

Legacy City ACCESS Program Rehabilitation Standards

The following list is a compilation of minimum material/finish specifications for Legacy City ACCESS Program Rehabilitation Standards. All materials and finishes shall minimally conform with the 2015 ICC Building Code, State and local codes as applicable, HUD Minimum Property Standards for Housing 1994 Edition (4910.1), and NYS HCR Housing Quality Standards. All properties must contain sustainability elements. Alternate materials and finishes may be acceptable but must be approved by NYS HCR prior to incorporation into a project. Special consideration will be given to the reuse of existing materials and finishes.

General Guidelines

Overall minimum standard specifications are as follows.

- The proposed scope of work shall include remediation of all life/safety and deferred maintenance issues at the subject property and removal or repair of out buildings as required
- Exterior Surfaces
 - Steps, stairways, porches and decks should be in good repair with an expected life of 20 years
 - Exterior railings shall be present on at least one side of steps and stairways and around the perimeter of porches and platforms with more than two risers or over 30". Repairs and replacements should have an expected minimum life of 15 years
 - Siding, trim and hardware shall be intact and weatherproof. All components should have a minimum expected life of 15 years
 - Wherever possible, historic features should be preserved and proposed work should align with any historic district standards that may apply
 - Debris and/or abandoned equipment at roof areas must be removed
- Foundations/Structural
 - Foundations must be sound, reasonably level and free from movement
 - Structural walls must be free from visible deterioration, rot, or other damage and must be adequately sized for the necessary loads. Any deficiencies in structural components must be identified and addressed.

Building Envelope

- The subject property's roof shall have a minimum remaining useful life of 10 years
- The subject properties windows shall contain insulated glazing.
- The subject properties exterior walls shall be free of construction defects.
- Exterior doors shall be in satisfactory condition and shall be solid, weather-stripped, operate smoothly, a dead bolt and a lockset. Exterior doors shall be historically sensitive where appropriate.
- **Sustainability:** Projects receiving additional incentives for completing sustainability and energy efficiency measures must consult Enterprise Green Communities Standard (EGC

2020) minimum values for envelope and roof. These standards should be used as a guide in design for materials selection, minimum R-values for envelope and roof, and air-sealing.

Mechanical/Electric/Plumbing

- Mechanical- the HVAC system shall be serviceable and operating properly with a remaining useful life in excess of 10 years. If systems are to be replaced, energy efficient equipment specifications are required.
- Electric - minimum electric service to each unit shall be 60 amperes capacity. 40 ampere services are acceptable if in compliance with Freddie Mac requirements. Scopes of work should include replacement of light fixtures with LED type.
- Plumbing - plumbing systems shall be operational with no leakage in water/waste piping. All existing galvanized plumbing pipe shall be replaced. Replacement domestic hot water heaters are to be Energy Star rated. Water closets shall be water saving type. Showerheads shall be low flow.
- **Sustainability:** Projects receiving additional incentives for completing sustainability and energy efficiency measures must install appropriate heat pump systems to supply heating and cooling to the dwelling units. Incentives and approved installers can be found through [NYS Clean Heat](#).

Building Interior

- Interior finishes shall be in overall good condition. Common area and apartment interior wall, floor, and ceiling finishes shall be free from observable defects and not in need of replacement in the near future. All appliances shall be energy star rated.
- Interior Doors shall have a minimum life of 10 years and all bedrooms, baths, and closets shall have operating doors
- Appliances, Systems & Fixtures
 - A new washer and dryer should be properly installed for use in an accessible space
 - Bathroom tubs, sinks and toilets should be new
 - Kitchen cabinets, ovens, refrigerators, dishwashers, sinks, faucets, etc. installed in kitchens should be new and have an expected minimum useful life of 10 years.
 - Furnaces, water heaters and associated systems should be new and high efficiency with an expected minimum useful life of 15 years

Environmental

- Any asbestos contain materials, lead based paint, and mold must be remediated. Prior to occupancy, radon tests are required and remediation installed if required.

SPECIFICATIONS

SITWORK

Roads, Parking Areas	concrete or asphalt surfaces with gravel or crushed stone sub-base
Sidewalks	concrete or precast/brick pavers with suitable sub-base
Curbs	granite; cast-in-place concrete
Landscaping	Landscaped plantings must be well maintained. All exposed soil should be seeded with grass

BUILDING ENVELOPE

Finishes	brick veneer; thin brick veneer; stucco; wood/vinyl siding; fiber cement board siding; stone/cultured stone veneer EIFS (installation per manufacturers' specifications required) <u>only with written permission of CPC</u>
Roof	sloped roofs: fiberglass composite shingles (20-year warranty minimum); standing seam metal flat roofs - built up roof (20-year warranty minimum); single-ply EPDM, single-ply PVC
Flashing	copper; aluminum
Windows	frames - vinyl-clad wood; fiberglass; aluminum; vinyl all units insulated glazing and screens and Energy Star rated

Doors	exterior/entry - aluminum frame glass storefront; solid-core wood, fiberglass or steel.
Porches and Balconies	must be constructed with pressure treated lumber, structural steel, or cast-in-place/precast concrete
Gutters and Downspouts	aluminum, copper

BUILDING FRAMING

Sheathing and Floor/Roof Decking	OSB, plywood
-------------------------------------	--------------

BUILDING INTERIOR

Floors	vestibule - Quarry/ceramic tile; slate; stone; granite; VCT stairs - hard wearing surface. hallways - hard wearing surface; laundry rooms – quarry/ceramic/vinyl tile non-public areas - sealed concrete; vinyl tile. kitchen – vinyl/ceramic tile; hardwood baths - ceramic tile; vinyl tile remainder of apt.- hardwood; ceramic/vinyl tile; carpet.
Walls	drywall with appropriate finish. cement board for tile substrate and wet locations, moisture resistant drywall in moist areas
Ceilings	drywall with appropriate finish. moisture resistant drywall in moist areas; suspended acoustical tile for public areas.

Doors	solid-core wood/metal for all public areas and hallways; hollow-core wood, hardboard, or medium density fiberboard (MDF) for doors within apartments. Doors to be fire-rated as required by code.
Cabinetry	adequate quantity for use and intended occupancy; solid wood doors and plywood boxes minimum; plastic laminate countertops minimum.

INSULATION

Exterior Envelope	thickness per energy code/sustainability requirements; fiberglass batt, spray foam, or blown in cellulose as appropriate
Interior Walls	corridor, demising, and bath walls to be insulated with sound attenuation blankets. These walls shall have a minimum STC rating of 52
Attic	R-49
Crawl Spaces	R-19
Ventilation	Per 2015 ICC Building Code.

HEATING AND VENTILATION

System	Projects should install electric heat pumps for heating and cooling, ductless air-source heat pumps recommended; other type systems may be approved depending upon energy/sustainability issues;
--------	--

Fans common area/attic ventilation required; kitchen/bath exhaust fans ducted to exterior

PLUMBING

domestic water distribution - copper or PEX

Piping waste/vent - cast iron; PVC
galvanized piping not acceptable

Fixtures toilets/lavatories - vitreous china
kitchen sink - stainless steel
tubs - cast iron; steel; porcelain

Pipe Insulation clad one-piece
fiberglass/acrylic surrounds are acceptable.

ELECTRICAL

in accordance with NYS energy code requirements.

All work to conform to NEC and local codes. No aluminum distribution wiring allowed in dwelling units. Aluminum wiring for service panels and appliances is acceptable where allowed by local codes.

Apartment Service 60-amp minimum – dedicated circuit required for window A/C

40-amp service acceptable if in conformance with Freddie Mac standards

SUSTAINABILITY

All projects receiving HCR subsidy related to sustainability are required to complete the below items and adhere to sustainability requirements noted in this document.

- 1. Architect must consult EGC 2020 Performance Standard for rehabs (copied below) when detailing work to be completed on envelope or roof.
 - a. Program minimums still apply (R-19 walls, R-49 roof).****
- 2. Must install Air Source Heat Pumps for heating and cooling (consult with HVAC contractor for model, system spec) – eliminating fossil fuels from heating and providing cooling to all units.**
- 3. Must install electric on-demand hot water heaters – eliminating fossil fuels from DHW production.**
- 4. Additional air-sealing and weatherization to be performed to support optimal performance of HVAC systems.**
- 5. Fossil fuels must be eliminated from all building systems and operations where feasible. When replacing kitchen appliances, electric stoves or induction stoves should be installed to avoid the use of natural gas for cooking.**