

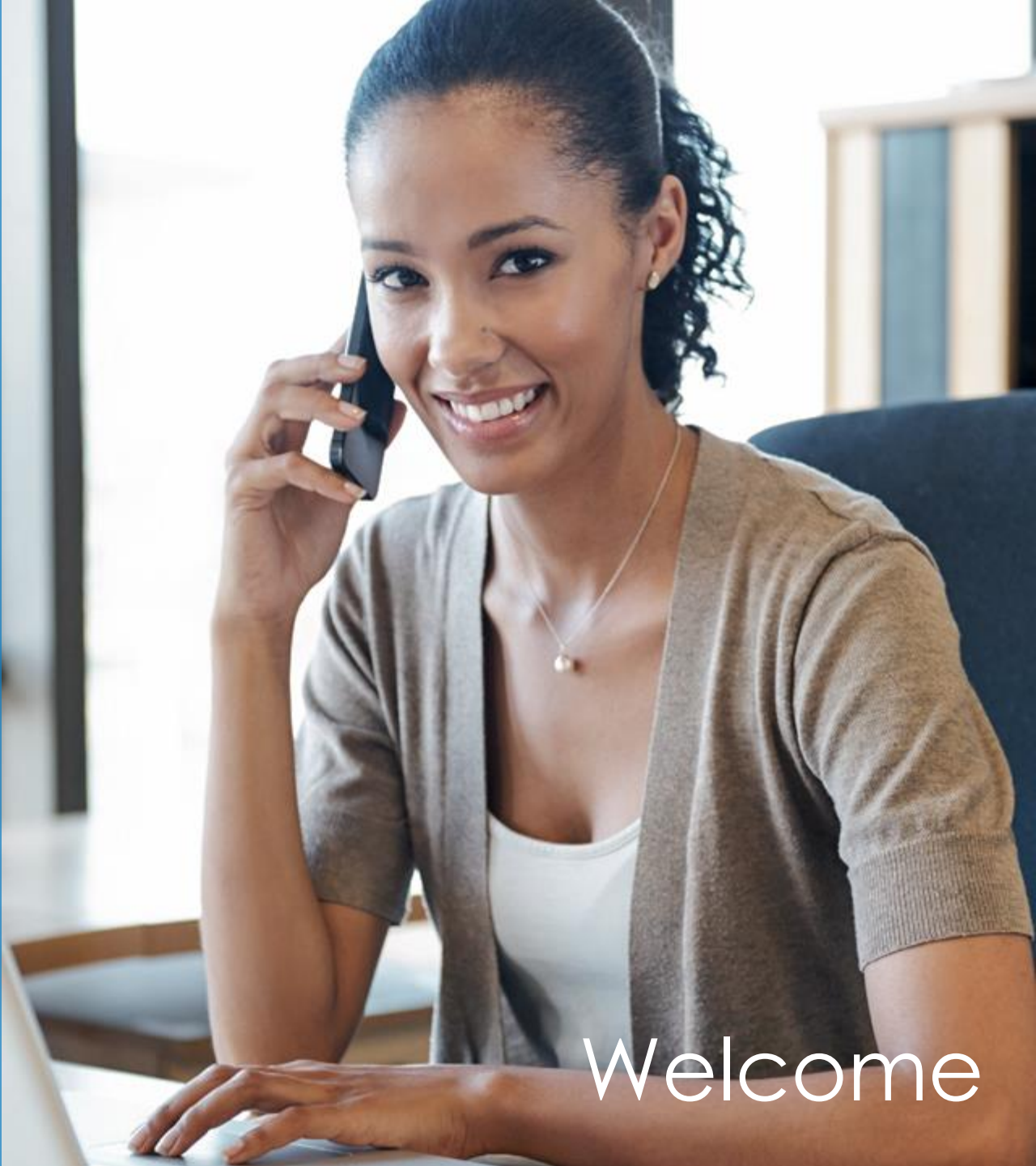
PASS Training

Dine & Learn



Dine and Learn is a new initiative undertaken by the PASS Training division. Its purpose is to highlight and provide clarification on issues that may arise.

This initiative also enables the PASS Training division to connect with you.



Welcome

Application of the

**UPCS Guidance and Protocol
Clarifications**

&

Industry Standard Notice

July 28, 2016

- **Introduction**
- **UPCS Guidance & Protocol Clarifications**
- **Industry Standard Notice**
- **Appeals**
- **Caution**
- **Open Forum**

UPCS Guidance & Protocol Clarifications

Additional guidance regarding Site – Overgrown Vegetation and Site – Erosion.

Site - Overgrown Vegetation: **Acceptable**

(Example 1)

There is some vegetation touching a fence but it is not causing any damage. Is this a defect?

Examples of vegetation contacting a fence that is acceptable – NO DEFECT



Site - Overgrown Vegetation: **Acceptable**

(Example 2)

Additional examples of vegetation contacting a fence that is acceptable – NO DEFECT



Site - Overgrown Vegetation: **Not Acceptable**

(Example 3)

Examples of vegetation contacting a fence or building that is **NOT** acceptable

This is a DEFECT



Site - Overgrown Vegetation: **Not Acceptable**

(Example 4)

Additional examples of vegetation contacting a fence or building that is **NOT** acceptable

This is a DEFECT



Site - Erosion: **Acceptable**

(Example 5)

Often inspectors record a defect for erosion because the area under a tree or path that residence use does not have grass growing on it. This is not correct. Erosion shall be evaluated only if there is evidence of displaced soil.



Additional Examples of what is **NOT Erosion**



Industry Standards Notice

Understanding the Purpose & Application of this Notice

(Effective August 1, 2016)

Reasons for the Industry Standard Notice:

- Recently, many property owners/agents began preparing their properties for the REAC inspections by simply hiding the defect or making a substandard repair, in lieu of making an acceptable industry standard repair. Saving them time, money, and effort.
- The media, politicians, and our own HUD staff, have raised questions concerning substandard repairs of inspectable items.
- To minimize the possibility of the H&S hazards that may result from substandard repairs. i.e. misaligned or improperly vented water heaters

Refocusing our Protocols and Inspectors

The “Industry Standard Notice” is directed at refocusing our UPCS inspectors and the UPCS inspection protocols. By doing this we will ensure that the properties affiliated with HUD are providing and maintaining their building/units in a way that provides housing that is decent, safe, sanitary, and in good repair.

Foundation of Industry Standard Notice

24CFR 5.703

5.703 Physical condition standards for HUD housing that is decent, safe, sanitary and in good repair

housing in a manner that meets the physical condition standards set forth in this section in order to ensure that HUD housing is decent, safe, sanitary, and in good repair. These standards address the major areas of the HUD housing: the site; the building exterior; the building systems; the dwelling units; and the common areas.

(a) **Site.** The site components, including mailboxes, refuse containers, and refuse storage tanks, must be in good repair. The site must be free of health and safety hazards and be free of rodent infestation or fire hazards.

Decent!

Safe!

Sanitary!

(b) **Building exterior.** 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.

(c) **Building systems.** Each building's plumbing, domestic water, electrical system, elevators, emergency power, fire protection, HVAC, and sanitary system must be free of health and safety hazards, functionally adequate, operable, and in good repair.

(d) **Dwelling units.**

(1) Each 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, call-for-aid (if applicable), electrical systems, floors, hot water heater, HVAC, kitchen, lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls, and windows) must be free of health and safety hazards, functionally adequate, operable, and in good repair.

(2) Where applicable, each dwelling unit must have hot and cold running water, including an adequate source of potable water (note for example that single room occupancy units need not contain water facilities).

(3) If the dwelling unit includes its own sanitary facility, it must be in proper operating condition, usable in privacy, and adequate for personal hygiene and the disposal of human waste.

(4) Each dwelling unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each level of the unit.

(e) **Common areas.** The common areas must be structurally sound, secure, habitable, and functionally adequate for the purposes intended. The basement/garage/carport, restrooms, closets, utility, mechanical, community rooms, day care, halls/corridors, stairs, kitchens, offices, porches, patios, balconies, and trash collection areas must be free of health and safety hazards, operable, and in good repair. All common area ceilings, doors, floors, HVAC, lighting, outlets/switches, smoke detectors, stairs, walls, and windows, to the extent applicable, must be free of health and safety hazards, operable, and in good repair. These standards for common areas apply, to a varying extent, to multi-family dwellings, single-family dwellings, and single room occupancy units, in which the common areas do not contain kitchen and/or bathroom facilities.

(f) **Health and safety concerns.** All areas and components of the housing must be free of health and safety hazards. These areas include, but are not limited to, air quality, mold, lead-based paint, asbestos, fire hazards, and pest infestation. For example, the buildings must be free of debris, by rats, mice, or other vermin, or of garbage and debris. The housing must have no evidence of carbon monoxide or fire hazards. The dwelling units and common areas must be free of lead-based paint hazards and have available proper certifications of such (see 24 CFR part 35).

(g) **Compliance with State and local codes.** The physical condition standards in this section do not supersede any applicable State or local codes for building and maintenance with which HUD housing must comply. HUD housing must continue to adhere to these codes.

IN GOOD REPAIR.

in good repair

In GOOD REPAIR.

in good repair

Minimum Property Standards

24 CFR 200.929

200.929 Physical standards for housing ... intended to provide a sound basis for determining the acceptability of housing ... refer to material standards developed by industry and accepted by HUD ... contained in the Use of Materials Bulletin ... Materials Releases

FROM MPS HANDBOOK HUD 4910.1:

General

These Minimum Property Standards apply to buildings and sites designed and used for normal multifamily and care-type occupancy, including both unsubsidized and subsidized insured housing.

FROM MPS HANDBOOK HUD 4910.1:

100-5 REHABILITATION CONSTRUCTION

Rehabilitation construction includes the following categories: (1) all repairs to or replacement of present elements of an existing building, such as windows, stairs, flooring, or wiring; (2) rearrangement of rooms by the relocation of partitions or by the installation of

1-10

1994

4910.1

100-5 REHABILITATION CONSTRUCTION - Continued

New bathrooms and kitchens; or (3) the general replacement of the interior of a building. This may or may not include changes to structural elements such as floor systems, columns or load bearing interior or exterior walls. Rehabilitation construction shall comply with the standards for new construction and with the provisions of the program handbook for the particular program. New construction on cleared or vacant land or

Focus of the Industry Standard Notice

- All repairs to address UPCS deficiencies in preparation for a REAC inspection shall be made in a good and workmanlike manner with materials that are suitable for the purpose and free from defects. The phrase “good and workmanlike manner” means:
 - a) Ensuring that the component, as repaired, performs its intended function/purpose; and
 - b) Finishing the repair in a manner reasonably compatible with design and quality of the original and adjoining decorative materials.
- Ensure proper maintenance of each inspectable item based on industry standards
- Fix deficiencies – not just hide them
- Proper use of materials based on industry standards

Wall Cracks

Cracks in Brick Wall - Tuck-pointed using mortar is the correct means of repair; **caulking is not appropriate.**

Clarification/Exceptions

In addition to tuck-pointing, the use of newer (ASTM class) products designed specifically for repairing concrete cracks is also acceptable. These must be made in a professional manner and the repairs shall not be easily distinguishable. The use of interior/exterior painters caulking is not acceptable

Cracks in Brick Wall - Continued

Example of an
acceptable
product

Polyurethane
Mortar Joint
Sealant

Product No. 8620-18

POLYURETHANE MORTAR JOINT SEALANT

PRODUCT No. 8620-18

PRODUCT DESCRIPTION

QUIKRETE[®] Mortar Joint Sealant is a textured one-component, fast-curing, flexible material providing a durable elastic bond.

PRODUCT USE

QUIKRETE[®] Mortar Joint Sealant is suitable for interior and exterior mortar joint applications. QUIKRETE[®] Mortar Joint Sealant Adhesive has excellent adhesion to concrete, masonry, stucco, pre-painted metal, glass, plywood, aluminum, steel and many plastics and composites.

SIZES

QUIKRETE[®] Mortar Joint Sealant is available in 10.1 oz (300 ml) tubes

YIELD

Each 10.1 oz (300 ml) tube can be applied to approximately 12 lineal feet (3.7 m) in a 3/8" (10 mm) bead

TECHNICAL DATA

QUIKRETE[®] Polyurethane Mortar Joint Sealant meets ASTM C 920, Type S, Grade P, Class 25, Use T, M, G, A, O; Federal Specification TT-S-00230C, Type I, Class A; CSA CAN/CGSB 19.13-M87. Meets California Air Resources Board 2008 requirements for volatile organic compound (VOC) content.

QUIKRETE[®] Mortar Joint Sealant, when tested in accordance with standard procedures, provides typical results as listed in Table 1.

DIVISIONS 3 & 7

Maintenance of Concrete
03 01 00
Joint Sealant
07 92 00



APPLICATION

Remove dirt, oil, moisture and/or old adhesive. Sand or grind if necessary to expose a sound surface. Cut plastic tip to desired size and puncture airtight seal at base of tip. Using a caulk gun, apply caulking to one of the surfaces to be bonded. Force sealant into gaps or cracks and smooth bead to desired shape. Be certain to fill all gaps when working on rough surfaces. QUIKRETE[®] Mortar Joint Sealant will bridge gaps up to 3/8" (10 mm) wide.

Cracks in Brick Wall: **Not Acceptable**

(Example 6)



Access Holes in Drywall

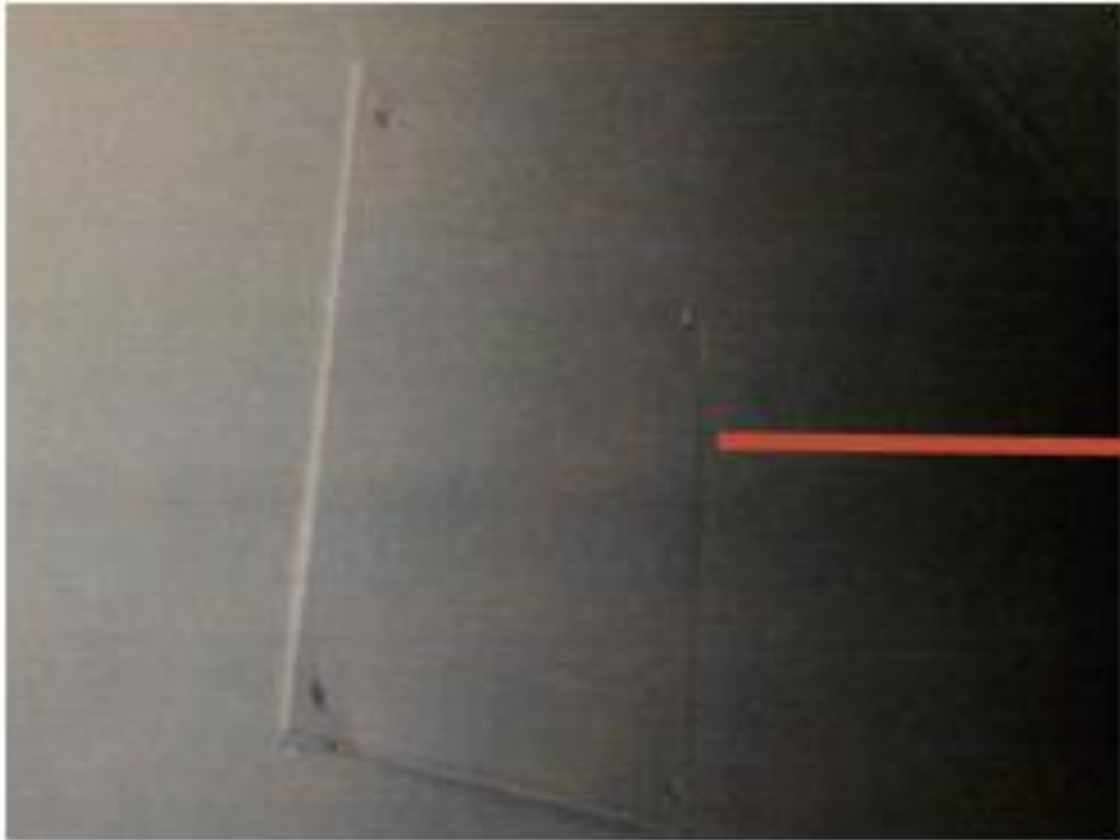
Drywall Repair – Sheetrock with mud and/or tape is the correct means of repair. Simply covering a hole or damaged drywall with plywood/laminate is not correct.

Clarification/Exceptions

The exception to this rule regarding sheetrock repair is for intentional holes in the sheetrock to allow for access to plumbing, electrical, telephone, etc. These access points shall be covered, secured, and may use alternate materials other than sheetrock to cover the access point. The inspector will require that a sampling of these access point covers be removed to verify the purpose of the cover.

Access Holes in Drywall: **Acceptable**

(Example 7)



Hole in Drywall Repair: **Acceptable**

(Example 8)

Additional examples of Drywall repairs. (obviously needs paint)

Examples of Acceptable Drywall repairs: (obviously needs paint)



Repairs of a hole in a wall: **Not Acceptable**

(Example 9)

Examples of Unacceptable Wall & Drywall repairs.

This is a DEFECT



Acceptable Uses for Corrugated Pipe

Downspouts – Same materials, shape and design are correct. **Plastic or PVC piping is not correct.**

Clarification/Exceptions

The plastic corrugated and PVC piping is acceptable if used for its intended purpose.

The plastic corrugated piping is acceptable if used as an extension at the end of the downspout to assist with directing water away from the foundation but shall not be used as part of the gutter/downspout system attached to the building.

Downspouts & Corrugated Piping: **Acceptable**

(Example 10)

Examples of Acceptable applications for plastic corrugated piping



Downspouts & Corrugated Piping: **Not Acceptable**

(Example 11)

Example of Unacceptable applications for plastic corrugated piping



Downspouts & PVC Piping: **Acceptable**

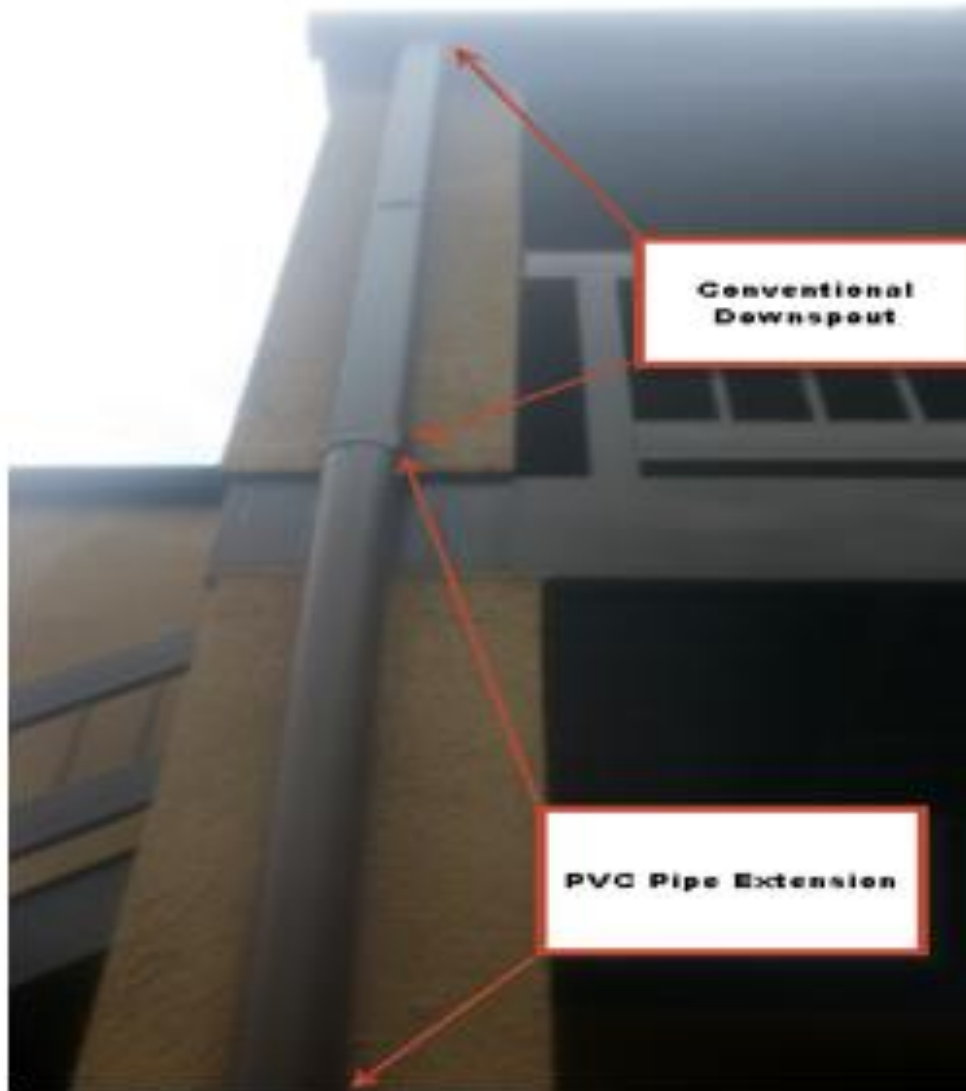
(Example 12)

PVC piping will be allowed provided it is properly installed (as shown in the photo below) and is painted to match the adjoining gutter/downspout system.



Downspouts & PVC Piping: **Acceptable**

(Example 13)



Downspouts & PVC Piping: **Not Acceptable**

(Example 14)

Example of **Unacceptable** applications for PVC piping



Site - Erosion

Erosion – Correcting the root cause of the erosion is the correct means of repair, for example, correct or repair the drainage or add fill-soil. **Simply hiding or covering the erosion with mulch or straw is not correct.**

Clarification/Exceptions

Often we find that the property hides the evidence of erosion by covering the grounds with mulch, wheat straw, pine straw or other ground cover in lieu of correcting the cause. As the inspector, if you see evidence that this is the case while inspecting the property, you will investigate further to assess if erosion is ongoing and just hidden from view or if the appropriate repairs (fill dirt, seeding, piping, etc.) have been done and the ground cover is just an integral part of the process. (ex: Wheat straw to cover newly seeded areas)

Site – Erosion: **Not Acceptable**

(Example 15)

Examples of Unacceptable Erosion Control



Electrical Devices: **Not Acceptable**

(Example 16)

Electrical Panels and Disconnects - Installing a correct panel cover or using manufactured blanks is the correct means of repair. Using caulking or expandable spray foam to fill the gaps is **Unacceptable**



Unit – Refrigerator: **Not Acceptable**

(Example 17)

Refrigerator Gasket – Replacing the gasket is the correct means of repair. Using white electrical tape, fingernail polish, white-out, etc., is **Unacceptable**

Clarification/Exceptions

A one inch split or tear in the refrigerator gasket that has been repaired is no longer a defect. However, anything other than this will be recorded as a defect



Unit – Refrigerator: **Not Acceptable**

(Example 18)



Unit – Water Heater: **Acceptable**

(Example 19)

Inspection of the gas water heater/gas HVAC vent piping The piping shall be inspected to ensure that it has no gaps in the piping (sometimes hidden by tape) and the piping size runs from either one continuous size or runs from smaller to larger beginning with the smaller piping at the water heater



Unit – Water Heater: **Not Acceptable**

(Example 20)

Examples of **Unacceptable** and Incorrect Gas HVAC/Water Heater Venting



Unit – Water Heater: **Not Acceptable**

(Example 20)

Examples of **Unacceptable** and Incorrect Gas HVAC/Water Heater Venting



Appeals:

Property representatives may use the Technical Review/Database Adjustment process to appeal deficiencies cited in which non-industry standard repairs were made if the property's management believes a deficiency should not have been recorded.

The appeal process is the same as appealing any other item and requires the property representative to present appropriate documents that support the repair meets industry standards. Such appeal documents/information must contain both the supporting industry standard documents, as well as written justification by a third-party subject matter expert for the particular deficiency type being appealed

Caution:

- This notice is not intended for our UPCS inspectors to use as a means to record inspectable items as being deficient due their own preference or bias.
- It should not be used to address code issues.
- The inspector will enter “NIS”, meaning Not Industry Standard, in the comments field for each deficiency that the inspector records due to the substandard repair. This will allow REAC to track where and how many times these types of issues occur.



Questions?