

Rehabilitation

DSO Checklist

Project Name	Date
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Notes:

1. Refer to Chapter 6.0 for Introduction and Instructions related to this Checklist. Direction on completing and submitting the checklist is provided in Chapter 6.0, Section 6.0.13.
2. Refer to Chapter 6.0, Section 6.0.09 regarding changes to these Standards made since the last version of the CDM.
3. The number used to identify each listed Standard may have changed from the last CDM version.

R01__ General

No.	Class	√	CD Ref.	Item	OHCS Guidance Ref.
R01.01	G	<input type="checkbox"/>		Maximizing Function and Durability To the greatest extent possible the proposed improvements to the building and site reflect an emphasis on qualitative, highly pragmatic design approaches aimed at maximizing functionality and durability.	
R01.02	G	<input type="checkbox"/>		Taking Advantage of Opportunities Where the project's Scope of Work has determined that certain elements be rehabilitated, replaced, reconfigured or where new elements are to be added to the project, the proposed modifications, to the greatest extent possible, take advantage of opportunities to move the project closer to the design and livability goals of OHCS's DSO for New Construction (Chapter 6.1). For example, opportunities to improve energy efficiency, durability, acoustics, functionality, and livability have been actively sought out and, where practical, they have been integrated into the project design.	

R02__ Development & Construction Codes/Regulations

No.	Class	√	CD Ref.	Item	OHCS Guidance Ref.
N02.01	R	<input type="checkbox"/>		General To the best of the Project Architect's knowledge, the project has been designed in conformance with the Baseline Project Requirements (BPR)s as defined in Chapter 5.1 of this Manual and as deemed by the Architect to be applicable to the subject	

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project.

R03 Accessibility

No.	OClasses	√	CD Ref.	Item	OHCS Guidance Ref.
R03.01	E	<input type="checkbox"/>		<p>General In addition to the applicable Accessibility requirements as governed by <u>Chapter 11 of the OSSC</u> (and ICC A117.1, Chapter 10 as referenced therein) the project design seizes opportunities to improve accessibility of the site, building common areas, and dwelling units to the greatest extent practical.</p>	
R03.02 M	R	<input type="checkbox"/>		<p>Code/Regulation Reminder <u>Fair Housing Act</u> and <u>Americans with Disabilities Act (ADA)</u>:</p> <p>Compliance with the OSSC is intended to meet or exceed ADA requirements and the accessibility requirements of the Fair Housing Act. Nevertheless, the Project Architect has familiarized themselves with the ADA and the accessibility aspects of the Fair Housing Act and has, independently from reliance on the OSSC, affirmed that the project design satisfies the requirements of these two Acts or that a code compliant plan for bringing the project into compliance with these Acts over time has been developed and that the proposed project scope and design is in compliance with that plan.</p>	
R03.03 M	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>Code/Regulation Reminder <u>Section 504 of the Rehabilitation Act of 1973</u> (hereinafter referred to as <u>Section 504</u>):</p> <div style="background-color: #e0e0e0; padding: 5px; margin: 10px 0;"> <p>This item applies only to projects subsidized with federal funding.</p> </div> <p>In addition to the accessibility requirements listed in R03.01 and R03.02 of this checklist, the Project Architect has done all of the following:</p> <ol style="list-style-type: none"> 1) Confirmed with the Project Owner the type of funding subsidies the project is receiving and whether any such funding is federally sourced. 2) Familiarized themselves with the scoping and technical requirements of Section 504. 3) Reviewed the <u>Note</u> located below. 4) Provided an integrated approach to accessibility in the design of the project that complies with all applicable accessibility laws and their associated requirements 	

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				<p>including the requirements of <u>Section 504</u>.</p> <p>Note: Section 504 attaches an added layer of overlapping accessibility scoping and technical standards to projects subsidized with federal funding. Project Architects responsible for the design of projects receiving federal funding must ensure that project designs comply with both the scoping (the required quantity and type of accessible dwellings) and the associated technical requirements of Section 504 while also maintaining compliance with all other accessibility scoping and technical requirements that apply to the project. Additional information and resources given in Chapter 5.1, Section 5.1.03-3, b) and c) may be of some assistance in satisfying this requirement.</p> <p style="text-align: center;">-----</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to the left of this column and leave the orange check box unchecked.</i></p>
R03.04 D	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>Code/Regulation Reminder <u>Uniform Federal Accessibility Standards (UFAS):</u> Where applicable, the project has been designed using the <u>Uniform Federal Accessibility Standards (UFAS)</u> or per the <u>HUD Notice Allowing Alternative Standard to UFAS (See Chapter 5.1, Section 5.1.03-3, b), 2), i. for more information on the above referenced HUD Notice).</u></p> <p style="background-color: #cccccc; padding: 5px; text-align: center;">This item applies only to projects subsidized with federal funding.</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to the left of this column and leave the orange check box unchecked.</i></p>
R03.05	G	<input type="checkbox"/>		<p>Visitability Though Rehabilitation projects are not subject to Visitability, (See Visitability; Chapter 5.1, Section 5.1.03-2) the project design still strives to meet the provisions and the intent of Visitability to the greatest degree practical.</p>
R03.06 D	R	<input type="checkbox"/>		<p>Accessibility Summary The code summary sheet of the construction drawing set contains an area where the Accessibility/Visitability related codes and regulations listed in Section R.03 of this Checklist are listed (e.g. item numbers R03.01 through N03.05 from this section). The Accessibility related section of the drawing sheet must state after each Accessibility law/regulation listed that the item "applies" or is "not applicable" to the subject project.</p>

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R04 Natural Hazards (Disaster) Mitigation

No.	Class	✓	CD Ref.	Item	OHCS Guidance Ref.
R04.01	R	<input type="checkbox"/>		<p>General Natural Hazards Risks (Earthquake, Flood, Landslide, Wildfire, Etc.) as may be applicable per investigative reports and/or project scope defining tasks, or stemming from compliance with Chapter 5.1, Sections 5.1.03-4 and 5.1.03-5 of this Manual, have, to the satisfaction of the Project Architect, been adequately addressed by the project design and the Construction Documents.</p>	

R05 Environmental Hazards

No.	Class	✓	CD Ref.	Item	OHCS Guidance Ref.
R05.01	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>Lead-Based Paint (Non-Federal Funding) (Applicable to Projects that do not contain Federal funding).</p> <p>The project drawings and specifications have been developed such that they require General Contractor compliance with the following regulations as applicable:</p> <ol style="list-style-type: none"> 1) <u>U.S. EPA Lead Renovation, Repair, and Painting Rule</u> 40 CFR 745 Subparts D, E, and L (As adopted and administered by the Oregon Health Authority (OHA)). 2) Local jurisdiction requirements. <p>-----</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to the left of this column and leave the orange check box unchecked.</i></p>	
R05.02	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>Lead-Based Paint (Federal Funding)</p> <p style="background-color: #e0e0e0; padding: 5px;">This item applies only to projects subsidized with federal funding.</p> <p>In addition to requirements given under item R05.01 of this Checklist, the project drawings and specifications have been developed such that they require General Contractor compliance with the following regulations as applicable:</p> <ol style="list-style-type: none"> 1) <u>U.S. HUD Lead-Safe Housing Rule</u> 24 CFR Part 35. <p>-----</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to</i></p>	

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				<p><i>the left of this column and leave the orange check box unchecked.</i></p>	
	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>Asbestos The drawings and specifications have been developed such that they require General Contractor conformance with State and local jurisdiction guidelines related to the removal and disposal of asbestos-containing materials as applicable.</p> <p style="text-align: center;">----</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to the left of this column and leave the orange check box unchecked.</i></p>	
R05.04	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>Radon In addition to investigation and mitigation requirements that may apply per authority outside the Department, projects where radon testing shows Radon levels equal to or greater than the EPA recommended limit of 4 picocuries per liter of air (pCi/L) include mitigation strategies conforming to the following Standard:</p> <p>1) ASTM E 2121-11 (or most recent edition), <u>Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings</u>. High-Rise buildings (4 or more stories) may also use this standard or other commonly accepted industry standard as deemed appropriate by the Project Architect.</p> <p><u>Note:</u> OHCS requires all Rehabilitation projects to be assessed (based on location) for the need for Radon testing. CDM Appendix B.1, B.1.11, e, 2) specifies when and how testing is to occur.</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to the left of this column and leave the orange check box unchecked.</i></p>	

R06__ Sustainability / Energy Conservation

The requirements under Section R06 of this Checklist are additional to any Sustainability related expectations that may be listed in the Target Expectations for Rehabilitation (TER) located in CDM Appendix B.2.

No.	Class	√	CD Ref.	Item	OHCS Guidance Ref.
R06.01	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>General The project design has adopted and complies with Part 7 of this Manual, Sustainable Development Standards (SDS).</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to</i></p>	

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				<p><i>the left of this column and leave the orange check box unchecked.</i></p>	
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R07__ Building Envelope Requirements

The requirements under Section R07 of this Checklist are additional to any Building Envelope related expectations that may be listed in the Target Expectations for Rehabilitation (TER)s located in CDM Appendix B.2.

No.	Class	✓	CD Ref.	Item	OHCS Guidance Ref.
R07.01	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>Window Testing When window replacement is proposed as part of the project scope, the project specifications require and include an industry standard protocol for window testing during construction.</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to the left of this column and leave the orange check box unchecked.</i></p>	
R07.02	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>Exterior Envelope Mock-Up When siding replacement or other significant envelope related work is proposed as part of the project scope, the project specifications require and include an industry standard protocol for a building envelope "mock-up" during construction including but not necessarily limited to window, siding, and other prominent envelope related installation details and methods. Specification requires Contractor to coordinate timing of construction of the Mock-Up with the Project Architect, the OHCS Architect, and the OHCS CA Consultant as applicable.</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to the left of this column and leave the orange check box unchecked.</i></p>	
R07.03	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p>Exterior Envelope Improvement Where envelope work is proposed as part of the project's scope of work, the rehabilitation design, to the greatest extent possible, improves on the functional design of the building and its envelope system. The Architect has reviewed Sections N09 and N10 of Chapter 6.1 (DSO for New Construction) and has, to the greatest degree possible, incorporated the requirements of those sections into the project's rehabilitation design and scope of work.</p> <p><i>If this item does not apply to the subject project place a check mark in the "NA" box located in the CD Ref. column directly to the left of this column and leave the orange check box unchecked.</i></p>	

R08__ Dwelling Units : General

No.	Class	√	CD Ref.	Item	OHCS Guidance Ref.
R08.01 A	R	<input type="checkbox"/>	<input type="checkbox"/> -NA	<p><u>Unit Type Change</u> Existing dwelling units that have been modified from one type of unit to a different type of unit (e.g. a one bedroom unit changed to a two bedroom unit) have been designed to meet the New Construction DSO criteria applicable to the new unit type.</p> <p><i>If this item does not apply to the subject project place a check mark in the “NA” box located in the CD Ref. column directly to the left of this column and leave the orange check box unchecked.</i></p>	

R09__ Supplemental Requirements

No.	Class	√	CD Ref.	Item	OHCS Guidance Ref.
R09.01	R	<input type="checkbox"/>		<p><u>Target Expectations for Rehabilitation (TERs)</u> TERs are located in Appendix B.2 of this Manual and are supplemental conditions of this DSO.</p> <p>The TERs have been reviewed by the Project Architect to identify those aspects that are applicable to the project. Where an aspect of the TERs is deemed applicable, the project design, to the greatest extent practical, serves to bring the site, buildings, and other improvements into conformance with the applicable parts of the TER.</p>	
R09.02	R	<input type="checkbox"/>		<p><u>UPCS Based Deficiencies (UPCS)</u> UPCS based Deficiencies are located in Appendix B.3 of this Manual and are supplemental conditions of this DSO. Though typically reserved for projects that are funded with federal subsidies, OHCS has adopted the UPCS as part of its Development Standard and has made it applicable to all OHCS funded projects regardless of the type of funding a project may be receiving.</p> <p>The UPCS Based Deficiencies have been reviewed by the Project Architect to identify those aspects that are applicable to the project. Where an aspect of the UPCS Based Deficiencies is deemed applicable, the project design, to the greatest extent practical, serves to remediate the identified deficiency.</p>	

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R10__Architect’s Endorsement

Project Architect:

Sign and submit the completed DSO Checklist with Submittal-4 (See Chapter 4, Section 4.1.02-4 for more information regarding Submittal-4).

As the Project Architect for this project, I have, to the best of my ability, incorporated the elements listed in this DSO Checklist into the project’s design and the Construction Documents.

Signature of Project Architect	Date
Printed Name	Firm Name

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