

## **PROPERTY REHABILITATION STANDARDS FOR THE PLANNING AND DEVELOPMENT SERVICES PROGRAM**

### **SECTION 1           PURPOSE**

The purpose of these standards is to provide minimum requirements for the protection of life, limb, safety, health, property, and welfare of the general public and the owner and/or occupants of residential property. These standards are subject to the Lawrence City Code.

### **SECTION 2           PREMISES**

- a. All abandoned or unsafe wells, cisterns, basements, septic tanks or excavations shall be filled and made safe.
- b. Any accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, rat harborage, stagnant water, combustible materials, and similar materials or conditions which constitute fire, health, or safety hazards shall be removed or otherwise abated.
- c. Any structurally unsound fences or structures shall be removed or repaired to a sound condition.
- d. All materials are to have adequate drainage away from the structure in order to prevent water accumulation around the foundation.
- e. All approved applicants with homes built before 1978 are required to be inspected for lead (called lead-based paint) hazards.

### **SECTION 3           STRUCTURE**

- a. Where foundations are deteriorated or inadequate, they shall be repaired and/or made to be sufficient to carry imposed loads with safety.
- b. Flooring or floor supports shall be sound and of sufficient strength and size to carry imposed loads with safety.
- c. Floor surfaces shall: (a) be appropriate to the use of the space; (b) be in acceptable condition; (c) provide reasonable ease of maintenance and service life; and (d) have a waterproof finish in spaces subject to moisture.
- d. Members of walls partitions, vertical supports, roofs, ceilings, roof and ceiling supports, and other horizontal members shall be sound and of sufficient strength and size to carry imposed loads with safety.
- e. All interior walls, trim and ceilings shall have: (a) a finished surface without major irregularities or cracking; (b) a waterproof and hard surface in spaces subject to moisture; (c) a suitable base for painting or other decoration; and (d) reasonable durability and economy of maintenance.

- f. Fireplaces or chimneys shall be sound and of sufficient size and strength to carry imposed loads with safety.
- g. Crawl space and attics shall be provided with adequate ventilation.
- h. Every building shall be weather protected so as to provide shelter for the occupants against the elements.
- i. All wood shall be protected against termite damage and decay.
- j. Use of lead-based paint is prohibited and applicable laws shall be followed in the inspection for and treatment of lead-based paint, if found.
- k. Special safety features such as grab bars, handicap rails, and ramps shall be provided as necessary.
- l. Each habitable story shall have a centrally located, approved smoke alarm.
- m. Every home shall have a carbon monoxide detector.
- n. Attic insulation, caulking, weather stripping, and storm windows will be provided where possible.
- o. Exterior doors and windows should be in good repair and operable, including locks and other normal hardware.
- p. All approved applicants will have the lowest, habitable level of the home tested for Radon gas. Test results cannot register above 4 pCi/L of Radon, which is the current hazard level for this radioactive gas.

#### **SECTION 4                    ELECTRICAL**

All habitable rooms shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment. Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the Planning and Development Services Department. Where potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Facilities shall be adequate to meet anticipated demands.

#### **SECTION 5                    HEATING**

All residential structures shall have heating facilities, which provide adequate heat for the comfort of the occupants.

## **SECTION 6                      SANITATION AND PLUMBING**

1. All plumbing shall be in good condition.
2. Complete bathing and sanitary facilities shall be provided within each dwelling unit; they shall consist of a water closet, a tub and/or shower, and a lavatory. An adequate supply of hot water to the tub and/or shower and lavatory, and cold water to all fixtures shall be provided. Fixtures shall be arranged for ease of use. Every water closet, bath and/or shower shall be installed in a room which will afford privacy to the occupants. Each such room shall have adequate natural or mechanical ventilation.
3. Each dwelling unit shall have a specific kitchen space which contains a sink, counter work space, hot and cold running water to the sink, adequate space for installing cooking and refrigeration equipment, and for storing utensils.

## **SECTION 7                      MISCELLANEOUS**

Should the property contain any deteriorated facility or structure that is not specifically required in these standards, they shall be repaired, removed, or replaced at the discretion of the Department of Planning and Development Services.

## **SECTION 8                      EXCEPTIONS**

Any of the standards included in this document may be waived by the Department of Planning and Development Services if it is impractical or economically infeasible to accomplish them, provided no unsafe or unhealthy situation is allowed to remain.