



Introduction

The Single Family Repair and Replacement Program, hereafter referred to as “Program” has developed these Housing Quality Standards (HQS) as a guide to identifying and correcting conditions in single family homes to be assisted through the Program. 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 Program, with a baseline of decent, safe, and sanitary. 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 Program assistance.

The work 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 resilience from future weather-related events, regardless of whether the root cause of the deficiency was related to the presidentially declared disaster(s). 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 may 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.

**Note: The program will not repair unpermitted or unlawfully converted sections of the primary dwelling; this includes but is not limited to porches and the like converted to living space.*

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.
- “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.



Green and Resilient Building Standards:

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 and weathertight;
- Has adequate heating and cooling for local climatic conditions;
- Ensures that all residents live in a safe, habitable dwelling.
- Has necessary components that are functionally adequate, operable, and free of health and safety hazards.

Any other elements that do not fundamentally address the above bullets will not be funded through this program.

Accessibility Needs:

Homes occupied with a household member with a 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.

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.

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.

All homes built prior to 1978 that will be demolished for new home reconstruction through the Program must utilize a demolition process that ensures dust suppression.

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 or have attached garages must also include carbon monoxide alarms or as required by code.

Wood Destroying Organisms (WDO):

If evidence of infestation exists, and has a confirmed need for repair by the Program, one or more of the following termite treatments may be included in the rehabilitation:

- chemical termiticide treatment and/or tenting
- termite baiting system installed and maintained according to the manufacturer's label

Site Conditions

Grading & Draining:

The program may address grading and drainage issues on a case-by-case basis where the topography of the lot has been confirmed by the Program to cause flood impacts on the existing primary structure.

Paving & Walkways:

Essential paving, such as front walkways, door landings, and driveway parking pads, that have tripping hazards present may be addressed on a case-by-case basis by the Program in accordance with local building code. Tripping hazards for this purpose are defined, at a minimum, as changes in attached elevations of the area at or in excess of ½ inch. Municipal sidewalks shall not be addressed through this program unless specifically directed, in writing, by the Program.

Vegetation:

Trees and other vegetation that pose a severe safety risk to the structure may be reviewed and addressed by the Program on a case-by-case basis.



Exterior Building

Exterior Walls & Siding:

Repair Criteria	Replacement Criteria
Physical defects such as holes smaller than a ¼ inch in diameter, and/or cracks that do not cause separations in the material shall be sealed.	Deterioration beyond the repair criteria.
Masonry joints that have deteriorated a minimum of ¼ inch from the masonry face, or where the mortar is soft, powdery, or crumbling, or there are significant cracks or voids present, shall be re-pointed.	Paint that is missing or deteriorated shall be repainted, with all elevations matching.
Siding, trim, or other façade materials that are not intact, weathertight, or have deterioration, within 25% of each damaged exterior wall/surface, where repair can be completed with in-kind materials and color should be repaired.	When replacement of all exterior walls/surfaces is required, fiber cement shall be used; consideration of alternative materials must be approved by the Program in writing.
	Replacement elevations shall be aesthetically consistent with the adjoining elevations.

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

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 intact may be repaired.	Deteriorated porches that prohibit safe egress that cannot be repaired shall be replaced.
Pool enclosures are not eligible for repair under the Program.	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.
	Pool enclosures are not eligible for replacement under the Program.

Exterior Railings:

Repair Criteria	Replacement Criteria
Handrails and/or balusters with less than 10% of deteriorated or missing components should be repaired with similar materials.	Deteriorated, missing or unsafe handrails and/or balusters shall be replaced.

Exterior Steps & Stairs:

Repair Criteria	Replacement Criteria
Deteriorated, unsafe and/or uneven non-concrete steps and/or stairs at a quantity of 50% of the surface space or less shall be repaired with in-kind materials.	Steps and/or stairs systems that are not structurally sound or have separated from the attached unit shall be replaced with concrete or pressure treated wood.

Appendix A: Housing Quality Standards

Version 1.5 (updated July 21, 2025)



House Numbers:

Shall be affixed to the structure in accordance with local code and clearly visible from the roadway. Numbers affixed with adhesive are not permitted.

Foundation and Structure

Foundations:

Structures with significant foundational concerns such as those that are not sound or level, free from movement, or show other visible signs of damage should be flagged in the damage assessment report and include the “Structural Assessment” line item and photographic evidence of the area(s).

Foundations confirmed by the Program to have significant concerns may be provided with a proposed pathway of reconstruction as the Program will not make repairs to foundations on existing structures.

Structural Walls:

Structural wall concerns such as those that show possible movement or lack of stability should be flagged in the damage assessment report and include the “Structural Assessment” line item and photographic evidence of the area(s).

Structural wall concerns confirmed through the Program may be provided with a proposed pathway of reconstruction.

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 gouges or holes larger than a ¼ inch in diameter shall be repaired.	Bathroom and bedroom doors that do not operate smoothly or have major defects shall be replaced with 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, including garage access doors, that do not operate smoothly, have a non-functioning lockset/deadbolt, have inadequate or damaged weatherstripping that does not provide a water/airtight seal, or other minor defects that could impact the security of the door shall be repaired.	Doors that do not meet current code requirements and/or repair criteria. Non-MHU doors shall be steel encased solid core 6 panel product. MHU doors shall be provided as supplied by the manufacturer. Main entry door shall have a peep hole. All exterior doors shall include deadbolts, keyed to match throughout the home.



Overhead Garage Doors:

Repair Criteria	Replacement Criteria
Garage door systems that are offtrack or have other minor deficiencies impacting operation. Garage door openers are not eligible for repair.	Garage door systems that cannot be repaired shall be replaced with a system that includes a garage door opener. Non-functional garage door openers shall be replaced.

Windows:

Repair Criteria	Replacement Criteria
Windows that have damaged caulking, broken panes and/or damaged lock sets.	Non-operational, including non-weathertight windows, that are not repairable. Windows in bedroom areas that do not meet egress or have a secondary means of escape from the room. Replacement windows shall be low-e, double pane, single hung, standard size vinyl windows. In the event that a window being replaced does not match the other window material and style on the same elevation, all non-matching windows on that elevation shall be replaced to match the new window material and style.

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 and secondary water barrier system. 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
<p>Soffit and/or fascia that is missing, damaged, rotted, or non-functioning at a quantity of less than 50% within each architectural break.</p> <p>Repaired soffit and/fascia shall be repaired with in kind materials.</p>	<p>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 affected area should be replaced within that architectural break with in kind materials to those on the other exterior sides of the home.</p> <p>If soffit repair is not feasible and total replacement is required, the minimum standard will be vented vinyl or vented aluminum.</p> <p>If fascia repair is not feasible and total replacement is required, the minimum standard shall be aluminum or fiber cement.</p>

Gutters & Downspouts:

Repair Criteria	Replacement Criteria
<p>Gutters and downspouts that are leaking and/or do not collect storm water from all lower roof edges, have visible gaps in seams, and/or are otherwise inoperable due to defects can be repaired.</p>	<p>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.</p> <p>All replaced gutters shall be Seamless K style with downspouts properly connected, be free from debris, and function as to move all storm water away from the building.</p> <p>Splash blocks shall be installed at each downspout that expels to exposed earth that does not extend beyond the drip line.</p> <p>The splash blocks may be made from concrete, plastic, or recycled material and must be able to move water away from the foundation.</p>



Insulation and Ventilation

Insulation:

Repair Criteria	Replacement Criteria
Not applicable	<p>Insulation that is missing or damaged in attic shall be replaced.</p> <p>All attic insulation replacement must include baffles as necessary.</p> <p>Insulation material shall be blown-in Cellulose or Fiberglass through batt or loose-fill.</p> <p>Insulation in walls and floors should only be replaced when repair or replacement of the wall or floor is required.</p>

Bathroom:

Repair Criteria	Replacement Criteria
Not applicable	<p>Missing or inoperable ventilation systems In bathrooms without a window that opens.</p> <p>Vent systems must be installed in close proximity to the shower stall.</p>

Kitchen:

Repair Criteria	Replacement Criteria
Ducted ventilation systems that are missing components.	<p>Missing or inoperable ventilation systems required to meet code.</p> <p>Replacement may be ductless or ducted to the exterior.</p> <p>Replacement ducts shall avoid the creation of new roof penetration whenever possible.</p>

Interior Standards

Trim/baseboard/molding

Repair Criteria	Replacement Criteria
Single wall spans of baseboard, trim, and molding that is significantly deteriorated or missing shall be repaired with in kind materials matching other areas of the room.	<p>When in kind material cannot be achieved, all trim, molding, or baseboard in the room shall be replaced.</p> <p>Baseboard shall be replaced with 3.25" material.</p> <p>Trim/molding shall be replaced with no less than 1" material.</p>



Interior Walls and Ceilings:

Repair Criteria	Replacement Criteria
Physical defects such as drywall holes or water stains no larger than 4" by 4" shall be patched and finished with a matching texture and paint.	<p>Deterioration beyond the repair criteria.</p> <p>Moisture resistant wall and ceiling material shall be used in kitchens, bathrooms, and laundry rooms.</p> <p>Ceilings shall be textured with orange peel or knock down.</p> <p>Interior wall repairs that require painting shall have the paint matched to the existing walls within the room. In the event that paint cannot be matched, all walls in the room shall be painted with a flat white paint.</p>

Flooring (only within conditioned living space):

Repair Criteria	Replacement Criteria
<p>Continuous floor spans with no natural break having no more than 10% damage may be repaired with in-kind material and color, if available.</p> <p>Tile floor systems shall be repaired by replacing the individual damaged tiles within kind material and color.</p>	<p>Unrepairable damaged flooring or missing floor coverings shall be replaced with 4 mm thick vinyl floor plank or standard grade carpet with padding.</p> <p>Vinyl floor planks shall be used unless the existing floor type is carpet or the Program deems vinyl inappropriate for an area.</p> <p>Carpeting that is present in wet areas such as kitchens and/or bathrooms shall be replaced with vinyl floor plank.</p>

Closets:

Repair Criteria	Replacement Criteria
<p>Repair to closets and/or pantry areas are limited to walls, ceilings, flooring, and doors.</p> <p>Aesthetic repairs are not eligible.</p>	<p>Unsafe mechanical and/or utility closets shall be replaced.</p> <p>Closet and pantry replacement is considered under reconstruction projects only:</p> <ul style="list-style-type: none"> • Bedroom closets shall have a minimum of one shelf and one rod • Kitchen pantries shall have three to six shelves • linen closets shall have three shelves

Kitchen Cabinets (upper & lower):

Repair Criteria	Replacement Criteria
Damages not involving the structural integrity of the cabinet such as deteriorated floor base, inoperable or missing doors, and/or missing or broken knobs.	Damages that affect the structural integrity of the cabinet.



Kitchen Countertops:

Repair Criteria	Replacement Criteria
Countertops with minor damage that can be repaired with in kind material.	Missing countertops or existing that cannot be repaired.

Bathroom Vanities

Repair Criteria	Replacement Criteria
Damages not involving the structural integrity of the cabinet such as deteriorated floor base, inoperable or missing doors, and/or missing or broken knobs.	Damages that affect the structural integrity of the unit.

Plumbing

Drain, Waste, Vent Lines:

Repair Criteria	Replacement Criteria
None.	<p>Drain, vent and waste lines that are leaking, deteriorated, and non-functioning shall have the impacted area replaced.</p> <p>Waste and vent lines must function without losing the trap seal.</p> <p>No lines shall have cross connections which permit contamination of water supply or back siphonage between fixtures.</p>

Plumbing Fixtures:

Repair Criteria	Replacement Criteria
Fixtures that have a loose or missing seal.	Inoperable, broken or missing fixtures.

Water Heater Systems:

Repair Criteria	Replacement Criteria
<p>Tanked units at or above the finished floor elevation of the living space without a pan, or with a deteriorated pan, shall have a new pan installed.</p> <p>Tankless water heaters are not repairable by the Program.</p>	<p>Inoperable water heaters shall be replaced with a tanked system.</p> <p>All tanked water heaters more than seven years in age shall be replaced.</p>

Water Supply and Distribution Systems:

Repair Criteria	Replacement Criteria
None.	<p>Lines that are leaking, deteriorated, and non-functioning shall have the impacted area replaced.</p> <p>No lines shall have cross connections which permit contamination of water supply or back siphonage between fixtures.</p>



Septic Tank Systems:

Repair Criteria	Replacement Criteria
Missing drainfield lids/caps.	<p>Systems with waste back-up into the dwelling shall be pumped out as part of an initial rehabilitation scope to determine if repair or replacement of the system is necessary through change order.</p> <p>Units with access to public sanitation systems under this criterion shall be hooked up to the public system.</p>

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 functionally necessary components shall be repaired.</p> <p>Ductwork that shows signs of microbial growth must be cleaned.</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, or its SEER2 equivalent.</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
Not applicable.	Non-functioning or missing GFCIs in wet areas, or other areas as required by code.

Electric Distribution:

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



Service and Panel:

Repair Criteria	Replacement Criteria
<p>Main service disconnects that are not clearly marked.</p> <p>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.</p> <p>Service panels with significant damage that are non-repairable, and/or repairs that do not meet current code requirements.</p> <p>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
N/A	Inoperable units or those otherwise compromised by flood water.

Stove:

Repair Criteria	Replacement Criteria
Missing or broken knobs shall be replaced with in kind material.	Inoperable units or those otherwise compromised by flood water.

Dishwasher:

Repair Criteria	Replacement Criteria
Inoperable units shall be repaired whenever possible.	Inoperable units that cannot be repaired or were compromised by flood water.

All other appliances:

Repair Criteria	Replacement Criteria
N/A	N/A