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County Executive

Macomb HOME Consortium Housing Property Standards

INTRODUCTION

The Macomb HOME Consortium Housing Property Standards (HPS) adopted by Macomb County shall apply to all housing projects involving rehabilitation assisted by the Macomb HOME Consortium (MHC) for the HOME Investment Partnerships Program (HOME) or by Macomb County for the Community Development Block Grant (CDBG) program

The HPS defines a standard and code compliance level necessary to maintain health, safety and building code compliance for decent, safe and sanitary affordable housing. The HPS utilizes the Michigan Building Code, Michigan Residential Code, Michigan Uniform Energy Code, Michigan Electrical Code, Michigan Rehabilitation Code for Existing Buildings, Michigan Mechanical Code, and Michigan Plumbing Code and local ordinances as applicable, and is intended to provide the minimum acceptable standards for existing single household dwellings rehabilitated whole or in part with MHC HOME funding. All housing rehabilitated with HOME funds must meet the MHC's HPS and comply with applicable local ordinances and zoning ordinances at the time of project completion.

Macomb HOME Consortium Housing

Property Standards

Accessibility	
Accessibility	
Property Standard	
Assisted housing must meet the accessibility requirements in 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. Rehabilitation may include improvements that are not required by regulation or statute that permit use by a person with disabilities.	

Health and Safety (Site, Bldg Ext., Bldg Systems)	
Asbestos	
Property Standard	
Housing rehabilitation projects will only be evaluated for the presence of asbestos where asbestos looking material is evident and in a friable condition or being disturbed as part of the housing rehabilitation project. Non-friable intact asbestos materials that are not creating a hazard such as cementitious exterior wall shingles may be left intact. Friable asbestos components such as boiler or pipe insulation, badly deteriorated cementitious shingles or deteriorated flooring will be removed and, if necessary, replaced with non-hazardous materials.	

Health and Safety (Site, Bldg Ext., Bldg Systems)	
Mold	
Property Standard	
Visible mold growth will be abated. When the cause of mold growth can be determined, steps to reduce or eliminate the cause will become part of the housing rehabilitation project work scope. Standard operating procedure will not include mold testing for housing rehabilitation projects.	

Health and Safety (Site, Bldg Ext., Bldg Systems)	
Fire Safety (Egress, Flammable Materials)	
Property Standard	
No bedrooms shall be located in attics or basements unless egress requirements are met. All flammable/combustible material shall be properly stored as part of homeowner responsibility.	

Health and Safety (Site, Bldg Ext., Bldg Systems)	
Fire and Carbon Monoxide Alarms	
Property Standard	
All dwellings participating in the Housing Rehabilitation Program will receive required smoke and carbon monoxide alarms as determined by applicable building codes.	

Health and Safety (Site, Bldg Ext., Bldg Systems)	
Bulk Debris and Clutter	
Property Standard	
All dwellings participating in the Housing Rehabilitation Program will be free of excessive debris and clutter. While exterior debris and clutter may become part of the housing rehabilitation project, interior debris and clutter will be the responsibility of the homeowner prior to participation in the program to ensure a safe and accessible work environment.	

Health and Safety (Site, Bldg Ext., Bldg Systems)	
Electrical Hazards	
Property Standard	
All dwellings participating in the Housing Rehabilitation Program will be evaluated for electrical hazards.	

Health and Safety (Site, Bldg Ext., Bldg Systems)	
Vermin / Insects	
Property Standard	
All dwellings participating in the Housing Rehabilitation Program will be free of excessive vermin and insects as part of homeowner responsibility.	

Site Review	
Grading	
Property Standard	
The ground around the dwelling shall be sloped away from foundation walls to divert water away from the structure.	

Site Review	
Unsafe Structures	
Property Standard	
Unsafe and blighted structures, including outbuildings, will be removed if not financially feasible to complete the repairs required to make them structurally sound, leak-free, with lead hazards abated. Outbuilding repairs and removal are only included with the housing rehabilitation project and will not be the primary focus for housing rehabilitation.	

Site Review	
Fencing	
Property Standard	
<p>Where necessary, repairs to existing fencing systems may be included in the housing rehabilitation project. Where fencing is beyond repair, removal may be included in the housing rehabilitation project scope of work.</p>	

Site Review	
Paving and Walks	
Property Standard	
<p>Tripping hazards greater than 1.5" will be addressed. Essential paving, such as front sidewalks and driveways with minor defects, will be repaired to match. Non-essential, highly deteriorated paving, such as sidewalks that are unnecessary will be removed and appropriately landscaped. Un-repairable essential walks and driveways will be replaced.</p>	

Site Review	
Trees and Shrubbery	
Property Standard	
<p>Trees that present a safety hazard because electrical wiring runs through them must be trimmed as directed. Trees or shrubbery that could damage the structural integrity of an adjoining building above or below the foundation should be removed. Trees that are dead, dying, or hazardous will be removed.</p>	

Site Review	
Swimming Pools	
Property Standard	
<p>Swimming pool repair or replacement will not be included in the housing rehabilitation scope of work.</p>	

Exterior Building Surfaces (Major System)	
Exterior Cladding	
Property Standard	
Siding and trim will be intact and weatherproof. Exterior walls shall be weather tight and not permit entry of water, snow, or wind into the interior.	

Exterior Building Surfaces (Major System)	
Exterior Railings	
Property Standard	
Existing handrails must be structurally sound. Sound railings may be repaired where it is possible to maintain the existing style and structural integrity. Exterior railing repair or replacement shall become part of the housing rehabilitation project where required by building code.	

Exterior Building Surfaces (Major System)	
Exterior Steps, Porches and Decks	
Property Standard	
Existing steps, porches and decks will be structurally sound, reasonably level, with smooth and even surfaces. Where deteriorated steps, porches and decks exist but are unnecessary, removal may be included as part of the housing rehabilitation project.	

Exterior Building Surfaces (Major System)	
Exterior House Numbers and Mailboxes	
Property Standard	
All dwellings shall have house numbers clearly displayed and an appropriate mail storage container.	

Foundations and Structure (Major System)	
Foundations	
Property Standard	
Foundations will be sound, reasonably level and free from movement. Foundations constructed of unacceptable materials may be evaluated for replacement or repair.	

Foundations and Structure (Major System)	
Floors (structural)	
Property Standard	
Structural flooring will be visually inspected, significant structural damage shall become part of the housing rehabilitation project.	

Foundations and Structure (Major System)	
Walls (structural)	
Property Standard	
Structural framing and masonry will be visually inspected, significant damage shall become part of the housing rehabilitation project.	

Foundations and Structure (Major System)	
Roofs (structural)	
Property Standard	
Structural framing will be visually inspected, significant damage shall become part of the housing rehabilitation project.	

Foundations and Structure (Major System)	
Additions	
Property Standard	
All existing additions to residential structures must be on a properly constructed foundation and must not evidence separation from the original structure. Adding an addition to an existing dwelling is not an allowable housing rehabilitation measure.	

Windows and Doors (Major System)	
Interior Doors	
Property Standard	
Baths, bedrooms and closets will have operable doors. All interior doors shall be capable of affording the privacy for which they are intended.	

Windows and Doors (Major System)	
Exterior Doors	
Property Standard	
All exterior doors shall be in good repair, weather tight and operate properly with lockable hardware.	

Windows and Doors (Major System)	
Windows	
Property Standard	
Primary Windows are not to be replaced unless they are rotted or deteriorated and are permitting the infiltration of air, snow or rain. Windows that are not repairable may be replaced. Primary windows may be replaced as a lead-based paint abatement measure.	

Windows and Doors (Major System)	
Basement Windows	
Property Standard	
Basement windows may be replaced with glass block or replacement windows when the existing window is deteriorated and permitting the infiltration of air, snow or rain.	

Roofing (Major System)	
Flat and Low-Slope Roofing	
Property Standard	
All roofs will be visually inspected for a useful life of five (5) years. Roofs that do not visually appear to have a useful life of five (5) years or greater shall be replaced as part of the housing rehabilitation project. Reconstruction of low-slope roof framing may occur whenever the area is leaking and the leaking cannot be prevented by installation of rolled roofing or rubberized roofing membrane.	

Roofing (Major System)	
Pitched Roofs	
Property Standard	
All roofs will be visually inspected for a useful life of five (5) years. Roofs that do not visually appear to have a useful life of five (5) years or greater shall be replaced as part of the housing rehabilitation project. Missing or leaking shingles and flashing shall be repaired on otherwise functional roofs.	

Roofing (Major System)	
Gutters and Downspouts	
Property Standard	

Gutters and downspouts must be in good repair, leak free and able to divert storm water from all lower roof edges. The system must move all storm water away from the building and prevent water from entering the structure.

Insulation and Ventilation (Major System)	
Infiltration	
Property Standard	
<p>All dwellings evaluated for the Housing Rehabilitation Program will be visually inspected for obvious infiltration areas that unwanted air, moisture and vermin may enter the dwelling. Elimination of infiltration of such undesired substances will fall within the work scope for the dwelling through the Housing Rehabilitation Program.</p>	

Insulation and Ventilation (Major System)	
Foundation Insulation	
Property Standard	
<p>Foundation insulation – When basements are unfinished the rim joist around the house shall be insulated with un-faced fiberglass insulation. Insulation within floor joist cavities or on the interior of the perimeter wall in crawl spaces may be considered and become part of the housing rehabilitation project work scope. In some instances perimeter crawl space insulation may be necessary to ensure that the mechanical and plumbing systems located within the crawl space are preserved.</p>	

Insulation and Ventilation (Major System)	
Exterior Walls	
Property Standard	
<p>Exterior wall insulation may become part of the housing rehabilitation project work scope when the framing is exposed. Exterior wall insulation R-Value will be determined by the depth of the cavity and building code.</p>	

Insulation and Ventilation (Major System)	
Attic Insulation	
Property Standard	
Attic Insulation may become part of the housing rehabilitation project work scope when deemed necessary to preserve the dwelling and/or ensure occupant comfort. Attic insulation R-Value will be determine by the depth of the space and building code.	

Insulation and Ventilation (Major System)	
Bathroom Ventilation	
Property Standard	
All bathrooms should have an operable window and/or a functional exhaust vent fan.	

Insulation and Ventilation (Major System)	
Kitchen Ventilation	
Property Standard	
All kitchens should have an operable window and/or a functional exhaust vent fan.	

Insulation and Ventilation (Major System)	
Roof Ventilation	
Property Standard	
Existing roof structures will be evaluated for inadequate or damaged roof venting. Replaced roof structures will be vented to code where applicable.	

Interior Standards
Interior Walls and Ceilings
Property Standard
Holes and cracks in walls and ceilings must be repaired and precautions taken to prevent future damage.

Interior Standards
Flooring
Property Standard
Damaged or deteriorated flooring will be repaired or replaced with new like materials. Where trip hazards exist, every attempt to correct the hazard will be made. Bathroom, kitchen and other water-susceptible floor areas will be covered with water-resistant flooring that is free from tears or tripping hazards.

Interior Standards
Kitchen and Bathroom Cabinets and Countertops
Property Standard
All kitchen and bathroom cabinets and countertops shall be decent, safe, sanitary and of adequate size to function as intended. Where existing cabinets and countertops are not found to be decent, safe, sanitary and of adequate size, replacement shall become part of the housing rehabilitation project work scope.

Electric (Major System)
Ground Fault Circuit Interrupter
Property Standard
Non-functioning GFCIs will be replaced. Kitchen counter, bathroom and laundry receptacles shall be replaced with a GFCI-protected receptacle or protected by a GFCI device where required by code. All exterior outlets will be GFCI protected.

Electric (Major System)	
Passage Lighting	
Property Standard	
Homes that are participating in the Housing Rehabilitation Program will be properly illuminated. Where proper illumination does not exist, lighting shall become part of the housing rehabilitation project work scope.	

Electric (Major System)	
Interior Electric Distribution	
Property Standard	
Wiring will be free from hazard and all circuits shall be properly protected at the panel. Every room shall have a minimum of two duplex receptacles, placed on separate walls and one light fixture or receptacle switched at each room entrance. Where the source wiring circuit is accessible (e.g.. first floor above basements, in gutted rooms, etc.), receptacles shall be grounded. All accessible switch, receptacle and junction boxes shall have appropriate cover plates.	

Electric (Major System)	
Electrical Service Panel	
Property Standard	
Whole house main electrical service panels shall have a main disconnect, at least 10 circuit-breaker-protected circuits, a 100-amp minimum capacity and be adequate to safely supply existing and proposed devices.	

Plumbing System (Major System)	
Drain, Waste and Vent Lines	
Property Standard	
<p>All dwelling plumbing systems shall be capable of safely and adequately providing wastewater disposal for all plumbing fixtures. Existing drain, waste and vent lines will be visually inspected for obvious deterioration and/or damage. Repair and/or replacement shall become part of the housing rehabilitation project work scope where necessary.</p>	

Plumbing System (Major System)	
Plumbing Fixtures	
Property Standard	
<p>All plumbing fixtures shall be in good condition, free of cracks and defects and capable of being used for the purpose in which they were intended.</p>	

Plumbing System (Major System)	
Plumbing Minimum Equipment	
Property Standard	
<p>Every dwelling unit will have a minimum of one sink with hot and cold running water in the kitchen and at least one bathroom containing a sink, and a shower/tub unit, both with hot and cold running water, and a toilet.</p>	

Plumbing System (Major System)	
Water Heaters	
Property Standard	
<p>Each dwelling shall have water-heating equipment (water heater and hot water supply lines) that is free of leaks, connected to the source of fuel or power, and is capable of supplying hot water for general usage.</p>	

Plumbing System (Major System)	
Water Supply	
Property Standard	
<p>Each dwelling shall be connected to an approved (by the jurisdiction having authority) potable water source. Water supply lines within the home shall be sized appropriately, free from leaks, made from a material suitable for potable water supply and installed according to code.</p>	

HVAC (Major System)	
Air Conditioning	
Property Standard	
<p>Non-working or improperly functioning central air conditioning systems may be replaced as part of the housing rehabilitation project work scope. The installation of a central air conditioning system, where one currently does not exist, is permissible where feasible, practical and deemed necessary. New air conditioning installations shall not be a priority unless project funds are available.</p>	

HVAC (Major System)	
Chimney Repair	
Property Standard	
<p>Every heating system burning solid, liquid or gaseous fuels shall be vented in a safe manner to the exterior of the dwelling. The heating system chimney flue shall be of such design to assure proper draft and shall be adequately supported. Unsound chimneys shall be repaired or removed.</p>	

HVAC (Major System)	
Distribution System	
Property Standard	
All accessible ductwork, steam pipe and hot water pipe shall be free of leaks and shall function such that an adequate amount of heat is delivered where intended.	

HVAC (Major System)	
Heating System	
Property Standard	
All heating systems shall be capable of safely and adequately heating all living space. All existing heating systems, including but not limited to chimneys, flues, ducts, piping, etc. that are not being replaced shall be visually inspected to be in a safe and proper functioning condition for an estimated five years.	