

Design Architect's/Applicant's Certification
Of Threshold Criteria

The Agency has requested certain certifications from the architect and applicant in connection with the submission of an application.

Development: _____

The development referenced above includes the following threshold criteria. (Initial all that apply) The Applicant must request a waiver under Tab #29 for any threshold criteria that will not be provided. The waiver request must describe the mitigating factors responsible for the inability to meet the specific threshold criteria.

Development Amenities

As the design architect, I certify that:

_____ An on-site community room will be provided (not applicable to developments with 11 units or less or scattered site properties). It shall be one room sized at 15 square feet per unit for developments with up to 50 units or at least 750 square feet for developments with more than 50 units. (Applications that are a continuation of a phased development will provide a room to meet the size requirements based on the aggregate of the number of units in all phases.) A kitchen or kitchenette is to be provided in or adjacent to this room in developments for the elderly. (The kitchen or kitchenette shall not be included in the required square footage.)

_____ Common laundry facilities or the provision of washers and dryers in each dwelling unit will be provided. Common laundries will contain one washer and dryer for every 12 units in general occupancy developments or every 20 units in elderly developments, with a minimum of two washers and dryers required in each laundry facility. A minimum of one front load washer and dryer will be provided in each laundry facility and will be provided in accessible units containing a washer and dryer in the unit.

_____ All common areas (except for stair towers, mechanical rooms, storage rooms and similar spaces) will be air conditioned.

_____ An on-site management office will be provided. (Not applicable to developments with 11 units or less or scattered site properties. Applications that are a continuation of a phased development will provide a management office in one of the phases.)

Unit Amenities

As the design architect, I certify that:

_____ The net area of all dwelling units must fall within the limits listed below. (Net area is measured from the interior finish surface of the unit perimeter walls, and shall include all rooms, corridors, interior walls, storage areas, and mechanical spaces.) Rehabilitation developments may vary from the maximums and minimums by 10%. Accessible units may vary from the maximums as required to provide an accessible route and accessible clearances.

	<u>FLATS</u>	<u>MULTI-FLOOR UNITS</u>
SRO	90 to 200 s.f.	
EFF	400 to 600 s.f.	
1 BR	550 to 850 s.f.	650 to 950 s.f.
2 BR	700 to 1,100 s.f.	850 to 1,300 s.f.
3 BR	950 to 1,350 s.f.	1,000 to 1,550 s.f.
4 BR	1,100 to 1,550 s.f.	1,200 to 1,750 s.f.
5 BR	1,300 to 1,750 s.f.	1,400 to 2,000 s.f.

_____ Air conditioning will be supplied to the living areas and all bedrooms of each unit. (Individual window units will not be considered as meeting this criteria.)

_____ Refrigerators, ranges and ovens will be provided in all units except for developments containing SRO units provided such properties have common cooking facilities containing these appliances.

_____ Window treatments will be provided in all residential units. Window treatments include Venetian blinds, vertical blinds, or other opaque blinds. (Roller shades will not be considered as meeting this criteria.)

VisitAbility

As the design architect, I certify that:

_____ All newly constructed **single family, townhouse** and elevator building units and all ground floor units in walk-up apartment buildings shall be VisitAble. In rehab developments, a minimum of twenty-five (25) percent of the units in townhouse developments, elevator buildings and walk-up apartments must be VisitAble. (Properties unable to meet these requirements due to physical constraints or building type may apply for a waiver of these requirements) To meet VisitAbility design features: the building and units must have at least one zero-step entrance with a 36 inch wide door; all doorways and passages on the entry level floor must have a width of 36 inches; there must be a clear pathway to a bathroom or powder room; such bathroom or powder room must include a minimum 24 inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there must be a clear pathway to the living room and dining area of the unit. The powder room and bathroom must meet the Fair Housing Act maneuverability clearances. (Preservation developments are exempt from this requirement, but are encouraged to provide VisitAble units where feasible.)

Energy Conservation & Green Building Criteria

As the design architect, I hereby certify that I either have designed or will design the referenced development to include the following energy conservation measures:

_____ In new construction and rehabilitation developments, the overall U-value of the exterior building envelope will exceed the requirements of the 2009 International Energy Conservation Code for residential buildings (regardless of the number of stories) by at least 10%, as verified by a REScheck certificate. Air sealing of the exterior building envelope and attic plane shall be included. (Trade-offs available in the REScheck software for mechanical equipment will not be allowed.)

_____ In new construction and rehabilitation developments, all appliances, mechanical equipment, windows, ceiling and exhaust fans, and exit signs, will be Energy Star® labeled when such equipment and appliances exist. (Exception: programmable thermostats do not need to be provided.) In addition, 100% of the permanent room light fixtures in the dwelling units will be equipped with compact fluorescent or LED bulbs and 100% of the community room and common area corridor and stair lighting will be fluorescent with electronic ballasts or will utilize compact fluorescent or LED bulbs.

or

_____ In preservation developments, existing refrigerators more than 6 years old will be replaced with Energy Star® labeled type. Existing heat pumps, air conditioning condensing units, and through-wall air conditioners more than 6 years old will be replaced with Energy Star® labeled type, when such equipment exists. Existing furnaces and boilers more than 10 years old will be replaced with Energy Star® labeled type, when such equipment exists. (Programmable thermostats do not need to be provided.) In addition, existing community room, common area corridor and stair lighting more than 15 years old will be replaced with fluorescent fixtures with electronic ballasts or fixtures that utilize compact fluorescent or LED bulbs. Where windows are scheduled for replacement, they must be Energy Star® qualified products.

For all new construction, rehabilitation and preservation applications:

As the applicant, I certify that:

_____ When existing equipment and appliances are replaced, they will be replaced with Energy Star® labeled equipment, when such equipment exists.

As the design architect, I certify that:

_____ In new construction, the development will meet Energy Star® Standards by achieving a Home Energy Rating System (HERS) index necessary to achieve an Energy Star® rating. A rehabilitation development will achieve a HERS index that is no greater than 2 points above that needed for an Energy Star® rating. This will include computing a HERS score based on a review of the drawings and specifications prior to construction; blower door

testing, duct blaster testing (if ductwork exists), a thermal bypass checklist inspection during construction; and HVAC design in accordance with ACCA Manuals D, J, N, Q, and S, as applicable, for both new construction and rehabilitation developments (issuance of the actual Energy Star® label is not required). (A HERS index is not required for preservation developments.)

_____ The referenced development will promote energy efficiency and conservation, operational savings and sustainable building practices by conforming to the “Threshold Green Building Criteria” which follows.

Threshold Green Building Criteria

1. Water saving plumbing fixtures in compliance with the EPA WaterSense program shall be installed throughout the development with the following maximum flow rates: Showerheads: 2.0 gpm, Bathroom Faucets: 1.5 gpm, Toilets: 1.28 gpf. In addition, kitchen faucets shall be 2.0 gpm maximum. (For preservation developments, this applies to toilets, shower heads and faucet aerators.)
2. Landscape plantings shall be drought-tolerant and will not need irrigation. (In existing buildings this applies to new landscaping only.)
3. Provisions for a development wide recycling program shall be provided.
4. Photocells shall be provided to control all site lighting.
5. All paints, primers and clear finishes used shall be low volatile organic compound (VOC) type in accordance with Green Seal Standard GS-11 for interior paint, GC-03 for anti-corrosive paint, and South Coast Air Quality Management District (SCAQMD) Rule #1113 for clear wood finishes and stains. (In existing buildings, this applies only to new paints, primers and finishes.)
6. All caulking, sealants and adhesives shall be low VOC type in accordance with SCAQMD Rule #1168. (In existing buildings, this applies only to new caulking, sealants and adhesives.)
7. Composite woods used indoors shall be free of urea formaldehyde or shall be sealed with a durable low VOC sealer that complies with SCAQMD Rule #1113. Cabinetry with KCMA Environmental Stewardship Program (ESP) certification shall be deemed to satisfy this requirement. (In existing buildings, this applies only to new composite woods.)
8. Carpets shall bear the Carpet and Rug Institute “Green Label” or shall be manufactured from at least 25% recycled materials. (For preservation developments, this applies only to carpet in need of replacement and future carpet replacement.)
9. Bathroom fans shall be Energy Star® labeled and in accordance with ASHRAE 62.2. (Preservation developments without bath fans shall have fans installed in accordance with this requirement. For preservation developments with existing fans, the installation of switch mounted timers will satisfy these criteria.)

10. Bathroom and Kitchen fans and clothes dryers shall be vented directly to the outdoors. (Existing recirculating type range hood may remain in place in preservation developments.)
11. Mechanical ventilation in accordance with ASHRAE 62.2 shall be provided.
12. Heating, ventilation and air-conditioning systems shall be engineered and properly sized for the space covered in accordance with ACCA Manuals J and N, as applicable. A mechanical engineer will certify to the design by sealing the construction documents. (For preservation developments, this applies only to new equipment.)
13. No piping shall be located outside of the interior finish of the insulated building envelope. (Not applicable to existing piping in preservation developments.)
14. All domestic water pipes except for PEX piping shall be insulated. (Not applicable to existing concealed piping in preservation developments.)
15. No mold-propagating materials shall be used in damp areas. Only moisture resistant materials shall be used in bathrooms and at tub-shower surrounds. (Not applicable to preservation developments.)
16. Vapor barriers shall be provided for all interior slabs on grade. (Not applicable to existing buildings.)
17. All below grade spaces shall be waterproofed and have foundation drainage. (Not applicable to existing buildings.)
18. Passive radon mitigation systems shall be installed in areas designated as EPA Radon Zone 1 and 2. The lowest level containing dwelling units or community space must be tested for radon in all buildings prior to occupancy. Test results above the action level will require that an active radon mitigation system be installed that result in satisfactory test results.
19. Grading at perimeter of the building shall provide positive drainage away from the building. (Existing buildings must revise grading or install drainage systems where existing grading is problematic.)
20. Units with garages shall have a carbon monoxide sensor controlled exhaust fan and the demising wall between the garage and living space shall be a continuous air barrier.
21. Termite shields or borate based wood treatment shall be provided with low VOC caulking at all floor joints and penetrations to prevent insect infestation. Chemical soil treatment or bait stations shall not be used. (Not applicable to existing buildings.)
22. Lead safe work practices shall be used in all properties built before 1978.
23. The Owner shall be provided with a maintenance & operations manual and training including all materials, systems and equipment used in the construction, explaining the Green Building components and amenities, how they benefit the property, and how to properly maintain them.
24. A Green Building Guide and orientation shall be provided to the residents explaining the Green Building components and amenities and how they benefit from them.

Home Ownership

As the design architect, I certify that:

_____ The units are townhouse or single family attached or detached structures (or otherwise appropriate for homeownership by tenants as determined by the Agency).

Flood Plain Certification

As the [design architect, landscape architect or civil engineer] I, the undersigned, hereby certify that I have procured and reviewed the applicable Flood Insurance Rate Map published by the Federal Emergency Management Agency for this development's site and have determined that the site is: (Check all that apply)

- _____ Outside any flood area
- _____ Inside a 500 year flood area
- _____ Inside a 100 year flood area
- _____ Outside of a flood way
- _____ Inside a flood way

ARCHITECT

Signed: _____ Date: _____
Print: _____

Acknowledged and Accepted by the APPLICANT

Signed: _____ Date: _____
Print: _____