

## MINIMUM DEVELOPMENT STANDARDS

Effective Date: January 2, 2008

All new construction developments using resources administered by Kansas Housing Resources Corporation must comply with the minimum development standards outlined below:

### A. Privacy

- 1) Common Walls – All walls between living units must be formed on double plates with a minimum space of one inch between the plates or demonstrate a Sound Transmission Coefficient (STC) minimum score of 50 based on USG Corporation ratings to insure maximum sound barriers and privacy.
- 2) Boundaries – Patios must be partitioned with fencing or T dividers that are at least six feet high. Perimeters of properties must include landscaping or fencing that offers barriers to adjoining properties.
- 3) Porches – Front and rear porches and patios must comprise a minimum of 40 square feet of surface to allow for outdoor seating and maneuverability.

**B. Accessibility** – For any building with four or more units, all ground floor units and all units in buildings with elevators must comply with the Fair Housing Act and ANSI; UFAS applies if federal money is involved. (Tax credits and tax-exempt bonds are not federal money) All common areas must comply with ADA. All units that meet these requirements must contain the following features. This list is not inclusive, but are the main items for which KHRC inspects:

- 1) Front doors must be 36 inches wide and provide a clearance of 34 inches. Interior doors must be a minimum of 34 inches wide and provide a clearance of 32 inches. Hallways must be a minimum of 36 inches wide to allow adequate clearance for persons using wheelchairs. (This applies to all units on all floors regardless if there is an elevator.)
- 2) An accessible route into and through the unit.
- 3) Light switches, electrical outlets, thermostats and other environmental controls that are operated on a regular basis must be mounted in a range from 15 to 48 inches above the floor. Light switches and electrical outlets behind countertops

must be mounted at 44 inches with a front approach and at 46 inches with a side approach.

4) A 30” by 48” clear space must be present in front of all appliances and sinks. The cabinet beneath the kitchen and bathroom sinks may need to be removable in order to comply with the Fair Housing required clear space.

5) Door swings must have an 18 inch clearance beside the doorknob side of the door to allow people with mobility impairments to open the door from the side. The clearance must be on the side of the room that the door opens into. Doors must not swing out to meet this requirement.

6) Bathroom walls constructed with sufficient blocking to allow for the installation of grab bars and other devices to assist in maneuvering within the bathroom. The blocking may need to be on the outside of the wall in order to accommodate showers that are not flush with the wall.

7) Lever handles instead of doorknobs and lever handles on all sinks on all 1<sup>st</sup> floor units or all units served by an elevator.

8) Any development with single family, duplexes, or tri-plexes must meet the accessibility requirements contained in K.S.A. 2002 Supp. Chapter 58-1401 through 58-1407, and the minimum development standards outlined herein.

9) Rehab projects, especially gut rehabs where new interior walls are assembled will be held to the same requirements as new construction.

### C. Energy Efficiency

1) New Construction – All buildings must meet or surpass the overall thermal performance requirements and the annual energy consumption requirements of the 2003 International Energy Conservation Code and score a minimum of 80 on the performed audit, or a score no greater than 100 if version 12.0 is used. Up to five units with different floor plans and orientations for complexes of less than 50 units and up to 5% or a maximum of ten units in complexes of 50 or more units must be rated and certified by an audit from a certified Kansas Rater using the Rem/Rate Software. **Electric Resistance Heat is not allowed as the main source of heat.**

- 2) All buildings must insulate the footing, install vapor barrier under the slabs, and use Tyvek or other suitable house wrap on the exterior.
- 3) All attics must have a minimum of R-38 insulation.
- 4) Air conditioning units must have a minimum SEER rating of 13.
- 5) Heat pumps units must have a minimum HSPF rating of 8.2.
- 6) All bathrooms must have exhaust fans vented to the outside.
- 7) All hot water heaters must have insulation blankets installed. ( If manufacturer allows)
- 8) If the buildings have attic ductwork, the trunk line duct work must be covered with the same amount of insulation as the attic. (R-38)
- 9) Rehabilitation – All buildings must meet or surpass the overall thermal performance requirements of the 2003 International Energy Conservation Code and score a minimum of 80 on the performed audit, or a score no greater than 100 if version 12.0 is used. Up to five units with different floor plans and orientations for complexes of less than 50 units and up to 5% or a maximum of ten units in complexes of 50 or more units must be rated and certified by an audit from a certified Kansas Rater using the Rem/Rate Software.

If buildings cannot meet the above requirements, the rater must prepare an Improvement Analysis showing the most cost effective improvements needed to bring the building into compliance with the above standards.

#### **D. Maintenance Efficiency**

- 1) All buildings must have low-maintenance exterior finishes, to include but not be limited to brick, stone, hardy board, fiber cement siding, or vinyl siding. If vinyl siding is used, it must be at least .042 (inches) in thickness, and have a formed, insulating backing. An example of the backing would be Solid Core by Oracle or ThermoWall by CertainTeed. **Flat insulation or fanfold is not allowed.** Siding with a thickness of .050 or greater may be used without the formed, insulating backing with approval from this office. In this case the flat insulation or fanfold may be used.

2) Trash dumpsters must be located outdoors in inconspicuous places, shielded by landscaping or an enclosure.

**E. Amenities**

1) A reasonable amenity package, such as washer/dryer connections, outdoor seating and walking paths, playgrounds, security systems, and community room must be provided consistent with the size and type of development.

2) Landscaping must include sodding in prominent areas around the approach to the property and the office. At least two-inch diameter trees must be included in the landscaping scheme.

**F. Child Safety**

1) Adequate turning space and loading areas for school buses must be provided in family properties.

2) Shelters for children waiting for the school bus must be provided when there is no other natural waiting area.

3.) Playgrounds must be located in areas that offer maximum protection and visibility, such as near the office or near and around buildings. An apartment community containing more than 100 units must offer several smaller play areas within the property. Playgrounds must include an accessible sidewalk(s) up to and through the playground area.

4) Utility connections to buildings should be unobtrusive, and should not obstruct windows or access. Shut off valves must have lever handles and be accessible.

**G. Fines**

1) Owner fails to meet the minimum development standards as agreed to in the Reservation of Low Income Housing Tax Credits: \$500 per unit.

**Under exceptional circumstances, waivers to these requirements may be requested.**