

NCHFA ESFRLP28

Implementation Webinar: Rehabilitation Specialists' Day

May 7, 2026

Essential Single-Family Rehabilitation Loan Pool

If you represent a local government or other non-profit housing repair organization seeking sources of funding housing repairs in North Carolina, this page is for you.



- Community Partners Loan Pool
- Self-Help Loan Pool
- SystemVision™ Energy Guarantee Program
- Essential Single-Family Rehabilitation Loan Pool**
 - Forms and Resources
 - Single-Family Rehab Listing
- Urgent Repair Program

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Welcome!

- Our Team (PG 1.3)
- If you haven't done so, send us **your team** by completing your PAD submittal.



Home Ownership Program teams:

Management: Sonia Joyner, Mike Handley, Kim Hargrove

Rehabilitation
 Chuck Dopler, Team Leader
 Donna Coleman, ESFR Coordinator
 Dan McFarland, DPP Coordinator
 Sarah Zinn, URP Coordinator
 Frank Heath, Rehab Officer

Documentation
 Laura Altimare
 Ana Coria
 Eddie Fishburne

Rehabilitation Team Assigned Staff input:

Liz Hair – Legal
 Keshonda Ruffin – Legal
 Brian O'Donnell – Policy

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Our Mission

We provide safe, affordable housing opportunities to enhance the quality of life of North Carolinians.



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ESFRLP Goal

To make a positive impact on the state's stock of standard affordable housing by encouraging essential rehabilitation of existing single-family, owner-occupied homes of low-income households (< 80% AMI)

All major systems should function for another 5 years



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Agenda – ESFR2LP27 Webinar

Rehab Specialists' Implementation Webinar

Thursday, May 7, 2026

- 9:45 a.m. **Webinar login**
- 10:00 a.m. **Begin** Welcome, Mission and Workshop Agenda
- 10:10 a.m. ESFR Project Workflow, Due Dates
- 10:25 a.m. Required Standards and Documents for Rehab
- 11:15 a.m. **QUESTIONS**
- 11:25 a.m. **5 Minute Stretch break Break**
- 11:30 a.m. Priority Projects, Requisitions
- 11:55 a.m. **QUESTIONS**
- 12:05 p.m. **40 Minute Bio-Break: Break**
- 12:45 p.m. Essential Rehabilitation Standards, Part 1
- 1:15 p.m. **QUESTIONS**
- 1:20 p.m. Essential Rehabilitation Standards, Part 2
- 1:45 p.m. **QUESTIONS**
- 1:50 p.m. **5 Minute Stretch break Break**
- Afternoon attendance required for new ESFR partners*
- 1:55 p.m. LBP and Radon: Workflow and Worksheets
- 2:30 p.m. **QUESTION session – Wrap Up**
- 3:00 p.m. **Adjournment but we'll stay longer if there are questions**



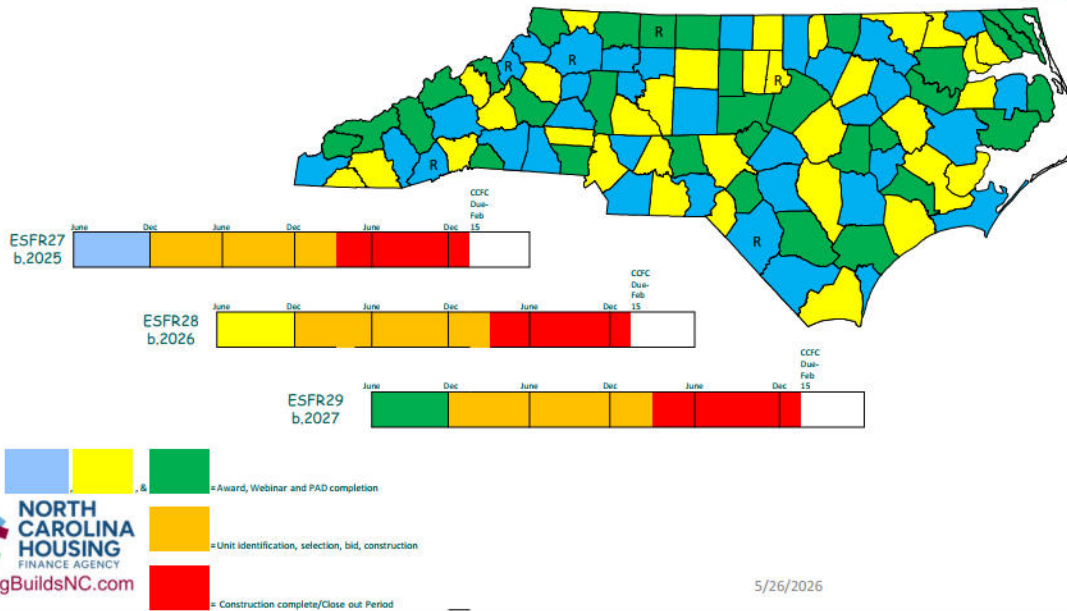
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New MODEL: ESFR2LP27 to ESFR2LP29

Essential Single-Family Rehabilitation Program Loan Pool

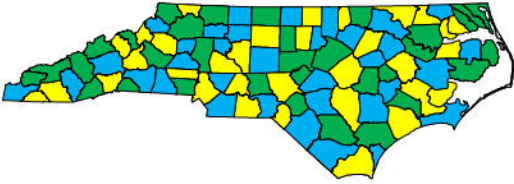



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ESFRLP County Rotation

<p>2025 - 2027</p> <p>Alexander</p> <p>Avery</p> <p>Beaufort</p> <p>Buncombe</p> <p>Cabarrus</p> <p>Carteret</p> <p>Caswell</p> <p>Catawba</p> <p>Cherokee</p> <p>Cleveland</p> <p>Columbus</p> <p>Cumberland</p> <p>Davie</p> <p>Duplin</p> <p>Edgecombe</p> <p>Forsyth</p> <p>Franklin</p> <p>Gates</p> <p>Granville</p> <p>Halifax</p> <p>Harnett</p> <p>Jackson</p> <p>Lenoir</p> <p>New Hanover</p> <p>Randolph</p> <p>Richmond</p> <p>Rutherford</p> <p>Transylvania</p> <p>Tyrrell</p> <p>Union</p> <p>Watauga</p> <p>Wilkes</p> <p>Wilson</p> <p>Yadkin</p>	<p>2026 - 2028</p> <p>Alleghany</p> <p>Anson</p> <p>Brunswick</p> <p>Caldwell</p> <p>Chowan</p> <p>Clay</p> <p>Craven</p> <p>Davidson</p> <p>Durham</p> <p>Guilford</p> <p>Henderson</p> <p>Hertford</p> <p>Johnston</p> <p>Lincoln</p> <p>Macon</p> <p>McDowell</p> <p>Mecklenburg</p> <p>Moore</p> <p>Nash</p> <p>Northampton</p> <p>Onslow</p> <p>Orange</p> <p>Pamlico</p> <p>Perquimans</p> <p>Person</p> <p>Pitt</p> <p>Rowan</p> <p>Sampson</p> <p>Scotland</p> <p>Stanly</p> <p>Vance</p> <p>Washington</p> <p>Yancey</p>	<p>2027 - 2029</p> <p>Alamance</p> <p>Ashe</p> <p>Bertie</p> <p>Bladen</p> <p>Burke</p> <p>Camden</p> <p>Chatham</p> <p>Currituck</p> <p>Dare</p> <p>Gaston</p> <p>Graham</p> <p>Greene</p> <p>Haywood</p> <p>Hoke</p> <p>Hyde</p> <p>Iredell</p> <p>Jones</p> <p>Lee</p> <p>Madison</p> <p>Martin</p> <p>Mitchell</p> <p>Montgomery</p> <p>Pasquotank</p> <p>Pender</p> <p>Polk</p> <p>Robeson</p> <p>Rockingham</p> <p>Stokes</p> <p>Surry</p> <p>Swain</p> <p>Wake</p> <p>Warren</p> <p>Wayne</p>
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ESFRLP Project Workflow, Due Dates



NORTH CAROLINA HOUSING
FINANCE AGENCY
HousingBuildsNC.com

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Website

- + **Essential Single-Family Rehabilitation Loan Pool**
 - Forms and Resources
 - Single-Family Rehab Listing

Essential Single-Family Rehabilitation Loan Pool

If you represent a local government or other non-profit housing repair organization seeking sources of funding housing repairs in North Carolina, this page is for you.

- Navigate to the ESFR Website:
 - <https://www.housingbuildsnc.com>
- Navigate to the Program Guidelines:
 - <https://www.housingbuildsnc.com>
- Bookmark these pages
 - <https://www.housingbuildsnc.com/home-ownership-partners/community-partners/community-programs/single-family-rehabilitation-loan-pool>
 - <https://www.housingbuildsnc.com/home-ownership-partners/community-partners/community-programs/essential-single-family-rehabilitation-loan-pool/forms-and-resources>

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How to find the website

www.nchfa.com

www.HousingBuildsNC.com

The screenshot shows the website's navigation menu with 'Home Ownership Partners' circled in purple. The dropdown menu for 'Home Ownership Partners' is also circled in purple, and the 'Essential Single-Family Rehabilitation Loan Pool' and 'Forms and Resources' items within it are highlighted with purple circles.

Contact

Your case manager: the contact information is located in your award letter and PAD cover letter

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POLL 1

Is this your first ESFRLP project in the last 5 years? ⋮

POLL 2

Did you attend the ESFRLP Administrator's Webinar yesterday (May 6)? ⋮

POLL 3

I would like a webinar or in-person session on the following topic (Choose only one for this poll) ⋮

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Activity	Date of Performance
Award – issued by NCHFA, phone call or letter	April 14, 2026
Create Project Folder- Partner	Day of Award Letter Receipt (dated April 14, 2026)
Implementation Webinar-NCHFA, Partner attends	May 6 and 7, 2026
Complete Post Approval Documentation (PAD) submittal through DocuSign , receive approval, sign Funding Agreement (FA), \$273,000 allocation in place and usable-iterative process between NCHFA and Partner	Earliest Start date: 7/1/26 , after Webinars; Latest Start date: on or after 1/1/27 , FA is dated no later than 1/1/27 but project cannot begin <i>until FA signed</i> , no expenses paid for work prior to the date of an FA.
Begin Marketing and Outreach- Partner	Date of FA but no earlier than 7/1/26 – no expenses paid for work prior to an FA
Perform Intakes/Select Applicants- Partner	Not before 7/1/26 or per Assistance Policy
Begin Portal Workflow Process- Partner	7/1/26 or per Assistance Policy decision dates
Last date to reserve units in the Portal (3.2.2) - Partner	March 31, 2028
All units closed loans, construction contracts, Notice to Proceed in the Portal (3.2.2) - Partner	June 30, 2028
All units complete, CCFC due, no further fund expenditures (3.2.2) - Partner	December 31, 2028 -units complete, no unit or admin after February 15, 2029 -CCFC due

ESFR PROJECT REHAB TEAM MEMBERS

Setting Your ESFR Project UP: Administrator roughly PG Section 2

Stage 1: Application and Award Phase
Stage 2: Project Outreach and Scoping Phase
Stage 3: Household Participant Project Initiation Phase – end by 3/31/27
Stage 4: Bidding Phase – end by 6/30/27
Stage 5: Construction Phase – begin by 6/30 27, end by 12/31/27
Stage 6: Close-Out (CCFC) Phase – end by 2/28/27
Stage 7: Monitoring Phase

Financial Management Throughout: Finance roughly PG Section 3

Stage 1: Application and Award Phase
Stage 2: Project Outreach and Scoping Phase
Stage 3: Household Participant Project Initiation Phase – end by 3/31/27
Stage 4: Bidding Phase – end by 6/30/27
Stage 5: Construction Phase – begin by 6/30 27, end by 12/31/27
Stage 6: Close-Out (CCFC) Phase – end by 2/28/27
Stage 7: Monitoring Phase

Individual Case Management: Intake & Rehab roughly PG Section 4

Stage 1: Application and Award Phase
Stage 2: Project Outreach and Scoping Phase
Stage 3: Household Participant Project Initiation Phase – end by 3/31/27
Stage 4: Bidding Phase – end by 6/30/27
Stage 5: Construction Phase – begin by 6/30 27, end by 12/31/27
Stage 6: Close-Out (CCFC) Phase – end by 2/28/27
Stage 7: Monitoring Phase

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ESFRLP PROJECT WORKFLOW TASK EXAMPLES

Stage 1: Application and Award Phase

Stage 2: Project Outreach and Scoping Phase

- Ensuring that any consultants have contracts
- Creating a log for calls, emails, inspections-any client contact
- Developing organization system for photos/paperwork/time sheets, filed by project; system for tracking admin. soft costs
- Updating any generic specifications or sample specifications
- Reviewing Procurement and Disbursement Policies
- Attending the Implementation Workshop

May We Suggest?

Outreach to Contractors Continuously!!

- Don't wait till its time to advertise Bids
- This is the idea behind the "Contractor Registry"
 - If your Assistance Policy says licensed General Contractors are used, then you must use only licensed GC's even when the hard costs are below **\$40,000**

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How many PHOTOS Should you Take?

Everything, Everywhere, All the Time*

- Before you begin—even where you won't do anything
- During construction and especially any construction that will eventually be hidden
- At the end of all construction when all subs have left the unit
- Any repairs accomplished after construction
- All of these photos are for records only and should not be shared with anyone that the homeowner has not given written permission to share.

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ESFRLP PROJECT WORKFLOW TASK EXAMPLES

Stage 3: Household Participant Project Initiation Phase

Stage 4: Bidding Phase

- Keep records of Administrative Costs for your admin. team*
 - Things like: **mileage, completing admin paperwork, outreach time to contractor's for the registry, etc.**
- The Rehabilitation Specialist should get Inspections, Workscopes, Cost estimates complete-Coordinate with Admin.
 - **Include Year Built date on Scope of Work PG 4.2.2**
- Process requisitions for soft costs (hard costs after job begins) as needed



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ESFRLP PROJECT WORKFLOW TASK EXAMPLES

Stage 5: Construction Phase

Stage 6: Close-out (CCFC) Phase

Stage 7: Monitoring Phase

- Attend Pre and Post-Construction Conferences, document them
- Continuously review/interact w/ contact logs by noting inspections/phone calls, add relevant **notes-to-the file**, etc.
- Change Orders to Construction Contract: execute, including **no-cost changes**
- Inspect for requisitions; take photos, require photos of covered work
- Provide Homeowners notice of Warranty date/operation education
- Complete all unit construction and the close-out documents
- Respond to request for monitoring, attend and respond when necessary to the Monitoring Report

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Required Standards and Documents for Rehab



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Funding Agreement (FA)

legally binding contract that references PG

+

Program Guidelines (PG)

FA detailed guidance that reference the AP

+

Assistance Policy (AP)

*PG + your organization guidelines written by you
to explain to homeowners*

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**READ THE Program Guidelines
COMPLETELY**

NOW

Don't wait till you are near the end of construction.

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Read Your Organization's Policies
the Assistance Policy and Procurement & Disbursement Policy

COMPLETELY

They are your organizations rules, after all.

Don't wait till you have a problem client.

- **Setting the stage up front with the client is your best recipe for success.**

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WHEN YOUR CASE MANAGER MONITORS:

Questions we ask in the construction paperwork...

-Is it a work scope or a work write-up?

-Was all the testing and inspection completed as required to meet the proper authorities?

-Does the procurement process follow the P&D policy?

-Are Change Orders timely and complete? Do you have any zero cost changes and did you document them?

-Were all required documents such as waivers, release of liens, certificate of compliance with the Essential Property Standards, certificate of satisfaction/final inspection fully completed & do they correspond to the timeline of the project?

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WHEN YOUR CASE MANAGER MONITORS:

Questions we may ask you to demo during the home inspection...

-Do the bedroom windows operate and is egress sufficient?

-Does water drain away from the home? Is water standing?

-Do the GFCI outlets work?- may use a tester

-Are open flame appliances in the home? Not allowed

-Where are the house numbers?

-Is there visible light around any door, are they secure and operable?

-Are the electrical breakers labeled?

-Open any locked doors.

-Demo the smoke detector/thermostat/hvac filter.

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We really mean it...

READ THE Program Guidelines COMPLETELY

- Know your **Assistance Policy**, know your **Procurement and Disbursement Policy**.
- Read the **ESFR Property Standard** more than once. It's like your **Rehab Code** for ESFR.
- Understand the **ESFR Rehabilitation Criteria**
- Know when to apply the **ESFR Rehabilitation Standards**



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CHANGES ESFR24

CHANGES in the Program Guidelines for ESFR24:

- 1) Radon is now part of environmental review process.
- 2) Units must have loans in place by December 31, 2026.
- 3) Electronic/Digital Documents may be used for all non-agency produced documents as long as:
 - a. Adopted verified process for signatures
 - b. Fair, consistent and transparent with reasonable accommodations

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CHANGES ESFR28 [ESFR27] (PG 1.1)

CHANGES in the **Program Guidelines** for ESFR27 and ESFR28 (PG 1.1):

- 1) No more than **1 organization** serves a County [ESFR28-in ESFR27 we accepted 2 organizations]
- 2) Hard Cost increased up to \$70,000/unit (**loan**)
- 3) Annual forgiveness increased to \$14,000/loan
- 4) Increase initial Funding Agreement (FA) to **\$273,000** but **increase units back to 3** [ESFR27=\$182,000 for 2 units]
- 5) Eliminating the set-aside period
- 6) Increasing maximum Admin. costs up to \$7,000/unit {**administrative costs**}
 - 1) Up to 50% available once loan is closed
 - 2) Remaining Admin funds available once UCR for a unit has been accepted by NCHFA
- 7) Increasing soft costs up to \$14,000/unit (**grant**)
- 8) Cycle renamed by end date to emphasize that units must have loans/construction contracts/Notice to proceed in place by June 30, 2028 and units complete by Dec. 31 2028.
- 9) Updated ESFRLP Rehab Standards to meet HUD latest requirements/best practices

The Appendix Rehabilitation Specialist/Consultant

APPENDIX A contains the *Essential Rehabilitation Criteria*

- Appendix A, Section A & B: *Introduction and General Requirements*
- Appendix A, Section C: *Essential Property Standards* [Donna]
 - Priority Projects [Sarah]
 - Waiver Process
- Appendix A, Section D: *Essential Rehabilitation Standards* [Chuck and Dan]
- Appendix A, Section E: *Environmental Protection*
- Appendix A, Section F: *Lead Based Paint Requirements*
- Appendix C: *Lead-Based Paint Requirements Worksheet* (Required) [Mike]
- Appendix C: *ESFRLP Essential Property Standard Certification of Compliance* (Required)
- Appendix C: *ESFRLP Waiver Form* (Required)

"As long as one keeps searching, the answers come."

- Joan Baez

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Appendix A: Section A. Introduction

• ESFRLP Goal:

- *Make a positive impact on the state's stock of standard affordable housing by encouraging essential rehab of existing, single-family owner-occupied homes occupied by those with an AMI of 80% or less.*

General Principles

- Do not throw good money after bad.
- Do not leave bad apples.
- Will an energy improvement pay for itself over its lifetime? Yes=Go, No=Stop.
- Home energy conservation includes winter heat gain, summer heat-loss, ventilation, shading, storm drainage, etc.
- When local utilities offer discount rates, make an effort to meet the energy standards, when possible.

Fair, Systematic, Uniform, Transparent = policies



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Appendix A: Section B. General Requirements

• Final HOME Rule:

- Issued July 29, 2013
- Requires units to meet an (as yet) unpublished version of UPCS that replaces HQS
- Once published, this version may supersede the Essential Property Standard (EPS)
- NCHFA will issue a memo once we receive guidance

- All work must meet or exceed the NC Building code and local permitting/inspection requirements
- Use Minimum Housing Code requirements when they exceed the EPS
- No units will retain threats to health or safety
- Meet or exceed the EPS
- Review all units for environmental effects
- Pay attention to manufacturer's installation instructions and workmanship
- Member's are responsible to advise clients of proper care and maintenance
- Use universal design principles when you can
- As much as practical, remove moisture from crawlspaces and basements
- Comply with the Essential Rehabilitation Standards

Fair, Systematic, Uniform, Transparent = policies

Appendix C:

Required Forms

• ESFRLP Essential Property Standard Certification of Compliance

- What does this replace?

The EPS Checklist



ESFRLP Essential Property Standard Certification of Compliance*

This certifies that _____ [project address] in _____ [city] was inspected on the dates named below and found to be in compliance with at least one of the following during the **Post-Rehabilitation Inspection**:

Local Minimum Housing Code for _____ [local jurisdiction]

Essential Property Standard [ESFRLP Program Guidelines Appendix A, Section C.]

Pre-Rehabilitation Inspection by [print name of inspector]: _____
 Inspected by _____ [Signature of Rehabilitation specialist]
 on _____ [month/day/year] to create a scope of work to meet the selected standard.

Post-Rehabilitation Inspection by [print name of inspector]: _____
 Inspected by _____ [Signature of Rehabilitation specialist]
 on _____ [month/day/year] to confirm completion of a scope of work to meet the selected standard. On this date, all work is complete and there are no 'punch-list' items.

A one-year warranty begins on the Post-Rehabilitation Inspection date above; the homeowner must notify in writing the contractor and/or partner of any defects within one-year of this date. All corrective work performed extends the warranty on the corrected work to one-year from the date corrected.

Contractor: _____ [name of organization and contact with address]

Partner: _____ [name of organization and contact with address]

The following corrective work was performed (include item and date of the correction):

Homeowner Receipt of completed document:
 Homeowner signature: _____
 Homeowner Printed Name: _____ Date: _____

* The project case file should continue to include a consistent pre-rehab inspection list. Examples include: ESFRLP Certification Checklist, ESFRLP Field List, local minimum housing code with additional required ESFRLP Essential Property Standards added or other pre-rehab list that suits the needs of the Member's organization and location to meet the Essential Rehabilitation Criteria.

Appendix A: Section C2. Request for waiver of ESFRLP Property Standard requirement

C2. Waiver Process

-Acts a feedback loop to suggest potential revisions.

-Acts similar to a Change Order and must be approved/signed by:
--homeowner
--Member – 2 persons
--(Maybe) contractor

-Removes an Essential Property Standard requirement

-This is a required form that must be signed and dated

C2. Request for Waiver of ESFRLP Property Standard Requirement

Date: _____

Agency: _____

Contact: _____

Phone: _____

Owner: _____

Phone: _____

Project Address: _____

City/State/Zip: _____

County: _____

By signing this document, the undersigned acknowledges NCHFA's Minimum Requirements of the Essential Single-Family Rehabilitation Loan Pool (ESFRLP) are for the benefit of meeting and/or exceeding building codes and the design standard is intended to promote minimum housing code construction for this project address.

I, _____, affirm I am the authorized representative of the funded entity for this project and do hereby request a waiver of the following Minimum Requirement for my project:
[Enter ESFRLP Minimum Property Standard Section Reference Number/s]

Please state how this waiver will meet or exceed the above ESFRLP Minimum Property Standard requirement for this project:

I hereby acknowledge that by requesting this waiver, I will hold harmless any party providing funding, administration, or construction, due to omission of this provision of the North Carolina Housing Finance Agency's ESFR Property Standard and that implementation of this request will not violate any state or local codes or ordinances.

Homeowner's Name: _____
(print full name and sign)

Rehabilitation Specialist's Name: _____
(print full name and sign)

Funded Member/Community Partner Contact: _____
(print full name and sign)

Date: _____

For NCHFA use only below this line

NCHFA Case Manager Comments:

Case Manager: _____ Date reviewed: _____

NCHFA Manager of Housing Rehab Comments:

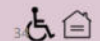
NCHFA Manager of Housing Rehab: _____ Review Date: _____
Date of: Approval _____ Denial _____

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Essential Property Standard (ESP)



Better than New? maybe...

ESFR repairs **must...**

FIRST:

- Repair a home to meet the **Essential Property Standard** (or local **Minimum Housing Code**)
- **Goal:** Assist the homeowner in retaining a home's livability over the next **thirty five** years with typical or reduced maintenance efforts and costs.

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C. Property Standard ~ 5 Big Sections

- Site Health and Safety
- Building Health and Safety
- Building Space and Structure Standards
- Building System Standards
- Energy Efficiency Standards

C1. Priority Projects ~ 5 Short Sections

- Accessibility
- Durability/Longevity
- Energy
- Health
- Safety

C2. Waiver Process

Property
Standard



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Appendix A: Sections C & D.

• C. Property Standard

• C and D work together; one is the required **what**, the other is the required **how**

• Chuck and Dan will cover: D. Rehab Standard

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 ESSENTIAL SINGLE-FAMILY REHABILITATION LOAN POOL
Essential Rehabilitation Criteria
C. Essential Property Standards

- 1. SITE HEALTH AND SAFETY**
- Site.** The site components, such as fencing and retaining walls, grounds, lighting, mailboxes/project signs, parking lots/driveways, play areas and equipment, refuse disposal, roads, storm drainage and walkways must be free of health and safety hazards and be in good repair. The site must not be subject to material adverse conditions, such as abandoned vehicles, dangerous walks or steps, poor drainage, septic tank back-ups, sewer overflows, excess accumulations of trash, vermin or rodent infestation or fire hazards.
- A. Property Access and Egress**
1. Exterior platforms and/or steps shall be provided to serve exits and shall be maintained in a safe condition.
 - a. Every porch, terrace or entrance platform located at more than thirty (30) inches above the adjacent finished grade shall be equipped with guardrails not less than thirty-six (36) inches high.
 - b. Exterior stairs, handrails and railings shall be constructed with moisture resistant materials or protected with paint or other approved covering or material to prevent moisture penetration.
- B. Infrastructure, Utilities & Storm/Site Drainage**
1. **Water Supply.** Every dwelling unit shall be connected to an approved public or private water supply and sewage disposal system that is sanitary and free from contamination.
 2. **Drainage.** Every yard shall be properly graded so as to obtain positive drainage and so as to prevent the accumulation of stagnant water in the yard or under the structure. Gutter and downspouts, if installed, shall be provided to properly collect, conduct and discharge the water from the roof and away from the structure.
- C. Fire Safety**
1. **Site Address.** Address numbers. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- D. Sanitary Conditions**
1. **Infestations.** The dwelling unit and its equipment must be in sanitary condition: free of vermin and rodent infestation(s).
- E. Hazardous Site Conditions**
1. **Site Hazards.** The site may not be subject to serious adverse natural or manmade environmental conditions, such as dangerous walks or steps, soil/geologic instability, flooding, poor drainage, septic tank back-ups or sewer hazards, mudslides, excessive accumulations of trash, or fire hazards.

NORTH CAROLINA HOUSING FINANCE AGENCY
 ESSENTIAL SINGLE-FAMILY REHABILITATION LOAN POOL
Essential Rehabilitation Criteria
D. Essential Rehabilitation Standards

These standards are based on the Sample NSP Single-Family Housing Rehabilitation Standard created for HUD's Neighborhood Stabilization Program (NSP). They have been adjusted to reflect the requirements of the ESFRLP as it is administered by the NC Housing Finance Agency in North Carolina. Website for the source document is: <https://www.hudmychanges.info/resources/24/sample-nsps-singlefamily-housing-rehabilitation-standard>

Exceptions: On a case-by-case basis, deviations from the minimum requirements of this standard will be permitted with approval of an ESFRLP Waiver. See the Program Guidelines for the Waiver Process.

I - Health & Safety

Contaminants-Interior Only	
Repair Standard	Minimum Life Span
If any paint, sealant, caulk, adhesive, particulate or MDF is used in a repair, meet the replacement standard.	
Replacement Standard	Minimum Life Span
All materials installed will meet the following standards to minimize the presence of Volatile Organic Compounds (VOC) and Formaldehyde. Product lookup websites: http://www.greenseal.org/FindGreenSealProductsandServices.aspx?Site-VocProductDetails&id=6&cat=6 (GreenSeal product finder) http://products.greenseal.com/greenseal/health/solutions (GreenGuard product finder)	
<ul style="list-style-type: none"> All adhesives, paints/sealants and primers must meet the most recent Green Seal G-11 Environmental Standard (paints and primers) or have obtained GreenGuard certification for the appropriate product. Product lookup websites: http://www.greenseal.org/FindGreenSealProductsandServices.aspx?Site-VocProductDetails&id=6&cat=6 (GreenSeal product finder) All caulks should be low-VOC labeled caulking. All particulateboard components will meet ANSI A208.1 for formaldehyde emission limits, or all exposed particulateboard edges will be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation. All MDF edges will meet ANSI A208.2 for formaldehyde emission limits, or all exposed MDF edges will be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation. 	

NORTH CAROLINA HOUSING FINANCE AGENCY
 ESSENTIAL SINGLE-FAMILY REHABILITATION LOAN POOL
Essential Rehabilitation Criteria
C. Essential Property Standards

- 1. SITE HEALTH AND SAFETY**
- Site.** The site components, such as fencing and retaining walls, grounds, lighting, mailboxes/project signs, parking lots/driveways, play areas and equipment, refuse disposal, roads, storm drainage and walkways must be free of health and safety hazards and be in good repair. The site must not be subject to material adverse conditions, such as abandoned vehicles, dangerous walks or steps, poor drainage, septic tank back-ups, sewer overflows, excess accumulations of trash, vermin or rodent infestation or fire hazards.
- A. Property Access and Egress**
1. Exterior platforms and/or steps shall be provided to serve exits and shall be maintained in a safe condition.
 - a. Every porch, terrace or entrance platform located at more than thirty (30) inches above the adjacent finished grade shall be equipped with guardrails not less than thirty-six (36) inches high.
 - b. Exterior stairs, handrails and railings shall be constructed with moisture resistant materials or protected with paint or other approved covering or material to prevent moisture penetration.
- B. Infrastructure, Utilities & Storm/Site Drainage**
1. **Water Supply.** Every dwelling unit shall be connected to an approved public or private water supply and sewage disposal system that is sanitary and free from contamination.
 2. **Drainage.** Every yard shall be properly graded so as to obtain positive drainage and so as to prevent the accumulation of stagnant water in the yard or under the structure. Gutter and downspouts, if installed, shall be provided to properly collect, conduct and discharge the water from the roof and away from the structure.
- C. Fire Safety**
1. **Site Address.** Address numbers. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- D. Sanitary Conditions**
1. **Infestations.** The dwelling unit and its equipment must be in sanitary condition: free of vermin and rodent infestation(s).
- E. Hazardous Site Conditions**
1. **Site Hazards.** The site may not be subject to serious adverse natural or manmade environmental conditions, such as dangerous walks or steps, soil/geologic instability, flooding, poor drainage, septic tank back-ups or sewer hazards, mudslides, excessive accumulations of trash, or fire hazards.

SITE Hazards

- Guardrails
- Prevent moisture penetration
- Water potable
- Sewage disposal sanitary
- Proper yard drainage
- No standing water
- Gutters NOT REQUIRED
- Address Number Visible

Property Standard

2. BUILDING HEALTH AND SAFETY

Dwelling. All areas and components of the housing must be free of health and safety hazards. These include, but are not limited to, air quality, electrical hazards, emergency/ fire exits, flammable materials, garbage and debris, handrail hazards, infestation, and lead-based paint. For example, the buildings must have fire exits that are not blocked and have hand rails that are undamaged and have no other observable deficiencies. The housing must have no evidence of infestation by rats, mice, or other vermin, or of garbage and debris. The housing must have no evidence of electrical hazards, natural hazards, or fire hazards. The dwelling must have proper ventilation and be free of mold, odor (e.g., propane, natural gas, methane gas), or other observable deficiencies. The housing must comply with all requirements related to the evaluation and reduction of lead-based paint hazards and have available proper certifications of such (see 24 CFR part 35).

A. Dwelling Access, Egress and Security

1. **Access.** The dwelling unit must be able to be used and maintained without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire (such as fire stairs or egress through windows). Access shall be provided to all rooms within a dwelling unit without passing through a public space. Access to toilet and bathing facilities shall be through a weather-tight area without going outside the building.
2. **Egress.** Each dwelling unit must provide two (2) remote exits or if only one (1) exit door is provided, every sleeping room must have at least one (1) operable window approved for emergency egress. The window must be operable from the inside without use of a key or tool. It is preferable that the window sill height does not exceed forty-four (44) inches above the floor and provides a minimum clear opening width of twenty (20) inches and a minimum clear opening height of twenty-two (22) inches. The total net clear opening shall not be less than four (4) square feet. Bars, grills or other obstructions placed over these windows must be releasable or removed from the inside with the use of reasonable force/dexterity and without the use of a key or tool.
 - a. Each sleeping room must have at least one operable window in proper working order.
 - b. Stairwells and flights of stairs, attached to or within a dwelling unit, that contain four (4) or more risers shall have handrails. Every rail shall be firmly fastened and maintained in good condition.
 - c. Every stair riser on the path of egress from the home's sleeping rooms shall be reasonably uniform and shall not exceed eight and one-fourth (8 1/4) inches in height and shall be securely fastened in position.
3. **Security.** The dwelling unit must provide adequate security for the family.
 - a. The exterior doors of the dwelling unit must be lockable. Exterior doors are doors by which someone can enter or exit the dwelling unit.
 - b. Unit windows located on the first floor, at the basement level, on a fire escape, porch, or other outside space that can be reached from the ground and that are designed to be opened must have a locking device. (Windows with sills less than six feet off the ground are considered accessible.) Traditional window locks, those provided by storm/screen combination windows, window pins, and nails are acceptable. Windows leading to a

BUILDING Hazards

- Access controlled and clear
- Sanitary access is inside
- Egress = 2 remote doors or 1 door + approved window in all sleeping rooms
- Security: accessible openings have locking devices

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fire escape or required to meet egress or ventilation requirements may not be permanently nailed shut.

B. Hazardous Interior Conditions

1. **Egress.** Safe, continuous and unobstructed exits shall be provided from the interior of the structure to the exterior at street or grade level.
 - a. There shall be no loose flooring or floor covering.
 - b. There shall be no dirt floors or wood floors on the ground.
 - c. No flight of stairs settled more than one (1) inch out of its intended position or pulled away from supporting or adjacent structures shall be allowed.
2. **Interior Air Health Threats.** The dwelling unit must be free of air pollutant levels that threaten the occupants' health, including carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.

C. Fire Safety

1. **Alarms and Detectors:** The dwelling unit must include at least one battery-operated or hard-wired smoke detector, in proper operating condition and less than 10 years old, on each level of the unit, including basements, but excluding crawl spaces and unfinished attics.
2. **Combustibles and Combustible Materials.** The dwelling units must have proper ventilation and be free of odor (e.g., propane, natural gas, methane gas), or other observable combustion deficiencies.
 - a. Liquid fuel stored on the premises shall be stored in accordance with the provisions of the North Carolina State Building Code and any other applicable codes.
 - b. Hearths shall be of noncombustible material and shall extend at least twelve (12) inches beyond the face and six (6) inches beyond each side of the fireplace opening. No combustible materials shall be permitted within seven (7) inches of the top and seven (7) inches on either side of the fireplace opening.
 - c. No holes shall be permitted in the flue/vent of any fuel-burning equipment or waste pipe except for necessary vent connections and clean-out doors.
 - d. Existing chimneys shall be tight, safe and capable of maintaining proper draft of combustion by-products to outside air. Thimbles shall be grouted tightly and shall be located high enough to provide proper draft for the heating appliance served thereby.
 - e. No combustible material shall be located within six (6) inches of the thimble.
 - f. There shall be no cardboard, newspaper, or other similar highly combustible wall finish.

D. Sanitary Facilities

1. **General:** The dwelling unit must have hot and cold running water, including an adequate source of potable water.
 - a. Every dwelling unit shall be connected to an approved water supply and sewage disposal system.
 - b. Every dwelling unit used or intended for use as human habitation shall have an enclosed bathroom and toilet facilities complete with water closet, tub or shower and lavatory; and shall also have a kitchen sink, all of which

BUILDING Hazards

- Egress is clear and unobstructed to the exterior
- Smoke Detector = min. 1 <10yrs

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shall be connected to approved water and sewer systems with unimpeded flow to each inlet or outlet.

c. Water-heating facilities shall be provided which are properly installed, are maintained in safe and good working condition, are properly connected with the hot water line to each tub, shower, lavatory, kitchen sink, washing machine, and/or any other supplied plumbing fixture and are capable of supplying water at a temperature of not less than one hundred twenty (120) degrees Fahrenheit. Such supplied water-heated facilities shall be capable of operating independently of the space-heating equipment.

2. *Human Hygiene.* The dwelling unit's sanitary facility must be in proper operating condition, usable in privacy, and adequate for personal hygiene and the disposal of human waste.

3. *Food Preparation.* The dwelling unit must have **suitable space and equipment to store, prepare, and serve food** in a sanitary manner. All required equipment must be in proper operating condition.

E. Light, Heat and Ventilation

1. *Light.* Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. Every habitable room in a dwelling or dwelling unit shall contain a window or windows facing outside.

2. *Heat.* The dwelling unit must be able to provide a thermal environment that is healthy for the human body.

3. *Ventilation.* There must be adequate air circulation in the dwelling unit.

a. Bathroom areas must have **one operable window or other adequate passive or mechanical ventilation.**

b. Attics shall be properly ventilated.

c. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and any products of combustion to the outside of the building.

d. **The home must have at least one exhaust fan in any bedroom, living room, bathroom or kitchen vented to the outside for every 1800 SF.** The exhaust fan must be capable of continuous operation to provide fresh air from a clean source. Additionally, the home shall have an exhaust fan vented to the outside in at least one of the following locations: bathroom or kitchen. If this fan meets the minimum criteria for an exhaust fan (see Section 4) and the home is less than 1800 SF, then a single exhaust fan in the home is acceptable.

e. **A filtered and protected passive or mechanical fresh air intake system is required if the home or occupants meet any of the following criteria:** inoperable or no windows in any habitable room; an open fireplace is present; known indoor contaminants are present (for example: lead, asbestos, radon, carbon monoxide, mold, cigarette smoke) and/or a home occupant has a respiratory illness.

F. Lead, Asbestos, Radon and Other Toxins

1. The dwelling unit must be free of lead, asbestos, radon and other toxin hazards that threaten occupants' health.

BUILDING Hazards

- Food Preparation space + equip
- Bathroom ventilation: window or mechanical
- 1 exhaust fan min. per 1800 SF
- Special criteria for ventilation if certain criteria present


d. The home must have at least one exhaust fan in the bathroom or kitchen vented to the outside for every 1800 SF. The exhaust fan must be capable of continuous operation to provide fresh air from a clean source. Additionally, the home shall have an exhaust fan vented to the outside in at least one of the following locations: bathroom or kitchen. If this fan meets the minimum criteria for an exhaust fan (see Section 4) and the home is less than 1800 SF, then a single exhaust fan in the home is acceptable.

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POLL 4

Choose all items below that are considered "Building Hazards" by the Essential Property Standards. ⋮



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3. **BUILDING SPACE AND STRUCTURE STANDARDS**

Dwelling Unit. The dwelling unit must be structurally sound, habitable, and in good repair. All areas and aspects of the dwelling unit (for example, the unit's bathroom, ceiling, doors, floors, kitchen, patio/porch/balcony, stairs, walls, and windows) must be free of health and safety hazards, functionally adequate, operable, and in good repair.

A. Minimum Space Requirements

1. **General.** The dwelling unit must provide adequate space for the family.
2. **Habitable Rooms.** At a minimum, the dwelling unit must have a living room, a kitchen and a bathroom and at least one sleeping area.
 - a. No cellar shall be considered a habitable area.
 - b. **No basement shall be used as a habitable room or housing unit unless:** the floors and walls are impervious to leakage of underground and surface runoff water and insulated against dampness and condensation and there is at least one means of egress that meets building exit standards.
3. **Sanitary Facilities.** The dwelling unit must include sanitary facilities within the unit. The sanitary facilities must be in proper operating condition and adequate for personal cleanliness and disposal of human waste. The sanitary facilities must be usable in privacy.
 - a. The bathroom must be located in a separate room and have a flush toilet in proper operating condition.
 - b. The unit must have a fixed basin (lavatory) with a sink trap as well as a shower or tub both with hot and cold running water in proper operating condition.
 - c. All sanitary facilities must utilize an approved public or private sanitary waste disposal system.
4. **Food Preparation.** The dwelling unit must have suitable space and equipment to store, prepare, and serve food in a sanitary manner.
 - a. The dwelling unit must have a kitchen sink in proper operating condition, with a sink trap and hot and cold running water. The sink must drain into an approved public or private system.
5. **Sleeping Areas.** The dwelling unit must have at least one sleeping area (bedroom or living/sleeping room) for every two persons.

B. Exterior Surfaces

1. **General.** Each building on the site must be structurally sound, secure, habitable, and in good repair. Each building's doors, fire escapes, foundations, lighting, roofs, walls, and windows, where applicable, must be free of health and safety hazards, operable, and in good repair. All exterior surfaces shall be structurally sound.
 - a. All exterior surface shall be protected with paint or other approved protective covering to prevent deterioration and the entrance or penetration of moisture.
2. **Foundations.**
 - a. The foundation shall be on firm, reasonably dry ground, and there shall be no water standing or running under the building.
 - b. Homes with a crawl space have unobstructed foundation vents.

BUILDING Space + Structure

- Dwelling Unit = living room, kitchen, bathroom, sleeping area
- One sleeping area per two persons
- Exterior surface protected to prevent deterioration and moisture
- Foundation-Crawl Space: unobstructed foundation vents

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3. **Walls.**
 - a. The exterior wall surface must not have any serious defects such as leaning, buckling, sagging, large holes, or defects that may result in water infiltration or vermin infestation.
 - b. There shall be proper flashing at walls and chimney, windows, doors or any other wall penetration. **For hidden/non-visible flashing, the presence of no damage assumes proper flashing.**
 4. **Roof.**
 - a. Roofing shall prevent the entrance of moisture into the dwelling unit.
 - b. There shall be a minimum of Class C roof covering.
- Interior Surfaces
1. **General:** Interior finish materials/finish substrates shall be free of serious defects.
 2. **Floors:** Floors shall be in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.
 - a. After removal of any non-affixed treatment or object including all furniture, floors shall be reasonably smooth, not rotten or worn through, and without visible or excessive cracks/deterioration which permit rodents to penetrate rooms.
 - b. Floors shall be reasonably level.
 - c. All bathroom, toilet room, laundry and kitchen floors shall be constructed reasonably impervious to water so as to permit such floor to be readily kept in a clean and sanitary condition
 3. **Walls:** Walls shall be in sound condition, not seriously out of plumb and structurally sound.
 - a. After removal of any non-affixed treatment or object including all furniture, there shall be no visible loose plaster, loose boards or other loose wall materials susceptible to falling.
 - b. There shall be no exposed/evident/visible seriously rotted, termite-damaged, fire-damaged or broken studs.
 4. **Ceiling:**
 - a. The ceiling shall be substantially vermin and rodent-proof. After removal of any non-affixed treatment(s) or object(s), there shall be no visible loose plaster, boards, sheetrock or other ceiling finish susceptible to falling.
- Doors
- a. **General:** Doors shall be provided at all doorways leading to bedrooms, toilet rooms, and bathrooms and all rooms adjoining a public space. Toilet and bath doors shall have an operable privacy lock.
 - b. Exterior doors shall be water and rodent-proof and lockable from inside and outside.
 - c. Doors shall be in sound working condition and good repair.
- Windows
1. **General.** There must be at least one window in both the living room and each sleeping room.
 2. **Function.** Window frames and glass shall have no missing, cracked or broken glass.
 - a. All operable windows shall be provided with suitable hardware to include operable locks and shall be made to open freely.

BUILDING Space + Structure

- Exterior hidden flashing: no damage assumes proper flashing
- Interior: *remove non-affixed treatment or objects* for inspecting: floors, walls, ceilings
- Visible AIRTIGHTNESS Standard

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- b. All operable and openable windows shall be adequately screened. Screens shall not be permanently fixed to the window frame or sash. The screens on windows and doors may be omitted for dwelling units containing a permanently installed heating and air conditioning system providing a dwelling unit with year round mechanical ventilation. Screens shall be installed in dwellings with window air conditioning units which are not permanently installed.
- F. Structural Support
1. **General.** The dwelling unit must be structurally sound. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment. Any structural issue uncovered during the execution of the scope of work must be addressed for the health, safety and protection from the environment of the occupants.
 2. **Foundation.** The foundation and exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.
 - a. The foundation shall be on firm, reasonably dry ground, and there shall be no water standing or running under the building.
 - b. Broken, overloaded, decayed or excessively sagging sills, beams, girders and joists shall be prohibited.
 - c. All elements of the foundation including piers, underpinning and masonry, shall be in good repair. Piers shall be sound.
 - i. There shall be no wood stiff knees piers or other improper piers.
 - ii. No isolated masonry pier shall exceed (10) times the least dimension.
 - d. Underpinned units shall use an approved material so as to be substantially weatherproof and rodent-proof.
 - e. Units with a crawl space will have a crawl space access, with cover. Adequate ventilation shall be provided to the foundation area by approved methods.
 3. **Roofs, Ceilings & Floors.** Roofs shall be in sound condition and capable of supporting the load intended. Floors, attic floors and ceilings shall be in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.
 - a. The roof must be structurally sound and weather-proof.
 - b. There shall be no exposed/evident/visible rotten, broken, sagging, or fire-damaged joists or improperly supported ends.
 - c. Joists and supporting members shall provide sufficient support.
 - d. Rafters shall be adequately braced.
 - e. Broken, overloaded, decayed or excessively sagging sills, beams, girders and joists shall be prohibited.
 - f. There shall be no loose, or visibly rotted or fire-damaged sheathing or roof covering.
 - g. All existing hanging masonry chimneys shall be removed or reattached.
 - h. There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling, or in such condition or locations as to constitute a fire hazard.

BUILDING Space + Structure

- Screens at operable windows
 - EXCEPT: year-around HVAC
- Crawl Space: provide access/door

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4. **Walls.** All load-bearing walls, exterior or interior, shall not be substantially bowed or out-of-plumb and shall be structurally sound.
 - a. Walls must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.
 - b. The foundation and exterior wall structure must not have any serious defects such as serious leaning, buckling, sagging, or defects that may result in unsafe conditions or vermin infestation.
 - c. Studs shall provide sufficient support for sheathing or exterior finish and shall not be visibly rotten or termite damaged.
 - d. There shall be no visibly rotted, termite [-damaged], fire-damaged or broken studs.
5. **Other.**
 - a. **Porches:** Foundation, floor, ceiling and roof shall be equal to standards as set forth above, except sills and joists need not be level if providing drainage of floors; floors need not be weather-tight. Posts and railings shall not be visibly rotted or termite-damaged.
 - b. **Stairs:** They shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon. Every rail shall be firmly fastened and maintained in good condition. No rotting, sagging or deteriorated supports shall be allowed.

BUILDING Space + Structure

- No visible rot
- No visible termite damage
- No visible fire damage

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4. **BUILDING SYSTEM STANDARDS**
Building Systems. Each dwelling unit's domestic water, electrical system, HVAC, and sanitary system must be free of health and safety hazards, functionally adequate, and operable. Any electrical, plumbing, heating or other utilities furnished to an accessory structure shall be free of health and safety hazards. **Major building systems (e.g. structural support, roofing, cladding and weatherproofing, plumbing, electrical & HVAC) must have a remaining useful life of a minimum of five years.**


A. Plumbing

1. **Supply.** Hot and cold water must be available at the kitchen sink, tub, shower, and lavatory taps. The definition of hot water (temperature) required at the lavatory, tub, or shower should be determined from local health standards or applicable local code. **All water piping shall be protected from freezing by approved methods.**
2. **Waste.** The kitchen sink, tub/shower, toilet, and basin/lavatory must have a proper sewer trap, drain, and vents to prevent the escape of sewer gases or severe leakage of water. Drains must not be clogged and the toilet must flush.
 - a. All existing and necessary plumbing vents shall be properly sized and functioning.
 - b. Sewer and water lines shall be properly supported with no broken or leaking lines.
3. **Fixtures.** All fixtures shall be in proper working condition with no leaks existing.
 - a. The unit must have these minimum fixtures in proper operating condition: a fixed basin (lavatory) with a sink trap and hot and cold running water; a shower or tub with hot and cold running water and a kitchen sink, with a sink trap and hot and cold running water.

BUILDING Systems

- Minimum 5 year life: major systems
 - Structural support
 - Roofing
 - Cladding + weatherproofing
 - Plumbing
 - Electrical
 - HVAC
- Freeze protect water pipes

Property Standard



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not less than 3 feet (914 mm) below contaminant sources where such sources are allowed by the NC Residential Code to be located within 10 feet of the opening. Intake openings on structures in flood hazard areas shall be at or above the 100 year flood plain. No intake air can be sourced from the attic, crawl, enclosed/screened porch or other semi-enclosed space.

d. **Filters:** The washable or throwaway filter for passive fresh air intake shall be designed to keep insects, pollens and dust mites out of the home but allow maximum infiltration (this is equivalent to a MERV rating of 3-4).

e. **Protection:** Fresh air intake openings in residential occupancies shall meet the following minimum and maximum opening sizes in louvers, grilles and screens, measured in any direction: not <1/4" and not >1/2 inch.


C. Electrical

1. **General:** The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances. The dwelling unit shall be safely wired for existing or required electrical lights, convenience receptacles, central heating (and cooling when present) equipment, the major appliances/equipment and water pumps/septic systems when applicable.
 - a. Electrical fixtures and wiring must not pose a fire hazard. All electric wiring, devices, appliances and fixtures shall be installed in accordance with the North Carolina State Building Code and none shall be dangerous or hazardous.
 - b. Hanging light fixtures or outlets from electric wiring, missing cover plates on switches and outlets, badly cracked outlets or cover plates, exposed fuse box connections and, overloaded circuits are unacceptable.
 - c. All receptacles, ceiling fixtures or other fixtures shall be securely attached. No flexible cords shall be used as a substitute for the fixed wiring of a structure, nor run through holes in walls, ceiling or floors; through doorways, windows or similar openings; attached to building surfaces, or concealed behind building walls, ceilings or floors.
2. **Electrical Supply:**
 - a. Fuses and branch circuits shall be sized and installed properly.
 - b. The living room and each sleeping space must have at least two electrical outlets in proper operating condition. **The kitchen must have at least one electrical outlet in proper operating condition. This outlet must be GFCI if located within 6' of a water supply outlet/faucet.**
 - c. Outlet(s) that exist in the bathroom must be GFCI.
3. **Electrical Appliances:**
 - a. The dwelling unit must have an oven and a stove or range. **A microwave oven may be substituted for an oven and stove or range.**
 - b. The dwelling unit must have a refrigerator. **The refrigerator must be capable of maintaining a temperature low enough to keep food from spoiling.** A counter-top or under-counter type refrigerator is not acceptable as the only refrigerator. **The freezer space must be present and working, and the equipment must not present an electrical hazard.**

BUILDING Systems

- Defines but doesn't require: passive air intake with filters and screens
- Electrical: does not pose a fire hazard
- Kitchen: 1 outlet required
- GFCI within 6' of water supply
- Unit has oven w/ stove or range
- Unit has refrigerator w/freezer

Property Standard



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4. **Lighting Fixtures:** At least one (1) fixed in place ceiling or wall type electric light fixture shall be provided in every bedroom, laundry room, furnace room, hall, basement or any other area in which artificial light is required for the safety and welfare of the occupants. A switched wall receptacle shall be acceptable in a bedroom, living room or den. The kitchen area and the bathroom must have a permanent ceiling or wall-mounted fixture in proper operating condition. Permanent overhead or wall-mounted light fixtures may count as one of the required electrical outlets in the living room and sleeping areas.
- All switches and fixtures shall be safely operable or sealed off and disconnected.
 - Lights at entrances and exits are required.

BUILDING Systems

- Lights required for safety:
 - Bedroom
 - Laundry
 - Furnace
 - Hall
 - Basement
- Light required for security at exterior doors
- Freeze protect water pipes

Property Standard

- No fixtures shall be cracked, broken or badly chipped.
 - Water closets shall be properly connected to a cold water line; water closets without traps are prohibited.
- B. Heating, Cooling and Ventilation**
- General.** The dwelling unit must be able to provide a thermal environment that is healthy for the human body.
 - There must be a safe system in proper operating condition for heating (and cooling in US Department of Energy climate zones 3 & 4) the dwelling unit, such as electric baseboard, radiator, or forced air systems. In order to ensure a healthy living environment appropriate for the climate, the system must be able to adequately provide or reduce adequate heat either directly or indirectly to each habitable room.
 - The dwelling unit must not contain unvented room heaters or other non-sealed combustion equipment. Electric heaters are acceptable. Existing wood-burning open fireplaces which are supplemental heating are exempt from this requirement but any combustion equipment installed in an open fireplace is not exempt.
 - One carbon monoxide (CO) detector shall be installed outside each bedroom area and to manufacturer specifications in homes that have a combustion appliance(s) or an attached garage (minimum one per floor).
 - Heating/Cooling Equipment.** Every central or electric heating system including any ductwork, controls, return/delivery grills, etc. shall be properly installed and capable of safely and adequately heating all habitable rooms, bathrooms, and water closet compartments to a temperature of at least sixty-eight (68) degrees Fahrenheit with an outside temperature of 20 degrees Fahrenheit.
 - All gas and oil burning equipment existing on the premises shall be of a type approved and installed in accordance with the provisions of the North Carolina State Building Code and any other applicable codes.
 - Fireplace(s) shall be used only for supplemental heat and not for primary heating, and shall have no loose mortar or damaged firebrick.
 - Ventilation and Fresh Air.** There must be adequate air circulation in the dwelling unit.
 - Exhaust fan:** A mechanical exhaust fan is one that is rated to exhaust 80 CFM minimum and capable of exhausting at a rate of 50 CFM minimum. Additionally, the fan should be capable of continuous, quiet (by homeowner preference) operation in conjunction with either a passive or mechanical filtered air intake system to provide fresh air. Existing fans in a home meeting this criteria are acceptable.
 - Vented to the outside:** All ventilation/exhaust ducts shall terminate at or beyond the exterior skin of the building. No exhaust air can be delivered to/terminated in the attic, crawl, enclosed/screened porch or other semi-enclosed space.
 - Fresh Air:** Mechanical and gravity outdoor air intake openings shall be located not less than 10 feet (3048 mm) horizontally from any hazardous or noxious contaminant source, such as vents, chimneys, plumbing vents, sanitary sewer vent, streets, alleys, parking lots and loading docks, except as specified in the current NC Residential Codes. Intakes shall be located

BUILDING Systems

- Zones 3&4 = provide cooling
- No unvented heaters
- No unsealed combustion equip.
- Combustion appliances = one CO detector outside each bedroom
- Gas & Oil equipment: type approved and properly installed
- Provide adequate air circulation
- Mechanical exhaust fans vent to outside + 80 rated/50 capable cfm

Property Standard

POLL 5

Choose all items below that are considered "Building Systems" issues by the Essential Property Standards. ⋮



5. ENERGY EFFICIENCY STANDARDS
- A. Airtightness. The dwelling unit shall be weatherproof and capable of being adequately heated. Existing insulation, light/fan fixtures, coverplates, HVAC grills/panels, cabinets, plumbing fixtures are all considered affixed.
1. Attics/Ceilings: After removal of any non-affixed treatment(s) or object(s), there shall be no visible holes, loose plaster, boards, sheetrock or other ceiling finish susceptible to air infiltration.
 2. Floors: After removal of any non-affixed treatment or object including all furniture, floors shall be without visible holes or excessive cracks which permit air to penetrate the dwelling unit.
 3. Walls: After removal of any non-affixed treatment or object from interior walls including all furniture, there shall be no visible holes, loose plaster, visible cracks that would permit air to penetrate the dwelling unit. All exterior wall surfaces and the foundation shall be "exposed", weatherproof and water proof with no visible holes, cracks or rotted boards.
 4. Doors and Windows: Exterior doors shall be substantially weather tight with no visible light at the header, jamb or threshold. Window frames and glass shall be reasonably weather tight.
- B. Insulation. Insulation shall be installed in ceilings to the insulation manufacturer's specifications with no gaps, voids, compression or wind intrusion. Insulation and the air barrier shall be installed in physical contact with each other. Accessible attic shall be insulated to R-38 or greater.
- C. Crawlspace: All crawlspaces shall have a 100 percent ground cover of 6 mil thickness or greater.



- B. → **Insulation.** Insulation shall be installed in ceilings to the insulation manufacturer's specifications with no gaps, voids, compression or wind intrusion. Insulation and the air barrier shall be installed in physical contact with each other. Accessible attics shall be insulated to R-38 or greater; if attic insulation rated at R-30 or better exists in a very good and undisturbed condition and no construction activity will damage the insulation, then no additional upgrading is required. **Rooms where documentation is provided that the ceiling structure is connected to the roof structure forming a panel with no additional space to provide insulation except between each joist are not required to meet this standard.** ¶
- C. → **Crawlspaces:** All crawlspace areas with 18" or more clearance from the bottom of the wood structural floor and/or with 12" or more clearance from the bottom of wood girders shall have a 100-percent ground cover of 6-mil thickness or greater. ¶

Energy Efficiency

- **VISIBLE Airtightness STANDARD** for attics/ceilings; floors; walls; doors and windows
- **Affixed items:**
 - Insulation
 - Light/fan fixtures
 - Coverplates
 - HVAC grills/panels
 - Cabinets
 - Plumbing fixtures
- Attic insulated to R-38
- Crawlspace: 100% 6 mil groundcover

Property Standard



SECTION 1-SITE HEALTH & SAFETY

Topic: Prevent Moisture Penetration

- Can I paint siding? *Yes, where the moisture barrier is not sealed from moisture penetration.*
- Can I replace siding? *Yes, if the moisture barrier is deteriorated.*
- Can I paint outbuildings? *You can remove deteriorated outbuildings but you can not repair or paint without permission*
- Can I paint fences? *Not without permission.*

Topic: Drainage

- Can I do grading and put in swales to help water flow away from the foundation? *Yes! Please consider this option for lowest maintenance.*
- Can I put in underground drainage? *Yes, but consider the operation and maintenance issues + drainage must daylight or any underground drainage basin must be clearly marked above grade.*
- Can I add gutters and downspouts? *Try to resolve drainage issues anyway you can before using this solution.*

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SECTION 2-BUILDING HEALTH & SAFETY

Topic: Infestations – Vermin, Insects

- Is there a Rehab Standard: *No*
- When can ESFR funds be used to treat infestations? *Always*
- What is considered an infestation: *more than 1 that is visible and moving during an inspection or is an ectoparasite.*
- What types of vermin, insects make up an infestation: *Anything not purposely brought to the property by the homeowner, such as pets.*
- Does it matter if it is a natural or sanitary infestation: *No*
 - Consider adding a requirement for homeowner to get rid of sanitary infestations prior to being served in the Assistance Policy
- Can ESFR pay for warranties? *No warranties will be paid for separate from what is covered by the initial application.*


Questions: 10 Minutes

Break: 5 Minutes




NORTH CAROLINA HOUSING FINANCE AGENCY
HousingBuildsNC.com

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


Priority Projects



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Appendix A: Section C1. Priority List of Additional Repairs

.... And after all the required EPS items, if I still have ESFRLP funds available....

PRIORITY PROJECTS

- If after rehabilitation work required to comply with either the EPS and/or the local Minimum Housing Code are completely accounted for and ESFRLP funds remain, then additional rehab work that matches closely the scope of listed Priority Projects may be addressed without consulting NCHFA.
- Additional rehabilitation work that does not match closely with the scope of work listed must be approved by your case manager.
- Five Focus Areas:
 - A. Accessibility
 - B. Durability/Longevity
 - C. Energy
 - D. Health
 - E. Safety



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POLL 6

I would like a webinar or in-person session on the following Priority Repair topic (choose only one answer for this poll):



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Priority Projects

A. Accessibility

1. Exterior entry path is improved to include one or more of the following: max. 6'x6' level landing at the door; area to support groceries/store outside shoes; 10' long mud walk-off area; entry landing is protected overhead by min. 2' deep overhang OR a maximum 7'x 7' covered entry roof.
2. Rehab one bathroom to provide appropriate turn around space and human hygiene facilities to meet needs of the homeowner and the NC Accessibility Code.
3. Increase entry door to 32" wide clear or better; add a vision panel (max. 144 square inches).

Priority Projects

B. Durability/Longevity

1. Remediate the surrounding grade of the home so that no standing water occurs within 10 feet of the home and/or no plantings closer than 3'-0" to the home (measured from the center of the plant roots).
2. Exterior entry path is improved to include one or more of the following: max. 6'x6' level landing at the door; area to support groceries/store outside shoes; 10' long mud walk-off area; entry landing is protected overhead by min. 2' deep continuous overhang; create 5'x5' area of vinyl/wood/tile/solid surface flooring at all exterior entries with no trip hazards OR a maximum 7'x 7' covered entry roof.
3. Remove any carpet in the home and replace with solid surface, easily cleanable flooring with a minimum 15 year life.
4. Increase structural and occupant safety by one of the following improvements which meets the current NC Residential Building code: For a crawlspace, provide foundation venting OR crawlspace is semi-conditioned and weathertight OR other approved method.
5. Increase the durability of the plumbing system or a specific subset of the system (supply, waste, venting) to meet the requirements of the current NC Residential Building Code.
6. Extend the life of the roofing and structure by upgrading the roof soffit and ventilation system to meet the current NC Residential Building Code. This only applies when the existing roof appears to have 5 or more years of life in its current condition.
7. Improve or extend the life of the exterior cladding system by reducing moisture penetration. Discussion of this project with your case manager prior to including it in the scope of work is highly recommended.

Priority Projects

C. Energy

1. The building envelope between exterior and interior air shall not leak greater than 8 ACH @ 50 PA or less than 3 ACH @ 50 PA. At the end of the project, choose one of the following protocols to perform a blower door test: WAP, BPI, RESNET. Contact your Case Manager if the home leakage is outside this range. All methods must properly deal with combustion appliances for occupant safety.
2. Install an outdoor thermostat for a home with a heat pump or any type of electronic strip backup heating.
3. Floors over crawl spaces insulated to at least R-19 when a minimum clearance of 18" between the ground and the bottom of the floor joists exists.
4. Heating and air conditioning delivery ducts shall be tested and remediated to meet current NC Residential Building Code airtightness and delivery standards.
5. Improve the weather tightness of the home by one of the following methods: certify to meet ENERGYSTAR (current version) OR certify to meet SystemVision for Existing Homes OR home has HERS score of 70 or lower OR home meets requirements of the current residential energy code. All scenarios must properly deal with combustion appliances and fresh air for occupant health and safety.
6. Insulate exterior walls; insulation in contact with the air barrier.



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Priority Projects

D. Health

1. Reduce moisture issues in the home by installing or upgrading an existing exhaust system as follows: a min. 70-80 cfm mechanical exhaust system in any bathroom with a tub or shower and a 100-150 cfm exhaust system in the kitchen. Both systems must be tested to insure proper air delivery as follows: 50-80 cfm in bathroom and 100-150 cfm in the kitchen.
2. Heating and air conditioning delivery ducts shall be tested and remediated to meet current NC Residential Building Code airtightness and delivery standards.
3. Remove carpet and replace with solid surface easily cleanable flooring with a minimum 15 year life.
4. Encapsulate/abate potential lead hazards in the home especially in horizontal locations (floors, window sills) and areas where friction from operations (window jambs, door jambs) provide a higher potential for lead deterioration in the future.
5. Encapsulate/abate potential asbestos hazards in the home especially in horizontal locations (floor coverings) and areas where household operations (wall compound/textured finishes) provide a higher potential for asbestos deterioration in the future.
6. Exterior entry path is improved to include one or more of the following: max. 6'x6' level landing at the door; area to support groceries/store outside shoes; 10' long mud walk-off area; entry landing is protected overhead by min. 2' deep overhang OR a maximum 7' x 7' covered entry roof.
7. Install air conditioning (cooling) or dehumidification system where none exists (applicable to zone 5 only).
8. Provide a whole-house mechanical fresh air ventilation system in compliance with ASHRAE 62.2-2010. This ventilation system typically includes either a fresh air make-up duct to the return side of the air handler (the preferred approach) or a continuously running bathroom fan set at the calculated air flow rate in compliance with ASHRAE 62.2.



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Priority Projects

E. Safety

1. Install wired, interconnected smoke/CO detectors throughout the home to meet current NC Residential Building Code.
2. Replace or provide new stairs or handrails/guardrails to increase safety, meeting the current NC Residential Building Code.
3. Upgrade the electrical system or a specific subset of the system (service, panel or distribution) to meet the current NC Residential Building Code.
4. Replace bedroom windows to meet current NC Residential Building Code for egress and energy efficiency [note: this is not considered an energy efficiency project].
5. Increase entry door to 32" wide clear or better and add a vision panel (max. 144 square in.)
6. Improve the safety of the property by removing a dilapidated outbuilding, repairing existing retaining walls or other physical site hazard. Note that no new construction or non-life threatening repair of existing structures is allowed.

POLL 7

Which of the following are Priority Projects? ...

Appendix A: Section C1. Priority List of Additional Repairs

- **Priority List guidance:**
 - Improves Health, Accessibility, Safety, Durability and Resource Efficiency
 - Site Specific/Homeowner needs
 - Mission driven
 - Reduces potential Homeowner O&M costs
 - Be fair, equitable, and consistent in your efforts
 - Use close to **\$70,000** for a unit on a consistent basis.
- **Bidding**
 - If you think you might be close to **\$70,000** at your estimate, but still want the ability to add priority projects if budgets allow, consider using bid alternates
 - Make sure your cost estimates are up-to-date
 - If bids come in higher than expected, remember to remove line items from all bids, not just the lowest bid.

Requisitions

ESFRLP Training

[ESFRLP Portal: Reservations \(Including Environmental\)](#) (updated 6/8/2022)

[ESFRLP Portal: Settlement Data Sheet \(SDS\)](#) (updated 7/1/2020)

[ESFRLP Portal: Invoices and Requisitions](#) (updated 7/23/2021)

[ESFRLP Portal: Unit Completion](#) (new 7/1/2020)

[ESFRLP Portal: Requesting Admin Funds](#) (new 2/14/2024)

[ESFRLP Portal: Funding Agreement Modifications](#) (effective 8/10/2020)

[ESFRLP Portal: Monitoring Documents](#) (effective 7/23/2021)

[ESFRLP21 Admin Workshop slides](#) (held on 6/23/2021)

[ESFRLP21 Rehab Specialists Workshop slides](#) (held on 6/24/2021)

[ESFRLP23 Admin Workshop slides](#) (held on 6/7/2023)

[ESFRLP23 Rehab Specialist Workshop slides](#) (held on 6/8/2023)

When can I pay... anybody?

Soft Costs

- A project must show as **“Approved”** in the portal
 - You can bill only the amounts that were approved in your Post-Approval Documentation (PAD) before the “Closed” status *except when...*
 - You submit a “Project Amendment Request” to change soft cost amounts for all projects and your case manager/the program manager approve the request.

Hard Costs

- A project must show as **“Closed”** in the portal
 - Once the Settlement Data Sheet (SDS) is submitted and complete, then you can bill for hard costs.
 - You can also adjust the soft costs for a specific project during the Settlement Data Sheet submittal process.



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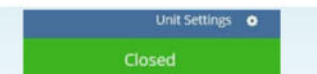
Loan status “Approved”:

- Soft costs can be requisitioned once incurred; for example, a reasonable percentage of total outreach costs.



Loan status “Closed” (i.e, the closing has been conducted, documents mailed back to NCHFA and processed):

- Both soft and hard costs can now be requisitioned



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Settlement Data Sheet

Status-Approved

- After final hard costs are determined, you can submit the Settlement Data Sheet

**STATUS:
APPROVED**



Settlement Data Sheet

Edit Settlement Data Sheet Costs

Construction Management - Soft Costs

Category	Amount	Budgeted	Funds Disbursed
Outreach & Advertising	100	100	No
Environmental Review Preparation	400	400	No
Asbestos Testing/ Clearance	250	250	No
Radon Testing	50	50	No
LBP Inspection/ Risk Assessment	800	800	No
LBP Clearance	350	350	No
Loan document execution, recording & legal fees	600	600	No
Pre-rehab inspection including scope of work	800	800	No
Work write-ups	1,000	1,000	No
Cost estimate	400	400	No
Project & construction management	4,375	4,375	No
Flood Insurance (units in Flood Hazard Zones)	100	100	No
Post-rehab value certification	500	500	No

Status-Approved

- Your case manager will review submitted soft costs



Settlement Data Sheet

Construction - Hard Costs

Category	Amount	Funds Disbursed
Construction contract	20,000	No
Temporary relocation	0	No
Construction Contingency Funds	4,000	

Summary

	Soft Costs	Hard Costs	Total
Funds Disbursed			
Funds Not Disbursed	\$9,725	\$24,000	\$33,725
Funds Disbursed at Closing			
Total Assistance	\$9,725	\$24,000	\$33,725

Save Cancel

Status-Approved

- Your case manager will review submitted hard cost
- Contingency costs will automatically add 20% up to the maximum hard cost amount



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Settlement Data Sheet

Closing Date Scheduled

Your closing date has been scheduled for 2/26/2019.

Your Case Manager will review the SDS and advise of any concerns. Once the SDS is approved:

- You will receive an approval message through the portal
- A Good Faith Estimate will be mailed to the homeowner with a copy emailed to you
- Closing documents with instructions will be generated by Liz Hair and e-mailed to you



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Questions: 10 Minutes

Bio-Break: 40 Minutes



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ESSENTIAL REHABILITATION STANDARDS

Appendix, Section D in Admin Manual

Part 1

Introduction
Health & Safety
Site (New Section)
Exterior Building Surfaces
Foundations & Structure

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Introduction-ESFR repairs

- Repair a home to meet the ***Essential Property Standard Appendix A Section C in the Rehab Manual and any local Minimum Housing Codes, whichever are more stringent.***
 - **Goal:** Assist the homeowner in retaining a home's livability over the next **five** years.
- Make repairs to a home focused on a ***Priority Project(s) (C1).***
- For example:
 - **Goal:** Modify a home so the homeowner can more easily function in the home.
 - **Goal:** Address making the home safer from possible environmental hazards.
 - **Goal:** Improve energy efficiency & reduce utility costs when feasible.



D. Essential Rehabilitation Standards p.79

- **These standards are based on the Sample NSP Single-Family Housing Rehabilitation Standard created for HUD's Neighborhood Stabilization Program (NSP). They have been adjusted to reflect the requirements of the ESFRLP as it is administered by NCHFA.**
- **Exceptions: On a case-by-case basis, deviations from the minimum requirements of this standard will be permitted with approval of an ESFRLP Waiver. See the Program Guidelines for the Waiver Process.**
- **Examine Repair vs. Replace**

Essential Rehabilitation Standards

• Categories

- Health & Safety
- Site
- Exterior Building Surfaces
- Foundations & Structure
- Windows & Doors
- Roofing
- Insulation & Ventilation
- Interior Surfaces
- Electric
- Plumbing
- HVAC
- Appliances



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Essential Rehabilitation Standards

- Repair Standard
- Replacement Standards
- Minimum Life
- **These are minimum standards!!**



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Rehabilitation Standards - considerations

- **Foundation for your scope of work**
- **Your expectations, create adequate specifications**
- **Know the products/process you are specifying – Are all resilient flooring products the same?**
- **Cost vs. Value - cheapest is not always the best value.**
- **Default 5-year life minimum; certain replacement items higher, sometimes with warranty (AC, WH, Roof coverings, etc.)**



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POLL 8

Poll 8: Choose all "Health & Safety" items below that are Essential Rehabilitation Criteria/Standards requirements



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Health & Safety

- **Contaminants-Interior Only**

- All materials installed will meet ESFRLP rehab standards to minimize the presence of Volatile Organic Compounds (VOC) and Formaldehyde

- **Lead based paint (LBP)**

- All units rehabilitated with ESFRLP assistance are deemed "HUD-associated housing" for the purpose of the Lead-Based Paint Poisoning Prevention Act ([42 U.S.C. 4821](#)), and are, therefore, subject to [24 CFR part 35](#)
- Members are responsible for ensuring that rehabilitation specialists, contractors and workers are trained and/or certified in accordance with [24 CFR part 35](#) and for rehab specialists at minimum specifically Subpart J sec 900-940 and Subpart R Sec 1300-1355 dealing with single-family homes, and RRP training.
- Member to provide the pamphlet, "Renovate Right", to households occupying pre-1978 dwelling units.
<http://epi.publichealth.nc.gov/lead/lhmp.html>
- Lead-safe work practices must be followed, and in some cases only certified abatement contractors can be used to perform repair work.
- Lead Requirements Worksheet: Project cost, Abatement, Interim controls



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Health & Safety

- **Asbestos**

- Non-friable intact Asbestos materials that are not creating a hazard such as cementitious exterior wall shingles or vinyl flooring may be left intact and encapsulated.
- Friable asbestos components, such as badly deteriorated cementitious shingles or deteriorated flooring, will be removed and replaced with non-hazardous materials *if necessary*.
- Applicable federal regulations are found [at 40 CFR, Part 61, Subpart M](#).
- The rehabilitation specialist should contact the [Asbestos Hazard Management Branch of the Division of Epidemiology](#) to discuss the treatment of any suspected asbestos hazard.
- Resource website: <http://epi.publichealth.nc.gov/asbestos/ahmp.html>
- Type 1 Maintenance Training recommended
<https://www.epa.gov/asbestos/asbestos-training>
- HHCUC



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Health & Safety

• Radon

- All housing in this program will be subject to a “Short Term” Radon Test, and if the result is a reading of 4 pCi/L or higher, a follow-up “Short Term” test will be performed.
- When a second test is required, average the results. If the average is 4 pCi/L or over, remediation is required.
- Remediation will be undertaken per the EPA guidance in their Consumer’s Guide to Radon Reduction.
- Resource websites:
 - <http://www.epa.gov/radon/pubs/consguid.html>
 - <https://www.epa.gov/radon/what-epas-action-level-radon-and-what-does-it-mean>



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Health & Safety

• Mold

- Any presence of mold inside the house is unacceptable and must be addressed
- All carpeting, drywall or other gypsum-based wall coverings or any other non-structural components with mold present will be remediated, removed and/or replaced.
- The National Center for Healthy Housing protocol “Creating a Healthy Home” will be followed for remediation.
- Lead, Asbestos, Radon, Mold, Well and Septic repairs may be eligible for additional funding above Max HC



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ESFR27 Updates to Rehab Standards

Mold-Like Substance - Conditioned Space including Attic/Crawl Spaces	
Repair Standard	Minimum Life NA
When the Mold-Like Substance total area in a room or space is less than 9 SF, use the Repair or Replacement Standard; when the total area in a room or space of Mold-Like Substance is or exceeds 9 SF, follow the Replacement Standard. Any presence of mold-like substance is unacceptable and must be addressed per the National Center for Healthy Housing protocol "Creating a Healthy Home." http://www.nchh.org/Portals/0/Contents/FloodCleanupGuide_screen .pdf	
Replacement Standard	Minimum Life NA
All carpeting, drywall or other gypsum-based wall coverings or any other non-structural components with mold-like substance present will be removed and replaced. The National Center for Healthy Housing protocol "Creating a Healthy Home" will be followed for remediation of structural components.	

Health & Safety

- **Fire Safety**
 - **Egress- NC Residential Building Code**
 - **Fire/Smoke & CO Alarms**
 - Existing alarms/detectors that meet the ESFR Property Standard will be repaired to operating condition.
 - Replacement may require directly wired smoke detectors to meet the NC Residential Building Code.
 - CO detectors are required with all fuel-burning furnaces and water heaters in sleeping rooms and on each floor level.

ESFR27 Updates to Rehab Standards

Fire and CO Alarms	
Repair Standard	Minimum Life 5 years
Existing fire and smoke and carbon monoxide (CO) detectors or systems that meet the ESFR Property Standard will be repaired to operating condition.	
Specific requirements include:	
<ol style="list-style-type: none"> CO detector/alarm: must detect and signal elevated CO levels to prevent poisoning; must identify all fuel burning equipment/fireplaces and adjacent spaces with same; must place CO detector/alarm within or in the immediate vicinity of each bedroom. Smoke detector/alarm: install high on walls (top edge must be a minimum of 4" and a maximum of 12" from ceiling) or on ceilings (must be 4" from wall); must be installed at least 10' away from cooking appliances; must not be decorated or painted; must not be installed near (approximately 3') any draft (window, door, ceiling fan, etc.); if not located within bedroom, no more than 21' from the furthest bedroom door. 	
Replacement Standard	Minimum Life 5 years CO, 10 years Smoke
Directly wired (or as allowed in exceptions by local code enforcement official) smoke detectors are required to meet the NC Residential Building Code which includes detectors on each dwelling floor and in all sleeping rooms. CO detectors are required with all fuel-burning furnaces and water heaters in sleeping rooms and on each floor level.	

POLL 9

Poll 9: Choose all "Site & Structure" items below that are Essential Rehabilitation Criteria/Standards requirements

Site

- **Grading-** Positive drainage away from structure
- **Outbuildings-**Unsafe, blight
- **Fencing-**Minor repairs for safety
- **Paving and Walks-**Trip hazards, accessibility
- **Trees and Shrubs-**Hazard to home or infrastructure
- **Lawns-**Repair of rehab related damage

CONSULT WITH YOUR CASE MANAGER



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ESFR27 Updates to Rehab Standards

Trip Hazard	
Repair Standard	Minimum Life 5 years
<p>A Trip Hazard is caused by an unintended abrupt change in vertical elevation or horizontal separation on any walking surface. Evaluate and/or address deficiencies as follows:</p> <ol style="list-style-type: none"> 1. In the home along the normal path of egress based on the safety of the occupant. 2. Outside the home from each egress door along the normal path of egress within the first 15' zone perpendicular to the home and where access to a parked vehicle occurs if within the 15' zone around the home. 3. Designed transitions between interior and exterior may be considered and evaluated based on the ability of the occupant to navigate them safely. 4. Vertical trip hazards are $\frac{3}{4}$" or higher; horizontal trip hazards are 2" or greater separation. <p>If the surface can be repaired safely and with an expected longevity of at least 5 years, the repair standard may be used.</p>	
Replacement Standard	Minimum Life 15 years
<p>Replace Trip Hazards where a repair cannot be made to last at least 5 years along the normal path of egress for both the interior and exterior cases as described under the Repair Standard.</p>	

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Exterior Building Surfaces

- **Cladding**
 - Siding and trim will be intact and weatherproof. Wood components will be painted or sealed .
 - Vinyl siding of .042 gauge or better. Soffit material will be perforated vinyl of .05 gauge or better
- **Porches**
 - Porch repairs will be structurally sound, with smooth and even decking surfaces.
 - Deteriorated wood structural components will be replaced with preservative-treated wood.
 - Replaced wood structural components will be preservative-treated.
- **Railings**
 - Existing handrails will be structurally sound.
 - Handrails on at least one side of all interior and exterior steps or stairways with more than two risers
 - NC Residential Building Code



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ESFR27 Updates to Rehab Standards

Exterior Railings	
Repair Standard	Minimum Life 5 years
Existing handrails will be structurally sound. 36" guard rails are required on any egress route with a walking surface over 30" above the adjacent ground level. Guard rails are necessary for all accessible walking surfaces throughout the exterior built environment; the site should be evaluated for any necessary guard rails. Sound railings may be repaired if it is possible to maintain the existing style. On historic structures railing repairs will be historically sensitive or shall follow applicable historic guidelines.	
Replacement Standard	Minimum Life 10 years
Install Handrails on at least one side of all interior and exterior steps or stairways with more than two risers and around porches or platforms over 30" above the adjacent ground level and meet local ordinances. Handrails and guard rails will conform to the style of similar components in the neighborhood. On historic structures new railings will be historically sensitive or shall follow applicable historic guidelines.	

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Exterior Building Surfaces

- **Steps & Decks**
 - Steps, stairways, and porch decks will be structurally sound, reasonably level, with smooth and even surfaces. Repairs will match existing materials.
 - Wood decking may be replaced with 5/4" X 6" preservative-treated material and new steps will be constructed from nominal 2" preservative-treated wood.
 - Know when to apply gussets, angle bracing, x-bracing
- **House Numbers**
 - All houses will have minimum 4" house numbers clearly displayed and near the front entry.



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ESFR27 Updates to Rehab Standards

Exterior Steps and Decks	
Repair Standard	Minimum Life 5 years
Steps, stairways, and porch decks will be structurally sound, reasonably level, with smooth and even surfaces. Repairs will match existing materials. See Exterior Railings; see Trip Hazard standard.	
Replacement Standard	Minimum Life 5 years
In non-historic structures wood decking may be replaced with 5/4" X 6" preservative-treated material and new steps will be constructed from nominal 2" preservative-treated wood. On historic structures new wood decking will be 3/4" clear T & G fir, primed on all 6 sides before installation.	

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Foundations & Structures

- **Foundations**

- Foundation elements will be repaired to be sound, reasonably level, and free from movement.
- All crawlspaces will have a 100 percent ground cover of 6-mil plastic thickness or greater.

- **Structural Walls**

- Structural framing and masonry will be free from visible deterioration, rot, or serious termite damage, and be adequately sized for current loads.
- A newly installed or rebuilt section shall meet the current NC Residential Building Code.



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Questions: 10 Minutes

Bio-Break: 5 Minutes



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ESSENTIAL REHABILITATION STANDARDS

Part 2

Windows & Doors
Roofing
Insulation & Ventilation
Interior Surfaces (New Section)
Electric
Plumbing
HVAC
Appliances (New Section)



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Windows & Doors

• Interior Doors

- Baths and occupied bedrooms will have operating doors and lock sets.
- Hollow-core, pressed-wood product consistent with the style of existing doors

• Exterior Doors

- Exterior doors will be solid, weather-stripped and will operate smoothly. Include a peep site, a dead bolt, and an entrance lock set.
- Steel, six-panel replacement doors.
- All doors will be weather-stripped to be air tight (no visible light).

• Windows

- All required operable windows will remain in place when opened & will lock when closed.
- Screens required for operating windows
- Windows replaced will meet the NC Residential Building Code



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ESFR27 Updates to Rehab Standards

Exterior Doors	
Repair Standard	Minimum Life 5 years
Exterior doors will be solid, weather-stripped and will operate smoothly. They will include a peep site, a dead bolt, and an entrance lock set.	
Replacement Standard	Minimum Life 50 years
Replacement doors at the front of the property for historically significant buildings will be historically sensitive or shall follow applicable historic guidelines. Steel, six-panel doors may be installed at entrances not visible from the front street and on the front of the property for buildings that are not historically significant. Dead bolt locks will be installed on all exterior doors keyed to match. All new doors will be weather-stripped to be air tight (no visible light with the exception of up to 1/8" total vertical and horizontal gap in each corner of the door when fully closed).	

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Roofing

Flat/Low Slope

- Built-up roofing that is leak-free will be re-coated and flashing and accessories repaired if their minimum life is questionable.
- The most cost-effective roof – either 3-ply, hot built-up or EPDM – will be installed.

Pitched

- Missing and leaking shingles and flashing will be repaired on otherwise functional roofs
- At minimum, shingles with a prorated 30-year warranty with a continuous ridge vent over 15-lb. felt (or other weather resistant barrier as required by the mfr.) with new drip edge on all edges.

Gutter & Downspouts

- Gutters and downspouts must be leak free and installed to collect storm water from all lower roof edges.
- Splash blocks must be installed to assist water away from the foundation.
- Positive drainage away from the building, outlets minimum of 5 feet away when a history of water problems.



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Insulation & Ventilation

Infiltration

- Repair all visible cracks and holes with appropriate materials compatible with existing adjacent surfaces so that: no light is visible, no air is moving.

Insulation

- R-38 in the attic, installed as per mfr. & NC Residential Building Code

Ventilation

- All homes shall have a minimum of one mechanical exhaust fan per 1800 sf of floor space
- Rated for 80 cfm minimum, and capable of exhausting at a rate of 50 cfm minimum, while operating at a quiet noise level (low sone).
- Terminate to the exterior

Roof Ventilation

- Yes, as per NC Residential Code. No leaks.

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Interior Standards

• Interior Walls & Ceilings

- Holes, cracks and deteriorated and un-keyed plaster will be repaired to match the surrounding surfaces.
- When necessary plaster will be replaced by ½" gypsum board.

• Flooring

- No flooring should be a trip hazard
- Bathroom, kitchen and other water-susceptible floor areas will be covered with water-resistant flooring.
- Deteriorated and/or damaged carpet with trip hazards shall normally be replaced with vinyl floor or other flooring with a cleanable surface.
- New flooring will be installed with a plywood underlayment

ESFR27 Updates to Rehab Standards

Flooring	
Repair Standard	Minimum Life 5 years
Bathroom, kitchen and other water-susceptible floor areas will be covered with water-resistant flooring that is free from tears or tripping hazards. Wood floor with trip hazards will be repaired to complement the existing floor whenever possible, leaving a cleanable surface. Deteriorated and/or damaged carpet with trip hazards shall normally be replaced with vinyl floor or other flooring with a cleanable surface. Existing basement floors will be continuous concrete at least 1" thick. See Trip Hazard standard; see Steps and Stairs.	
Replacement Standard	Minimum Life 10 years
Baths will receive resilient sheet goods over plywood underlayment, and kitchens will receive resilient sheet goods or tile over plywood underlayment. When existing deteriorated carpet is installed over hardwood floors in a room not required to be impervious to water, the hardwood will be refinished whenever possible to be moisture resistant. Whenever possible rooms other than kitchens and baths with existing wood flooring will be maintained as wood floors and refinished when appropriate. Rooms other than kitchens or baths without usable wood floors may be finished with continuous vinyl or other solid surface cleanable flooring.	

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ESFR27 Updates to Rehab Standards

Steps and Stairs	
Repair/Replacement Standard	Minimum Life 5 (repair)/15 (replace)
Existing Steps should be evaluated for the following:	
<ol style="list-style-type: none"> 1. Repair or replace the following components if not in good condition and properly secured: treads, stringers, risers (if any), railings (if any), nosings (if any). 1-2. Repair/Replace steps as required by the local code enforcement official used for any of the following purposes: on the normal path of egress from the unit; leading to equipment needing maintenance for operation of the home (eg. hvac, electric panel, water heater, water or electric cutoff, sump pump, etc.); they lead to equipment used by the homeowner for health and safety (eg. laundry/dryer/water filtration). 3. Repair/replace steps to be safe and navigable for the occupant(s) now and for the foreseeable future. Include appropriate vertical and horizontal clearances and hand/guard rails as required by the local code enforcement official, at minimum. When children in the home on a regular basis (at least visiting weekly) strongly consider installing risers. 2-4. See Trip Hazard standard; see Exterior Railings for handrails and guard rails. 	
See Trip Hazard standard; see Exterior Railings for handrails and guard rails.	

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Electric

- **Ground Fault Circuit Interrupter**
 - Kitchen counter, bath and laundry receptacles within 6' of a sink will be replaced with a GFCI-protected receptacle or protected by a GFCI device.
- **Passage lighting**
 - All lights and switches in hallways, stairs and other passages will be operable and safe.
 - All halls, stairs and rooms necessary to cross to other rooms must be well lit. Attics, basements and crawl spaces must have utility fixtures.
- **Kitchen Electric Distribution**
 - GFCI as above.
 - Appliances on individual circuits
- **Interior Electric Distribution**
 - Exposed knob and tube will be replaced.
 - NC Residential Code
- **Service & Panel**
 - Distribution panels will have a main disconnect, at least 10 circuit-breaker-protected circuits, a 100-amp minimum capacity and be adequate to safely supply existing and proposed devices. If a working central air conditioning system is present, the minimum service will be 150 amp.



DM2

ESFR27 Updates to Rehab Standards

Ground Fault Interrupter Circuits	
Repair Standard	Minimum Life 5 years
Non-functioning GFCIs will be replaced. Kitchen counter, bath and laundry receptacles within 6' of a sink will be replaced with a GFCI-protected receptacle or protected by a GFCI device. Existing exterior wall mounted or service panel outlets that are non-functioning GFCI provide GFCI protection as required by the NC Residential Building Code. This does not require the installation of a new outlet where one does not exist; the only GFCI outlet required by the Essential Property Standard is one within 6' of the kitchen sink.	
Replacement Standard	Minimum Life 15 years
Non-GFCI outlets at the kitchen counter, bath, laundry receptacles within 6' of a sink will be replaced with a GFCI-protected receptacle or protected by a GFCI device. Exterior non-GFCI outlets will be replaced with a GFCI-protected receptacle or protected by a GFCI device.	

ESFR27 Updates to Rehab Standards

Service and Panel	
Repair Standard	Minimum Life 10 years
Distribution panels will have a main disconnect, at least 10 circuit-breaker-protected circuits, a 100-amp minimum capacity and be adequate to safely supply existing and proposed devices. If a working central air conditioning system is present, the minimum service will be 150 amp. Panel must be reasonably accessible (i.e. can be fully opened without moving obstructions, dismantling, destructive measures or actions that may pose a risk to persons or property.)	
Replacement Standard	Minimum Life 50 years
200-amp service with a main disconnect panel containing at least 30 circuit breaker positions.	

Plumbing

- **Drain, Waste, Vent Lines**
 - Lines should not leak. Waste and vent lines must function without losing the trap seal.
- **Fixtures**
 - All fixtures and faucets will have working, drip-free components. Toilets with greater than a 1.6 GPF rating will be replaced with a maximum 1.3 GPF model.
- **Minimum Equipment**
 - Every dwelling unit will have a minimum of one single bowl sink with hot and cold running water in the kitchen and at least one bathroom containing a vanity with a sink, and a shower/tub unit, both with hot and cold running water, and a toilet.
- **Water Heaters**
 - Water heaters more than 5 years old may be repaired if it is clear that a repair will make it operable. Provide a water heater with a 10-year warranty installed to the current NC Plumbing code.
- **Supply**
 - The main shut off valve must be operable and completely stop the flow of water to the house. All fixtures must be leak-free and deliver sufficient cold water and, where applicable, hot water.

HVAC

• Air Conditioning

- Existing central air conditioning will be inspected, serviced and refurbished to operate safe
- New air conditioning systems for will have a SEER rating ≥ 15 / 14.3 SEER2

• HVAC Distribution Systems

- Repair & replace as per N.C. Mechanical Code

• Heating Systems

- Workable existing heating systems will be inspected and serviced to operate in a safe manner.
- Gas-fired equipment will be rated at $\geq 90\%$ AFUE or better; package units may be rated at $\geq 81\%$ AFUE or better in zones 3 and 4. Heat pumps will be rated at ≥ 15 SEER and must have outdoor thermostat.

• Chimney Repair

- Unused chimneys will be removed to below the roof line wherever roofing is replaced. Unsound chimneys will be repaired or removed. When chimneys must be used for combustion ventilation, they will be relined.



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HVAC New Federal standards in 2023

As of January 1, 2023, federal standards for minimum efficiency requirements for air conditioners and heat pumps changed as follows:

- New designation for cooling is SEER2 and EER2 (in lieu of SEER and EER)
- New designation for heating is HSPF2 (in lieu of HSPF)
- Will anything be grandfathered in? *It needs to be rated for the same climate at SEER 15 at minimum to be installed if it was manufactured prior to Jan. 1, 2023.*
- Designations for the Southeast:
 - Split System heat pumps
 - 8.2 HSPF/14 SEER is now upgraded to 7.5 HSPF2/14.3 SEER2 (equiv. to 8.8 HSPF/15.0 SEER)
 - Air Conditioners:
 - 14 SEER is now upgraded to 14.3 SEER2 (equiv. to 15 SEER) for less than 3.75 ton units
 - 14 SEER is now upgraded to 13.8 SEER2 (equiv. to 14.5 SEER) for greater than 3.75 ton unit
 - Single package unit AC systems
 - 6.7 HSPF2/13.4 SEER2 is the new designation for 8 HSPF/14 SEER



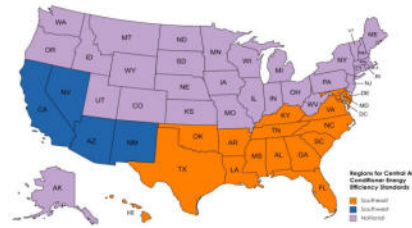
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HVAC New Federal standards in 2023

Resources:

- <https://www.nahb.org/blog/2022/05/upcoming-changes-efficiency-standards-ac-units-heat-pumps>
- <https://www.eia.gov/todayinenergy/detail.php?id=40232>
- [https://www.energystar.gov/most-efficient/me-certified-mini-split-heat-pumps/results?is most efficient filter=Most+Efficient](https://www.energystar.gov/most-efficient/me-certified-mini-split-heat-pumps/results?is%20most%20efficient%20filter=Most+Efficient)
- <https://seer2.com/region-southeast.html>



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Appliances

Kitchen Appliances

- Existing ranges will have a working and cleanable range (at least 3 functional burners);
- Refrigerators will maintain temperatures low enough to keep food from spoiling and have a freezer and not present an electrical hazard; repair of non-functioning ice and water delivery equipment is required for leaks and electrical hazards only.
- All replaced kitchen appliances will have ENERGY STAR-labeled appliances where applicable. All new cooking ranges will be electric.



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ESFR27 Updates to Rehab Standards


Clothes Dryer Exhaust Ventilation	
Repair/Replacement Standard	Minimum Life NA
Repair/Replace the system that connects the clothes dryer vent outlet from the dryer blower to the exterior of the home when it does not remove combustion gases (including Carbon Monoxide if it is a gas dryer), heated air, moisture and lint. Criteria for repair/replacement:	
<ol style="list-style-type: none"> 1. Broken ductwork should be replaced with metal or aluminum to meet the current code. 2. Leaky end connections may be repaired with materials recommended for the type of duct. 3. Dirty ductwork should be cleaned completely and a clear pathway established. 4. Exterior "Bird Cage" covers must be replaced with a louvered vent cover. 	

POLL 10

Poll 10: Choose all "Roofing/Ventilation & Elec." items below that are Essential Rehabilitation Criteria/Standards requirements


Questions: 10 Minutes

Bio-Break: 5 Minutes




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
LBP and Radon: Workflow and Worksheets

PG Appendix A, Sections E and F



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Why?

Acute Exposure can cause:

- Brain Damage, Seizures, Coma, and Death

Chronic Exposure can cause:

- Damage the nervous system, blood, kidneys, heart
- Damage the reproductive system in both men and women
- Contribute to high blood pressure
- Reduce growth and development in children



Childhood Exposure Can Cause

- Behavioral and learning disabilities
- Decreased muscle and bone growth
- Nervous system and kidney damage
- Hearing damage
- Speech and language problems





Runs better unleaded

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For more information on preventing lead poisoning call 1-800-424-LEAD or visit www.epa.gov/lead

EPA 1000

NCDHHS-HHCU

Health Hazards Control Unit

- <https://epi.dph.ncdhhs.gov/lead/lhmp.html>
- (919) 707-5950

EPA vs NC



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RRP in NC

Renovation, Repair & Painting Rule

- Been the law since January 1, 2010
- Pre 1978 units - for compensation
- Make Sure the Individual and the Firm are both NC Certified by the Health Hazards Control Unit (HHCU)



NCDHHS-HHCU

**How does a company become a RRP
NC Certified Lead Firm?**

**How does an individual become a RRP
NC Certified Lead Renovator?**



RRP in NC

NC Firm Certification

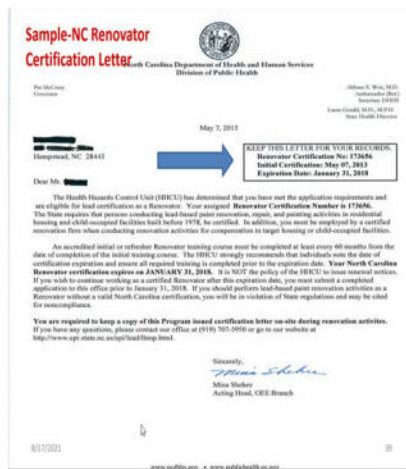
- Letter & Certificate from HHCU
- Firms can be found on HHCU website



RRP in NC

Renovator Certification (Every 5 years)

Letter with Renovator Certification #17XXXX



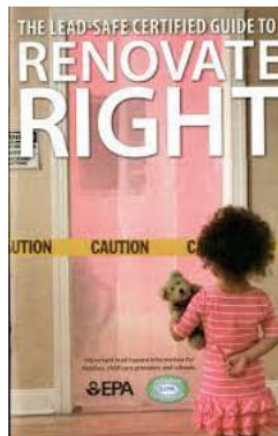
RRP in NC

Your responsibility as Subrecipient of NCHFA funding is to have a copy of the NC Certified Health Hazards Control Unit (HHCU) Individual and Firm for every assisted unit built before January 1, 1978.



NC Lead Firm Responsibilities

The Lead Firm must Provide copy of "Renovate Right" pamphlet to Owner or Occupant



NC Lead Firm Responsibilities

The NC Certified Lead Firm must keep records for at least Three Years

1. "Renovate Right" brochure receipt
2. Testing Results
3. NC Certified Lead Firm Certificate
4. State Issued Letter for NC Certified Lead Renovator
5. Documentation of Cleaning or the Clearance
6. Documentation that worker(s) were trained and directed by the NC Certified Lead Renovator



It is recommended that the firm keeps disposal records of waste generated.

ESFRLP LBP Requirements

PG 2.6 Essential Rehabilitation Criteria

All units assisted with any HOME funding from ESFRLP must, upon completion, meet the Essential Rehabilitation Criteria. The Essential Rehabilitation Criteria incorporates either the local minimum property standards or the Essential Rehabilitation Property Standard (which exceeds HUD's Uniform Physical Condition Standards), along with Environmental Standards consistent with federal HOME program requirements.

Why? HOME funds





ESFRLP LBP Requirements

Regulations

Federal

- 24CFR35 (HUD)
- 40CFR745 (EPA)
- 29CFR1926 (OSHA)

State of North Carolina -Lead-Based Paint Hazard Management Program (RRP & Abatement)

- N.C. General Statute §130A-453.01-453.11 - Lead-Based Paint Hazard Management Program.
- Rules adopted by the North Carolina Health Commission to implement the statutes may be found under 10A NCAC 41C.0800 - Lead-based Paint Hazard Management Program.

ESFRLP PG Essential Rehabilitation Criteria Section F



ESFRLP LBP Requirements

	<\$5,000	\$5,000 - \$25,000	>\$25,000
Strategy	Do no harm	Assess and control lead hazards	Assess and abate lead hazards
Lead Hazard Evaluation	Paint Testing or Presume lead	Paint Testing and Risk Assessment or Presume Lead	Paint Testing and Risk Assessment or Presume Lead
Lead Hazard Reduction	Repair Surfaces disturbed during rehabilitation	Interim Controls or Standard Treatments	Abatement



ESFRLP LBP Requirements

		\$5,000 - \$25,000	>\$25,000
Strategy		Assess and control lead hazards	Assess and abate lead hazards
Lead Hazard Evaluation		Paint Testing and Risk Assessment or Presume Lead	Paint Testing and Risk Assessment or Presume Lead
Lead Hazard Reduction		Interim Controls or Standard Treatments	Abatement



ESFRLP LBP Requirements Differences with RRP and 24CFR35

Presume or Test for Lead-Based Paint

Testing must be performed by either a NC Certified Lead Inspector or NC Certified Risk Assessor

If tested for LBP and lead is found a Lead Risk Assessment must be performed



ESFRLP LBP Requirements

Differences with RRP and 24CFR35

Lead work must be performed by properly credentialed workers

The home must receive a Lead Clearance from a NC Certified Lead Inspector or Risk Assessor

Lead Hazard Information Pamphlet "Renovate Right" Notices

- Notice of Presumption or Notice of Evaluation
- Notice of Hazard Reduction

How many days?

15 calendar days



May move into Abatement Strategy

ESFRLP LBP Requirements

Lead Requirements Worksheet

Required form for all ESFRLP files of assisted units

Lead Requirements Worksheet

North Carolina Housing Finance Agency

Essential Single-Family Rehabilitation Program (ESFR)

DIRECTIONS: This worksheet must be completed and placed in all unit files assisted with ESFR funds. Completion of this worksheet demonstrates Members have reviewed HUD LBP compliance requirements. This worksheet does not cover RRP requirements which must be coordinated with HUD requirements.

Street Address: _____ DU# _____

City: _____ State: NC Zip: _____

Part I: Regulation Eligibility Statements

Check all that apply:

Property is receiving Federal funds.

Unit was built prior to 1978.

Note: Continue with the Exemption Statements below. If the home was built after January 1, 1978, check the first exemption and file this form in the case file.



ESFRLP LBP Requirements

Part 2: Full Exemptions from All Requirements of 24 CFR Part 35 (The Lead Regulation)

If any of the exemptions are applicable, the property is exempt from the requirements of 24 CFR Part 35 per the regulatory citation. Note: ONLY eligible exemptions for ESFR are listed.

Check all that apply:

- The property was constructed after January 1, 1978. [35.115(a)(1)]
- A paint inspection conducted in accordance with 35.1320(a) established that the property is free of lead-based paint. [35.115(a)(4)]
- The date of the original paint inspection was _____. An optional paint inspection conducted on _____ confirmed this prior finding.
- ALL lead-based paint in the property has been identified and removed, and clearance has been achieved. [35.115(a)(5)]
- ALL rehab **excludes** disturbing any painted surfaces. [35.115(a)(8)]
- Emergency repairs to the property are being performed to safeguard against imminent danger to human life, health or safety, or to protect the property from further structural damage due to natural disaster, fire or structural collapse. The exemption applies only to repairs necessary to respond to the emergency. [35.115(a)(9)]



Lead Requirements Worksheet

North Carolina Housing Finance Agency Essential Single-Family Rehabilitation Program (ESFR)

Part 3: Hazard Reduction Requirements - Partial Waivers

If any of the partial waivers are applicable, the grantee and/or homeowner may waive certain requirements as described below.

- A) De minimis [35.1350(d)(1) & (2)]**
The amount of painted surface that is being disturbed during construction is below "de minimis" levels. Safe work practices and clearance are not required in that work area.
- Less than 9 SF of bare soil?
- Less than 20 square feet on an exterior surface
- Less than 2 square feet in the following rooms:
_____, _____, _____
- B) Elderly Relocation Waiver [Interpretive Guidance Question J-24]**
The home is only occupied by an elderly person(s). Relocation of elderly homeowners is not required if complete disclosure of the nature of the work is provided and informed consent is obtained prior to rehabilitation.
- C) Historic Abatement Waiver [35.115(13)]**
The home that is subject to abatement requirements is listed or eligible for listing on the National Register of Historic Places, or contributes to a National Register Historic District. The State Historic Preservation Office may request that interim controls be implemented rather than abatement.
- D) No Exterior Work [35.930(d)(3)]**
 No exterior paint is to be disturbed during renovation. (Only exterior stabilization required even in abatement jobs.)
- E) No Children [35.1330(d)(1)]**
 All of the residents are over the age of 6. (No chewable or play area treatments required.)
- F) No Bite Marks [35.1330(d)(3)]**
 All chewable surfaces are free of bite marks made by children under 6. (No chewable surface treatment required)
- G) No Dust Hazards [35.1330(c)(1)(i)]**
 The closest horizontal surface dust wipe is below the clearance threshold. (No friction and impact surface treatments required in the following work areas:



ESFRLP LBP Requirements

Part 4: Level of Rehabilitation Assistance [35.915]

- A. Amount of all federal* funding for home \$ _____
*Federal funding includes all soft and hard costs from all federal sources, including but not limited to, ESFR.
- B. Amount of all rehabilitation **Hard* Costs** (not including any soft costs or costs of lead hazard evaluation, reduction, clearance and training) \$ _____
*Item A - all soft costs - cost of LBP stabilization/reduction + cost of non-federal funds used for hard costs = B
- C. Level of Assistance (lower of A or B) \$ _____

Approach Required (Based on answer to C, above)

_____ \$5,000 - \$25,000	Requires Risk Assessment and Interim Control of Lead Hazards Note - If abatement work was subtracted from the hard cost to get the unit below \$25,000, the subtracted abatement items must be performed by a NC licensed abatement contractor and crew.
_____ \$25,001 and above	Requires Risk Assessment and Abating Lead Hazards



WHO IS QUALIFIED TO PERFORM LEAD HAZARD REDUCTION WORK in NC?

Qualification to Perform Interim Controls (Standard Treatments)

- Worker(s) must be trained and directed by the NC Certified Lead Renovator.

Qualifications for Abatement Contractors

- Trained and directed by NC Certified Lead Abatement Supervisor; and,
- Trained and NC Certified Lead Abatement Workers.



ESFRLP LBP Requirements

Four Methods of Abatement

- Removal
- Enclosure
- Encapsulation
- Replacement



Within a Scope of Work, Abatement means performed by NC Certified Abatement Crew

If you are in Interim Controls use the 4 magic words but don't use "abatement" in your



WHO IS QUALIFIED TO PERFORM LEAD HAZARD REDUCTION WORK in NC?

What is HHCU and what do they do?

Looking for certified LBP Certified Firms, Inspectors, Risk Assessors, & Trainers

www.epi.state.nc.us/epi/lead.html



ESFRLP LBP Requirements

Differences with RRP and 24CFR35

1. Testing - Lead Inspection & Risk Assessments
2. Clearance if Lead Hazard work is required
3. May move into Abatement Strategy



ESFRLP LBP Requirements

We want to understand the process

- Presume or test?
- How did you go about reducing lead hazards
 - What approach (interim controls or abatement)
- Was relocation indicated?
- Has the unit been cleared?
- Who provided the clearance?

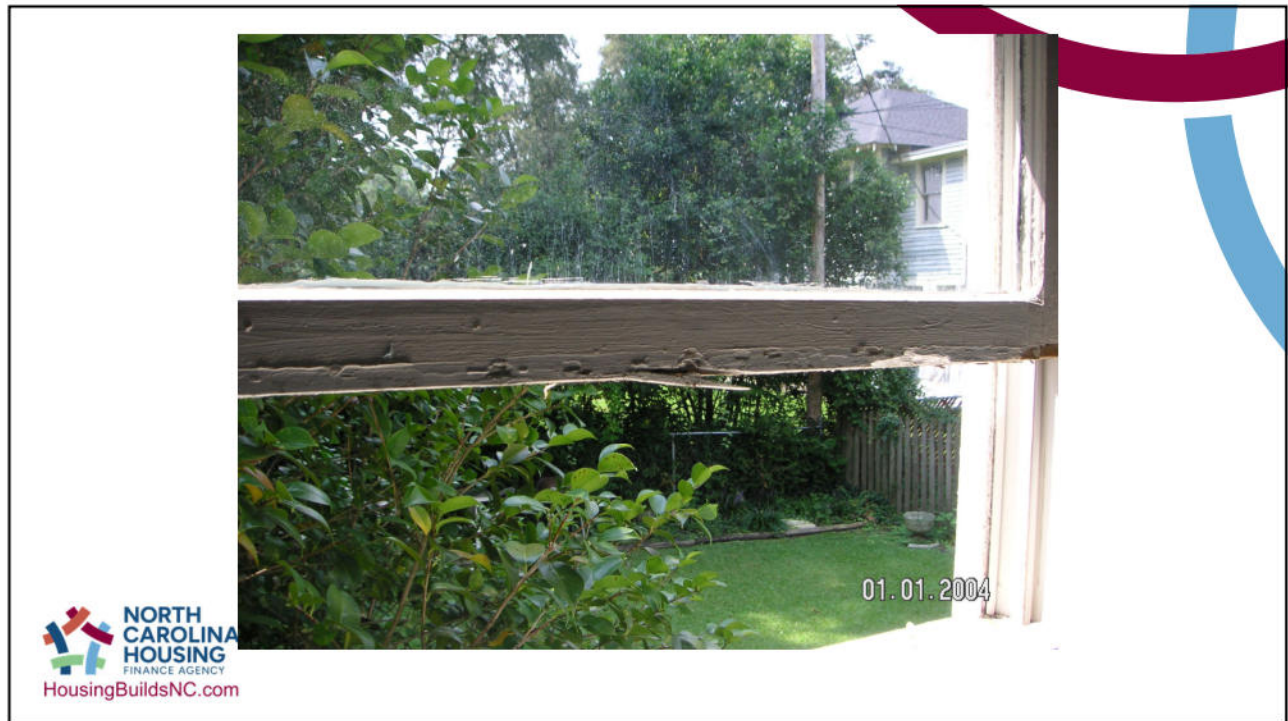
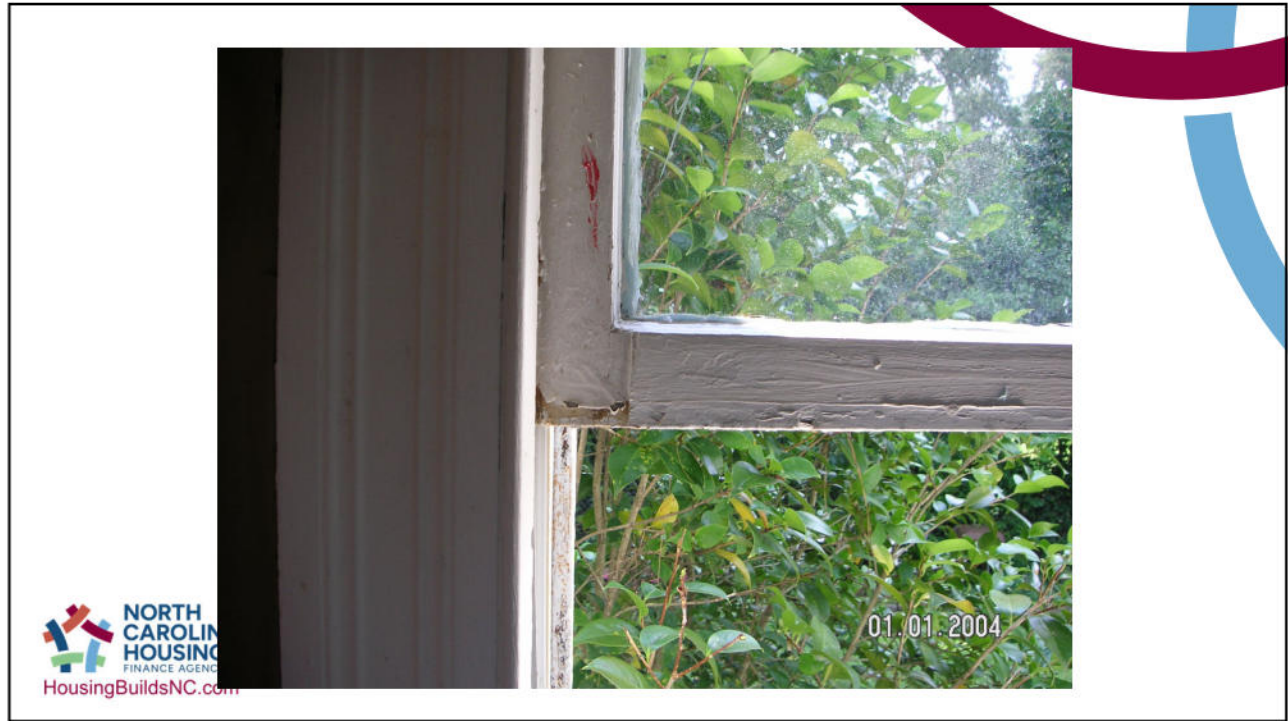


LBP Monitoring Issues
Even if it looked good
on paper

....often, in practice, it
wasn't applied









LBP Review

- **Documentation**
- **Lead hazard reduction strategy**
- **Required credentials**
 - Risk assessment
 - Hazard reduction work
 - Clearance test
- **Notifications**
 - To the occupants with copies to the file
 - Provision of pamphlet
 - Notice of presumption or evaluation
 - Notice of lead hazard reduction activity and Clearance
- **Relocation compliance (24CFR35.1345)**

Final LBP Thoughts

- **Language of assessments and clearances**
 - **Lead Inspections vs Risk Assessments**
 - **What did you procure?**
 - **Who's driving this train?**
- **What is HHCU and what do they do?**
 - **www.epi.state.nc.us/epi/lead.html**
 - **(919) 707-5950**



Radon

HUD Notice CPD-23-103 - Effective April 11, 2024

Submit Radon Tests for ER

SDS will not be processed until Radon Test submitted


If 4 pCi/L or greater – Hazard Mitigation Plan required


If 4 pCi/L or greater - "Post Radon Test" required after mitigation is completed to be able to submit the UCR.



POLL 11

Question and Answer Session + LBP + Environmental Protection + Identifying homes and homeowners + Field Observations

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ESFRLP PROJECT WORKFLOW DATES-PARTNER

Activity	Date of Performance
Award – issued by NCHFA, phone call or letter	April 14, 2026
Create Project Folder- Partner	Day of Award Letter Receipt (dated April 14, 2026)
Implementation Webinar-NCHFA, Partner attends	May 6 and 7, 2026
Complete Post Approval Documentation (PAD) submittal through DocuSign , receive approval, sign Funding Agreement (FA), \$273,000 allocation in place and usable-iterative process between NCHFA and Partner	Earliest Start date: 7/1/26 , after Webinars; Latest Start date: on or after 1/1/27 , FA is dated no later than 1/1/27 but project cannot begin until FA signed , no expenses paid for work prior to the date of an FA.
Begin Marketing and Outreach- Partner	Date of FA but no earlier than 7/1/26 – no expenses paid for work prior to an FA
Perform Intakes/Select Applicants- Partner	Not before 7/1/26 or per Assistance Policy
Begin Portal Workflow Process- Partner	7/1/26 or per Assistance Policy decision dates
Last date to reserve units in the Portal (3.2.2) - Partner	March 31, 2028
All units closed loans, construction contracts, Notice to Proceed in the Portal (3.2.2) - Partner	June 30, 2028
All units complete, CCFC due, no further fund expenditures (3.2.2) - Partner	December 31, 2028 -units complete, no unit or admin after February 15, 2029 -CCFC due

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"Never doubt that a small group of thoughtful, committed citizens can change the world: indeed, it's the only thing that ever has."

Margaret Mead



Adios
Au revoir
Ciao
Sayonara
Goodbye

That's all Folks!

