

HOUSING AUTHORITY OF SNOHOMISH COUNTY

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SUMMARY OF SECTION 8 HOUSING QUALITY STANDARDS

1. Water, power and/or gas must be on and maintained in good working order per Washington State Landlord-Tenant laws.
2. If the unit is to be classified as a legal duplex (approved by Snohomish County including permits), the utilities must also be separately metered.
3. Relatives and/or caregivers may not operate a business from any unit being subsidized by the Section 8 program. If tenants wish to operate a business from a subsidized unit, prior approval must be obtained from the Housing Authority.
4. **Utilities:** Gas and electricity charges must be separately metered. The Housing Authority will not enter into contract for any unit where this is not the case, as such a unit is not a legal rental property.
5. **Chipping and Peeling Paint - Lead-Based Paint** - All Owners must inform a family of any lead-based paint on the surfaces of their unit of which they have knowledge prior to requesting the Housing Authority to inspect the unit. All units built prior to 1978 and which will be occupied by children under the age of 6 must be free of chipping and peeling paint, both inside and outside.

If your unit has chipping and peeling paint, you should call and talk to a Housing Authority inspector immediately. The requirements to either certify there is no lead-based paint on the surfaces of this unit, or to treat the chipping and peeling paint, are extensive, expensive and time consuming. You need to be informed of what these requirements are so you can make a decision whether you wish to meet them. The Housing Authority is able to provide the Owner with a copy of the HUD Standards for Stabilizing Deteriorated Paint at the Owner's request. Please contact the Housing Coordinator for a copy of this brochure.

Exterior

6. House or unit numbers must be on property and must be clearly visible from the street.
7. The roof, foundation, gutters and downspouts must be in good condition.
8. If the unit is a house or duplex with a yard, it is the tenant's responsibility to own or have access to a lawn mower and/or lawn equipment to maintain the yard on a regular basis. Yard maintenance (including at the initial inspection) is required for all inspections throughout the growing season.
9. There must be a hand rail when there are extended lengths of steps (generally four or more consecutive steps) and a railing around a porch or balcony which is approximately 30 inches or more above the ground. Decks must also be in good condition with no dry rot.

Security

10. Operational locks must be installed on all exterior doors and windows.
11. Managers should provide the Housing Authority with codes for entry doors for units that are in secured buildings.

Interior

12. ALL UNITS must be thoroughly cleaned, including walls, windows, floors, carpets professionally cleaned, appliances, etc. Unit must be ready to be occupied prior to the inspection. Landlords must also provide a working range and refrigerator.
13. All walls and ceilings must be free of large holes. Minimum ceiling height is 7 feet 6 inches or local Uniform Building Code.
14. All **wood burning or pellet stoves** must be Environmental Protection Agency certified and properly installed.

Equal Housing Opportunity

15. Smoke detectors - must have at least one battery operated or hard-wired smoke detector, in proper working condition, on each level of the unit (i.e., town house would need two smoke detectors). Must be located in a hallway adjacent to any bedrooms. A rambler with bedrooms at opposite ends of the unit must have two smoke detectors even though on one level. All smoke detectors must have a test button. Owners are responsible for installing; inspecting and replacing batteries in a battery operated smoke detector.

- a. It is recommended that Landlords add the following clause to their lease: "**Tenant(s) must notify Landlord if smoke detector fails to work.**" If a unit is occupied by hearing-impaired persons, smoke detectors must have an alarm system, designed for hearing impaired persons, in each bedroom occupied by a hearing-impaired person.
- b. If a unit has gas heat the unit must also have a carbon monoxide detector.

Windows

- 16.** Window assembly must be intact. No broken windows. Cracked windows with an uneven break will not meet Housing Quality Standards. Windows that have lost their seal and are "fogged" must be replaced. Windows that are designed to open must open.
- 17.** There must be at least one window in the living room and in each sleeping room.
- 18.** All windows, except those with frosted glass, must have some style of window coverings. These can be mini-blinds, shades, curtains, or draperies, and must also be in good condition. For privacy reasons, sheers are not acceptable window coverings.

Bathrooms and Plumbing

- 19.** All bathrooms must have a safe, working vent system or an operational window. Plumbing must also be in good condition with no broken pipes or leaking faucets.
- 20.** The hot water tank must have pressure relief valve and a discharge pipe vented to within 6 inches of the floor, or plumbed outside the unit. The electric cable must be covered with metal flex conduit.
- 21.** The bathroom requires at least one permanent ceiling or wall light fixture.

Bedrooms

- 20.** Bedrooms must have 100 square feet of living space, a window for emergency egress per County Code and a built in closet.
- 21.** For privacy, direct access to a bedroom is required. Passing through one bedroom to reach another is not acceptable.
- 22.** Bedrooms may not have padlocks or key locks installed.

Electrical

- 23.** There must be cover plates on electrical outlets and light switches. All outlets and light switches must work.

MOBILE HOMES MUST ALSO HAVE:

- 1.** Tie-downs - must be stationary, cannot have wheels. Tie-downs must be verified.
- 2.** Skirting must be installed around base of the mobile and in good condition.
- 3.** Roof must be air / water tight.
- 4.** Flooring must be in good condition with no soft spots.
- 5.** Aluminum electrical wiring will not be accepted on the Section 8 program.
- 6.** Fans or windows must be easily accessible. (Small windows in ceiling are not acceptable.)
- 7.** Exterior doors must be in good condition.
- 8.** Smoke Detectors - must have a smoke detector installed at each end of mobile home.
- 9.** Any outside steps or deck must be stationary, and securely attached to the mobile home.
- 10.** Camping trailers and motor homes are not considered mobile homes.

Because of liability to the Housing Authority and protection for the family, the following will not be placed on the Section 8 program:

- a. **Hot tubs and/or swimming pools**
- b. **Units located in a flood plain**