

ASTM Standard – E2018-15 – Changes provided to CAHPI(BC) by Richard Weldon of CDW Engineering

1. Published November 2015
2. Went from 25 pages to 21 pages
3. Opinions of Probable Cost changed to Opinions of Cost – throughout document
4. Appendix X3 added - FAIR HOUSING ACT (FHA) ACCESSIBILITY SURVEY
5. New definition added to describe the condition of building components:

"2.3.24 physical condition, n—the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

*2.3.24.1 good condition—in working condition and does not require immediate or short term repairs above an agreed threshold**

*2.3.24.2 fair condition—in working condition, but may require immediate or short term repairs above an agreed threshold**

*2.3.24.3 poor condition—not in working condition or requires immediate or short term repairs substantially above an agreed threshold**

**The agreed threshold is presumed to be the de minimis reporting threshold unless otherwise specified.*

Where used to describe the physical condition of a property, system, component or piece of equipment, the terms good, fair and poor shall have the following meaning: Where used to describe the physical condition of a property or system, the opinion is intended to reflect predominant condition of the property or system. For example, an air conditioning system may be in good condition despite a requirement to replace a limited number of units. Alternatively, a range of conditions may be described by combining terms such as "good to fair", or "fair to poor." Where conditions are not uniform, an explanation of the various disparate conditions shall be included in the report. Terms not defined above shall be defined in the report or agreement for services."

6. Definition of Physical Deficiency changed:

"2.3.25 physical deficiency, n—a conspicuous defect or deferred maintenance of a subject property's material systems, components, or equipment as observed during completion of the PCA.

2.3.25.1 Discussion—

This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property."

7. Definition of Short Term Costs changed:

"2.3.38 short-term costs, n—opinions of ~~probable~~ costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. ~~Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services are beyond this guide. Generally, the time frame for such repairs is within one to two years.~~"

8. Definition of FFHA changed:

"2.4.10 FFHA, FHA, n—Federal Fair Housing Act. Definition of Reliance deleted:

"7.7.1 Reliance—The consultant may rely on the information obtained as a result of the interviews, provided that in the consultant's opinion such information appears to be reasonable."

9. Dealing with Utilities has changed:

"8.4.1.8 Utilities: Special Utility Systems—

(1) Observations—Identify type and provider of the material utilities provided to the property (water, electricity, natural gas, etc.).

(2) Special Utility Systems—Identify the presence of any material special on-site utility systems such as water or wastewater treatment systems, special power generation systems, etc. If readily available, identify material system information, such as system type, manufacturer, system capacity, system age, system operator, etc.

(3) Out of Scope Issues—Operating conditions of any systems or accessing manholes or utility pits. Identify the presence of any material special on-site utility systems such as water or wastewater treatment systems, special power generation systems, etc. If readily available, identify material system information, such as system type, manufacturer, system capacity, system age, system operator, etc."

10. All Out of Scope Items in Section 8 were moved to Section 11 - Out of Scope Considerations

11. 8.5.3.10 Long Term Costs – Added in list of Additional Considerations in Section 8.5.3

12. Recommended Table of Contents provided in Fig. X1.1 has been deleted

13. Additions to Out of Scope Considerations:

"11.1.11 Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component."

"11.1.18 Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location or presence of designated wetlands, mold, fungus, IAQ, etc."

14. Addition to Section X2:

"X2.1.1 - It is important to understand that ADA is not a building code; it is a civil rights law. As a result, local building departments may not be responsible for compliance with ADA requirements and failure to meet ADA may not be considered to be a building code violation. Conformance with other accessibility standards is beyond the scope of this section."

15. Most of Section X2 – American's with Disability Act removed.

16. Section X2.2 changed – ADA Accessibility Guidelines (ADAAG). ADAAG provided guidelines for implementation of the ADA by providing specifications for design, construction, and alteration of facilities in accordance with the ADA. The ADAAG was superseded by the 2010 ADA Standards for Accessible Design

17. Section X3 added:

X3. FAIR HOUSING ACT (FHA) ACCESSIBILITY SURVEY

"Overview of the Federal Fair Housing Act -The Americans with Disabilities Act—X3.1 The Fair Housing Act (FHA) is a civil rights law that —prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, familial status, and disability. One of the types of disability discrimination prohibited by the Act is the failure to design and construct covered multifamily dwellings

X3.2 Overview of the Fair Housing Act Design Manual—The Fair Housing Act Design Manual was developed by the US Department of Housing and Urban Development to provide guidance for the design and construction of multifamily housing covered by the Act. The Manual provides seven design and construction requirements for accessible housing.

X3.3 Baseline Evaluation—The baseline ADA due diligence is a Visual Accessibility Survey consisting of a limited scope visual survey and completion of the checklist in Fig. X3. The baseline scope of work excludes the taking of measurements or counts and is subject to representative sampling. Some of the information may be obtained from the owner, such as the number of standard and accessible parking

spaces, or the number of FHA-compliant residences. A detailed study of the conformance of properties with the requirements of FHA is beyond the scope of this Guide; however, an opinion of conformance is sometimes requested in connection with the Property Condition Assessment. Consistent with the principles and intent of this Guide, the checklist provided at Fig. X3. may be used as a screen to assess the condition of the subject property with respect to the design and construction requirements of FHA. Supplemental assessment may be needed to satisfy the risk tolerance and desired level of due diligence of some users. Fig. X3."