

EXHIBIT C
EAST SIDE RENEWAL PROJECT NO. R.I. R-4
City of Providence, Rhode Island
MINIMUM PROPERTY STANDARDS

for

URBAN RENEWAL REHABILITATION

EXHIBIT B
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INTRODUCTORY STATEMENT

PURPOSE AND INTENT

These Minimum Property Standards for Urban Renewal Rehabilitation of the East Side Renewal Project Area have been developed to provide minimum design and construction standards for the rehabilitation of houses located in the conservation sections of the Project Area. It is intended that these standards be in the spirit of as well as aid in carrying out the objectives of the urban renewal program for neglected and run-down residential properties. By these objectives is sought the physical, social and economical regeneration of those properties and those portions of the conservation sections which have remained in a generally deteriorated condition.

The standards for urban rehabilitation are directed toward neighborhood improvement and the overcoming of deterioration and blight. The aim is not the creation of a neighborhood that necessarily compares well in design and construction with new neighborhoods. Likewise, the standards recognize the vast differences that exist among urban renewal areas and are designed specifically for the East Side Renewal Project Area. The quality and condition of existing houses in Providence vary widely from one location to another and frequently, as is the case in the East Side, within a single area. Also, the amount of physical improvements which can be achieved will in some instances be sharply limited by the low incomes of the residents. Present residents, in general, are expected to continue living in the area after rehabilitation has taken place.

CHARACTERISTICS OF THESE STANDARDS

These Minimum Property Standards are significantly different from standards for new construction. This is necessary because most buildings in the East Side Renewal Project Area were built long before FHA came into existence and by very different construction requirements and living customs. Some of these houses were built for a single family but have now been subdivided to accommodate two or more families. Thus, while satisfactory for one family by former patterns of living, these houses have now become sub-standard because of overcrowding and lack of sanitary and other conditions as well as lack of maintenance.

The many advances in building technology of the past generation which are now incorporated in new construction, being unknown at an earlier period, have never been included in older houses. Examples of this, among many, are the use of insulation, modern heating and cooling methods and easily installed new interior and exterior finishing materials. Therefore, these standards, in general, are lower than those that apply to new construction.

They have a built-in flexibility that permits judgment to be used by the local FHA insuring office in applying these provisions to the East Side Renewal Project Area. However, there is a level of physical, social and economic conditions below which standards for rehabilitation should not be countenanced. The standards established for this area must result in a general upgrading and improvement of dwelling accommodations. The aim is to restore the area to a sound condition as to its economic life and its suitability for residential and other uses.

Throughout these standards there are some provisions that are mandatory. Items of this kind are expressed in the appropriate language of "shall be", "shall have", "provide", etc. Other items are included, which in addition to expressing the normal minimum standard, permit exceptions where conditions justify. Also, there are numerous statements which are advisory or guides to what constitutes minimum good practice, if obtainable, but where the practicability of the standard is left to be determined. Items of this kind are expressed as "in general, should be", "if possible", "it is recommended that", etc. and are identified by asterisks (*) on the right hand margin of the page. In these ways, essential flexibility is incorporated into these MPS.

APPLICATION

These Minimum Property Standards apply only to existing residential properties in the East Side Renewal Project Area. These minimum standards are confined in their application to the individual property within its property lines. They are not concerned with improvements off the site except for the provision of streets for access and circulation, and for essential services and facilities.

APPLICABILITY OF OTHER CODES AND ORDINANCES

The requirements set forth in these Minimum Property Standards for Urban Renewal Rehabilitation in the East Side Renewal Project Area shall supplement all state, county and municipal codes and ordinances applicable to the regulation and control of existing buildings or any repair, alteration, or renovation thereof. The rehabilitation of any building within the East Side Renewal Project Area under the standards herein contained shall also be in compliance with all such applicable codes, ordinances and regulations. These include, but are not limited to:

- a) Building Ordinance of the City of Providence, Chapter 1079 approved December 21, 1956, as amended by Chapter 1103 approved March 22, 1957, Chapter 1286 approved September 4, 1959, Chapter 1308 approved December 4, 1959, Chapter 1376 approved

December 16, 1960, Chapter 1474 approved May 18, 1962, Chapter 1532 approved March 8, 1963, and Chapter 1643 approved September 8, 1964.

This ordinance combines the structural, heating, plumbing, electrical and mechanical requirements into one comprehensive code.

- b) Minimum-Standards Housing Ordinance of the City of Providence, Chapter 1040 approved July 9, 1956, as amended by Chapter 1108 approved May 5, 1957, Chapter 1207 approved June 6, 1958, Chapter 1513 approved December 21, 1962, and Chapter 1514 approved December 21, 1962.
- c) Zoning Ordinance of the City of Providence, Chapter 544 approved September 21, 1951, as amended as to text some 20 times to date and as to map changes more frequently.

It is recommended that for new construction and for rehabilitation of existing structures, the following publications of the Federal Housing Administration be consulted:

1. Minimum Property Standards for Urban Renewal Rehabilitation, One through Eleven Living Units - FHA No. 950
2. Minimum Property Standards for One and Two Living Units - FHA No. 300
3. Minimum Property Requirements for Multifamily Housing - FHA No. 2600
4. Minimum Property Standards for Low Cost Housing - FHA No. 18

CHAPTER I

DEFINITIONS

R100 GENERAL

R100-1 Abbreviations, terms, phrases, and words and their derivatives used in these Minimum Property Standards shall have the meanings given in this section.

R100-2 The terms defined herein apply only for the purposes of these minimum property standards. Where differences exist in the terms herein defined from identical or similar definitions to be found in other applicable codes, ordinances or regulations, the more restrictive definitions shall be applied.

R101 DEFINITIONS

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

Area:

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

Floor Area: The total area of all stories or floors finished as living accommodations. This area includes bays and dormers but does not include space in garages or carports or in attics. Measurements are taken to the outside of exterior walls.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basement: A space of full story height below the first floor which is not designed or used primarily for yearround living accommodations. (See definition of First Story for below-grade space which is primarily used for habitable rooms.)

Basementless Space (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Bearing: That portion of a beam, truss, or other structural member that rests on the supports.

Building Line: A line established by law or agreement usually parallel to property line, beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, terraces and steps.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Cellar: That space of a building which is partly or entirely below grade having more than half of its clear height below the average grade of the adjoining ground.

Construction Classifications: A classification of buildings into types of construction which is based upon the fire resistance of walls, floors, roofs, ceilings and other elements.

Type 1, Fire-resistive Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible with sufficient fire resistance to withstand the effects of a fire and prevent its spread from one story to another.

Type 2, Noncombustible Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible but which have less fire resistance ratings than that required for Type 1, fire-resistive construction.

Type 3, Exterior Protected Construction: That type of construction in which the exterior walls are of noncombustible construction having a fire resistance rating as specified and which is structurally stable under fire conditions and in which the interior structural members and roof are wholly or partly of combustible construction. Type 3 construction includes two sub-types, namely heavy timber and protected constructions, the latter also being known as "ordinary" construction.

Type 4, Wood Frame Construction: That type of construction in which the exterior walls, partitions, floors, roof and other structural members are wholly or partly of wood or other combustible materials which may or may not be assembled to provide a specified fire resistance rating.

Court:

Inner Court: An open, outdoor space enclosed on all sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable.

Outer Court: An open, outdoor space enclosed on at least two sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable, with one side open to a street, driveway, alley, or yard.

Crawl Space: Same as Basementless Space.

Dampproofing: A treatment of a surface or structure which retards the passage of water. See Waterproofing.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Semi-detached: A dwelling, one side wall of which is a party or lot-line wall.

Row: A dwelling, the walls on two sides of which are party or lot-line walls.

End-row: Same as semi-detached.

Dwelling Unit: See Living Unit

Easement: A vested or acquired right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Exit: A way to get from the interior of a building or structure to the outside at grade level. A secondary exit may, under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Family: One or more persons occupying a single living unit. Such persons do not have to be related by birth or marriage to constitute a family unit.

Fire Area: The floor area of a story of a building within exterior walls, party walls, fire walls or any combination thereof.

Fire Door: A door, including its frame, so constructed and assembled in place to prevent or retard passage of flame or hot gases.

Fire-Proof: An obsolete term meaning fire-resistive. Usually used with Type 1 construction.

Fire Resistance: That property of construction assemblies, which under fire conditions, prevents or retards the passage of excessive heat, hot gases or flames.

Fire-resistance Ratings: Time in hours or fractional parts thereof that a material, construction or assembly will withstand fire exposure, as determined in an acceptable fire test.

Fire Resistive: That quality of materials and assemblies to resist fire and prevent its spread.

Fire Retardant Lumber: Wood so treated by a recognized impregnation process so as to reduce its combustibility.

Fire Separation: A construction of specified fire resistance separating parts of a building horizontally or vertically as required.

Firestopping: A barrier within concealed spaces which is effective against spread of flames or hot gases.

Flame-resistant: That property of a material which is flame resistant by nature or has been made so by an accepted method.

Flame Spread: The propagation of flame over a surface.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

Grade, finish: The top surface elevation of lawns, walks, drives, or other improved surfaces after completion of construction or grading operations.

Gradient: The slope, or rate of increase or decrease in elevation of a surface, road or pipe, usually expressed in percent.

Habitable Room: See Room.

Height, Building: Vertical distance measured from curb or grade level, whichever is the higher, to the highest level of a flat roof or to the average height of a pitched roof, excluding penthouse or other roof appendages occupying less than 30 percent of the roof area. Where a height limitation is set forth in stories, such height shall include each full story as defined therein.

Joists: A series of floor, roof or ceiling framing members spaced not more than 30 inches o.c. Members supporting roofs having slopes over 3 in 12 are not defined as roof joists. See Rafter.

Kitchen: Space, 40 sq. ft. or more in area, used for cooking and preparation of food.

Kitchenette: Space, less than 40 sq. ft. in area, used for cooking and preparation of food.

Living Unit: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Loads:

Design: Total load which a structure is designed to sustain safely.

Dead: The weight of all permanent construction in a building.

Live: The weight of all moving and variable loads that may be placed on or in a building such as snow, wind, occupancy, etc.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Corner Lot: A lot abutting upon two or more streets at their intersection.

Interior Lot: A lot bounded by a street on one side only.

Double-fronted Lot: An interior lot bounded by a street on front and back.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

Noncombustible: Material or a combination of materials which will not ignite or support combustion at a temperature of 1,200 degrees F. during a 5 minute exposure.

Party Wall: See Wall.

Plat: A map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one or more lots or portions thereof, which is described by reference to a recorded plat or by metes and bounds.

Property: A lot or plot, including all buildings and improvements thereon.

Property Line: A recorded boundary of a plot.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.

Rehabilitation: The restoration of one or more dwellings to a satisfactorily improved physical condition, and which overcomes the deterioration of a property or properties, and aids in the improvement of its neighborhood.

Repair: To restore to a sound and acceptable state of operation, servcability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Rooms:

Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Combined Rooms: Two or more adjacent habitable spaces which by their relationship, planning and openness permit their common use.

Shaft: A vertical opening or enclosed space extending through two or more floors of a building, or through a floor and roof.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not mandatory.

Space Heater (room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its casing, directly into the space in which the device is located or immediately adjacent to it. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above.

First Story (First floor): The lowermost story that has at least half its total floor area designed for and finished as living accommodations. For the purpose of determining this area, the area of halls, closets, and stairs is included. The area of storage, utility or heating rooms or spaces is not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Half Story: A story finished as living accommodations located wholly or partly within the roof frame and having a floor area at least half as large as the story below. Space with less than 4 feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors or other openings.

Walls:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Cavity Wall: A masonry or concrete wall consisting of two wythes arranged to provide an air space within the wall in which the inner and outer wythes of the wall are tied together with metal ties.

Curtain Wall: A wall, usually nonbearing, between piers or columns.

Faced Wall: A wall in which the masonry facing and the backing are so bonded as to exert a common reaction under load.

Firewall: A wall with qualities of fire resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.

Foundation Wall: A wall, below or partly below grade, providing support for the exterior or other structural parts of a building.

Lot Line Wall: A wall adjoining and parallel to the lot line used primarily by the party upon whose lot the wall is located. Lot line walls may share common foundations.

Masonry Wall: A bearing or non-bearing wall of hollow or solid masonry units.

Non-bearing Wall: A wall which supports no vertical load other than its own weight.

Parapet Wall: That part of any wall entirely above the roof.

Party Wall: A wall used jointly by two parties under easement, erected upon a line separating two parcels of land, each of which is a separate real estate entity.

Veneered Wall: A wall with a masonry face which is attached to but not so bonded to the body of the wall as to exert a common reaction under load.

Vertical Opening: Openings through floors, such as for stairways, elevators, ventilating shafts, etc., which if unprotected, may serve as channels for the spread of fire or smoke.

Waterproofing: A treatment of a surface or structure, which prevents the passage of water. See Dampproofing.

Way: A street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

Window, Required: A window which provides all or part of the required natural light and ventilation in the room or space where it is located.

Wythe: The partition between two chimney flues in the same stack. Also the inner or outer wall of a cavity wall.

Yard: The open, unoccupied space on the plot between the property line and the front, rear or side wall of the building.

Front Yard: The yard across the full width of the plot facing the street extending from the front line of the building to the front property line. On a corner lot, both yards facing a street are considered front yards.

Rear Yard: The yard across the full width of the plot opposite the front yard, extending from the rear line of a building to the rear property line.

Side Yard: The yard between the side line of a building and the adjacent side property line, extending from the front yard to the rear yard.

CHAPTER II

GENERAL ACCEPTABILITY CRITERIA

R200 GENERAL

These general acceptability criteria apply to all existing one through eleven living unit properties in the East Side Renewal Project Area as set forth on page 2, Application.

R201 LOCAL CODES AND REGULATIONS

R201-1 The minimum standards set forth herein have been established to accomplish certain basic objectives for urban renewal rehabilitation purposes and shall not be construed as relieving the property owner or his builder of his responsibility for compliance with local ordinances, codes and regulations including established requirements of a health or other authority having jurisdiction.

R201-2

R201-3 Where other applicable codes, regulations or requirements permit lower standards than required herein, these Minimum Property Standards shall apply.

R202 SERVICE AND FACILITIES

R202-1 Utilities shall be independent for each property without dependence upon other properties.

R202-2 Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property.

R202-3 Each building and each living unit within the building shall contain provisions for each of the following:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

R203 ACCESS

R203-1 Access to the Property

R203-1.1 Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

R203-1.2 Properties having no vehicular access shall have permanent pedestrian access at least 5 ft. wide by easement or held in fee simple. Vehicular parking shall be permanently available nearby. Likewise, small groupings of properties not having direct vehicular access shall have convenient and permanently available parking bays. *

R203-2 Access to the Building

Walks and steps shall be provided for convenient all weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R203-3 Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

R203-4 Access to Rear Yard

R203-4.1 Access to the rear yard from each living unit is recommended. However, such access is not acceptable where it is dependent upon passage through another living unit. *

R203-4.2 Each building shall be provided with access to the rear yard. This access for a detached dwelling should be directly from a street. For a row dwelling, the access shall be by means of an alley, easement, open passage through the dwelling, or other acceptable means. *

R204 TYPES OF DWELLINGS

R204-1 Types of dwellings are: Detached, semi-detached, row and end-row dwellings. Each type may contain one through eleven living units.

R204-2 A semi-detached, row or end-row dwelling shall be separated from an adjoining dwelling or dwellings by a party or lot line wall extending the full height of the building. See paragraphs R502-1 and R502-2.

R204-3 Method of Determining Number of Living Units

- R204-3.1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. All living units shall comply with these Minimum Property Standards.
- R204-3.2 A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker or servant shall be counted as a separate living unit.

R205 PARTIAL NON-RESIDENTIAL USE

- R205-1 Any non-residential use of the property shall be subordinate to its residential use and character. For properties of one through four living units, the extent of this non-residential use should not exceed 25 percent of the total floor area.
- R205-2 For one or two story structures in properties not exceeding four living units, where the percentage of total dwellings in the neighborhood having non-residential space included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of non-residential space, (than provided in R205-1), may be permitted up to but not exceeding 50 percent of the total floor area. *
- R205-3 For properties which include five or more living units, the maximum space devoted to non-residential use shall not exceed 20 percent of the gross floor area devoted to residential use. The gross floor area includes corridors, stairs, elevators, lobbies, etc. Laundry, garage space for tenants up to a ratio of one space per living unit, all storage for the residential and commercial tenants, or project storage and other service spaces are not considered in area computations.
- R205-4 A property, any portion of which is designed or used for non-residential purposes shall be harmonious with the residential character of the neighborhood. (1)

(1) An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely affects the neighborhood in which it is located.

R206

DILAPIDATED OR BLIGHTED STRUCTURES

All dilapidated portions of existing properties, or blighted structures, which are not economically repairable shall be removed. Also, see paragraph R407-1 for exterior appurtenances. An exception to the above will be made where restoration of the structure may be required by the Historic District Commission, and where a removal permit would therefore be denied.

R207

VARIATIONS TO STANDARDS

R207-1

A variation to mandatory provisions contained herein may be permitted for specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.
- b. Long established local practices and customs in the area assure continued market acceptance of the variation.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R207-2

Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases.

CHAPTER III

SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301 OPEN SPACE

Every dwelling shall have yard space of such size and so planned as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy. There should be adequate open space for laundry drying, gardening, landscaping and outdoor living. The open space may be at the rear, front, or one of the side yard areas. *

R302 LOT COVERAGE

In general, the maximum area of the individual dwelling plot which should be covered by the building or buildings are as given below: *

a. Detached dwelling:

- (1) Interior lot coverage - 45 percent
- (2) Corner lot coverage - 50 percent

b. Semi-detached dwelling:

- (1) Interior lot coverage - 55 percent
- (2) Corner lot coverage - 60 percent

c. Row and end-row dwelling: 70 percent

The building area includes the total ground area of each building and accessory buildings but does not include the area of uncovered entrance platforms, terraces and steps.

R303

PARKING

*

As a neighborhood planning guide, facilities available for street and "on site" parking and garage storage in the neighborhood should total, in general, not less than a ratio of 1 car space per dwelling in single family house neighborhoods. Where it is contemplated that there will be more than one living unit per dwelling in a majority of the houses, the parking and garage ratio should be not less than .75 per living unit within the neighborhood. Street parking space may not be included in this calculation for the reason that overnight on-street parking is prohibited by law in Providence.

R304

YARDS AND COURTS

R304-1

Yards

Yard dimensions should generally provide for at least the following:

*

- a. Front yard, 10 feet.(1)
- b. Side yard, 5 feet.(1)
- c. Rear yard, 15 feet.

R304-2

Courts

- a. Outer courts should have a least dimension of 8 feet if windows of habitable rooms occur in walls opposite each other and serve separate living units or buildings. *
- b. The distance between building walls of outer courts under other conditions should be not less than 5 feet. *
- c. Inner courts should have at least 50 square feet area and minimum dimensions as for outer courts. *
- d. Covered light shafts, or open shafts less than 50 square feet area, are not acceptable as providing ventilation to bedrooms or living rooms.

(1) Where the Providence zoning ordinance permits less yard dimension than is recommended here, it may be considered acceptable for existing houses, but not for new construction.

R305

SITE IMPROVEMENTS

R305-1

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

R305-2

Any new site improvements installed should comply with Chapter XII of the MPS for One and Two Living Units, or Chapter X of the MPR for Multifamily Housing, as feasible.

*

CHAPTER IV

BUILDING PLANNING

R400 OBJECTIVE

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped to assure suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

R401 SPACE STANDARDS

R401-1 Objective

To provide each living unit with space necessary to provide suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, to provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

R401-2 General

R401-2.1 For existing work, dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

R401-2.2 The area occupied by a stair or by closets shall not be included in the determination of required room area.

R401-2.3 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade. See R402.

R401-3 Minimum Room Sizes and Allowable Room Count

Room sizes shown below shall be the minimum permitted for any subdividing of existing spaces, or for the construction of any new rooms. Unremodeled existing rooms, where considered adequate in size and arrangement for the intended function by the local insuring office, may be acceptable if not more than 10 percent smaller than the minimums given in the following schedule. Room count is applicable only for properties having five, and in some cases eight, or more living units under FHA multifamily housing programs.

*

SCHEDULE

Name of Space (1)	Room Count	Minimum Area (sq. ft.) (2)		Least Dimension (3)
		1 & 2 BR LU	3 or more BR LU	
LR	1	140	150	10'-0"
DR	1	80	100	7'-8"
K	1	50	60	3'-0" (4)
K'ette (5)	1/2	40	NP	3'-4"
BR	1	70	70	7'-0"
Total BR	---	1BR, 100 2BR, 170	3BR, 240 4BR, 340	1st BR of each (LU=8'-0"
OHR (6)	1	70	70	7'-0"
LR-DA	1-1/2	160	180	(9)
LR-DR	2	200	220	(9)
LR-DA-K (7)	2	210	240	(9)
K-DA (7)	1-1/2	80	100	(9)
K-DR (7)	2	120	140	(9)
K'ette-DA (7)	1	60	80	(9)
LR-DA-BR (8)	2	220	---	(9)
LR-BR (8)	1-1/2	190	---	(9)

NOTES

(1) Abbreviations

LU = Living Unit
 LR = Living Room
 DR = Dining Room
 DA = Dining Area
 K = Kitchen

K'ette = Kitchenette
 BR = Bedroom
 OHR = Other Habitable Room
 NP = Not Permitted

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- (4) Clear passage space.
- (5) Permitted in LU of 0-BR or 1-BR only. Where the area of Kitchenette is less than 40 sq. ft., no room count shall be allowed, and no Kitchenette shall be less than 20 sq. ft.
- (6) An Other Habitable Room (OHR) shall meet all requirements for habitable rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms. Only one OHR is allowable for room count purposes, per living unit.

- (7) The combining of a Kitchen or Kitchenette with a Bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a Kitchen or Kitchenette.
- (8) Permitted only in Living Unit having no separate Bedroom.
- (9) Least dimension of appropriate room function applies.

R401-4 Ceiling Heights

*

The ceiling heights for habitable rooms, bathrooms and halls should be as follows:

R401-4.1 Habitable Rooms

- a. Average height for required room, 7 ft.-6 in.
- b. Floor area with less than 4 ft. clear headroom not to be included in required room area.

R401-4.2 Bathrooms, toilet, compartments, utility rooms, etc., 6 ft.-8 in. clear.

R401-4.3 Halls, 6 ft.-8 in. clear.

R401-5 Privacy and Arrangement

R401-5.1 A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.

R401-5.2 Access to all parts of a living unit shall be possible without passing through a public hall.

R401-5.3 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.4 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in living units having more than one bedroom.

R401-5.5 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

*

- R401-5.6 A bedroom shall not be used as the only means of access to another bedroom or habitable room.
- R401-6 Kitchen Facilities
- R401-6.1 Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking utensils.
- R401-6.2 Minimum areas and dimensions of kitchen storage space should generally be as follows: *
- a. Total shelving in wall and base cabinets - 30 sq.ft.
 - b. Drawer area - 5 sq. ft.
 - c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.
- R401-7 Bath Facilities
- Complete bathing and sanitary facilities shall be provided within each living unit consisting of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if a spare tub - 4 ft. minimum. Shower, if provided, should have a least dimension not less than 30 inches *
- R401-8 Space for Laundry Facilities
- Provide adequate space for laundry trays or equipment in either of the following locations:
- a. Within each living unit having two or more bedrooms, and located in the kitchen or other suitable service space, or
 - b. In basement, cellar or other suitable public space within the building for the use of all occupants.
- R401-9 Closets
- R401-9.1 Clothes closet space shall be provided within each living unit on the basis of approximately 6 sq. ft. for each BR. *
The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen. A guest closet (min. 6 ft.) should be provided

- R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the living unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom. *
- R401-9.3 Clothes closets shall have a shelf and rod.
- R401-9.4 Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. should be provided for linens. This space should be appropriately increased for living units having 3 or 4 bedrooms. *
- R401-10 General Storage
- Each living unit shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each living unit shall be 100 cu. ft. and should be appropriately increased for 3 or 4 bedroom living units. *
- R402 LIGHT AND VENTILATION
- R402-1 Objective
- To provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling, by having sufficient light and ventilation, and by the provision of natural ventilation of structural spaces to minimize conditions conducive to decay and deterioration.
- R402-2 Habitable Rooms
- R402-2.1 All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 percent of the floor area shall be provided for new or remodeled rooms, or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 10 percent of the floor area. For half stories, the above percentages are 5 percent.
- R402-2.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided. For half stories the above percentage is 2 percent.

R402-2.3 Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces. See R906, Chapter IX.

R402-2.4 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2.5 See R304-2 for minimum court dimensions.

R402-3 Kitchens

R402-3.1 Artificial light shall be provided, and distributed so as to give effective illumination throughout.

R402-3.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation in accordance with paragraphs R901-2 and R902, Chapter IX. Where a Kitchen is not separated from the Living Room by partitions and door or permanent screen, provide mechanical ventilation for the Kitchen.

R402-4 Bathrooms and Toilet Compartments

R402-4.1 Artificial light shall be provided.

R402-4.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1 1/2 sq. ft., or by mechanical ventilation in accordance with paragraphs R901-2 and R902, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-5 Public Spaces

R402-5.1 General

Adequate artificial light shall be provided for all public spaces.

R402-5.2 Public Entrance Spaces to Building

a. All public entrance space should have natural light provided by window, doorway or equivalent glass area of at least 5 percent of the floor area. *

b. Either natural ventilation of at least 4 percent of floor area or mechanical ventilation shall be provided. *

R402-5.3 Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 percent of floor area) or mechanical ventilation. *
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 5 sq. ft. of glass area, or its equivalent, for each floor so served.
- c. Enclosed stairways shall be ventilated by a mechanical or gravity system to provide approximately 4 air changes per hour.

R402-6 Habitable Rooms of Living Units Below Grade

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 ft.-0 in. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-7 Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-8 Ventilation of Structural Spaces

R402-8.1 Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-8.2 All exterior ventilation openings shall be effectively and appropriately screened.

R403 DOORS AND ACCESS OPENINGS

R403-1 Objective

To provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

R403-2 Exterior Doors

- R403-2.1 Existing doors in sound condition and to remain should approximate in size the following, and the minimum size of new doors installed in new openings shall be: *

	Width	Height
a. Main entrance door	3'-0"	6'-6"
b. Service doors	2'-6"	6'-6"
c. Garage doors, 1 car	8'-0"	6'-4" clear opening
d. Garage doors, 2 cars	12'-0"	6'-4" clear opening

(1) Where serving 5 or more Living Units = 3'-4" min.

- R403-2.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above. *

- R403-2.3 Exterior doors shall have safe locks.

R403-3 Interior Doors

- R403-3.1 Provide a door for each opening to a bedroom, bathroom or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

- R403-3.2 Existing doors in sound condition and to remain should approximate in size the following, and minimum size of new doors installed in new openings shall be: *

- a. Habitable rooms, 2 ft.-6 in. wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft.-0 in. wide.
- c. Service stair doors, 2 ft.-6 in. wide.
- d. Cased openings, 2 ft.-6 in. wide.
- e. To public stairway enclosures, single door = 3 ft.- 0 in. wide; double door = 2 ft.-4 in. wide.
- f. Height of all interior doors, 6 ft.-6 in.

- R403-3.3 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above. *

R403-4 Attic and Basement Spaces

Access to attics shall be provided by means of conveniently located scuttles, disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment, if any.

R404 STAIRWAYS

R404-1 Objective

To assure that all stairways provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R404-2 Reference shall be made in all stairway planning to provisions given in Chapter V of this MPS. Likewise, provisions given on interior and exterior stairway planning in Section 607, Chapter VI, of MPS for One and Two Living Units, FHA No. 300, shall be used as a reference in the following ways:

- a. Existing stairways in sound condition to remain, or to be repaired, shall not be dangerously or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.
- b. New stairways to be constructed shall comply with the provisions of the MPS referenced just above.
- c. Winder-type steps should not be used in stairways of dwellings where more than one family use the stairway, unless a separate means of egress for each living unit is provided, which is not a secondary exit.

*

R405 HALLWAYS

R405-1 General

Hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

R405-2 Distance of Travel

Where a required stairway is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any living unit to the stairway should not exceed 20 ft. Where the stairway is enclosed, this distance should not exceed 30 ft.

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R405-3 Width

Hallways providing access to stairways and serving more than one family should be not less than 3 ft.-6 in. wide.

*

R406 ELEVATORS

R406-1 Where provided, an elevator shall furnish convenient and safe ascent and descent to all living units and service areas. The character and type of elevator service and equipment should be appropriate to the building being rehabilitated and to its occupants.

*

R406-2 The provision of an elevator is recommended for buildings having four stories above grade level and containing more than two living units per floor. Where a building has five or more stories above grade and contains two or more living units per floor, an elevator shall be provided.

*

R406-3 See Chapter V, R501-7 and R502-4.1 for related provisions.

R407 EXTERIOR APPURTENANCES

R407-1 All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it should be replaced with a structure that appropriately serves the dwelling.

*

R407-2 Reference to Section 610 and 611, Chapter VI of the MPS for One and Two Living Units shall be made for planning requirements for new accessory structures.

CHAPTER V

FIRE PROTECTION

R500 OBJECTIVE

To assure a high degree of safety to life and property preservation for the dwelling, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501 EXITS

- R501-1 Each one or two family dwelling and each living unit in multi-family properties shall have at least one exit, which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each living unit by means of a doorway, stairway, protected passageway, or openable window. In buildings three or more stories above grade, the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.
- R501-2 Access to either required exit shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.
- R501-3
- R501-4
- R501-5 Where the secondary exit is by means of an openable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft. 6 in. above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.
- R501-6 Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.
- R501-7 Elevators shall not be considered a required means of egress.

R502 INTERIOR FIRE PROTECTION

R502-1 Party or Lot Line Walls

Party or lot line walls shall extend the full height of the building from foundation to or through the roof, without openings. The wall shall effectively prevent the passage of fire at all floor-ceiling intersections with the wall. If of combustible construction, the wall shall have horizontal fire stopping located approximately midway between each floor and ceiling. The fire resistance rating of the wall, where it is new construction in connection with present rehabilitation shall be not less than 2-hours.(1) Existing walls shall have a fire resistance rating of not less than the following:

- a. 3/4-hr., where one or more party walls separate two, but not more than six, residential buildings having a combined total of not more than 12 living units, all of which are located between party, lot line or exterior walls of noncombustible materials having not less than a 2-hr. fire resistance rating;
- b. 2-hr., where a party wall separates two multifamily buildings either of which contains more than eight living units, or where the total living units contained in both buildings exceed twelve.
- c. 2-hr., where the residential building adjoins a non-residential building or property.

R502-2 Walls, Floor, and Ceiling Construction

R502-2.1 Existing wall, floor and ceiling construction separating living units or separating a living unit from a public hallway, other than party or lot line walls, should be constructed so that at least 3/4-hr. fire resistance rating is provided. *

R502-2.2 Where such existing construction is to be disturbed by new openings or stripped down, and where new walls, floors or ceilings are planned, the fire resistance rating shall be not less than 3/4-hr.

R502-2.3 The underside of all flights of wood stairs to remain, if exposed, shall be covered with a noncombustible material. Existing plaster in this location which is in good condition may remain.

(1) Fire resistance ratings shall be in accordance with Standard Designation E119-61 of the American Society for Testing Materials. This test method is also NFPA Standard No. 251, and Underwriters' Laboratories No. UL 263.

R502-3 Interior Fire Protection - Materials

R502-3.1 Interior finish materials of walls, partitions (either fixed or movable), ceilings and other exposed interior surfaces, such as acoustic or fixed decorative treatment, and interior trim materials shall be appropriate to the location and conditions of service and not aid the surface flame spread, nor in burning give off excessive amounts of smoke or objectionable gases.

R502-4 Enclosure of Vertical Openings

R502-4.1 The enclosing walls of an elevator shaft shall be of noncombustible materials having not less than a 2-hr. fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R502-4.2 For properties containing more than four living units, stairways from the first floor, leading to below-grade open space or rooms containing heating equipment shall be enclosed with partitions providing at least a 1-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R502-5 Storage Space

Storage space located on the same floor as the house heater shall be at least 18 ft. away from the heater, or if closer, shall be separated from it by a noncombustible floor to ceiling partition.

R503 EXTERIOR FIRE PROTECTION

R503-1 Distance Separation

An existing residence less than 6 ft. distance from an adjoining building where the exterior walls of both have a combustible finish material should have a noncombustible exterior finish material added, to the wall so located, or replace the existing exterior wall finish with noncombustible materials. *

R503-2 Exterior Stairways

R503-2.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R404.

R503-2.2 Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of noncombustible materials.

R503-3 Roof Covering

R503-3.1 Buildings of from One through Four Living Units

Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R503-3.2 Buildings of more than Four Living Units

Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision. Where the roof area of the property is greater than 4000 sq. ft., or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L. shall apply.

R504

FIRE PROTECTION EQUIPMENT

In four or more story combustible structures, accommodating four or more families, an approved fire alarm system shall be provided of either a manual or automatic type. Where codes require fire protection equipment, it shall be provided in accordance with NFPA Standard No. 74M, and installed in conformity with NFPA Standard No. 72 and the National Electrical Code.

CHAPTER VI

MATERIALS AND PRODUCTS

R600 OBJECTIVE

To provide materials of such kind and quality which will assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

R601 STANDARDS FOR MATERIALS AND PRODUCTS

For specific requirements of new materials and products used as replacements or additions to dwellings being rehabilitated, reference shall be made to Chapter VII, MPS for One and Two Living Units, FHA No. 300.

CHAPTER VII

CONSTRUCTION

R700 OBJECTIVE

To assure that the construction of the dwelling will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

R701 STRUCTURAL SOUNDNESS

All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptably level or plumb position; and supported or braced so as to prevent a recurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

R701-1 All new construction work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible.

R702 EXTERIOR WALLS

R702-1 General

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed.

R702-2 Masonry Walls

Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R702-3 Basement and Foundation Walls

R702-3.1 Exterior basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement parging.

R702-3.2 Any deficiencies in proper grading or paving adjacent to the building shall be corrected, to assure surface drainage away from basement walls.

R703 FLOOR CONSTRUCTION

R703-1 General

All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R703-2 Basement or Cellar Floors

The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition. Where the basement or cellar has existing wood floor construction and it is in a structurally sound condition, it may remain.

R704 CHIMNEYS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

Each dwelling and all exterior appurtenances on the premises shall be adequately protected against rodents, termites or other vermin infestation. An existing building where found to have defects which will permit the entrance into the structure of rodents, termites or other vermin shall be corrected by appropriate preventive measures.

R705-1 Inspection

A careful inspection shall be made of the dwelling and other structures on each property for evidence of actual or potential infestation.

R705-2 Preventive Measures

The following preventive and protective measures should be taken where necessary against the several forms of infestation: *

- a. Windows or other openings near grade to have snug-fitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundations and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces.
- i. Apply the precautions or corrective actions recommended by bonded exterminators.

CHAPTER VIII

EXTERIOR AND INTERIOR FINISHES

R800 OBJECTIVE

The use of exterior and interior finishes of the dwelling that will assure against the entrance or penetration of moisture and extremes of temperature; protect from damage by decay, corrosion, insects and other destructive elements; and provide reasonable durability and economy of maintenance.

R801 GENERAL

All new work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible.

R802 EXTERIOR WALLS

Repairs to existing siding, stucco, or other exterior wall finish method should use standards for new work as a guide.

R803 ROOF COVERING

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability. See R503-3.

R804 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

R805 FLASHING

All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

R806 WINDOWS, DOORS AND OTHER OPENINGS

R806-1 Existing windows and doors, including its hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Trim and the sash or door needing restoration should be guided by the following:

1. Repair, if work can be done in place;
2. Replace, if the entire component needs to be removed in order to restore;
3. Refinish, if only the surface needs work in order to restore to new condition.

R806-2 Screens should be provided for all windows, doors and other openings. *

R806-3 Existing screens, and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

R807 INTERIOR WALL AND CEILING FINISH

All interior walls and ceilings of rooms and hallways shall provide (a) a suitable base for decorative finish, (b) a waterproof and hard surface in spaces subject to moisture, and (c) there shall not be noticeable surface irregularities or cracking. See paragraph R502-3 for additional consideration.

R808 FINISH FLOORS

R808-1 General

Finish floors shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance.

R808-2 Kitchen and Bathroom Floors

Floors in kitchens and bathrooms should be of a durable, water-proof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum. Wood finish flooring for these rooms is not acceptable.

*

R808-3 Habitable Rooms (other than Kitchen)

Finish floors in habitable rooms should be wood flooring or a resilient tile or sheet material. Concrete as a finish floor should not be used. Carpeting over a suitable underlayment is also acceptable.

*

R808-4 Public Hallways and Entrance Spaces

R808-4.1 In hallways, wood, a resilient flooring or carpeting are appropriate finish flooring materials. Noise control should be considered in making selection.

*

R808-4.2 In public entrance spaces, ceramic tile, terrazzo or concrete are appropriate, in addition to floorings named under R808-4.1. A finish flooring that is resistant to water and dirt should be given special consideration in these locations.

*

R808-4.3 Carpeting of stairways is not recommended.

*

R809 PAINTING AND DECORATION

R809-1 Where needed, a protective and decorative finish coating shall provide, (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

R809-2 Where painted surfaces are in good condition and it is apparent that painting maintenance has taken place and the property is between such painting periods, and where the rehabilitation will not disturb that part of the building, painting and redecoration is not required.

R809-3 Appropriate cleaning of existing interior and exterior finish surfaces should be provided regardless of whether or not painting or other decoration work is done.

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CHAPTER IX

MECHANICAL EQUIPMENT

R900 OBJECTIVE

To provide mechanical equipment for the building and its living units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R901 GENERAL

R901-1 See R202 Service and Facilities, for mechanical equipment. Also see R402-7 Ventilation of Utility Spaces.

R901-2 Provisions relating to mechanical equipment and wiring given in Chapter X of the MPS for One and Two Living Units, or Chapter IX of the MPS for Multifamily Housing, should be used as a guide in making determinations as to the suitability of existing equipment for continued use in the rehabilitated structure. *

R902 MECHANICAL VENTILATION AND AIR CONDITIONING

R902-1 Where mechanical ventilation is required for Kitchens, Bathrooms or Toilet Compartments, the installation of new equipment shall be in accordance with paragraph 1002 of the MPS for One and Two Living Units, FHA No. 300.

R902-2 Exhaust air should not be circulated from one living unit to another, except where the air circulation system is already installed, and where it is considered this system will cause no adverse effect on the marketability of the property. *

R902-3 Where summer air conditioning is to be included, whether a central system or packaged room or zonal air conditioners, follow the provisions of Section 1004, MPS for One and Two Living Units.

R903 HEATING

- R903-1 (Each property shall be provided with a centralized heating facility, or appropriate and sufficient individual space heaters, capable of maintaining a temperature of at least 70 degrees F. when the outside temperature is 0° F. in all habitable rooms, bath and toilet rooms and hallways, within a living unit). All heating devices or equipment shall have an appropriate recognized approval for safety and performance, or shall be so determined by proper authority.
- R903-2 No open-flame radiant type space heaters shall be permitted.
- R903-3 Unvented, fuel burning, space heaters shall not be permitted.
- R903-4 Appropriate clearance around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner.(1)
- R903-5 Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or through not more than one intervening door.

(1) For gas - NFPA Standard No. 54, 54A; for oil - Commercial Standard 101; for coal fired - Temporary Commercial Standard 3443.

R904

DOMESTIC WATER HEATING AND STORAGE

R904-1

Capacities

Each building, or living unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Living Units Served	Storage Capacity In Gallons	Heating Capacity Gal. per hr. 100° F. Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement by new equipment is needed, the water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

*

R904-2

Capacities - Tankless Type

Instantaneous water heaters rated in gallons per minute - 100° F. Rise shall be at least equivalent to the following:

1	Living Unit served	- 2.75 G.P.M.
2	" " "	- 5.00 G.P.M.
3	" " "	- 7.75 G.P.M.
4	" " "	- 10.00 G.P.M.
5	" " "	- 12.75 G.P.M.
6	" " "	- 15.00 G.P.M.
7	" " "	- 17.75 G.P.M.
8	" " "	- 20.00 G.P.M.
9	" " "	- 22.75 G.P.M.
10	" " "	- 25.00 G.P.M.
11	" " "	- 27.75 G.P.M.

R904-3 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

R904-4 Venting

All fuel burning water heaters shall be connected to a vent leading to the exterior.

R905 PLUMBING

R905-1 General

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R905-2 Required Fixtures

For required plumbing fixtures see paragraphs R401-6 to R401-8, Chapter IV.

R905-3 New Plumbing Work

Where changes or additions are made to existing plumbing, the provisions of Section 1006, MPS for One and Two Living Units shall be used as a guide.

R905-4 Condition of Existing Plumbing

Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R906 ELECTRICAL

R906-1 General

All habitable rooms and other appropriate spaces in each dwelling shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination, and for the appropriate location and use of appliances or other equipment.

R906-2 Existing Wiring and Equipment

Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of paragraph R906-1.

R906-3 New Electrical Work

The provisions of Section 1007, Chapter X, of the MPS for One and Two Living Units, Section M907 of the MPR for Multifamily Housing, and appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation of electrical work in new construction. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required to comply with the National Electrical Code.

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING.....
Recommends

Ursula Vespa
064 1 6 1500 Clerk