



SUB-STANDARD HOUSING CHECKLIST

BUILDING

1. All sills, girders, floor joists, and any other structural members will be free of any defects to include termite damage, water damage, rot, or deflection.
2. Sills, girders, floor joists and any other structural members are within 18" of earth, they must be pressure treated material.
3. If necessary all spans of sills, girders, floor joists, and any other structural members will be brought into compliance with current span tables.
4. Exterior Walls will be free of any defects to include holes, cracks, termite damage, water damage, or rot.
5. All siding will be kept in good repair and provided with proper protective treatment, such as pressure treatment, paint, and caulking.
6. Foundation and Piers will be solid and capable of supporting of supporting its required loads.
7. All floors will be level and free of any defects to include holes, cracks, termite damage, water damage, rot and deflection.
8. Floors in the kitchen and bathroom will be provided with a cleanable surface, (sheet goods etc.).
9. Interior Walls will be plumb and all wall coverings will be free of any defects such as holes, cracks, etc.
10. All interior door jambs will be plumb and level to allow proper operation of doors.
11. All exterior door jambs will be plumb and level to allow proper weather tight operations of doors.
12. Under-Pinning will be provided with a brick or 4"block around entire perimeter of structure.
13. Access door for crawl space will be a minimum size of 18"X 24".
14. Crawl Space will be free of all vegetation and debris. Vents will be provided 1 sq. ft. per 150 sq. ft. of space. One (1) vent will be located at least 3' from each corner.
15. Each dwelling will be provided with at least one 3' X 6' 8" door to provide egress from structure.
16. Dwelling units will be separated by at least 1 hour fire wall extending from the floor to the underside of the roof sheathing.
17. Fire places and chimneys will be sealed with masonry products or removed.

18. Roof system shall be free of defects to include fascia, eaves, soffit, sheathing, vent screens, metal flashing, and shall be complete with all trim, moldings, brackets, braces, and support ICC Standard Building Practices.
19. Stairs and Porches will be free of any defects to include termite damage, water damage, rot, holes, cracks and deflection.
20. Porches will be level and if over 30" in height will be provided with a protective railing. Railing will be a minimum height of 36". Horizontal spacing of vertical members shall be a maximum of 4'.
21. Open sides of stairs with a total rise of more than 30" will be provided with sturdy handrails with same specs. As item #21.
22. Kitchen facilities will include food preparation surfaces impervious to water and free of defects which could trap food or water shelving, cabinets, or drawers for storage of food, cooking, and eating utensils.
23. Windows will be in good repair (no defects from termite damage, water damage or rot) & will be in compliance with Fire Safety Egress. Windows will be air/ weather tight & be in compliance with Energy Conservation Code.
24. Insulation will be installed in exterior walls (min. R – 13), attic (min. R – 30), and crawl space (min. R – 19).

MECHANICAL

1. Approved and listed heating will be provided to maintain a room temperature of 68 degrees at a point of 3' above the floor in all habitable rooms. All heating appliances will be thermostatically controlled.
2. Vented gas appliances will be vented according to code or manufacturers specifications.
3. If A/C is installed all condensates lines will be provided with a water seal, (P-Trap).
4. Gas piping shall be installed according to code and shall be pressure treated.
5. All flex ducts will be supported by 1 ½ inch straps a minimum of 5' apart.

PLUMBING

1. Every dwelling will be provided with a kitchen sink, lavatory, tub or shower, and a water closet, all in good working order and properly connected to an approved water and sewer system.
2. Hot and cold water will be provided to each dwelling to all plumbing fixtures except water closet.
3. Shut-off valves will be provided at all plumbing fixtures to allow for maintenance.
4. Water heaters will be installed ICC standard plumbing code.

ELECTRICAL

1. 100 amp service will be minimum allowable.
2. Circuits will include; G.F.C.I. circuit in kitchen, G.F.C.I. circuit in bathrooms, 20 amp circuit for refrigerator, 20 amp laundry circuits, at least one general lighting circuit. Each bedroom will be on separate circuit including light. This is on an arc fault breaker.
3. Switched lighting will be provided for each habitable room.
4. All wiring will be as needed. 12/2 with ground wire only.
5. Panels not mounted back to back with meter base will be provided with a four wire feeder to the panel with the neutral and ground isolated at panel, with main disconnect outside.
6. Smoke detectors in each bedroom hard wired with battery backup and outside each bedroom. One must be a carbon monoxide detector outside bedroom within 10ft.
7. Tamper resistance outlets required.

GENERAL NOTES

1. Premises must be treated for infestation prior to issuance of C.O.
2. Permits must be obtained by licensed contractor that will be performing work, prior to commencement of work.
3. All parties involved in work should be familiar with all codes adopted by this jurisdiction.
4. A Scope of Work/ building plans & construction schedule must be submitted & approved prior to permitting.