

Appendix A: Housing Quality Standards

Version 1.4 (updated October 22, 2024)



Introduction

The Single Family Repair and Replacement Program has developed these Housing Quality Standards (HQS) as a guide to identifying and correcting conditions in single family homes to be rehabilitated. All single-family construction work shall adhere and comply with these standards as well as State and local building codes, ordinances, and zoning requirements, as applicable.

The intent of the HQS is to provide minimum standards for the repair of homes that sustained damage from Hurricane Ian. With a baseline of decent, safe, sanitary, and resilient, any and all repairs and replacements completed through this program must be to the standards set forth below. The HQS outlines the level of work required by the County of Volusia for homes receiving rehabilitation assistance.

The rehabilitation of single-family homes must address all conditions that threaten the immediate health or safety of occupants, and provide sanitary living conditions. When appropriate, assistance may be provided for safety and resiliency from future weather-related events, regardless of whether the root cause of the deficiency was Hurricane Ian. The HQS are provided as a minimum and do not include all applicable building codes, material accessibility standards, installation methods or other requirements that apply to construction.

The HQS shall not overrule or contradict any federal, state, or jurisdictional requirements. All projects must follow applicable statutes, codes, ordinances, standards and regulations. Inspections will be conducted to confirm compliance with HQS. The HQS will incorporate Green and Resilient Building Standards of construction and utilize ENERGY STAR rated efficiency equipment where applicable.

General Conditions

Specifications:

The following apply to all construction projects carried out by the program:

- Installation of all products and materials shall be in accordance with the manufacturer's installation instructions and local code requirements.
- All products and materials shall be new, i.e., the Single Family Repair and Replacement Program will not install pre-existing applicant supplied materials or appliances.
- Economy/Standard grade materials will be used in accordance with Xactimate pricing..
- All electrical work shall comply with the National Electrical Code (NEC) if required by the authority having jurisdiction and be completed by a state licensed electrician.
- All plumbing work shall comply with the International Plumbing Code if required by the authority having jurisdiction and be completed by a state licensed plumber.
- All HVAC work shall comply with the International Mechanical Code if required by the authority having jurisdiction and be completed by a state licensed HVAC technician.

Definitions:

- "Install" means to purchase, deliver, set up, test and warranty a new component.
- "Rehabilitation" refers to the repair or restoration of a single family housing unit that has sustained damages caused by Hurricane Ian.
- "Replace" means to remove and dispose of a component in addition to the installation of a new component.
- "Repair" means to return a component to like new condition through replacement of parts.
- "Reinstall" means to remove, clean, store, and install the same component.

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- “Balcony” means a platform protruding from a wall that is enclosed by railings and does provide access to the ground.
- “Deck” means wooden platform attached to a house that may or may not be enclosed by railings and does provide access to the ground. Decks may be eligible if properly permitted.
- “Porch” means a paved or wooden surfaces having a roof and attached to the primary structure.
- “Patio” means a ground level paved surface without a roof.

Green and Resilient Building Standards:

For Substantially Damaged Homes:

All substantially damaged homes will meet or exceed the ICC-700 National Green Building Standards (NGBS).

For Non-Substantially Damaged Homes:

ORR will follow the guidelines specified in the HUD CPD Green Building Retrofit Checklist, to the extent applicable to the particular building type being retrofitted, available at:

<https://www.hud.gov/sites/dfiles/CPD/documents/CPD-Green-Building-Retrofit-Checklist.pdf>

Energy Efficiency:

Products and appliances replaced as part of the program project must be ENERGY STAR-labeled, as applicable.

Health & Safety:

Decent, Safe, and Sanitary:

In general, a home that is decent, safe, and sanitary, is one that meets the following criteria:

- Is structurally sound, clean, weathertight, and has adequate dwelling space;
- Has adequate heating and cooling for local climatic conditions;
- Provides reasonable accommodations for occupants with accessibility issues;
- Ensure that all residents live in safe, habitable dwellings, the items and components located inside and outside the dwelling must be functionally adequate, operable, and free of health and safety hazards.

Accessibility Needs:

Homes occupied with a household member with a documented disability may request modifications to the home based on the specific need of the household member and available accessibility options from the program. Home modifications may include accessibility improvements, and/or devices that will allow the household member to remain independent in their own home. Any accessibility feature that was present in the home of a disabled person and damaged due to the storm will be assessed for replacement.

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Lead-Based Paint:

All homes built prior to 1978 that will be rehabilitated should receive a lead-based paint inspection by a qualified inspector prior to program project award. An EPA Certified Firm and an EPA Certified Lead Renovator shall be required to work on homes tested, and found positive, for lead-based paint as well as those presumed to have lead-based paint present.

The rehabilitation of homes built prior to 1978 shall comply with the Environmental Protection Agency's (EPA) Renovation, Repair and Painting Final Rule (RRR). Federally funded rehabilitations shall comply with the HUD Lead Safe Housing Rule and homeowners cannot opt out of work practice requirements.

Asbestos:

Potential disturbance of any asbestos containing materials shall be identified by the assigned contractor and addressed in accordance with all Federal regulations.

Smoke Alarms and Carbon Monoxide Alarms:

All homes must have functional smoke alarms as required by the building code, and homes that contain gas utility services must also include carbon monoxide alarms or as required by code.

Wood Destroying Organisms (WDO):

All homes shall be free from visible infestations of WDO. If required, inspections shall be performed by state licensed extermination contractors if evidence of infestation exists. One or more of the following termite treatments shall be included in the rehabilitation if infestation is observed:

- chemical termiticide treatment
- termite baiting system installed and maintained according to the manufacturer's label
- use of pressure-preservative treated wood
- use of naturally durable termite resistant wood
- and/or termite shields

Site Conditions

Grading & Draining:

The program will address grading and drainage issues on a case-by-case basis. Either sod will be placed or bare Earth will be seeded wherever grading has taken place.

Paving & Walkways:

Essential paving, such as front walkways, door landings, and driveways, that have defects and cracks that present a tripping hazard and/or elevation between paving pieces must be repaired to protect against tripping hazards in accordance with local building code. Municipal sidewalks shall not be addressed through this program.



Exterior Building

Exterior Siding:

Repair Criteria	Replacement Criteria
Siding and trim that is not intact, weatherproof, or has deteriorated/ing paint within 25% of the damaged exterior walls/surfaces, where repair can be completed with in-kind materials and color. Siding damage that cannot be repaired with in-kind materials shall be replaced with fiber cement board.	Siding and trim that is not weatherproof and is deteriorated/ing beyond the repair criteria. If less than all exterior sides/elevation must be replaced, then all such replacements will be with the in-kind materials and color of the pre-existing siding, if available. When replacement of all exterior walls/surfaces is required, fiber cement board must be used

Exterior Porches [paved or wooden surfaces having a roof]:

Repair Criteria	Replacement Criteria
Deteriorated and unsafe porch components, including uneven surfaces and railings, must be repaired to remove structural deficiencies. Wire mesh screens that are unfastened but otherwise in-tact may be repaired.	Deteriorated porches that prohibit safe egress that cannot be repaired shall be replaced. Deteriorated structural components shall be replaced with similar materials as allowed by the program; wood materials must be pressure-treated. Wire mesh screens that are torn, rusted, or otherwise irreparable must be replaced.

Exterior Railings:

Repair Criteria	Replacement Criteria
Deteriorated and unsafe handrails must be repaired with similar materials.	Deteriorated, missing or unsafe handrails shall be replaced.

Exterior Steps:

Repair Criteria	Replacement Criteria
Deteriorated, unsafe and/or uneven surfaces. Repairs shall match existing materials.	Deteriorated and unsafe steps shall be replaced.

House Numbers:

Shall be affixed to the structure in accordance with local code and clearly visible from the roadway.

Foundation and Structure

Foundations:

Foundations that are not sound, level, free from movement, or show other visible signs of damage, shall be addressed on a case-by-case basis.



Structural Walls:

Structural wall concerns that are identified shall be assessed on a case-by-case basis.

Windows and Doors

Interior Doors:

Repair Criteria	Replacement Criteria
Bathroom and bedroom doors that do not operate smoothly and/or have minor defects that are cosmetic in nature such as scratches.	Bathroom and bedroom doors that do not operate smoothly and have major defects shall be replaced a product consistent with the style of existing doors including hardware with locking knob(s).

Exterior Doors [including garage access doors for attached garage]:

Repair Criteria	Replacement Criteria
Exterior doors or Garage access doors that do not operate smoothly, have a non-functioning lock set/dead bolt, have inadequate or damaged weather stripping that does not provide a water/air tight seal, or other minor defects.	Exterior doors or Garage access doors that do not meet current code requirements and/or has major defects. Main entry door shall have a peep hole. Main and secondary doors shall include deadbolts, keyed to match throughout the home.

Overhead Garage Doors:

Repair Criteria	Replacement Criteria
None	If damaged, shall be replaced.

Windows:

Repair Criteria	Replacement Criteria
Windows that have damaged caulking, broken panes, damaged lock sets.	Non-operational, including non-weather-tight windows, that are not repairable. All wood frame windows shall be replaced. Replacement windows shall be low-E, vinyl windows.

Roofing

Flat & Low Slope Roofs:

Repair Criteria	Replacement Criteria
If 10% or less of the surface area of the flat or low sloped roof shows evidence of damage.	Damage of flat or low sloped roofs in excess of 10% of the surface area of the roof shall be replaced. Roofs that are in excess of 15 years shall be replaced, as confirmed by building permit records.



Pitched Roofs:

Repair Criteria	Replacement Criteria
If 25% or less of the surface area of the pitched roof shows evidence of damage.	Damage of pitched roofs in excess of 25% of the surface area of the roof shall be replaced. All new roofs shall be 30 year architectural shingle with ice and water shield underlayment. All valleys, flashing, drip edges and eave drips shall be replaced with new material. Roofs that are in excess of 15 years shall be replaced, as confirmed by building permit records.

Roof Ventilation:

Repair Criteria	Replacement Criteria
None.	When ventilation codes are not being met, when a continuous run of ridge vent is damaged, and/or a roof is being replaced, a ridge vent ventilation system shall be installed.

Soffit & Fascia:

Repair Criteria	Replacement Criteria
Soffit and/or fascia that is missing, damaged, rotted, or non-functioning. Repaired soffit and/fascia shall be repaired with similar materials, if available. If similar materials are not available, the entire soffit should be replaced within each architectural break.	If more than 50% of soffit and/or fascia is missing, damaged, rotted, or otherwise non-functioning within each architectural break, then the entirety of the soffit/and fascia should be replaced within that architectural break with similar materials, depending on availability, as those on the other exterior sides of the home. If repair is not feasible, total replacement of fascia is required, the minimum standard will be vinyl or aluminum. If total replacement of soffit is required, the minimum standard shall be vented fiber cement board.

Gutters & Downspouts:

Repair Criteria	Replacement Criteria
Gutters and downspouts that are leaking and gutters that do not collect storm water from all lower roof edges, have visible gaps in seams, and are otherwise inoperable due to defects.	Gutters and downspouts that are inoperable and/or have significant defects or roof systems without gutters and/or downspouts should have gutters and downspouts installed. All replaced gutters shall be Seamless K and downspouts shall be properly connected. Replaced gutters shall be free from debris and function as to move all storm water away from the building and prevent water from entering the structure. Concrete splash blocks shall be installed to move water away from the foundation.



Insulation and Ventilation

Insulation:

Repair Criteria	Replacement Criteria
Not applicable	Insulation does not meet current insulation rating requirement(s) or is compromised of its R value shall be replaced. All attic insulation replacement must include baffles as necessary.

Bathroom:

Repair Criteria	Replacement Criteria
Not applicable	Missing or inoperable ventilation systems required to meet code requirement(s). Vent systems must be in close proximity to the shower stall.

Kitchen:

Repair Criteria	Replacement Criteria
None.	Missing or inoperable ventilation systems required to meet code. Replacement may be ductless or ducted to the exterior. Replacement ducts shall avoid roof penetration whenever possible.

Interior Standards

Trim/baseboard/molding

Repair Criteria	Replacement Criteria
None.	Any full-length wall area that has missing or unrepairable trim/molding/baseboard shall be replaced with Xactimate builder grade materials.

Interior Walls and Ceilings:

Repair Criteria	Replacement Criteria
None.	Damaged wood paneling shall be replaced with drywall.

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Flooring:

Repair Criteria	Replacement Criteria
Continuous floor spans with no natural break having no more than 10% damage may be repaired with in-kind material and color, if available.	Unreparable damaged flooring shall be replaced with 4 mm thick vinyl floor plank or standard grade carpet with padding, based on existing floor type. Carpeting that is present in wet areas such as kitchens and/or bathrooms, or other areas that the applicant deems inappropriate, shall be replaced with vinyl floor plank.

Closets:

Repair Criteria	Replacement Criteria
None.	As conditions permit, bedroom closets shall have a minimum of one shelf and a rod; Kitchen pantries shall have three to six shelves; and linen closets shall have three shelves.

Kitchen Cabinets (lower):

Repair Criteria	Replacement Criteria
Damages not involving the structural integrity of the cabinet or of a superficial nature may be replaced when feasible.	Damages that affect the structural integrity of the cabinet or when a match cannot be made.

Kitchen Cabinets (upper):

Repair Criteria	Replacement Criteria
Damages not involving the structural integrity of the cabinet or of a superficial nature.	Damages that affect the structural integrity of the cabinet or when a match cannot be made.

Kitchen Countertops:

Repair Criteria	Replacement Criteria
Not applicable	Existing or missing countertops that provide less than six linear feet of workspace; countertops and back splash are damaged or cracked, or show signs of leaking.

Bathroom Vanities

Repair Criteria	Replacement Criteria
none.	Damages that affect the structural integrity of the unit.



Plumbing

Drain, Waste, Vent Lines:

Repair Criteria	Replacement Criteria
None.	When walls are removed exposing drain, vent and waste lines that are leaking, deteriorated, and non-functioning when repair isn't feasible. Waste and vent lines must function without losing the trap seal. No lines shall have cross connections which permit contamination of water supply or back siphonage between fixtures.

Plumbing Fixtures:

Repair Criteria	Replacement Criteria
None.	Inoperable, broken or missing fixtures.

Water Heaters:

Repair Criteria	Replacement Criteria
None.	All water heaters more than seven years in age shall be replaced.

Water Supply and Distribution Systems:

Repair Criteria	Replacement Criteria
None.	Lead or galvanized pipes shall be replaced in all circumstances where such materials are obvious and visible.

Septic Tanks:

Septic tanks at Damage Assessment, visual signs of damage/issues that are identified will result in a scope of work addition for pump-out and pressure-testing as to whether repair or replacement is needed.



Heating, Ventilation, and Air Conditioning

Heat and Air Conditioning:

Repair Criteria	Replacement Criteria
<p>Central air conditioners, split systems, and/or heating systems under ten years in age that have inoperable compressors, fans, or other components that cause an inconsistent internal temperature may repaired.</p> <p>Ductwork that shows signs of microbial growth must be cleaned. If cleaning is not feasible, the ductwork may be replaced.</p>	<p>Central air conditioning, split systems, and/or heating systems that cannot be repaired, are over ten years in age, currently operate using an R-22 refrigerant, or are not present. Replaced units shall be properly sized to the dwelling with a minimum of a 15-SEER rating.</p> <p>Ductwork that is rusted, shows signs of microbial growth that cannot be cleaned, or shows other signs of being compromised, shall be replaced.</p>

Electric

Ground Fault and/or Arc Fault Interrupter Circuits:

Repair Criteria	Replacement Criteria
<p>Not applicable.</p>	<p>Non-functioning GFCIs, those located in wet areas, or when missing from areas required by code.</p>

Electric Distribution:

Repair Criteria	Replacement Criteria
<p>Existing outlets, switches, and fixtures that are inoperable or not flush to wall; or visibly hazardous wiring; ungrounded receptacles.</p>	<p>Existing outlets, switches, and fixtures that are improperly wired, sized, or missing.</p>

Service and Panel:

Repair Criteria	Replacement Criteria
<p>Main service disconnects that are not clearly marked. Service panels that are not securely fastened to the dwelling, , or have conductors entering the service that do have proper connectors,.</p>	<p>Main service disconnects that are not accessible. Service panels with significant damage that are non-repairable, and/or repairs that do not meet current code requirements. Known defective or obsolete panels such as Challenger, Zinsco/Solvania, Federal Pacific, or fused panels are to be replaced.</p>



Appliances:

Refrigerator:

Repair Criteria	Replacement Criteria
Not applicable.	Inoperable units or those otherwise compromised by water.

Stove:

Repair Criteria	Replacement Criteria
Not applicable.	Inoperable units or those otherwise compromised by water.

Dishwasher:

Repair Criteria	Replacement Criteria
Not applicable.	Inoperable units or those otherwise compromised by water.