

DDD New Development

REQUIREMENTS AND RECOMMENDATIONS FOR NEW CONSTRUCTION AND RENOVATION

Required

1. Ensure that the house, driveway, patio, decks, ramps and any construction additions are within zoning/lot coverage limitations; the Town officials must be consulted to ensure that the proposed project will not undergo any impervious coverage issues.
2. Egress ramps are required for all new construction projects and for renovation projects as per the needs of the residents; ramps must be a minimum of 48" wide with a 1/12 pitch; ramps must lead to a hard surface, i.e. driveway or sidewalks; *egress area must be hard surfaced to a meeting area in front of the house*; site features (terrain, zoning, impervious coverage etc.) must be adequate for construction of the ramping and sidewalks; All NJHMFA funded projects MUST have ramping completed as part of the initial renovations).
3. Hallways and doors on ground floor must be wide enough to accommodate an oversized wheelchair; halls must be a minimum of 42" wide or capable of being widened to this dimension; doors must be 36" wide, conforming to NJ barrier-free sub code-ICC/ANSI A117.1-2009. https://www.bellevuewa.gov/pdf/Development%20Services/codes_2009ICC_A117.1_read-only.pdf (*These dimensions would not apply on the second level, as long as it is not intended for use by individuals with ambulation difficulties*).
4. Sufficient storage space is required to store out of season clothing and other group home necessities (at least 10% of total living area).
5. The home must have two bathrooms that can be accessed from common areas. One bathroom has to be of adequate size to accommodate renovation for a roll-in shower that is large enough to accommodate a 60"x30.5" shower trolley (design of room shall conform to NJ barrier-free sub code-ICC/ANSI A117.1-2009). There must also be sufficient room next to the water closet for a wheelchair so the individual can slide from wheelchair to the water closet (F16.60A.3).
~ in renovated bathrooms, two floor drains will be required: one in the shower area; and one near the center of the room; the bathroom must have ceramic tile floor finish and waterproof membrane under the entire floor which runs up the walls 6"-8", utilizing the Schluter-KERDI System membrane or equal. A ceramic tile wainscot is required in every renovated bathroom. An exhaust fan with a switch that turns on with the room light shall also be provided.
6. Electric heat, electrical resistance, or air to air heat pumps are unacceptable means of heating. Mini-Split ductless units are acceptable, but gas is preferred.
7. All underground oil tanks must be removed or insured if un-removable; documentation of proper removal must be provided
8. All two-prong outlets must be upgraded to three-prong outlets. GFCI outlets and ARC fault breakers must be installed as per the latest National Electrical Code requirements in existing homes. In an existing house where aluminum circuit wiring is present, copper to aluminum pigtails are to be installed in outlets...or aluminum wiring is to be replaced with copper.
9. Homes with barrier-free modifications must use Acrovyn Wall System, corner protectors, and wainscot walls. The use of impact resistant drywall must be installed if drywall is being replaced or where walls could be potentially damaged. Sheet vinyl (Mannington "Assurance" or equal) or vinyl plank (Mannington "Adura" or equal) are the preferred floor covering. If carpet is being installed (limited application ONLY), low pile w/no padding, commercial grade, woven carpet must be specified.

10. Bi-fold doors are not to be installed; swinging doors or sliding doors w/ heavy duty hardware must be installed; hollow core doors are not to be installed.
11. Homes must have fire sprinkler systems designed to NFPA 13-D
http://www.nfpa.org/~media/Files/forms%20and%20premiums/NF13DR07_CHS4.pdf
12. A comprehensive fire alarm system must be installed as per NFPA guidelines reflected below:
 - a. CO2 detectors as per building code
 - b. Smoke detectors located in each sleeping room, living room, dining room, all hallways, the top of each stairway, recreation areas, storage areas
 - c. Thermal detectors located in kitchen – 135°F, attic – 190°F, laundry – 135°F, garage 135°F, boiler/ furnace room – 190°F
 - d. The system must be low voltage, hard wired to a central control panel w/ a battery back-up and interfaced with the HVAC system; fans must shut down upon activation of the system
 - e. Pull stations must be located at all exit doors; audio/visual alarms must be installed on each occupied level of the building
 - f. The use of wireless systems will be evaluated on a case-by-case basis
13. Adequate space must be provided for a staff area (desk, files, medicine cabinet)
14. All kitchen and bathroom cabinets must meet HUD Residential Cabinet Specification (9/93) section 12370 for HUD severe use cabinets
<http://conspectusinc.com/downloads/Documents/Conspectus%20Tech%20Tips%20E2010%20HUD%20Severe%20Use%20Cabinets%2009.06.01.pdf>
15. Existing fireplaces must have locked glass doors OR the fireplace must be permanently closed up. Wood stoves must be removed.
16. Fire retardant paint (intumescent) is required over existing paneling, or replace the paneling with drywall.
17. If the basement will be used other than as an office area, laundry area, or storage area, a second means of egress is required. A “Bilco” door is acceptable.
18. Swimming pools must be eliminated unless the agency pays for maintenance and life guard certification without using State funds.

Recommended

19. DDD recommends that at least 50% of bedrooms are 120sq ft. (this recommendation applies only to new construction, not homes being renovated, even if that includes an addition.)
20. DDD recommends that the living space includes at least 2 common areas not including the dining room.
21. DDD recommends that two or more bedrooms have 42” doors installed to allow direct egress to the exterior of the building for use when individuals are to be evacuated in beds in emergency situations; egress area must be hard surfaced to a meeting area in front of the house. DDD architect will determine whether this will be required for each project at the site visit.
22. Home should be located where public water and sewer are available, if at all possible. If a new septic system is designed, the capacity should be 150 gal /day/client and 75 gal/day/ staff members when present at the same time.
23. If the garage will be converted into a bathroom and/or bedroom, check the local ordinances to see if a garage is required in that municipality.
24. The provider agency must determine if the property of the new home needs to be fenced as per the needs of the pending residents.