

CHAPTER 12  
DECENT, SAFE AND SANITARY STANDARDS

12-1 Introduction. RHDs and DHMs must assure that repairs are promptly made to projects where conditions exist which pose an immediate danger to the residents, or prompt completion of repairs can halt further project deterioration.

12-2 General Requirements - Common Areas and Vacant Units. RHDs and DHMs must assure that projects are maintained in decent, safe, and sanitary condition, including, but not limited to:

- A. Securing vacant units against unauthorized entry by trespassers and damage by natural elements.
- B. Removing trash and rubbish from common areas and vacant dwelling units as necessary to present a clean and neat appearance and as provided in local health and sanitary codes.
- C. Mowing and edging lawn areas; trimming shrubbery, bushes and trees; trimming and weeding fence lines, alley right-of-ways and sidewalk areas; raking leaves and removing litter and debris from the grounds, as needed, to present a clean and neat appearance and eliminate dangerous conditions.
- D. Providing day-to-day maintenance operation and scheduled preventive maintenance.
- E. Removing snow, ice, and similar conditions within 24 hours, unless otherwise approved by the Contracting Officer.

12-3 Occupied Units. To the extent feasible, RHDs and DHMs must assure all occupied units:

- A. Are weather-tight (no leaking roofs, ceilings, windows, or floors).
- B. Provide a continuing supply of hot and cold water, and have proper insulated water/steam pipes.
- C. Provide adequate, non-hazardous sanitary facilities and a safe method of sewage disposal.

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D. Provide heating and ventilation facilities adequate for healthful living conditions, based on the area's climate and weather conditions, and that there is a sprinkler system, standpipe or fireproofing in boiler rooms or other sources of heat.

E. Provide electrical supply for lighting and usual equipment use, with no exposed electrical wiring, i.e., all outlets, switches, covers are in place and operating, and there are no continuously wet floors or leaks in interior walls at or near electrical boxes or connectors.

F. Provide adequate, operable, non-hazardous cooking facilities.

G. Provide effective ingress and egress, and assure there are no stair or elevator blockages, or inoperative or blocked entrance or exit doors and that elevator inspection certificates are kept current and properly posted.

H. Have available properly operating and secure mailboxes.

12-4 Common Areas. To the extent feasible, RHDs and DHMs must assure that:

A. No common area components and facilities normally used by residents present health and safety hazards, or are causing project deterioration. These include, but are not limited to:

1. Laundry rooms
2. Elevators
3. Grounds, sidewalks, steps, parking lots
4. Lighting
5. Skylights
6. Floor coverings
7. Lobbies and entryways
8. Exterior and interior walls and ceilings
9. Hallways
10. Vacant units/Buildings
11. Gutters and downspouts
12. Swimming pools, spas, hot tubs and exercise areas
13. Decks, balconies, patios
14. Play areas and playground equipment
15. Carports/garages

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B. Gas leaks are promptly reported to the supplying gas company for investigation and correction. Project employees and maintenance personnel should not attempt to repair such leaks.

C. The project is free of pest and rodent infestation.

\* D. Each building/dwelling unit must contain sufficient numbers of correctly placed and operable fire extinguishers and smoke detectors in accordance with State and Local Fire Codes. At a MINIMUM:

1. Each level used for living purposes (recreation, sleeping and/or common areas) of a multilevel rental dwelling must be equipped with at least one battery-operated or hard-wire smoke detector and maintained in proper working condition;
2. Each rental dwelling unit must be equipped with at least one battery-operated or hard-wired smoke detector and maintained in proper working condition. The smoke detector must be located in a hallway adjacent to the bedroom(s);
3. Dwelling units occupied by hearing-impaired persons must be equipped with an alarm system, designed for hearing-impaired persons, in each bedroom(s) occupied by a hearing-impaired person. The alarm system(s) in each bedroom(s) occupied by a hearing-impaired person must be connected to the smoke detector installed in the hallway adjacent to the bedroom(s). \*

E. Pursuant to Federal and State/local regulations, policies and procedures, buildings and units are inspected to determine the presence of lead-based paint, radon, and asbestos as provided for in this Handbook.