

State of Hawaii
Department of Health
Adult Mental Health Division

Addendum 1

May 10, 2013

To

Request for Proposals

**RFP No. HTH 420-2-13
24-Hour Group Home and
8-16 Hour Group Home Services
Statewide**

**Proposal Deadline
June 13, 2013**

May 10, 2013

ADDENDUM NO. 1

To

**REQUEST FOR PROPOSALS
24-Hour Group Home and
8-16 Hour Group Home Services
Statewide
RFP No. HTH 420-2-13**

The Department of Health, Adult Mental Health Division is issuing this addendum to RFP No. 420-2-13, 24-Hour Group Home and 8-16 Hour Group Home Services, statewide for the purposes of:

- Responding to questions that arose at the orientation meeting of May 7, 2013 and written questions subsequently submitted in accordance with Section 1-V, of the RFP.
- Amending the RFP.
- Final Revised Proposals

The proposal submittal deadline:

- is amended to <date>
- is not amended.
- for Final Revised Proposals is <date>.

Attached is (are):

- A summary of the questions raised and responses for purposes of clarification of the RFP requirements.
- Amendments to the RFP.
- Details of the request for final revised proposals.

If you have any questions, contact:

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RFP No. HTH 420-2-13, 24-Hour Group Home and 8-16 Hour Group Home Services – Statewide is amended as follows:

	<i>Subsection</i>	<i>Page</i>	
Section 1, Administrative Overview			
	No Changes		
Section 2, Service Specifications			
	2.4 Scope of Work, C. Facilities	2-29	A sentence is added to the end of the first paragraph, to read as follows: “The provider shall comply with the DIVISION’s Housing Quality Standards, provided in Section 5, Attachment “I.”
Section 3, Proposal Application Instructions			
	No Changes		
Section 4, Proposal Evaluation			
	No Changes		
Section 5, Attachments			
	Attachments		The Section 5 cover was revised and replaced with a Revised Section 5 Attachments cover, rev. 5/10/13. Attachment I. has been added and provided in Section 5.

Section 5

Attachments

- A. Proposal Application Checklist (Rev. 10/12)**
- B. Sample Table of Contents**
- C. Draft Special Conditions**
- D. Comprehensive, Continuous, Integrated System of Care Model by Kenneth Minkoff, M.D.**
- E. Mental Health Professional**
- F. Certifications**
- G. Form SPO-H-205A Instructions**
- H. Form W-9, Request for Taxpayer Identification Number and Certification**
- I. AMHD Housing Quality Standards (Draft)**

Attachment I

AMHD Housing Quality Standards (Draft)



AMHD

ADULT MENTAL HEALTH DIVISION

HOUSING QUALITY STANDARDS

The goal of the Adult Mental Health Division (AMHD) Community Housing Program is to provide safe, decent and affordable supported housing options for eligible consumers. To help accomplish this the program has developed the following basic housing quality standards (HQS) which all AMHD-contracted housing units must meet and maintain throughout the contracted term of service. The HQS outlined here apply to all levels of residential support authorized for AMHD consumers including licensed treatment settings such as the Licensed Crisis Residential Services (LCRS), Specialized Residential Services Program (SRSP) and Therapeutic Living Program (TLP), as well as other forms of community housing, including Group Homes and Semi-independent Housing.

Providers operating residential sites which are required to be licensed by the Office of Healthcare Assurance (OHCA) may be subject to additional standards or requirements that are not listed here and are subject to all standards and requirements, whether or not they are listed here. Providers with licensed facilities are strongly encouraged to seek guidance from OHCA on any additional requirements or standards.

The AMHD will conduct inspections of residential sites on a schedule determined by AMHD to be most appropriate for the site, level of care and general condition of the site from previous inspections. At a minimum, a site will be inspected for compliance with HQS before the site is authorized for occupancy by any AMHD consumers. Following an initial inspection, future on-site inspections will occur every year, every two years or every 3 years based upon the overall quality and maintenance of the site by the owner or service provider, except that residential sites licensed by OHCA may be required to be inspected on an annual basis in order to maintain licensure. Following an inspection the provider will receive a copy of the inspection results, along with any recommendations for improvement, or corrective actions required for continued certification. Only sites that have been certified as meeting the AMHD HQS will be authorized to provide residential support for AMHD consumers.

Irrespective of the results of any inspection or future inspection dates, if substantial damages occur to any residential property which may potentially effect the health or safety, or otherwise contribute to an uncomfortable or detrimental living condition for the resident(s) the provider must report the occurrence to AMHD and begin efforts immediately to repair the damage or correct the condition.

Complaints or concerns sent to AMHD from any stakeholder, including residents, case managers, family members or others may trigger an un-announced site visit to inspect the property. In most cases an attempt will be made to provide a courtesy notification to the provider prior to the inspection however AMHD reserves the right to inspect any housing site without notice, at any time, for any reason.

Whether a site is owned by or leased by the contracted provider, the contracted provider remains ultimately responsible for ensuring that a site authorized for occupancy by AMHD consumers meets all AMHD HQS. Residential site inspections may be completed by Division staff or by other personnel authorized by AMHD. Conditions which require specific expertise, including but not limited to those of an electrical, plumbing, wastewater or structural integrity nature, which are deemed to be necessary to ensure the health, safety or welfare of the residents may require inspection by licensed professionals. Such inspections will be scheduled and completed at the Provider's expense. AMHD HQS may be revised by AMHD at any time. AMHD HQS include but are not necessarily limited to the following areas:

- A. General living area;
- B. Bathroom facilities;
- C. Kitchen areas;
- D. Storage and disposal of household waste;
- E. Physical space and security;
- F. General health and safety; and
- G. Site and neighborhood.

A. General Living Area:

The General Living Area includes, but may not be limited to, space in the home which is available for residents to use in common, such as living rooms, dining rooms, porches, lanai areas, etc... and space set aside for residents to use in private, including but not limited to bedrooms and private visiting areas.

1. The General Living Area must be maintained in a clean and orderly fashion. While some normal wear and tear is expected and may be apparent, the overall construction, maintenance and stability of the areas must be sound and promote a sense of comfort.
2. Floor coverings, including carpet, floor tile, linoleum or any other form of covering must be clean and free from obvious damage which could pose a risk for tripping, allow dirt, mold or other forms of detritus to collect or which contributes to an unhealthy or unpleasant odor or appearance overall. Sub-flooring surfaces not designed to serve as finished flooring must be completely covered.
3. Walls and ceilings must be clean, of sound construction and free from obvious signs of damage, including but not limited to peeling or heavily stained paint or wall coverings, cracks or holes which may signal potential structural damage, pose a risk to the safety of the residents or are of such size, shape or condition that dirt, pests, rodents or inclement weather may penetrate into the structure.
4. Exterior building surfaces must be sound and well maintained. Building materials, including shingles, siding, bricks, plaster or other types of exterior coverings shall not be broken, hanging loose or in a state of disrepair. Paint must

not be peeling; obvious signs of damage must be repaired and not left to deteriorate.

5. Furniture provided for resident use must be clean and in good repair:
 - i. Each resident must be provided with a bed, nightstand and source of light, either through an overhead light or through a bedside lamp. The bed must be at least of a “Twin Bed” size and consist of a mattress raised from the floor on a frame. Portable cots or air beds designed for temporary use are not suitable alternatives for a bed.
 - ii. Tables, chairs, couches, wall units, shelving or other types of furniture provided for use by residents must be of sound construction and not pose a safety risk under normal use.
 - iii. All furniture fabric must be kept clean and free from odors and pests.
 - iv. All furniture constructed of wood, plastic, laminate or other non-fabric materials must be kept clean and free from sticky, unpleasant or unsightly residues.
 - v. These standards apply to all furniture provided for resident use, whether it is meant to be used inside the home or outside on a patio or lanai.
 - vi. Furniture or furnishings provided by residents for use in common areas must meet the same standards.
6. Windows must be clean and free from damage. Window panes must be present and unbroken. Window screens must be maintained free from holes which allow pests to enter the unit.
7. Window coverings such as Venetian blinds, curtains, draperies, etc must be hung correctly and must be kept clean and free from obvious damage.

B. Bathroom facilities:

Each residential unit must provide facilities for personal care and hygiene which can be used in private and which are maintained in a clean and sanitary condition.

1. Each unit must contain at least the following: 1 tub/shower, 1 handwashing sink and 1 toilet for each 4 residents. These components need not be in the same area but must all be present within the unit. For example, some units may have a shower area for residents in a part of the unit that is not adjacent to the toilet area. In cases like these a sink for handwashing must be located in immediate proximity to the area where the toilet is located in order to promote sanitary handwashing practices.
2. All bathrooms must be connected to an approved public or private waste disposal system, which may include a properly installed and approved septic tank. All public or private waste disposal systems servicing the residential unit must be either state or local agency approved and that documentation must be available upon demand.

3. All bathroom equipment or fixtures must be maintained in proper operating condition.
4. Bathroom facilities, along with any amenities, including but not limited to shower/bath curtains, medicine cabinets, mirrors and linen closets must be kept clean and sanitary, and in good repair, free from dirt, grime, mold and unpleasant odors.
5. The bathroom facilities must be constructed in such a way as to allow privacy for the user. If a bathroom is designed for use by multiple occupants at the same time individual urinals or toilet stalls and/or separate shower stalls must be provided and the space must be gender specific.
6. Hot and cold water must be available at the tub/shower and sink faucets, and faucets must clearly indicate Hot and Cold.
7. Faucets at the sink, at the tub/shower and at the toilet, if so equipped, must be in good working order, free from defects or damage which could result in leaks or harm to the residents.
8. The tub/shower, toilet, and sink must have a proper drain, sewer trap, and vents to prevent the escape of sewer gases or leakage of water into the bathroom.
9. Drains must not be clogged and must allow for unrestricted flow of waste water to the waste system.
10. Toilet(s) must be in operable condition and must effectively facilitate the removal of waste into the waste system.
11. The plumbing system servicing the site and all plumbing fixtures must be connected to an appropriate, sanitary water source. All water connections must be sound and free from leaks.
12. All plumbing fixtures, including faucets, shower stalls and/or bathtubs, shower/tub enclosures must be of sound material(s), free of obvious cracks or damage and be properly installed and caulked to ensure against leaks.
13. Walls, ceilings, floors, shower curtains or doors, faucet handles, sinks, tubs and showers, toilet seats and toilet tanks, etc., must be kept clean and free from mold, mildew, soap scum, grime or other unsanitary conditions.
14. All bathrooms must be free of broken accessories such as towel racks, light fixtures, medicine cabinets or mirrors. Broken accessories must be replaced or repaired immediately so as not to pose a health and safety risk for residents.

15. Floor coverings must be free from rips, tears, bulges or other conditions that may present a danger of tripping or a place where dirt, grime, mold, bacteria, or other unsanitary conditions may accumulate.
16. Floors, walls and ceiling must be in sound condition, free of obvious defect or damage. Paint must be in sound condition, free from peeling or other unsanitary condition(s). Mold, mildew, bacteria or grime must not be allowed to accumulate on any bathroom surfaces.
17. Signs of obvious water damage or leakage must be examined and repaired immediately so as not to present the potential for the growth of mold, mildew, bacteria or other unsanitary condition.
18. Bathrooms must be adequately monitored and cleaned, and be free from noxious or unpleasant odors or other unsanitary conditions.
19. Evidence of poor waste disposal functioning, such as excessive sewer odors, slow draining of wastewater, sewage or wastewater backing up into the unit, must be reported to the landlord/owner immediately and examination and repair must be initiated in order to determine the cause and restore the system to an operable and sanitary condition.
20. Electrical outlets in bathrooms must be installed according to local building code requirements and must, at a minimum, be of a ground fault interrupter type.
21. Bathroom areas must be ventilated in order to prevent moisture buildup leading to mold, mildew or other water-related damage. Ventilation may be provided by having a window which opens, a ventilation shaft, air conditioning, or other approved mechanical means. A bathroom fan, if present, must be designed and manufactured for such use and installed according to code.

C. Kitchen areas:

- The dwelling unit must have suitable space and equipment to store, prepare, and serve food in a sanitary manner.
1. Consumers shall have access to a kitchen that has adequate space and appliances, including at least 1 refrigerator/freezer and 1 stove/range. Additional refrigeration capacity may be necessary depending on the size of the unit and number of residents. A microwave oven may be added for convenience and additional capacity for heating food/beverages.
 2. All equipment and appliances must be operational and be clean and well-maintained.
 3. The group home must have an oven and a stove or range top:
 - i. Hot plates are not acceptable substitutes for a stove or range.

- ii. The oven must heat and all burners on the stove or range must work.
 - iii. All oven, stove or range knobs must be present and be clearly labeled.
4. A microwave oven may be substituted for an oven and stove or range in Single Room Occupancy (SRO) units such as those found in a boarding house or other similar setting, where there is a central kitchen area for meal preparation.
5. The refrigerator must be capable of maintaining a temperature low enough to keep food from spoiling (between 32° F and 40° F).
6. If the refrigerator is not a combination unit with a built in freezer compartment a freezer must be provided in order to provide adequate food storage options and capacity. The freezer must maintain a temperature of 32° F or lower.
7. A thermometer is required in each refrigerator and freezer space and should be placed in a visible location.
8. The dwelling unit must have a kitchen sink in proper operating condition.
 - i. The sink must have hot and cold running water from the faucets; faucets must clearly indicate Hot and Cold.
 - ii. The sink must be equipped with a proper working drain with gas trap and it must drain to an approved sewer system.
 - iii. The sink and surrounding area must be kept clean and sanitary, and free from accumulated food scraps or other waste.
 - iv. The area under the sink must be kept clean and free from buildup of dirt or accumulated trash. The space must be kept clear of excessive storage in order to view the drain and plumbing fixtures for leaks.
 - v. Obvious signs of leaks, dampness or standing water in or around the sink area must be repaired immediately in order to not allow the potential for the growth of mold, mildew, bacteria or other unsanitary conditions.
9. The unit must have adequate space for storage, preparation, and serving of food. Adequate amounts of space are determined, in large part, by the number of residents in the unit and the need to be able to store, prepare and serve/consume meals comfortably.
10. Each resident should be provided adequate space where their own food or condiments can be separately stored. This may be accommodated through cabinetry built into the unit, or through provision of auxiliary shelving or cabinets.
11. Kitchen waste and food scraps must be kept in a sanitary manner while waiting disposal. At least 1 garbage can with a lid must be provided in or close by the kitchen area, and must not be allowed to accumulate waste to the point where the

lid will not close or waste spills out onto the floor. The area around the garbage can must be kept clean and sanitary at all times.

12. Ant trails or other obvious signs of pest or rodent activity must be addressed immediately and steps taken to decrease the occurrence or likelihood of additional pest activity.
13. Electrical outlets in kitchen areas adjacent to or in proximity of a source of water must be of a ground fault interrupter type.

D. Storage and disposal of household waste:

Household waste must be managed in a way that minimizes unsightly, unpleasant or unsanitary conditions.

1. Waste being temporarily held in the unit, such as in the kitchen, bathroom or other general living area must be kept from accumulating or spilling out of the waste receptacle and must be removed on a regular basis so that unpleasant odors, pests, rodents or other unsightly or unsanitary conditions do not arise.
2. Bodily waste, bodily fluids or other forms of hazardous bio-materials or bio-chemicals must be disposed of properly and may not be left or allowed to accumulate in or around the unit.
3. Household waste awaiting disposal must be stored outside of any General Living Area in containers clearly designed for the purpose, and in a location which does not allow for unpleasant or noxious odors to enter the unit.
4. The area set aside for temporary holding of waste awaiting disposal must be kept clean and orderly so as not to encourage or permit the presence of pests or rodents.
5. Household waste must be removed from the site on a regular basis, either through routine pickup with a city, county or private agency contracted for waste removal, or by delivery of the waste to a landfill or other area specifically set-aside for the receipt of household waste.
6. The site must remain free of heavy accumulations of trash, discarded furniture or other types of debris, including yard debris, at all times.
7. Dangerous materials and other chemicals, including but not limited to, fuel supplies, paint, oil, cleaners and solvents or other flammable or poisonous materials must be disposed according to federal, state or local code.

E. Physical space and security:

All residents must be afforded a reasonable level comfort, privacy and security for themselves and their personal belongings.

1. Each resident must be provided a key to the unit, or the unit must be provided with a lockbox, so that a resident has access to their home at all times.
2. Each bedroom must be equipped with a doorknob capable of being locked to afford privacy and security for the resident's belongings. Each resident shall be issued a key to their bedroom and have access to their room at all times.
3. To the extent possible each unit should provide a space set aside for residents to visit in private with family members, case managers or other individuals of the resident's choosing.
4. Bedrooms must be of a size that allows freedom of movement and capacity to keep and maintain a reasonable amount of personal possessions. A bedroom used for a single occupant must be a minimum of 85 square feet, excluding closet space and a bedroom used for 2 residents must be a minimum of 120 square feet, excluding closet space.
5. Dormitory-style occupancy is not allowed in AMHD-contracted settings; bedrooms may not have more than 2 occupants.

F. General health and safety:

The Provider shall ensure that each site is cared for and maintained at a level that ensures resident safety and comfort, and encourage residents to participate in accomplishing this responsibility.

1. Each residential site shall develop and adhere to health, fire, and safety practices, in accordance with state, county, or local ordinances and with AMHD and other accreditation standards.
2. Each residential site shall provide training to residents to ensure compliance with health, safety, disaster preparedness, and fire regulations and standards. Training shall be documented and provided to residents upon admission; fire and disaster drills shall be conducted and documented monthly.
3. Each residential site which is contracted to provide support for the residents in managing or taking their medications must have policies and procedures which clearly state what their practices are, must have a place set aside to properly store medications and medications held or stored for residents must be clearly marked with the residents name.
4. Each site shall have a minimum of 1 fire extinguisher, mounted in such a fashion so that it is readily visible and available in an emergency. Sites which are divided into more than 1 living unit (men's side/women's side, upstairs/downstairs, etc...) or have more than 1 floor shall have a minimum of 1 fire extinguisher for each unit or floor. All fire extinguishers shall be functional, of a rating appropriate to its intended use and have an inspection tag that is current.

5. Each unit must maintain an emergency kit which includes an appropriately stocked first aid kit, a flashlight and battery-operated radio in working condition.
6. Each unit must post and maintain emergency information in a clearly visible location, including emergency numbers and evacuation routes to be used in the event of disaster.
7. Each group home shall provide multiple means of safe exit in case of fire. In case of fire, a unit with multiple floors must provide alternate means of exit, such as fire stairs or windows, including use of a ladder for windows above the second floor.
8. Emergency exits, including windows used as a means of emergency exit, must be clearly marked and must not be blocked.
9. Emergency exit routes must be clearly and obviously posted on each floor of the unit.
10. Each unit which is not contracted to provide 24-hour staff support must post in a clearly visible place the name and contact information for the Resident Manager or other staff person designated to be informed in case of emergency.
11. Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants.
12. The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances. The electrical fixtures and wiring must meet local building code or safety standards in order to help ensure safety from fire. There must be adequate electrical outlets to accommodate the number of residents and typical use.
13. All electrical outlets and switches must be in good working condition, free from cracks or other obvious damage and be securely fixed in place. Every switch and outlet must be covered with an appropriately sized cover or plate which is free from damage.
14. Multi-plug power strips may be used provided they are rated for the amount of electricity being used and are equipped with a surge protection switch. However multiple power strips being used to significantly expand the number of outlets beyond what the unit was built to provide is not allowed.
15. Individual extension cords may be used provided they are rated for the purpose and amount of electricity being used and that they are not draped over furniture or furnishings, placed under carpet, tile or other floor covering or are otherwise placed or used in a way that poses a safety hazard. Extension cords shall not be used as a substitute for permanent wiring and may not be affixed to structures,

extend through walls or ceilings, be used in areas where they may be exposed to water or be otherwise used in a way not intended by the manufacturer.

16. High amperage electrical equipment, including but not limited to refrigerators, freezers, stoves and ovens or clothes dryers must be plugged directly into a permanently installed outlet.
17. Appliances, electrical fixtures and other components, including but not limited to kitchen appliances, lamps, television sets, stereos or vacuum cleaners must be in good repair. All such appliances or components must have factory installed cords and switches and must be used according to manufacturer's instructions or intended purposes.
18. Permanently mounted light fixtures, including both incandescent and fluorescent fixtures, must have covers over the bulbs and must be securely fixed to the ceiling, wall or other suitable mounting.
19. Table lamps may be used to provide lighting throughout the unit, except that the kitchen area and the bathroom(s) must have a permanent ceiling or wall-mounted light fixture in proper operating condition.
20. The electrical system overall must free of hazardous conditions, including exposed, un-insulated, or frayed wires, improper connections, improper insulation or grounding of any component of the system, overloading of capacity, or wires lying in or located near standing water or other unsafe places. The fuse- or breaker box must be accessible at all times and fuses/breakers must be clearly marked.
21. Smoke detectors shall be maintained in proper working condition at all times.
22. Smoke detectors shall be located in each bedroom, in hallways, in the general living area and in the kitchen. Residential units of more than one story have smoke detectors installed on each floor.
23. If hearing-impaired residents occupy the group home a smoke detector with an alarm system designed for the hearing-impaired shall be provided in each bedroom occupied by a hearing-impaired resident.
24. Damage or other hazards associated with the structure, including but not limited to, large holes, loose surface materials, significant buckling or cracks in the walls, foundation or other supports, damage to the roof, windows, doors or other areas which could allow dirt or other pollutants, inclement weather or pests/rodents to penetrate the living areas, substantial damage to or irregularities in the electrical or plumbing systems or any other serious damage must be reported to AMHD immediately and necessary repairs to restore the structure must begin immediately.

25. The condition and equipment of interior and exterior stairs, halls, porches, and walkways must not present the danger of tripping and falling, and must not be used as a storage space for hoses, gardening or yard tools, boxes, trash cans, etc...Entrance and exit doors must remain unobstructed at all times.
26. Equipment or materials stored on-site for grounds maintenance, including but not limited to, hand tools or power tools, mowers, weed trimmers, fuel and oil supplies or cleaners must be securely stored in an area away from or separate from the General Living Areas.
27. Handrails are required on stairways when four or more steps (risers) are present.
28. Protective railings are required when porches, balconies, and stoops are thirty inches or more off the ground.
29. Each site must ensure adequate ventilation, with fresh air, conditioned air, or both, throughout the home. Every room where residents live, gather or congregate shall be provided with natural or mechanical ventilation.
30. Windows designed to be opened and used for fresh air and ventilation must have screens in good repair. Exterior entry/exit doors must have screen doors, maintained in good repair and which assist in keeping out pests or rodents.
31. Windows may not be fixed in a closed position unless they are not necessary for adequate ventilation and are not necessary as a means of emergency exit.
32. If air conditioning units are provided, they must be maintained in operable condition and be capable of adequately regulating the movement and temperature of the air.
33. If fans are provided they must be maintained in a safe and operable manner; electrical cords must be factory-equipped and the fan must have a ventilated cover on both sides.
34. Any instance of noxious or unpleasant odors, gases or other pollutants entering the unit must be fixed immediately.
35. The unit must be connected to a private or municipal water source which provides potable water fit for human consumption:
 - i. The water supply must be free of contamination.
 - ii. Plumbing fixtures, pipes, faucets and other connections to the water supply must be clean and sanitary from the point of entry into the unit, and must be well maintained and free from leaks in its entirety.
 - iii. Water quality testing may be required at any time.

36. Vehicles used for resident transportation or program support must be maintained according to state or local safety requirements. Evidence of vehicle insurance at a level required by contract and evidence of current and valid safety and vehicle registration must be kept in the vehicle at all times and must be produced for verification upon demand.
37. Vehicles used for resident transportation or program support must be equipped with an appropriately stocked first-aid kit, a flashlight in operating condition, and emergency flares or other emergency warning signals.

G. Site and neighborhood:

The residential unit(s) must be located in an area or on a site which does not present the residents with exposure to ongoing or chronic sources of excessive noise, pollutants, adverse or dangerous environmental conditions or which otherwise hinders the resident(s) from enjoyment of their home in relative peace and comfort.

1. Residents must have unrestricted access to the property at all times.
2. The unit and surrounding yard or open area must be free of vermin and rodent infestation.
3. The yard must be well maintained and not be subject to periodic or ongoing heavy growth of vegetation that may harbor rodents or other pests.
4. The yard must be reasonably graded and maintained to avoid holes or significantly uneven surfaces or other impediments that may lead to tripping or falls.
5. Sidewalks, walkways, lanais or other finished surfaces must provide a relatively stable, unbroken and even surface. Raised curbs or other impediments must be clearly marked to decrease the risk of tripping or falling.
6. Parking on the site must not be of a volume or configuration which prohibits or otherwise interferes with access by emergency personnel, including police, fire or ambulance vehicles.
7. The site and neighborhood may not be subject to serious adverse environmental conditions, natural or manmade, such as dangerous walks or steps; instability; flooding, poor drainage, septic tank back-ups or sewage hazards; mudslides; abnormal air pollution, smoke or dust; excessive noise, vibration or vehicular traffic; excessive accumulations of trash; vermin or rodent infestation; or fire hazard.