

**BROWARD COUNTY**  
**HOUSING AND COMMUNITY DEVELOPMENT DIVISION**  
**NSP3 REHABILITATION POLICIES AND PROCEDURES**

**I. REHABILITATION STANDARDS**

All rehabilitated units must meet the minimum standards of the existing County Codes, the Property Rehabilitation Standards of the City, the HUD Section 8 Existing Minimum Housing Quality Standard, and the Cost Effective Energy Conservation Standard. The applicable standards include the following Section 8 Housing Quality Standards (24 CFR 882.109):

**Sanitary Facilities:**

1. **Performance Requirement** – The dwelling unit shall include its own sanitary facilities, which are in proper operating condition, can be used in privacy, and are adequate for personal cleanliness and the disposal of human waste.
2. **Acceptability Criteria** – A flush toilet in a separate, private room, a fixed basin with hot and cold running water, and a shower or tub with hot and cold running water shall be present in the dwelling unit, all in proper operating condition. These facilities shall utilize an approved public or private disposal system.

**Food Preparation and Refuse Disposal**

1. **Performance Requirement** – The dwelling unit shall contain suitable space and equipment to store, prepare, and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary (e.g., garbage cans).
2. **Acceptability Criteria** – The unit shall contain the following equipment in proper operating condition: cooking stove or range and a refrigerator of appropriate size for the unit, and a kitchen sink with hot and cold running water. The sink shall drain into an approval public or private system. Adequate space for the storage, preparation and serving of food shall be provided.

**Space and Security**

1. **Performance Requirement** – The dwelling unit shall afford the family adequate space and security.
2. **Acceptability Criteria** – The dwelling unit shall contain a living room, kitchen area, and bathroom. The dwelling unit shall contain at least one bedroom or living/ sleeping room of appropriate size for each two persons. Persons of opposite sex, other than husband and wife or very young children, shall not be required to occupy the same bedroom or living/sleeping room. Exterior doors and windows accessible from outside the unit shall be lockable.

**Thermal Environment**

1. **Performance Requirement** – The dwelling unit shall have and be capable of maintaining a thermal environment healthy for the human body.
2. **Acceptability Criteria** – The dwelling unit shall have contain safe heating and/or cooling facilities, which are in proper operating condition and can provide adequate heat and/or cooling to each room in the dwelling unit appropriate for the climate to assure a healthy living environment. Un-vented room heaters, which burn gas, oil or kerosene, are unacceptable.

### **Illumination and Electricity**

1. **Performance Requirement** – Each room shall have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. Sufficient electrical sources shall be provided to permit use of essential electrical appliances while assuring safety from fire.
2. **Acceptability Criteria** – Living and sleeping rooms shall include at least one window. A ceiling or wall type light fixture shall be present and working in the bathroom and kitchen area. At least two electric outlets one of which may be an overhead light shall be present and operable in the living area, kitchen area, and each bedroom area.

### **Structure and materials**

1. **Performance Requirement** – The dwelling unit shall be structurally sound so as not to post any threat to the health and safety of the occupants and so as to protect the occupants from the environment.
2. **Acceptability Criteria** – Ceiling, walls, and floors shall not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling or noticeable movement under walking stress, missing parts of other serious damage. The roof structure shall be firm and the roof shall be weather tight. The exterior wall structure and exterior wall surface shall not have any serious defects such as serious leaning, buckling, sagging, cracks or holes, loose siding, or other serious damage. The condition and equipment of interior and exterior stairways, halls, porches, walkways, etc., shall be such as not to present a danger of tripping or falling.

### **Interior Air Quality**

1. **Performance Requirement** – The dwelling unit shall be free of pollutants in the air at levels, which threaten the health of the occupants.
2. **Acceptability Criteria** – The dwelling unit shall be free from dangerous levels of air pollution from carbon monoxide, sewer gas, fuel gas, dust, and other harmful air pollutants. Air circulation shall be adequate throughout the unit. Bathroom areas shall have at least one operable window or other adequate exhaust ventilation.

### **Water Supply**

1. **Performance Requirement** – The water supply shall be free from contamination.
2. **Acceptability Criteria** – The unit shall be served by an approved public or private sanitary water supply.

### **Lead Based Paint**

1. **Performance Requirement** – The purpose of this rule is to implement the provisions of section 302 of the Lead Based Paint Poisoning Prevention Act, 42 U.S.C. 4822, by establishing procedures to eliminate as far as practicable the hazards of lead based paint poisoning with respect to existing housing units for which improvements are being made using federal funds.
2. **Definitions**
  - **Applicable Surface** – All intact and non-intact interior and exterior painted surfaces of a residential structure.
  - **Chewable Surface** – All chewable protruding painted surfaces up to five feet from the floor or ground, which are readily accessible to children under seven years of age, e.g., protruding corners, windowsills and frames, doors and frames, and other protruding woodworks.
  - **Defective Paint Surface** – Paint on applicable surfaces that is cracking, scaling, chipping, peeling or loose.

- **Elevated Blood Lead Level or EBL** – Excessive absorption of lead, that is a confirmed concentration of lead in whole blood of 25 us/all (micrograms of lead per deciliter of whole blood) or greater.
  - **Lead Based Paint** – A paint surface, whether or not defective, identified as having a lead content greater than or equal to 1 mg/cm<sup>2</sup>.
3. **Defective Paint** – In the case of a unit, for a family, which includes a child under the age of seven (7) years, which was constructed prior to 1978, the initial inspection shall include an inspection for defective paint surfaces. If defective paint surfaces are found, treatment as required by 24 CFR 35.24 (b) (2) (ii) shall be required.
  4. **Chewable Surfaces** – In the case of a unit constructed prior to 1978, for a family which includes a child under the age of seven (7) years with an identified EBL condition, the initial inspection shall include a test for lead based paint on chewable surfaces. Testing shall be conducted by a State or local health or housing agency, an inspector certified or regulated by a State or local health or housing agency of an organization recognized by HUD. Lead content shall be tested by using an X-ray fluorescence analyzer (XRF) or other method approved by HUD. Test reading of 1 mg/cm<sup>2</sup> or higher using an XRF shall be considered positive for presence of lead based paint. Where lead based paint on chewable surfaces is identified, covering or removal of the paint surface in accordance with 24 CFR 35.24 (b) (2) (ii) shall be required.

### Access

1. **Performance Requirement** – The dwelling unit shall be useable and capable of being maintained without unauthorized use of other private properties, and building shall provide an alternate means of egress in case of fire.
2. **Acceptability Criteria** – The dwelling unit shall be useable and capable of being maintained without unauthorized use of other private properties. The building shall provide an alternate means of egress in case of fire (such as fire stairs or egress through windows).

### Site and Neighborhood

1. **Performance Requirement** – The site and neighborhood shall be reasonably free from disturbing noises and reverberations and other hazards to the health, safety, and general welfare of the occupants.
2. **Acceptability Criteria** – The site and neighborhood shall not be subject to serious adverse environmental conditions, natural or manmade, such as dangerous walks, steps, instability, flooding, poor drainage, septic tank backups, sewage hazards or mudslides; abnormal air pollution, smoke or dust; excessive noise, vibration or vehicular traffic; excessive accumulations of trash; vermin or rodent infestation; or fire hazards.

### Sanitary Condition

1. **Performance Requirement** – The unit and its equipment shall be in sanitary condition.
2. **Acceptability Criteria** – The unit and its equipment shall be free of vermin and rodent infestation.

### Cost Effective Energy Conservation

General replacement of the interior of a building shall meet the standard for Energy Star Qualified New Homes. Other rehabilitation must meet these standards to the extent applicable to the work undertaken, e.g., replace older obsolete products and appliances with Energy Star labeled products. Water efficient toilets, showers, and faucets must be installed.

### Disaster Mitigation

Where relevant, the housing should be improved to mitigate the impact of earthquake, hurricane, flooding, fires, etc.