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CHAPTER 2

GENERAL ACCEPTABILITY CRITERIA

200	GENERAL
	These general acceptability criteria apply to existing as well as new construction.
201	REAL ESTATE ENTITY
	The project site shall comprise a single plot, except that two or more parcels separated by other parcels or a street or streets may be acceptable provided the resulting parcels comprise a readily marketable real estate entity. In either case, the property shall be sufficiently grouped to assure that convenient and efficient management during operation can be expected.
202	SERVICES AND FACILITIES
202-1	TRESPASS
	The property shall be so designed that it can be used and maintained without trespass upon adjoining properties.
202-2	UTILITIES

Utilities and other facilities shall be independent for the property, without dependence upon other properties.

203 SITE CONDITIONS

HAZARDS

The property shall be free of those hazards which may adversely affect the health and safety of the occupants or the structural soundness of the improvements or which may impair the customary use and enjoyment of the property. These hazards include toxic chemicals, radioactive materials, other pollution, hazardous activities, subsidence, flood, erosion, expansive or compressible soils, inadequate drainage outfall, landslides or mudflows, and deposition of suspended solids or others located on or off site. Projects with potentially significant hazards may be acceptable if any such hazards are effectively mitigated.

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203 SITE CONDITIONS - Continued

203-2 UNFORESEEN CONDITIONS

When special conditions exist or arise during construction which were unforeseen and which necessitate precautionary measures, the HUD Field Office may require such corrective work as may be necessary to meet the special conditions. Special conditions include rock formations, unstable soil, high groundwater level and springs.

204 ACCESS

204-1 STREETS

Each property shall be provided with vehicular access by an abutting public or private street. Private streets shall be protected by a permanent easement.

204-2 ACCESS TO THE BUILDING AND THE NONDWELLING FACILITIES

204-2.1 Each building shall have safe and convenient pedestrian access from project parking areas.

204-2.2 Each building shall have convenient access for service and, when necessary, for delivery of fuel.

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