may be used only when approved in advance

41

by the Housing Rehabilitation Specialist. The suitability of special materials and products not conforming to the Uniform Building Code shall be determined by the Rehabilitation office and the Building Department.

C. Design Compatibility

1. While these standards apply to rehabilitation, it is recognized that inherent architectural character is often an important resource of Sacramento's Housing Rehabilitation Program and every effort should be made to preserve and restore their architectural heritage. All alterations, repairs, or improvements shall be harmonious with overall exterior design.
2. Where necessary in the course of rehabilitation to replace original materials or appurtenances, every effort shall be made to match or improve the original as to style, material, and appearance.
3. Where necessary to add features not originally a part of the structure, such features shall, if reasonably possible, match the style, material, appearance, and method of construction of the structure as a whole. No feature shall be added without a staff determination of compatibility with existing architectural design and community standards.
4. Occasionally, the original character or features have been altered or hidden by repairs and remodeling. If practical, and if related to required rehabilitation, such features and character should be restored, as to do so would be within the intent of the Housing Rehabilitation Program. Furthermore, such restoration, when not related to required repairs, shall be allowable and encouraged as General Property Improvements.

Examples: a) When replacement of wood sash windows is called for, every effort shall be made to install similar wood sash windows. b) When screens and screen doors are replaced or installed they shall be made to match the material used in the window construction; i.e. a wood sash means wooden screen frames. Alternatively, aluminum frames may be employed when the cost of wooden ones is prohibitive. In the later case, effort shall be made to finish the screens so that they will not seriously alter the original appearance and character and verge rafters, if replaced, should match the original style as closely as practical.

VII. Construction

A. Objective

To assure that the construction of the dwelling will provide (1) sufficient structural strength and rigidity, (2) adequate protection from corrosion, decay, insects and other destructive forces, (3) necessary resistance to the elements, (4) reasonable durability and economy of maintenance, (5) structural elements compatible with new construction and (6) acceptable quality of workmanship.

B. Structural Soundness

All structural components of the dwelling shall be in a sound serviceable condition and considered serviceable for the expected useful life of the rehabilitated building.

Sagging floors, fireplaces, partitions or stairs and bulging walls shall be restored as near as practical to an acceptable level or plumb position, and be supported or braced so as to prevent a recurrence of these conditions. Stairs and railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

C. Exterior Walls

Exterior walls and foundations shall provide safe and adequate support for all loads upon them. All foundations and mudsills shall be in a safe, sound condition and top of wall shall be of a height sufficient to prevent the entrance of water or moisture into the building. Cracked and deteriorated exterior finishes shall be effectively sealed, repaired or replaced; loose or defective mortar joints shall be replaced or repaired. Where necessary, the interior or exterior face of the walls or foundations shall be effectively waterproofed.

D. Partition, Columns and Posts

Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling, or other defects.

E. Floor Construction

All floor construction components shall provide safe and adequate support for all intended or likely loads, and shall be free of objectional vibration. A suitable surface for finish flooring shall exist or be provided.

F. Chimneys, incinerators and vents

Chimneys and vents shall be structurally safe and durable. If not smoke-tight and capable of withstanding the action of flue gases, then chimneys and vents shall be repaired replaced or permanently closed off to the satisfaction of the Chief Building Official. Factory built chimneys shall be approved by Underwriters Laboratories, the International Conference of Building Officials, or a similar nationally accepted organization, and installed in accordance with the listing.

G. Protection from Vermin and Decay

1. Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or vermin infestation.
2. Existing buildings, where found to have defects that will permit the entrance of rodents, termites or other vermin, shall be corrected by appropriate preventive measures.
3. A careful inspection shall be made of the dwelling and other structures on each property for evidence of actual or potential infestation. The inspection, and a report thereof, shall be made by a licensed inspector engaged by the Agency.
4. An inspection shall be made of both interior and exterior construction for evidence of rot, rust, or decay damage or other hazards. Where structural damage to such materials is found to exist, correction shall be made.
5. Wooden materials shall not come into contact with soil. When replacement of decayed or damaged wood near the soil or otherwise subject to moisture is called for, then the wood should be of a naturally resistant species or else be preservatively treated.

VII. Exterior and Interior Finishes

A. Objective

To assure that the building will be conserved by: a) preventing the entrance or penetration of moisture and weather, b) protecting from damage by decay, corrosion, insects, and other destructive elements, and c) providing durability and economy of maintenance.

B. Roof Covering

1. All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure, provide reasonable durability and shall be equivalent to a Class "B" or better roof as classified by the Underwriters Laboratories, Inc.

C. Flashing

All critical joints and openings in exterior roof or wall construction shall be protected by sheetmetal or other suitable flashing material, to prevent the entrance of water.

D. Gutters and downspouts

Each dwelling shall have a controlled method of disposal of water from roof where necessary to prevent damage to the property, and to avoid causing unsightly staining of walls where adequate roof overhang was not provided. All existing gutters and downspouts shall be in good repair.

E. Windows, Doors, and other Openings

1. Existing windows and doors, including hardware, shall operate satisfactorily, be tight at all connected joints, and give evidence of continuing acceptable service. Restoration of trim and sash or doors shall be done in an acceptable and workmanlike manner to provide a suitable base for decorative finish.
2. Doors and windows shall be adequately weatherstripped to reduce infiltration of air.

F. Exterior Finish

Exterior protective and decorative finish coating or surface shall provide:

1. Adequate resistance to weathering.
2. Protection of finished surfaces from moisture or corrosion.
3. Attractive appearance and harmony with community standards,
4. Reasonable durability.

G. Interior Wall and ceiling finish

All interior walls and ceilings of rooms and hallways shall provide:

1. A suitable base for decorating finish
2. A waterproof and hard surface in spaces subject to moisture.
3. There shall be no noticeable surface irregularities or cracking.

41

H. Finish Floors

Finish floors shall be appropriate to the use of the space, be in good condition, provide reasonable ease of maintenance and an extended service life.

I. Exterior Finish

Exterior painting is considered specially desirable due to the special visual effect upon not only the individual property, but the neighborhood as a whole. It shall also provide:

1. Adequate resistance to weathering.
2. Protection of finish surfaces from moisture or corrosion.
3. An attractive appearance.
4. Reasonable durability

J. Lead Base Paint

The dwelling unit shall be in compliance with HUD lead based paint regulations. Compliance with the lead based paint regulations requires the following actions:

1. Notification to occupants that the property may contain lead based paint if constructed prior to 1950, and the hazards, symptoms and treatment of such poisoning.
2. The contracts shall include language prohibiting the use of lead based paint.
3. The inspection for and eliminating of "immediate hazards", defined as chipping, peeling, cracking or otherwise loosening of any of the paint in a structure constructed prior to 1950.

IX. Building Service Systems

A. Objective

To provide living units that will meet the needs of the intended occupants and to provide a building that will assume:

1. Safety of operation
2. Adequate capacity for intended use
3. Protection from moisture, corrosion, and other destructive elements.
4. Reasonable quietness of operation.
5. Reasonable durability and economy of maintenance.

B. General

1. All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.
2. Existing mechanical equipment and systems shall be inspected for faulty operation and other hazards.
3. Replacement or repair of mechanical equipment shall be governed by local codes.
4. When mechanical ventilation is required in rooms or other spaces the equipment or system shall operate satisfactorily if presently in place or, if new, shall be designed and installed according to good engineering practices and meet local codes.

C. Heating

1. Each dwelling unit shall be provided with a heating system capable of maintaining a temperature of at least 70 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms.
2. Gas or oil-fired space heaters shall be vented.
3. Required clearances around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner.

D. Plumbing

1. The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, waste, venting, and operation of fixtures. Plumbing systems shall operate free of fouling and clogging.
2. Existing water heating and storage equipment shall be in good serviceable condition, or else replacement of equipment shall be required.
3. No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in the bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

41

4. All water heaters shall have approved temperature/pressure release valves and drain lines. All fuel burning water heaters shall be vented to the exterior.
5. Existing plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures. All fixtures to remain shall be in good serviceable condition free of cracks, chipping or work enamel surfaces. Antiquated fixtures and fittings shall be replaced. When new underlayment or floor covering is required in the bathroom, the water closet shall be removed, underlayment and/or covering extended to the floor flange and the water closet reseated.
6. All septic tanks are to be eliminated and connection to a sanitary sewer made whenever possible or when required by the local building department.

E. Electrical

1. Every kitchen, family room, breakfast room, living room, parlor, library, den, sun room, recreation room, and bedroom shall be provided with one receptacle for every 20 linear feet or major fraction thereof. The total (gross) distance for this purpose will be measured horizontally along the wall at the floor line excluding door openings. In no case, however, shall there be less than two outlets per room. The receptacle outlets shall, insofar as is practical, be spaced an equal distance apart.

2. A minimum of one 15-ampere lighting circuit for every 850 square feet of living area or minor fraction thereof shall be provided. For the small appliance demand in the kitchen, pantry, dining room, and breakfast room of dwelling units, a minimum of one 20-ampere branch circuit shall be provided for all receptacle outlets in these rooms.

In addition to the above, at least one additional 20-ampere branch circuit shall be provided to supply the laundry receptacle outlet(s).

3. When the existing service equipment is in good condition and contains adequate branch circuits for compliance with other sections of this code and the service demand does not exceed the service capacity, the existing service will be permitted to remain. If the service equipment, because of its condition capacity, is required to be replaced, it shall be sized in accordance with the following demand factors:

- (1) Three watts per square foot for lighting loads.
- (2) 1,500 watts for appliance loads.
- (3) All other demands shall be in accordance with the current electrical codes.

4. Each habitable room shall contain at least one electric light controlled by a wall switch. Every water closet compartment, bathroom, laundry room, and public hallway shall contain at least one supplied electric light fixture.
5. All exposed wiring in garages and basements shall be protected by approved materials.
6. Receptacles in existing dwellings, etc., may be of non-grounded type.

Exception: Receptacles for laundry, garage, furnace and outdoors supplying equipment requiring a grounded circuit shall be of the grounded type with the grounded conductor run with the circuit conductor.

41

New receptacles installed in bathrooms, outdoors or in garages shall be of the ground-fault, protected type.

7. These minimum standards shall not apply to new construction or moved dwellings. All moved dwellings and/or accessory structures shall be brought up to the requirements for the Electrical Code, except that existing receptacles may be of non-grounded type as in item 6 above.
8. All new circuits installed shall be grounded circuits with grounded receptacles.
9. Kitchens must have a minimum of 3 receptacles with at least one receptacle adjacent to counter work space.

F. Weatherization/Energy Conservation

1. The attic should be insulated to existing local Building Department requirements with acceptable insulative material.
2. Weatherstripping should be applied as needed around all doors and windows. No foam types shall be utilized.
3. Any exterior walls that are opened down to the studs during the course of rehabilitation should be fully insulated with an acceptable insulative material.
4. All joints in the building envelope should be caulked or sealed. Replace loose or brittle caulking.
5. Supply and return heating and air-conditioning ducts should be insulated where they run through unconditioned spaces.
6. Provide water heater with an acceptable insulative blanket of no less than R-6 rating.

X. Application to Rehab Policies

A. Eligible Improvements

Adopted Rehabilitation Policies define eligible improvements into two basic categories:

1. Required Improvements

These are improvements required to correct health and safety, and building code deficiencies existing on a

property. Required improvements also include those items necessary to bring the property into conformance with the City and County of Sacramento's Property Rehabilitation Standards. Except for those owners receiving only emergency repair or retrofitting grants, all applicants will be required to correct all code deficiencies.

2. Optional Requirements

Optional improvements are corrections to those conditions which are not in violation of codes. These optional improvements are known as General Property Improvements (GPI).

A GPI:

- 1) may be included in a loan assistance package;
- 2) is to be calculated in cost, not to exceed 40% of the required/code items;
- 3) cannot be funded by grant monies.

GPI's consist of rehabilitation work that would generally improve the condition of the property, insure desirable living conditions, and add to the economic life of the existing structure.

B. Ineligible Improvements

There are certain improvements that are clearly inconsistent with the public objectives of the rehabilitation program and therefore are not eligible for rehabilitation program funding. These include but are not limited to: drapes, TV sets, TV antennas, furniture, swimming pools, or spas, area rugs, clothes washers or dryers, BBQ's burglar protection bars, free standing kitchen appliances, refrigerators or kennels.

C. Limits

Due to the publically funded nature of the rehabilitation program and its objective to assist as many low-income property owners as possible to correct code deficiencies and to upgrade their substandard homes, it is necessary to place certain limits on the extent of certain General Property

41

Improvements or Required Improvements. For example, normal replacement practice for appliances, fixtures, cabinets, floor covering, counter tops, medicine cabinets, etc. is to provide a replacement that is of good quality, and of middle grade. What will be prohibited are excessively expensive replacements for material or labor including any custom ordered or special designer features.