



SC HOUSING

Financing Housing. Building SC.

HOUSING PRESERVATION INITIATIVE (HPI)

CONSTRUCTION STANDARDS WORKSHOP

SC Housing Trust Fund

*Presenters & Staff:

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Steven McCaston, Community Development Inspector

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SC Housing Trust Fund

Please Note:

The presentation is made up of excerpts from SC Housing Manuals, Exhibits, and Appendices. This presentation is focused on common Application and Work Write Up deficiencies observed by SC Housing staff; it is not intended to cover all requirements. The SC Housing Manuals, Exhibits, and Appendices should and must be consulted for all thresholds and requirements. All items in *Italics* and blue print are of great significance.

General Requirements-Preliminary Determination

(Page 1 of the 2027 HPI Appendix A)

1. The Sponsor and Contractor are required to complete a walk-through inspection of the entire home (interior and exterior) and property to make a **preliminary determination** as to whether the home will be eligible for the SC HTF Housing Preservation Initiative (HPI) Program prior to submitting the HPI Repair Application and/or Work Write Up.

- Homes that are not **structurally sound** or have **excessive damage** that cannot be rehabilitated into a safe, decent, habitable condition with the available funding sources do not qualify for the HTF Home Repair Program.
- **Additions and or Alterations** to dwelling units and or structures that are not completed/finished or where not completed following SC Building Codes including permitting are subject to disqualification from the program.
- **Termite damage**. Any dwelling unit or structural component that has active termites or has had termite damage is not eligible for repair or replacements unless 100% of the extent of the damage can be documented and warranted by a termite professional and all of the repairs or replacement cost are within financial limitations.

General Requirements-Sponsor Photos

(Page 1 & 9 of the 2027 HPI Appendix A)

a.Sponsors must document their walk-through inspection by submitting photographs as per **Appendix A Section VII., A** of the interior and exterior of the home and property in the Application.

- **Application Photos - Sponsor** (page 8 of the 2027 HPI Appendix A).
 1. All photos must be in color, at least 3" X 5" in size and submitted electronically in PDF format, **scanned photos will be rejected.**
 2. Photos must be submitted that clearly identifies all four sides of the home (to be taken by sponsor).
 3. Photos must be submitted of the interior of the home that show all rooms of the home (to be taken by sponsor).

Acceptable Photos of All Four Sides of Home (Front)



Acceptable Photos of All Four Sides of Home (Left)



Acceptable Photos of All Four Sides of Home (Right)



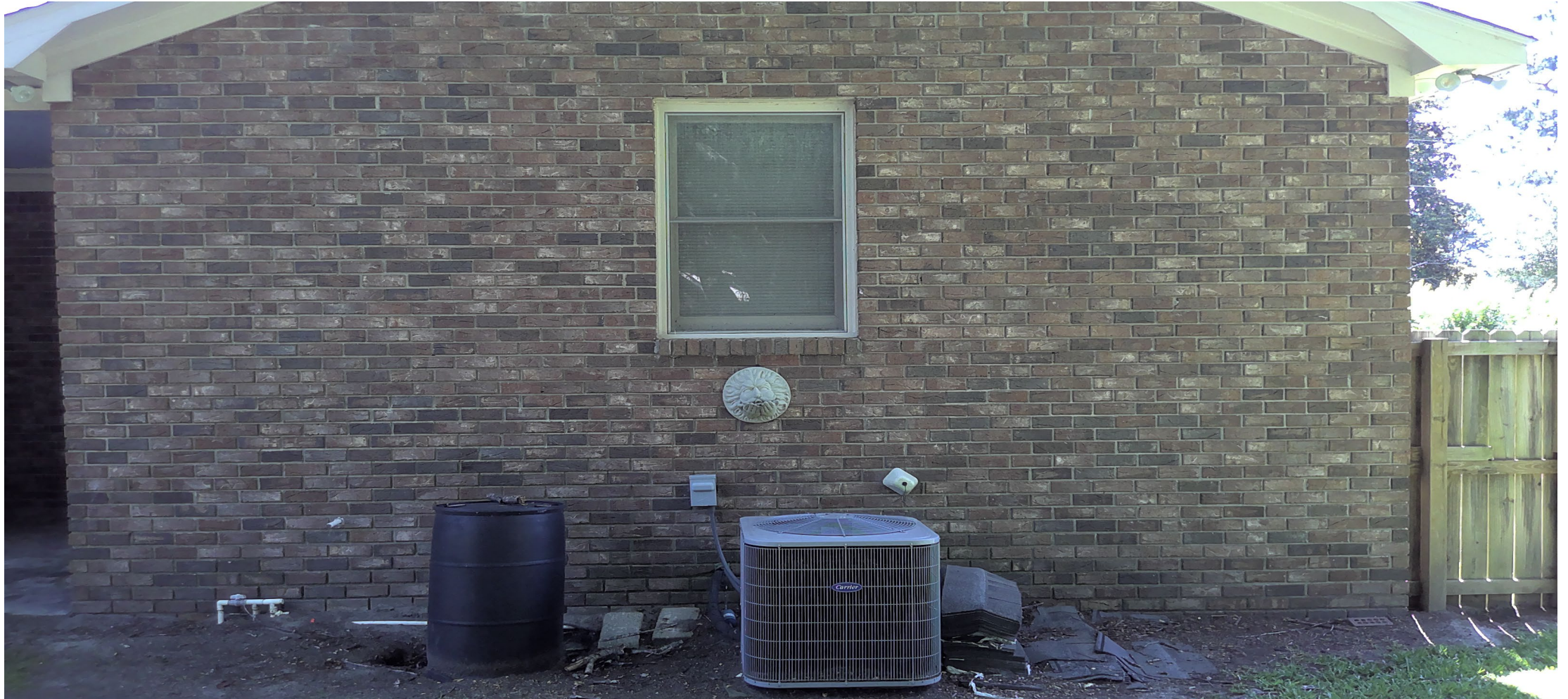
Acceptable Photos of All Four Sides of Home (Back)



Acceptable Photos of All Four Sides of Home (Back)



Acceptable Photos of All Four Sides of Home (Back)



Acceptable Photos of All Rooms



Acceptable Photos of All Rooms



Acceptable Photos of All Rooms



Acceptable Photos of All Rooms



Acceptable Photos of All Rooms



Acceptable Photos of All Rooms



Acceptable Photos of All Rooms



General Requirements – Contractor Photos

(Page 8 of the 2027 HPI Appendix A)

- b. **Contractors must document** all proposed and or planned repairs and change orders by submitting photographs as per **Appendix A Section VII., B, and C.**
- **Scope of Work (SOW) Inspection Photos - Contractor** (page 8 of the 2027 HPI Appendix A).
 - 4. Photos must be submitted that clearly identifies all proposed and or planned repairs (to be taken by contractor). These must include:
 - a. Photos of attic framing and roof decking for roof repairs.
 - b. Photos of floor system repairs from the crawl space or basement.
 - c. Photos of HVAC equipment and duct work from outside, inside, attic, crawl space or basement.
 - 5. Applications that fail to submit photos of all planned repairs may be denied for inspection from the desk.

Acceptable SOW Roofing



Acceptable SOW Roofing



Acceptable SOW Roofing



Acceptable SOW Roofing



Acceptable SOW Roofing



Acceptable SOW Roofing



Acceptable SOW Roofing



Acceptable SOW Roofing



Acceptable SOW Attic Framing and Decking



Acceptable SOW Attic Framing and Decking



Acceptable SOW Floor System Repairs



Acceptable SOW HVAC Air Handler Repairs



Acceptable SOW HVAC Compressor Repairs



Acceptable SOW HVAC Duct Work Repairs



General Requirements – Contractor Photos

(Page 8 of the 2027 HPI Appendix A)

- **Final Inspection Photos - Contractor** (page 8 of the 2027 HPI Appendix A).
 1. To be taken by Contractor, Provided to the Sponsor, and Submitted to SC Housing by Sponsor.
 2. All photos must be in color, at least 3" X 5" in size and submitted electronically in PDF format, scanned photos will be rejected.
 3. Photos must be submitted that clearly identifies all completed repairs including but not limited to:
 - a. Demo work photos must be taken during the different phases of the demo that clearly show the progress and replacement of all products.
 - b. All framing work in the crawl space, basement or attic.
 - c. All hidden, behind the wall, framing and MEP work.
 - d. Underlayment installed for LVT or Sheet Vinyl.
 - e. Flooring material label to include model name/number, and thickness.
 - f. Window Manufacture Label to include manufacture, model, U-Factor, and SHGC.

Acceptable Demo Photos



Acceptable Framing and Hidden Work Photos



Acceptable Progression Hidden Work Photos



Acceptable Flooring Underlayment Photos



<https://www.instagram.com/reel/CzhdvDgLnW/>

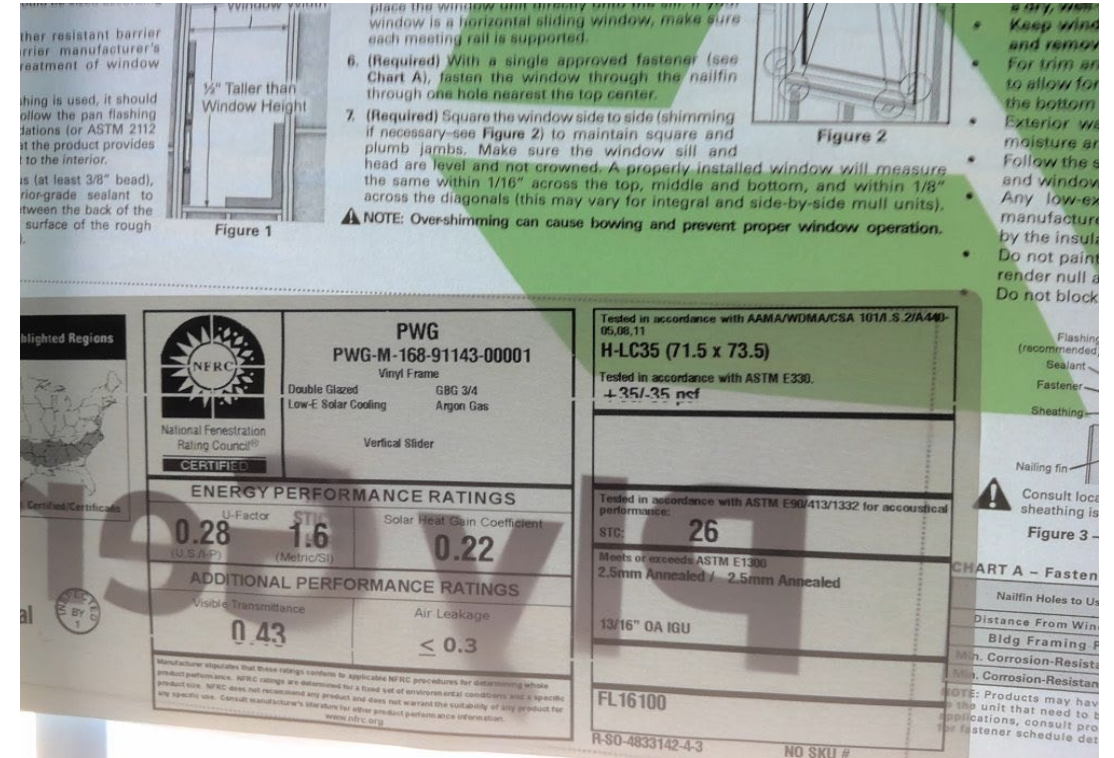
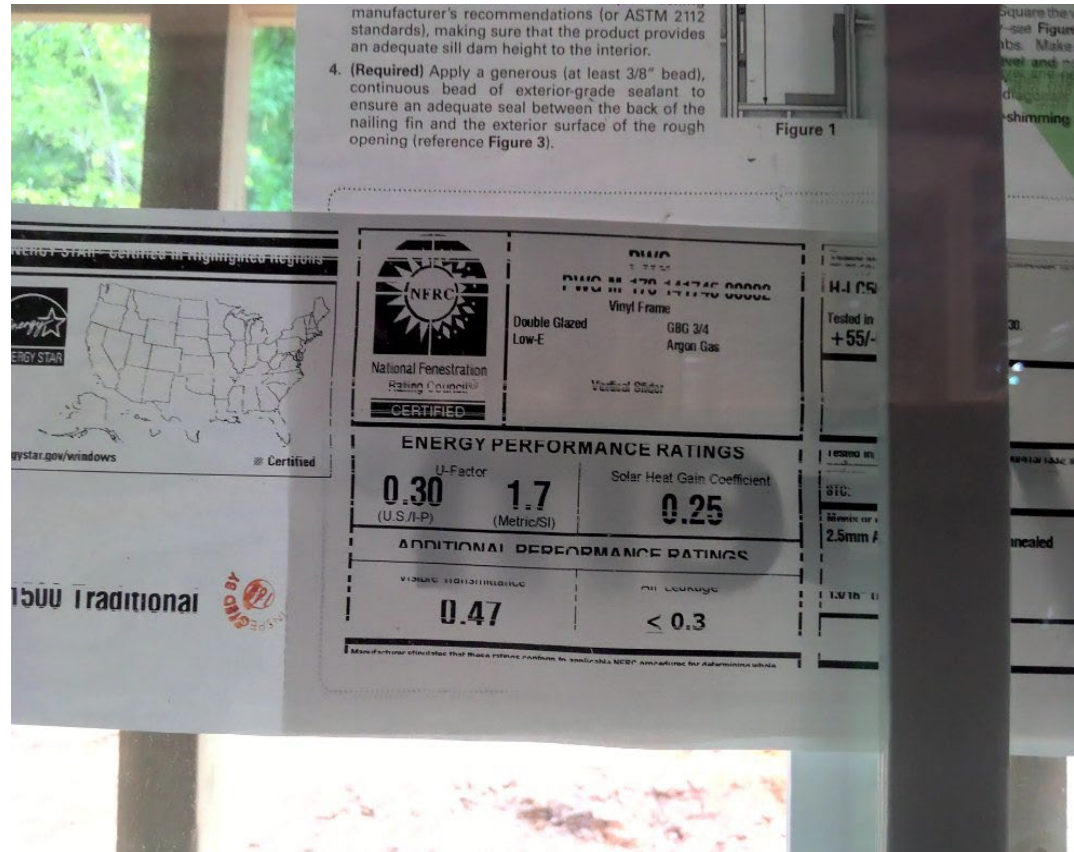


https://www.instagram.com/p/DY7i4eXjcOz/?img_index=3

Acceptable Flooring Material Photos



Acceptable Window Sticker Photos



General Requirements - Photos (Page 9 of the 2027 HPI Appendix A)

4. Roofing photos must be taken during the different phase of the roof install and must include:
 - a. The bare roof deck sheathing,
 - b. New sheathing,
 - c. Synthetic felt,
 - d. Valley lining,
 - e. Ice and Water shield,
 - f. Step and counter flashing,
 - g. Chimney flashing,
 - h. Roof deck cut out for ridge vent, and
 - i. Drip edge.

Acceptable Roof Replacement Photos Bare Sheathing, New Sheathing, and Valley Lining



Acceptable Roof Replacement Photos Shingles, New Sheathing and Ridge Vent Cut-in



Acceptable Roof Replacement Photos New Sheathing and Ridge Vent Cut-in and Felt



Acceptable Roof Replacement Photos Ridge Vent Cut-in from Attic



Acceptable Roof Replacement Photos Felt, Valley Linning and Drip Edge



Acceptable Roof Replacement Photos Felt and Valley Linning



Acceptable Roof Replacement Photos Complete Roof with Ridge Vent



Acceptable Roof Replacement Photos

Stepped Counter Flashing



Acceptable Roof Replacement Photos Counter Flashing



Acceptable Roof Replacement Photos Modified Bitumen



Acceptable Roof Replacement Photos Modified Bitumen



General Requirements-Photos (Page 9 of the 2027 HPI Appendix A)

5. **Sewer/ Septic system photos** are required of all steps of the installation that clearly show all the materials being used.
 6. Failure to submit photographs as described above may result in a reduction in the Contractor(s) final payment and the Sponsor's Project Delivery Fee in an amount determined by SC Housing and commensurate with work costs associated with the work that was not sufficiently documented by photographic evidence.
- **Change Order Photos - Contractor** (page 9 of the 2027 HPI Appendix A).
 1. To be taken by Contractor, Provided to the Sponsor, and Submitted to SC Housing by Sponsor.
 2. All photos must be in color, at least 3" X 5" in size and submitted electronically in PDF format, scanned photos will be rejected.

Lead Based Paint – RRP Firms & RRP Renovators

(Page 2 of the 2027 HPI Appendix A)

Lead Based Paint for Properties Built Before January 1, 1978

- If repairs and/or replacements are planned to occur on “covered” painted surfaces on homes built before 1978 the Sponsor and Contractor are responsible for following the EPA’s Lead Renovation, Repair and Painting Program Rule (RRP).
- If the scope of work is “covered” by the EPA’s RRP Rule, the Sponsor must be an EPA RRP Certified Firm.
- If the scope of work is “covered” by the EPA’s RRP Rule, the Sponsor must contract with an EPA Certified RRP Renovator (Contractor).
- A certificate from a training facility or college stating you have completed the course, or training is not an EPA Certification/License.
- Once you complete your training you must submit that training certificate to the EPA to obtain your EPA Certified Firm certification/license.

Lead Based Paint – RRP Firms & RRP Renovators

(Page 2 of the 2027 HPI Appendix A)

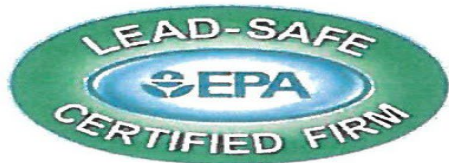


Lead Based Paint – RRP Firms & RRP Renovators

(Page 2 of the 2027 HPI Appendix A)

United States Environmental Protection Agency

This is to certify that



Anderson Interfaith Ministries

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires August 28, 2028

NAT-F253213-1

Certification #

August 14, 2023

Issued On



Sheila C. Chan

Sheila Canavan, Associate Division Director
Existing Chemicals Risk Management Division

Lead Based Paint – RRP Firms & RRP Renovators

(Page 4 of the 2027 HPI Manual and Page 2 of the 2027 HPI Appendix A)

What does a “Covered” activity mean:

- 1st It is disrupting or disturbing a painted surface.
- 2nd On the interior of the home it must disrupt more than six (6) square foot per room.
- 3rd On the exterior of the home it must disrupt more than twenty (20) square foot of a painted surface. No this is not per a side or per separate items like fascia or siding.
- 4th Windows are always a “covered” activity and never exempt by the six square foot or twenty square foot rule meaning they are always “Covered” and require RRP.
- 5th Demolition of painted surfaces are always “Covered” regardless of the square footage.

Lead Based Paint – RRP Firms & RRP Renovators

(Page 4 of the 2027 HPI Manual and Page 2 of the 2027 HPI Appendix A)

What you must do if you have a “Covered” activity/repair:

- 1st The painted surface or surfaces must be tested for lead by a third-party EPA Certified Renovator, Lead-based Paint Inspector, or Risk Assessment.
 - **It is important to remember that you only test the surfaces that are to be disrupted/repared, not the entire home.**
- 2nd If the lead testing is negative or below the 1.0 milligram per square centimeter (1.0 mg/cm²), you complete the repairs as usual; **NO RRP Needed.**
- 3rd If the lead testing is positive, you must contract with a Certified RRP Renovator to complete the repairs.
- 4th Include line-item cost on the WWU for the EPA RRP Containments.

Lead Based Paint – RRP Firms & RRP Renovators

(Page 5 of the 2027 HPI Appendix A)

What you must provide to SC Housing if you have a “Covered” activity/repair:

- 1st Sponsor’s EPA Certified Firm Certificate.
- 2nd Sponsor’s COI for a \$1 million “Professional Liability or E&O” coverage for Lead Based Paint Evaluation Work.
 - *Note step #1&2 are submitted with the application in both Tiers.*
- 3rd Sponsor must provide the contracted RRP Renovators EPA Renovators Certificate.
- 4th Sponsor must provide the RRP Renovators COI for a \$1 million “Professional Liability or E&O” coverage for Lead Based Paint Evaluation Work, and:

Lead Based Paint – RRP Firms & RRP Renovators

(Step One & Four Tier I, Step Two & Five Tier II of the 2027 HPI Manual)

What you must provide to SC Housing if you have a “Covered” activity/repair:

- 5th Sponsor must provide the RRP Renovators COI for a \$1 million “Contractor Pollution Liability Coverage (CPL)” for lead control work.
 - *With Tier I projects step #3, 4, & 5 are submitted with the application.*
 - *With Tier II projects step #3, 4, & 5 are submitted with the SOW inspection request.*
- 6th Provide HTF-5B Receipt of Pre-Renovation Hazardous Materials Test Results.
 - *With Tier I projects this is submitted with the application.*
 - *With Tier II projects this is submitted with the SOW inspection request.*
- 7th Provide HTF-5D Receipt of Post-Renovation Hazardous Materials Test Results.
 - *With both Tier I & II project this is submitted with the Final Inspection Request.*

Lead Based Paint – RRP Firms & RRP Renovators

(Step One & Four Tier I, Step Two & Five Tier II of the 2027 HPI Manual)



HTF-5B Receipt of Pre-Renovation Hazardous Materials Test Results

I have been notified of the results of the following inspections conducted to detect the presence of lead-based paint, asbestos, mold, and radon in my home. I have received a copy of the attached test results conducted at my home located at:

Address:

City, State, Zip:

Type of testing performed (Check all that apply):

- ☐ Lead-Based Paint Testing
- ☐ Asbestos Testing
- ☐ Mold Testing
- ☐ Radon Testing (Greenville County only)

Printed Homeowner / Tenant Name

Homeowner / Tenant Signature

Date

An executed copy of this form, along with complete copies of the applicable evaluation reports must be submitted to the Authority with this form.



HTF-5D Receipt of Post-Renovation Hazardous Materials Test Results

I have been notified of the results and received a complete copy of the attached post-renovation evaluation reports conducted at my home located at:

Address:

City, State, Zip:

Type of testing performed (Check all that apply):

- ☐ Post-Renovation Lead-Based Paint Recordkeeping Checklist
- ☐ Post-Renovation Asbestos Air Monitoring
- ☐ Post-Renovation Mold Remediation Report
- ☐ Post-Renovation Radon Test Results (Greenville County only)

Printed Homeowner / Tenant Name

Homeowner / Tenant Signature

Date

An executed copy of this form, along with complete copies of the post-renovation evaluation reports, must be submitted to the Authority with this form.

Lead Based Paint – RRP Firms & RRP Renovators

(CFR Title 40 / Chapter I / Subchapter R / Part 745 / 745.86)

745.86 Record keeping and reporting requirements.

(a) Firms performing renovations must retain and, if requested, make available to EPA all records necessary to demonstrate compliance with this subpart **for a period of 3 years** following completion of the renovation. This 3-year retention requirement does not supersede longer obligations required by other provisions for retaining the same documentation, including any applicable State or Tribal laws or regulations.

Contract Work Write Up (WWU) HTF-2B

(Page 3 of the 2027 HPI Appendix A)

- **Handwritten WWU's will be rejected.**
- **WWU's that have been altered in anyway will be rejected.**
- SC Housing will not accept a WWU completed by anybody other than the Contractor(s). If it is discovered that someone besides the Contractor(s) is completing the WWU SC Housing may suspend or debar the persons involved.
- If a contractor needs assistance with the layout of the WWU he can contact SC Housing Inspection Staff for assistance.
- Line-item descriptions must be clear and descriptive.
- SC Housing has provided three blank and fillable WWU's with different layouts being a Short, Medium, and Long format. This is intended to reduce the amount of paper used and to give the contractor options to fit his project needs.
- **SC Housing is introducing Two New WWU formats being a prefilled Roofing and HVAC short form.**
 - The intention is to provide a WWU to assist with timing and back and forth.
 - The descriptions and cost are prefilled.
 - The contractor only must enter the homeowner's information, his quantities, and his information.
 - We have provided blank lines for additional project needs.
 - **If you are completing a project that includes Roofing and or HVAC you can use these WWU's for that Roofing and or HVAC work and contract and use additional Short, Medium, and or Long WWU's for the same project.**

Contract Work Write Up (WWU) HTF-2B

(Page 3 of the 2027 HPI Appendix A)

HTF-2B Roofing Short Form								
Work Write-Up Roofing Short Form - Exhibit A								
Homeowner's Name(s):								
Homeowner's Address:								
City, State, Zip:								
Phone:								
Description of Material	Unit Quantity	SC HTF Funding				Other Sources		
		Quantity	Costs	Total		Quantity	Costs	Total Costs
Three Tab Shingles: Complete roof system. Includes complete tear off, Synthetic Felt, Drip Edge, Valley Lining/ Ice & Water, Ridge Vent, Pipe Boots, Penetration Flashings and Dump/ Disposal Fees. Racking Application of Shingles is Prohibited. For 2/12 to 8/12 pitch.	Per Square		\$360.00	\$0.00			\$360.00	\$0.00
Architectural Shingles: Complete roof system. Includes complete tear off, Synthetic Felt, Drip Edge, Valley Lining/ Ice & Water, Ridge Vent, Pipe Boots, Penetration Flashings and Dump/ Disposal Fees. Architectural style shingles prohibited on pitches less than 4/12. Racking Application of Shingles is Prohibited. For 4/12 to 8/12 pitch.	Per Square		\$370.00	\$0.00			\$370.00	\$0.00
Double synthetic underlayment: for roof pitch 2/12 up to 4/12.	Per Square		\$22.00	\$0.00			\$22.00	\$0.00
Additional Layer shingles: per a layer, includes dump/disposal.	Per Square		\$20.00	\$0.00			\$20.00	\$0.00
Additional for Steep Pitch: 9/12 to 10/12 pitch.	Per Square		\$21.00	\$0.00			\$21.00	\$0.00
Additional for Steep Pitch: 11/12 to 12/12 pitch.	Per Square		\$32.00	\$0.00			\$32.00	\$0.00
Additional for Steep Pitch: 13/12 plus pitch.	Per Square		\$45.00	\$0.00			\$45.00	\$0.00
Masonry Chimney Flashing, 49" Wide and up: Step and Counter Flashing to be factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step. Counter flashing to be cut in 1" deep crimped over and sealed with roof caulk. Includes Ice & Water on deck and up sidewall. Per chimney.	Each		\$495.00	\$0.00			\$495.00	\$0.00
Masonry Chimney Flashing, up to 48" Wide: Step and Counter Flashing to be factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step. Counter flashing to be cut in 1" deep crimped over and sealed with roof caulk. Includes Ice & Water on deck and up sidewall. Per Chimney.	Each		\$380.00	\$0.00			\$380.00	\$0.00
Step / Continuous Flashing: Factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step. Includes Ice & Water on deck and up sidewall.	Per Linear Foot		\$7.00	\$0.00			\$7.00	\$0.00
Step and Counter Flashing: Factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step, Counter flash to be cut in 1" deep crimped over and sealed with roof caulk. Includes Ice & Water on deck and up sidewall.	Per Linear Foot		\$11.00	\$0.00			\$11.00	\$0.00
Cricket Large, 49" Wide and up: Complete installation, does not include step and counter flashing. Per chimney.	Each		\$385.00	\$0.00			\$385.00	\$0.00
Cricket Small up to 48" Wide: Complete installation, does not include step and counter flashing. Per chimney.	Each		\$255.00	\$0.00			\$255.00	\$0.00

Contract Work Write Up (WWU) HTF-2B

(Page 3 of the 2027 HPI Appendix A)

HTF-2B HVAC Short Form

Work Write-Up HVAC Short Form - Exhibit A							
Homeowner's Name(s):							
Homeowner's Address:							
City, State, Zip:							
Phone:							
Description of Material	Unit Quantity	SC HTF Funding			Other Sources		
		Quantity	Costs	Total	Quantity	Costs	Total Costs
HVAC NEW Install: Split or Package System, 14.3 SEER2, Electric or Gas. All new equipment and components including exterior shroud (packaged units only), compressor pad, plenums, R-8 ducts, boots, registers, grills, return, line set, digital thermostat and wire, condensate/drain pans, condensate drains, etc. Sealing of joints and seams shall be with UL listed bucket mastic (not tape). HVAC equipment	1.5-2.0 Ton		\$10,000.00	\$0.00		\$10,000.00	\$0.00
	2.5 Ton		\$11,750.00	\$0.00		\$11,750.00	\$0.00
	3.0 Ton		\$12,600.00	\$0.00		\$12,600.00	\$0.00
	3.5 Ton		\$13,650.00	\$0.00		\$13,650.00	\$0.00
	4.0 Ton		\$14,400.00	\$0.00		\$14,400.00	\$0.00
	5.0 Ton		\$17,000.00	\$0.00		\$17,000.00	\$0.00
HVAC Replacement, Split or Package System, 14.3 SEER2 minimum, Electric or Gas. All new equipment including plenums, digital thermostat, condensate/drain pans, condensate drains, removal and disposal of existing system, etc. Sealing of joints and seams shall be with UL listed bucket mastic (not tape). HVAC equipment must have a minimum ten (10) year parts warranty including the compressor. Includes	1.5-2.0 Ton		\$5,800.00	\$0.00		\$5,800.00	\$0.00
	2.5 Ton		\$6,500.00	\$0.00		\$6,500.00	\$0.00
	3.0 Ton		\$7,000.00	\$0.00		\$7,000.00	\$0.00
	3.5 Ton		\$7,350.00	\$0.00		\$7,350.00	\$0.00
	4.0 Ton		\$7,700.00	\$0.00		\$7,700.00	\$0.00
	5.0 Ton		\$9,500.00	\$0.00		\$9,500.00	\$0.00
HVAC Replacement, Plastic Compressor Pad	Each		\$100.00	\$0.00		\$100.00	\$0.00
HVAC Replacement, Steel Ceiling or Wall Diffusers	Each		\$30.00	\$0.00		\$30.00	\$0.00
HVAC Replacement, Steel Baseboard Diffusers	Each		\$40.00	\$0.00		\$40.00	\$0.00
HVAC Replacement, Steel Return Air Filter Grill	Each		\$100.00	\$0.00		\$100.00	\$0.00
HVAC Replacement, New/ Additional Return: Use Only with Equipment Replacement. New/ Additional return when needed with equipment replacement. Including metal plenum, duct, and return air filter grill. Sealing of joints and seams shall be with UL listed bucket mastic (not tape).	Each		\$500.00	\$0.00		\$500.00	\$0.00
HVAC Duct Replacement: All new R-8 duct work, boots, registers, grills and returns. Sealing of joints and seams shall be with UL listed bucket mastic (not tape). Includes demo and disposal	1.5-2.0 Ton		\$4,200.00	\$0.00		\$4,200.00	\$0.00
	2.5 Ton		\$5,250.00	\$0.00		\$5,250.00	\$0.00
	3.0 Ton		\$5,600.00	\$0.00		\$5,600.00	\$0.00
	3.5 Ton		\$6,300.00	\$0.00		\$6,300.00	\$0.00
	4.0 Ton		\$6,700.00	\$0.00		\$6,700.00	\$0.00
	5.0 Ton		\$7,500.00	\$0.00		\$7,500.00	\$0.00
HVAC Cross Over Duct: R-8 cross over duct in mobile homes.	Per Linear Foot		\$25.00	\$0.00		\$25.00	\$0.00
Sealing off Deleted Boots: Capped tapped and mastic. When moving system from floor to ceiling.	Each		\$30.00	\$0.00		\$30.00	\$0.00

Inspection Process (Page 3 of the 2027 HPI Appendix A)

- Inspections are typically scheduled on Mondays and conducted Tuesday- Friday.
 - With exception to State Holidays and Staff Leave of Absence.
- Inspectors will do their best to make appointments that satisfy all individuals involved.
 - *If you are aware of a beneficiary's limited availability, please note this on the inspection request under "Other" or send your inspector an email.*
- Ongoing "special requests" will not be honored.
- The Sponsors, beneficiary or designee and contractor ('s) must be present for all inspections unless advised otherwise.
- Multi Trade Projects will only conduct one (1) initial inspection.
- SC Housing inspectors must be permitted to communicate with all parties involved in the repair project at any time.
- ***Note: The inspections staff's goal is to complete all inspections within 10 business days of the request being approved for inspection. This is not the day you submitted it.***

Change Orders (Page 3 of the 2027 HPI Appendix A)

- Any changes to the scope or cost of the rehabilitation work after the Sponsor receives an approved initial Work Write-up must be addressed via a change order.
- Changes in materials or scope of work must first be communicated with the SC Housing inspector and approved before proceeding.
 - *Contractor is to call their Inspector Immediately when they encounter a change in the SOW.*
 - *The proposed change order may be denied over the phone.*
 - *The inspector may direct contractor to submit a Quality Control Inspection that will have to be submitted by the Sponsor.*
 - Contractor must document these changes with photos.
 - Photos must be submitted with the Change Order Request (HTF-2C).
- *Change Orders may be denied.*
- SC Housing may revoke a portion or the entire award if a Sponsor makes changes to the project without prior approval.

Change of Contractor (Page 4 of the 2027 HPI Appendix A)

- A request to change the Contractor must be due to documented, extenuating circumstances.
- Change in contractor must first be communicated with the SC Housing program staff and approved before proceeding.
 - *Preferably by email to the PC and Inspector.*
- The Sponsor must submit another initial inspection request along with a new Work Write-up executed by the new Contractor(s) following all previous guidelines.
- SC Housing will review the requested Contractor change to determine if it will be allowed and conduct another initial inspection of the project following all previous guidelines.
- *If a Contractor change is approved by SC Housing, the timeline for completion as per the Funding Agreement is still in effect.*

Contractor License Requirements (Page 4 of the 2027 HPI Appendix A)

- Contractors that have been debarred or suspended from participating in SC Housing Programs, Federally Funded Programs, and or other Local or State programs are not eligible to participate in SC Housing Programs. It is the Sponsors responsibility to verify the contractor's status prior to executing contracts. SC Housing's Suspended and Debarred list is located on the web under "South Carolina Housing Trust Fund (HTF)"
- Contractors must be in good standing, with no Complaints or Board Orders, with LLR, SCDES, or EPA. Contractors with Complaints or Board Orders may not be eligible to participate in SC Housing Programs. It is the Sponsors responsibility to verify the contractor's status prior to executing contracts.
- Contractors must have an appropriate trade license and licensed by the EPA, SC Dept. of Labor Licensing and Regulation (LLR) and/or SC Dept. of Environmental Services (SCDES). These are listed in the Appendix.

Contractor License Requirements (Page 5 of the 2027 HPI Appendix A)

- Licensee must have with EPA, LLR or SCDES:
 - An “Active” Status with EPA, LLR or SCDES.
 - Surety Bond on File with LLR; or be Qualified by Financial Statement per LLR.
 - A licensee cannot exceed their bond or financial limits.
 - All licenses and bonds must be current and not expire before the projects estimated completion date.
 - Sponsor is to supply copy of contractor’s license from SC LLR website to SC Housing at application.
 - *Note we do not need or want a copy of their wallet card.*
- SC Housing may require additional information not listed above.

Contractor License Requirements (Page 5 of the 2027 HPI Appendix A)

Print this page

Board: Residential Builders

NATALEA O SCOTT

ELGIN, SC 29045

Associated Businesses:

- FREEDOM CONTRACTING LLC

Status: ACTIVE

License number: 48620

License type: Home Builders

Expiration: 06/30/2028

First Issuance Date: 12/06/2010

Bond on file expires: 06/04/2027

Board Public Action History:

View Orders

View Other License for this Person

No Orders Found

Print this page

Board: Commercial Contractors

CASELL BROTHERS HEATING & COOLING INC

10042 BROAD RIVER ROAD

IRMO, SC 29063

(803) 732-9669

License number: 110937

License type: MECHANICAL CONTRACTOR

Status: ACTIVE

Expiration: 10/31/2027

First Issuance Date: 10/08/2009

Classification:

Packaged Equipment-PK5

Plumbing-PB5

Electrical-EL5

Qualified By: Surety Bond

President / Owner: KURT BRATTON, CEO

Vice President: DANIEL GODBEY-CFO, TIMOTHY RUSSELL-COO

[Click here for Classification definitions and licensee's contract dollar limit](#)

Supervised By

CAPPS CALEB (CQM)

BLACKMON BRODRICK (CQM)

ELVINGTON ROBERT (CQM)

HANNON JAMES (CQM)

FERRARI- VALME DANIEL (CQM)

[File a Complaint against this licensee](#)

Board Public Action History:

View Orders

View Other License for this Person

No Orders Found

Contractor License Requirements (Page 5 of the 2027 HPI Appendix A)

Print this page Board: Residential Builders

CORNEESHIA DAENEAN MACK

SUMTER, SC 29153

Associated Businesses:

- CC CONSTRUCTION OF SUMTER, LLC

Status: ACTIVE

Registration number: 66126

Registration type: Specialty

Expiration: 06/30/2027

First Issuance Date: 11/12/2024

Registrant is authorized to perform work only in the classification(s) listed below.

VINYL/ALUMINUM SIDING

CARPENTRY

ROOFING

No Bond On File

Board Public Action History:

View Orders

View Other License for this Person

No Orders Found

Print this page Board: Residential Builders

AARON PATRICK THOMPSON

CHARLESTON , SC 29406

Associated Businesses:

- AARON PATRICK THOMPSON

Status: **LAPSED**

Registration number: 55255

Registration type: Specialty

Expiration: 06/30/2015

First Issuance Date: 11/16/2012

Registrant is authorized to perform work only in the classification(s) listed below.

FLOOR COVERING

MASONRY

CARPENTRY

No Bond On File

Board Public Action History:

View Orders

View Other License for this Person

No Orders Found

Contractor License Requirements (Page 5 of the 2027 HPI Appendix A)

Print this page

Board: Commercial Contractors

THOMPSON HOUSE

4579 CARRIAGE RUN CIRCLE
MURRELLS INLET, SC 29576
(843)543-7950

License number: 120876
License type: GENERAL CONTRACTOR
Status: SUSPENDED
Expiration: 10/31/2026
First Issuance Date: 06/27/2017
Classification:
Building-BD4

Qualified By: Surety Bond
President / Owner: ERIC J COFFEY
Vice President: DEANNA COFFEY

[Click here for Classification definitions and licensee's contract dollar limit](#)

[File a Complaint against this licensee](#)

Board Public Action History:

View Orders

View Other License for this Person

	Order Date	Name	License Type	License Number
View	8/10/2026	THOMPSON HOUSE	CLG	120876
View	3/30/2026	THOMPSON HOUSE	CLG	120876

Print this page

Board: Residential Builders

RODNEY TILLMAN

N AUGUSTA, SC 29860

Associated Businesses:

- YOUR NEIGHBORHOOD BUILDER

Status: ACTIVE
License number: 21948
License type: Home Builders
Expiration: 06/30/2028
First Issuance Date: 06/08/2006
Bond on file expires: 07/01/2029

Board Public Action History:

View Orders

View Other License for this Person

	Order Date	Name	License Type	License Number
View	12/19/2025	TILLMAN, RODNEY	RBB	21948
View	3/28/2019	TILLMAN, RODNEY	RBB	21948

Contractor Insurance Requirements (Page 5 of the 2027 HPI Appendix A)

- An effective \$1 million “General Liability (GL)” insurance policy.
- A Workers’ Compensation (WC) policy in compliance with SC Workers’ Compensation Commission, as applicable.
- All insurance policies must be current and not expire before the projects estimated completion date.
- Sponsors are to submit Certificates of Insurance (COI) with application.
- SC Housing may verify GL and WC insurance coverage, including, but not limited to, verifying coverage on the Workers’ Compensation Commission’s website or contacting the insurer.
- SC Housing may require additional information not listed above but not limited to, quarterly and yearly Workers’ Compensation insurance audits.

Contractor Insurance Requirements (Page 5 of the 2027 HPI Appendix A)

Lead Based Paint (RRP), Radon, Asbestos and Mold Insurance Requirements as Applicable

- Sponsors (RRP Firms) must carry a \$1 million “Professional Liability Coverage or E&O” for Lead Based Paint Evaluation Work.
- Lead (RRP), Asbestos and Radon testing contractors must carry a \$1 million “Professional Liability Coverage or E&O” for Lead Based Paint and Asbestos and or Radon Evaluation Work.
- Lead (RRP) and Asbestos contractors must carry a \$1 million “Contractor Pollution Liability Coverage (CPL)” for lead and asbestos control work.
- Mold contractors must carry a \$1 million “Contractor Pollution Liability Coverage (CPL)” for mold.

Contractor Subcontracting Requirements

(Page 6 of the 2027 HPI Appendix A)

- Licensed Residential Builders with classification RBB or RBW and General Contractors with classification BD, LB or UB may subcontract on a single project that requires trade work of more than their license allows and must:
 - Provide subcontractors LLR credentials.
 - Provided subcontractors Insurance credentials.
 - Subcontractors' information must be provided on the WWU.
 - Subcontractors must sign the WWU.
- Note: Contractors not disclosing they are using a subcontractor ('s) and not providing subcontractors information is considered a violation of program requirements.
- Note: Employees receive W-2's Contractors receive 1099's.
- Note: If using a subcontractor ('s) the prime contractor must used either the medium or long form WWU.

Multi Contractor / Trade Projects (Page 6 of the 2027 HPI Appendix A)

- Sponsor may use differently licensed individual contractors to complete repairs.
 - Sponsor is **limited to Four (4) individual contractors** to complete a project.
 - Contractors must meet license requirements.
 - Contractors must meet Insurance requirements.
 - Each contractor will provide a completed WWU covering only the repairs they are to complete.
 - Sponsor will pay each contractor separately and collect a Certification of Payment (HTF-4C) and a copy of the cashed/cancelled check given to the contractor by the sponsor reflecting full payments for all construction cost for each contractor.

License or Insurance Violations (Page 6 of the 2027 HPI Appendix A)

- If SC Housing discovers any person working on an HTF project is unlicensed, uninsured or performing work as an unapproved subcontractor; SC Housing will suspend or debar them from any other work on HTF projects.
 - All outstanding projects the contractor may have that have not been started/ finished will be taken from the contractor.
 - The sponsor will be responsible for securing a contractor(s) to finish/ complete the project.
 - SC Housing will not pay any funds out to or for contractors found in violation above.
 - Any Sponsor, Contractor or Home Inspector who attempts to circumvent, falsify, manufacture, or otherwise attempts to avoid License and or Insurance requirements may be suspended or debarred.

Project Allowable Cost (Page 6 & 7 of the 2027 HPI Appendix A)

- All Work Write-ups must reflect the allowable costs and item/material specifications listed on the [Construction Cost Sheet](#). The Construction Cost Sheet can be found on SC Housing's HTF webpage.
- ULG's and COG's will be permitted to utilize their procurement process to obtain quotes and cost of projects with the following requirements:
 - ULG / COG must provide SC Housing their procurement policy for review and approval. This would be submitted with or be added to the Participation Application.
 - ULG / COG must provide a minimum of two complete bids with an application. No bids will not be accepted or counted towards two complete bids.
 - The bids must be detailed to the same level and requirements of the Appendix A and Construction Cost Sheet.

Project Allowable Cost (Page 6 & 7 of the 2027 HPI Appendix A)

- **Hard Cost;** To be **included on WWU's**: These costs include the actual construction cost of labor and materials needed to meet SC Housing's standards and requirements to rehabilitate a home.
- **Soft Costs;** To be **included on WWU's**: These costs are the reasonable and necessary costs related to the project costs.
 - Building permit fee(s).
 - Pest control treatment cost.
 - RRP Lead-Based Paint, Asbestos, Mold, and Radon testing cost.
 - Home Inspection cost; expenses exceeding five hundred (\$500) dollars must receive prior SC Housing approval.
 - On-site storage container cost.
- A cost submitted without the invoice/ receipts as stated above will not be processed for payment. Staff is not responsible for reminding Sponsors and or Contractors to submit invoices/ receipts. Once a project is closed out Sponsors and Contractors may not submit invoices/ receipts for payment.

Project Prohibited Cost (Page 8 of the 2027 HPI Appendix A)

- a. Business License Fee/Renewal Fee; b. Contractor License Fee/Renewal Fee.
- c. Costs associated with record keeping; d. Relocation expenses of residents.
- e. Tools and equipment; f. Luxury improvements and or replacements.
- g. Appliances such as Dishwasher, Under Counter Ice makers, Trash Compactors, Washer, Dryer, Freezers etc.
- h. Additions to an existing structure; i. Landfill, dumpster, or portable toilet.
- j. Removal of abandoned vehicles, garbage, trash or debris.
- k. Demolition or removal of unsafe or blighted accessory structures/ outbuildings and equipment;
- l. Wholesale replacement of fencing.
- m. Wholesale replacement of sidewalks, driveways and parking areas not limited to concrete, asphalt and gravel.
- n. Replacement landscaping of trees, shrubs, flowers, sod, grass etc. Bare sections of lawn created by repairs will be strawed and seeded; o. Foundation replacements.
- p. Blueprints or plans unless it is required by local officials and consented to by SC Housing. To be eligible for reimbursement, Sponsor must receive prior approval from SC Housing before ordering blueprints or plans.

Cost Reasonableness (Page 8 of the 2027 HPI Appendix A)

- SC Housing will perform a cost reasonableness evaluation of the proposed rehabilitation and may adjust the requested funds amount based on a review and an inspection of the property. Sponsors are strongly encouraged to ensure Applications submitted are cost reasonable to prevent such adjustments or a rejection of the Application. Detailed, itemized information must be submitted and must include costs identified separately by line item.
- Note: The cost evaluation will also be preformed on ULG and COG submitted bid documents.

Rehabilitation Construction Standards (Page 9 of the 2027 HPI Appendix A)

- SC Housing does not require bringing the entire home up to current code, but **all repairs undertaken** must meet current Federal and State regulations, codes and SC Housing standards.
- All work regarding handicapped accessibility must meet the requirements of 2010 ADA and ANSI Section A117.1 -2017.
- All material used shall be new, in new condition and of standard grade.
- All work performed shall be “finished” work. For example, if an exterior door unit is specified then that unit shall be painted/ finished and new lockset installed.
- All work shall be performed and completed in a manner supported by the manufacturer’s specifications, standard construction practices, and/or recognized building codes.
- All material or products replaced should be of like kind but not luxury.

Rehabilitation Construction Standards (Page 9 of the 2027 HPI Appendix A)

- **Luxury products** and or repairs are not permitted. Examples of this include but are not limited to:
 - Replacing a shingled roof with a metal roof.
 - Replacing a tub or tub/shower with a garden tub or whirlpool tub.
 - Replacing vinyl flooring with ceramic or hardwoods.
 - Replacing standard FHA rated carpets with high-performance heavy ounce carpets.
 - Installation of trim molding such as crown or tall base boards.
 - Replacing or installation of appliances such as Dishwashers, Under Counter Ice makers, Trash Compactors, Washers, Dryers, Freezers etc.

Rehabilitation Construction Standards (Page 10 of the 2027 HPI Appendix A)

Effective Useful Life (EUL)

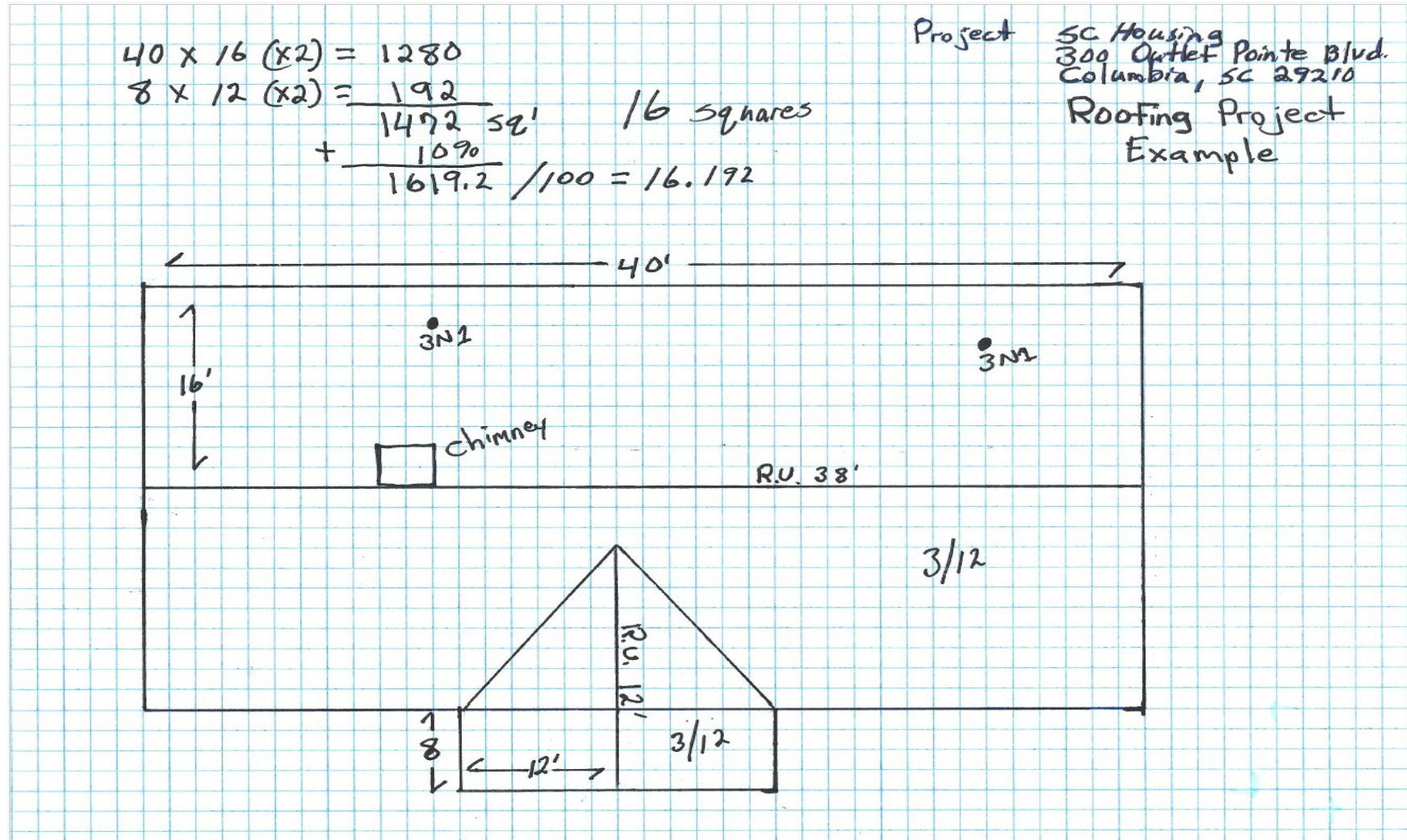
- The EUL is the amount of time during which for e.g. products, materials, systems, and equipment; is expected to remain in good useful condition.
- EUL is not a warranty.
- The EUL includes the assumption that any and all maintenance is performed with in appropriate time as to not cause any damages.
- Deferred maintenance will drastically reduce the EUL up to terminating the EUL.
- Note: EUL comes into play with products such as shingles. Say there is a roof that was installed 30 years ago with shingles that had a 20-year warranty or EUL; that roof or those shingles have past their EUL and likely need to be replaced even though they may not be currently leaking.

Rehabilitation Construction Standards (Page 11 of the 2027 HPI Appendix A)

Roofing

- Replaced Pitched shingled roofs shall have an EUL of twenty-five (25) years.
- Replaced Low Slope roofs shall have an EUL of ten (10) years.
- **Must submit with the Scope of Work Inspection request a roof drawing (may be hand drawn) that includes:**
 - a. All roof pitches.
 - b. All penetrations.
 - c. Square footages.
 - d. Square calculations for all material types.
- Roofs that are leaking or have holes or patches or **less than ten (10) years of remaining useful life shall be replaced.**
- **The racking application of shingles is prohibited and will not be funded by SC HTF.**

Rehabilitation Construction Standards (Page 11 of the 2027 HPI Appendix A)



Rehabilitation Construction Standards (Page 11 of the 2027 HPI Appendix A)

Roofing-Metal

- Replacement of existing metal roofing is allowed if required by the structure of the home or historical society.
 - The Contractor's credentials and capacity must be approved by SC Housing.
 - Documentation of Contractor experience with installation of metal roofing must be submitted with the Application.
 - Metal roofing must be installed per the manufacturer's recommendations including all trims.
 - Metal roofing requires a complete tear off of existing roof covering down to bare roof deck.
- Documented water damage to ceilings and walls may be repaired as part of the roof replacement.

Rehabilitation Construction Standards (Page 12 of the 2027 HPI Appendix A)

Gutters

- Gutters can be installed if required to disperse water away from the foundation to resolve foundation / crawl space water issues and must;
 - Be aluminum seamless gutters.
 - Have leaf guards, screen wire leaf guard systems are prohibited.
 - All water from gutter system must be discharged no less than six (6') feet from the building foundation by:
 - Splash blocks with positive sloped drainage away from foundation; or
 - Be piped underground to an appropriate location.

Rehabilitation Construction Standards (Page 12 of the 2027 HPI Appendix A)

HVAC

- Replaced HVAC equipment shall have an EUL of fifteen (15) years.
- Replaced HVAC distribution system shall have an EUL of twenty-five years (25) years.
- Repaired HVAC distribution system shall have an EUL of fifteen (15) years.
- Must submit with the Scope of Work Inspection request a floor plan (may be hand drawn) that clearly indicates the dimensions of the home with room layouts and:
 - a. Square footage and calculations used to determine the tonnage of the equipment.
 - b. The locations of all vents, returns and attic access.
- HVAC Equipment may be replaced.
 - HVAC equipment repair or replacement, less than 13 years old, must include a complete evaluation/review of the unit, insulation, duct work and thermostat from a licensed HVAC company. A copy of the evaluation/review must be included with the Scope of Work Inspection.
- Note: HVAC equipment has EUL of 13 years.

Rehabilitation Construction Standards (Page 12 of the 2027 HPI Appendix A)

HVAC (cont'd)

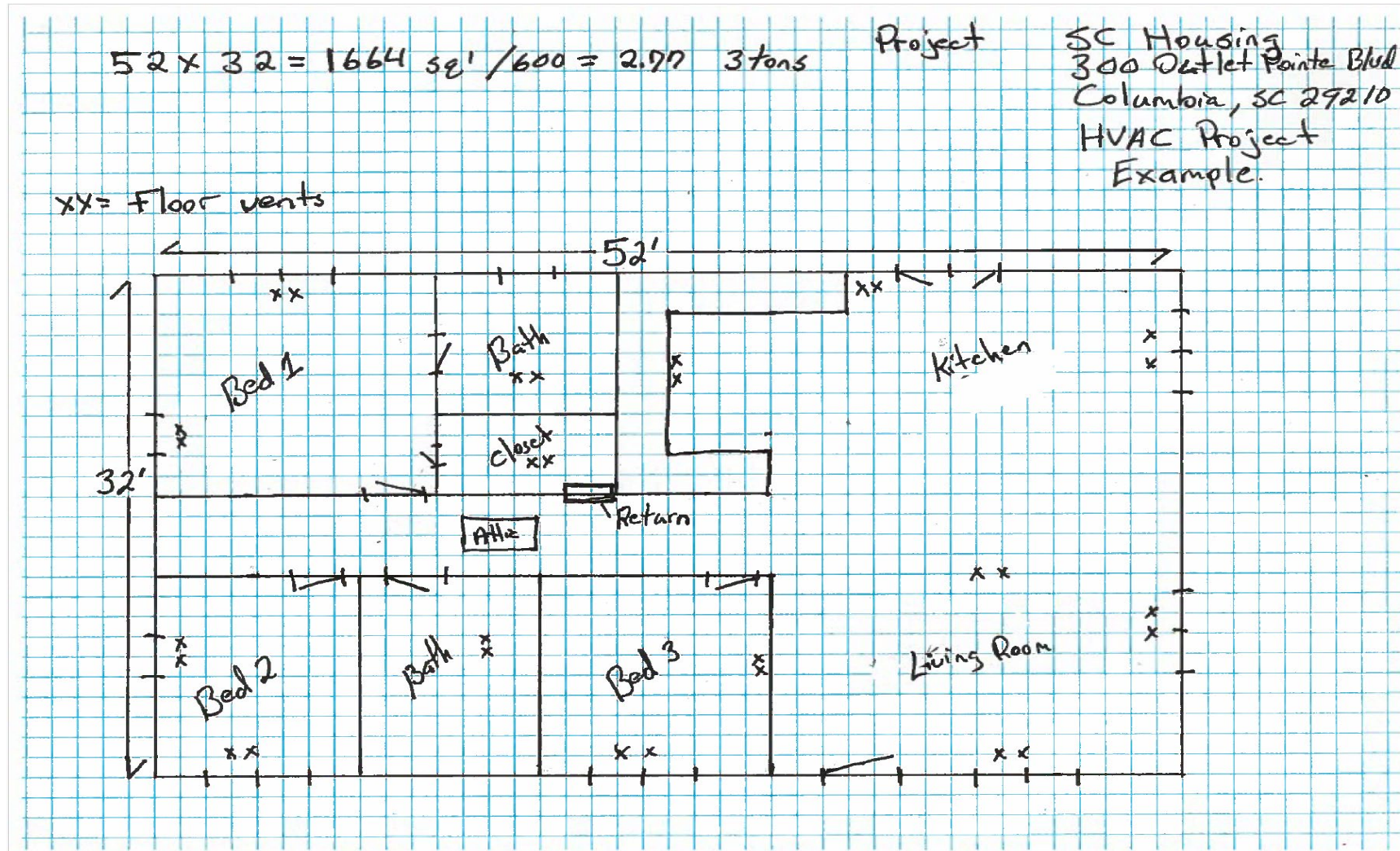
- New first time HVAC systems may be installed.
- HVAC equipment must have a minimum ten (10) year parts warranty including the compressor.
- If required may include Outside Air (OA) system and controller such as “AprilAire” that meets ASHRAE 62.2.
- Duct work may be repaired or replaced and must be:
 - Appropriately sized.
 - Insulated to R-8 minimum.
 - Sealing of joints and seams shall be with UL listed bucket mastic (not tape).

Rehabilitation Construction Standards (Page 12-13 of the 2027 HPI Appendix A)

HVAC (cont'd)

- Contractor shall supply the sponsor with the AHRI for the equipment installed that must be provided with the request for Final Inspection.
- HVAC equipment must be registered thru the manufacturer for the warranty by the Contractor. A copy of the warranty registration must be provided with the request for Final Inspection.
- 200 AMP service upgrade to electrical is permitted if necessary for HVAC install.
- It is the Sponsor's responsibility to inform the homeowner of increased utility rates.

Rehabilitation Construction Standards (Page 12 of the 2027 HPI Appendix A)



Rehabilitation Construction Standards (Page 13 of the 2027 HPI Appendix A)

Sewer/septic Systems

- A detailed quote from a SCDES licensed septic tank Contractor is required that includes pumping services, tank size, drain field type and footages, discarding of existing tank, straw and seed of disturbed area and type of materials to be used, etc.
- Must also provide sketch (may be hand drawn) of the proposed layout.
- Photographs are required of all steps of the installation that clearly show the materials being used.

Water Wells

- A detailed quote from a licensed well driller that includes proposed depth and materials being used is required.

Rehabilitation Construction Standards (Page 13 of the 2027 HPI Appendix A)

Dwelling Accessibility

- Installation, repair and or alterations of accessibility features for disabled or handicapped beneficiaries **must meet current ADA, ANSI and SC Building Code requirements**; e.g. accessible tubs or showers, grab bars, railings, path of travel, turn arounds, clear floor spaces and reach ranges.
- The Sponsors may be required to provide documentation demonstrating a need for installation/repairs.

Accessibility Ramps

- Installation or repair of ramps for disabled or handicapped beneficiaries **must meet current ADA, ANSI 117.1-2017 and SC Building Code requirements**.
- Ramps can be constructed of treated wood products or be aluminum from a ramp manufacture.
- **Note: Handicap aluminum ramps can be sourced through companies such as “101 Mobility”, “All medical Inc.”, “Amramp” etc. Companies such as these can be contracted by the Sponsor to complete this work. WWU, License, and Insurance requirements just as any other contractor.**

Rehabilitation Construction Standards (Page 13 of the 2027 HPI Appendix A)

Structural

- Any part of the foundation, floor system, sub-flooring, walls, ceiling, roof system, chimneys and other items affecting structural integrity may be repaired or replaced.
- Foundation replacements are beyond the scope of this program and prohibited.
- Piers can be added, replaced or repaired and must be masonry with a footing.

Exterior Surfaces

- Damage exterior surfaces may be repaired with like materials.
- Damaged exterior surfaces that require replacement shall be vinyl siding with a minimum thickness of .040”.
- Rake, Eve (facia) and boxing materials that require extensive repair or replaced should consist of vinyl and coil stock materials.

Rehabilitation Construction Standards (Page 14 of the 2027 HPI Appendix A)

Exterior Doors

- Energy Star rated steel or fiberglass door unit.
 - Wood slab replacements will be allowed if door unit replacement is impactable. Door and frame mortise must be correct and professional in appearance.
- Include new locksets and hardware, including thumb latch deadbolt.
- Painted/ finished on all six sides along with the frame.
- Peep hole/ door views are required on all six panel or flush slab doors with no sidelight or window next to the door. Installed at the appropriate height for the beneficiary.

Rehabilitation Construction Standards (Page 14 of the 2027 HPI Appendix A)

Windows

- Replacement windows shall be vinyl Energy Star rated windows.
- Must meet disaster mitigation requirements (e.g. costal hurricane) including any protection requirements (e.g. hurricane panels).
- Must be wrapped with coil stock trim.
- Windows will not be installed for weatherization alone.
- Broken glass will be repaired if possible and feasible.

Rehabilitation Construction Standards (Page 14 of the 2027 HPI Appendix A)

Interior Doors

- Replacement doors shall be Masonite and should match the design of the other doors.
- Slab replacement door and frame mortise must be correct and professional in appearance.
- Include new locksets with privacy locks where required.
- Painted/ finished on all six sides along with the frame.

Rehabilitation Construction Standards (Page 14 of the 2027 HPI Appendix A)

Flooring

- Existing hardwood floor in good repair shall be refinished.
- Replacement flooring shall be LVP/LVT full glued or floating (depending on existing subfloor conditions).
 - LVP/LVT must have a 12mil minimum wear layer and provide a minimum 15-year residential warranty.
 - LVP/LVT installed in kitchens, bathrooms, laundry areas and mechanical closets must be 100% waterproof installed.
- Sheet Vinyl is acceptable to be installed in bathrooms, kitchens and utility rooms and must be full glued with twenty-year (20) minimum warranty.

Rehabilitation Construction Standards (Page 14 of the 2027 HPI Appendix A)

Painting

- Paint color shall be of a base white color.
- Painting requires a minimum of one (1) coat of primer and two (2) coats of paint.
- Paint must be washable, flat paint finishes are prohibited for use except on ceilings.
- No painting or staining of treated wood components such as exterior porches, decks, railings ramps, landings, fencing etc.
- Note: When repairing and painting a wall it shall be from corner to corner, the ceiling shall include the whole room. The exception to this is funding limits. If monies are not available for a complete finish, we will leave sheetrock in a ready to paint condition.
- Note: Exposed exterior wood surfaces such as fascia or soffit shall be painted, no exception.

Rehabilitation Construction Standards (Page 15 of the 2027 HPI Appendix A)

Kitchen/ Bath Cabinets and Counter Tops

- Cabinets and bath cabinets shall be constructed with solid wood or plywood stiles, rails, doors and drawer fronts. with a twenty (20) year warranty.
- Drawers must have dual slide tracks.
- Site built cabinets are prohibited.
- Countertops shall be manufactured post form laminate, granite level 1 or site built; site-built countertops must be constructed of $\frac{3}{4}$ " AC plywood with minimum 4" back and side splashes.
- Vanity tops shall be solid surface (such as cultured marble), manufactured post form laminate, granite level 1 or site built; site-built countertops must be constructed of $\frac{3}{4}$ " AC plywood with minimum 4" back and side splashes.

Rehabilitation Construction Standards (Page 15 of the 2027 HPI Appendix A)

Electrical

- Whole Home rewires must submit with the Scope of Work Inspection request, a floor plan (may be hand drawn) that clearly indicates the layout of the home and:
 - The size and location of the service entrance meter, panel box, and sub-panels,
 - The locations of all disconnects, switches, 3- & 4-way switches, receptacles, GFI's, etc.,
 - The location of all lighting to include exterior and Interior fixtures,
 - The location of all equipment connections such as exhaust fans, stove, oven, water heater, etc.
- Replaced electrical distribution shall be 150amp minimum and shall have an EUL of forty (40) years.
- Systems or fixtures that are nonfunctioning or malfunctioning may be repaired or replaced.
- All lighting fixtures must be LED.
- Ceiling fans shall be 52" with light kit that are Energy Star rated.

Rehabilitation Construction Standards (Page 15 of the 2027 HPI Appendix A)

Plumbing

- Systems or fixtures that are nonfunctioning or malfunctioning may be repaired or replaced.
- All faucets and shower heads are to be Delta, American Standard or Moen. No plastic bodied faucets. ADA compliant and WaterSense certified.
- Toilets are to be ADA compliant and WaterSense certified.
- Kitchen sink shall be stainless steel, double bowl, 8" deep minimum (ADA dwellings 6" deep).
- All supply lines are to be metal braided.
- Escutcheons are required at all penetrations.
- Water Heaters shall be 38-40 Gal. with a six (6) year minimum warranty and be installed per current SC Building codes with drip pan installed, drip pan and T&P pipped outside, disconnect with platforms, strapping and expansion tanks as required.
- Tankless Gas Water are acceptable for use when swapping out from a gas tanked heater to tankless must be 5.5 GPM minimum.

Rehabilitation Construction Standards (Page 15 of the 2027 HPI Appendix A)

Porches/ Decks/ Railings/ Ramps/ Landings

- Every porch, deck and or platform located at more than thirty (30) inches above the adjacent finished grade shall be equipped with guardrails/ railings not less than thirty-six (36) inches high and shall be constructed with moisture resistant materials.
- Can be repaired or replaced to meet code ingress/egress requirements, no luxury sized decks or porches.
- All lumber shall be treated, no composite decking.
- No painting or staining.
- Handrails and railing can be built from treated wood or be of steel, aluminum or vinyl and must be ridged.
- Handrails must be graspable as per current SC Building code.
- Concrete landings (if required) shall be installed on compacted soils, be four (4) inches thick, not exceed 2% slope and be broom finished.
- Note: Correct fasteners (type, size, length, etc.) must be used for all connections.

Rehabilitation Construction Standards (Page 16 of the 2027 HPI Appendix A)

Energy Efficiency Weatherization.

- **Blown in attic insulation**, shall be installed or upgraded to **R-38 minimum** and must include installation of depth tape and insulation card in attic.
- **R-13 Wall insulation** shall be repaired or upgraded when walls are opened.
- **R-19 Floor insulation** can be replaced and or installed if all other Life, Safety and Health issues have been resolved.
- Crawl space **vapor barrier shall be 6 mil thickness** or greater covering one hundred (100%) percent of the ground.
- Weather stripping installed must be of premium grade, **self-adhering foam is prohibited**.

Rehabilitation Construction Standards (Page 16 of the 2027 HPI Appendix A)

Grading

- Grading next to the dwelling structure shall be completed with minimum impact to the surrounding lawn and landscaping.
- Grading shall provide a five (5%) percent slope away from the building for a minimum of five (5) feet that provides positive drainage.
- Any off-site fill soils required for grading must be of the same type present on site and be free from organics and debris.
- Disturbed soils shall be compacted to ninety-five (95%) percent of the soil's maximum dry density.
- All graded and disturbed bare sections of lawn created by repairs will be strawed and seeded with drought resistant grasses.

Rehabilitation Construction Standards (Page 16 of the 2027 HPI Appendix A)

Trees

- Tree service/ removal companies are not licensed by SC LLR so there is no license for this profession. These companies are required to meet the insurance requirements of Section V. B. Contractor Insurance Requirements.
- Trees or tree limbs that are hazardous to the structure must be removed.
- Contractor must ensure removal, topping, pruning etc. is allowed by local ordinances.
- Contractor will be required to provide documentation from the AHJ that the tree work proposed meets local ordinances.
- Contractor must provide a detailed estimate for all tree work.
- Trees that are removed may include cutting close to the ground with in six (6) inches or grinding up to twelve (12) inches below finished grade.

Rehabilitation Construction Standards (Page 16 of the 2027 HPI Appendix A)

Fencing/ Retaining Walls

- Fencing may be repaired with like materials. No painting or staining. Wholesale replacement is prohibited.
- Retaining walls may be repaired with like materials. Wholesale replacement is prohibited.
- New retaining walls required for grading issues are acceptable and must be of cements products.
 - No luxury products or designs.
 - Retaining walls over 30” in height will require fall protection.
- **Note: Retaining walls that are 48” or more (from the bottom of the footing/wall up) in height will require engineering and special inspections.**

Rehabilitation Construction Standards (Page 16 of the 2027 HPI Appendix A)

Appliances

The following appliances can be replaced if they do not operate as designed.

- **Refrigerator** must be 14 cubic foot minimum Energy Star rated frost free and black or white in color.
 - Ice maker shall be supplied if plumbing allows.
 - Shall be ADA complaint if required for the beneficiary.
- **Stove Top, Oven or Range** replaced in existing like kind and black or white in color.
- **Over the Range Microwave Oven** in existing like kind.
- **Luxury appliances such as Dishwasher, Under Counter Ice makers, Trash Compactors, Washer, Dryer, Freezers etc. are prohibited for repair or replacement.**



**ANY
QUESTIONS?**