

REHABILITATION PLAN
BAYVIEW NEIGHBORHOOD
REHABILITATION DISTRICT

NRHA

Norfolk Redevelopment
and Housing Authority

REHABILITATION PLAN
BAYVIEW REHABILITATION DISTRICT
NORFOLK, VIRGINIA

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Rehabilitation Standards

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REHABILITATION PLAN FOR BAYVIEW

A. Description of Project

1. Boundaries of the Rehabilitation District

Beginning at the point of intersection of the southern line of Evelyn Street and the eastern line of Chesapeake Boulevard; Thence northwardly along the eastern line of Chesapeake Boulevard to a point 90'± south of the southern line of Dune Street; Thence eastwardly along the rear property lines of the properties fronting the southern line of Dune Street to a point on the western line of Devon Street 90'± south of the southern line of Dune Street; Thence northwardly along the western line of Devon Street to its intersection with the southern line of Dune Street; Thence eastwardly along the southern line of Dune Street to a point 81' east of the eastern line of Devon Street; Thence northwardly along the rear property lines of the properties fronting the eastern line of Devon Street to a point 100'± south of the southern line of Beach View; Thence eastwardly along the rear property lines of the properties fronting the southern line of Beach View Street to their intersection with the projected eastern line of Beach View Street; Thence northwardly along the eastern line of Beach View Street to its intersection with the southern line of Virgilina Avenue; Thence eastwardly along the southern line of Virgilina Avenue which becomes the southern line of Park View Avenue at the intersection of Beaumont Street and Virgilina Avenue to its intersection with the projected eastern line of 1st Bay Street; Thence southwardly 600'± to the eastern property line of the property fronting the eastern terminus of Inlet Point Road; Thence southwardly along the eastern property lines of the properties fronting the eastern line of Inlet Road; Thence westwardly

along the rear property lines of the properties fronting the southern line of Lynn River Road which becomes Cape View Avenue; Thence southwardly along the rear property lines of the properties fronting the eastern line of Cape View Avenue; Thence westwardly along the rear property lines of the properties fronting the southern line Sunset Drive to a point at the intersection of the eastern line of Carlton Street and the extended southern line of Evelyn Street; Thence westwardly along the southern line of Evelyn Street to the point of beginning.

2. Description of Existing Conditions

The Bayview Rehabilitation District is located in the Ocean View section of Norfolk and encompasses Planning Districts 13 and 14. The area is generally bounded on the north by Virgilina Avenue and Parkview Avenue, on the east and the south by an arm of Little Creek, and on the west by Chesapeake Boulevard, Dune Street, and Beach View Avenue.

HISTORY

The Bayview neighborhood is a predominately residential community of modest one story, homes built during the mid 1940's. Many of the homes have been remodelled and additions built by the owners to increase the size of the house. The majority of the homes are built on relatively small lots and many are surrounded by chain link fences. The area is only a few blocks from the bayfront at Ocean View and it is adjacent to the Cottage Line neighborhood. The western portion of the neighborhood is adjacent to the Ocean Air Apartments. The high density apartment development found in these adjacent areas is beginning to exert a deleterious impact on the Bayview neighborhood. Overall, Bayview is a community of affordable single family structures entering the initial stages of deterioration.

LAND USE

The predominate land use in the proposed district is residential with a few older commercial properties along Chesapeake Boulevard at its intersection with Bayview Boulevard and Fisherman's Road. It is estimated that 95% of the land use is residential with the majority of structures being single-family homes. The development of high density apartment buildings that has occurred in Cottage Line and East Ocean

View has also occurred along the northern boundary of the Bayview area. As a result of this development less than 1% of the land is currently vacant. An estimated 2% of the land is occupied with institutional uses including Bayview Elementary School, a fire station, and several churches.

BUILDING CONDITIONS

In April 1988, Authority staff conducted an exterior survey to determine the general condition of the properties in the area. The exterior of every structures (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 is in need of repairs beyond normal maintenance.
- Poor - structure has experience extensive exterior deterioration and the economic feasibility for rehabilitation is unlikely.

1,688 structures were surveyed in the Bayview area. Of that number 1,306 structures or 77.4% of the buildings were identified as being in apparent good condition. While this is a significant number of the structures, the Authority's experience in administering the Conservation Program over the past twenty years has demonstrated that

interior inspections of structures over 35 to 40 years old will reveal a need for significant rehabilitation. This includes upgrading the plumbing systems, new electrical wiring, new insulation, and replacement of other mechanical systems.

22.6% of the structures were classified as being in fair condition. Typical problems included 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.

The commercial buildings along the western boundary of the Bayview neighborhood were categorized as being in fair condition. These buildings are from fifteen to twenty years of age and are showing signs of deterioration which includes the need for painting trim, repairing roofs, and repaving of parking lots. As these buildings are at the entrance of Bayview along Chesapeake Boulevard their appearance gives the impression that this is a community of structures that are in need of repair and refurbishing.

One structure (.05%) in the study area is in such poor condition that rehabilitation appears doubtful.

ENVIRONMENTAL CONDITIONS

The review of environmental conditions in the neighborhood by Authority staff revealed some areas of concern. Some streets are in need of repaving. Some platted streets have not been completed which

interrupts the traffic circulation pattern in the neighborhood. Throughout the area, poor surface drainage conditions exist and rain water causes minor flooding on many of the streets. Several neighborhood streets lack sidewalks, curbs and gutters. There is also a need throughout the entire area for additional street lights to better illuminate the neighborhood. Some streets need street trees to beautify the neighborhood.

There is a need for additional open space and recreational facilities to serve the neighborhood. The existing neighborhood complex is in need of renovation and expansion to better accommodate the needs of the community. Total public open space in the study area is 5.5 acres all of which is located at the Bayview Elementary School. Current national standards recommend that approximately 8.4 acres of recreational/open space be provided for each 1000 persons. Therefore, the Bayview area, with a total population of 6,600 should contain about 55.3 acres of park-type space. This equates to a current unmet demand for 49.8 acres of recreational/open space.

There are also some practices in the Bayview neighborhood which create a negative impression of the area. These include the parking of small trailers and power boats in front and side yards which contribute to a sense of clutter. Several carports and/or garages in the area have been converted by the owners to dens. The materials used to build the additions and the changes undertaken do not match the original construction. These changes have had an affect on the visual environment.

Another indicator of environmental problems in the Bayview area is the increase in complaints to the City's Housing Services Department and to the Norfolk Public Health Department. In 1985 there were 106 compliant inspections to Housing Services. In 1986 this had increased 41.5% to 150 compliant inspections. Complaints to the Norfolk Public Health Department increased from 179 in 1986 to 186 in 1986, with the greatest increase in complaints concerning solid waste being dumped in the area.

SOCIO-ECONOMIC CONDITIONS

The socio-economic characteristics of the area were analyzed to identify trends indicating change in the condition of the neighborhood. These characteristics pertain to both housing structures and to the resident population. Many of the trends revealed by this analysis indicate that the Bayview neighborhood is entering a period of instability. The changes that have occurred or are in the process of occurring will, in the future, have a negative impact on the overall condition of the neighborhood. A summary of the findings is detailed below.

The percentage of the total population with incomes below the poverty level remained constant between 1970 and in 1984 at 11%. In 1984, an estimated 110 persons out of every thousand were defined as having incomes below the poverty level. In 1970, the percentage of persons below the poverty level in Bayview was 55% of the city-wide rate, by 1984 this had increased to 61% of the city-wide rate. The number of families receiving food stamps increased from .3% of all households in

the project area in 1970 to 5.8% of all households in 1984. In 1970, the mean family income in Bayview was 94% of the City's; by 1980 the mean family income was 88.5% of the city-wide mean income. The significant increase in food stamp recipients and the inability of family incomes to keep pace with the city-wide rises in income both point toward a neighborhood undergoing transition. In the long run it will result in the residents having less financial resources to maintain and repair their homes than what was available in previous years. This in turn impacts the condition and stability of the neighborhood as the structures and environment are neglected due to the lack of financial resources available to property owners.

In 1970, almost 46% of the residents in Bayview were homeowners. By 1984, this ratio had declined to only 40.8%. The city-wide percentage of homeowners rose to 45.7%. The percentage of homeownership in Bayview declined 10.7% between 1970 and 1984, while the city-wide percentage of homeowners increased by 6.5%. This has resulted in an increase in the number of investor-owned properties in Bayview and a significantly higher number of renter households. Neighborhoods with a high percentage of rental households are generally less stable and cohesive due the transient nature of tenants. Additionally, renter households typically do not have the respect for or the commitment to maintain their property as well as owner-occupants.

The number of female-headed households with children also increased in Bayview during this period. In 1980, 6.9% of all Bayview households were headed by women with children. By 1984, this percentage had increased to 7.2%. The city-wide average for female-headed households

with children decreased between 1980 and 1984. Female-headed households with children typically have lower household incomes and less time and energy to devote to property maintenance. Over time, the significant constraints placed on a female-headed household with children will contribute to their inability to repair and improve their property up to the level that they would prefer.

The average value of an owner-occupied house in Bayview between 1970 and 1980 increased in value but at a slower rate than the city-wide average. In 1970, the average value of an owner-occupied home was 96% of the city-wide average and in 1980 it was 95%. The failure for housing values to keep up with the city-wide increases is another indicator of the gradual trend to instability occurring in Bayview. Factors contributing to the lower housing value are the need for modernization of the structures, the environmental problems occurring due to lack of maintenance of the housing stock and the yards, and the impending deleterious conditions from the Cottage Line and East Ocean View neighborhoods.

Crime statistics for Bayview report an increase in the crime rate. Violent crimes increased in Bayview from 6 in 1982 to 16 in 1983, a jump of 166% in one year. Comparatively, the city-wide incidence of crime increased only 5.7% between 1982 and 1983. The resident's response to concern for safety is evident in the fact that many homes are surrounded by fences, have flood lights on the houses, and signs noting "Beware of Dog" are also evident.

Residential fires have increased 43% between 1970 and 1984 in the

Bayview area compared to a city-wide increase of 32% during the same years. The increase in residential fires is another indicator of change in the stability in the neighborhood.

SUMMARY

The available statistics point to trends which indicate that the Bayview neighborhood is undergoing gradual, but perceptible changes and is in the initial stages of decline. These include no change in the number of persons below the poverty level while the City has experienced a decline in the number below the poverty level, a significant decline in the number of owner-occupied households since 1970, and an increase in the number of violent and property crimes. Another indicator that the Bayview neighborhood is in need of assistance to maintain the area as a stable and quality residential area is that assessed values are not keeping up with city-wide averages. The resident population is becoming less able to maintain their properties. This conclusion is supported by the trends showing that there are more older persons on fixed incomes, more female-headed households with children, more households receiving some form of public assistance, and an increasing number of renter households. Experience with other Conservation Programs has shown that households with these characteristics are less able to maintain property.

It is apparent from the conditions of houses along the west and north boundaries of Bayview that the problems in the Cottage Line and East Ocean View areas are moving into the Bayview neighborhood. In order to reverse this trend toward deterioration and to lessen the possibility that the Bayview area will experience further decline, it is

recommended that the Bayview area be designated as a Rehabilitation District. This designation differs from designation as a Conservation Project Area in that the Authority would not acquire property and compliance with the Rehabilitation Standards for the neighborhood would be voluntary. The assistance offered under this program allows property owners the opportunity to take advantage of the financial and technical support provided by the Authority's Rehabilitation Program. This program coupled with the resources and services of the various City Departments will provide the assistance needed to stabilize the Bayview neighborhood.

3. Relationship to Local Objectives

The Bayview Rehabilitation Plan provides for land reuses consistent with Norfolk's General Plan adopted in 1967. Plans for neighborhood rejuvenation, including the rehabilitation of residential properties, are in keeping with and are supportive of the recommendations outlined in the General Development Plan.

B. Project Proposals

1. Plan Objectives

The objectives of the Bayview Neighborhood Rehabilitation District are:

- a. the rehabilitation of individual residential properties so as to bring these properties up to the Rehabilitation Standards identified in the Rehabilitation Plan;
- b. the development of a strategy that will encourage and promote maintenance of residential units at the level outlined in the Bayview Rehabilitation Standards;
- c. to make improvements to the public infrastructure including the repaving of streets, addition of curbs and gutters, and landscaping of public right-of-ways if funds become available; and
- d. to provide for improvements to the recreational facilities network to include the renovation of the existing recreation center and the development of additional park space.

2. 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 Rehabilitation Standards. Financial assistance in the form of below

market interest rate loans and/or grants are 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.

As a condition to providing rehabilitation financial assistance, the Authority will conduct an aesthetic evaluation of the property including both the building and grounds. As a result of the evaluation, it may be required that certain aesthetic improvements be incorporated into the plans for the property's rehabilitation. The costs of any required aesthetic improvements will be eligible for inclusion in the rehabilitation financing provided by the Authority.

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 Street, Norfolk, Virginia.

3. Programmatic Implementation/Coordination

It is recognized that the resolution of the problems facing the Bayview Rehabilitation Project Area will not only require an effort on the part of the Authority and its program capabilities, but also on a close working relationship with the City's Housing Services Division and its housing-related programs. It is intended that the Housing Services Division, as well as other City departments and agencies, will be involved in the coordination and the direction of the programs implemented in the Project Area.

C. Land Use Plan

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

Rehabilitation 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 Bayview Rehabilitation Project Rehabilitation Standards and the Building Maintenance Code of the City of Norfolk.

Commercial: shops, stores, offices, motels, 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.

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

1. Changes in Approved Plan

Any amendments to the plan are subject to review by the Bayview Project Area Committee and the Bayview 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.

2. 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. A request made by the Project Area Committee is that the project activities be completed by the end of 1995. To work toward this end, the Authority will work closely with the Project Area Committee. The Authority will monitor project activities and continue to work closely with the Project Area Committee. Moreover, progress in the Bayview Rehabilitation Project Area will be documented in quarterly status reports prepared by NRHA staff.

3. 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 Bayview Rehabilitation 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 rehabilitation 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.

4. 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.

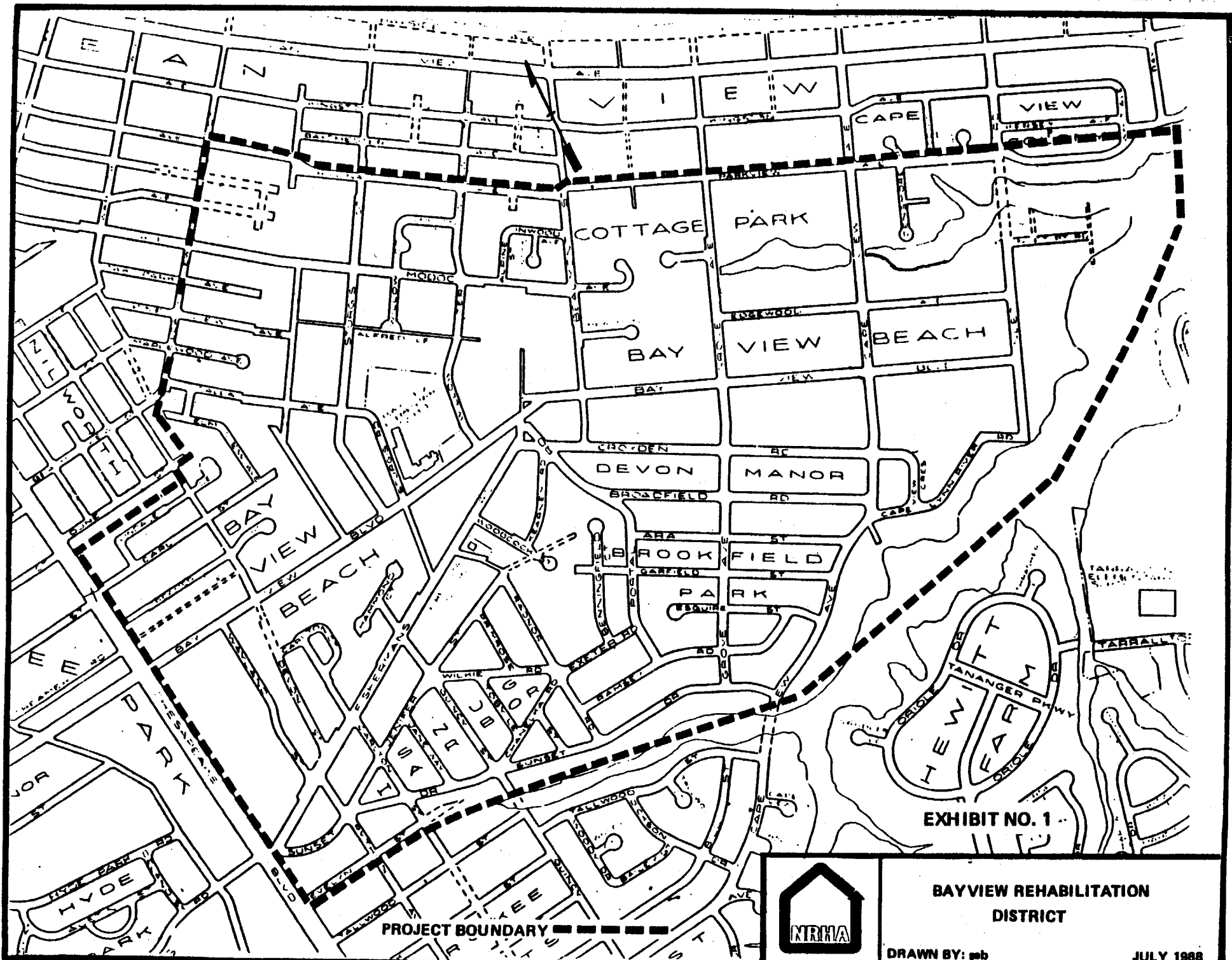
5. Citizen Participation Considerations

The Norfolk Redevelopment and Housing Authority actively involves project area residents as well as other citizens and community groups in the development of the Rehabilitation Plan and in the execution of program activities. Citizen involvement and participation in the Bayview Rehabilitation Project has been carried out on two levels. First, a

Bayview Project Area Committee (PAC) has been established consisting of ten (10) residents of the neighborhood who have met to discuss and assist in the planning and design of the Rehabilitation 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 need for the benefits, services, and protection offered by the Bayview Rehabilitation Plan. The members of the PAC have taken an active role in discussing the particulars of the plan with other Bayview residents. The PAC will continue to have an active role in the finalization of the plan as well as in its implementation.

E. Exhibits

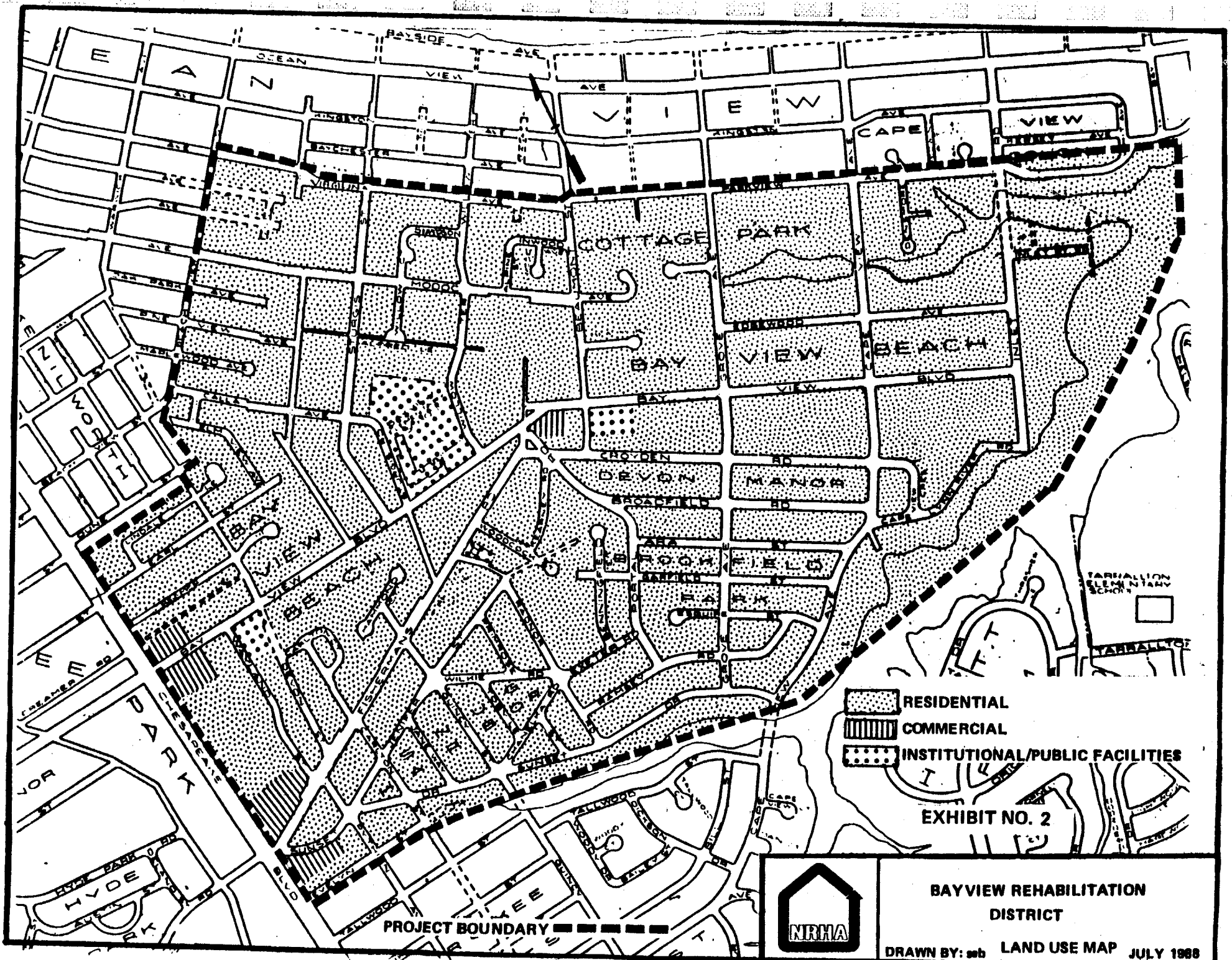
1. Plan Exhibit No. 1 - Boundary Map
2. Plan Exhibit No. 2 - Proposed Land Use Plan
3. Plan Exhibit No. 3 - Bayview Rehabilitation Project Rehabilitation
Standards



**BAYVIEW REHABILITATION
DISTRICT**

DRAWN BY: seb

JULY 1988



NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
PROPERTY REHABILITATION STANDARDS
FOR THE
BAYVIEW REHABILITATION DISTRICT

October 1989

REHABILITATION STANDARDS

Introductory Statement

These rehabilitation standards constitute the requirements for the spatial design and the level of alteration, rehabilitation, repair and maintenance of properties located in the Rehabilitation District who borrow funds from through the Authority's Rehabilitation Loan Program.

It is suggested that residential, commercial or other structures, whether occupied or vacant, be maintained in conformity with the provisions of these standards so as to preserve the desirable and economically viable character of the neighborhood.

Properties should 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 Virginia Uniform Statewide Building, Plumbing, Electrical, and Volume 2 Building Maintenance Codes as adopted by the City of Norfolk. These code standards are hereby incorporated by reference and made part of these rehabilitation standards.

In addition to compliance with local statutes, codes and ordinances, it is suggested that all properties conform to the standards which follow. Properties that are renovated with funds from the Rehabilitation Loan Program shall comply with the following standards.

GENERAL ACCEPTABILITY CRITERIA

R201 SERVICE AND FACILITIES

R201-1 Utilities shall be independent for each property.

R201-2 Independent bath and kitchen facilities shall be provided for each dwelling unit; but common facilities for laundry, storage space and heating are permissible.

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.

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.

R202-2 ACCESS TO EACH DWELLING UNIT

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

R203

R203-1 METHOD OF DETERMINING NUMBER OF DWELLING UNITS

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

R204-1

DILAPIDATED STRUCTURES

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

R205

R205-1

MAINTENANCE

All structures and portions of structures and the 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.

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 area and minimum dimensions as for outer courts.

R302

R302-1

SITE IMPROVEMENTS

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
R303-1

BUILDING SITES

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 extend 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, property maintained.

R304
R304-1

FENCES OR SCREENING

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, to screen unsightly views, 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.

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
R305-1

SIGNS

"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.

R306
R306-1

COMMERCIAL PROPERTIES

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 of the applicable codes.

R306-2

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

R307
R307-1

GARBAGE AND TRASH STORAGE

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 reasonably compatible with existing structures, so as not to be unsightly, to provide suitable access and personal safety, and protect the property. They shall be maintained in a structurally sound, durable, safe and sightly condition.

R308

R308-1

VEHICLES

Any vehicle, including a trailer, which is without a currently valid license plate or plates and/or 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 (a front yard being an open, landscaped or soft area, as opposed to a hard surfaced parking area located in front of a building.)

HOUSING STANDARDS

R400

OBJECTIVES

R400-1

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

R400-2

SPACE STANDARDS

To provide space standards that will prevent overcrowding 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

R401-1

GENERAL

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 conditions, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or

loose plaster.

R401-2
R401-2.1

MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT

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
FDA - Dining Area
K - Kitchen
K'ette - Kitchenette
BR - Bedroom
OHR - Other Habitable Room
NP - Not Permitted
- (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 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	Min. Area 1&2 BR DU	(Sq. Feet) 3+ BR DU	Least Dimension (3)
LR	1	140	150	10' - 0"
DR	1	80	100	7' - 8"
K	1	50	60	3' - 0"
K'ette (5)	1/2	40	NP	3' - 4"
BR	1	70	70	7' - 0"
Total BR	--	1BR, 100	3BR, 240	1st BR of each
	--	2BR, 170	4BR, 340	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	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 cooking, sanitation and sleeping accommodations.

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 unit or dwelling unit, except that a single tub or shower shall suffice for not more than eight persons. Occupancy shall not exceed these limitations.

R401-3.3 Each dwelling unit shall contain suitable sleeping accommodations 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 ARRANGEMENTS

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.

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 space - 5 sq. ft.
- c. Counter work area - 5 sq. ft.

R401-7

BATH FACILITIES

R401-7.1

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 degree door swing. Wall space shall be available for a mirror or 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 non-residential 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 space within the building for the use of all occupants.

R401-9

R401-9.1

CLOSETS

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 a rod.

R401-10

R401-10.1

GENERAL STORAGE

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 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
R402-1
R402-1.1

LIGHT AND VENTILATION HABITABLE ROOMS

All habitable rooms, except kitchens, shall have natural light provided 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 or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

R402-1.2

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

R402-1.3

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 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
R402-2.1

KITCHENS

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 sq. ft., 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
R402-3.1

BATHROOMS AND TOILET COMPARTMENTS

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

R402-4
R402-4.1

PUBLIC SPACES 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 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 sq. ft. of glass area, or its equivalent, for each floor so served.

R402-5

R402-5.1

HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

For habitable rooms below grade, the depth of the finish 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

R402-6.1

VENTILATION OF UTILITY SPACES

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

R402-7.1

VENTILATION OF STRUCTURAL SPACES

Natural ventilation of spaces such as attics and crawl 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

R402-8.1

MECHANICAL VENTILATION SYSTEMS

Mechanical ventilation systems shall have a capacity of at least 60 cu. ft. per minute.

R403

R403-1

R403-1.1

DOORS AND ACCESS OPENINGS EXTERIOR DOORS

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

	<u>Existing</u>	<u>New</u>
a. Main entrance door	3'0"x6'6"	3'0"x6'8"
b. Service doors	2'6"x6'6"	3'6"x6'8"

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

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 all approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms, 2' - 6" wide
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2' - 0" wide.
- c. Service stair doors, 2' - 6" wide.
- d. Cased openings, 2' - 6" wide.
- e. To public stairway enclosures, single door, 3' - 0" wide, double door, 2' 4" wide, each half.
- f. Height of existing doors, 6' - 6" minimum. Height of new doors in openings, 6' - 8".

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.

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 substantial 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 NON-RESIDENTIAL USES

R407-1 Any non-residential use of residential property shall be subordinate to its residential use and character.

R407-2 The non-residential use shall be limited to the ground floor except for storage directly associated with the operation of the non-residential uses.

R407-3 No non-residential use shall be permitted within the same structure as a residential use where the non-residential 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 rehabilitation district shall be brought into conformity with applicable fire prevention code of the City of Norfolk and shall comply with additional requirements set out in these standards.

502
R502-1

EXITS

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 operable 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 an 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

When secondary exit is by means of an operable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft. 6 in. above the floor. Where storm windows, screens or burglar guards are used, these shall be readily operable 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 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
R503-1
R503-1.1

INTERIOR FIRE PROTECTION PARTY OR LOT LINE WALLS

Semi-detached row or end row-dwellings shall be 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
R503-2
R503-2.1

PROTECTION

WALLS, FLOOR AND CEILING CONSTRUCTION

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

R503-3
R593-3.1

SURFACE FLAME SPREAD RATINGS

The classification of interior finish and trim materials shall be 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

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
R503-4.1

ENCLOSURE OF VERTICAL OPENINGS

The enclosing walls of an elevator shaft shall be of non-combustible 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

R504-1

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

R504-2

ROOF COVERING

R504-2.1

In buildings of from one through four dwelling units existing roof covering or new roof covering 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 sq. ft., 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 unit 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;
- f. Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;
- i. Comply with precautions or corrective actions recommended by bonded exterminators.

R701

R701-1

R701-1.1

EXTERIOR CONSTRUCTION AND FINISH WALLS

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.

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
R702-1

ROOFS

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
R703-1

WINDOWS, DOORS AND OTHER OPENINGS

Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing 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
R704-1

CHIMNEYS AND VENTS

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

R705
R705-1

FLOORS

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

R706
R706-1

FLASHING, GUTTERS AND DOWNSPOUTS

All critical joints in exterior roof and wall construction shall be protected by suitable flashing material to prevent the entrance of water.

R706-2

All gutter and downspouts must be securely fastened 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 splashblocks 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
R707-1
R707-1.1

INTERIOR CONSTRUCTION AND FINISH
WALLS AND CEILINGS

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
R708-1

FLOORS

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 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 treated 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
R800-1

OBJECTIVE

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
R801-1

GENERAL

Every dwelling unit shall have heating facilities which are capable of heating 80 per cent of all habitable rooms, bathrooms and water closets to 70 degrees at a height of 3 feet above floor level with an outside temperature of 15 degrees F, and said heating facilities shall be capable of heating all other rooms to 65 degrees at a height of 3 feet above floor level with an outside temperature of 15 degrees F.

R802
R802-1

HEATING

Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70 degrees at a height of 3 feet above floor level with an outside temperature of 15 degrees F, and said heating facilities shall be capable of heating all other rooms to 65 degrees at a height of 3 feet above floor level with an outside temperature of 15 degrees 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
R803-1

DOMESTIC WATER HEATING STORAGE 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 Dwelling Units Served	Storage Capacity in Gallons	Heating Capacity Gal/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

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
R803-2.1

CAPACITIES-TANKLESS TYPE

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

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

R803-3
R803-3.1

VENTING

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

R804
R804-1
R804-1.1

PLUMBING GENERAL

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
R804-3.1

CONDITION OF EXISTING PLUMBING

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
R805-1
R805-1.1

ELECTRICAL GENERAL

All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical fixtures or outlets sufficient from 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 9 of the Uniform Statewide Building Code.

R805-1.4

No over-current protective devices shall exceed the limitations prescribed in the Uniform Statewide Building Code, and no over-current protection device shall be tampered with or altered so as to make in inoperative.

R805-1.5

Existing electrical facilities shall meet no less than the following minimum requirements:

- a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is great.
- 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 Uniform Statewide Building Codes.
- 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 Uniform Statewide Building 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.

