NYS Housing Trust Fund Corporation
NYS HOME Program
Rehabilitation Standards
For One to Four Unit Structures

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I. INTRODUCTION

These standards should be used in combination with the HOME Grant Administrative Plans that outline processes, procedures, and regulations related to meeting these standards.

MISSION AND HOUSING VALUES

Part of the mission of New York State Homes and Community Renewal and the Housing Trust Fund Corporation is to build, preserve, and protect affordable housing throughout New York State. The values that flow from this mission are as follows:

- Increased energy efficiency
- Affordable operating costs
- Accessibility for people with disabilities
- Performance and durability
- Historically sensitive exteriors
- Economic life cycle costs
- Balanced initial costs
- Lead-safe housing

The criteria for these rehabilitation standards have been developed to ensure minimum standards of quality, function, efficiency, and durability of New York State HOME single-family projects. The goals and objectives of these standards are to aid Local Program Administrators (LPAs) and procured contractors in producing functional, safe, durable, and cost-effective homes that add value to communities, pride amongst owners, and promotes healthy living.

Typically, rehabilitation of HOME single family housing is moderate rehabilitation. Projects seeking to conduct gut rehabilitation projects should seek guidance from HOME Project Managers before proceeding.

All HOME projects must meet the property standards outlined in 24 CFR 92.251 as applicable by activity, these rehabilitation standards, and New York State and local code requirements at completion. Projects must result in housing that is decent, safe, and sanitary as described in 24 CFR 5.703.

The HOME implementation date for the National Standards for the Physical Inspection of Real Estate (NSPIRE) is October 1, 2026. Once enacted, these new requirements will be applicable to any project thereafter. These standards are subject to update as HUD issues additional guidance.

HOME rules require that each of the major systems must have a remaining useful life for a minimum of 5 years or as detailed in this guide. If not, the major systems must be rehabilitated or replaced as part of the scope of work. Major systems include structural support; roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electric; and heating, ventilation, and air conditioning.

LPAs must develop the scope of work based on the following construction order of priority:

1. Address health and safety issues

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2. Address NYS State and/or Local Code violations

3. Ensure major systems have a useful life of at least 5 years such as roofs, structural support, windows, doors, siding, plumbing, electrical, heating, etc.

4. Include disaster mitigation standards, as necessary

5. Address special purpose needs such as weatherization and energy efficiency measures. An energy audit is strongly encouraged to identify energy related improvements and should be incorporated into the scope of work, to greatest extent feasible.

The NYS HOME program partners with the NYS HCR Weatherization Assistance Program (WAP) to provide weatherization assistance for housing rehabilitated with HOME funds. LPAs are highly encouraged to coordinate with the local HCR WAP provider to ensure weatherization measures are incorporated into the scope of work for each applicable HOME assisted unit. To the extent resources are available, WAP funds and construction services to perform weatherization activities will be made available to rehabilitated units through the HCR WAP provider located in the service area. If WAP funds are not available, LPAs should use NYSERDA Weatherization Assistance Program that may be applicable.

APPLICABLE LAWS AND REGULATIONS
The New York State HOME Program builds and preserves affordable housing units in compliance with the following statutory and regulatory requirements:

- The most recent NYS Building Code to include
    - Uniform Fire Prevention and Building Code or, in New York City, the New York City Building Code
    - Energy Conservation Construction Code
- Local Housing Codes
- Federal Housing Code
- Life Safety Code
- HOME Program Regulations (24 CFR Part 92)
- HUD Lead-Based Paint Regulation (24 CFR Part 35)
- National Environmental Policy Act

The Program shall strive to conform to the following standards, to the extent financial resources are available for a specific project:

- Accessibility: ANSI standards for handicapped accessibility
- Multiple Dwelling Law
- New York State Labor Law, Industrial Code Rule 56
- Federal Fair Housing Act
- Section 504 of the Rehabilitation Act of 1973 (as applicable)

EXCEPTIONS
Exceptions to regulatory requirements cannot be made, however deviations from the minimum requirements of this standard may be permitted with approval of the Housing Trust Fund Corporation case-by-case basis when allowable and justified.

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II. ENVIRONMENTAL STANDARDS

The HOME Program is subject to NEPA compliance at 24 CFR Part 58. Project work scopes must address any requirements identified in Tier 2 environmental reviews, including but not limited, to: radon mitigation, lead based paint, mold, and asbestos. Reference the Tier 2 Technical Manual for more information.

III. SITE IMPROVEMENTS

SOIL TREATMENTS FOR LEAD HAZARDS
All projects shall comply with Lead Based Paint Regulations at 24 CFR Part 35 and address soil testing and contamination as applicable.

TREES
Repair Standard: Minimum Life: NA
Trees that are too close to the structure or threaten the structure shall be trimmed or removed. Otherwise, shade trees shall be preserved whenever possible.

LANDSCAPING
Replacement Standard: NA
In general, landscaping is not permitted. Where soil is disturbed for installation of water and sewer, or to remove unneeded sidewalks or outbuildings, plantings or grass seed shall be provided to cover bare soil.

OUTBUILDINGS
Repair Standard: Minimum Life: 1 year
Unsafe and blighted structures, including outbuildings, sheds, garages and barns, will be removed if it is not financially feasible to complete the repairs required to make them structurally sound and leak free with lead hazards stabilized.

Replacement Standard: NA
No replacement of outbuildings is allowed.

PAVING AND WALKS
Provide positive drainage of all driveways, parking areas, ramps, and walkways to prevent standing water. All must be passable in poor weather, i.e., capable of being easily cleared of snow and well-drained to prevent flooding and icing.

Repair Standard: Minimum Life: 5 years
Badly deteriorated, essential paving, such as front sidewalks, will be repaired to match. Non-essential deteriorated paving such as sidewalks that are unnecessary, will be removed and appropriately landscaped.

Replacement Standard: Minimum Life: 10 Years
New asphalt paving for parking and drive surfaces shall be compacted 2-inch base course and 1½” top course over a 6” aggregate base. Essential walks and drives shall be replaced with concrete or asphalt as applicable.

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IV. EXTERIOR SURFACES

All exterior surfaces shall be constructed of durable, weather-resistant materials that will not warp, crack, chip or peel under normal use. Where feasible, avoid pressure-treated lumber as it tends to warp and may not hold paint over time.

EXTERIOR LEAD HAZARDS
All projects shall comply with Lead Based Paint Regulations at 24 CFR Part 35 and address exterior lead paint as applicable.

Repair Standard: N/A
All exterior paint shall be stabilized using lead-safe practices.

Replacement Standard: N/A
Leaded components shall be replaced or the paint removed to create a lead-free exterior.

EXTERIOR STEPS AND DECKS
Steps, stairways, and porch decks will be structurally sound, reasonably level, with smooth and even surfaces.

Repair Standard: Minimum Life: 5 years

Replacement Standard: Minimum Life: 20 years

EXTERIOR RAILINGS
Handrails will be present on one side of all interior and exterior steps or stairways with more than two risers, and around porches or platforms over 30” above ground level. Railing repairs will be historically sensitive.

Repair Standard: Minimum Life: 5 Years

Replacement Standard: Minimum Life: 10 Years

EXTERIOR CLADDING
Siding and trim will be intact and weatherproof. All exterior wood components will have a minimum of two continuous coats of paint, and no exterior painted surface will have any deteriorated paint

Repair Standard: Minimum Life: 10 Years

Replacement Standard: Minimum Life: 20 Years
Vinyl siding over house wrap or replacement of original materials with like materials.
Vinyl siding: Solid vinyl siding manufactured without fillers with a minimum thickness of .044 inches.
Wood clapboard siding: Free and clear of knots, checks, and other defects.
Where feasible, replace wood exterior trims with weather-resistant materials that will not warp crack, chip or peel under normal use.

EXTERIOR PORCHES

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All poches will be structurally sound with smooth, even surfaces.

Repair Standard: Minimum Life: 10 Years
Unsafe or unsightly porches will be repaired to conform closely to historically accurate porches in the neighborhood.

Replacement Standard: Minimum Life: 10 Years
Deteriorated wood porches shall be rebuilt with similar structures in the same footprint.

EXTERIOR HARDWARE
Every dwelling unit will have a mailbox, or mail slot, and minimum 3ft high address numbers at the front door.

Repair Standard: N/A

Replacement Standard: N/A

V. FOUNDATIONS AND STRUCTURE

FOUNDATIONS
Foundations will be sound, reasonably level, and free from movement, moisture, and water infiltration.

Repair Standard: Minimum Life: 20 years

Replacement Standard: Must meet building code.

STRUCTURAL WALLS
Structural framing and masonry shall be free from visible deterioration, rot, or serious termite damage and be adequately sized for current loads. All sagging floor joists or rafters will be visually inspected for significant structural damage, and its cause will be corrected.

Repair Standard: Minimum Life: 15 Years

Replacement Standard: Must meet building code; 20 Years

FIREWALLS
Shared party walls shall be maintained without cracks and/or deterioration and covered with 5/8" type X gypsum, glued and screwed to studs.

Repair Standard: Minimum Life: 5 Years

Replacement Standard: Minimum Life: 10 Years

VI. WINDOWS AND DOORS

EXTERIOR DOORS
Doors shall be solid, weather stripped, operate smoothly, and include a peep site, a dead bolt, and an entrance lock set.

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Repair Standard: Minimum Life: 10 Years

Replacement Standard: Minimum Life: 10 Years
All replacement doors at the front of the property will be historically sensitive and Energy-Star rated. Steel six-panel doors may be installed at entrances not visible from the front street. Dead-bolt locks will be installed on all doors.

INTERIOR DOORS
All bedrooms, baths and closets shall have well-operating doors. Doors are to be at a minimum molded hardboard construction with a privacy lockset. Doorstops or bumpers shall be provided at all doors to protect adjacent finishes.

Repair Standard: Minimum Life: 10 Years

Replacement Standard: Minimum Life: 10 Years

WINDOWS
All single glazed windows shall be replaced. Operable windows shall have a locking device and mechanism to remain partially open as well as a screen. Dilapidated lead-containing windows should be replaced whenever the budget allows and must be replaced if required by Lead Based Paint Regulations. Bedrooms, kitchens and baths shall have one operable window with a screen.

Repair Standard: Minimum Life: 10 Years

Replacement Standard: Minimum Life: 20 Years
All replacement windows must adhere to the energy efficiency standards outlined in the current NYS Building/Residential/Energy Code and specifically meet the 2025 NYSECC Prescriptive Code.

Exterior windows shall be tested and labeled as conforming to AMA/WDMA/CSA101/I.S.2/A440 (North American Fenestration Standard/Specification for windows, doors, and skylights (NAFS)). The label shall state the name of the manufacturer, the approved labeling agency and the product designation as specified in AAMA/WDMA/CSA101/I.S.2/A440.

VII. ROOFING

All wood exposed to the weather and wood blocking used in roofing must be pressure treated, or other suitable rot-resistant species or material.

PITCHED ROOFS
Missing and leaking shingles and flashing shall be repaired on otherwise functional roofs. Slate roofs shall be repaired when at all possible. Antennae shall be removed. Generally existing roofs in good condition with no history of leaks that will carry a 15-year or longer warranty can remain.

Repair Standard: Minimum Life: 15 Years

Replacement Standard: Minimum Life: 30 Years
Shingle roofing shall carry a minimum manufacturer's warranty of 30 years and a 2-year roofing contractor's labor warranty for all roofing and sheet-metal work.

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FLAT AND LOW SLOPE ROOFING
Repair Standard: Minimum Life: 10 Years
Built-up roofing, flashing and accessories shall be repaired wherever a 10-year leak free warranty is available from a certified roofing company.

Replacement Standard: Minimum Life: 20 Years
Low slope/flat roofs shall use industry-standard roof membranes from a reliable manufacturer that carry a minimum of a 20-year, full systems manufacturer's warranty for labor and materials with no dollar limit. In addition, the roofing contractor is to provide a minimum 2-year labor warranty for all roofing and sheet-metal work.

METAL ROOFING
Repair Standard: Minimum Life 15 Years

Replacement Standard: Minimum Life: 30 years
Shall carry a minimum 30-year finish warranty, a minimum 20-year material warranty, and a 2- year roofing contractor's labor warranty for all work. The finish warranty shall state, at a minimum, that the finish will not fade, chalk, crack, check, or peel. The material warranty shall state, at a minimum, that the material will not rupture, fail structurally or perforate under normal atmospheric conditions.

VIII.INSULATION AND VENTILATION

INSULATION
Attic areas and crawl space will be insulated. Plastic vapor barriers will be placed over bare soil in crawl spaces. Where wall finishes removed, frame walls will be insulated.

Repair Standard: Minimum Life: 10 Years

Replacement Standard: Minimum Life: 15 Years
At a minimum must meet the requirements of 2025 NYS ECCC Prescriptive Code. Fiberglass or mineral wool batt insulation must be formaldehyde-free. Spray foam insulation shall be applied by applicators certified by the manufacturer, the American Chemistry Council, or other recognized industry standards. The application of spray foam shall be in accordance with such certification to limit harmful off-gassing after the curing period. Scheduling of spray foam applications shall be done in a manner that allows sufficient ventilation to occur to dissipate any residual off-gassing prior to the spray foam insulation becoming enclosed by other materials.

ATTIC VENTILATION
Attics will be ventilated with a minimum of 1 square foot of free vent for each 300 square feet of roof area.

Repair Standard: NA

Replacement Standard: Minimum life: 20 Years

KITCHEN VENTILATION
Range hoods or exhaust fans shall be exterior ducted.

Repair Standard: NA

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Replacement Standard: Minimum Life: 5 Years

BATH VENTILATION
All bathrooms shall have windows or appropriate ventilation. Exterior ducted 70 CFM, 20 Somers with separate switch in all full baths.

Repair Standard: Minimum Life 5 Years

Replacement Standard: Minimum Life: 5 Years

IX. INTERIOR STANDARDS

LEAD-CONTAINING COMPONENTS
All projects shall comply with Lead Based Paint Regulations at 24 CFR Part 35 and address lead paint as applicable. Deteriorated lead-based paint on walls, trim, doors, and cabinets must be stabilized using lead-safe work practices or a liquid encapsulant can be applied on components when the surface is deemed suitable for such coatings.

PAINT
All interior paints, coatings and primers shall have a VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1113 available at time of product specification. VOC emissions shall be verified as compliant with CDPH Standard Method for all wall finish paints. All wallpaper shall be phthalate free. All interior adhesives and sealants shall have a VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1168, available at time of product specification, for all interior adhesives and sealants.

Repair Standard: N/A

Replacement Standard: N/A

FLOORING
All flooring shall be level, smooth, and cleanable free from safety tripping hazards. Bathroom and kitchen floors shall be polyurethane, water-resistant vinyl flooring, or ceramic tile. Damaged wood floors will be repaired. Basement floors shall be continuous concrete.

Repair Standard: Minimum Life: 5 Years

Replacement Standard: Minimum Life: 15 Years
Baths shall receive vinyl sheet goods over plywood underlayment. Kitchens shall be vinyl composition tile or ceramic tile over plywood underlayment. New basement slabs shall be at least 3” thick and a 6-mil vapor barrier. All flooring products must comply with CDPH emission requirements, including carpeting and hard surfaces. Flexible PVC with phthalates is prohibited, regardless of whether the phthalates were intentionally added or added via recycled content.

CLOSETS
All bedrooms shall have closets with a door, clothes rod, and shelf. When feasible closets should be 2-foot deep by 4-foot or wider.

Repair Standard: Minimum Life: 5 Years

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Replacement Standard: Minimum Life: 15 Years

INTERIOR WALLS AND CEILINGS
Gypsum board walls shall be equivalent to a smooth level four finish in compliance with Gypsum Association standards. Walls shall be plumb, ceiling level with a smooth finish on at least ½" gypsum. No holes and cracks or deteriorated paint.

Repair Standard: Minimum Life: 5 Years

Replacement Standard: Minimum Life: 10 Years

HAZARDOUS MATERIALS
Asbestos, lead paint, and other hazards, when identified, shall be addressed in conformance with applicable local, state, and federal laws. Rehabilitated properties shall be cleaned to pass a lead dust clearance test to the levels prescribed by HUD regulations.

Radon requirements will be noted in environmental reviews. Units located in EPA Zone 1 or 2 shall address radon in accordance with the EPA Current Radon Standard of Practice. Rehabilitation projects shall install active radon-reduction measures in accordance with the applicable Standard of Practice should testing confirm the presence of radon gas in the building exceeding the EPA action level. It is highly advisable to include radon reduction measures in the scope of work to avoid costly retrofits should elevated radon levels be discovered after rehabilitation has been completed.

Where pervasive mold conditions are identified prior to, or during the rehabilitation of any project, such conditions shall be remediated in accordance with applicable protocols established by the New York State Department of Labor Mold Program.

Where the work constitutes a "Mold Project" (i.e. remediation of 10 square feet or greater of affected surfaces or materials), all work must be conducted in accordance with NYSDOL Article 32. A post-remediation assessment by a licensed mold assessor is required that determines that the work areas are free from all visible mold and that all work has been completed in compliance with NYSDOL Article 32. The licensed mold assessor must issue a written clearance indicating that the underlying causes of the mold-creating moisture have been remedied.

X. ELECTRIC

SERVICE
Main distribution panels shall have a main disconnect, at least 7 circuits, a 100-amp minimum capacity and be adequate to safely supply power to all existing and proposed electrical devices. Upgrade of panels and wiring to allow for electrification preferred.

Repair Standard: Minimum Life: 10 Years

Replacement Standard: Minimum Life: 15 Y ears
Service & Main panel should be sized for electrification of HVAC, DHW, Dryer, and Cooking by a qualified electrician. NEC 220.87 Load study strongly recommended for right sizing service. Consider 120v equipment for HVAC & DHW electrification.

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EXTERIOR ELECTRIC
All entrances will be well lit and either switched at the interior side of the door, or the light will be controlled by a photoelectric cell. Motion actuated security lighting will be installed at the rear and sides of properties where indicated to increase safety. All dwelling units will have at least one exterior, GFCI protected, electrical receptacle.

Repair Standard: Minimum Life: 7 Years

Replacement Standard: Minimum Life 10 Years

INTERIOR ELECTRIC DISTRIBUTION
Exposed wiring shall be replaced. Every room will have a minimum of two duplex receptacles, placed on separate walls and one light fixture or receptacle switched at each room entrance. Where the source wiring circuit is accessible (i.e. first floor above basements, in gutted rooms, etc.), receptacles will be grounded. All switch, receptacle, and junction boxes shall have appropriate cover plates. Wiring shall be free from hazard, and all circuits shall be properly protected at the pane. Floor receptacles shall be removed and a metal cover plate installed. When a room's wall finishes are removed it shall be rewired to the latest version of the National Electric Code.

Repair Standard: Minimum Life: 7 Years

Replacement Standard: Minimum Life: 15 Years

GROUND FAULT CIRCUITS
Any outlet within 6 feet of a water source and at least one exterior receptacle shall be protected by a GFCI.

Repair Standard: Minimum Life: 5 Years

Replacement Standard: Minimum Life 10 Years

KITCHEN ELECTRIC DISTRIBUTION
Permanently installed stoves, refrigerators, freezers, dishwashers and disposals, washers and dryers shall have separate circuits sized to NEC. Two separate 20-amp counter circuits are required with each kitchen area. Wire stoves/ranges for future electrification. Provide min. 40-amp wiring between main panel and location of range OR conduit for future wiring.

Repair Standard: Minimum Life: 7 years

Replacement Standard: Minimum Life 10 Years

STAIRWELL LIGHTING
All common halls and stairways between living spaces must be well lit with a fixture controlled by 3-way switches at both ends of the hall or stairway.

Repair Standard: Minimum Life: 7 Years

Replacement Standard: Minimum Life: 10 Years

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CARBON MONOXIDE AND SMOKE DETECTION
HOME regulations at 24 CFR 92.251 (b) (1) (xi) require:
A carbon monoxide alarm must be installed in the housing unit in a manner that meets or exceeds the carbon monoxide detection standards set by HUD through Federal Register publication.

A hardwired smoke alarm must be installed:

(*i*) On each level of each housing unit
(*ii*) In or near each sleeping area in each housing unit
(*iii*) In the basement of each housing unit, and in each common area of a project. A hardwired smoke alarm is not required in crawl spaces or unfinished attics of housing units
(*iv*) Within 21 feet of any door to a sleeping area measured along a path of travel; and
(*v*) Where a smoke alarm installed outside a sleeping area is separated from an adjacent living area by a door, a smoke alarm must also be installed on the living area side of the door.

Each hardwired smoke alarm must have an alarm system designed for hearing-impaired persons.

Where the use of hardwired smoke detectors places an undue financial burden on the project or is infeasible, an exception may be requested to install a smoke detector that uses 10-year non-chargeable, non-replaceable primary batteries. The smoke detector must be sealed, tamper-resistant, contain a means to silence the alarm.

Work must follow the relevant specification of the International Code Council (ICC) or the National Fire Protection Association Standard (NFPA) 72.

Repair Standard: Minimum Life 7 Years

Replacement Standard: Minimum Life: 10 Years

XI. APPLIANCES

Refrigerators and stoves shall be in good working order and safe for use. Electric appliances preferred where feasible. Washer and dryer replacements are not allowed.

Repair Standard: Minimum Life 3 Years

Replacement Standard: Minimum Life: 7 Years
Must be Energy Star, CEE Teir 1 or equivalent.

XII. PLUMBING SYSTEM

WATER SUPPLY
All fixtures must be supplied with 3-gallons/minute water flow. All inoperable or leaky main shut off valves shall be replaced. Lead pipe and exposed galvanized pipe shall be replaced.

Repair Standard: Minimum Life: 5 Years

Replacement Standard: Minimum Life: 20 Years

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DRAIN, WASTE, VENT LINES
Waste and vent lines must function without losing the trap seal. PVC replacement lines shall be installed in accordance with the most recently approved version of the mechanical code.

Repair Standard: Minimum Life: 15 Years

Replacement Standard: Minimum Life: 20 Years

PLUMBING FIXTURES
All fixtures and faucets shall have all working components. Toilet, faucets, and showerheads low-flow, WaterSense certified preferred.

Repair Standard: Minimum Life: 7 Years

Replacement Standard: Minimum Life: 20 Years

WATER HEATERS
Each dwelling unit shall have a properly working water heater. Removal of oil systems preferred. Heat pump water heater when feasible. The minimum capacity for units with two bedrooms or less shall be 30 gallons; larger units shall have a minimum capacity of 40 gallons. Insulation jackets shall be present unless the installation poses a safety concern. Water heaters shall have pressure relief valves with drip legs that extend to within one foot of the floor. Expansion tanks will be included with the installation of new water heaters.

Repair Standard: Mini mum Life: 5 Years

Replacement Standard: Minimum Life: 10 Years
High efficiency, all-electric water heater. Acceptable types include - Cold Climate Air to Water Heat Pumps, Integrated Heat Pump Water Heaters, or Unitized Electric Resistance water heaters. All heat pumps shall be NEEP rated or equivalent. High efficiency, condensing gas water heater, energy star rated is also acceptable. All water heaters and pipes shall be insulated per 2025 NYS ECCC.

XIII. HVAC

HEATING PLANT
Electrification of oil and baseboard heating systems or natural gas is preferred where feasible.

Repair Standard: Minimum Life: 10 Years
Inoperative, hazardous or inefficient (less than 85% AFUE) heating plants shall be repaired and altered to perform at least 85% efficiency. Programmable/ Setback thermostats are required.

Replacement Standard: Minimum Life: 20 Years
Gas units shall be Energy-Star rated. Heat pumps shall be NEEP listed, or min. SEER 14. All systems shall be commissioned prior to occupation per ASHRAE Standard 202. Programmable/Setback thermostats are required. Replacement heating equipment shall be properly sized in accordance with the ACCA's Manual J or other recognized methodology. Data for heat load/loss calculations shall be based on post-rehabilitation conditions.

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Field Installed Refrigerant Systems:
Refrigerant Based Systems:
1. Refrigerant piping must be protected during construction to prevent debris contamination by either capping or covering the ends of piping during installation.
2. Nitrogen pressure testing and system evacuation per manufacturer's testing procedures must be included and must be completed prior to system charging.
3. Refrigerant pipe insulation must be installed per 2020 NYS ECCC.
4. System refrigerant charging must be performed per manufacturer's requirements and be calculated based on as-built refrigerant pipe lengths. Final charge weight should be documented in start-up documentation, O&M manuals, and/or on the equipment itself.
5. Refrigerant pipe insulation and any insulation exposed to the exterior must be provided with PVC or aluminum jacketing to protect pipe insulation.

DISTRIBUTION SYSTEM
Duct work and radiator piping shall be well supported, insulated in unconditioned space and adequate to maintain 70^{o}F measured 36" off the floor when the outside temperature is -5$_{o}$F, (the average yearly minimum) in all habitable and essential rooms.

Repair Standard: Minimum Life: 10 Years

Replacement Standard: Minimum Life: 20 Years
All ductwork shall be insulated to R-4, sealed and run in concealed space.

CHIMNEY REPAIR
Repair Standard: Minimum Life: 15 Years
Structurally unsound chimneys shall be repaired or removed. When chimneys are to be used to combustion ventilation, they shall be relined.

Replacement Standard: Minimum Life: 20 Years
Fireplace flues may not be reconstructed under this program. Replacement furnace flues shall be metal double- or triple-walled as recommended by the furnace manufacturer.

AIR CONDITIONING
Air conditioning is beyond the scope of this program except in cases of documented medical need for cooling and/or preventative filtration. Any air conditioning unit provided must be Energy-Star rated and must not exceed the recommended capacity for the room in which it will be installed. Min SEER 14.

Repair Standard: Minimum Life: 3 Years

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