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Page numbers of the MPS indicate the chapter first and the page within the chapter second. Appendices are similarly numbered.

FOREWORD

These Minimum Property Standards reference nationally recognized model building codes for concerns relating to health and safety. Locally adopted building codes can be used for the same purpose when they are found acceptable by the HUD Field Office.

These standards establish the acceptability of properties for mortgage insurance, and will further the goal of a decent and a suitable living environment for every American family. These standards will protect the Department's interest by requiring certain features of design and construction which are not normally required by state and local codes. These requirements will insure the durability of the project for the life of the mortgage.

Nicolas P. Retsinas
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Introductory Statement

These Minimum Property Standards (MPS) are intended to provide a sound technical basis for the construction of housing under the numerous programs of the Department of Housing and Urban Development. MPS Handbook 4910.1 was originally published for multifamily housing with each page marked MF. The Handbook applies to all types of housing. Chapters 1 thru 6 and Appendices A thru J apply to only multifamily and care-type housing. Appendix K applies to property which is not multifamily or care-type housing. The standards describe those characteristics in a property which will provide present and continuing utility, durability, and economy of maintenance.

The MPS for Housing (4910.1) are intended to be used in all jurisdictions. In areas where the Department has found the local code acceptable, these MPS are to be used in conjunction with the local code. In areas where the Department has not accepted the local building code, these MPS are to be used in conjunction with a nationally recognized model building code designated by the Department.

Finally, in areas where the Department has partially accepted a local building code, the MPS are to be used in conjunction with the local building code plus those portions of a nationally recognized model code designated by the Department.

The requirements contained in this handbook and in the indicated codes define the minimum level of quality acceptable to HUD. Other factors and considerations affect the level of quality of the property. The level of quality will be considered by the Department during the valuation process. Procedures for evaluation of design considerations, project eligibility and valuation analysis are set forth in HUD program handbooks and other applicable Federal and local regulations and standards.

Environmental quality is also a relevant consideration. As a general policy, development of all properties must be consistent with the national program for conservation of energy and other

natural resources, and care must be exercised to avoid air, water, land and noise pollution and other hazards to the environment. Orderly and efficient development responsive to residential needs, preservation of good existing natural surroundings, conservation of fossil fuels, and careful consideration of environmental factors are essential for the furtherance of this policy.