

04 NCAC 19L .1009 HOUSING REHABILITATION

- (a) Grant assistance may be used for housing rehabilitation activities eligible under Rule .0301 of this Subchapter.
- (b) The local government shall provide a work write up which precisely defines the rehabilitation work to be undertaken to bring the dwelling up to the following standards. The dwelling:
 - (1) shall contain a room or defined area for the safe, sanitary storage and preparation of food.
 - (2) shall contain a bathroom with permanently affixed and properly operating fixtures.
 - (3) shall have a one time treatment for insects and pests.
 - (4) shall have a structurally sound building foundation system.
 - (5) shall have structurally sound flooring systems.
 - (6) shall have structurally sound wall systems.
 - (7) shall have a structurally sound roofing system.
 - (8) shall have at least two remotely located doors for means of egress.
 - (9) shall have electrical wiring and fixtures that are safe and operating properly.
 - (10) shall have plumbing fixtures and piping that are safe and operating properly.
 - (11) shall have a heating source capable of heating the entire dwelling unit to 70 degrees Fahrenheit when the outside temperature is 0 degrees.
 - (12) shall contain a U.L. approved smoke detector wired directly to the electrical panel with battery back up.
- (c) Construction or rehabilitation work on all dwelling units, assisted entirely or partially with CDBG funds, shall comply with the North Carolina State Building Code, Volumes I-X, as applicable.
- (d) Section 8 Housing Quality Standards shall not be applicable when work is funded under Local Option Activities as described in Rule .0403(c) of this Subchapter.
- (e) Housing rehabilitation activities must comply with the following standards required under this Subchapter:
 - (1) Lead-based paint (Rule .1011); and
 - (2) Equal opportunity (Rule .1001).
- (f) The recipient shall provide for benefits to any person involuntarily and permanently displaced as a result of the use of CDBG assistance to substantially rehabilitate property in accordance with 49 CFR Part 24.
- (g) Homes inhabited by disabled or elderly persons must be analyzed as to the physical needs of such persons. Improvements such as widened doorways, ramps, level entry and doorways, and grab bars in bath areas must be installed if appropriate.

History Note: Authority G.S. 143B-10; 143B-431; 24 C.F.R. 570.487; 42 U.S.C.A. 5305(a); Eff. July 1, 1982; Amended Eff. August 1, 1998; May 1, 1988; March 1, 1984; April 1, 1983; Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. March 6, 2018.