

All construction work to conform to the following:

- Philadelphia Building Code
- Philadelphia Plumbing Code
- Philadelphia Property Maintenance Code
- Philadelphia Fire Code
- Philadelphia Electrical Code
- National Electrical Code

The following are minimum requirements where the extent of the proposed work does not require code compliance:

**Structural Elements**

1. All framing members shall be structurally sound.
2. All projecting bays, porches, and rear additions shall be structurally sound

**Electrical**

1. 100 Amp service, minimum
2. Two duplex outlets and one switched light per habitable room
3. Hard wired smoke detectors per Code
4. GFI outlets per Code
5. Ground service per Code
6. Washer/dryer hook-up
7. All wiring above basement shall be concealed

Recommended: Meet Code throughout. Supply TV outlets and telephone outlets

**Plumbing**

1. Replace all lead water lines including water service
2. All plumbing shall be pressure tested to establish that all supply and drain lines are leak free and free of blockage.
3. All faucets and fixtures shall be free of defects
4. Hot water heater shall have a minimum 5 years of useful life remaining, guaranteed in writing by the developer if the property is to be sold. When replacing the hot water heater, follow the recommendation below.
5. Changes in fixture layouts for bathrooms and kitchens require a sketch to be submitted, reviewed, and approved.
6. Minimum of one frost free hose connection
7. Washer-dryer hookup

Recommended: Replace the hot water heater with a minimum 40 gallon, 34,000 BTU heater from Bradford White, Rheem/Ruud, State Industries, or A.O. Smith. Supply and install a garbage disposer.

**Heating**

1. Heating systems shall be tested to guarantee that they are fully operational and supply adequate heat to all habitable portions of the property. Developer shall guarantee heater and heating system in writing for 5 years.
2. Provide a metal chimney liner or "B" vent.
3. Replace any heater older than 10 years with a minimum AFUE of 80%, and shall be raised off the floor on 4" concrete blocks.
4. Any existing ductwork to be kept shall be cleaned and thoroughly vacuumed.

Recommended: Replace the heater with a high energy efficiency unit.

**Roofing**

1. The developer shall guarantee in writing all roofing, flashing, and drainage systems for a minimum of 5 years.

Recommended: replace all roofs, flashing, and roof drainage systems.

**Masonry**

1. Open or loose joints in exterior masonry shall be pointed. Open or loose joints in chimneys shall be pointed or parged. Cap unused chimneys.
2. Basement walls shall be parged where voids in joints present a potential structural problem

#### **Safety**

1. All railings and handrails shall be brought up to Code.
2. Treads and risers must be complete and ssecure
3. Paving shall be repaired or replaced to remove trip hazards. Minor cracks are acceptable
4. All existing carpeting an dpad shall be removed, and all floors shall be wet mopped before installation of new finished flooring.
5. All friable asbestos shall be removed in a manner that complies with all local, state, and federal laws.
6. All abandoned oil tanks shall be removed
7. New kitchen ranges shall have electronic ignitions for range tops and oven.

#### **Energy Efficiency**

1. Exterior openings shall be made tight to air and water penetration. Weatherstrip all exterior doors.
2. Windows shall have insulated glass or operable storm sash and screens
3. If existing roof insulation is 6" or more, no additional roof insulation is required. If there is no insulation or less than 6", then insulate to R-30.
4. If building new exterior walls or exposing existing exterior wall framing, follow State Act 222 (The Building Energy Conservation Act) requirements for wall insulations meeting R-16.
5. If exposing the underside of existing bays, insulate to achieve R-19.

Recommended: If replacing windows, provide vinyl sash, insulating glass, and screens. Meet PA Act 222 requirements (The Building Energy Conservation Act) which includes the following minimum thermal requirements:

Exposed ceiling	R-30
Windows	R-1.6
Exterior doors	R-4
Exposed walls	R-16
Exposed floors	R-19
Floors	R-11
Basement walls	R-10
Slab on grade	R-6

#### **Finishes**

1. Kitchen cabinets shall be: Kitchen Kompact standard construction, Homecrest or products of equal quality. Submit cabinet cuts for approval
2. Carpet pad shall be minimum 3/8" thick bound foam urethane
3. Carpet shall be: (a) olefin level loop, 26 oz. fact weight or (b) nylon level loop with static control, 26 oz. face weight or (c) nylon plush pike with static control, 26 oz. face weight.
4. Existing walls, doors, woodwork, and trim shall be scraped and sanded to remove any loose or peeling paint. Apply one coat of primer and at least on coat of finish paint. At completion, clean property to remove all dust.

#### **Guidelines for Submissions:**

Please provide the following for each property:

- Work write up or drawings that detail each trade, with quantities as appropriate. Include a short description for each trade
- Cost of each trade item and total cost for work
- Building permits prior to construction start
- Scaled drawings if required by L&I
- Provide kitchen and bathroom sketches wherever appliances, fixtures, and/or cabinets have been relocated or replaced