

VI. HOUSING QUALITY STANDARDS

A. LIVING ROOM

1. WINDOWS

All windows must function as designed. Room must have at least one operable screened window. Any window accessible from the outside must be lockable. The windows must be free from deterioration and be weather tight.

2. WALLS

All walls must be sound and free from hazardous defects. Such defects would include buckling, bulging or leaning, structural unsoundness, and the presence of either large holes or an excessive number of smaller holes. Wallpaper coverings, except for minor separations at seams or corners, must be intact.

3. FLOORS

All floors must be free from hazardous defects. Such defects would include those which indicate a potential for structural collapse, damaged or missing parts, floor board sections, missing tile, missing floor register, loose carpet or seams, deteriorated carpet, splintering hardwood floors, deteriorated finish, protruding nails, and exposed tack strips.

4. CEILINGS

All ceilings must be free of any defects which indicate the potential for structural collapse, and also must be free of any defect which poses a threat to safety such as holes, cracks, loose or falling parts, deteriorated surfaces, leaks and damages, and missing tiles.

5. DOORS

All doors accessible to the outside must be lockable. The locking mechanism must be such that there is reasonable assurance that security cannot be compromised. Examples include doors where there is too much space between the door's lock edge and the jamb, or where there is too much "play" between the door and the outside stop.

6. ELECTRICAL

There must be at least two working duplex receptacles. All electrical fixtures must be free of defects and in good working order.

B. KITCHEN

1. WINDOWS

All windows must function as designed. Room must have at least one operable screened window or a working vent system vented to the outside. Any window accessible from the outside must be lockable. The windows must be free from deterioration and be weather tight.

2. WALLS

All walls must be sound and free from hazardous defects. Such defects would include buckling, bulging or leaning, structural unsoundness, and the presence of either large holes or an excessive number of smaller holes. Wallpaper coverings, except for minor separations at seams or corners must be intact.

3. FLOORS

All floors must be free from hazardous defects. Such defects include those which indicate a potential for structural collapse, damaged or missing parts, floor board sections, missing tile, missing floor register, loose carpet or seams, deteriorated carpet, splintering hardwood floors, deteriorated finish, protruding nails, and exposed tack strips.

4. CEILINGS

All ceilings must be free of any defects which indicate the potential for structural collapse, and also must be free of any defect which poses a threat to safety such as holes, cracks, loose or falling parts, deteriorated surfaces, leaks and damages, and missing tiles.

5. DOORS

All doors accessible to the outside must be lockable. The locking mechanism must be such that there is reasonable assurance that security cannot be compromised. Examples include doors where there is too much space between the door's lock edge and the jamb, or where there is too much "play" between the door and the outside stop.

6. ELECTRICAL

There must be at least two working duplex receptacles, and one permanent working light fixture. One receptacle must be adjacent to 4' of counter space. If a new receptacle is installed or an existing receptacle is replaced adjacent to a counter, it must be a GFCI receptacle.

7. SINK

Kitchen must contain a permanently installed sink that is connected to hot and cold running water supply lines. The sink must be equipped with a properly functioning strainer, must be free of leaks and properly trapped.

8. REFRIGERATOR

The unit must contain a refrigerator in good working order and condition to prevent food from spoiling over a reasonable period of time.

9. STOVES

The unit must contain a stove in good working order and condition. All burners and oven must be operable and controllable. All knobs must be in place, operable, and legible. Gas stoves must have an accessible gas shut off valve. *Microwave ovens may be an acceptable substitute for stoves or ranges according to the parameters of 24CFR982.401(2).

10. **SPACE**

There must be adequate space for storage and preparation of food. There must be a minimum of 4 linear feet of counter space, and must be adjacent to a duplex receptacle.

11. **VENTILATION**

A working vent system that is vented to the exterior, is an acceptable substitute for an operable screened window.

C. BEDROOMS

1. **WINDOWS**

All windows must function as designed. Room must have at least one operable screened window. Any window accessible from the outside must be lockable. The windows must be free from deterioration and be weather tight.

2. **WALLS**

All walls must be sound and free from hazardous defects. Such defects would include buckling, bulging or leaning, structural unsoundness, and the presence of either large holes or an excessive number of smaller holes. Wallpaper coverings, except for minor separations at seams or corners, must be intact.

3. **FLOORS**

All floors must be free from hazardous defects. Such defects would include those which indicate a potential for structural collapse, damaged or missing parts, floor board sections, missing tile, missing floor register, loose carpet or seams, deteriorated carpet, splintering hardwood floors, deteriorated finish, and protruding nails, and exposed tack strips.

4. **CEILINGS**

All ceilings must be free of any defects which indicate the potential for structural collapse, and also must be free of any defect which poses a threat to safety such as holes, cracks, loose or falling parts, deteriorated surfaces, leaks and damages, and missing tiles.

5. **DOORS**

All doors accessible to the outside must be lockable. The locking mechanism must be such that there is reasonable assurance that security cannot be compromised. Examples include doors where there is too much space between the door's lock edge and the jamb, or where there is too much "play" between the door and the outside stop. No bedroom doors are allowed to have any "bolt" type lock or chain lock installed. Privacy locksets are acceptable.

6. **ELECTRICAL**

There must be at least two working duplex receptacles. All electrical fixtures must be free of defects and in good working order.

7. SPATIAL REQUIREMENTS

In order for a room to be considered a BEDROOM, there must be at least 70 square feet of habitable floor space, with one linear dimension at least 10 feet and neither linear dimension less than 7 feet and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof. The room must have a clear ceiling height of at least 7 feet over not less than 1/3 of the required minimum floor area. In calculating the floor area in such rooms, only those portions of the floor area with a clear ceiling height of 5 feet or more shall be included.

8. ACCESS TO OR FROM BEDROOMS

Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Exception: Units that contain less than two bedrooms.

D. OTHER HABITABLE ROOMS

1. WINDOWS

All windows must function as designed. Any window accessible from the outside must be lockable. The window must be free from deterioration and be weather tight.

2. WALLS

All walls must be sound and free from hazardous defects. Such defects would include buckling, bulging or leaning, structural unsoundness, and the presence of either large holes or an excessive number of smaller holes. Wallpaper coverings, except for minor separations at seams or corners, must be intact.

3. FLOORS

All floors must be free from hazardous defects. Such defects would include those which indicate a potential for structural collapse, damaged or missing parts, floor board sections, missing tile, missing floor register, loose carpet or seams, deteriorated carpet, splintering hardwood floors, deteriorated finish, and protruding nails and exposed tack strips.

4. CEILINGS

All ceilings must be free of any defects which indicate the potential for structural collapse, and also must be free of any defect which poses a threat to safety such as holes, cracks, loose or falling parts, deteriorated surfaces, leaks and damages, and missing tiles.

5. DOORS

Any interior or exterior door must be maintained and kept in good working order, and free of missing parts or hardware. Doors should close and latch. If doors are accessible to the outside, they must be lockable.

6. ELECTRICAL

There must be at least two working duplex receptacles. All electrical fixtures must be free of defects and in good working order.

E. BATHROOMS

1. WINDOWS

All windows must function as designed. Room must have at least one operable screened window. Any window accessible from the outside must be lockable. The windows must be free from deterioration and be weather tight. A working vent system vented to the outside is an acceptable substitute for a window in a bathroom.

2. WALLS

All walls must be sound and free from hazardous defects. Such defects would include buckling, bulging or leaning, structural unsoundness, and the presence of either large holes or an excessive number of smaller holes. Wallpaper coverings, except for minor separations at seams or corners, must be intact. Walls surrounding a shower unit must contain a water resistant surface free of defects, missing tiles, deteriorated wall joints or grouting.

3. FLOORS

All floors must be free from hazardous defects. Such defects would include those which indicate a potential for structural collapse, damaged or missing parts, floor board sections, missing tile, missing floor register, loose carpet or seams, deteriorated carpet, splintering hardwood floors, deteriorated finish, protruding nails, and exposed tack strips. The bathroom floor must contain a surface which is reasonably impervious to moisture.

4. CEILINGS

All ceilings must be free of any defects which indicate the potential for structural collapse, and also must be free of any defect which poses a threat to safety such as holes, cracks, loose or falling parts, deteriorated surfaces, leaks and damages, and missing tiles.

5. DOORS

The bathroom door must be free of defects, in good working condition, and free of missing parts or hardware. Bathroom doors must close and latch, and ensure complete privacy.

6. ELECTRICAL

The bathroom must have one permanent working light fixture, and one receptacle. If a new receptacle is installed or an existing receptacle is replaced, it must be a GFCI receptacle.

7. SINK

The bathroom must contain a permanently installed wash basin connected to hot and cold running water supply lines. It must be free of leaks and properly trapped. Sink and vanity must be free of defects.

8. VENTILATION

A working vent system that is vented to the exterior, is an acceptable substitute for an operable screened window.

9. TOILET

There must be a working flush toilet in the bathroom, and must be connected to a cold running water supply line. Toilet must be free of defects.

10. TUB

There must be a working tub or shower unit in the bathroom, and must be connected to hot and cold running water supply lines. Tub and shower must be free of defects.

F. BASEMENT / CELLAR

1. The basement or cellar of any building must be dry and kept free from the accumulation of trash, debris and infestation.
2. No room in any basement shall be occupied as a habitable/sleeping room unless approved by the governing jurisdiction and proper separation by an approved fire resistant partition between mechanical rooms, furnaces, boilers and the habitable/sleeping space is maintained. The room must also meet all other room requirements as outlined in these housing quality standards. The ceiling must not be less than 4 feet above grade if the basement is being used as a habitable/sleeping room.
3. The floors and walls must be damp proof, water proof, and without mustiness and dry rot.
4. The basement/cellar must be free of mold or mildew like substances.
5. A handrail is required where there are 4 or more consecutive stair risers.
6. If the basement/cellar is locked off from tenant access, it must be accessible to the inspector to inspect as part of the HQS inspection.

G. ATTIC

1. The attic must be free from any signs of infestation and active water leakage from the outside.
2. Windows must be weather tight.
3. Flooring must be free from defects which might pose a safety hazard.
4. If the attic is being used for any activity other than storage, this use must be approved by the governing jurisdiction (ie. Certificate of Occupancy).
5. Guardrails are required at attic stairway openings.
6. A handrail is required where there are 4 or more consecutive stair risers.
7. If the attic is locked off from tenant access, it must be accessible to the inspector to inspect as part of the HQS inspection.

H. BUILDING EXTERIOR

1. STAIRS, PORCHES, BALCONIES AND DECKS

All exterior stairs, porches, balconies and decks must be free from defects. Such defects include structural problems, broken, rotting or missing steps, absence of a handrail where there are 4 or more consecutive step risers, and absence of a guardrail on any deck or balcony more than 30 inches above the ground.

2. ROOFS, SOFFITS AND EAVES

The roof, soffits, and eaves must be free from defects. Such defects would include buckling or sagging which indicates the potential for structural collapse, or holes or other defects such as missing or loose roofing materials which could result in air and/or water infiltration or infestation.

3. GUTTERS

- a. Gutters and downspouts must be maintained in such a manner so as to allow drainage appropriate to the protection of buildings and structures.
- b. No roof, surface or sanitary drainage shall create a structural, safety or health hazard by reason of construction, maintenance or manner of discharge.

4. CHIMNEY

- a. The chimney must be free from defects. Such defects include leaning or deterioration such as missing bricks and mortar, etc.
- b. The height of the chimney, relative to proximate surfaces, must be in compliance with applicable codes and sufficient to allow for adequate and safe drafting. This includes the interior portion of the chimney as well.

5. EXTERIOR SURFACES

Exterior surfaces must be free from defects. Such defects include sagging or buckling which indicates the potential for structural collapse, and must be free from holes or other defects which would allow air, water or vermin infiltration.

- a. The building or house number must be of a contrasting color to the building.

6. SIDEWALKS AND DRIVEWAYS

All exterior walkways and driveways must be free from hazardous conditions such as buckling of concrete, or missing or broken sections which pose a threat to the safety of occupants.

7. FOUNDATION

The foundation must be free of structural defects indicating the potential for structural collapse. Such defects include deterioration which has resulted in holes to the outside, and cracks or deterioration which allows a significant entry of ground water.

- a. Foundations must be free of overgrown and/or penetrating vegetation.

I. MOBILE HOMES

Mobile homes must be placed on a site in a stable manner, and be free from hazards such as sliding and wind damage. Mobile homes must be securely anchored by a tie-down device which distributes and transfers the loads imposed by the unit to appropriate ground anchors, so as to resist wind over-turning and sliding, unless a variation has been approved by a HUD Area Office.

J. GENERAL HEALTH AND SAFETY

1. ACCESS TO UNIT

Access to all units must be available without the necessity of going through another unit.

2. FIRE SAFETY

All units must contain smoke detectors/alarms in accordance with 24CFR982.401(n).

- a. A smoke detector must be located on each level of the unit and in each bedroom or any room used for sleeping. Smoke detectors must be installed to NYS Code which includes 4” to 12” from any wall or ceiling joint.
- b. If the unit is occupied by any hearing impaired person, smoke detectors must have an alarm system designed for hearing impaired persons as specified by NFPA 72 (or any successive standards).
- c. Current fire protection systems and devices must be functioning as designed.

3. CARBON MONOXIDE DETECTORS

All units must contain a carbon monoxide detector in accordance with NYS title 19 NYCRR part 1220 or 1225.

4. EGRESS

All units must contain an alternate, safe method of egress that meets state and/or local requirements. Variables such as location (e.g. height of a second floor window above the ground) and family characteristics (e.g. age or physical limitations) may be factored into the determination.

5. APPLIANCES

- a. All gas-powered clothes dryers must be exhausted to the outside with fire-proof venting independent of all other systems.
- b. All electric clothes dryers must be vented per manufacturer’s instructions.

6. GARBAGE / REFUSE DISPOSAL

- a. The unit must be free from large piles of trash, garbage, discarded furniture, or anything that is not being temporarily stored just waiting for removal.
- b. There must be adequate, locally-approved, covered facilities for the sanitary storage and removal of refuse.

7. INTERIOR STAIRS / COMMON HALLS

Interior stairs and common hallways must be free from conditions which pose a threat to the safety of occupants, including:

- a. Loose, broken or missing steps.
- b. Tripping hazards, such as deteriorated carpet or carpet runners.
- c. Lack of a handrail on any section of stairs containing 4 or more risers.
- d. Storage or accumulation of items that would block safe passage.
- e. Any number of missing balusters.
- f. All hallways, corridors and stairways must have a permanently installed light fixture as a source of artificial illumination in order to avoid a safety hazard to occupants.

8. INFESTATION

The unit must be free of any signs of active infestation of roaches, insects, mice, rats, pigeons (and pigeon droppings), or other rodents or vermin. A licensed exterminator may be required to treat the infestation.

9. ELEVATORS

The management of a building equipped with an elevator must be able to produce a current valid certificate of inspection issued by the governing jurisdiction.

10. SITE AND NEIGHBORHOOD CONDITION

The immediate and adjacent areas must be free from any of the following conditions:

- a. Other buildings that pose a threat to safety. (Including dilapidated garages, fire damaged structures, adjacent buildings or vacant buildings that have not been properly secured.)
- b. Adjacent lot being used for the dumping of trash and debris.
- c. Excessive air or noise pollution.

11. GENERAL CONDITION SAFETY

The unit, interior, exterior and common areas accessible to the family, the site and surrounding neighborhood must be free of hazards to the family's health and safety.

12. ADDITIONAL STANDARDS

In addition to meeting these Housing Quality Standards, the unit may be required to conform to local and state codes, and any HUD guidelines not contained in these Housing Quality Standards.

- a. Certificate of Occupancy: All units are required to have a certificate of occupancy issued by the local governing jurisdiction. Landlords may be required to supply proof of a Certificate of Occupancy to the Rochester Housing Authority.
- b. Notice of Order: Any "notice of order" issued by the local governing jurisdiction may be required to be completed in order to continue the Housing Assistance Payments. The violations determined to be health and safety issues would need to be completed.

13. LEAD BASED PAINT

All units must be in compliance with the provisions of 24CFR Part 35, et al. as published by HUD on 09/15/99 as it applies to any unit built before 1978 containing deteriorated paint and intended for occupancy by a family with a child under the age of six, or a family with a member who is pregnant. The requirements of 40CFR745 also apply to “Child Occupied Facilities” including buildings or portions of buildings constructed prior to 1978 where the child regularly visits. Regular visits are determined to be the same child under six years of age visiting on at least two different days within any week consisting of Sunday through Saturday, providing that each day’s visit lasts at least 3 hours, and the combined weekly visits last at least 6 hours.

- a. Deteriorated paint means any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise separated from the substrate.
- b. The Federal guidelines for deteriorated paint “de minimus” levels are:
 1. 20 square feet on exterior surfaces
 2. 2 square feet in any one interior room or space
 3. 10 percent of the total surface area on an interior or exterior type of component with a small surface area. Examples include window sills, baseboards, handrails, and trim.
- c. Lead Based Paint requirements apply to all painted surfaces associated with the unit. This includes interior, exterior, common areas, fences, play areas, sheds, and garages.
- d. Any maintenance of hazard reduction activities that exceed “de minimus” levels are presumed to be Lead Based Paint and must be treated as such.
- e. Paint stabilization means repairing any physical defect in the substrate of a painted surface that is causing paint deterioration, removing loose paint and other material from the surface to be treated, and applying a new protective coating or paint.
- f. Encapsulation means the application of a covering or a coating that acts as a barrier between the deteriorated paint and the environment.
- g. Any deteriorated paint cited exceeding “de minimus” levels and requiring lead hazard reduction work, must be performed by an EPA certified worker per 40 CFR part 745 under the Renovation, Repair and Painting Rule (RRP). A copy of the EPA certified RRP worker’s certification and a copy of the RRP firm certification must be provided to the Rochester Housing Authority.
- h. An INTERIOR lead paint clearance report must be provided to the Rochester Housing Authority by the landlord, which has been conducted by an EPA certified Lead Paint Inspector for any unit cited with deteriorated paint exceeding “de minimus” levels. This Lead Paint Inspector must be a different person or entity from the person or entities that actually conducted the RRP lead paint reduction work at the unit.
- i. An EXTERIOR lead paint clearance report is required for any unit that is cited with deteriorated paint exceeding “de minimus” levels. The exterior lead paint clearance report must be conducted by an EPA certified Lead Paint Inspector, and must be a different person or entity from the person or entities that actually conducted the RRP lead paint reduction work at the unit. A Rochester Housing Authority Lead Paint Inspector or a Lead Paint Inspector contracted by The Rochester Housing Authority may conduct the exterior lead paint clearance report. Please check the actual inspection report or deteriorated paint instruction letters for this determination.
- j. For any unit that is cited for deteriorated paint exceeding “de minimus” levels, and requiring lead hazard reduction work, the landlord is required to submit a completely filled out Lead Paint Owner’s Certification Form (LPOC) to The Rochester Housing Authority for each segment of work that is conducted. The LPOC form must be signed by the landlord, and the EPA RRP certified worker(s), and the EPA RRP firm certification’s authorized signor.

- k. For any unit built before 1978, intended for occupancy by a family with a child under the age of six and having an elevated EIBLL (Environmental Intervention Blood Lead Level) with a confirmed concentration of lead in whole blood of 20 ug/dl for a single venal test or of 15 to 19 ug/dl in two consecutive venal tests³ to 4 months apart as defined by HUD, then the property owner shall immediately have a risk assessment conducted in accordance with 40 CFR 745.227(D).

14. DOORS – GENERAL REQUIREMENTS

Any interior or exterior door must be maintained and kept in good working order, and free of missing parts or hardware. Doors should close and latch.

15. INTERIOR AIR QUALITY

The dwelling must be free of any air pollutant that may threaten the occupant's health. The unit must be free of any mold or mildew like substance.

16. "PASS WITH COMMENT"

The "pass with comment" rating may be used at the discretion of the inspector and in addition to the pass or fail. (ie. If a section of ceiling is water stained, the rating may be "pass with comment" unless there are indications that the problem and/or source of the stain has not been corrected.)

K. SECURITY – GENERAL REQUIRMENTS

Any window or door that is accessible from the exterior must be lockable. (This includes first floor, fire escape, balcony, common areas, etc.)

1. The locking mechanism must be such that there is reasonable assurance that security cannot be compromised. Examples include doors where there is too much space between the door's lock edge and the jamb, or where there is too much "play" between the door and the outside stop.

L. SAFETY – GENERAL REQUIREMENTS

1. All service risers and weather heads must be firmly secured to the building's exterior and free from deterioration.
2. Any unused gas line must be capped off.

M. PLUMBING – GENERAL REQUIREMENTS

All plumbing fixtures, water supply lines, sewer lines and waste disposal systems and their appurtenances shall be properly installed and maintained in a safe, sanitary and operating condition. Must be free from defects, leaks and obstructions, and in accordance with applicable building and property maintenance codes.

N. ELECTRICAL – GENERAL REQUIREMENTS

1. Existing interior and exterior electrical fixtures, devices, wiring and systems shall be maintained in safe working condition and in a manner which avoids the potential for ignition or shock, and shall be properly connected to an adequate source of electrical power.
2. Fixed wiring, equipment, fixtures and devices shall be firmly secured to the surface on which they are mounted. Electrical wiring and equipment shall be protected against excessive current demands by properly rated over current devices installed in approved locations.
3. All electrical panel boards shall be kept free from encumbrances and shall be accessible to occupants or a manager at all times.
4. An existing single family dwelling containing not more than six branch circuits, shall have a minimum service capacity of 110 volts/60 ampere. However, if any additional wiring is required in the system, the service capacity must be upgraded to at least 220 volt/100 ampere.
5. In general, minimum service capacity for multiple family dwellings, shall conform to the requirements of the National Electrical Code. (NEC. Section 220-32.)
6. At least one grounded type receptacle shall be provided adjacent to all laundry facilities. Adaptors are not permitted.

O. HOT WATER TANKS

1. Every unit must be supplied with an approved water heater in good working order, free from defects, and capable of supplying a sufficient quantity of water heated to a temperature of at least 120 degrees Fahrenheit to every kitchen sink, bathroom sink, bathtub and shower located the unit.
2. Water heaters using gas, (natural or L.P.) or oil as a source of fuel, must be properly vented into a chimney or flue leading to the outside. The flue pipe, where applicable, must be properly sealed to the chimney with an approved slope from the water heater sufficient to allow for adequate drafting.
3. Water heaters using gas (natural or L.P.) as a fuel source, must be equipped with a shut off valve on the appliance. Gas supply lines must be made of black steel. All water heaters must be equipped with a temperature pressure relief valve, and a discharge (overflow) line from the water tank to within 6” of the floor.

P. HEATING

1. All heating facilities and their accompanying chimneys, flues or stacks are to be installed and maintained in good working order and repair so that they are capable of safely and adequately providing heat to enclosed spaces which are or may be normally occupied.
2. Heating facilities using gas as a fuel shall have a shut off valve on the supply line at or near the facility. Gas supply lines must be made of black steel.
3. Heating facilities must be able to safely and adequately maintain heat in all habitable rooms to a temperature of 68 degrees Fahrenheit.
4. Heating facilities using gas or oil as a fuel source must be properly vented to the outside. The flue pipe must have an upward slope from the heating facility sufficient to allow for adequate drafting, and be properly sealed to the chimney.

5. Gas supplied room heaters must be connected to their supply line with black steel pipe and approved fittings. There must be a gas shut off valve at or near the heater and the unit must be properly vented.
6. All warm air heating systems must have adequate cold air returns in working order, and unobstructed by such things as carpeting. Return air must be properly filtered.
7. All floor and wall registers must be kept clean and free of debris.
8. There must be a properly maintained storage tank with oil fired systems. This tank must be a safe distance from the furnace, be properly vented, and contain a working gauge. Oil supply lines from the tank to the furnace must be adequately secured and protected.
9. Heating appliances must be kept free of flammable materials. There must be a minimum of 3' clearance around heating appliances at all times.
10. If the local utility company has left a violation tag in the unit for any reason, the tag citation(s) must be approved and the tag removed by and verified with the utility company only.
11. The dwelling unit must not contain unvented room heaters that burn gas, oil, or kerosene.
12. In units where the tenant pays for the heat, the unit must be equipped with properly installed storm windows (wood sash, aluminum, triple track or thermopane), and storm doors on those doors leading into the living areas from the exterior. Insulated grade doors are acceptable substitutes. Plastic film, regardless of the millimeter thickness, is not an acceptable substitute for storm windows.

Q. LIFE THREATENING / 24 HOUR VIOLATION CRITERIA

1. 24 HOUR VIOLATIONS

A 24 hour violation(s) is considered to be life threatening and must be repaired and corrected within 24 hours. Such violations are, but not limited to, the following:

- a. Inoperable smoke detector on any LEVEL of the unit.
- b. Inoperable Carbon Monoxide Detector.
- c. Fire- life threatening conditions.
- d. No heat – Winter months (September 15 through May 31).
- e. Natural or L.P. gas or fuel oil leak.
- f. Missing or detached flue pipes.
- g. Major water leak or sewage.
- h. Utilities not in service, including no electric.
- i. Entry door locks not working or inadequate – Cannot lock or secure the unit.
- j. Major structural damage.
- k. Inoperable elevator.
- l. Obstacles that prevent safe passage (entrance or exit) from the unit.
- m. Conditions that present imminent danger.
- n. Any electrical problem or condition that could result in shock or fire.
- o. Any condition that compromises the security of the unit and or its occupants.

2. EMERGENCY CONDITIONS

In addition to the life threatening conditions listed above, the following conditions may be considered emergency conditions and must be corrected within 24 hours.

- a. Absence of a functioning toilet in the unit.
- b. No hot running water.

R. TENANT CAUSED DEFICIENCIES

Any breach of HQS that is determined to be caused by the tenant, family, occupants, or guests will be cited as a tenant caused deficiency per 24CFR982.405, and will be the tenant's responsibility to correct. Any breach of HQS determined to be tenant caused must be corrected in the time frames required by HUD.

1. If life threatening or 24 hour violations are cited as tenant caused, they must be corrected within 24 hours or the subsidy assistance may be terminated. If the tenant is responsible for the utilities, they must remain on and paid or the subsidy assistance may be terminated.
2. If non-life threatening violations are cited, then the tenant must correct within 30 calendar days or the subsidy assistance may be terminated. If the tenant owns the appliances, they must remain on and in good working condition, or the subsidy assistance may be terminated.