

**Hamilton County Community Development
Neighborhood Stabilization Program
Rehabilitation Standards**

General Code Compliance Requirements

A. Existing Code Sources: All new rehabilitation work performed, as well as new construction, must meet the requirements of the "2006 Residential Code of Ohio." This document can be accessed online at:

(<http://publicecodes.citation.com/st/oh/st/OH-P-2005-000004.htm>)

B. Housing Quality Standards: All units assisted with NSP funds must meet the housing quality standards in 24 CFR 982.401.

C. Accessibility Standards: All units assisted with NSP funds must meet the accessibility requirements of 24 CFR Part 8, which implements Section 504 standards.

D. Lead Based Paint Standards: All units assisted with NSP funds must meet the lead based paint regulations as specified in Section 401(b) of the Lead Based Paint Poisoning Prevention Act, and 24 CFR Part 35 Subparts B and J.

Energy Efficiency Standards

Energy efficiency modifications and visitability features are strongly encouraged in the redevelopment of housing units. Requirements and suggestions are identified below:

Appliance Requirements

Stoves, refrigerators, and central air conditioning units are permitted to be installed where appropriate. Any new unit installed must conform with Energy Star Standards. Clothes washers, dryers, and dishwashers are permitted when all of the following conditions are met (refer to NSP Appliance Policy for more info):

1. NSP funds have rehabilitated or constructed the homes;
2. Installation of such appliances is comparable to unassisted homes in the local housing market;
3. Deed restrictions or covenants ensure that the appliances remain in the home, if appropriate;
4. Qualifying appliances meet or exceed Energy Star Standards.

Energy Efficiency/ Green Building Suggestions

1. High-Efficiency Toilets – if replacing existing toilets.
2. Low Flow Fixtures – if replacing faucets in the kitchen or bathroom.
3. Energy Star Water Heater, Furnace, Ceiling Fans, ventilation – if replacement is necessary.

4. Wall and Roof Insulation – Install formaldehyde-free wall and roof insulation; install insulation under siding; install attic insulation to R30; install insulation in walls to R19; use radiant barrier on attic floors.
5. Hard-surfaced flooring – Utilize hard-surfaced, resilient flooring materials such as, tile, wood, wood-laminate, bamboo, cork, natural linoleum, or finished concrete; use formaldehyde-free adhesives.
6. Recycled Content Carpet – When removing carpet, replace it with hard-surfaced flooring if possible. When carpet is installed, it should be tacked, not glued; use carpet products that are made from natural materials.
7. Windows and Doors – if replacing, adhere to Energy Star standards.
8. Paints and Finishes – Use only low- or zero-VOC paints, primers, sealants, adhesives, coatings, and other finishes; use recycled paint, water based or latex paints; use solvent-free adhesives and caulk.
9. Countertops – Use renewable or recycled materials.
10. Electric fixtures – Adhere to Energy Star standards; install CFL bulbs or LED bulbs.
11. Siding – Use alternates to wood, such as vinyl or recycled composite siding; caulk around windows and doors.
12. Roofing – Do not use LEAD roofing, boots or accessories; install recycled content asphalt shingles; provide light-colored or reflective roof; install 40-50 year shingle; install radian barrier sheathing.
13. Wood – Use naturally decay and termite resistant wood; use Forest Stewardship Council certified wood; recycle what is on job site.
14. Landscaping – Protect existing plants; use trees for shade on east and west; buildup soil around perimeter of home to drain water away; seed and straw.
15. Health and Safety – Install carbon monoxide detectors; replace furnace filters; repair or replace water heaters; repair gas leaks; install smoke detectors.

Visitability Suggestions

Visitability – Single-family housing designed in such a way that it enables persons with disabilities to visit friends, relatives, and neighbors in their homes. A house is visitable when it incorporates two simple design standards:

1. Providing a 32-inch clear opening in all interior and bathroom doorways;
2. Providing at least one accessible means of egress/ingress.