

U.S. Department of Housing and Urban Development  
PUBLIC AND INDIAN HOUSING

Special Attention Of: Public Transmittal Handbook No.:7485.2 REV-1  
Housing Agencies; Indian Housing  
Authorities; Regional Administrators;  
Directors, Offices of Regional Issued: February 4, 1985  
Public Housing; Field Office  
Managers; Housing Management Division  
Directors; Chiefs, Assisted Housing  
Management Branches; Directors, Offices  
of Indian Programs

1. This Transmits  
The Public Housing Modernization Standards Handbook 7485.2 REV-  
1, dated 2/85.

2. Explanation of Material Transmitted:

This Handbook provides design, construction and environmental criteria for the rehabilitation of public housing, including Indian housing, projects under the Comprehensive Improvement Assistance Program (CIAP). The standards establish a basis for uniformly evaluating the physical condition and energy efficiency of public housing projects to determine current rehabilitation needs.

Appendix 3 contains the procedures for public housing agencies (PHAs) to conduct the Physical Needs Assessment (Modernization) Survey, as required by Paragraph 3-8 of the Public Housing Comprehensive Improvement Assistance Program Handbook 7485.1 REV-2, and the Survey Instrument to be used for preparation and submission of an application for funding under the CIAP. This survey will provide data required and include compliance standards for modernization. Appendix 4 contains a suggested Project Cost Estimate Worksheet.

This Handbook incorporates policy clarifications which the Department has found necessary after additional experience in administering the CIAP. The significant changes involve format and restrictions. These are as follows:

- o The standards are now formatted to clearly separate items which are mandatory from those which are project specific. Each technical chapter is divided into two sections: Section 1, Mandatory Standards; and Section 2, Project Specific Standards.
- o A list of prohibited items clarifying which items<sup>2</sup>, may not be funded under any circumstances is, R-9-1, provided in Appendix 1.
- o The Survey Instrument has been redesigned for easier use and will be available separately as a Form HUD-52827 (1/85).ppendix 1.

- ### 3. Applicability of Issuance:

This Handbook applies to modernization approved under the CIAP in Federal Fiscal Year (FFY) 1985 and thereafter.

4. Cancellation:

Public Housing Modernization Standards Handbook 7485.2 REV,  
dated 6/82

5. Information Collection:

The reporting requirements contained in Appendix 3 of this Handbook have been approved by the Office of Management and Budget (OMB). The OMB Number is 2577-0047.

Assistant Secretary for Public and  
Indian Housing

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U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

Program Participants  
and Departmental  
Staff

Reprint-January 1988

Public Housing  
Modernization  
Standards

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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SPECIAL ATTENTION OF: Regional	TRANSMITTAL
Administrator; Directors, Offices of	Handbook No: 7485.2 CHG-2
Public Housing; Field Office Managers,	Issued: March 29, 1993
Public Housing Agencies; Indian Housing Authorities	
Directors, Indian Programs	

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1. This Transmits Handbook 7485.2 CHG-2.
2. Summary. Chapter 5, paragraph 5-3(b) is changed to revise the requirements for metal protector composition material to include materials other than asbestos millboard with equal or higher properties of fire resistance and heat absorbance.
3. Filing Instructions:

Remove

Insert

Handbook 7485.2  
Pages 5-1 thru 5-8  
dated 2/85

Handbook 7485.2 CHG-2  
Pages 5-1 thru 5-9  
dated 3/93

General Deputy Assistant Secretary  
for Public and Indian Housing

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W-3-1, W-2(H), R-1, R-3-1(PIH), R-3-2, R-6, R-6-1,  
R-6-2, R-7, R-7-1, R-7-2, R-9, R-9-1, 138-2, 138-7  
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U.S. Department of Housing and Urban Development  
PUBLIC AND INDIAN HOUSING

Special Attention of: Transmittal Handbook No.: 7485.2 REV-1  
CHG-1

Issued: February 8, 1988

1. This Transmits  
changes to chapter 10 of the Public Housing Modernization  
Standards Handbook 7485.2 REV-1, dated 2/88.

2. Explanation of Material Transmitted:

This change updates the references in this Handbook regarding  
the Lead-Based Paint Regulations 24 CFR Parts 35 and 968.9,  
dated August 1, 1986.

3. Applicability of Issuance:

Change is applicable to all construction contracts in  
comprehensive modernization programs which are executed on or  
after the effective date of this change.

4. Filing Instructions:

Remove:

Handbook 7485.2 REV-1  
Page 10-3, dated 2/85  
Page 10-4, dated 2/85

Insert:

Handbook 7485.2 REV-1 CHG-1  
Page 10-3 dated 2/88  
Page 10-4 dated 2/85

General Deputy Assistant Secretary  
for Public and Indian Housing

stable soil conditions and safe use. Paved surfaces shall be free of missing portions and major cracks, holes, tripping hazards, spalling, dips or bulges. Paving shall be free of deterioration from moisture, decay or weathering.

Note: Major dips may be an indication of a problem with subsurface systems and should be investigated.

10-5. FENCING AND RAILING. Fencing and railing shall perform their intended function in an efficient manner. Fencing shall not create hiding places for potential criminals. Fencing and railings shall be stable with securely anchored members.

\*10-6. FINISHES.

- a. Paint. Paint to be applied on the interior and exterior of buildings shall not have a lead content greater than the amount permitted by 24 CFR Part 35. HUD regulations 24 CFR 968.9 require that all surfaces tested and found to have a lead content higher than permitted are to be treated as prescribed in the regulation to eliminate the hazards of lead-based paint poisoning. See 968.9(e) (3). Paint used on building exteriors shall be of a durable weather-resistant type to prevent excessive failure and defects. Painted surfaces shall be free of chalking, fading and/or blistering.
- b. Millwork. Millwork, including windows, doors, trim, closets, etc., shall be sanded, primed and finish painted to prevent splintering or water infiltration. Millwork used on painted building exteriors shall be finished to prevent moisture penetration. Millwork shall be in safe and sound condition, stable and anchored as required. Millwork shall be free of splintering, water penetration, material deterioration, or the presence of termites.
- c. Interior Areas Subject to Moisture and Water. In areas subject to water or moisture (e.g., kitchens, bathrooms and laundries), wall, floor and ceiling finishes shall be resistant to water, moisture, and damage from grease, detergent and normal household chemicals.

- d. Wall and Ceiling Finishes. Before finishing, it shall be

determined that walls and ceilings are stable, anchored as required and free of moisture penetration. Walls and ceilings shall be free of holes, cracks, missing portions and material deterioration. Panels shall not sag, buckle or delaminate. All tile shall be secured and silicone caulked.

- (1) Public Areas. Wall and ceiling finishes used in public and highly trafficked areas shall be of the kind and quality to provide durability and reasonable resistance to abuse and graffiti. When brittle or otherwise easily vandalized wall finishes are repeatedly abused, they shall be replaced with a vandal-resistant finish material up to 7 ft. above the floor. New or replacement finishes shall be hard-wearing, resistant to vandalism and graffiti and relatively easy to maintain. Plastic laminates, glazed tile epoxy coating or other equivalent should be considered because of their expected life, chemical resistance and easy maintenance.
- (2) Bathrooms. Wall finishes at bathtubs and showers shall be water-impervious. Showers and bathtubs with showers shall have ceramic tile, porcelain steel panel or reinforced fiber glass panel finish on adjacent walls up to 6 ft. above the finished floor. Bathtubs without showers shall have a minimum of 4 rows of ceramic tile around the top of the bathtub. The finished product shall meet the standard in paragraph 5-4c. Gypsum board used as backing for wainscot in showers or tub enclosures shall be water-resistant. Insulating foil-backed wall board shall not be used.
- (3) Elderly Projects. Abrasive wall products shall not be used in elderly projects.

- e. Floor Finishes. Before finishing, it shall be determined that they provide safe support for all intended loads and are reasonably free of vibration or deflection. When exposed to water, all floors shall drain to maintain safe conditions at all times. Carpet shall only be provided in projects or dwelling units occupied by the elderly or the

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W-3-1, W-2(H), R-1, R-3-1(PIH), R-3-2, R-6, R-6-1,

R-6-2, R-7, R-7-1, R-7-2, R-9, R-9-1, 138-2, 138-7

W-3-1 Directives Management Officers--Headquarters and Regions,  
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          those reporting directly to Assistant Secretaries

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R-3-1     Bulk shipment to Regional Offices for selective  
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          Managers

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R-6-2     Category A offices - Division Directors

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          Managers

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R-7-2     Category B offices - Division Directors

R-9       Directors and Deputy Directors, Offices of Indian Programs

R-9-1     Offices of Indian Programs - bulk