

Manatee County, Florida

# CDBG-DR Housing Construction Standards

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# Change Log

Version	Date	Description
1	3/16/2026	CDBG-DR Housing Construction Standards

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# Policy Overview

This Policy establishes the standards for all housing activities funded by the County of Manatee’s (“County”) Community Development Block Grant Disaster Recovery (CDBG-DR) program. These standards apply to the following County programs:

- Housing Recovery Program
- Rental Recovery Program

These standards are not intended to reduce or exclude the requirements of any local, township, municipal, county, or state building or housing codes, standards, or ordinances that may be applicable. All projects and activities must comply with County regulations that are consistent with, or more stringent than, the flood resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 CFR Part 60 and 24 CFR Part 55.

The County requires the incorporation of mitigation measures for all construction, reconstruction, and rehabilitation activities.

# Definitions

For the purposes of this Policy, the following terms shall apply:

**Accessible (Fair Housing Act)** when used with respect to the public and common use areas of a building containing covered multifamily dwellings, means that the public or common use areas of the building can be approached, entered, and used by individuals with physical impairments.

**Accessible (Section 504)** when used with respect to design, construction, or alteration of an individual dwelling unit, means that the unit is located on an accessible route and when designed, constructed, altered or adapted can be approached, entered, and used by individuals with a physical impairment.

**Broadband Infrastructure** is defined as cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure – including wireless infrastructure – as long as the installation results in broadband infrastructure in each dwelling unit meeting the Federal Communication Commission’s (FCC’s) definition in effect at the time the pre-construction estimates are generated.

**Cost Reasonableness Analysis** is the regulatorily required evaluation of the separate elements (e.g. labor, materials, etc.) that make up a contractor’s total cost proposal or price (for both new construction and rehabilitation) to determine if they are allowable, directly

related to the requirement, and reasonable.

**Covered Construction** is defined as any construction that is funded in whole or in part by CDBG-DR.

**ENERGY STAR** a program which provides certification to buildings and consumer products which meet certain standards of energy efficiency.

**Freeboard** is a factor for safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed. FEMA does not require Freeboard but communities are encouraged to adopt a standard of at least a one-foot Freeboard to account for designated floodways and the encroachment requirements where floodways have not been designated. Inclusion of a Freeboard standards generally results in lower flood insurance rates due to the lower flood risk.

**International Code Council (ICC)** is the leading global source of model codes and standards and building safety solutions that include product evaluation, accreditation, technology, training, and certification.

**Qualifying Light Fixture Locations** for the purposes of Rating under ICC, those light fixtures located within the contiguous area that is for the sole use of the home being rated, limited to kitchens, dining rooms, living rooms, family rooms/dens, bathrooms, hallways, stairways, entrances, bedrooms, garage, utility rooms, home offices, and all outdoor fixtures mounted on the exterior of the home being rated or on a pole.

**Radon Gas** forms when radium and certain other radioactive metals break down in rocks, soil, and water. It is found in nearly all soils and moves through the soil to the air and into structures through cracks and other areas of permeability. Building materials and groundwater may also be a source of indoor radon. Once inside, radon concentrations can build to high levels, regardless of the age, condition, or design of the building.

**Residential Anti-displacement and Relocation Assistance Policy (RARAP)** is a regulatorily required grantee policy for minimizing the displacement of families, individuals, households, businesses, non-profit organizations and farm operations by projects assisted by United States (U.S.) Department of Housing and Urban Development (HUD) funding.

**Special Flood Hazard Area (SFHA)** as the area that will be inundated by the flood event having a one-percent chance of being equaled or exceeded in any given year The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

**Substantially Damaged** is defined as damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-disaster condition would equal or

exceed 50 percent of the market value of the structure before the damage occurred.

**Substantially Improved** is defined as any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not include either:

- Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
- Any alteration of a historic structure, provided that the alteration will not preclude the structures, continued designation as a historic structure.

## CDBG-DR Requirements

### Cost Reasonableness

Pursuant to 2 CFR 200.404, all activities funded by the County’s CDBG-DR programs are subject to a determination of cost reasonableness, which will be conducted according to individual program policies and procedures and may rely upon multiple methodologies (e.g., review of multiple bids, utilization of cost estimating software, issuing a notice of funding availability, per unit and project caps, etc.). The cost reasonableness review may also include additional analysis to determine whether costs need to be adjusted due to supply and demand of labor, materials, and other market forces that may temporarily or permanently alter costs. If the County determines a project is not cost reasonable, the County may require additional information, deny the activity or require the activity to be modified.

### Broadband Infrastructure

Pursuant to HUD’s January 8, 2025, [Federal Register Notice \(90 FR 1754\)](#) (Updated March 19, 2025) (“Revised Universal Notice”), CDBG-DR-assisted construction projects must include installation of broadband infrastructure or technology in any building with five or more rental units that is undergoing new construction, reconstruction, or substantial rehabilitation, as defined in 24 CFR 5.100.

The County may exempt a project from this requirement if any of the following conditions are documented:

- The location makes broadband installation infeasible;

- The cost of broadband would result in a fundamental alteration of the nature of the program or impose an undue financial burden; or
- The physical structure of the housing makes broadband installation infeasible.

All exemption determinations must be documented in writing and maintained in the project file.

The County will verify broadband compliance through construction design reviews, approved scopes of work, and physical inspections. Documentation of broadband installation or a valid exemption is required in each project file subject to this section.

## Accessibility

Where necessary to accommodate elderly, or physically challenged household members, accessibility modifications will be made to the greatest extent feasible. All accessibility modifications will be completed in accordance with the [Americans with Disabilities Act Standards for Accessible Design](#).

## ADA Design and Section 504

Federal laws define a person with a disability as “any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.”

The County requires that all projects receiving CDBG-DR funding for rehabilitation/reconstruction comply with federal regulations found at 28 CFR Part 36 and 24 CFR Part 8.

Section 504 of the Rehabilitation Act of 1973, as amended, provides for equal opportunity to enter facilities and participate in programs and activities.

## Exceptions to Maximum Award Amounts

Exceptions may be made to Program-specific maximum award amounts, and will be based on criteria specified in Program policy, such as, reasonable accommodation requests under Section 504 or measures to address program recognized environmental conditions, which can be addressed through construction measures necessary to mitigate the consequences of those conditions. All exceptions to maximum award limitations are subject to grant fund availability.

## Elevation and Floodplain Standards

The County will comply with elevation standards established by FEMA and its National Flood Insurance Program (NFIP) defined at 44 CFR 59.1, and 24 CFR 55.2(b)(11), in addition to the requirements outlined in the Florida Building Code and local building code. All programs for the repair of substantially damaged or substantially improved structures must meet these guidelines:

All structures designed principally for residential use and located in the one percent annual (100-year) floodplain must be elevated with the lowest floor at least two feet above the one percent annual floodplain elevation.<sup>1</sup>

## Resilience Measures

To promote long-term recovery and reduce vulnerability to future hazards, all County CDBG-DR-funded construction activities must incorporate appropriate resilience measures based on site conditions and project type.

These measures may include:

- Wind resistance improvements such as impact-rated windows, reinforced roofing systems, and structural tie-downs, as required by the Florida Building Code.
- Flood protection features, including but not limited to flood-resistant materials below BFE, elevated mechanical systems, and site drainage improvements.
- Energy resilience through high-efficiency HVAC systems, upgraded insulation, and lighting designed to reduce grid dependence and operating costs.

## Lead-Based Paint and Environmental Hazards

For properties built before 1978, all CDBG-DR-funded rehabilitation and reconstruction activities must comply with HUD's lead-safe housing rule at 24 CFR Part 35, as invoked by 24 CFR 570.608. This includes testing for lead-based paint (LBP) hazards, use of certified professionals for abatement or interim controls, and proper notification to occupants.

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<sup>1</sup> This Policy is predicated upon the statutory and regulatory provisions as they exist as of October 22, 2025, but will be revised and updated by the County as HUD and other agencies issue appropriate regulations to effectuate proposed changes.

Other environmental hazards, including asbestos, mold, and radon, must be identified and addressed through standard risk assessment procedures. The County shall maintain documentation of environmental clearance and hazard mitigation in each project file.

## Applicability

The following outlines the applicability of lead hazard reduction requirements for CDBG-DR funded for housing units constructed prior to 1978:

- **24 CFR 35.930(b):** Properties receiving up to and including \$5,000 in rehabilitation assistance require safe work practices during rehabilitation if lead-based paint is present.
  - Each contractor shall conduct paint testing or presume the presence of LBP, in accordance with 24 CFR 35.930(a). If paint testing indicates that the painted surfaces are not coated with LBP, safe work practices and clearance are not required.
  - If testing indicates that painted services are coated with LBP, the contractor must ensure that safe work practices are implemented during rehabilitation work in accordance with 24 CFR 35.1350 and must repair any paint that is disturbed.
  - After completion of any rehabilitation disturbing painted surfaces, contractors must perform a clearance examination of the worksite(s) in accordance with 24 CFR 35.1340. Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than that set forth in 24 CFR 35.1350(d).
- **24 CFR 35.930(c):** Properties receiving more than \$5,000 and up to and include \$25,000 in rehabilitation assistance require risk assessment, interim controls, and safe work practices during rehabilitation. Contractors shall take the following steps to ensure compliance:
  - Conduct paint testing or presume the presence of LBP, in accordance with 24 CFR 35.930(a).
  - Perform a risk assessment in the housing units, in common areas servicing those units, and exterior painted surfaces, in accordance with 24 CFR 35.1320(b), before rehabilitation begins.
  - Perform interim controls in accordance with 24 CFR 35.1330 of all LBP hazards identified during testing and risk assessment.
  - Implement safe work practices during rehabilitation work in accordance with 24 CFR 35.1350 and repair any paint that is disturbed and is known or presumed to be LBP.
- **24 CFR 35.930(d):** Properties receiving more than \$25,000 per unit in rehabilitation assistance require abatement of LBP hazards. Contractors shall take the following steps to ensure compliance:

- Conduct paint testing or presume the presence of LBP in accordance with 24 CFR 35.930(a).
- Perform a risk assessment in the dwelling units receiving Federal assistance and in associated common areas and exterior painted surfaces in accordance with 24 CFR 35.1320(b) before rehabilitation begins.
- Abate all LBP hazards identified by the paint testing or risk assessment conducted, in accordance with 24 CFR 35.1325, except that interim controls are acceptable on exterior surfaces that are not disturbed by rehabilitation and on paint-lead hazards that have an area smaller than the de minimis limits of 24 CFR 35.1350(d). If abatement of a paint-lead hazard is required, it is necessary to abate only the surface area with hazardous conditions.
- Implement safe work practices during rehabilitation work in accordance with 24 CFR 35.1350 and repair any paint that is disturbed and is known or presumed to be LBP.
- **24 CFR 35.1000:** Acquisition, leasing, support services, or operation requires lead hazard assessment, paint stabilization, safe work practices and clearance. Contractors shall take the following steps to ensure compliance:
  - Conduct paint testing or presume the presence of LBP in accordance with 24 CFR 35.930(a).
  - Perform a risk assessment in the dwelling units receiving Federal assistance and in associated common areas and exterior painted surfaces in accordance with 24 CFR 35.1320(b) before rehabilitation begins.
  - Lead Hazard Reduction. Deteriorated paint must be corrected using paint stabilization methods. Paint stabilization must be completed prior to occupancy, or if the unit is already occupied, immediately after receipt of CDBG-DR assistance.
  - Implement safe work practices during reduction work in accordance with 24 CFR 35.1350 and obtain clearance when paint stabilization is complete.

## Notification Requirements

The County and its contractors must meet four notification requirements to ensure compliance with lead hazard reduction regulations:

- **Lead Hazard Information Pamphlet:** Occupants and owners must receive the EPA/HUD/Consumer Product Safety Commission (CPSC) lead hazard information pamphlet, or an EPA-approved equivalent.
  - Pamphlets should be provided to all households at time of application.

- An acknowledgement of receipt of lead hazard pamphlets must be included in applications for leased housing units and applications for assistance for home rehabilitation programs.
- **Disclosure:** Property owners must provide lessees with available information or knowledge regarding the presence of LBP and LBP hazards prior to leasing a residence.
  - Tenants must receive a disclosure notice at the time of application for the unit. A copy of the disclosure notice must be placed in the file.
- **Notice of Lead Hazard Evaluation or Presumption:** Occupants and owners must be notified of the results of any lead hazard evaluation work or the presumption of LBP or lead hazards.
  - A copy of this notice must be provided to owners and tenants within 15 days of the evaluation. A copy of this notice should be kept in the project file.
- **Notice of Lead Hazard Reduction Activity:** Occupants and owners must be notified of the results of any lead hazard reduction work.
  - A copy of this notice must be provided to owners and tenants within 15 days of the project achieving clearance. A copy of this notice should be kept in the project file.

## Exemptions

CDBG-DR projects are exempt from the Lead Safe Housing Rule if they meet the criteria listed below:

- Housing units constructed after 1978.
- 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.
- The property will not be used for human residential habitation. This does not apply to common areas such as hallways and stairways of residential and mixed-use properties.
- Housing “exclusively” for the elderly or persons with disabilities, with the provision that children less than six years of age will not reside in the dwelling unit.
- An inspection performed according to HUD standards found the property contained no LBP.
- According to documented methodologies, LBP has been identified and removed, and the property has achieved clearance.
- The rehabilitation will not disturb any painted surface.
- The property has no bedrooms.

- The property is currently vacant and will remain vacant until demolition.

All exemptions must be documented in the project file using [Lead Safe Housing Rule Applicability Form](#).

## Radon Testing and Mitigation

The goal for mitigating radon in buildings is to reduce radon concentrations in indoor air as low as reasonably achievable and practicable considering the efficacy of current industry-standard radon reduction systems and environmental conditions (e.g., geology and climate). The most effective strategy is to prevent radon from entering the building by using radon resistant construction techniques; another effective strategy is to reduce the level of radon inside existing buildings by installing and operating a radon reduction system. An effective radon reduction system both reduces the concentration of radon gas in the home by venting it safely outside the structure and removes the radon gas from under the foundation before it can come into the home.

## Radon Resistant Construction Basics and Techniques

To ensure comprehensive compliance with EPA regulations and coverage of consideration of radon gas within the contamination analysis of all HUD Environmental Review Records (ERRs) for all CDBG-DR funded activities, the County requires that all housing reconstruction activities utilize radon-resistant construction techniques. This will require all funded activities to provide acknowledgement and evidence of adherence to generally accepted radon-resistant construction techniques. Refer to EPA's [Radon-Resistant Construction Basics and Techniques webpage for additional information](#).

## Radon Testing

Pursuant to 24 CFR 58.5(i)(2)(i), it is HUD's policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property. The environmental review of multifamily housing with five or more units must include the evaluation of other evidence of contamination on or near the site, to ensure that occupants of proposed sites are not adversely affected by any of the hazards listed in 24 CFR 58.5(i)(2)(i).

As radon is a radioactive substance, HUD or the responsible entity (RE) must consider it as part of the site contamination analysis for projects that:

- Require an environmental review at the level of Categorically Excluded Subject to 50.4 or 58.5 (CEST), Environmental Assessment, or Environmental Impact Statement; and
- Involve structures that are occupied or are intended to be occupied at least four hours a day.

In instances where radon testing will be conducted but cannot be conducted until after the environmental review record is certified, such as with new construction or certain rehabilitation projects, the initial documentation would not include a radon evaluation but must include a condition for post-construction radon testing followed by mitigation if needed. The environmental preparer must update the environmental review record with the radon evaluation and proof of any required mitigation when complete.

### **Recommended Best Practice**

When considering radon in the contamination analysis, HUD, via [CPD-23-103](#), strongly recommends using the American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) radon testing standards for single- and multi-family buildings, schools, and large buildings, including those constructed using radon-resistant construction techniques. The ANSI/AARST standard describes how to conduct testing, interpret test results, and draft a Radon Test Report to document the process for the building owner (and to use as documentation for the ERR).

The ANSI/AARST standards can be viewed online and are intended to be implemented by licensed radon professionals. To find a licensed radon professional in your area contact the State/Tribe's radon program office, National Radon Proficiency Program (NRPP), or the National Radon Safety Board (NRSB).

There may also be state and/or local radon requirements, depending on the jurisdiction. Contact the relevant State/Tribal radon control program to ensure the project complies with State/Tribal requirements.

Note: Although testing is not required under CPD-23-103, testing is the only way to determine the radon level within a building.

### **Alternatives**

Using the ANSI/AARST radon testing standards is not the only option available for considering the risk that occupants may be exposed to high radon levels. If the environmental review preparer chooses not to conduct radon testing per the ANSI/AARST standards, one of the following alternative strategies must be used to consider radon in the contamination analysis. Review the HUD program office guidance in Section IV of CPD-23-

103 to ensure the strategy used to consider radon in the contamination analysis complies with specific program office requirements for the project.

1. Do-it-yourself (DIY) radon test kits may be used to measure radon levels in single-family dwelling units. In HUD single-family buildings with multiple units, one DIY test kit must be used for each dwelling unit. DIY radon test kits may be available for low or no cost through the [Florida Department of Health \(DOH\)](#) and are available to purchase through the [National Radon Program Services](#) website and some state radon control program websites.

When using a DIY test kit, there can be quality control issues that affect the quality of the test results. To ensure the DIY test results are as accurate as possible, it is important to read the entire test kit instructions before activating the test device and to follow them fully. The [EPA's Citizen's Guide to Radon](#) and the ANSI/AARST standard for testing single-family housing provides detailed instructions about conducting the radon test, including where to place the test device(s), how to prepare the home (whether to close the windows, turn off fans, the length of time to test), how to document the test process, and interpret the results. HUD encourages that test devices be approved by either the NRPP or NRSB. Contact the National Radon Program Services helpline, the State/Tribal radon program office, or the local health department for assistance.

2. In remote or other areas where there are no licensed/certified radon professionals and/or DIY test kits cannot be shipped to a lab in sufficient time, the local government, such as a local health department or environmental department, may decide to purchase radon monitoring equipment and train staff to use it. Monitoring equipment, such as continuous radon monitors, should be used in accordance with the manufacturer's instructions and intended use and staff should ensure proper quality control and quality assurance practices are adhered to.
3. Scientific data review. Available science-based information may be used to determine whether the project site is located in an area that has average documented radon levels at or above four picocuries per liter (pCi/L). Contact the State/Tribal radon program office (or health department), as needed, for assistance with obtaining and interpreting available science-based information about radon levels in the area. Science-based information includes, but is not limited to:
  - a. State/Tribe-generated radon information, such as surveys of radon levels from collecting radon measurement data or geological studies that identify high risk areas.
  - b. Department of Health and Human Services, Centers for Disease Control and Prevention (CDC), National Environmental Public Health Tracking, [Radon Testing Map](#).

This map provides radon test data from national radon testing laboratories and states that can be viewed by state or county. Radon test data ranges from 1988 to the present.

## Radon Mitigation

When radon testing determines indoor air radon levels are at or above four pCi/L or the scientific data review determines the project site is located in an area that has documented radon levels at or above four pCi/L, the ERR must include a mitigation plan. When the determination is based on a scientific data review, if feasible, HUD recommends conducting radon testing (using one of the testing strategies described in the previous sections) to confirm radon levels in the building(s) proposed for HUD funding. If testing then demonstrates that radon levels within the building are below four pCi/L, mitigation would *not* be required; environmental review preparers can simply document the test results in the ERR.

The mitigation plan must:

- Identify the radon level;
- Consider the risk to occupants' health;
- Describe the radon reduction system that will be installed;
- Whenever possible, establish an ongoing maintenance plan to ensure the system is operating as intended;
- Establish a reasonable timeframe for implementation (i.e., integrate radon mitigation activities into an annual plan or a five-year plan that is already completed for HUD funded activities); and
- Require post-installation testing. Where feasible, post-installation testing should be conducted by a licensed radon professional. In an area where there are no licensed radon professionals, there may be other personnel, such as trained staff, other professionals (i.e., engineers, geologist, scientists, public health staff) who have experience conducting radon testing or have the relevant skills and knowledge to follow the device instructions or ANSI/AARST test protocols and mitigation standards. For assistance Contact the EPA's local radon program office, state/Tribe radon program office, the National Radon Program Services, or refer to the applicable ANSI/AARST standard for guidance.

If using the ANSI/AARST mitigation standard to install the radon reduction system, follow the guidance in the standard to draft the mitigation and the operation, maintenance, and monitoring plans.

## Warranty

All work performed by the contractor will be guaranteed for a period of one year. Such warranty will be stipulated in the construction contract between the contractor and the owner. For a period of one year, the property owner may require the contractor to correct defects or problems arising from the work under the contract. Should the contractor fail to do so, the project owner may take any necessary legal recourse as prescribed in the contract. A reasonable amount of time will be given to correct the problem; however, in no case will such time exceed two weeks for initial response.

The County, as the CDBG-DR grantee, may directly provide (or may delegate the responsibility to provide) formal and periodic notification to the property owner, post-construction, of the expiration date of such warranty(s).

## General Requirements

All CDBG-DR funded reconstruction, substantial rehabilitation, and non-substantial rehabilitation shall adopt, as applicable to the type of construction involved in the project:

1. The mandatory State of Florida Building Code construction standards ([Florida Statutes, Chapter 553](#)); and
2. Any/all local building codes that exceed the Florida Building Code

All CDBG-DR funded housing activities shall be required to obtain and document the following, as applicable:

- All required and applicable permits and inspections; and
- Architectural drawings shall be required (drawings shall be prepared by a licensed draftsman, architect or engineer).

## Housing Rehabilitation Standards

When applying these standards to housing rehabilitation where funding may be limited, not all standards may be cost effective; however, the items to be repaired shall be repaired to the applicable standard for such item. For example, if the roof is to be repaired, it shall be repaired according to the minimum standard found in this document and or the local authority having jurisdiction, the most stringent of the requirements will apply. To the maximum extent economically feasible, all housing addressed under the County's housing programs shall first make repairs in the following order of greatest need:

- Repairs to restore the home to a decent safe and sanitary condition.
- Repairs to preserve or restore the structural integrity of the building to assure its continued fitness for use.
- Repairs to address other work deemed necessary to accomplish work items identified above.

The following minimum standard features shall be met when rehabilitating units if existing materials, and/or appliances are hazardous to the health and safety of the occupants, inoperable, or irreparable, and must be replaced.

## Single-Family Housing Replacement Standards

In addition to the detailed construction standards identified in the following *Detailed Construction Standards* section, whenever feasible, the County will prioritize replacement housing that complies with the requirements of [Advancing Standards Transforming Markets \(ASTM\) E1886](#) and [ASTM E1996](#) for the impact of a 9-lb nominal 2-in. x 4-in. lumber missile impacting end-on at 34 mph (50 ft/s) [large missile impact level D].

## Multi-Family Housing Replacement Standards

For replacement of multi-family housing, wall impact resistance must be adequate to meet the requirements of ASTM E1886 and ASTM E1996 for the impact of a 9-lb nominal 2-in. x 4-in. lumber missile impacting end-on at 34 mph (50 ft/s) [large missile impact level D]. Systems that meet the intent of this requirement include, but are not limited to:

- Reinforced concrete block masonry
- Precast concrete
- Cast-in-place concrete
- Solid insulated concrete forms
- Reinforced brick
- Brick with concrete block backing

## Detailed Construction Standards

Materials installed shall be of such kind and quality to ensure that the dwelling will provide acceptable durability, economy of maintenance and adequate resistance to weather, moisture, corrosion and fire. Contractors, developers, and subrecipients may be required to provide evidence of a material's compliance with the requirements of these standards. Product labels are considered acceptable evidence.

# Exterior Features

## Roofing Systems

Roof should be constructed of wood frame, engineered wood and/or metal truss or steel. Structural members should be of size and type as prescribed by the County's Building Code.

- Gutters are required if:
  - Roof overhang is less than 12 inches.
  - Septic system, gutters are required in any location where water may flow onto drain field.
- Existing gutters will be repaired or as needed replaced if damaged.
- Gutter downspouts shall require splash blocks and gutter extensions to carry water away from the structure to prevent erosion at the foundation.
- Gutters, gutter extensions and downspouts must be operating as intended and securely fastened and shall be located and installed in a manner that does not create a tripping or accident hazard and shall direct water away from structure.
- Splash blocks shall be correctly installed with open end facing away from the structure.

## Windows

- All newly installed windows must comply with [ICC 600-2020](#) and be capable of withstanding wind speeds between 120 and 180 mph, as applicable to the site.
- Where required, impact-resistant glazing or code-compliant shutters must be provided.
- Emergency egress windows must be installed in all bedrooms without exterior doors
- All windows must be operable and include insect screens in good working condition.

## Fire Protection

Housing units must have provision for quick detection and safe egress in the event of a fire.

- Smoke detectors must be provided in the kitchen, hallways, and all bedrooms.
- Smoke detectors will be hard-wired with battery back-up.
- Carbon Monoxide detectors must be installed in rooms with gas operating appliances.
- Existing landscaping shall be protected, if possible.
- Stucco or fiber cement siding on exterior walls.
- Composition Roof Shingles - Class "A" Fire Rated.
- Hollow metal, solid core wood, or fiberglass clad exterior doors.
- Keyed lockset and deadbolt at all exterior doors.

## Construction and Energy Efficiency

Substantially rehabilitated and reconstructed housing units shall be constructed in a resilient and energy efficient manner to promote long-term sustainability. Materials used for insulation shall be of proven effectiveness and adequate durability to ensure that required design specifications concerning heat transmission, sound control and fire rating are attained. Insulation in contact with the ground shall be installed so as not to be adversely affected by soil, vermin, or water.

- Foundation (above base flood elevation plus two-foot Freeboard (see definitions for more information regarding Freeboard)).
- R-13 (or above) insulation in exterior walls.
- R-38 (or above) insulation in ceiling areas.
- 15 SEER (or above) air conditioning system with programmable thermostat.
- Double pane aluminum or vinyl frame Low E windows with screens on all operable windows.
- Adequate and proper roof ventilation.

## Interior Features

Interior features are intended to promote durability and usability, while remaining cost effective. Each newly constructed or substantially rehabilitated housing unit shall include the following:

- Vinyl plank or tile flooring is required in kitchen/breakfast areas, bathrooms, entry ways, and utility rooms.
- Carpet flooring is allowed in bedrooms, but not required.
- Each kitchen is required to be plumbed to allow for ice maker connection.
- Two pre-wired telephone Jacks.
- Two pre-wired cable TV connections.
- GFCI protection in wet areas.
- Laminate kitchen countertops.

## Applicants, Fixtures, and Finishes

Housing units will comply with ENERGY STAR guidelines concerning any/all appliances that are to be installed. For all projects undertaking new construction or rehabilitation that requires the replacement of appliances, the following appliances shall be provided:

- Refrigerator

- Oven/Range
- Dishwasher
- Garbage disposal
- Microwave

Fixtures for rehabilitated housing units shall include the following:

- Fiberglass molded tub and shower enclosure
- Laminate or cultured marble vanity tops in all bathrooms
- Ceiling Fans with Light Kits in Living Room and every Bedroom

Wall finishes:

- Exterior wall finish shall be cement plaster, stucco, wood shiplap boards or other structural materials that may be approved under local building code.
- Interior wall finish shall be painted cement plaster or gypsum wallboard.
- Ceramic tiles or other prefabricated materials shall be provided at showers, tubs, bathroom and laundry plumbing walls.
- When constructing tub and/or shower enclosures, non-paperfaced backing materials such as concrete blocks, 5/8" treated plywood, fiber cement board or equivalent will be used in bathrooms.
- Kitchen sink shall have a minimum 4" backsplash and a double seal must be provided to prevent water penetration.

## Property and Site Conditions

In addition to the construction standards above, the County has also adopted minimum site standards that adhere to local building code and promote mitigation of the environmental impact and improve sustainability. Wherever possible, the County requests that all projects receiving funding from CDBG-DR address integrated design principles that consider environmental protection and conservation of water, including the integration of stormwater management features, the use of native landscaping, and reducing hard surface area. For reconstruction or substantial rehabilitation of housing units, contractors must consider the following during design and construction:

### Power Lines/Overhead Wires

- Power lines may have to be removed or repositioned.

- Overhead wires from the street to the electrical service panel shall be no lower than 10 feet above ground and shall not encounter tree branches or other obstacles and shall not be reachable from nearby windows or other accessible areas.

## Trash and Debris

- The property shall be free from any accumulation of trash, rubbish and garbage, dead branches, discarded items, and other conditions conducive to infestation of insects, vermin, and other pests.

## Splash Blocks/Gutters

- Existing gutters will be repaired or as needed replaced if damaged.
- Gutter downspouts shall require splash blocks and gutter extensions to carry water away from the structure to prevent erosion at the foundation.
- Gutters, gutter extensions and downspouts must be operating as intended and securely fastened and shall be located and installed in a manner that does not create a tripping or accident hazard and shall direct water away from structure.
- Splash blocks shall be correctly installed with open end facing away from the structure.

## Paving/Concrete

- Badly deteriorated walks, driveways and other essential paving shall be repaired or replaced, if feasible and necessary.
- Non-essential deteriorated paving shall be removed.

# Minimum Housing Standards

Each CDBG-DR assisted housing unit shall meet the following standards upon completion of rehabilitation or reconstruction.

## Ventilation, Insulation, and Attic Access

### Adequate Ventilation Required

Every habitable room shall have at least one window or door which can easily be opened, or other such device as will adequately ventilate the room.

## Light and Ventilation Requirements for Bathrooms and Kitchens

Every bathroom and kitchen shall comply with the light and ventilation requirements for habitable rooms contained above, except that no window is required in adequately ventilated bathrooms or kitchens equipped with a ventilation system installed in accordance with the current building code.

## Attic Ventilation

Natural ventilation of structural space, such as attics and crawl spaces, must be provided to reduce the effect of conditions of excess heat and moisture which are conducive to decay and deterioration of the structure. Attics must have adequate and proper ventilation to allow moisture and excessive heat to escape.

## Attic Support Structure

The attic support structure must be structurally sound and not damaged; must not have evidence of leakage (visible daylight); and must not have significant water damage visible from the attic or the interior of the dwelling.

## Attic Insulation

Attic areas will be insulated over living area but is not required over the garage. Attic insulation shall be increased to at least an R38 rated insulation.

## Attic Access and Attics Containing Appliances

- Attic pull-down stairs or scuttle panels located in a living area shall be insulated to reduce heat penetration into the home. The attic pull-down stairs or scuttle shall also close to form a reasonably tight seal flush against the ceiling. This applies to pulldown stairs located in living areas and all heated and cooled areas.
- At least one lighting outlet must be provided in the attic, controlled by a wall light switch. The lighting must be located near the equipment to be serviced when such equipment is located in the attic.
- A convenience receptacle outlet shall be present to service appliances located in the attic.

## Pest Control/Extermination

Visible active pest infestation shall be properly exterminated. Termites can cause serious problems in the wood structural components of a dwelling and may go undetected for a long period of time. A pest inspection shall be required if the dwelling unit or other structures on the property show evidence of termite infestation. Treatment shall be provided if a pest inspection identifies termites.

## Minimum Standard for Electrical Service and Lighting

The dwelling shall contain sufficient electrical sources to permit the use of essential appliances while ensuring safety from fire. Each room shall have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of the occupants.

### Electrical Switches and Outlets

All electrical outlets and switches must be operating as intended. All readily accessible electrical outlets shall be tested with a circuit tester to determine if outlets are wired correctly and operating as intended.

### Light Fixtures

Every habitable room must be provided with a light fixture, or one outlet controlled by a wall switch.

- Existing wall or ceiling lights with internal switches are acceptable.
- Common or internal stairways from one floor used as a living area to another must have at least one light controlled by a three-way switch.
- Exterior point of egress shall have proper light fixture.

### Ground Fault Circuits Interrupter (GFCI Electrical Outlets)

Electrical outlets that are not GFCI protected must be replaced as necessary for GFCI protection to comply with the below referenced requirements.

- Kitchens must have GFCI protected outlets where required.
- Bathrooms must have GFCI protected outlet where required.
- All exterior outlets shall be GFCI protected.

- Any other wet areas shall be GFCI protected.

## Appliance Outlets

Appropriate electrical outlets must be provided for all existing appliances.

- Appliances requiring 120 volts may be on a circuit with other outlets so long as there is no evidence the circuit is overloaded.
- Essential motors requiring 240 volts must have a separate dedicated circuit and outlet.

## Main Panel Board (Circuit Breaker Box)

The service entrance must be intact, securely fastened, in good condition and sized to safely service all outlets, fixtures, and basic appliances.

- The service rating shall not be less than 150 amps for single-family dwellings.
- Electric circuit breaker panel box shall be appropriately labeled. The use or purpose of all panel board circuits shall be legibly marked and identified on a circuit directory located on the face or inside the door of the enclosure.
- Panel box shall not be missing any knockouts.

## Heating and Cooling Systems

### Thermostatic Controls

A thermostat that controls both heating and cooling shall be present and operable within the unit and, if replacement is necessary, shall be replaced with a 7-day programmable thermostat.

### Air Conditioning

Air conditioning equipment shall be installed in accordance with the manufacturer's instructions. Equipment shall be installed on a stable surface of noncombustible material. The installation of a central air conditioning system, where it currently does not exist, is permissible where feasible.

## Interior

### Kitchen Standards

- The kitchen must provide suitable space and equipment to store, prepare, and serve foods in a sanitary manner.

- Kitchens shall be equipped with a minimum of one sink with hot and cold running water.
- A continuous and sufficient supply of water under adequate pressure shall be provided for all kitchen applications.
- Kitchen plumbing fixtures shall function as intended and free of water leakage.
- Stove and refrigerator receptacles shall be present.

## Kitchen Appliances and Countertop

- Kitchen appliances, fixtures and other components shall be in good repair and function as intended.
- Kitchen must have refrigerator and stove receptacles with appropriate appliance connections.
- If present, garbage disposer shall have a smooth sounding operating noise.
- Stoves and ranges must be equipped with anti-tipping devices, leveled and free of movement.
- A means to vent the stove to the outside shall be present, either by a stove vent hood, charcoal filter hood or kitchen window located in proximity to the stove.
- Countertop shall be leveled, securely anchored, and free of significant warping, deterioration or other irregularities.

## Kitchen Cabinetry

- Kitchen cabinets shall be leveled, structurally sound and securely fastened.
- Space between cabinets and surfaces shall be appropriately filled.
- Cabinet doors, drawers and cabinetry hardware shall operate smoothly.
- Cabinets shall be free of defects, irregularities, and deterioration.
- Cabinet decking shall be leveled and free of significant warping, deterioration, or other irregularities.

## Bathroom Standards

The bathroom shall be equipped with a minimum of a vanity with a sink, a tub and/or shower with hot and cold running water and a toilet.

- Plumbing fixtures and other plumbing components shall be in good repair and operating as intended. Water leakage shall not be present.
- The bathtub and shower compartments shall be adequately sealed with an appropriate sealant.

- Bathroom vanity tops shall be waterproof and free of any significant warping, deterioration or other irregularities.
- Shower compartment doors shall be intact and free of leakage.
- Bathrooms shall be adequately vented to the outside by an exhaust fan or by a bathroom vent window that can be opened. The vent window must open to the exterior of the unit. Bathrooms must not be vented to the attic, crawl space, or any area inside the dwelling.
- Bathroom mirrors and medicine chest shall be intact and securely fastened.
- Bathroom vent window shall have a locking device (as referenced in the Windows Section of this MPS) and a mechanism to allow the window to remain partially open.
- Bathroom cabinetry shall be consistent with the kitchen cabinetry standards.

## Floor Covering

- Floor coverings must be free of any significant defects and conditions that may cause a tripping hazard.
- Complete replacement of existing floor in any room may be necessary if it requires patching in manner that does not visually match.
- Floor coverings in the bathroom and kitchen area shall be of water resistant material rendered smooth and easily cleanable.
- Carpet floor covering shall be reasonably clean and safe. Significantly damaged or worn carpet or defects causing tripping hazards shall be repaired or replaced as necessary.
- Complete replacement of existing carpet flooring may be allowable to accommodate accessibility requirements.

## Interior Walls and Ceilings

Ceilings and walls must not have significant defects such as bulging, leaning, holes, loose surface materials, buckling, missing parts or other damage that may result in air infiltration or vermin infestation.

- Walls must be reasonably plumb and the ceiling must be reasonably level.
- Walls and ceilings shall be reasonably clean.
- Paint finishes or other appropriate coverings (wallpaper, paneling) shall be reasonably uniform and in reasonably good condition.
- Solid plaster or wallboard that is slightly uneven but sound shall be acceptable.
- Cracks more than one sixteenth (1/16) of an inch on existing walls and ceilings shall be repaired, painted and textured.

## Utility Room/Washer and Dryer Connections

- Washer and dryer connections shall be provided.
- Existing washer water connections shall be free of water leakage, intact and securely fastened and function as intended.
- The water supply line housing shall be intact and flush with the wall.
- Dryer vents that pass through walls or other combustible material shall be metal and vented to the outside.
- Enclosed washer and dryer shall be equipped with an exhaust system, independent of all other systems, and shall convey moisture to the outside.

## Bedroom Closets

- Bedrooms shall have access to a closet located in the bedroom area for storage of clothing.
- Bedroom closets shall have a clothes rod and shelf.
- Closets designed to be accessed through a door shall have a door.
- Door and door hardware shall operate smoothly.
- Closet light fixtures shall not be located too close to the shelves.
- Light fixtures too close to the shelves may cause a hazardous condition and an impediment to the use of the shelves.

## Bedroom Egress

- All bedrooms shall have adequate egress to the exterior of the dwelling unit.
- Emergency escape and rescue windows with bars, grills, covers or screens must be releasable or removable from the inside without the use of a key, tool, or force greater than normal operation of the escape and rescue opening.
- Any impediment to escape or rescue caused by security devices, inadequate openable window size or difficult operating mechanisms shall not be permitted.
- Occupants of a bedroom must be able to get outside the unit in the event of a fire or other emergency requiring quick egress.

## Interior Doors and Hardware

All main entry doorways will be at least 3'0" (36 inches) in width. Interior room doorways will be at least 2'8" (32 inches) in width; however, where construction includes handicap accessibility modifications, interior room doorway widths will be no less than 3'0".

- Doors and door components shall be free of significant defects, deterioration, and irregularities.
- Bedroom, bathroom, and closet doors and door hardware shall operate smoothly and fully latch.
- Entrance doors to the bedrooms and bathrooms shall be equipped with privacy door locks.
- Closet doors shall be equipped with passage door hardware.

## Stairs

Entrance to stairs should have appropriately sized exterior platforms/landings (where applicable). Stairway risers will be even in height and will not exceed 8". Stairways having 3 or more risers will have a handrail on at least one side of the stairway. All stairs will have a non-slip finish.

If replacing existing stairs, stairs will need to conform as close as possible to new construction standards. All newly constructed stairs shall comply with local building code.

## Doorbell/Door Viewer

- The unit shall be equipped with a doorbell or doorknocker.
- The front entry door shall also be equipped with a door viewer (peephole).
- Exception: If a sidelight is adjacent to the entry door and/or the entry door has an unobscured glaze at a reasonable height (5 feet); a door viewer may not be required.

## Ceiling Fans

Existing ceiling fans shall be intact, securely fastened and free of vibration. If fixtures are to be replaced, light fixtures in the living room and bedrooms shall be replaced with a combination ceiling fan/light fixture.

## Telephone Connections

The dwelling shall have at least two pre-wired telephone jacks.

## Cable TV Connections

The dwelling shall have at least two pre-wired cable TV connections, generally located at the living/family room and the master bedroom to allow access to required digital television connections.

## Smoke and Carbon Monoxide Alarms/Detectors

Smoke detectors shall be installed in accordance with manufacturer's instructions and provided in the following locations:

- A smoke detector in each room used for sleeping.
- Outside of each bedroom or sleeping area in the immediate vicinity of the bedrooms or sleeping area (hallway area).
  - If bedrooms or sleeping areas are located on different (usually on opposite) sides of the unit, the reference above applies to bedrooms and sleeping areas on each side and on each additional story of the dwelling.
  - The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- When more than one smoke alarm is required in an individual unit, the alarm devices shall be interconnected (hard wired and linked) in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- Carbon Monoxide detectors shall be installed in rooms where natural gas is present.

## Exteriors

### Foundations

Foundations shall be above base flood elevation with a Freeboard of two feet when required and will be sound, reasonably level, and free from movement.

### Structural Walls

Structural framing and masonry shall be free from visible defects and be adequately sized for current loads.

### Exterior Doors

New installation exterior doors will be 1 ¾" flush solid core between garage and living area. Front door may be paneled so long as it adheres to applicable wind rating. Exterior doors at each entrance to the housing unit will require a deadbolt lock.

Doors shall be solid, weather-stripped, operate smoothly, and include a peep site, a dead bolt, and an entrance lock set. Verify local code and ordinances and provide "Impact" resistant exterior doors, where required by code.

## Windows

All windows shall meet or exceed the [International Energy Conservation Code](#) standard applicable for the size of the opening. Operable windows shall have a locking device and mechanism to remain partially open. Verify local code and ordinances and provide "Impact" resistant windows, where required by code.

## Interior Doors

All bedrooms, baths and closets shall have well-operating doors with appropriate hardware.

## Roofing

All roof replacements must comply with the Florida Building Code and [Florida Statute \(F.S.\) 553.844](#).

### **Pitched Roofs**

Composition Architectural shingles with a prorated 30-year manufactured warranty with adequate ventilation.

### **Flat and Low Slope Roofing**

Built-up roofing flashing and accessories shall be installed by a certified roofing company to the manufacturer's specifications.

## Exterior Surfaces

### **Exterior Steps and Decks**

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

### **Exterior Railings**

Handrails will be present on one side of all interior and exterior steps or stairways with more than 4 risers, and around porches or platforms over 30" above ground level.

### **Exterior Cladding**

Siding and trim will be intact and weatherproof. All exterior components will have full coverage of paint free from chipping and peeling.

## Exterior Hardware

Minimum 3" high address numbers visible from the street.

# Minimum Standards for Plumbing Systems

## Water Supply

All fixtures must be [Water Sense](#)-compliant.

## Drain, Waste, and Vent Lines

Waste and vent lines must function without losing the trap seal. Lines shall be installed in accordance with the most recently approved version of the [International Plumbing Code](#).

## Plumbing Minimum Equipment

Every dwelling unit shall have a minimum of one double bowl sink with hot and cold running water in the kitchen and bathrooms containing a vanity with a sink, and a shower/tub unit, both with hot and cold running water, and a toilet.

## Plumbing Fixtures

Metal faucets and shower diverters, ceramic toilets, double bowl stainless steel sinks, fiberglass tub surrounds with 5' (60 inch) tubs.

## Water Heaters

Each dwelling unit shall have a gas-fired or electric water heater. Units shall have a minimum capacity of 40 gallons. The discharge pipe shall be installed so as to drain by gravity flow and shall terminate atmospherically not more than 6" above the floor. The end of the discharge pipe shall not be threaded. A unit installed where leakage of the tank or connections may cause damage, shall be installed in a drain pan or in other pans listed for such use.

## Septic Systems

Assisted septic systems must comply with the requirements set forth by the [Florida Department of Health, F.S. 381.0065](#), and Florida Building Code.

## Other Minimum Standards

### Garages

An attached garage shall have drywall installed on walls common to livable space and fully painted walls and ceilings. Attached garage interior walls shall be consistent with the same standards as interior walls. An attached garage vehicle doors and hardware shall operate smoothly. Repair of attached garages are eligible costs under the County's programs.

### Detached Structure

Detached buildings (storage, sheds, shelters, or other structures) that have deteriorated and are unsound causing a hazard to the site or primary residence shall be removed. Such structures shall not be replaced with CDBG-DR funds.