U.S. Construction Definitions

These definitions, effective Oct. 1, 2012, were developed to enable all U.S. affiliates to use the same criteria when reporting U.S. families served information through the quarterly Affiliate House Production Report.

New House

A "new house" is a housing unit that:

- Is 100 percent newly constructed.
- Fully complies with the Habitat for Humanity U.S. house design criteria and applicable local building codes and other legal requirements, including receipt of a Certificate of Occupancy or local equivalent.
- Has been sold to a family or individual that has been approved in accordance with the affiliate's board-approved family selection process.

Notes:

- When an affiliate demolishes an existing structure, then constructs a new housing unit in its place, the new housing unit is reported as a "new house."
- A housing unit reported as a "new house" cannot have been counted as a family served in any previous Affiliate Statistical and House Production Report.

Rehabilitated House

A "rehabilitated house" is a housing unit that:

- Is acquired by the affiliate, then reconstructed or renovated by the affiliate.
- Fully complies with applicable local building codes and other legal requirements, including receipt of a Certificate of Occupancy or local equivalent where necessary.
- Has been sold to a family or individual that has been approved in accordance with the affiliate's board-approved family selection process.

Recycled House

A "recycled house" is a Habitat housing unit that has been reacquired by the affiliate, then resold by the affiliate to a family or individual that has been approved in accordance with the affiliate's board-approved family selection process.

Note: The affiliate may reacquire the unit through exercise of a repurchase right or other "buy back" right, a negotiated transfer, foreclosure, deed in lieu of foreclosure, keys for cash or any other means.

Repair

A "repair" is the repair or renovation of an existing housing unit that is not owned by the affiliate, so long as:

- The housing unit is owned and inhabited by an individual or family that has been approved in accordance with the affiliate's board-approved family selection process.
- The work is performed under a written agreement, including scope of work and payment terms, between the homeowner and the affiliate in accordance with the affiliate's board-approved procedures for repair projects.

- The work fully complies with applicable local building codes and other legal requirements.

Note: The Repair category does not include work performed by an affiliate on a Habitat house under a warranty.

In the U.S., the "Repair" category has three subcategories: Home Preservation, Critical Home Repair and Weatherization.

Home Preservation – Exterior work that includes painting, patching, minor repair, landscaping and replacement of exterior building materials for maintaining good or sound condition. (**Note:** A Brush With Kindness is reported as Home Preservation).

Weatherization – Work done to improve the energy efficiency and indoor air quality of a structure. The scope of work of a Weatherization project is defined by a comprehensive energy audit, and also testing of the home upon completion, and should include a homeowner education component.

Critical Home Repair – Extensive interior or exterior work performed to address health and safety issues or code violations. Critical Home Repair includes such activities as a change to, or repair of, materials or components; a reconfiguration of space; a modification for accessibility; or installation or extension of plumbing, mechanical or electrical systems on an existing structure.

Note: Painting alone, without extensive associated repair work, is not a Critical Home Repair.

Demolition

For purposes of the House Production Report, a "demolition" is the complete demolition or deconstruction of a structure by or under the direction of the affiliate.

Notes:

- A "demolition" refers to the demolition work only, and not to subsequent construction of a new housing unit. "Demolition" statistics are tracked for purposes of demonstrating Habitat's work in eliminating community blight, but do not count as a family served. When a new housing unit is completed on the lot and sold to a Habitat-eligible individual or family, the "new house" is included in the House Production Report and constitutes a family served.
- A project that is reported under the Lockton insurance program as either a "demolition" or a "deconstruction" project is reported on the House Production Report as a "demolition."

Examples:

- In FY2013 Quarter 2, an affiliate receives a donation of a blighted, foreclosed property and demolishes the existing structure. The cleared lot is held in the affiliate's land inventory and scheduled for construction at a future date. In 2013 Quarter 2, the work is reported as a "demolition" in the House Production Report. When a new house is completed and sold, it will be reported as a "new house" in the House Production Report for the appropriate quarter.
- In the above example, if the new house is also constructed and sold in FY2013 Quarter 2, the demolition work is reported as a "demolition" and the new house is reported as a "new house" in the FY2013 Quarter 2 House Production Report.

Demolition-Related Subcategories (for purposes of U.S. insurance reporting only)

These definitions are relevant for U.S. affiliates reporting under the Lockton Insurance program, and do not affect reporting for the Affiliate Statistical and House Production Report.

- **Demolition:** The complete demolishing of a structure, generally via the use of contractors using heavy equipment. Little, if any, material is left reusable.
- **Deconstruction:** Taking down an entire structure (roof to slab) by "unbuilding" it, with the goal of saving as much reusable material as possible.
- **Salvage (also called partial or cherry picking):** Generally applies to anything you do without cutting into drywall. Removal of cabinets, flooring, doors, etc.

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