

RENTAL BUILDING STANDARDS

HEALTH, SAFETY, AND BUILDING QUALITY

The Vermont Home Weatherization Assistance Program (WAP) requires that rental properties meet minimum standards to qualify for WAP funding. Building Owners who do not themselves qualify for WAP services must make any necessary upgrades prior to WAP services, however WAP will assist in identifying problems and suggesting corrective action.

1. **Safety devices.** The building must be equipped with functional, code-compliant smoke alarms, carbon monoxide alarms, and fire extinguishers.
2. **Combustion Equipment.**
 - 2.1. Heating and water heating systems must be in safe working order with evidence of maintenance by a licensed technician within the last 12 months for oil-fired equipment and 24 months for gas-fired (propane or natural gas) equipment.
 - 2.2. Existing systems must be correctly installed, including: Venting; Fuel supply; Safety devices (such as remote switch, firematic, spill switches, temperature/pressure relief valve, etc.).
 - 2.3. Any deficiencies to combustion-air supply must be corrected. In some cases, deficiencies may result after WAP reduces general air leakage. WAP will advise of this situation in advance when possible. Costs for correcting such deficiencies will also be the Owner's responsibility.
 - 2.4. Any "vent-free" heating equipment must be permanently disconnected and removed from the building.
 - 2.5. Gas (propane or natural) cooking ranges that produce excess carbon monoxide due to improper combustion must be remedied or replaced.
3. **Plumbing.** Any plumbing leaks, such as heating, hot water, water supply or drainage, must be repaired. Plumbing vent stacks must be properly vented to outside.
4. **Electrical.** Any obvious electrical deficiencies must be repaired by a licensed electrician. However, general upgrading to current code is NOT required.
5. **Ventilation.** Proper ventilation meeting current standards must be installed. The Owner is responsible for costs of necessary systems; however, WAP may assist with installation of correct venting.
6. **Structural and General.**
 - 6.1. Obvious structural defects must be repaired. Structural upgrades required by increased snow load, resulting from improved insulation and air-sealing, are also Owner's responsibility.
 - 6.2. Water intrusion, such as from leaky foundation wall, poor exterior grading, deteriorated roof and/or improper flashing, must be corrected.
 - 6.3. Defective windows or doors must be repaired or replaced. Replacement windows must meet life-safety regulations. Any other requirements, such as historic preservation, are also responsibility of the Owner.
 - 6.4. Hazardous materials such as vermiculite and asbestos may require abatement, and if you are unwilling or unable to abate, may prevent WAP services from proceeding.

Receipt acknowledged by (Owner's signature & date)