

# Minimum Construction Standards

<b>Livable Areas:</b>	See Section 6.5 of the Guidelines for Community Housing See Section 6.9 of the Guidelines for Employee Housing
<b>Framing:</b>	2 x 6 Exterior Walls, 2 x 4 Interior Walls, 2 x 10 Floors
<b>Wall Height:</b>	8' First Floor, 8' Second Floor
<b>Insulation:</b>	R-19 Walls, R-30 Floor, R-38+ Ceiling
<b>Drywall:</b>	Light Orange Peel Finish
<b>Siding:</b>	Concrete lap siding (Hardi-plank type), 7" Exposure (or BCHA approved equivalent)
<b>Windows:</b>	Vinyl Single-Hung
<b>Doors:</b>	Interior – Masonite Exterior – Insulated Steel (Front & Rear)
<b>Window</b>	
<b>Interior Casings:</b>	MDF sill % apron, Painted White, Drywall wrap 3 sides
<b>Door Trim:</b>	2 1/4" Casing (3/4" suggested)
<b>Baseboard:</b>	2 1/4" Casing (3/4" suggested)
<b>Heat:</b>	Gas or Electric Forced Air
<b>Appliances:</b>	Refrigerator – 18.2 CF Range – Range/Oven with window (self-cleaning) Microwave Dishwasher
<b>Lighting:</b>	Ceiling Lighting in Living, Dining, Family, Den & Bedrooms Recessed Cans in Kitchen Surface Mount in Laundry Gooseneck (bar) over Mirrors in Baths
<b>Plumbing Fixtures:</b>	Fiberglass Tub/Shower Low-flow Toilets Ceramic Lavatory Sinks All Fixtures Single-Handle Chrome
<b>Floor Coverings:</b>	FHA Approved Carpet in main living areas; Tarkett Contours Vinyl in kitchen, laundry, baths (or BCHA approved equal)
<b>Cabinetry:</b>	BCHA to approve Builder submittal
<b>Countertops:</b>	Laminate Top with Ceramic Tile Backsplash (4")
<b>Roofing:</b>	30-Year Architectural Composition Shingle
<b>Porches &amp; Decks:</b>	Front Porch (if applicable) – Compatible with design (approved by BCHA) Rear Patio – 10' x 10' Concrete
<b>Garage:</b>	Single-car – 14' x 22' garage with 9' wide door Two-car – 22' x 22' garage with 16' wide door