



Service Provider (SP) On Reserve RRAP – Regular

Professional Services and Real Estate 2018

Presentation Agenda

- Objectives of the RRAP Program
- Assessing the Building
- Applying the RRAP Standards
- Defining the Scope of the Work
- Creating Work Descriptions



Background of RRAP: Regular

- Provide financial assistance to households in need who occupy existing substandard homes
- Bring dwelling up to a minimum level of health and safety utilizing the most cost effective methods
- Repairs under RRAP are expected to permit a further 15 years of useful life of the dwelling
- Complete house rehabilitation required

Categories of Repair and General Guidelines

- The project must be deficient and require qualifying repair, or lack basic facilities, in one of the following categories:
 - **1. Structural soundness**
 - **2. Electrical system**
 - **3. Plumbing system**
 - **4. Heating system**
 - **5. Fire safety**
- or be an overcrowded dwelling.

Categories of Repair and General Guidelines

- Qualifying repairs are
 - mandatory repairs required to correct deficiencies that threaten the health or safety of the occupants or the integrity of the building.
- Mandatory repairs are
 - those required for a minimum level of health and safety for residents and to permit an extended useful life for the building. RRAP funding will only be granted if all mandatory health and safety repairs are undertaken. Mandatory items are indicated in this document by the use of the word **shall** in bold print.

Categories of Repair and General Guidelines

- **Minimum Level of Health and Safety**
 - “minimum level of health and safety” means a reasonable quality of structural soundness, fire safety, along with reasonable heating, plumbing and electrical quality where these systems exist or are required by the authority having jurisdiction.

Categories of Repair and General Guidelines

- Eligible repairs are
 - those identified in italics under section 6.1 and 6.2 intended for improving energy efficiency within the home. Limited assistance is available for eligible work provided that all mandatory work items are addressed first.

Categories of Repair and General Guidelines

- Replacement of Functioning but Deteriorated Components
 - The extended useful life guideline **does not authorize** replacement of components having a life expectancy of less than 15 years **if they are performing in an acceptable manner.**

Categories of Repair and General Guidelines

- “Best Buy” Principle
 - The principle of “best buy” shall govern all aspects of rehabilitation, including the decision to repair or replace components and the selection of materials. Components shall not be replaced if repairs can be made at a lesser cost.

Categorizing the Scope of Work

- Section 1 - General
- Section 2 - Site Planning and Improvement
- Section 3 - Rooms and Spaces
- Section 4 - Fire Protection
- Section 5 - Building Envelope and Structure
- Section 6 - Energy Conservation and Ventilation
- Section 7 - Finishes
- Section 8 - Heating
- Section 9 - Plumbing
- Section 10 - Electrical
- Section 11 - Extensions
- Section 12 - Environmental Concerns

Section 1 - General

- Specifications, Permits, Fees and Drawings
- Architecturally or Historically Significant Buildings
- Protection Against Termites and Other Pest infestation

Section 2 – Site Planning and Improvement

- Dilapidated Structures
- Walkways and Driveways
- Site Grading and Improvement

Section 3 – Rooms and Spaces

- Food Preparation and Eating Space
- Bathrooms
- Appliances
- Storage of Garbage Containers
- Closets

Section 4 – Fire Protection

- Smoke Alarms – certified to latest standards
- Solid or Liquid Fuel Fired Appliances – Include Carbon Monoxide alarms



Section 5 – Building Envelope and Structure

- General
- Stairs and Landings
- Foundation
- Foundations for Mobile Homes
- Walls
- Roofs and Roof Spaces
- Floors



Section 6 – Energy Conservation and Ventilation

- Thermal Insulation
- Air Barriers and Vapour Barriers
- Ventilation
- Windows and Doors

Section 7 - Finishes

- Exterior Finish
- Interior Finish
- Floors

Section 8 - Heating

- General
- Installation
- Smoke Pipes and Chimneys
- Protection of Combustible Surfaces

Section 9 - Plumbing

- Water Supply
- Pipes and Fixtures
- Sewage Disposal

Section 10 - Electrical

- General

Section 11 - Extension

- General
- Standards and Dimensions

Section 12 – Environmental Concerns

- Flood Protection Measures
- Lead Based Paint
- Asbestos
- Site Contamination

Role of Service Provider

Findings and Consideration

- Identify work items as qualifying, mandatory
- Write work description

Categorizing the Scope of Work

- Example:

Work Item #		Categories of Designated Work	Estimate
1.0 General			
1.1.1	M		
1.1.2	M		
5.0 Building Envelope and Structure			
5.3	Q		

Summary

- Provide financial assistance to households in need who occupy existing substandard housing
- Bring dwelling up to a minimum health and safety utilizing the most cost effective methods
- Permit a further 15 years of useful life of the dwelling