

PRELIMINARY ARCHITECT CERTIFICATION

I have examined the drawings and specifications dated _____ prepared by _____ (architect) and related to the development known as _____ (development name) located in _____ (city, state), consistent with the services required by the architectural agreement, and hereby certify, to the best of my knowledge and belief, these documents will incorporate the applicable local, state, and federal laws designated as the development standard for the development, applicable local health, safety and building codes, and the additional requirements adopted by Idaho Housing and Finance Association (“IHFA”) as set forth below:

Where relevant, housing must be constructed to mitigate the impact of potential disasters (e.g. earthquakes, flooding, wildfires, etc.) in accordance with State and local codes, ordinances, or other state and local requirements.

***NOTE:** The intent is that all code and standards cited are the most current versions. If/when there is an overlap and/or conflict between standards, the more stringent requirement(s) will be applied.*

- American National Standard Institute ICC A117.1
- ASHRAE 90.1 for Multifamily Buildings
- International Energy Conservation Code
- International Building Code
- International Mechanical Code
- Idaho State Plumbing Code/Uniform Plumbing Code
- International Existing Building Code
- National Electrical Code
- Fair Housing Accessibility Guidelines
- Section 504 of the Rehabilitation Act
- Americans with Disabilities Act (ADA)
- Uniform Federal Accessibility Standards (UFAS)

Additional Standards for Rehabilitation Developments:

- Uniform Physical Conditions Standard (UPCS) at completion.
- Rehabilitation Standards as stated in the current Annual Administrative Plan (See Exhibit C-1 for developments receiving HOME, NSP, and/or HTF financing.
- EPA RRP Rule will apply if the development was constructed on or before January 1, 1978, or the project does not meet the definition of exempt. If the project receives Federal assistance, the development must also comply with the HUD Lead-Safe Rule, as amended.

Additional Requirements (Rehabilitation and New Construction):

Federally assisted rental development projects with ≥ 4 units as defined at 24 CFR 5.100, are required to install Broadband Infrastructure, except when IHFA determines, in accordance with §92 CFR 508 (a)(3)(iv), the location of the project would make installation infeasible, the installation would result in a fundamental alteration in the nature of the activity, or the cost would be an undue financial burden.

Green Building Requirements

1. Use of Low or no VOC paints, primers, adhesives, and sealants.
2. Energy Star rated refrigerators and dishwashers (100% with new construction, replacements with rehabilitation).
3. 50% or more of the total lighting to be high efficiency bulbs/lamps (CFL, LED)

Minimum Unit Size Standard:

Studio	450 sq ft
1 Bedroom	600 sq ft
2 Bedroom	750 sq ft
3 Bedroom	1,000 sq ft
4 Bedroom	1,200 sq ft

Date (Idaho Stamp)

Architect

Based on the foregoing representations by the Architect, Owner certifies that the development will be constructed in accordance with the requirements set forth above.

Date

Owner/Sponsor

ARCHITECT CERTIFICATION FOR GREEN BUILDING STANDARDS

As a licensed architect, I hereby certify that, to the best of my knowledge and belief, that the standards or components below will be incorporated into the drawings and specifications for

_____ (name), located in
 _____ (city, state).

NOTE: The intent is that all code and standards cited are the most current version.

- LEED for Homes
- NW Energy Star
- ICC 700 National Green Building Standard
- Enterprise Green Communities
- Indoor Air Plus
- Passive house institute US (PHIUS) or Passive House Institute (PHI)

OR

Individual green building components:

- Ceiling fans in living room and bedrooms in all residential units.
- “No added-urea-formaldehyde” cabinets.
- Occupancy sensor lighting in interior community areas.
- 100% of the total lighting to be high efficiency bulbs/lamps (CFL, LED)
- Continuous Ventilation – high-efficiency bathroom fans with timer or humidistat, or an energy recovery ventilator “ERV”
- Green label certified low-emission carpet/pad/adhesive.
- SCS Floor Score certified hard surface flooring.
- Energy Star certified water heaters.
- Xeriscape landscaping and high efficiency irrigation.
- Metal or long-lasting roofing (30-year warranty minimum).
- High Efficiency HVAC equipment (must exceed minimum building code requirements).
- Water saving showerheads, toilets, and faucets.
 - Bathroom faucets: ≤ 1.0 gpm
 - Kitchen faucets: ≤ 1.5 gpm
 - Toilets: ≤ 1.3 gpf or dual-flush toilets
 - Showerheads: ≤ 1.75 gpm
- U-0.30 or lower rated windows (total assembly).
- Rigid foam insulation under exterior siding which provides a 20% increase over minimum building code requirements.
- R-49 Value Insulation or insulation that is 5% above minimum building code requirements in attic.
- Structural Insulated Panel (“SIP”) roof construction with 50 R-Value.
- Structural Insulated Panel (“SIP”) wall construction with minimum 25 R-Value.
- Home Energy Rating System (“HERS”) Score which is 100 or less for rehabilitation developments or 70 or less for new construction developments.

Date (Idaho Stamp)

Architect

Based on the foregoing representations by the Architect, Owner certifies that the development will be constructed in accordance with the requirements set forth above.

Date

Owner/Sponsor

MULTIFAMILY RENTAL “AS-BUILT” ARCHITECTURAL CERTIFICATION

I have inspected the development known as _____ (development name) located in _____ (city, state), and consistent with the services required by the architect agreement, and hereby certify, to the best of my knowledge and belief, that the development has been built in accordance with the drawings and specifications dated _____ and prepared by _____, and that such drawings and specifications incorporated, to the best of my knowledge and belief, the applicable local, state and federal laws designed as the development standard for the development, applicable local health, safety and building codes, and the additional requirements adopted by Idaho Housing and Finance Association (“IHFA”) as set forth below:

NOTE: The intent is that all code and standards cited are the most current versions.

- American National Standard Institute ICC A117.1
- ASHRAE 90.1 for Multifamily Buildings
- International Energy Conservation Code
- International Building Code
- International Mechanical Code
- Idaho State Plumbing Code/ Uniform Plumbing Code
- International Existing Building Code
- National Electrical Code
- Fair Housing Accessibility Guidelines
- Section 504 of the Rehabilitation Act
- Americans with Disabilities Act (ADA)
- Uniform Federal Accessibility Standards (UFAS)
- Uniform Physical Conditions Standard (UPCS) (rehabilitation only)
- HOME/HTF Rehabilitation Standards (for developments receiving HOME/HTF financing)

IHFA Green Building Requirements:

1. Use of Low or no VOC paints, primers, adhesives, and sealants
2. Energy Star rated refrigerators and dishwashers (100% with new construction, replacements with rehabilitation)
3. 50% or more of the total lighting to be high efficiency bulbs/lamps (CFL, LED)

IHFA Minimum Unit Size Standard:

Studio	450 sq ft
1 Bedroom	600 sq ft
2 Bedroom	750 sq ft
3 Bedroom	1,000 sq ft
4 Bedroom	1,200 sq ft

Additional IHFA construction requirements based on the more stringent interpretation of HUD Fair Housing Design criteria and/or ADA requirements:

- 1) _____
- 2) _____

Date (Idaho Stamp)

Architect

Based on the foregoing representations by the Architect, Owner certifies that the development will be constructed in accordance with the requirements set forth above.

Date

Owner/Sponsor