

OVERVIEW OF HOUSING QUALITY STANDARDS (HQS)

HUD requires that the unit must meet certain requirements to participate in the HCV Program. This list below covers some of those items that the Boise City/Ada County Housing Authority will inspect. Please inspect your unit BEFORE you request an inspection to avoid any delays in the execution of the HAP Contract. No payment will be made for any period prior to a unit passing an initial inspection.

- Dwelling Unit:** must have a minimum of a living room, kitchen area, bathroom, and one living/sleeping room for every two family members.
- Bathroom:** must have a flush toilet, fixed basin and a tub or shower with hot and cold water, an operable window or fan vented from the outside, and a ceiling or wall type light fixture.
- Kitchen:** must have a stove or range, a refrigerator, a sink with hot and cold water, space for storage, preparation and serving of food, facilities for sanitary disposal of food wastes, a ceiling or wall type light fixture, and one electrical outlet.
- Living/sleeping rooms:** must have two (2) electrical outlets or one light fixture and one electrical outlet, and a window.
- Ceilings, walls, floors, and windows:** must be in good condition. There cannot be any large cracks or peeling and or chipping paint or plaster. All windows that can be opened must open and close, they cannot have cracked, broken, or missing panes, and, if accessible from the outside (normally first floor), must be lockable.
- Porches, balconies, and decks:** if more than thirty (30) inches above the ground, must have a rail 36 inches high. All stairs (interior and exterior) with four (4) or more steps must have a handrail.
- Smoke Detectors:** must be present and functioning within the immediate vicinity of each sleeping area and on each level of the dwelling unit regardless of whether there are bedrooms on each level.
- Carbon Monoxide Detectors:** Single station carbon monoxide alarms must be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in units within which fuel-fired appliances are installed.
- Site and Neighborhood:** must be free from conditions, which could endanger the health, life and/or safety of residents. The unit must be free of insect and rodent infestation.
- Surfaces:** must be free of cracking, scaling, peeling, chipping, and loose paint or be adequately treated or covered to prevent the exposure of residents to lead based paint hazards.

- ❑ **Window Egress:** every finished basement must have at least one egress window and if applicable, one egress window well. They can be one in the same if there is only one sleeping room. An egress window must have a clear operable area of 5.7 square feet, net clear operable height of 24 in. and width of 20 in. Sill height will not be more than 44 inches above the floor. Windows with a sill below ground level must have a well with a minimum net clear opening of 9 square foot with a minimum dimension of 36 in. Window wells deeper than 44 in. must have a permanently attached ladder.

MOST COMMON FAILED ITEMS:

- Utilities not on (electric, gas, water)
- Nonfunctioning Smoke Detectors – A smoke detector is required within the immediate vicinity of **EACH** sleeping area.
- Peeling and/or chipping paint (exterior and interior)
- Burners on kitchen stove/range not operating as designed
- Leaking faucets/plumbing
- Carpet and vinyl condition – safety issue
- Missing or cracking electrical switch plates and outlet covers
- Cracked and/or broken window panes
- Bathrooms without a window or operational exhaust fan
- Railings on four or more steps not present

Important: If the unit was originally built before 1978 and the tenant has children at the age of six (6) or under, no defective or peeling paint surfaces are allowed on either the exterior or interior. If the rental unit has chipped or peeling paint, abatement is required. The landlord has thirty (30) days to complete the abatement. Landlords renting units built prior to 1978 will be required to give an *EPA Lead-Based Paint* brochure to tenant with small children. Tenant families must sign a letter acknowledging that they have been informed of the risk associated with lead-based paint.

To learn more about lead-based paint, visit the following websites:

www.epa.gov/lead & www.hud.gov/offices/lead