CHAPTER 5
VA MINIMUM PROPERTY REQUIREMENTS (MPR's)

Property Constraints and Perspective

VA has no *specific* property constraints regarding dwelling size, room counts, quality of construction or repair of specific code violations.

MPR's for Existing and New Construction

- **Property Access**

  Access to the Site: Each property must have access from a public or private street. The street must have an all-weather surface.

  Private streets must be protected by permanent easement and maintained by an HOA or joint maintenance agreement.

  Access to the Unit and Rear Yard: The unit must have access without passing through another unit. Each living unit must be able to be used and maintained individually without trespass upon adjoining properties. Required easements must run with the land.

  Rear yard must have access without passing through any other living unit. For a row-type dwelling, the access may be by means of alley, easement, passage through the dwelling, or other acceptable means.

  Access for Wall Maintenance: There must be adequate space between buildings to permit maintenance of the exterior walls.

- **Property Characteristics**

  Entity: The property must be a single, readily marketable real estate entity.

  Use: The use must be primarily residential. If a portion of the property has non-residential use, it must not impair the residential character of the property or exceed 25% of the total gross floor area. Provide total square feet of commercial use and total square feet of residential use.

  Living Area and Facilities: Each unit must have sanitary facilities and enough space to assure suitable living, sleeping, cooking and dining..

  Laundry, storage, heating and other facilities may be shared in 2-4 unit buildings.

  Utilities: Utilities (water, sewer, gas, electricity) must be independent for each unit. Several units under one ownership may share utilities if there are separate shutoffs.
  Individual utilities must not cross another unit unless there is permanent legal right of access for repair and maintenance.

Units under separate ownership may share common utilities (such as shared well) provided that the connections are protected by easement or covenant and (that) there is an acceptable maintenance agreement.

Mechanical Systems: Mechanical systems must be safe to operate, be protected from destructive elements, be of adequate capacity and quality, and have reasonable future utility.

Heat: Heat must be adequate for healthful and comfortable living conditions. If wood-burning stove is primary heat source then there must also be a conventional system that will maintain at least a 50 degree temperature in the plumbing areas.

If Solar system is primary heat/hot water source then there must be a "backup" system which will provide equivalent (100%) utility.

Unvented space heaters or fireplace: Provide detailed comments on Unvented Space Heaters that use liquid or gaseous fuel, or any Unvented Fireplace. There are additional requirements (not part of the appraisal) that must be added to the Value Notice by VA or the LAPP Lender.

Electricity: Each unit must have adequate electricity for lighting and necessary equipment.

Water and Wells: Each unit must have a continuing supply of potable (drinkable) water along with domestic hot water. Connection to public water is required whenever feasible.

Water quality from an individual water supply must meet the requirements of the local health authority. If no local health authority then EPA guidelines apply. Water must be potable from the source, independent of any individual treatment system.

A shared well must be capable of producing adequate water for each property simultaneously. There must be a permanent easement to allow access for maintenance and repair. There must be a recorded well-sharing agreement which provides for repair and maintenance of the system.

A Community Well must be sufficient for the project and water quality must be approved by local or State Health Officials.

Health department approved cisterns will be accepted when public water is not available and when safe, potable water cannot be obtained from drilled wells.

Sanitary Facilities, Sewage and Septic: Each unit must have sanitary facilities and a safe method of sewage disposal. Connection to public sewer is required whenever feasible.

Individual and Community sewage disposal systems must operate properly. Pit privies are permitted where they are customary *and* are the only feasible means of disposal. They must be installed in a manner recommended by the local health authority. If there are no local health authority requirements then U.S. Public Health Service requirements apply.