

**OKLAHOMA HOUSING FINANCE AGENCY**

**HOME Investment Partnerships Program (HOME)**

**WRITTEN NEW CONSTRUCTION STANDARDS**

**100 N.W. 63rd St.**

**P.O. Box 26720**

**Oklahoma City, OK 73126-0720**

**§ 92.251 Property standards.**

(a) ***New construction projects.***

1. ***State and local codes, ordinances, and zoning requirements.*** Housing that is newly constructed with HOME funds must meet all applicable State and local codes, ordinances, and zoning requirements. HOME-assisted new construction projects must meet State or local residential and building codes, as applicable , and, the most recent International Residential Code or International Building Code (as applicable to the type of housing) of the International Code Council. The housing must meet the applicable requirements upon project completion.
2. ***HUD adopted energy standards.*** All new construction projects must also meet the requirements of the 2021 IECC codes for low rise buildings of three stories or less, or the ASHRAE 90.1 2019 codes for buildings with four or more stories. Amenities and requirements are based upon the zone in which the development is located. Applicants are encouraged to acquire and review the International Energy Conservation Code 2021 code book. These updated energy standards include, but are not limited to:
3. The use of R-3 insulation on exposed pipes, pipes which connect to the hot water tank, and any pipes located within the foundation of the unit. (Insulation in the attic of R-49 or better.
4. Wall insulation of R-20 of better.
5. Floor or crawl space insulation of R-19 or better.
6. Insulation of R-10 of better installed around the exterior foundation of every building.
7. All air gaps must be filled with a 2021 IECC approved caulking. The caulking should occur at all locations of wood-to-wood contact, along all windows, and at any location where the insulation / drywall has been cut for outlets and power switches. An IECC approved spray foam can be used in place of caulking.
8. The installation of Energy Star Qualified appliances and fixtures including windows, HVAC systems, water heaters, and appliances where applicable.
9. ***HUD requirements.*** All new construction projects must also meet the requirements described in this paragraph:
10. ***Accessibility.*** The housing must meet the accessibility requirements of [24 CFR part 8,](https://ecfr.federalregister.gov/current/title-24/part-8) which implements Section 504 of the Rehabilitation Act of 1973 ([29 U.S.C. 794)](https://www.govinfo.gov/link/uscode/29/794), and Titles II and III of the Americans with Disabilities Act ([42 U.S.C. 12131-12189)](https://www.govinfo.gov/link/uscode/42/12131) implemented at [28 CFR parts 35](https://ecfr.federalregister.gov/current/title-28/part-35) and [36,](https://ecfr.federalregister.gov/current/title-28/part-36) as applicable. Covered multifamily dwellings, as defined at [24 CFR 100.201,](https://ecfr.federalregister.gov/current/title-24/section-100.201) must also meet the design and construction requirements at [24 CFR 100.205,](https://ecfr.federalregister.gov/current/title-24/section-100.205) which implements the Fair Housing Act ([42 U.S.C. 3601-3619)](https://www.govinfo.gov/link/uscode/42/3601).
11. ***Disaster mitigation.*** Where relevant, the housing must be constructed to mitigate the impact of potential disasters (e.g., earthquakes, hurricanes, flooding, and wildfires), in accordance with State and local codes, ordinances, or other State and local requirements, or such other requirements as HUD may establish.
12. ***Written cost estimates, construction contracts and construction documents.*** The participating jurisdiction must ensure the construction contract(s) and construction documents describe the work to be undertaken in adequate detail so that inspections can be conducted. The participating jurisdiction must review and approve written cost estimates for construction and determining that costs are reasonable.
13. ***Construction progress inspections.*** The participating jurisdiction must conduct progress and final inspections of construction to ensure that work is done in accordance with the applicable codes, the construction contract, and construction documents.
14. ***Broadband infrastructure.*** For new commitments made after January 19, 2017 for a new construction housing project of a building with more than 4 rental units, the construction must include installation of broadband infrastructure, as this term is defined in [24 CFR 5.100,](https://ecfr.federalregister.gov/current/title-24/section-5.100) except where the participating jurisdiction determines and, in accordance with [§ 92.508(a)(3)(iv),](https://ecfr.federalregister.gov/current/title-24/section-92.508#p-92.508(a)(3)(iv)) documents the determination that:
15. The location of the new construction makes installation of broadband infrastructure infeasible; or
16. The cost of installing the infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden.