

HOUSING QUALITY STANDARDS

EFFECTIVE: October 1, 2013

Lynchburg Redevelopment and Housing Authority

1948 Thomson Drive
Lynchburg Virginia 24501
434-485-7200

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OVERVIEW

The Lynchburg Redevelopment and Housing Authority (LRHA) is required to determine whether rental housing selected by voucher holders meet Housing Quality Standards (HQS).

After the dwelling unit is approved for program participation the LRHA must annually determine the unit's acceptability during tenant(s) occupancy.

To meet these objectives the LRHA will:

- Schedule annual inspections to ascertain dwelling unit's compliance with HQS as required by program regulations.
- Encourage owner(s)/property manager(s) and tenant(s) to maintain acceptable housing conditions for continued program participation.

Dwelling units not meeting HQS are subject to disapproval and removal from program participation.

Notwithstanding any requirements listed herein, all dwelling units, must comply with all applicable city, state and federal housing, building and health codes.

INTERIOR

Electrical Requirements

- **General guidelines**
 - No broken, frayed, exposed or improperly sliced wires
 - No broken or missing switch plates or outlets covers
 - All light fixtures must be firmly supported and have proper globe attachments
 - GFI outlets 6” from water source
 - All three outlets must be grounded or replaced with GFI outlets
- **Living room only:** 2 outlets or 1 outlet and 1 permanently installed ceiling or wall fixture
- **Kitchen only:** 1 outlet and 1 permanently installed ceiling or wall fixture
- **Bedroom only:** 2 outlets or 1 outlet and 1 permanently installed ceiling or wall fixture
- **Bathroom only:** 1 permanently installed ceiling or wall fixture
- **Other Living Areas:** 2 outlets or 1 outlet and 1 permanently installed ceiling or wall fixture
Must have an adequate means of natural or artificial illumination

Security

- **Exterior Doors** to outside or common areas must be weather tight and free from damages and require locks. No splits, cracks, holes shall be allowed.
- **Locks** operable and fastened securely to the door with operable striker plate fastened securely to the doorframe (jamb).

Windows (Definition of a window: An opening, framed and spanned with glass, built into a wall for light and air)

- **Bedroom:** Minimum of one operable window required
- **Kitchen:** Window not required
- A window is required, but it can be a fixed sash
- If windows are designed to be operable they must open & close easily and have ability to stay open
- Windows accessible from the outside (window sill within 6 feet of the ground) require locks
- No broken/missing/loose window panes
- All windows must be weather tight
- No deteriorated window sashes or sills
- No peeling, cracking or chipped paint
- No boarded windows permitted
- **Screens:** Required on all operable windows that are designed to have screens. Must be free from tears, holes, and over all intact.

Ceilings

- No damaged or hazardous ceiling conditions
- No severe bulging, cracks or falling surface material
- No missing/broken ceiling tiles
- No water marks
- No peeling, cracking or chipped paint

INTERIOR

Walls

- No severe buckling, bulging or leaning
- No loose or damaged structural members
- No holes or holes which allow significant drafts
- No peeling, cracking or chipped paint
- No water marks

Floors

- No severe buckling or movement under walking stress
- No loose, missing tiles or floor boards
- No cracks or holes which penetrate both finished and sub-flooring
- No damaged flooring which could cause tripping hazards
- Transition from one room to another should be without tripping hazards
- No painted floors are permitted
- All steps that are not carpeted must have a non-slip trends
- Carpets/tiles must be free of buckling, tears, and holes
- Must be in a finished state. Now raw wood or unsealed concrete
- All floors should have some type of base shoe trim or sealing for a finished look

KITCHEN

Oven

- Both oven/range and all burners must operate as designed
- No missing or unlabeled knobs
- No missing handles

Refrigerator

- Must have some capacity for storing frozen food
- Must maintain temperature low enough to prevent food from spoiling
- No missing handles or damage to seal
- Free from leaks

Sink

- Running hot and cold water
- Drains properly and free from leaks
- Gas traps required
- Stopper required

INTERIOR

Counter tops/Food preparation surfaces

- No holes, tears, breaks which penetrates both finished and sub-surface
- No painted surfaces
- Unit must provide space for storage, preparation and the serving of food

BATHROOM

Bathroom must be a separate room

Sinks, tub/showers, toilets, cabinets and countertops

- Must have an operable flushing toilet
- Must have a fixed sink with gas trap
- Sink must provide hot and cold running water
- Must have a fixed tub or shower with hot and cold running water
- No clogged sinks, toilets, tub, or shower
- No water leaks
- Must have operable window with screen or adequate mechanical exhaust ventilation system
- No damaged or broken fixtures
- No unsanitary conditions shall exist
- Must have medicine cabinet or closet in the vicinity of the bathroom where medicine can be kept out of reach of children.
- Shower or tub wall surface must consist of non-absorbable material
- Flooring must consist of non-absorbable material
- Counter tops: no holes, tears, breaks which penetrates both finished and sub-surface
- All tubs must have unblemished surfaces (no chips, rust or peeling paint)
- No deteriorated grout or caulking around tub that allow water penetration to sub surface
- Commode water line must have an accessible shut off valve.

Lead-base paint: No peeling, flaking, chipping, or cracking paint on any surface. Lead-base paint must be properly addressed by EPA

Guidelines.

ALL lead-base paint will require a lead-base paint clearance test performed

EXTERIOR

Foundation

- Must properly support building and keep ground water out of basement or crawl space under normal rainfall condition

Porches

- Stairs, railings and porches must be sound and free from hazard (must not present a danger of tripping or falling)
- No broken, deteriorated, missing steps or deck boards
- 4 or more consecutive steps require handrails
- Any stairs, landings, balconies, porches, decks, ramps or other walking surfaces greater than **30 inches** above ground require railings

Gutters

- Gutters and downspouts are not required
- If evidence of gutters and downspout exist, they are required to work as designed with all components attached properly

Roofs

- No buckling, sagging or potential structural collapse
- No large holes or defects which allows any amount of water or air to enter structure
- No missing shingles, or signs of rust/corrosion on metal roofs

Exterior walls

- No severe buckling, bowing or leaning
- No large cracks
- No falling or missing pieces of masonry
- No significant deterioration of the exterior wall(s) which allow water and serious amounts of air to enter the structure
- No holes or defects that would result in insects or vermin infestation

Grounds

- No overgrown weeds
- No inoperable or unlicensed motor vehicle shall be parked, kept or stored on any premises

Lead-base paint

- No peeling, flaking, chipping, or cracking paint on any surface. Lead-base paint must be properly addressed by EPA guidelines.

All lead-base paint will be required to have a lead-base paint clearance test performed

HEATING FACILITIES AND PLUMBING

All dwelling units:

- Each dwelling shall be provided with heating facilities capable of maintaining a room temperature as outlined by local code
- No improper connection of flues or piping allowing exhaust gases to enter living areas
- No unsafe conditions, broken, damaged or improperly installed heating systems

Heating Equipment

Primary heat sources:

- Central forced air systems
- Boiler supplied systems/radiators
- Baseboard convectors
- Radiant heating systems
- All heating systems shall be installed in accordance with the manufacture's installation instructions

Non acceptable heat sources:

- No portable or moveable electric or gas heaters are acceptable
- No un-vented fuel burning space heaters
- No portable kerosene heating units
- No un-vented/vented open flame units
- No wood/pellet burning heat source

Cooling Equipment

- Window units
 - Properly installed in accordance with the manufacture's installation instructions
- Central air
 - Properly installed in accordance with the manufacture's installation instructions

Water Heater

- Properly installed in accordance with the manufacture's installation instructions
- Water heaters are not permitted in living areas (bedrooms, living rooms, dining rooms, dens, sitting rooms, hallways)
- Not permitted in closets w
- Must have a temperature pressure relief valve and discharge line within 6" of floor
- Gas or oil-fired heaters must be properly vented inside chimney or flue leading outside
- Must provide adequate amount of water at every required sink, bathtub, shower and laundry facility

Water Supply

- Dwelling units must have adequate water supply and pressure

Plumbing

- No leaking main drains and feed pipes
- No corrosion, causing serious and persistent levels of rust or contamination in the drinking water

Sewer Connection

- No sewer gas permitted in or around structure
- No clogged drains
- No marshy areas in vicinity of septic system

GENERAL HEALTH AND SAFETY

Access to Dwelling Units

- A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way
- Egress doors shall be readily operable from the side of which egress is to be made
- **Not permitted:** access by means of passage through another dwelling unit

Exits

- Dwelling units must have doors that provide a safe unobstructed means of exit in case of fire.
- Exits must meet local and state regulation. These could include but not limited to:
 - An operable window if the unit is on the first or second floor. Additional floor windows with accessibility to the ground are permitted by means of fire escape, fire ladder, or fire stairs
- **Not permitted:** exits that are not accessible due to conditions such as debris, storage, doors or windows nailed shut or broken locks

Evidence of Infestation

- All structures shall be kept free from insect and rodent infestation
- All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health
- After extermination, proper precautions shall be taken to prevent re-infestation

Rubbish and Garbage

- Interior, exterior and common areas of dwellings shall be free from any accumulation of rubbish, garbage, discarded furniture, or other debris that might harbor insects and rodents.
- Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved leak proof containers provided with close-fitting cover, garage chutes, or dumpsters

Interior Stairs and Common Halls

- Every exterior or interior flight of stairs having more than four risers shall have a handrail on one side
- Stairs, landings, balconies, porches, decks, ramps, or other walking surfaces which are more than 30 inches above the floor or grade below shall have a guardrail
- Handrails shall installed in accordance with local codes
- Not permitted: Loose, broken, or missing steps and rails

Elevators

- Must meet local licensing practices

Site and Neighborhood Condition

- No buildings on or near the property that pose serious hazards
- No evidence of flooding or major drainage problems
- No evidence of mudslides, large land settlement or collapse
- No open sewage or wells in the proximity
- No abnormal air pollution or smoke that continues and is determined to seriously endanger health

**Smoke Detectors*

- Operable detectors required on each level of the dwelling unit including basements
- Detectors must be install in accordance with current NFPA standards

**Carbon Monoxide Detectors* Minimum of one, required in units where any gas appliance or heat system is utilized

***Defective units must be repaired or replaced within 24 hrs.**