

2020 SRDP Program

Bulletin #4

June 9, 2023

Appendix B MDC updates

The requirement of supplying the Authority a written manufacturer's warranty for certain products is being removed. Please see the red stike throughs below to reflect current requirments.

1. Section II, F:

F. BUILDING EXTERIOR

The building exteriors should create a residential image appropriate to the market area. Building design must use different roof planes and contours to break up roof lines. Wide window and door trim should be used to accent siding. If horizontal banding is used between floor levels, use separate color tones for upper and lower levels. If possible, use horizontal and vertical siding applications to add detail to dormers, gables, and extended front facade areas.

All materials must be installed using standard construction methods and means, ~~and result in the issuance of written manufacturer's warranty and guarantees.~~ No exterior wood finishes may be used.

Exterior wall finishes

1. Exterior wall faces must have an excess of 30% brick or natural or manufactured stone on each of the exterior wall surfaces, including the front wall face, each side's wall face and the rear wall face of the buildings(not to the interior wall faces of open breezeways). On all exterior walls the brick/stone must extend to all areas of grass, landscaping and other areas of soil or mulch.
 - a. **30% Brick requirement does not apply to single family homes, townhouses or duplexes.**
 - b. **30% brick requirement does not apply to rehabilitation projects.**
2. High quality durable low maintenance materials are required for exterior building coverings on all elevations including all exterior trims, fascia, soffits, ceilings and vents and can consist of:
 - a. **Brick** must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
 - b. **Portland Cement Stucco** (No EIFS) must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
 - c. **Stone**- natural or manufactured must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
 - d. **Fiber Cement Siding & Trims** must be 5/16" thickness or greater and be installed per manufacturer's requirements to achieve at least a 30 year warranty.
 - e. **Vinyl Siding** must have a .044" thickness or greater and be installed per manufacturer's requirements to achieve at least a 30 year warranty.
 - f. **Vinyl Soffit** must have a .046" thickness or greater and be installed per manufacturer's requirements to achieve at least a 30 year warranty.
 - g. **PVC or Vinyl Composite Trim Boards** must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
 - h. **PVC Coated Trim Coil** must have a .024" thickness or greater for fascia and freeze boards only- must be installed per manufacturer's requirements to achieve at least a 30 year warranty.

~~Developments must provide the Authority a written manufacturer warranty confirming a 30 year minimum warranty for all of the above items with the placed in service application.~~

2. Section II, G:

G. ROOFING AND GUTTERS

All roofing to be installed in accordance with the current IBC/ IRC Chapter 9 and the Authority standards listed below. ~~Developments are required to provide the Authority a written manufacturer warranty confirming a 30-year minimum warranty has been acquired for the installed roof system. This can be submitted with the placed in service application.~~

3. Section II, I:

I. WINDOWS AND DOORS

All windows and exterior doors must be Energy Star rated for zone south central be of high quality, durability and must be installed per manufacturer's requirements to achieve at least a 10 year warranty, 1 year warranty for Fire Rated doors. ~~Developments are required to provide the Authority a written manufacturer warranty confirming the warranty has been acquired for the windows and exterior doors. This can be submitted with the placed in service application.~~ An accessible automatic door opener is required for the primary entrance into and out of older person's congregate buildings.

4. Section II, N:

N. FLOOR COVERINGS

All materials must be installed to manufacturer's specifications using standard methods and resulting in the issuance of a manufacturer's guarantee / warranty. ~~Manufacturer's written warranties must be provided to the Authority with the placed in service application.~~