



Montcalm County Habitat for Humanity House Construction Policy

All building projects have three interrelated components: quality, size and budget. Decisions about each one will affect the other two. **Habitat is not a custom builder** and must use the same grade and quality materials on all houses to maintain fairness and equality to everyone. This policy is to reflect the Habitat philosophy of building simple decent and affordable houses as defined below:

The living space provided, not including stairwells and exterior storage should not be more than:

- 900 square feet for a two-bedroom house
- 1070 square feet for a three-bedroom house
- 1230 square feet for a four-bedroom house

This can be dictated by each situation especially with regard to moving a house or a rehabilitation of a house, or as special needs arise. Special circumstances such as zoning requirements or special family needs may force the board to reevaluate the size requirements.

Effective January 2010 all houses built or rehabbed will be constructed to Energy Star Standards. Every effort should be made to utilize the HFHI Gift-in-Kind donation program. The basic house should only have one bathroom. This may be increased per zoning or code restrictions. Also, considerations should be made with larger size families. Plumbing should be put in place, if possible, to accommodate a second bath so the expense to the family is a manageable cost. *In the case of an inter-generational family (parent[s], children & grandparent[s]) at the boards discretion a finished bathroom and bedroom could be put in place in the basement. This should be decided before construction starts.*

Families have little opportunity to affect the house design. Size and dimensions of lot, zoning requirements, and the recommendations of our "Builder Advisor" shall dictate design of the house. Families will have opportunities to make some selections to "personalize" their house, such as choosing between pre-selected wood laminate flooring, vinyl flooring for bathrooms, door and/or shutter colors. Sometimes there will be fewer choices as cost or the use of donated items will dictate much of what is offered. All family needs will be addressed prior to choosing a house, and will guide the construction committee as they select design.

Each house will have one covered primary entrance, passage doors to be 3' minimum width, and halls should be 3'5" minimum rough frame to rough frame. Each house will also have a barrier-free visitable route and one zero-step entrance.

When feasible, each house will have a basement. This increases the cost only slightly and provides more living and growing space for the family.

Homes should not have carports or garages unless so specified in local ordinances.

All Montcalm County Habitat For Humanity Houses include the following:

Bedrooms: Closet space with shelf and rod, ceiling light/fan fixture, and wood laminate flooring.

Bathrooms: Fiberglass tub/shower unit, toilet, vent fan, sink, light, medicine cabinet and vanity. Sheet vinyl flooring or ceramic tile. Additional baths dependent on family size and local requirements. Ceramic tile may be used instead of vinyl flooring if the tile is donated under the HFHI Gift-in-Kind program

Half Bath: (If any): toilet, vent fan, sink, light, medicine cabinet and vanity. Sheet vinyl flooring. Ceramic tile may be used instead of vinyl flooring if the tile is donated under the HFHI Gift-in-Kind program

Kitchen: Built-in cabinets, counters, sink, range (optional when available), refrigerator (optional when available), fluorescent light, light over sink, and range hood. Wood laminate flooring.

Dining: May be a kitchen/ dining area. Wood laminate flooring. When necessary, ceiling light.

Living Room: Wood laminate flooring, ceiling light/fan. When front door enters into the living room, there will be vinyl or ceramic tile in the entry way.

Laundry Area: Wood laminate flooring will be installed if laundry area is located on main floor, when located in the basement, cement floor is standard. A laundry sink will be installed. Plumbing for washer and gas or electric dryer.

Central Heat – a gas furnace is installed

Phone jacks (2).

Cable jack (1).

Preparation for gas or electric range.

Basement: Basement is standard in Montcalm County to increase living space for the family. *With the exception of the bedroom/bathroom/laundry area of the basement all other areas of the basement will be "unfinished space".* One egress window will be standard and at minimum two basic basement windows for light. Extra egress windows will be installed if there are bedrooms in the basement.

Paint: Semi-gloss white or ecru (light tan) will be the standard colors for all rooms. The trim around all doors and windows will be painted white.

Appliances:

Dryer: Not included. Hook-up for gas and/or electric will be part of construction. Second-hand products may be purchased by the family (if available from the local affiliate) at low cost.

Washer: Not included. Hook-up will be part of construction. Second-hand products may be purchased by the family (if available from the local affiliate) at low cost.

Range: Family has choice of Electric or Gas (note: Gas is standard for cost effectiveness). Will be Energy Star rated. Will be provided only if available through the HFHI Gift-in-Kind Program.

Refrigerator: 14 cubic feet is standard. Will be Energy Star rated. Will be provided only if available through the HFHI Gift-in-Kind Program.

Disposal: Not included

Dishwasher: Not included

Telephone and Television: Two telephone jacks will be provided as standard, and will be placed in the dining/ kitchen area and master bedroom. One television outlet will be provided in the living room.

Electric:

Light fixture switches: Ceiling fixtures with wall switches are standard.

Kitchen lighting: One fluorescent fixture plus one fixture over the sink. All lighting will be Energy Star rated. GFI outlets where required

Bath lighting: One ceiling fan/light combination plus one light bar above sink, will be Energy Star rated. GFI outlets where required.

Ceiling fans: Bedrooms will have ceiling fans for increase of circulation of air. Living room shall have light/ ceiling fan combination for good circulation of air. All ceiling fans will be Energy Star rated.

Smoke alarms: Hard wired. Battery back-up in all bedrooms and hallways. In addition, one in basement.

Carbon Monoxide Detector: One will be installed.

Exterior: There shall be one exterior light for each entrance. Additionally, there will be one GFI at front and rear entrances.

Plumbing:

Fiberglass bath enclosure. *Curtain and rod are homeowner's responsibility*

Hot water heater. 40 gallon gas – Energy Star rated

Exterior spigot. One is standard

Landscaping: Standard landscaping will be the minimum required by the building authorities. Any additional will be at the owner's expense.

Windows:

All windows will be Energy Star rated with Low-E glass.

**Although certain situations may cause for slight deviations from this criteria, it is imperative that the intent and spirit of these guidelines be maintained.*

Montcalm County Habitat for Humanity builds simple, decent and affordable homes in partnership with God's people.

Copy of House Construction Policy given to family:

Habitat Representative

Date

Brian Greene, Executive Director

Partner Family

Partner Family