

2023 Draft SC QAP Comments

Appendix B – Development Design Standards

QAP pg. B-5(Sect. II.C.2) - Hearing and Sight Impaired Units

“the unit(s) must be roughed in to allow for smoke alarms with strobe lights in every bedroom, bathroom and living area.”

- ***If smoke detector is installed in bathroom it can be set off due to steam. Would be better to install in hallway directly outside of bathroom to prevent false alarms.***

QAP pg. B-6 (Sect. III.B.5.a)

- ***Can tub/showers be replaced with 3-piece surround fiberglass tub/shower in Rehabilitation projects?***

QAP pg. B-7 (Sect. III.C.1) – Community Building or Room

- ***If existing sight does not have a community building/room, is one required to be constructed during Rehabilitation project?***

QAP pg. B-8 (Sect. III.C.2) – Required Amenities

- ***Does this section apply to rehabilitation projects that do not have existing community building/room?***

QAP pg. B-8 (Sect. III.C.2.b)

- ***Does this section apply to rehabilitation projects if community building/room exists but does not have an existing kitchenette?***

QAP pg. B-8 (Sect. III.C.2.c)

- ***Does this section apply to rehabilitation projects if community building/room exists, but does not have an existing exercise room?***

QAP pg. B-8 (Sect. III.C.2.d)

- ***Does this section apply to rehabilitation projects if community building/room exists, but does not have an existing tenant computer room?***

QAP pg. B-9 (Sect. III.C.3) – Laundry Facilities

- ***Does this section apply to rehabilitation projects?***

QAP pg. B-9 (Sect. III.C.3.a)

- ***If no Laundry Facility exists on site, but washer and dryer hook-ups are existing inside dwelling units with out appliances being provided, is a Laundry Facility required to be constructed during Rehabilitation project?***

QAP pg. B-9 (Sect. III.C.3.c)

“The development must supply at all times a minimum one washer and one dryer. If tenant needs and usage exceeds the washers and dryers provided, the development must supply up to the required amount above.”

- ***Does this mean that if washers and dryers are provided inside dwelling units that a laundry facility is still required to be built onsite to contain one washer and one dryer at all times? Would this require a new laundry facility to be erected if one does not exist on Rehabilitation project?***

QAP pg. B-9 (Sect. III.C.3.f) – “Contain adequate seating”

- ***What is considered “adequate seating”?***

QAP pg. B-9 (Sect. III.C.5) – Office and Maintenance Room

- ***If Office/Maint. Room do not exist at Rehabilitation project, is new Office or Maintenance Room required to be erected?***

QAP pg. B-9 (Sect. III.C.5.a) & (Sect. III.C.5.b)

- ***If Office/Maint. Room are existing on site and work is performed within those rooms during Rehabilitation project, do rooms have to be enlarged to meet New Construction SqFt requirements?***

QAP pg. B-10 (Sect. III.C.6.f.iii) – Parking, Roads, Sidewalks and Development Sign

- ***If switchbacks exist on Rehabilitation project site, do they have to be removed if repairs are made to the parking lot? If only seal coat is performed on parking lot would switchbacks have to be removed?***

QAP pg. B-10 (Sect. III.C.6.f.v)

- ***If sidewalks are not replaced during Rehabilitation project does a new sidewalk need to be constructed and connected to local existing sidewalks?***
- ***If sidewalks are replaced during Rehabilitation project does a new sidewalk need to be constructed and connected to local existing sidewalks?***

QAP pg. B-10 (Sect. III.C.7) – Parking Spaces

- ***Does this apply to Rehabilitation projects if no new buildings are being constructed?***

QAP pg. B-10 (Sect. III.C.8) – Refuse Collection Area(s) and Recycling

- ***Does this apply to Rehabilitation projects if Collection Areas already exist?***

QAP pg. B-10 (Sect. III.C.8.e) – “Approach pad must be 12” thick minimum.”

- ***If approach pad is already existing and not called out to be replaced on PNA during Rehabilitation project is the existing approach required to be demolished and new 12” thick approach poured?***
- ***As currently written no structural rebar is required to be installed in in approach pad. If structural rebar is used pad may not need to be 12” thick. Can this change be considered?***

QAP pg. B-11 (Sect. III.D.4) – Site and Site Lighting

- ***Does this apply to Rehabilitation projects if gutters and downspouts are not replaced?***

QAP pg. B-11 (Sect. III.D.5)

- ***Does this apply to Rehabilitation projects is retention/detention ponds are pre-existing?***

QAP pg. B-11 (Sect. III.E) – Building Foundation, Slabs and Radon

- ***Does this apply if no new buildings are being constructed during Rehabilitation projects***

QAP pg. B-11 (Sect. III.E.1) – “Rehabilitation projects must meet Radon Mitigation Standards.”

- ***Should this requirement be moved to the “Mandatory Rehabilitation Criteria” section instead of being written in the “Mandatory New Construction Design Criteria”?***

QAP pg. B-12 (Sect. III.F) (Exterior wall finishes,1)

- ***Does this apply to Rehabilitation projects requiring exterior wall finishes to be replaced?***

QAP pg. B-13 (Sect.III.F.4)(Sect.III.F.5)(Sect.III.F.7.b) – Stairs and Rails “...galvanized steel (field painted) or aluminum.”

- ***Does this apply to Rehabilitation projects if only repairs are needed to hand rails, guard rail systems and stairway systems if sections to remain are made of dissimilar metals?***
- ***Can standard steel (field painted) be used for hand rails, guard rail systems and stairway systems? Field painting will protect steel from rusting. Welding galvanized steel will remove the zinc coating protecting against rust.***

QAP pg. B-14 (Sect. III.G) Low Slope Roofing

- ***Does this apply to Rehabilitation project if flat roof need to be replaced, or does new roofing system need to be constructed?***

QAP pg. B-14 (Sect. III.G) Gutters(2.b)

- ***Can corrugated irrigation piping be used to pipe water to appropriate locations?***

QAP pg. B-14 (Sect. III.H.7) – Building Envelope, Insulation and Sound Proofing

- ***Does this apply to Rehabilitation projects when new insulation is installed?***

QAP pg. B-15 (Sect. III. I.1.c) (Sect. III. I.1.d) (Sect. III. I.1.e) (Sect. III. I.1.f)

- ***Does this apply to Rehabilitation projects where all interior doors are replaced, or can doors be replaced in-kind as to conform with original design?***

QAP pg. B-15 (Sect. III. I.2.d)(Sect. III. I.2.e)

- ***Does this apply to exterior storage closet doors replaced during Rehabilitation projects?***

QAP pg. B-16 (Sect. III. I.3.d)

- ***Does this apply to Rehabilitation projects if windows being replaced are sliders? Can sliding windows be used to retain the original building design?***

QAP pg. B-16 (Sect. III. J.2) - Kitchens

- ***Does this apply to Rehabilitation projects.***

QAP pg. B-16 (Sect. III. J.3)

- ***Does this apply to Rehabilitation projects. Increasing size of refrigerator to 18 cuft minimum will decrease the linear footage of counter space as well as cabinet storage space. Can 14 cuft be used as the minimum like in years past.***

QAP pg. B-16 (Sect. III. J.4)

- ***Does this apply to Rehabilitation projects where dishwashers do not exist?***

QAP pg. B-16 (Sect. III. J.5)

- ***Does this apply to Rehabilitation projects. Increasing the depth of the kitchen sink to 8" depth will reduce the amount of cabinet storage space. Can 6" double sink be used?***

QAP pg. B-16 (Sect. III. J.8)

- ***Should this statement be an "OR"?***

QAP pg. B-17 (Sect. III. J.12)

- ***Does this apply to Rehabilitation projects?***

QAP pg. B-18 (Sect. III. L) – Bedrooms, Closets and Storage Closets

- ***Does this apply to Rehabilitation projects?***

QAP pg. B-18 (Sect. III. M.5.a)

- ***Does this apply to Rehabilitation projects Type B Units?***

QAP pg. B-20 (Sect. III. O.12)

- ***Does this apply to Rehabilitation projects?***

QAP pg. B-20 (Sect. III. P.13.a)

- ***Does this apply to rehabilitation projects? Some dwelling units require a low profile water heater be installed due to unit design. 0.93 UEF Low profile water heaters are not available.***

QAP pg. B-21(Sect. III.P.16)

- ***Does this apply to Rehabilitation projects. Quad style apartments do not have a front and back to the individual dwelling units. Installing a second exterior faucet would be adding another penetration with pressurized water. Can only one faucet be installed on the corner wall of the unit that can service both sides of the unit exterior?***

QAP pg. B-21 (Sect. III. Q.9)

- ***Does this apply to Rehabilitation projects?***
- ***Does this apply to Rehabilitation projects if lights are not pre-existing in closets and no work is performed on/in closets?***

QAP pg. B-21 (Sect. III. Q.11)

- ***Both cable and telephone hookups are being installed in dwelling units. Each type of wire/cable can support highspeed internet. Modems are used by most providers connecting to either cable or telephone. Are you saying that the property needs to provide highspeed internet to every bedroom throughout the property?***

QAP pg. B-21 (Sect. III. R) – Energy Star

- ***Does this apply to Rehabilitation projects?***

QAP pg. B-23 (Mandatory Rehabilitation Criteria, A.3.f)

- ***What are you looking for? Do you want wireless internet provided throughout the property, or a hookup where tenant can plug in and have hi-speed internet?***