

Cradock Conservation and Redevelopment Plan Area Building Quality Standards

1. Exterior
 - a. Foundation
 - i. Foundation must be sound and have the capacity to properly support the building.
 - ii. Foundation must have the ability to keep groundwater out of the building under normal rainfall conditions.
 - iii. Unsound or hazardous foundations are foundations with severe structural defects indicating the potential for structural collapse or foundations that allow significant entry of groundwater.
 - b. Stairs, Rails, Porches and Balconies
 - i. All should be sound and free from hazards.
 - ii. All must comply with local code as to safety issues.
 - iii. Unsound or hazardous means those with severe structural defects; broken, rotting or missing steps; absence or instability of a handrail where there are extended lengths of steps (generally four or more steps); absence of or insecure railings around a porch or balcony which is approximately 30 inches or more above the ground.
 - c. Roof and Gutters
 - i. Roof and gutters must be structurally sound and free from hazards.
 - ii. Gutters and downspouts are required unless there is a sufficient roof overhang.
 - iii. Splash blocks or equivalent are required where gutters are present.
 - iv. Replacement Roofing
 1. Any replacement roofs must not be a “nail over.” This means that the old roof must be torn off and a new roof installed. The new roof may not be placed over the old roof.
 2. When installing a new roof, the flashings and vent collars must also be replaced or resealed.
 3. When replacing a shingle roof, 30 year shingles must be used.
 - v. Unsound or hazardous means the roof has serious defects such as buckling or sagging indicating the potential of structural collapse; holes or other defects that could result in water infiltration; gutters, downspouts and soffits (areas under the eaves) show serious decay and have the potential to allow the entry of water into the structure.
 - d. Exterior Surfaces
 - i. The exterior wall structure and surface should be sound and free from serious defects.
 - ii. Any paint on exterior surfaces shall be sound and free from serious peeling or cracking.
 - iii. Unsound or hazardous defects include severe buckling, bowing, leaning, cracks; falling or missing pieces of masonry; significant deterioration of portions of the exterior wall(s) which would allow water and severe amounts of air to enter the structure or large holes or defects that could result in vermin infestation.
 - e. Chimneys
 - i. The chimney should be sound and not leaning or showing evidence of significant disintegration.
 - ii. Significant disintegration includes missing bricks or heavily deteriorated mortar.
 - f. Security
 - i. Structure must be accessible to outside which means: doors open to the outside or to a common public hall; windows with sills less than 6’ off the ground; windows or doors leading onto a fire escape, porch or other outside place that can be reached from the ground.

- ii. Windows and doors must be lockable, which means that the window or door has a properly working lock.
- g. Windows and Doors
 - i. Windows and doors should be weather tight and should be free of deterioration.
 - ii. Windows and doors should be operable as designed.
 - iii. All exterior doors shall have a deadbolt lock.
 - iv. If windows are not thermal pane, storm windows are required.
 - v. All movable windows shall have screens.
 - vi. Deterioration can include cracks; rotted frame; windows and doors that no longer have the ability to keep out wind and rain; windows that are a cutting hazard where there are missing or broken frames, dangerously loose or cracked panes; windows and doors that will not close; windows and doors that when closed do not form a reasonably tight seal; splintered sill; signs of rotting in the door, window or frame; window panes that are loose due to missing window putty.
- h. Parking
 - i. Residential parking shall be on driveways, where possible.
 - 1. Newly placed driveways must be poured concrete.
 - 2. No driveway or residential parking area may be bare earth or dirt.
 - ii. Commercial and Institutional Parking
 - 1. Parking must be provided according to applicable laws.
 - 2. Any surface parking of more than five spaces must be screened from public roads, streets or neighboring residential areas by approved landscaping.
- i. Exterior Marking and Signage
 - i. Each structure shall be marked with its street number in a conspicuous manner, visible from the street.
 - ii. Commercial or institutional signage will be designed to be compatible in scale and character to the surrounding area.

2. Interior

- j. Rooms
 - i. Living Room must be present in residential units. If the unit is an efficiency, the living room is considered present.
 - ii. Kitchen must be present in residential units. A kitchen is an area used for the preparation of meals; it can be either a separate room or an area of a larger room.
 - 1. A kitchen at a minimum must have four feet of wall and floor cabinets with countertops, with an additional one-foot of cabinets and countertop for each bedroom.
 - 2. Countertops may not be chipped, cracked or unstable.
 - 3. A permanently attached, working kitchen sink must be present in the kitchen area. A sink in the bathroom or a portable basin will not satisfy this requirement. A sink is not working unless it has hot and cold running water from the faucets and a properly working drain, including “gas trap” and a drain stopper.
 - 4. A kitchen must have a working refrigerator. A refrigerator is not working if it does not maintain a temperature low enough to keep food from spoiling over a reasonable period of time. Door must seal properly, door handle must be attached firmly and the interior must have proper shelving.
 - 5. Both a working oven and stove (or range) with top burners must be present. Hot plates are not acceptable substitutions. An oven is not working if it does not heat and maintain a reasonably constant temperature. A stove or range must have all burners working and knobs to turn them on and off. All gas hookups must be proper and non-hazardous.

6. Kitchens must have either a vented range hood or a window that opens to the exterior
- iii. Bathroom must be present. At a minimum a bathroom is a separate room with a toilet, washbasin and a tub or shower, which is available for the exclusive use of the residents of that dwelling unit.
 1. Bathroom must allow for privacy. In a residence this means a separate room. In a public restroom, this means that the door to the toilet area must have a lock.
 2. Any loose or broken tile, deteriorated grouting or water stains will be considered hazardous.
 3. All floors must be covered with a waterproof material such as sheet vinyl, linoleum or tile.
 4. Toilets must be working. At a minimum, working means connected to a water supply, connected to a sewer drain and containing a functioning flushing mechanism. All customary components must be present: tank, tank lid, bowl, seat and seat cover. Toilets must not leak or allow the escape of gases.
 5. Bathroom must have a permanently installed washbasin that is separate from the kitchen sink and a bathtub or shower. They must have working connections that provide hot and cold water, they must be connected to properly working drains and there may be no leaks associated with them. Finishes must be intact and cleanable.
 6. Bathrooms must have an exterior window, an electric vent fan that turns on with a switch or a ventilation shaft (non-mechanical vents).
 - iv. All other rooms in all structures must meet safety and health codes.
- k. Electricity
- i. Two outlets permanently installed in the baseboard or one outlet and one permanently installed ceiling or wall light fixture are required in each room used for living except the bathroom and kitchen. A single duplex receptacle does not count as two outlets. Bathrooms must have at least a permanently installed ceiling fixture. Kitchens must have at least a permanently installed lighting fixture and one outlet. All outlets installed in a bathroom and kitchen must be ground fault (GFI receptacle or circuit).
 - ii. All outlets and permanently installed ceiling lights must be working.
 - iii. Table or floor lamps, ceiling lamps plugged into a socket and extension cords do not apply as fixtures and/or outlets.
 - iv. Electrical hazards must be corrected. Examples of what this means are: broken wiring; non-insulated wiring; frayed wiring; improper types of wiring, connections or insulation; wiring lying in or located near standing water or other unsafe places; light fixture hanging from electric wiring without other firm support or fixture; missing cover plates on switches or outlets; badly cracked outlets; exposed fuse box connections; overloaded circuits evidenced by frequently “blown” fuses and/or insufficient electrical service. Any outlets located where water might splash or collect are considered an electrical hazard.
- l. Ceiling Condition
- i. All ceilings must be sound with no large cracks, holes, etc.
 - ii. Unsound or hazardous includes: serious defects such that the structural safety of the building is threatened; such as severe buckling, bulging or leaning; damaged or loose structural members; small, shallow or large holes; air infiltration; loose or missing parts; cracks; unpainted surfaces; peeling paint (for peeling paint, see section 3.).
- m. Wall Condition
- i. Walls must be sound with no large holes, cracks, loose or missing parts, unpainted or unfinished surfaces or peeling paint (for peeling paint, see section 3.).
 - ii. Unsound or hazardous includes: serious defects such that the structural safety of the building is threatened; such as severe buckling, bulging or leaning; damaged or loose

structural members; small, shallow or large holes; air infiltration; loose or missing parts; cracks; unpainted or unfinished surfaces; peeling paint (for peeling paint, see section 3.).

n. Floor Condition

- i. All floors must be sound and free from hazardous defects.
- ii. All floors must be in usable condition.
- iii. Unsound or hazardous means the presence of such serious defects that a potential exists for structural collapse or other threats to safety (i.e. tripping) or that large cracks or holes allow substantial drafts from below the floor.
- iv. Unusable condition includes: severe buckling or major movements under walking stress; damaged or missing parts; heavily worn or damaged floor surface (for example, gouges in surface, missing portions of tile or linoleum, previous water damage).

3. Lead Paint

- a. Lead paint shall not be used.
- b. All exterior surfaces must be free of loose and chipping paint. These surfaces include walls, stairs, decks, porches, railings, windows and doors.
- c. Paint must be removed from the following interior locations. Remove all layers of lead paint to the length, width and height as indicated.
 - i. Cracked, chipped, blistered, peeling or other loose lead paint shall be completely removed wherever found. Holes and cracks in walls must be repaired.
 - ii. Windows, sills and frames below five-foot level require complete removal.
 - iii. Doors and frames below five-foot level require removal of four inches back on the edge of the door and complete removal from frame.
 - iv. Handrails require complete removal of lead paint.
 - v. Spindles and/or balusters require removal on surfaces adjacent to walking areas.
 - vi. Stair treads require removal four inches back from the lip on top of the tread and from lip to riser on the bottom side.
 - vii. Other chewable surfaces below the five-foot level require removal four inches back from the edge.
- d. NOTE: Repainting a surface with a non-lead paint without complete removal of the existing lead paint hazard shall not be deemed to be satisfactory compliance.
- e. Tight lead paint surfaces which do not require removal include: walls in good condition without broken areas, baseboards, skirt boards on stairways, step risers and any other surfaces below the five foot level not presenting a chewing surface.
- f. In lieu of removal of the lead paint as specified above, the surface may be covered with approved durable material, such as metal, hard fiber board, tile, plastic board, or any other material approved by a local agency.
- g. If you intend to repaint, do not apply fresh paint until the areas from which the lead paint was removed are reinspected and approved by the appropriate agency. After consent is received, any paint safe for interior use may be applied, 0.5% lead or less.
- h. If the owner is required to treat or cover any interior or exterior surfaces, the owner must furnish a certification that the work has been done in accordance with the requirements in these standards and any other standards applicable with local law.

4. Mechanical and Plumbing Systems

- a. There must be adequate, safe heating systems for each structure.
 - i. Adequate heat means that the heating system is capable of delivering enough heat to ensure a healthy environment in all seasons. Space heaters, electric room heaters and/or kitchen stoves or ranges with a built in heater are not acceptable as a primary form of heat.

- ii. Heat can be provided directly or indirectly. Directly means that each room used for living has a heat source such as a radiator, a working hot air register or baseboard heat. Indirectly means that heat can enter easily from an adjacent room.
- iii. Unsafe conditions include: breakage or damage to heating systems such that there is a potential for fire or other threats to safety; improper connection of flues allowing exhaust gases to enter the living area; improper installation of equipment, for example proximity of fuel tank to heat source or absence of safety devices; indications of improper use of equipment such as evidence of heavy build up of soot, creosote or other substance in the chimney; disintegrating equipment; combustible materials near the heat source or flue.
- b. Structure must have an adequate water supply that is connected to the city's public water system.
- c. Structure must have adequate plumbing that is free of leaks or corrosion.
 - i. Major leaks means that the main water drain and feed pipes, often located in the basement or crawl space, are seriously leaking.
 - ii. Corrosion, causing serious and persistent levels of rust or contamination in the drinking water, can be determined by observing the color of the water at several taps. Badly corroded pipes will produce noticeably brownish water.
- d. The structure must be connected to the city's public sewer system and be properly working. Evidence of sewer backup can include strong sewer gas smell in the basement or outside the unit or numerous clogged or very slow drains.
- e. Hot water heater must be present , operating and properly equipped.
 - i. Hot water heater must be located in an area free of hazards. This means that a gas or oil heater may not be located in a cluttered closet or have cloth or paper items stacked against it.
 - ii. Water heaters must have a temperature-pressure relief valve and discharge line (directed toward the floor or away from the living area) as a safeguard against build-up of steam if the heater malfunctions. If not, they are improperly equipped.
 - iii. Gas or oil-fired hot water heaters must be vented properly into a properly installed chimney or flue outside. Electric water heaters do not require venting.

5. General Health and Safety

- a. There must be adequate ventilation and cooling.
 - i. There must be adequate airflow in unit.
 - ii. Windows must be operable as designed.
 - iii. If there is a cooling system such as central air conditioning, central (fan) ventilation system or room air conditioning or fans, they must be in safe, non-hazardous condition.
- b. Access to Structure
 - i. There must be an acceptable fire exit.
 - ii. An acceptable fire exit means that the building must have an alternative means of exit in case of fire that meets local or state regulations. This could include: an operable window if the unit is on the first floor or second floor or easily accessible to the ground; a back door opening onto a porch with a stairway leading to the ground; fire escape, fire ladder or fire stairs.
 - iii. Access must not be blocked. Blocked means that the exit is not properly usable due to conditions such as debris, storage, door or windows inoperable or broken locks.
- c. All structures must be free from rats or severe infestation by mice or vermin. The presence of rats, mice or vermin (such as roaches) can be evidenced by rat holes, droppings, rat runs, and/or numerous settings of poison.
- d. The structure should be free of heavy accumulation of garbage and debris both inside and outside.
 - i. Heavy accumulation means large piles of trash and garbage, discarded furniture and other debris that may harbor rodents. Any discarded items temporarily stored and awaiting

removal are not included here. It usually means a level of accumulation beyond the capacity of an individual person to pick up within an hour or two.

- ii. If heavy accumulation remains after repeated notices to the owner, a public agency may cause the removal of such garbage or debris and assess the costs and expenses against the owner.
 - e. The structure must contain adequate, covered facilities for temporary storage and disposal of basic wastes, approvable by a local agency. Adequate covered facilities include trashcans with covers, garbage chutes, dumpsters (large scale refuse boxes with covers) and trash bags (if approvable by a local agency for such use).
 - f. Interior stairs and common/public halls and areas must be free of safety hazards.
 - i. Loose, broken or missing steps are not acceptable.
 - ii. A handrail is required on extended runs of stairs (usually four or more).
 - iii. Other hazards such as tripping hazards or bare electrical wires are unacceptable.
 - g. The interior of the unit must be free from all hazards not identified elsewhere in these Standards. Examples of this could include a protruding nail in a doorway or a broken fixture with a sharp edge.
 - h. Smoke Detectors and Fire Prevention
 - i. There must be one operable smoke detector on each level of every residential unit.
 - ii. Smoke detectors must be installed in accordance with and meet the requirements of the National Fire Protection Association Standard (NFPA) 74 (or its successor standards)
 - iii. For commercial units, all laws regarding fire safety and prevention must be complied with.
 - i. Insulation
 - i. Insulate exterior frame walls with blown insulation or batts having a factor of not less than R-11.
 - ii. Insulate all attic spaces and ceilings over heated rooms exposed to the outside temperatures. A minimum R factor shall be R-19.
 - j. All elevators must meet local licensing regulations.
 - k. Site and Neighborhood Conditions
 - i. The site and neighborhood must be free from conditions that would seriously or continuously endanger the occupants' health and safety.
 - ii. Examples of conditions which would seriously and continuously endanger the health and safety of the residents are: other buildings on or near the property that pose serious hazards such as a dilapidated out building with the potential for collapse; evidence of flooding or major drainage problems; evidence of mudslides or large land settlement or collapse; proximity to open sewage; unprotected heights such as cliffs, quarries, mines or sandpits); fire hazards; abnormal air pollution or smoke which continues throughout the year and is determined to seriously endanger health; continuous or excessive vibration from traffic.
6. Other Codes: Notwithstanding any requirements listed herein, all structures must comply with all applicable local and state housing, building and health codes, including any code that relates to the historic designation of the neighborhood. In the case that these Standards are in direct conflict with any local or state housing, building or health code, the local or state code will take precedence over these Standards.