Minimum Construction Standards

Livable Areas:  See Section 6.5 of the Guidelines for Community Housing
                See Section 6.9 of the Guidelines for Employee Housing

Framing:      2 x 6 Exterior Walls, 2 x 4 Interior Walls, 2 x 10 Floors
Wall Height:  8’ First Floor, 8’ Second Floor
Insulation:   R-19 Walls, R-30 Floor, R-38+ Ceiling
Drywall:      Light Orange Peel Finish
Siding:       Concrete lap siding (Hardi-plank type), 7” Exposure (or BCHA approved equivalent)
Windows:      Vinyl Single-Hung
Doors:        Interior – Masonite
               Exterior – Insulated Steel (Front & Rear)

Window
  Interior Casing: MDF sill % apron, Painted White, Drywall wrap 3 sides
  Door Trim:      2½” Casing (3¼” suggested)
  Baseboard:     2½” Casing (3¼” suggested)

Heat: Gas or Electric Forced Air
Appliances:    Refrigerator – 18.2 CF
                Range – Range/Oven with window (self-cleaning)
                Microwave
                Dishwasher

Lighting:      Ceiling Lighting in Living, Dining, Family, Den & Bedrooms
                Recessed Cans in Kitchen
                Surface Mount in Laundry
                Gooseneck (bar) over Mirrors in Baths

Plumbing Fixtures:
  Fiberglass Tub/Shower
  Low-flow Toilets
  Ceramic Lavatory Sinks
  All Fixtures Single-Handle Chrome

Floor Coverings:
  FHA Approved Carpet in main living areas;
  Tarkett ContoursVinyl in kitchen, laundry, baths (or BCHA approved equal)

Cabinetry:      BCHA to approve Builder submittal
Countertops:    Laminate Top with Ceramic Tile Backsplash (4”)
Roofing:        30-Year Architectural Composition Shingle

Porches & Decks:  Front Porch (if applicable) – Compatible with design (approved by BCHA)
                  Rear Patio – 10’ x 10’ Concrete

Garage:         Single-car – 14’ x 22’ garage with 9’ wide door
                  Two-car – 22’ x 22’ garage with 16’ wide door