
**CONSERVATION PLAN
FOR
BALLENTINE PLACE
NEIGHBORHOOD
CONSERVATION
PROJECT**

DRAFT

Norfolk Redevelopment and Housing Authority



CONSERVATION PLAN
BALLENTINE PLACE CONSERVATION PROJECT
NORFOLK, VIRGINIA

TABLE OF CONTENTS

A. Description of Project

1. Boundaries of the Conservation Project Area
2. Description of Existing Conditions
3. Relationship to Definite Local Objectives

B. Project Proposals

1. Plan Objectives
2. Property Acquisition
3. Financial and Technical Assistance
4. Public Improvements
5. Design Review

C. Land Use Plan

D. Other Provisions Necessary to Meet Federal, State, and Local Requirements

1. Real Estate Acquisition and Relocation
2. Changes in Approved Plan
3. Lifespan of Project Activities
4. Environmental Impact Considerations
5. Nondiscrimination Considerations
6. Citizen Participation Considerations

E. Exhibits

1. Plan Exhibit No. 1 - Boundary and Land Acquisition Map
2. Plan Exhibit No. 2 - Proposed Land Use Plan
3. Plan Exhibit No. 3 - Ballentine Place Neighborhood Conservation Project Rehabilitation and Conservation Standards

CONSERVATION PLAN FOR BALLENTINE PLACE

A. Description of Project

1. Boundaries of the Conservation Project Area

Boundaries of the conservation project area are shown illustrated in Exhibit 1, page 25. The description of the boundaries are as follows:

Beginning at the point of intersection of the eastern line of Chesapeake Boulevard with the northern line of Lafayette Boulevard thence eastwardly along the northern right-of-way line of Lafayette Boulevard to its intersection with western right-of-way line of the Norfolk & Western Railroad; thence southwardly along the western right-of-way line of the Norfolk & Western Railroad to its intersection with the southern right-of-way line of Princess Anne Road; thence southwestwardly along the southern right-of-way line of Princess Anne Road to the eastern property line of Roberts Park East; thence northwestwardly along the eastern line of Roberts Park East to its intersection with the Norfolk and Southern Railroad; thence, crossing the Norfolk and Southern Railroad in a northwardly direction, to the southeast corner of the City of Norfolk Sewer Maintenance Yard; thence northwardly along the eastern property line of property of the City of Norfolk to the northeast corner of said property; thence westwardly along the centerline of a drainage ditch flowing to the Lafayette River to a point due south of the P. C. of a curve in the Tait Terrace right-of-way approximately 330 ft. west of the southwestern corner of Tait Court; thence northwardly to the P. C., as described above; thence northeastwardly across Tait Terrace to the southeastern corner of

former Davis Street and Gornto Avenue¹; thence northeastwardly along the southern line of former Davis Street to the southwestern corner of Davis Street and Shoop Avenue; thence northwardly along the western line of Shoop Avenue to the southwestern corner of Shoop Avenue and Chesapeake Boulevard; thence northeastwardly along the eastern line of Chesapeake Boulevard to the point of beginning.

¹ Reference: Map of Belmont Place, B.16, page 93, Norfolk County.

2. Description of Existing Conditions

Generally, the Ballentine Place Conservation Project boundaries are Chesapeake Boulevard and Lafayette Boulevard on the north, the Norfolk and Western Railroad tracks on the east, Princess Anne Road on the south, and the Lafayette River on the west.

The proposed Conservation Project Area covers approximately 244 acres. The Ballentine Place neighborhood is one of the oldest communities on the east side of the City. The area was initially developed in 1907 and was annexed into the City in 1923. Many of the homes in the area were constructed in the 1920's and by the early 1950's there were very few vacant building sites remaining. The Works Project Administration converted the swampy marshlands adjacent to the elementary school into a small lake and neighborhood playground during the 1930's. Many crepe myrtle trees were planted along neighborhood streets during this period which gives the neighborhood a certain charm.

The Project Area contains a mixture of housing types and styles as many of the houses were constructed during each of the last six decades. The majority of the structures are single family owner-occupied homes although there are a number of duplexes and apartments throughout the area. Most homes are one or one and a half story structures containing from 1,100 to 1,500 square feet. The majority of the homes were constructed on relatively small lots and most yards are of modest size.

There are over 800 structures in the proposed project area. Many of the residential structures are in good condition, but a significant number of properties show signs of age and deterioration.

There are several partially constructed houses in the neighborhood where construction has been halted and the structures boarded up. There is also a large quantity of older automobiles without license plates parked in the rear and side yards of houses in the neighborhood. These automobiles are in various stages of disrepair and represent a blighting influence in the area.

In August 1986, Authority staff conducted an exterior survey to determine the general condition of the properties in the area. The exterior of every structure (residential and commercial) was visually inspected and classified based on staff observations. The following categories were used:

Good - structure is well maintained, minimal exterior deterioration

Fair - structure in need of repairs beyond normal maintenance

Poor - structure has experienced extensive exterior deterioration and the economic feasibility for rehabilitation is unlikely

866 structures were surveyed in the Ballentine Place Conservation Project Area. Sixty-two percent, or 537 structures, were identified as being in apparent good condition. However, it has been the Authority's experience in administering the Conservation program in eleven neighborhoods over the past twenty years that interior inspections reveal that rehabilitation to upgrade plumbing, electrical wiring, and other mechanical systems is general necessary for structures initially classified as being in apparent good condition. Accordingly, less than half

of the structures will in all probability be found to be in good condition inside and out.

Thirty-eight percent, or 327 structures, were classified as being in fair condition. Deficiencies vary from structure to structure. Typical problems include: deteriorated roofing materials, flashing which has rusted through, trim and cornice boards which have rotted out, siding which is in need of repair or replacement, gutters and downspouts which have rusted through or come loose from the structure, and painted surfaces with loose, cracked or peeling paint.

Two of the structures in the project area are in such poor condition that rehabilitation appears doubtful.

More comprehensive interior inspections by Authority staff may result in down-shifting among the housing condition categories. Properties initially identified as being in good condition may have significant interior deficiencies while other properties identified as in fair condition may be poor prospects for rehabilitation after interior inspections are performed. The percentage of buildings in the project area classified as being in good condition declined from 1970 to 1986. The Authority undertook a survey of the condition of the exterior of each property in Ballentine Place in 1970 and determined that 90% of all the structures were in good condition. By 1986, this percentage had declined to 62% which is indicative of a gradual decline in the overall condition of the housing stock.

The public infrastructure in the Ballentine Place area also contains

some segments which are in need of repair or replacement. There is a need to repave and widen several neighborhood streets and to regulate parking in inappropriate or hazardous areas. Additional sidewalks are needed along a number of streets to make pedestrian traffic safer and more convenient. Surface drainage is poor along several interior streets and ponding occurs during periods of heavy rainfall. Regrading is required to remedy the ponding problem. Additional street trees are needed to complete the tree planting plan for the neighborhood. Street lights are also needed to illuminate the neighborhood and improve nighttime driving conditions.

There are a number of changes which have taken place in the socio-economic characteristics of the area which indicate the potential for change in the condition of the neighborhood. These characteristics pertain to both housing structures and to the resident population and both point towards very gradual but noteworthy decline in the stability of the area.

The housing in Ballentine Place is generally older than the housing average for the entire City. Based on information available from the 1980 U. S. Census of Housing, over 30% of the Ballentine Place housing stock was constructed prior to 1939 whereas less than 21% of the City's total inventory was built during this period. At the present time approximately 45% of the houses in Ballentine Place are 40 years old or older. This statistic is important as houses typically require extensive general maintenance as well as renovation to mechanical and plumbing systems as they reach this plateau.

The amount of housing overcrowding also increased during the 1970 to 1980 period. In 1970, the percentage of housing units in Ballentine Place with more than 1.01 persons per room was 4.5% as compared with a City-wide average of 7.9%. By 1980, the number of houses defined as overcrowded had increased to 6.7% in Ballentine Place while the City as a whole decreased to 5.1%.

The financial condition of the Ballentine Place resident population declined relative to the City-wide average during the 1970 to 1980 period. The percentage of the total population with incomes below the poverty level more than doubled, rising from 11.3% in 1970 to 26.0% in 1980 in Ballentine Place whereas the City-wide average held steady during that period at 19.7%. The number of unemployed persons in Ballentine Place increased from 1.5% in 1970 to 5.8% in 1980 while the City-wide unemployment rate was 2.1% in 1970 and 4.7% in 1980. The number of households receiving public assistance also increased significantly in Ballentine Place. In 1970, only 2.5% of all households received public assistance. In 1980, the assistance was extended to 10.7% of the households. Families classified as welfare recipients in Ballentine Place increased from 12 in 1970 to 99 in 1980.

The number of female headed households with children also increased in Ballentine Place during this period. In 1970, 10.7% of all Ballentine Place households were headed by women with children. By 1980, this percentage had increased to 16.8%. The City-wide average for female headed households with children increased from 14.4% to 16.4% between 1970 and 1980. Thus, the incidence of female headed households with children went from 74% of the City-wide rate in 1970 to 102% in 1980.

The number of older persons residing in the neighborhood increased dramatically; from 102 persons or 3.9% in 1970 to 349 persons or 12.9% in 1980.

The average value of an owner-occupied house in Ballentine Place between 1970 and 1980 increased in value at a slower rate than other housing within the City as a whole. In 1970, the average value of an owner-occupied home was \$11,400 or 81.5% of the City-wide average. In 1980, the average value had increased to \$31,500; however this increase failed to keep pace with the City-wide increase and in 1980 the Ballentine Place average represented only 80.4% of the City-wide average. The total assessed value of all real estate in the City increased by 55.2% between 1980 and 1986 whereas the increase in the Ballentine Place Area was only 37.4%.

Several crime statistics in Ballentine Place increased at a rate greater than the City-wide rate during the past several years. Robberies to individuals in Ballentine Place increased from 15 in 1983 to 17 in 1985 whereas there was a decline in the entire City from 1,242 in 1983 to 955 in 1985. Burglary of commercial properties and sex related offenses also increased during the past three year period.

In summary, Ballentine Place is undergoing a period of social, economic and environmental transition. The overall condition of the housing stock has experienced a gradual decline since 1970 as more structures are now in fair condition as opposed to good condition, and are in need of substantial repairs or renovation. Assessed values are not keeping up with City-wide averages, the resident population is less able to

maintain their properties, there are more older persons on fixed incomes, more female headed households with children, and more households receiving some form of public assistance. Experience with other Conservation programs has shown that households with these characteristics are less able to maintain property at the minimum community standards. Additionally, there is a gradual deterioration of the public infrastructure. All of these indicators point towards the need for a comprehensive improvement program to encourage and assist in the repair of the neighborhood's housing stock, particularly the high proportion of relatively older houses found in Ballentine Place. The neighborhood conservation program will aid property owners in upgrading the condition of their homes or apartments and help the community to revitalize their neighborhood.

3. Relationship to Definite Local Objectives

The Ballentine Place Neighborhood Conservation Plan provides for land reuses consistent with Norfolk's General Plan adopted in 1967. Plans for neighborhood rehabilitation, including improvements to public facilities, are in keeping with proposals now being finalized for inclusion in the Lafayette-Ballentine General Development Plan now being prepared for this area.

Changes to the existing circulation system within the project area will be undertaken in close cooperation with local transportation officials and will be consistent with City transportation objectives expressed in adopted transportation plans. Improvements to the public facility infrastructure will be accomplished within existing public rights-of-way or within land to be acquired to achieve project objectives.

B. Project Proposals

1. Plan Objectives

The objectives of the Ballentine Place Neighborhood Conservation Project are the revitalization of a residential community experiencing initial stages of decline, the rehabilitation of individual residential properties so as to bring these properties up to the Rehabilitation Standards set out in the Conversation Plan, and the construction of needed public improvements to enhance the livability of the area.

2. Property Acquisition

There are no properties proposed for acquisition at the inception of the conservation program activities. See Plan Exhibit No. 1 - Boundary and Land Acquisition Map.

However during the course of the project, deteriorating or blighted properties will be inspected to determine whether or not they comply with the provisions of the Ballentine Place Conservation Plan Rehabilitation Standards (Exhibit 3). The owners of property which does not comply with the rehabilitation standards will be notified in writing of observed deficiencies and of the need to bring the property into compliance. In the event that the property has not been made to comply with the rehabilitation standards within one year after receiving a written request for such compliance then the Authority may proceed to acquire the property by deed or condemnation. The Authority will resort to condemnation only for failure to correct significant discrepancies, by which is meant a discrepancy which affects the safety or health of the occupant or which would have a substantial negative impact upon an economic evaluation of the property.

Upon acquisition of project property, whether by deed or condemnation, the Authority will either (1) sell or lease the property under a contract obligating the buyer to renovate the same to bring it into conformance with the rehabilitation standards and the objectives of the neighborhood conservation plan, or (2) demolish the structure or structures upon the property and then dispose of land for redevelopment at its fair value for uses which are consistent with the provisions of the conservation plan, or (3) renovate the property to bring it into compliance with the rehabilitation standards, or (4) dispose of unimproved land for redevelopment at its fair value for uses in accordance with the conservation plan.

In those instances where the property is acquired and is subsequently resold to a private developer, the disposition documents will contain appropriate restrictions to insure that rehabilitation is completed and that the property will be used in a manner which is consistent with the objectives of the plan. Such restrictions shall be imposed as covenants running with the land for a period of not less than forty years from the date of the approval of the plan by the Council of the City of Norfolk.

3. Financial and Technical Assistance

NRHA provides comprehensive financial and technical assistance to property owners to assist them in complying with the Rehabilitation Standards for the Project Area. Property owners within the Project Area may request financial and/or technical assistance from the Authority to rehabilitate their property to the specifications in the Project

Rehabilitation Standards. Financial assistance in the form of below market rate loans and/or grants area provided to eligible homeowners through the Residential Rehabilitation Loan and Grant Program. The loans are for a term of fifteen to thirty years and are evidenced by a note and secured by a deed of trust. Determination of eligibility for the type of loan and/or grant is made on an individual basis by the NRHA staff after meeting with the property owner and discussing the specifics of the program.

Extensive and in-depth technical assistance is also offered by NRHA to property owners within the Project Area. At the property owner's request, a NRHA staff member with comprehensive training and experience in all phases of property rehabilitation will be assigned to assist in planning the work to be done and with the owner's selection of a contractor. Authority staff will also make periodic inspections to determine the progress of the work and to insure that the work is in compliance with the contract specifications. For further information, property owners should contact Norfolk Redevelopment and Housing Authority's Rehabilitation Department at 201 Granby Mall, Norfolk, Virginia.

4. Public Improvements

The following priority for public improvements has been determined for the Ballentine Project Area.

a. The installation of additional neighborhood street lights.

b. The construction of curbs and gutters in locations where

they currently do not exist or where they need to be upgraded.

- c. The planting of additional street trees, preferably crepe myrtles, to beautify the neighborhood.
- d. Improvements to the grounds of Ballentine School to achieve a more park-like atmosphere and play area for children.

The Authority will make every effort to execute the above public improvements during the lifespan of the project. To that end, the Authority will endeavor to obtain the necessary funds to accomplish the identified public improvements. The Authority, with the assistance of the Project Area Committee, will continue to monitor the Project Area in order to identify and address public improvement deficiencies during the life of the Conservation Project.

5. Design Review

To establish and maintain property values, to ensure the aesthetic and functional coordination essential to carrying out the objectives of the Plan and to assure continuous maintenance of the Project, developers who purchase property from Norfolk Redevelopment and Housing Authority shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements by the Authority, the Norfolk Design Review Committee and finally by the City Planning Commission. Reviews and approvals will be

specifically concerned with but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs. The afore mentioned approvals of plans and specifications shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by appropriate authority.

C. Land Use Plan

The general land use plan for the Ballentine Place Conservation Project is consistent with the existing development pattern in the neighborhood. The Ballentine Place Neighborhood Conservation Project Land Use Plan, Exhibit 2, is attached hereto and made a part hereof.

Conservation activities will support and be compatible with the following existing and permitted land uses:

Public facilities: street rights-of-way, parks, cemeteries, playgrounds, pedestrian ways and other similar uses which conform to the general residential nature of the Project Area.

Residential: new construction and properties rehabilitated in accordance with the Ballentine Place Conservation Project Rehabilitation Standards and the Building Code of the City of Norfolk.

Commercial: shops, stores, offices, and other business operations commonly associated with neighborhood commercial retail areas.

Institutional: churches, private schools, private clubs and similar non-profit institutional uses compatible with the surrounding neighborhood.

Industrial: industry primarily located along the Norfolk and Western Railroad right-of-way.

D. Other Provisions Necessary to Meet Federal, State, and Local Requirements

1. Real Estate Acquisition and Relocation

In conducting real estate acquisition and family and business relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of the Commonwealth (Sec. 25-235 et. seq. of Code of Virginia, 1950) and the United States (P. L. 91-646, 42 USCA 4601 et. seq.) In the acquisition of real property in the Ballentine Place Project the Authority will make a diligent effort to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings. In addition, the Authority will not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings. The Authority will not require any person lawfully occupying property to surrender possession without at least 90 days prior written notice from the Authority of the date on which possession will be required.

The Authority will also administer the relocation program for all families and individuals affected by the acquisition of property by the Authority. No occupant will be required to move from the acquired property until such time as decent, safe, and sanitary living accommodations can be offered the occupant at a rent or purchase price which is within his economic means. All occupants will be advised of all benefits to which they may be entitled. The relocation program will be

administered without discrimination on the basis of race, creed, color or national origin, all as required by law.

2. Changes in Approved Plan

Any amendments to the plan are subject to review by the Ballentine Place Project Area Committee and the Ballentine Civic League, and will be discussed at a scheduled public hearing. Formal adoption of any amendments will be done by the Commissioners of the Norfolk Redevelopment and Housing Authority and each amendment must be approved by the Council of the City of Norfolk.

3. Lifespan of Project Activities

It is the intent of the Authority to proceed diligently to achieve completion of project activities and to obtain the objectives outlined in the plan. One objective is to achieve completion of project activities by the end of 1994. The Authority will monitor project activities and continue to work with the Project Area Committee. Moreover, progress in the Ballentine Place Conservation Project Area will be documented in quarterly status reports prepared by NRHA staff.

4. Environmental Impact Consideration

Norfolk Redevelopment and Housing Authority, coordinating with the City of Norfolk, is responsible for preparation of an environmental review record for the Ballentine Place Conservation Project. A finding of "No Significant Effect" will be required by the U. S. Department of Housing and Urban Development for this project if federal financial assistance, principally Community Development Block Grant funds, are to be made available for conservation related activities. When completed the

Environmental Review Record may be examined and copied during normal working hours at the Fiscal Division, City of Norfolk, Room 807, City Hall, Norfolk, VA 23510. All interested parties will have an opportunity to comment on the Environmental Review Record prior to the project implementation. In the event that some activities are to be conducted within the project area before final environmental clearance is obtained, a special environmental assessment will be completed to determine the impact, if any, of these activities. In accordance with the applicable regulations, these activities must be shown not to have an adverse environmental effect, not to limit choices among competing alternatives, and not to alter the premises upon which the environmental clearance will be based in any way which effects the validity of the conclusions reached.

5. Non-Discrimination Consideration

The Norfolk Redevelopment and Housing Authority pursues a policy of non-discrimination with regard to race, color, creed, national origin, age, or sex in all aspects of its redevelopment and conservation programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

6. Citizen Participation Considerations

The Norfolk Redevelopment and Housing Authority actively involves project area residents as well as other citizens and community groups in the development of the conservation plan and in the execution of program activities. Citizen involvement and participation in the Ballantine Conservation Project has been carried out on two levels. First, a Ballantine Project Area Committee (PAC) has been established

consisting of fourteen (14) residents of the neighborhood who have met numerous times since September 1986 to discuss and assist in the planning and design of the Conservation project. The PAC has assisted in establishing the project boundaries, in setting Rehabilitation Standards, and in identifying needed public improvements. The PAC has also identified the critical need for the benefits, services, and protection offered by the Conservation Plan and has voted unanimously to adopt the Conservation Plan. The members of the PAC have taken an active role in discussing the particulars of the plan with other Ballentine Place residents, and in doing so have facilitated the approval of the plan by the Civic League in March 1987. The PAC will continue to have an active role in the finalization of the plan as well as in its implementation.

At a second level of citizen participation, the Ballentine Place Civic League has reviewed, considered, and discussed the Conservation Plan for the Project Area. The staff of the Authority has attended six Civic League meetings during 1986 - 1987 and has thoroughly briefed the Civic League on the mechanics of implementation of the Plan. The Civic League, which is an area-wide group with representation from all sectors of the neighborhood including renters, homeowners, and landlords has voted overwhelmingly in favor of endorsing the Plan. NRHA staff will continue to meet with the Civic League throughout the life span of the Project for the purpose of updating the residents, and to obtain their suggestions, comments, and concerns relative to the program activities.

E. Exhibits

- 1. Plan Exhibit No. 1 - Boundary and Land Acquisition Map**
- 2. Plan Exhibit No. 2 - Proposed Land Use Plan**
- 3. Plan Exhibit No. 3 - Ballentine Place Conservation Project
Rehabilitation and Conservation Standards**



EXHIBIT NO. 1

BALLENTINE PLACE CONSERVATION PROJECT
BOUNDARY & LAND ACQUISITION MAP
MARCH, 1987

21



PROJECT BOUNDARY

4/24/87

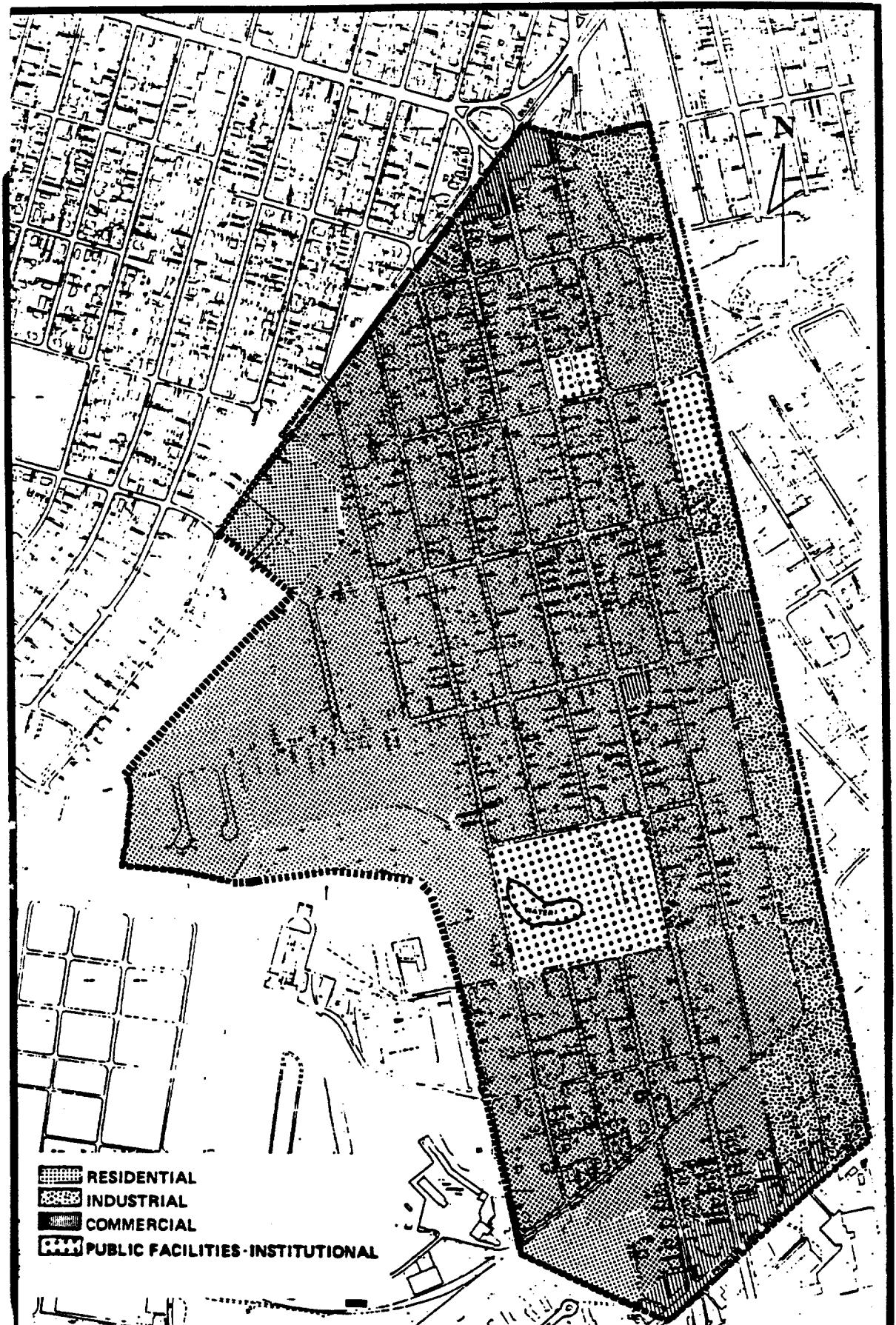


EXHIBIT NO. 2
BALLENTINE PLACE CONSERVATION PROJECT
PROPOSED LAND USE PLAN
MARCH, 1987



PROJECT BOUNDARY

REHABILITATION AND CONSERVATION STANDARDS

for

BALLENTINE PLACE

DRAFT

DRAFT COPY

REHABILITATION AND CONSERVATION STANDARDS

for

BALLENTINE PLACE

Introductory Statement

These minimum property standards constitute the requirements for the design, construction, alteration, rehabilitation, repair and maintenance of all properties located in the Conservation Project Area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, specifically seeking prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties and the provision for needed public improvements.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable character of the neighborhood.

All properties in the Conservation Project Area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, and facilities, including but not limited to the Building, Plumbing, Electrical and Minimum Housing Codes of the City of Norfolk. These code standards are hereby incorporated by reference and made part of these property standards.

DRAFT

In addition to compliance with local statutes, codes and ordinances, all properties in the Conservation Project Area shall conform to the standards which follow.

GENERAL ACCEPTABILITY CRITERIA

R201 SERVICE AND FACILITIES

R201-1 Utilities shall be independent for each property.

R201-2 Independent facilities shall be provided for each dwelling unit, except that common facilities such as laundry and storage space or heating may be provided for each property.

R201-3 Each building and each dwelling unit within the building shall contain provisions for each of the following living facilities.

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.
- g. Proper food preparation space.
- h. Bathing facilities.

R202 ACCESS

R202-1 Access to the property.

DRAFT

R202-1.1 Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

R202-2 Access to the building

Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R202-3 ACCESS TO EACH DWELLING UNIT

Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.

R203 METHOD OF DETERMINING NUMBER OF DWELLING UNITS

R203-1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a dwelling unit.

R203-2 A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.

R204 DILAPIDATED STRUCTURES

R204-1 All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.

R205 MAINTENANCE

R205-1 All structures and portions of structures and the

DRAFT

component parts thereof shall be maintained in a clean and sanitary condition, reasonably free from defects, and shall be structurally sound so as to capably perform the function for which they were designed. Protection from the elements and against decay and rust shall be afforded by periodic application of a weather coating material or sealant. The exterior of all premises shall be maintained in such a manner that the appearance is not offensive or blighting to other properties. Trash, garbage and rubbish shall not be allowed to accumulate on the premises.

R206

ADMINISTRATIVE REVIEW PROCEDURE

R206-1

Prior to final determination that a property is in violation of or in default under these standards, the owners thereof, or any person having a direct interest therein, shall have the right to petition for a review of any determination, requirement, recommendation or finding made by the administrators of the Conservation Project. Such a petition should be addressed to the Conservation Project Review Board. The membership of this board shall be approved by the Commissioners of the Norfolk Redevelopment and Housing Authority for three year terms and shall be appointed in the following manner:

1. One member from the staff of the organization

4 DRAFT

administering the Conservation Project.

2. One member who shall be a resident of Norfolk, but not of the Conservation Project Area.
3. Three members nominated by the Civic League whose names shall be tendered for approval to the Commissioners of the Norfolk Redevelopment and Housing Authority.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards would be unreasonable, unusually difficult, impractical or would impose an unnecessary or disproportionate financial hardship on the owners; and the Board may also, in stated instances, permit variances in the standards or in the interpretation thereof when satisfied that such action would meet the spirit and intent of the Plan. In all cases, the good faith of the property owner shall serve as an important guide in deciding upon the course of action to be pursued.

R206-2

A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases only when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full

DRAFT

compliance is impossible or impracticable.

- b. Long established local practices and customs in the area assure continued market acceptance of the variation.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206-3 Variations shall be limited to specific cases and shall not be repetitive in nature of establish precedents for similar acceptance in other cases without prior approval of the variation.

SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301 COURTS

- a. Outer courts shall have at least dimension of 8 feet if windows of habitable rooms occur in walls opposite each other and serve separate dwelling units or buildings.
- b. The distance between building walls of outer courts under other conditions shall be not less than 5 feet.
- c. Inner courts shall have at least 50 square feet.

DRAFT

area and minimum dimensions as for outer courts.

R302 SITE IMPROVEMENTS

R302-1 The open space of each property shall provide for (a) the immediate diversion of water away from buildings and disposal from the lot, (b) prevention of soil saturation detrimental to structures and lot use, and (c) appropriate paved or all-weather walks, parking areas, driveways and exterior steps.

R303 BUILDING SITES

R303-1 Every building shall have yard space of such size and planned so as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

R303-2 No existing main building shall be extended beyond the existing set back line of buildings on the same side of the street in the same block.

R303-3 Off-street parking areas and driveways must have an all-weather surface, properly maintained.

R304 FENCES OR SCREENING

R304-1 Fences, retaining walls, shrubbery, screens and other minor construction as appropriate shall be provided by the property owner where needed to handle excessive grade differences and to screen unsightly views, including fuel oil tanks that can be seen from the street front, to provide suitable access and personal safety, and to protect property. Such appurtenances shall be maintained by the owner in a structurally sound, durable and safe condition.

DRAFT

R304-2 Fences shall conform or be made to conform to all codes and ordinances of the City of Norfolk; otherwise such fences shall be removed by the owner of the premises.

R305 SIGNS

R305-1 "For Rent", "For Sale" and similar advertising signs shall not exceed 5 square feet in size and if exposed to the weather, shall be constructed of weather resistant materials. Such signs shall be neat, legible, and of a design acceptable to the Conservation Project and shall be fixed securely to the face of the building or posted within the front yard setback limits.

R306 COMMERCIAL PROPERTIES

R306-1 The exterior of all commercial properties shall be kept in good repair, painted, and shall not constitute a safety hazard or nuisance. In the event renovations or repairs become necessary, such repairs shall be made to conform to all applicable codes.

R306-2 All loading areas, automobile service stations, access to drive-in food establishments and similar areas shall be paved and kept in good repair.

R307 GARBAGE AND TRASH STORAGE

R307-1 No garbage, trash, waste or refuse receptacle shall be stored or kept where it can be observed from any street.

R307-2 Storage enclosures or facilities shall be constructed in accordance with these standards and in a manner so as not to be unsightly, to provide suitable access and

DRAFT

personal safety, and protect the property. They shall be maintained in a structurally sound, durable, safe and sightly condition.

R308

VEHICLES

R308-1

Any vehicle, including a trailer, which is without a currently valid license plate or plates and is in a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative, disused or abandoned condition, shall not be parked, stored or left in the open and must be removed to a completely enclosed location or from the property.

R308-2

Under no circumstances shall a vehicle be parked in a front yard.

HOUSING STANDARDS

R400

OBJECTIVE

R400-1

To provide physical standards for safe, healthful, sanitary, and convenient dwelling units suitable to the kind and quality of housing in the Conservation Project Area.

R400-2

SPACE STANDARDS

To provide space standards that will prevent over-crowding and to assure a reasonable quality of life for the inhabitants of all dwelling units.

R400-3

To establish reasonable standards of light and ventilation, of doorways and staircases, and of entrance hallways and corridors.

R401

GENERAL

DRAFT

R401-1 Dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

R401-1.1 The area occupied by a stair or by closets shall not be included in the determination of required room area.

R401-1.2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with the same building planning standards as rooms above grade.

R401-1.3 All floors and walls shall be maintained in a safe and sanitary condition, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or loose plaster.

R401-2 MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT

R401-2.1 Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

NOTES

(1) Abbreviations

DU = Dwelling Unit
LR = Living Room
DR = Dining Room
DA = Dining Area
K = Kitchen

K'ette = Kitchenette
BR = Bedroom
OHR = Other Habitable Room
NP = Not Permitted

DRAFT

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- (4) Clear passage space.
- (5) Permitted in DU of 0-BR or 1-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of a kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- (7) Permitted only in dwelling unit having no separate bedroom.
- (8) Least dimension of appropriate room function applies.

SCHEDULE

Name of Space (1)	Room Count	Minimum Area 1 & 2 BR DU	(sq. ft.) (2) 3 or more BR DU	Least Dimension (3)
LR	1	140	150	10' - 0"
DR	1	80	100	7' - 8"
K	1	50	60	3' - 0" (4)
K'ette (5)	1/2	40	NP	3' - 4"
BR	1	70	70	7' - 0"
Total BR		1 BR, 100 2 BR, 170	3 BR, 240 4 BR, 340	1st gR of each DU 8' - 0"
OHR	1	70	70	7' - 0"
LR-DA	1 1/2	160	180	(8)
LR/DR	2	200	220	(8)
LR-DA-K (7)	2	210	240	(8)
K-DA (7)	1 1/2	80	100	(8)
K-DR (7)	2	120	140	(8)
K'ette-DA (7)	1	60	80	(8)
LR-DA-BR (8)	2	220	—	(8)
LR-BR (8)	1 1/2	190	—	(8)

R401-3 DWELLING UNITS

R401-3.1 A dwelling unit is a group of contiguous rooms containing living facilities consisting of separate

DRAFT

cooking, sanitation and sleeping accomodations.

R401-3.2 At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling or dwelling unit, except that a single tub or shower shall suffice for not more than 8 persons. Occupancy shall not exceed these limitations.

R401-3.3 Each dwelling unit shall contain suitable sleeping accomodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4 The term rooming house is hereby defined as a single family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5 Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable room, sleeping unit or toilet space. Exterior doors to each dwelling unit shall have locks in workable condition provided with keys.

R401-4

CEILING HEIGHTS

The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

R401-4.1

At least one-half of the floor area of every habitable room, including those in basements, shall have a ceiling height of at least 7 1/2 feet; and the floor area of that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

R401-5

ROOM ARRANGENTS

R401-5.1

Access to all rooms within a dwelling unit shall be possible without passage through a public hall.

R401-5.2

Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.3

A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.

DRAFT

R401-5.4 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 KITCHEN FACILITIES

R401-6.1 Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water, adequate space for installing a cooking range and refrigerator, and storage for cooking utensils.

R401-6.2 Minimum areas and dimensions of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets - 30 sq. ft. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.
- b. Drawer area - 5 sq. ft.
- c. Counter work area - 5 sq. ft.

R407-7 BATH FACILITIES

R407-7.1 Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or

DRAFT

medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, should have a least dimension of 30 inches.

R401-7.2 Every nonresidential building regularly used or occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

R401-8 LAUNDRY FACILITIES

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public

DRAFT

space within the building for the use of all occupants.

R401-9 CLOSETS

R401-9.1 Clothes closet space shall be provided within each dwelling unit on the basis of 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the dwelling unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

R401-9.3 Clothes closets shall have a shelf and rod.

R401-10 GENERAL STORAGE

R401-10.1 Each dwelling unit in a multi-family structure shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage

DRAFT

space for each dwelling unit shall be 100 cu ft. and shall be increased by 25 cu. ft. for each additional bedroom over two.

R402 LIGHT AND VENTILATION

R402-1 HABITABLE ROOMS

R402-1.1 All habitable rooms, except kitchens, shall have natural light providing by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts of less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

R402-1.2 An adequate means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.

R403-1.3 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor

DRAFT

area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2 KITCHENS

R402-2.1 Artificial light shall be provided and distributed so as to give illumination throughout.

R402-2.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 square feet, or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.

R402-3 BATHROOMS AND TOILET COMPARTMENTS

R402-3.1 Artificial ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1-1/2 square feet, or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-4 PUBLIC SPACES

R402-4.1 GENERAL

Adequate artificial light shall be provided for all public spaces.

R402-4.2 Public Entrance Spaces to Building

a. All public entrance spaces should have natural

DRAFT

light provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.

b. Either natural ventilation of at least 4 per cent of floor area or mechanical ventilation should be provided.

R402-4.3 Public Hallways and Stairways

a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 per cent of floor area) or mechanical ventilation.

b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 square feet of glass area, or its equivalent, for each floor so served.

R402-5 HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

R402-5.1 For habitable rooms below grade, the depth of the finished floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-6 VENTILATION OF UTILITY SPACES

R402-6.1 Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated

to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-7 VENTILATION OF STRUCTURAL SPACES

R402-7.1 Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-7.2 All exterior ventilation openings shall be effectively and appropriately screened where considered needed by the inspecting authority.

R402-8 MECHANICAL VENTILATION SYSTEMS

R402-8.1 Mechanical ventilation systems shall have a capacity of at least 60 cubic feet per minute.

R403 DOORS AND ACCESS OPENINGS

R403-1 EXTERIOR DOORS

R403-1.1 Existing doors in sound condition should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

- a. Main entrance door 3' - 0" 6' - 6"
- b. Service doors 2' - 6" 6' - 6"

R403-1.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

DRAFT

R403-1.3 Exterior doors or doors opening into public spaces have safe locks with keys provided.

R403-2 INTERIOR DOORS

R403-2.1 Existing doors in sound condition shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms, 2 feet - 6 inches wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2 feet - 0 inches wide.
- c. Service stair doors, 2 feet - 6 inches wide.
- d. Cased openings, 2 feet - 6 inches wide.
- e. To public stairway enclosures, single door, 3 feet - 0 inches wide; double door, 2 feet 4 inches wide, each half.
- f. Height of all interior doors, 6 feet - 6 inches.

R403-2.2 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R403-2.3 All door hardware shall be maintained in good operating condition.

R404 WINDOWS

R404-1 All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.

DRAFT

R404-2 All glass must be replaced with the same kind of material when cracked or broken. All glass must be intact and tightly sealed.

R405 STAIRWAYS

R405-1 All stairways shall provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R405-1.1 Stairways shall not be dangerous or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection, and shall be maintained in a good state of repair.

R406 HALLWAYS

R406-1 GENERAL

R406-1.1 Hallways shall provide adequate, safe and unobstructed exits from dwelling units.

R406-2 DISTANCE OF TRAVEL

R406-2.1 Where only one stairway is required, and is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any dwelling unit to the stairway shall not exceed 20 feet. Where the stairway is enclosed, this distance shall not exceed 30 feet.

R407 MIXED RESIDENTIAL AND NONRESIDENTIAL USES

R407-1 Any nonresidential use of residential property

DRAFT

shall be subordinate to its residential use and character.

R407-2 The nonresidential use shall be limited to the ground floor except for storage directly associated with the operation of the nonresidential uses and the building shall be of Type 5 construction or equal.

R407-3 No nonresidential use shall be permitted within the same structure as a residential use where the nonresidential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

FIRE PROTECTION

R500 OBJECTIVE

R500-1 To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501 GENERAL

R501-1 The properties within the Conservation Project Area shall be brought into conformity with the Fire Prevention Code of the City of Norfolk and the

DRAFT

Virginia State Fire Regulations.

R502

EXITS

R502-1

Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway or openable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

R502-2

Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

R502-3

In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one-hour fire resistance rating.

R502-4 If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.

R502-5 Where the secondary exit is by means of an openable window, the opening shall be at least 5 square feet in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 feet, 6 inches above the floor.

Where storm windows, screens or burgular guards are used, these shall be readily openable from the inside.

R502-6 Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.

R502-7 For properties containing more than two dwelling units and three or more stories, stairways shall be enclosed by partitions providing at least one hour fire resistance rating and solid wood flush type doors or doors deemed by the administering authority to provide sufficient fire retardation shall be installed at each opening on the stairway.

R503 INTERIOR FIRE PROTECTION

R503-1 Party or Lot Line Walls

R503-1.1 Semi-detached row or end row-dwellings shall be

DRAFT

separated from an adjoining dwelling or dwellings by a party or lot-lining wall extending the full height of the building. Every party or lot-lining wall shall be constructed so that at least a one hour resistance rating is provided.

R503-2 WALLS, FLOOR AND CEILING CONSTRUCTION

R503-2.1 The underside of all flights of wood stairs, if exposed, shall be covered with a noncombustible material. Existing plaster in this location which is in good condition may remain.

R503-3 SURFACE FLAME SPREAD RATINGS

R503-3.1 The classification of interior finish and trim materials shall be in accordance with Standard Designation E84 of the ASTM, (1) and as shown in the table below.

R503-3.2 Interior wall and ceiling finish materials shall not exceed the surface flame spread ratings given in the following table, except as noted under R503-3.3.

Location	Class	Flame Spread Rating
Hallways, stairways and other exits	B	25 - 75
Rooms within dwelling unit except for kitchen space	C	75 - 200
Kitchen or kitchen space	B	25 - 75
Small spaces enclosing heating or other fire hazardous equipment	A	0 - 25

~~DRAFT~~

R503-3.3 Existing interior finish materials, which have a surface flame spread rating of more than 200, shall be covered with an acceptable flame resistant paint.

R503-4 ENCLOSURE OF VERTICAL OPENINGS

R503-4.1 The enclosing walls of an elevator shaft shall be of noncombustible materials having not less than a two-hour fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R503-4.2 For properties containing more than four dwelling units, stairways from the first floor, leading to below-grade open space of rooms containing heating equipment, shall be enclosed with partitions providing at least a one-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters. Laboratories, Inc., Class C classification.

R503-4.3 Every habitable unit must be supplied with at least one approved type smoke detector.

R504 EXTERIOR FIRE PROTECTION

RR504-1 EXTERIOR STAIRWAYS

R504-1.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R405.

R504-1.2 Where an exterior stairway is used in place of a

DRAFT

required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of noncombustible materials.

R504-2 ROOF COVERING

R504-2.1 In buildings of from one through four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2 In buildings of more than four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision: where the roof area of property is greater than 4,000 square feet, or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L., shall apply.

WORKMANSHIP AND MATERIALS

R601 All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to

accomplish the required result, and produce an appearance that will be attractive to public view.

CONSTRUCTION

R700 OBJECTIVE

R700-1 To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

R700-2 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R700-2.1 PREVENTIVE MEASURES

- a. Windows or other openings near grade to have snug fitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;

DRAFT

- f. Locating sidewalks, driveways, or other impermeable horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joint caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;
- i. Apply with precautions or corrective actions recommended by bonded exterminators.

R701 EXTERIOR CONSTRUCTION AND FINISH

R701-1 WALLS

R701-1.1 Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed. Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R701-1.2 All cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. The owner of any buildings over three stories or 35 feet in height having such decorative features shall submit to the Building Inspector within one year

from the adoption of these Standards and every three years thereafter a report bearing the registered professional Engineer's Seal as to the condition and safety of such cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features.

R701-1.3 All exterior exposed surfaces not inherently resistant to deterioration shall be repaired, coated or sealed to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles (siding) will be permitted other than as repair to existing siding of the same material.

R702 ROOFS

R702-1 All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R702-1.1 A weatherproof roof shall be maintained and all rain water conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703 WINDOWS, DOORS AND OTHER OPENINGS

R703-1 Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of con-

DRAFT

tinuing acceptable services. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2 Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

R704 CHIMNEYS AND VENTS

R704-1 Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705 FLOORS

R705-1 All sagging exterior floors and stairs must be repaired. If bracing is used, it must be esthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.

R706 FLASHING, GUTTERS AND DOWNSPOUTS

R706-1 All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

R706-2 All gutter and downspouts must be securely fastened

DRAFT

and free from rust and holes.

R706-3 Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the structure by splash blocks or other means if necessary.

R706-4 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

R707 INTERIOR CONSTRUCTION AND FINISH

R707-1 WALLS AND CEILINGS

R707-1.1 Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide cracks, breaks or loose plaster. A protective and finish coating shall be provided.

R707-1.2 All basement walls must be coated so as to remain dry at all times.

R708 FLOORS

R708-1 All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R708-2 Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is acceptable.

R708-3 In hallways, wood, a resilient floor or carpeting,

DRAFT

are appropriate finished flooring materials.

R708-4 Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious to water. If constructed of wood, they shall be covered with fitted linoleum or varnished so as to make floor surface reasonably impervious to water.

R708-5 Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

MECHANICAL EQUIPMENT

R800 OBJECTIVE

R800-1 To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R801 GENERAL

R801-1 For mechanical equipment see R201 Service and Facilities.

R802 HEATING

R802-1 Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70° at a

DRAFT

height of 3 feet above floor level with an outside temperature of 15° F, and said heating facilities shall be capable of heating all other rooms to 65° at a height of 3 feet above floor level with an outside terperature of 15° F.

R802-2 Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.

R803 DOMESTIC WATER HEATING STORAGE

R803-1 CAPACITIES

Each building, or dwelling unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number of Dwelling Units Served	Storage Capacity in Gallons	Heating Capacity Gal. per hr. 100° F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

DRAFT

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R803-2 CAPACITIES-TANKLESS TYPE

R803-2.1 Instantaneous water heaters rated in gallons per minute-100° R. Rise shall be at least equivalent to the following:

1	Dwelling Unit	served	2.75 G.P.M.
2	" Unit	"	5.00 G.P.M.
3	" "	"	7.75 G.P.M.
4	" "	"	10.00 G.P.M.
5	" "	"	12.75 G.P.M.
6	" "	"	15.00 G.P.M.
7	" "	"	17.75 G.P.M.
8	" "	"	20.00 G.P.M.
9	" "	"	22.75 G.P.M.
10	" "	"	25.00 G.P.M.
11	" "	"	27.75 G.P.M.

R803-3 VENTING

R803-3.1 All fuel-burning water heaters shall be connected to a vent leading to the exterior.

DRAFT

R804 PLUMBING

R804-1 GENERAL

R804-1.1 The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R804-2 REQUIRED FIXTURES

For required plumbing fixtures see R401-5 through 8.

R804-3 CONDITION OF EXISTING PLUMBING

R804-3.1 Plumbing systems, including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R805 ELECTRICAL

R805-1 GENERAL

R805-1.1 All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical fixtures or outlets sufficient for proper illumination and appliance usage.

R805-1.2 Existing electrical systems shall be maintained in a safe condition and shall not be added to or extended without prior approval of the City Electrical Inspector.

R805-1.3 All new wiring, additions, extensions or electrical repairs shall be performed in accordance with Chapter 18.1 of the Norfolk City Code.

R805-1.4 No over current protective devices shall exceed the

DRAFT

limitations prescribed in the National Electrical Code, and no over current protection device shall be tampered with or altered so as to make it inoperative.

R805-1.5 Existing electrical facilities shall be made to conform to the following minimum standards:

- a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is greater.
- b. Control switch for each light fixture shall be on wall at room entrance, except for small storage areas.
- c. Wall switch to bathroom light fixture shall be or have been installed in accordance with the National Electrical Code.
- d. At least one 20 amp circuit with two duplex outlets for each kitchen area.
- e. Appliance outlets shall be of adequate capacity and properly installed in accordance with the National Electrical Code.
- f. Not less than two general lighting circuits (15 amp) and one appliance circuit (20 amp) shall be provided for each dwelling unit.
- g. If laundry facilities or laundry area are provided, a separate laundry circuit shall be installed.

DRAFT

