

# SC Housing Trust Fund Critical Home Repair Program

## Bulletin #1

September 1, 2023

### HVAC Minimum Requirements

The requirements for HVAC equipment and systems has been updated for clarity and to reflect current industry standards. The Critical Home Repair Appendix A and Construction Cost Sheet have been updated as well to reflect this update and are available online. These standards will apply to all SC Housing Trust Fund Programs.

#### **L. HVAC Work**

1. Replaced HVAC equipment shall have an EUL of fifteen (15) years.
2. Replaced HVAC distribution system shall have an EUL of 25 years (25) years.
3. Repaired HVAC distribution system shall have an EUL of fifteen (15) years.
4. Must submit with Scope of Work Inspection request a floor plan (may be hand drawn) that clearly indicates the dimensions of the home with room layouts and:
  - a. Square footage and calculations used to determine the tonnage of the equipment.
  - b. The locations of all vents, returns and attic access.
5. HVAC Equipment may be replaced.
  - a. HVAC equipment repair or replacement, less than 13 years old, must include a complete evaluation/review of the unit, insulation, duct work and thermostat from a licensed HVAC company. A copy of the evaluation/review must be included with the Scope of Work Inspection.
  - b. HVAC equipment must be 14.3 SEER2 / 15 SEER for Split Systems, 13.4 SEER2 / 14 SEER for Packaged Units and be Energy Star rated at a minimum.
  - c. HVAC equipment must have a minimum ten (10) year parts warranty including the compressor.
6. New first time HVAC systems may be installed.
  - a. HVAC equipment must be 14.3 SEER2 / 15 SEER for Split Systems, 13.4 SEER2 / 14 SEER for Packaged Units and be Energy Star rated at a minimum.
  - b. HVAC equipment must have a minimum ten (10) year parts warranty including the compressor.
7. Duct work may be repaired or replaced and must be:
  - a. Appropriately sized
  - b. Insulated to R-8 minimum.
  - c. Sealing of joints and seams shall be with UL listed bucket mastic (not tape).
8. Contractor shall supply the sponsor with the AHRI for the equipment installed that must be provided with the request for **Final Inspection**.
9. HVAC equipment must be registered thru the manufacturer for the warranty by the Contractor. A copy of the warranty registration must be provided with the request for **Final Inspection**.
10. A 200 AMP service upgrade to electrical is permitted if necessary for HVAC install.
11. It is the Sponsor's responsibility to inform the homeowner of increased utility rates.

Please contact John Thompson, Construction Inspections Manager at [John.Thompson@schousing.com](mailto:John.Thompson@schousing.com), 803-394-4671 with any questions.