



**OKLAHOMA HOUSING FINANCE AGENCY  
HOME Investment Partnerships Program (HOME)  
WRITTEN NEW CONSTRUCTION STANDARDS**

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HUD adopted energy standards. All new construction projects must also meet the requirements of the 2021 IECC codes for low rise buildings of three stories or less, or the ASHRAE 90.1 2019 codes for buildings with four or more stories. Amenities and requirements are based upon the zone in which the development is located. Applicants are encouraged to acquire and review the International Energy Conservation Code 2021 code book.

The installation appliances and fixtures including HVAC systems, water heaters, and appliances must be energy efficient by being ENERGY STAR® rated, “Save More” ENERGY STAR labeled, or meeting CEE (Consortium for Energy Efficiency) Tiers 2, 3, or 4 requirements.

## **§ 92.251 Property standards and Inspections.**

### ***(a) New construction projects.***

***(1) State and local codes, ordinances, and zoning requirements. Housing that is newly constructed with HOME funds must meet all applicable State and local codes, ordinances, and zoning requirements. HOME-assisted new construction projects must meet State or local residential and building codes, as applicable or, in the absence of a State or local building code, the International Residential Code or International Building Code (as applicable to the type of housing) of the International Code Council. The housing must meet the applicable requirements upon project completion.***

***(2) Construction progress and final inspections. The participating jurisdiction or must conduct on-site progress and final inspections of construction to ensure that work is done in accordance with the applicable codes, the construction contract, and construction documents. Before completing the project in the disbursement and information system established by HUD, the participating jurisdiction must perform an on-site inspection of the project to determine that all contracted work has been completed and that the project complies with the property standards and requirements in this [paragraph \(a\)](#). All inspections performed by the participating jurisdiction must be conducted in accordance with the participating jurisdiction's inspection procedures.***

***(3) HUD requirements. All new construction projects must also meet the following requirements upon project completion, unless an earlier deadline is otherwise required by the applicable statute, regulation, or standard:***

***(i) Accessibility. The housing must meet the accessibility requirements of [24 CFR part 8](#), which implements section 504 of the Rehabilitation Act of 1973 ([29 U.S.C. 794](#)), and Titles II and III of the Americans with Disabilities Act ([42 U.S.C. 12131-12189](#)) implemented at [28 CFR parts 35 and 36](#), as applicable. Covered multifamily dwellings, as defined at [24 CFR 100.201](#), must also meet the design and construction requirements at [24 CFR 100.205](#), which implements the Fair Housing Act ([42 U.S.C. 3601-3619](#)).***

*(ii) Energy efficiency standards. Newly constructed housing shall qualify as affordable housing under this part only if it meets the energy efficiency standards promulgated by the Secretary in accordance with section 109 of the Cranston-Gonzalez National Affordable Housing Act ([42 U.S.C. 12709](#)).*

*(iii) Disaster mitigation. Where relevant, the housing must be constructed to mitigate the impact of future disasters (e.g., earthquakes, hurricanes, flooding, and wildfires) in accordance with State and local codes, ordinances, and requirements, and such other requirements that HUD may establish.*

*(iv) Written cost estimates, construction contracts, and construction documents. The participating jurisdiction must require the construction contract(s) and construction documents to describe the work to be undertaken in adequate detail so that inspections can be conducted. The participating jurisdiction must review and approve written cost estimates for construction and determine that costs are reasonable.*

*(v) Broadband infrastructure. For new commitments made after January 19, 2017, for a new construction housing project of a building with more than 4 rental units, the construction must include installation of broadband infrastructure, as this term is defined in [24 CFR 5.100](#), except where the participating jurisdiction determines and, in accordance with [§ 92.508\(a\)\(3\)\(iv\)](#), documents the determination that:*

*(A) The location of the new construction makes installation of broadband infrastructure infeasible; or*

*(B) The cost of installing the infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden.*

*(vi) Carbon monoxide and smoke detection —*

*(A) Carbon monoxide detection. A carbon monoxide alarm must be installed in the housing unit in a manner that meets or exceeds the carbon monoxide detection standards set by HUD through Federal Register publication.*

*(B) Smoke detection.*

*(1) A hardwired smoke alarm must be installed:*

*(i) On each level of each housing unit;*

*(ii) In or near each sleeping area in each housing unit;*

*(iii) In the basement of each housing unit and in each common area of a project. A hardwired smoke alarm is not required in crawl spaces or unfinished attics of housing units;*

*(iv) Within 21 feet of any door to a sleeping area measured along a path of travel; and*

*(v) Where a smoke alarm installed outside a sleeping area is separated from an adjacent living area by a door, a smoke alarm must also be installed on the living area side of the door.*

*(2) Each hardwired smoke alarm must have an alarm system designed for hearing-impaired persons.*

*(3) The Secretary may establish additional standards through Federal Register publication.*

*(4) Following the relevant specifications of the International Code Council (ICC) or the National Fire Protection Association Standard (NFPA) 72 satisfies the requirements of this [paragraph \(a\)\(3\)\(vi\)\(B\)](#).*