

KHC MINIMUM HABITABILITY STANDARDS

Structure

- a. The home is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents. A structurally sound building is one which has not decayed, deteriorated, or in danger of thermal envelope failure. The thermal envelope consists of any plane adjacent to habitable, conditioned, and/or storage space included in the home's footprint.
- b. The roof must be structurally sound and weathertight.
- c. Ceilings, wall, and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts or other serious damage.
- d. The exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infiltration.

Access

The home must demonstrate a reasonably safe path of egress by:

- a. complying with the current Kentucky Residential Code; or
- b. complying with the applicable Kentucky residential building code at time of construction (applies to homes built since statewide code adoption); or
- c. (for homes built before statewide adoption of building code), ensuring the condition of the interior and exterior stairs, halls, porches, walkways, etc., must not present a danger of tripping and falling. (For example, broken or missing steps or loose boards are unacceptable.)

Space and security

The home must provide an acceptable place to sleep and adequate space, privacy, and security for the occupants and their belongings. Bedrooms and bathrooms must have doors and be sufficient in size for their intended use.

Interior air quality

- a. Each room or space within the home has a natural or mechanical means of ventilation.
- b. The interior air is free of pollutants at a level that might threaten or harm the health of residents. (No gas cans, paint cans, mold, pesticides, herbicides, etc.)
- c. Existing clothes dryers must be vented to the outside.

Water Supply

The home must have an adequate hot and cold-water supply.

Sanitary Facilities

The home has at least one bathroom/sanitary facility that is in proper operating condition, is private, and is adequate for personal cleanliness and the disposal of human waste.

Thermal environment

The home has heating facilities in proper operating condition.

Illumination and electricity

- a. The home has adequate natural or artificial illumination to permit normal indoor activities and support health and safety.
- b. There are sufficient electrical sources to permit the safe use of electrical appliances in the shelter.
- c. The home has no apparent electrical hazards.

Food preparation

A food preparation area is provided and contains suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner. Home must have a refrigerator AND a means of cooking (stovetop or microwave oven).

- a. If the primary refrigerator has failed or is absent, AHTF Funds may be used to repair the appliance or purchase a 16 Cu. Ft. refrigerator that meets or exceeds Energy Star standards.
- b. If the primary means of cooking has failed or is absent, up to \$450 in AHTF Funds may be used to repair the appliance or purchase a stove or a microwave oven.

Sanitary conditions

The home is maintained in a sanitary condition with no significant pest infestations, health-endangering filth, animal feces and/or urine etc.

Fire safety

- a. There is at least one working smoke alarm in each bedroom and one in the common area of each level.
- b. Homes with fuel burning appliances or an attached garage must have UL listed carbon monoxide alarm(s) installed outside each sleeping area in the immediate vicinity of all bedrooms.
- c. There is a second means of egress from a bedroom (door or openable window).

Accessibility

When one or more household members are persons with a disability): Improvements must be made that are demonstrably necessary for a disabled resident to inhabit the home: wheelchair ramps, bathroom grab bars, bath seats/benches, etc.

OPTIONAL Improvements

Provided a home meets ALL the above Minimum Habitability Standards listed above, the following improvements may be made:

- a. Installation of a second entrance/exit (ingress/egress).
- b. Air conditioning.

- c. Repairs to a second bathroom.
- d. Replacement of functioning home systems that are at/near the end of their useful life.
- e. Energy efficiency improvements.