**ADDITIONAL HQS STANDARDS**

BCAH adheres to the acceptability criteria in the program regulations and HUD inspection booklet with the following exceptions:

1. All units must have at least one smoke alarm on each level of the unit. Smoke detectors within the unit and in common hallways are required for garden apartments and high rises.
2. All windows that are designed to open, must open.
3. Windows cannot be broken or cracked.
4. All windows that are designed to open, must have screens.
5. All windows that can be reached from the outside, must have locks and not be nailed closed.
6. Each bedroom or sleeping area must have at least one openable window.
7. All entrances accessible to the outside must be solid core doors of exterior grade material and quality.
8. All entrance doors and shared basement door locks must be adequate and safe. A knob like those used on interior doors will not be acceptable as the only locking device. These units must have a deadbolt lock security, but no double key door locks.
9. All units must have at least 150 square feet of floor and wall area in the living area (or room used as the living area).
10. All units must have at least 70 square feet of floor and wall area in each bedroom.
11. Doors are required on bedrooms and rooms used for sleeping, for tenant privacy.
12. Ceiling heights of at least seven feet in all rooms used for living.
13. Ceilings: Must be free from holes, large or small, and free from crumbling plaster. If the ceiling is tile, they must be in place and not broken. All water stains must be repaired. Peeling paint is not allowed.
14. Walls: Must be free from holes, large or small. Peeling paint is not allowed.
15. Floors: Must be free from loose tiles or holes in the carpet or any condition that may cause a tripping hazard.
16. All water faucets must be free from leaks or drips.
17. All knob and tube wiring must be inspected and certified by a licensed electrician.