

BRAZORIA COUNTY REHABILITATION AND MINIMUM PROPERTY STANDARDS

HOME Investment Partnerships Program

Technical Specifications Incorporating 24 CFR § 92.251

I. PURPOSE/INTRODUCTION

The standards contained in this document establish the Brazoria County HOME Minimum Property Standards, Windstorm Compliance, and Related Requirements for all housing units rehabilitated and/or reconstructed using HOME Investment Partnerships Program Funding assistance funded through the Brazoria County Community Development (BCCD) Department. All HOME-assisted housing shall comply with 24 C.F.R. § 92.251(b) (Property Standards-Rehabilitation Projects).

The standards have been designed to include and expand on the requirements of the U.S. Department of Housing and Urban Development's (HUD) Section 8 Housing Quality Standards (HQS), or any subsequently adopted standard, and meet the requirement to establish minimum property standards under the HOME Investment Partnerships Program. The standards in this document apply to any housing projects that receive funding through the HOME Program, the Community Development Block Grant Program, or other BCCD funds made available for the purpose of rehabilitating or constructing housing. Many of the requirements and standards of this document exceed the requirements of the HUD Section 8 HQS.

The intent of these requirements is to establish minimum standards and criteria for the health and safety of the home's occupants and to repair/renovate/construct quality housing units. All housing units that receive federal assistance through BCCD may be inspected prior to construction, and upon completion of construction depending on the type of activity, for compliance with these requirements. A year-end warranty inspection may also be carried out on units that undergo housing rehabilitation and repair services.

Additional requirements:

The Brazoria County Minimum Property Standards require compliance with:

- All units built before 1978 are required to comply with the lead-based paint regulations as described in 24 CFR part 35. Units built before 1978 shall be tested, if visual cracking, scaling, peeling, chipping, or loose paint is discovered during the inspection, or presumption of lead-based paint will be made and addressed accordingly.

- Other Governing entities such as a Homeowner’s Association, Local and Federal regulations or ordinances pertaining to the zoning, traffic, drainage, floodplains and fire must also be observed.
- ADA Standards for Accessible Design found at 28 CFR Parts 35 and 36.
- Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination against the handicapped in any federally assisted program. Single family units to be constructed will be made accessible as needed upon request of a prospective buyer if the nature of the disability of an expected occupant so requires in accordance with Section 504 requirements of 24 C.F.R. §8.29.

Reader Advisory

Readers of this document are advised that this document alone is not detailed enough to describe all codes and standards which apply to the housing activities identified here. It is advised that contractors carrying out federally funded housing rehabilitation projects have copies of the various codes and standards referenced in this document and a working knowledge of how to meet them.

II. HOME PROGRAM REQUIREMENTS

(a) New construction.

Housing that is newly constructed with HOME funds must meet all applicable State and local building codes, ordinances, and zoning requirements. In the absence of a local code, housing must meet one of the nationally recognized model building codes. Newly constructed housing must meet the International Residential Code (IRC), the International Energy Conservation Code (IECC), and accessibility requirements under 24 C.F.R. Part 8 and the Fair Housing Act (42 U.S.C. 3601 et seq.).

(b) Rehabilitation including Reconstruction

Housing that is rehabilitated with HOME funds must meet all applicable State and local codes and ordinances. The participating jurisdiction must establish written rehabilitation standards describing the condition the housing must meet upon completion. All health and safety deficiencies must be corrected.

Rehabilitation standards. The participating jurisdiction must establish rehabilitation standards for all HOME-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The participating jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The rehabilitation standards must address each

of the following:

(i) Health and safety. The participating jurisdiction's standards must identify life-threatening deficiencies that must be addressed immediately if the housing is occupied.

(ii) Major systems. Major systems are: structural support; roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; and heating, ventilation, and air conditioning. For rental housing, the participating jurisdiction must estimate the remaining useful life of these systems. For multifamily housing projects of 26 units or more, a capital needs assessment is required. Replacement reserves must be established if remaining useful life is less than affordability period. For homeownership housing, major systems must have at least 5 years of remaining useful life or be replaced.

(iii) Lead-based paint. Must comply with 24 CFR Part 35.

(iv) Accessibility. Must comply with 24 CFR Part 8 (Section 504), ADA (28 CFR Parts 35 & 36), and Fair Housing Act (42 U.S.C. 3601 et seq).

(v) Disaster mitigation. Housing must be improved to mitigate future disaster impact in accordance with State and local codes and HUD requirements.

(vi) State and local codes. Must meet all applicable codes or the International Existing Building Code.

(viii) HUD housing standards. Upon completion, projects must be decent, safe, sanitary, and in good repair per 24 CFR 5.703, except carbon monoxide provisions at 5.703(b)(2) and (d)(6).

(ix) Capital Needs Assessments. Required for multifamily rental housing projects of 26 or more units.

(x) Broadband infrastructure. Required for substantial rehabilitation of buildings with more than 4 rental units unless documented infeasible or undue burden.

(xi) Carbon monoxide and smoke detection. Carbon monoxide alarms required. Hardwired smoke alarms required on each level, near sleeping areas, basements, and common areas. Exceptions allowed only with written determination.

(xii) Green building standards. Required if exceeding per-unit subsidy limits under

24 CFR §92.250(c).

(c) Reconstruction. Housing that is reconstructed with HOME funds must meet the standards applicable to new construction under 24 CFR § 92.251(a).

(d) Ongoing property standards. Housing assisted with HOME funds must be maintained in compliance with the property standards in effect at the time of project completion throughout the affordability period.

(g) Floodplain requirements. Projects located within a floodplain must comply with the floodplain management requirements at 24 C.F.R. Part 55.

III. TECHNICAL REQUIREMENTS FOR CONTRACTORS ON HOME ASSISTED REHABILITATION AND RECONSTRUCTION PROJECTS

In submitting bids, contractors must provide for a complete turn-key product including labor, materials, permits, inspections, grading, clean-up, debris removal, and warranty documentation. In addition to meeting the minimum property requirements under Section IV in these standards, scope of work must provide and be consistent with the below requirements:

Energy Standards:

- 2021 IECC compliance
- ResCheck certification
- Air duct testing
- Exterior light sensing fixtures
- Increased R-value insulation

Windstorm Requirements:

- Compliance with Texas Windstorm Insurance Association (TWIA) standards
- Hurricane clips and approved fasteners
- Engineering inspections
- WPI-8 Certificate of Compliance required

Accessibility:

- Section 504 compliance
- 24 CFR Part 8
- Grab bars installed per specification

- Contractors must build according to applicable local building(s), plumbing, electrical, and mechanical codes and ordinances; including air duct testing, exterior light sensing fixtures, increased R-value insulation, and ResCheck compliance.
- Contractors are responsible for all construction-related utilities. **Contractor shall not complete the home and leave an outstanding bill with the homeowner.**
- Contractors give color choices during pre-construction meetings from their standard color choices. Owner’s choice shall include countertops; flooring; ceiling fan, doorknob, and faucet colors; roof color; interior/exterior paint choices-neutral colors (white on trim and ceilings); and color of cabinets, if applicable. All additional work or requests will be discussed at pre-construction and Brazoria County will determine whether or not to allow the choice or request. Screen doors, thumb-turn deadbolts, and window screens are required.
- Flooring will be ceramic plank tile, unless otherwise instructed. Color will be homeowner’s choice, according to contractor selection at the Pre-Construction Meeting.
- All warranty paperwork and instructions for all appliances, HVAC, water well, septic system, etc. will be submitted to homeowner upon final inspection.
- There **MUST** be access to the meter(s) when homes are elevated.
- Stairs are required on all newly constructed elevated homes. Ramps will be on a case-by-case basis and will be stated on the “Invitation to Bid” document. Stair railings and ramp railings may be painted, at owner’s discretion.
- Termite pre-treatment required on all new construction.
- All ADA bathrooms must have grab bars installed next to toilets.
 - a 24-inch vertical grab bar must be installed in the wall containing the controls. A 36-inch horizontal grab bar will be installed to the back wall and must be near the shower seat, if one is installed.
- Bathtubs will be white 30x60 Topaz Fiberglass Bathtub with either a right or left drain. Bathtub surround shall be Mustee 60in-W x 59in-H x 30in-L 3-piece White Fiberglass/Plastic Composite. Contractor must submit a comparable approval.
- Newly constructed homes, within any Brazoria County City Limit Jurisdiction, are required to have all utilities capped prior to demolition. **Responsibility lays on the contractor awarded the project.**
- On any project concerning water wells, the contractor awarded the project will be responsible for providing Brazoria County with a Well Log for newly

installed wells and a Plugging Report for the old wells.

- The cost of tree removals **MUST** be included in the Construction bid and not the Demo Bid.
- Windstorm compliance required in accordance with Texas Department of Insurance standards. WPI-8 certification required for windstorm completion. All homes **MUST** be built to Windstorm Requirements. The Brazoria County procured engineer will be the windstorm inspector on these projects. Bidders must complete the home in accordance with Texas Department of Insurance (TDI's) Guidelines. Hurricane clips and fasteners are to be used in accordance with the inspection procedures as per the windstorm designs. There will be no deviations from the windstorm guidelines. All questions regarding the windstorm requirements can be directed to Brazoria County procured engineer. Contractors shall furnish labor, equipment, building permits, final grading, and subcontractors to complete the reconstruction of the home. Contractor is responsible for coordinating with the Windstorm Inspector for timing of required inspections. Any inspection that is not completed or covered prior to inspection will be corrected at the expense of the contractor. Failure of the Contractor to complete the job without Homeowner/County obtaining a WPI_8 will result in the contractor removing the items and correcting any deficiencies at the Contractor's expense.
- In addition, the contractor must ensure that employees and applicants for employment are not discriminated against because of race, color, religion, sex, age, handicap, or national origin.

IV. MINIMUM ACCEPTABLE STANDARDS - REHABILITATION AND RECONSTRUCTION OF SINGLE-FAMILY OWNER-OCCUPIED HOUSING

a. Applicability of Standards

This document consists of standards which must be met for rehabilitating a single-family home. It is applicable to substantial rehabilitation and reconstruction. The standards are performance standards--for example, specifying that units must be habitable and in functional condition with maximum life expectancy. The performance standards are similar to codes governing the quality of new construction of housing.

b. MINIMUM STANDARDS FOR BASIC EQUIPMENT AND FACILITIES

1. Kitchens

- 1.1.** In rental properties: If tenants are required to furnish their own appliances, the landlord shall furnish sufficient space and all required electrical/gas hookups, properly installed, to facilitate the user of said appliances.

- 2.2. Every toilet and every bath shall be contained in a room or within separate rooms which affords privacy to a person within said room or rooms.
 - 2.2.1. Toilets and bathrooms shall have doors with a privacy-type lock and such doors, lock and hardware shall be operable and maintained in working order.

- 2.3. Every bathroom shall be equipped with:
 - 2.3.1. **A toilet** which is properly connected to cold running water, under pressure, and properly maintained in working order.
 - 2.3.2. A properly installed **sink basin**. All sink basins shall be properly connected to both hot and cold running water, under pressure, and shall be properly maintained in working order. Plumbing to sink must include a "P" trap and water supply cut-off valves.
 - 2.3.3. **A shower or bathtub**. All showers or bathtubs shall be properly connected to both hot and cold running water, under pressure, and shall be properly maintained in working order.
 - 2.3.3.1. Said bathtub and/or shower may be in the same room as the toilet and lavatory basin or said bathtub and/or shower may be in a separate room.
 - 2.3.4. In all cases, these facilities shall be properly connected to both hot and cold running water lines, under pressure, and shall be maintained in working order.

- 2.4. In rooming house type structures, at least 1 bathtub and/or shower, one toilet, and one sink basin, properly connected and maintained (as set forth in 2.3 above), shall be supplied for each eight (8) persons or fraction thereof.
 - 2.4.1. Members of the operator's family whenever they share the use of said facilities shall be included in the eight (8) persons.
 - 2.4.2. Every communal shall be located within a room or rooms accessible to the occupants of each dwelling unit sharing such facilities, without going through a dwelling unit of another occupant and without going outside of the dwelling.
 - 2.4.3. In rooming houses, said room or rooms shall be located on the same floor as the dwelling unit.
 - 2.4.4. Flush urinals may be substituted for no more than 25% of the required toilets if, and only if, the rooming house rents to exclusively male tenants.

3. Hot Water Storage

- 3.1. Every dwelling shall have supplied water-heating facilities which are properly installed; are maintained in working condition and free of leaks; are properly connected to any required hot water lines; and, are capable of heating water to be drawn for every bath as well as general usage.
 - 3.1.1. No water heaters shall be allowed in bathrooms or closets.
 - 3.1.2. All water heaters shall be properly vented and sealed and shall be equipped with a pressure relief valve and drip leg.

3.1.3. A gas shut-off valve is required for all gas and butane water heaters.

3.2. Hot water storage associated with water heating facilities shall be not less than the following minimum capacities:

3.2.1. Efficiency and One (1) Bedroom Units 30 gallons

3.2.2. Two (2) and Three (3) Bedroom Units 40 gallons

3.2.3. Four (4) or more Bedroom Units 50 gallons

3.2.4. For rooming houses and other non-unit specific facilities:

3.2.4.1. Ten (10) gallons of water heater capacity for each person.

3.2.5. The applicable local city building inspection department may adjust the required capacities upwards or downwards based on the type and recovery time of the water heater being installed.

4. Connection to Water and Sewer/Septic Systems

4.1. Every kitchen sink, toilet, lavatory basin and bathtub/shower, shall be maintained in working condition and be properly connected to an approved water and sewer or septic system and maintained in working condition.

5. General Plumbing

5.1. Every supplied plumbing fixture and water and waste pipe shall be properly installed in accordance with the plumbing code of the County or the applicable city and maintained in safe, sanitary working condition, free from leaks, defects, and obstructions.

6. Doors

6.1. Every passable door shall be not less than 2'8" in width and not less than 6'6" in height, except where larger doors and doorways are required to accommodate handicapped access. In existing structures, if replacement to meet these requirements would be cost-prohibitive, said requirements may be waived, in writing, by the local building inspection department.

6.2. Every exterior door shall be weathertight and rodent-proof, and be kept in a state of good maintenance and repair. All exterior doors must have weather-stripping.

6.3. All exterior doors to the outside or to a common public hall shall be solid core and be equipped with exterior type lockset. Deadbolt lock-sets shall not be of the double-keyed type.

6.4. For the protection against mosquitoes and other insects, every exterior door must have either a storm door or screen door, and said door shall be equipped with a self-closing device.

7. Floor and Floor Covering

7.1. General

7.1.1. All floors shall be level.

7.1.2. All floors shall have coverings except floor of rooms that are not inhabited.

- 7.1.3. Floor coverings shall be in good condition, properly adhered and sealed, and clean and safe for children.
- 7.1.4. Concrete floors, uncovered, are expressly prohibited.
- 7.1.5. Bathroom and kitchen floors must be tile, vinyl or linoleum.
- 7.1.6. The junctions between floor coverings must be level where appropriate.

7.2. Carpet

- 7.2.1. Indoor/outdoor carpet is expressly prohibited.
- 7.2.2. Carpet shall be clean, in good repair, and shall be free from odors.

7.3. Tile, Vinyl, and linoleum

- 7.3.1. Asbestos tile is expressly prohibited.
- 7.3.2. All tile, vinyl and linoleum shall be in good repair, free of cracks, and properly adhered and sealed.

7.4. Wood and Wood laminate

- 7.4.1. All wood and wood laminate floors shall be in good repair, free of cracked and broken boards and properly adhered and sealed.
- 7.4.2. Exposed nails are expressly prohibited.

8. Exits

- 8.1.1. Every exit from every dwelling and/or dwelling unit shall comply with the following requirements:
- 8.1.2. Every dwelling unit shall have two (2) independent, unobstructed means of egress;
- 8.1.3. Shall be unobstructed at all times;
- 8.1.4. Shall be kept in a good state of maintenance and repair;
- 8.1.5. All multiple dwellings, 1 and 2 family residences exempted, shall have a second exit stairway or approved fire escape available to all occupants from the second floor and above all such structures;

9. Stairways, Balconies and Handrails

- 9.1.1. Every interior and exterior stairway, every porch and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon; and, shall be kept in sound condition and in a state of good maintenance and repair.
- 9.1.2. All stairs and steps shall have a rise height of not more than 8" and a tread width of not less than 9".
- 9.1.3. This requirement may be waived on the local level if in an existing structure it would be impossible or cost-prohibitive to meet this requirement. In such cases, new stairs can be installed which have the same rise and run as the old.

9.2. Handrails

- 9.2.1. All stairways and steps of two (2) or more risers shall have at least one (1) handrail;

- 9.2.2. All stairways and steps which are 5 feet or more in width, or, which are open on both sides, shall have a handrail on each side;
 - 9.2.3. All handrails shall be not less than 30" vertically above the nose of the stair treads and not less than 36" above the stairway platform;
 - 9.2.4. The distance between balusters on all handrails shall prohibit a four (4") inch solid sphere from passing between any two (2) balusters.
- 9.3. All balconies and platforms which are 30" or more above grade shall have a protective railing not less than 36" in height above the balcony or platform level;

10. Foundations, Exterior Walls, Floors, Roofs, Soffits and Fascia

- 10.1.1. Every foundation, exterior wall, roof, soffits, fascia, and all component parts shall be weathertight, watertight, rodent proof, and insect proof, and shall be kept in a state of good maintenance and repair. No rotted and damaged wood shall be present.
- 10.1.2. All exterior surface material shall be protected from weather and the elements by lead-free paint or other protective coating, i.e., stain. The exception to painting shall be all types of exterior materials acceptable to weathering without deterioration, i.e., siding. All siding material shall be kept in a state of good maintenance and repair. All decayed or rotted wood shall be replaced.
- 10.1.3. All Roof structural members shall not have any serious leaning, bulging, sagging, or other damaged sections which could negatively affect the integrity of the roof. If the roof shingles appear to be well worn or have 5 years or less expected life remaining, they shall be replaced.
- 10.1.4. No new roofing shall be placed over an existing roof. The existing roof shall be stripped down to the decking and removed. The installation of a new roof over no more than one (1) layer may be allowed only upon review and approval, in writing, by the County's inspector.
- 10.1.5. All rainwater shall be so drained and conveyed from every roof so as not to cause damage to walls, ceiling, or floors of any habitable room or any other type of room therein. All rainwater drainage devices, such as gutters and downspouts, shall be kept in a state of good maintenance and repair. Ground areas around building shall be sloped away from the foundation walls to eliminate low areas where standing water may collect. When gutters and downspouts are used, splash blocks shall be installed or repaired to divert water away from foundations.

11. Maintenance, Sanitation and Grading of Premises

- 11.1.1. All areas and all parts of the premises upon which any dwelling or dwelling units are located, and all areas adjacent thereto and a part of the premises, shall be maintained and kept in a clean and sanitary condition. This shall include, but not be limited to, the cutting of grass/weeds; removal of dead trees and brush; removal of abandoned and junked automobiles; automobile bodies, chassis and parts, trailer; removal of inoperable machines

and appliances; lumber piles and building materials not being used in actual construction; tin cans, broken glass; broken furniture, boxes, crates and other debris; rubbish, junk, and garbage.

11.1.2. Every premises shall be graded and maintained so no stagnant water will accumulate or stand on the premises, or within or around any building or structure located on the premises. Ground areas around buildings shall be sloped away from walls to eliminate low areas where standing water may collect.

c. MINIMUM STANDARDS FOR LIGHT AND VENTILATION

12. Required Window Area

12.1.1. Every habitable room, provided such rooms are adequately lighted, shall have at least one (1) window which must meet fire code for opening size & height of sill from floor. The minimum total window area, measured between stops, for every habitable room shall be as follows:

12.1.2. One twelfth (1/12) of the floor area if two (2) or more separate windows exist, or;

12.1.3. One tenth (1/10) of the floor area if only one (1) window exists;

12.1.4. A minimum of twelve (12) square feet of window area is required in habitable rooms other than kitchens and bathrooms;

12.1.5. A kitchen or bathroom may pass without a window area, provided, there is a mechanical means of ventilation which is maintained in working order.

12.1.6. Whenever the only window in a room is a skylight type window at the top of the room, the total window area of such skylight shall be equal to at least fifteen (15%) percent of the total floor area of such room.

12.1.7. Skylight type windows, if less than fifteen (15%) percent of the total floor area, shall be increased to fifteen (15%) percent of the total floor area unless another window is to be installed which will provide adequate light and ventilation.

13. Window Operation

13.1.1. Every window shall be substantially weathertight and rodent-proof, and be kept in a state of good maintenance and repair.

13.1.2. Every window with glass panes shall not have any cracked or broken glass, and all panes shall be secured with an adequate amount of putty. All cracked, broken, or missing putty shall be removed and the panes shall be re-glazed.

13.1.3. Every window sash shall be in good condition and shall fit tightly within its frame.

13.1.4. Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware, not broom handles, sticks, or other such items. Hardware shall be replaced on all windows that do not hold their position when opened.

13.1.5. Every window accessible from the ground level shall be lockable.

14. Adequate Ventilation Required

14.1.1. Every habitable room shall have at least one (1) window or skylight which can easily be opened, or other such device as will adequately ventilate the room.

14.1.2. The total operable window area, in every habitable room, shall be equal to at least 50% of the minimum window area size or minimum skylight type window size as required above, except where there is supplied some other device affording adequate ventilation.

14.1.3. Light and Ventilation Requirements for Bathrooms, Toilet Rooms, and Kitchens.

14.1.3.1. Every bathroom, toilet room, kitchen, and other similar rooms (i.e. laundry room) shall have a window area of not less than 4 square feet.

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

14.1.4. Screens are required to prevent the entrance of flies, mosquitoes or other insects.

14.1.4.1. Every window which is used for or is intended to be used for ventilation shall be supplied with screens covering the entire window area. Half screens on windows may be allowed, provided, they are properly installed and are bug and insect tight.

14.1.4.2. The material used for all such screens shall be not less than 16 mesh per inch and shall be properly installed, maintained and free from tears, holes, etc.

14.1.4.3. Windows with window type air conditioning units are not required to have window screens.

d. MINIMUM ELECTRICAL STANDARDS

15. Smoke Detectors

15.1.1. All residential structures shall have U.L. approved "hard wired" smoke detectors or battery operated smoke detectors, properly installed and located adjacent to the kitchen and all sleeping areas & hallways adjacent to sleeping areas.

16. Electrical Outlets and Service Required

16.1.1. The minimum electrical service for each dwelling and/or dwelling unit shall be 150 amps, (in one bedroom unit, 100 amps is acceptable) or as adjusted and approved, in writing, by the Chief Electrical Inspector of the City.

16.1.2. All electric panel boxes shall be properly labeled.

16.1.3. No hazardous wiring or fixtures shall be present.

- 16.1.4.** Knob and tube wiring shall not be used.
- 16.2.** Every habitable room within such dwelling shall contain, at a minimum, four (4) separate and remote wall type electric convenience outlets.
- 16.2.1.** Habitable rooms over 120 square feet shall contain, at a minimum, five (5) separate and remote wall type electric convenience outlets.
- 16.2.2.** All newly installed outlets shall be of the grounded type.
- 16.2.3.** Temporary wiring or extension cords shall not be used as permanent wiring.
- 16.3.** Every habitable room and every hallway shall have at least one (1) ceiling or wall type electric light fixture, controlled by a wall switch, or a wall type grounded electric convenience outlet controlled by a remote switch.
- 16.3.1.** A wall switch shall control all wall and/or ceiling type lighting fixtures, except that porcelain type fixtures such as those used in attics may be controlled with a proper pull chain.
- 16.3.2.** All old pendant type lighting fixtures shall be removed and replaced with properly installed non-pendant type fixtures.
- 16.4.** All heavy-duty appliances, i.e., window air conditioners, freezers, refrigerators, electric stoves, washers, electric dryers, microwaves, etc., shall be supplied with their own proper outlet(s) on separate circuits, as applicable.
- 16.4.1.** If a unit does not have a central air-conditioning system and central air will not be installed, at a minimum a properly grounded outlet shall be installed under one (1) window in bedroom and living room or den to allow the occupant(s) to install window air conditioning units.
- 16.5.** Every toilet room, bathroom, laundry, furnace room, and hallway shall contain at least one (1) supplied ceiling or wall type electric light fixture, controlled by a wall switch, and at least one (1) wall type grounded electric convenience outlet.
- 16.5.1.** Wall type convenience outlets used in bathrooms and kitchens shall be the GFCI type.
- 16.6.** Every kitchen shall be wired in accordance with the following minimum standards:
- 16.6.1.** Receptacle convenience outlets installed above countertops shall be of the GFCI type.
- 16.6.2.** No receptacle convenience outlets shall be installed within twelve (12") inches of any sink basin.
- 16.7.** Receptacle convenience outlets installed on the exterior of the structure or on open porches, breezeways, garages, utility rooms, etc. shall be of the GFCI type.
- 16.7.1.** All electric lighting fixtures installed on the exterior shall be of the type approved for exterior use.

16.8. All broken and/or missing switch plates and/or receptacle plates shall be replaced.

16.9. Public Halls and Stairways

16.9.1. Public halls and stairways, in every dwelling containing two (2) to four (4) dwelling units, shall be provided with convenient wall-mounted light switches controlling an adequate lighting system that will provide at least the equivalent of two (2) foot candles of illumination throughout.

16.9.1.1. An emergency circuit is not required for this lighting.

16.9.2. Public hall and stairways in every dwelling containing five (5) or more dwelling units shall be lighted at all times with an artificial lighting system. Said systems shall provide at least the equivalent of two (2) foot candles of illumination on all parts thereof at all times by means of properly located electric light fixtures.

16.9.2.1. Such artificial lighting may be omitted from sunrise to sunset where an adequate amount of natural light is provided.

16.9.3. The required intensity of illumination (two (2) foot candles) shall apply to both natural and artificial lighting.

16.10. All outlets and fixtures shall be properly installed, shall be maintained in working condition, and shall be connected to the source of electric power in a proper manner and shall be in accordance with the electrical code of the city and/or the N.E.C., as applicable.

e. HEAT AND AIR CONDITIONING STANDARDS

17. Heat Facilities

17.1.1. Every owner or operator of any dwelling who rents, leases, or lets for human habitation, any dwelling unit contained within such dwelling, on terms either expressed or implied, is required to supply or furnish heat to the occupants thereof, shall maintain therein a minimum temperature of 70 degrees F. (21 degrees C.) at a distance 3 feet above the floor at all times when the outdoor temperature is at or below 0 degrees F.

17.1.2. All heating facilities shall be properly installed, be maintained in working condition and be capable of adequately heating all habitable rooms, bathrooms, and toilet rooms, contained therein, or intended for use of by the occupants thereof, to a temperature of at least 70 degrees F. (21 degrees C.) at a distance 3 feet above the floor when the outside temperature is at or below 0 degrees F.

17.2. Every supplied central heating system shall comply with all of the following requirements:

- 17.2.1. The central heating unit shall be safe and in good working condition:
 - 17.2.2. Every heat duct, steam pipe, and hot water pipe shall be free of leaks and shall function so that an adequate amount of heat is delivered where intended;
 - 17.2.3. Every seal between any of the sections of a hot air furnace shall be air-tight so noxious gases and fumes will not escape into the heat ducts;
 - 17.2.4. If there is no existing flue liner, a double-walled metalbestos liner shall be installed. The liner shall meet or exceed the requirements of the local building code and shall be installed according to it.
 - 17.2.5. All fuel burning heating systems shall be inspected by a qualified furnace inspector to determine if the unit is safe, free from carbon-monoxide leakage, and capable of supplying heat as required above.
 - 17.2.6. Every central heating unit, space heater, water heater, and cooking appliance shall be located and installed in such a manner so as to afford protection against involvement of egress facilities or egress routes in the event of uncontrolled fires in the structure(s);
 - 17.2.7. Every fuel burning heating unit or water heater shall be effectively vented in a safe manner to a chimney or duct leading to the exterior of the building. The chimney duct and vents shall be of such a design as to assure proper draft, shall be adequately supported and shall be kept clean and in a state of maintenance and repair;
 - 17.2.8. No fuel-burning furnace shall be located in any sleeping room or bathroom unless provided with adequate ducting for air supply from the exterior, and, the combustion chamber for such heating unit shall be sealed from the room in an airtight manner. Gas water heaters are prohibited in bathrooms, sleeping rooms, and closets;
 - 17.2.9. Every steam or hot water boiler and every water heater shall be protected against overheating by appropriate temperature and pressure limit controls;
 - 17.2.10. Every gaseous or liquid fuel burning heating unit and water heater shall be equipped with electronic ignition or with a pilot light and an automatic control to interrupt the flow of fuel to the unit in the event of failure of the ignition device. All such heating units with plenum shall have a limit control to prevent overheating.
- 17.3. Each dwelling and/or dwelling unit shall be supplied with its own heating system.
- 17.4. Any dwelling and/or dwelling unit having as its **only** source of heat, space heaters or floor furnaces shall be changed to AGS approved heaters or central heat.
- 17.5. All mechanical work shall be inspected and approved by Brazoria County local mechanical inspector and/or the building inspection department or by a person knowledgeable in mechanical/heating systems.

18. Air Conditioning Facilities

18.1. Every owner or operator of any dwelling shall be required to provide air conditioning, or to provide electrical outlets separately wired under windows for window air conditioners, if and only if:

18.1.1. The number of calendar days of local weather where the daily temperature exceeds 90 degrees F, is greater than ninety (90) days a year on average.

18.2. Every owner or operator of any dwelling who rents, leases, or lets for human habitation, any dwelling unit contained within such dwelling, on terms either expressed or implied, to supply or furnish air conditioning to the occupants there of, shall maintain therein a maximum temperature of 70 degrees F. (21 degrees C.) at a distance 3 feet above the floor at all times when the outdoor temperature is at or above 90 degrees F.

18.3. All air conditioning facilities shall be properly installed, be maintained in working condition and be capable of adequately cooling all habitable rooms, bathrooms, and toilet rooms, contained therein, or intended for use of by the occupants thereof, to a temperature 70 degrees F. (21 degrees C.) at a distance 3 feet above the floor when the outside temperature is at or above 90 degrees F.

18.4. Every supplied air conditioning system shall comply with all of the following requirements:

18.4.1. The air conditioning unit shall be safe and in good working condition.

18.5. All mechanical work shall be inspected and approved by Brazoria County local mechanical inspector and/or the building inspection department or by a person knowledgeable in mechanical/heating systems.

19. ENERGY CONSERVATION - All structures shall comply with energy conservation measures to the maximum extent feasible. These measures include, but are not limited to:

19.1. Installation of insulation or the installation of additional insulation, especially in the attic/ceiling areas: The recommended level for ceiling insulation is to an R-30, wherever possible;

19.2. Weather-stripping

19.3. Caulking

19.4. Replacement of ineffective or inefficient heating/cooling systems.

19.5. Replacement of single pane window units with thermal units or, the installation of combination storm windows if the single window units will not be replaced.

20. The Minimum Acceptable Property Standards were:

- 20.1. Updated on March 1, 2026, based on the applicable state and local codes.
 - 20.2. Adopted by the Commissioner's Court of Brazoria County on May 12, 2026.
 - 20.3. And shall be reviewed every five (5) years.
21. This Minimum Acceptable Property Standards shall be included by reference in the following documents:
- 21.1. All Solicitations to Bid, Request for Proposals, or Requests for Qualifications involving HOME program dollars;
 - 21.2. All program manuals for programs that utilize HOME dollars.
 - 21.3. All applications to receive funds that include HOME dollars as a funding or financing source.