

**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.) (A long-term agreement with an existing community facility within walking distance from the development may be considered, at the discretion of the Agency.)
- \_\_\_\_\_ 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. If the development is designed for home ownership and common laundry facilities are provided, hook-ups for washers and dryers must be provided in each unit. All washing machines must be Energy Star® labeled.
- \_\_\_\_\_ 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.

	<b><u>FLATS</u></b>	<b><u>MULTI-FLOOR UNITS</u></b>
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 criterion.)

\_\_\_\_\_ 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 criterion.)

**VisitAbility**

As the design architect, I certify that:

\_\_\_\_\_ All newly constructed single family houses, townhouses, units in elevator buildings 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.)

**Fair Housing**

As the design architect, I certify that:

\_\_\_\_\_ New construction and substantial rehabilitation developments are designed in conformance with the Fair Housing Act Design Standards Guide, as applicable.

\_\_\_\_\_ The subject development is substantial rehabilitation but is seeking a waiver as existing conditions prohibit 100% compliance with the Fair Housing Act Design Standards Guide.

\_\_\_\_\_ Blocking for future grab bars shall be continuous behind the bar location and sized to accommodate the grab bars required by ANSI A117.1-2009.

**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 must exceed the requirements of the 2009 International Energy Conservation Code Chapter 4 for buildings three stories or less in height, or Chapter 5 for buildings four stories or more in height by at least 10%, as verified by a REScheck certificate for buildings three stories or less in height, or a COMcheck certificate for buildings four stories or more in height. Air sealing of the exterior building envelope and attic plane shall be included. Trade-offs available in the REScheck or COMcheck software for mechanical equipment will not be allowed. (Not applicable to preservation developments)

\_\_\_\_\_ In new construction and rehabilitation developments, all appliances, HVAC equipment with a capacity less than 60,000 btuh, gas fired water heaters, windows, ceiling fans, exhaust fans, range hoods and exit signs, shall be Energy Star® labeled. (Exception: windows in buildings over three stories in height may comply instead with ASHRAE Standard 189.1-2009.) (Packaged Terminal Air Conditioners (PTACs) and Packaged Terminal Heat Pumps (PTHPs) may only be used if it can be proven that they comply with the prescriptive requirements of Energy Star® version 3.0 for air-source equipment). In addition, 100% of the permanent room light fixtures in the dwelling units shall be equipped with compact fluorescent bulbs, LED bulbs, or high efficiency fluorescent lamps, with electronic ballast; and 100% of the community room and common area corridor and stair lighting shall be fluorescent with electronic ballasts or shall utilize compact fluorescent or LED bulbs.

or

\_\_\_\_\_ In preservation developments, existing refrigerators more than 15 years old will be replaced with Energy Star® labeled type. Existing heat pumps, air conditioning condensing units, and through-wall air conditioners more than 20 years old will be replaced with Energy Star® labeled type, when such equipment exists. Existing furnaces and boilers more than 25 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 should be Energy Star® qualified products, except in buildings over three stories in height, wherein window replacement may comply instead with ASHRAE Standard 189.1-2009.

**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 for new construction and substantial rehab developments:

\_\_\_\_\_ The referenced development will promote energy efficiency and conservation, operational savings and sustainable building practices by meeting the mandatory measures outlined in the 2015 Enterprise Green Communities Criteria, plus the following:

**Additional PHFA Green Building Criteria for new construction and substantial rehabilitation developments:**

\_\_\_\_\_ As the design architect, I hereby certify that I either have designed or will design the referenced development to include the following green building features:

1. No piping shall be located outside of the interior finish of the insulated building envelope. (Not applicable to existing piping in preservation developments.)
2. All domestic water pipes except for PEX piping shall be insulated. (Not applicable to existing concealed piping in preservation developments.)
3. 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.)

As the **design architect**, I certify that for preservation developments:

----- The referenced development will promote energy efficiency and conservation, operational savings and sustainable building practices by meeting the mandatory measures of the 2015 Enterprise Green Communities Criteria, as amended below.

**Enterprise Green Communities Criteria for Preservation Developments**

Preservation developments are not required to follow the mandatory 2015 Enterprise Green Communities criteria for “moderate rehab” projects. Instead, they shall comply with only the following mandatory 2015 Green Communities criteria, as amended:

- 3.1 Environmental Remediation (Follow Enterprise and PHFA Tab 17 & 34 requirements)
- 3.2 Erosion and Sedimentation Control (Applicable only to new ground disturbance)
- 3.4 Landscaping (applicable only to new landscaping)
- 4.1 Water-Conserving Fixtures (Applicable only to new fixtures)
- 5.3 Sizing of Heating and Cooling Equipment (Applicable only to new heating and cooling equipment)

- 5.4 Energy Star Appliances (Applicable only to new appliances)
- 5.5 Lighting (Applicable only to ne lighting fixtures)
- 6.1 Low/No VOC Paints, Coatings and Primers (Applicable only to new paints, coatings and primers)
- 6.2 Low/No VOC Adhesives and Sealants (Applicable only to new adhesives, and sealants)
- 6.6 Composite Wood Products that Emit Low/No Formaldehyde (Applicable only to new composite wood products)
- 6.7a Environmentally Preferable Flooring (Applicable only to new flooring)
- 6.8 Mold Prevention: Surfaces (Applicable only to new materials in bathrooms, kitchens and Laundry rooms)
- 6.9 Mold Prevention: Tub and Shower Enclosures (Applicable only to new tub and shower enclosures)
- 7.2 Clothes Dryer Exhaust (Follow Enterprise requirements)
- 7.3 Combustion Equipment (Carbon monoxide alarm requirements apply to all projects with combustion equipment. Venting requirements are applicable to new combustion equipment only)
- 7.5 Vapor Retarder Strategies (Applicable only to new slabs on grade)
- 7.10 Integrated Pest Management (Applicable only if identified as a problem in the PCNA)
- 8.1 Building Operations & Maintenance Manual and Plan (Follow Enterprise requirements)
- 8.2 **Emergency Management Manual (Follow Enterprise requirements)**

**Preservation developments electing to achieve ranking points for optional Green Communities criteria must implement these criteria throughout the entire development – not just for new work.**

**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). Utility hook-ups for washers and dryers, including a dryer duct vented to a wall or roof cap, must be provided.

**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       | _____ | Outside of a flood way |
| _____ | Inside a 500 year flood area | _____ | Inside a flood way     |
| _____ | Inside a 100 year flood area |       |                        |

**ARCHITECT**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

**Acknowledged and Accepted by the APPLICANT(S)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_