

Construction/Architectural Design Requirements – 2025

- All Applications must provide a brief narrative of the proposed Scope of Work.
- Upon construction completion, the General Contractor must provide a minimum (1) Year Guarantee for all labor and materials for the entire Project.
- At Closing, the General Contractor must procure a Performance Bond and a Payment Bond, each in the amount of 100% of the Construction Contract Sum, or an unconditional and irrevocable letter of credit in the amount of 10% of the contract sum for Projects up to \$250,000 and 25% for Projects exceeding \$250,000. The Bonding Company must have an “A” rating or better (Required for all Applications). The Agency may/reserves the right to reduce the Bond/LOC amount @ 50% Construction completion.
- At Closing, the General Contractor must provide proof of license and insurance, as required to perform the work within the Municipality in which the development is located.
- All work must be completed under a single Prime Contract.
- Related entity Applicant/Owner/Contractor must be pre-approved by the Agency.
- The Agency’s Technical Services department will, at a minimum, conduct monthly site inspections during the construction period in conjunction with the payout meeting. PHFA reserves the right to additional inspections as deemed appropriate.
- The Agency, at its discretion, may conduct post construction physical conditions inspections, resident well-being and rent compliance site observations during the affordability period.

Air Conditioning

All Preservation developments should strive to provide air conditioning.

Accessibility

As applicable, Design and Construction should conform to the Fair Housing Amendments Act of 1988, the Pennsylvania Uniform Construction Code and Section 504 of the Rehabilitation Act of 1973, as amended.

The site, building(s) and dwelling units must conform to the Uniform Federal Accessibility Standards (UFAS), the ANSI A117.1-2009 (or edition currently adopted by PA UCC), and/or the 2010 ADA Standards for Accessibility Design, as applicable.

For developments with federal funding and subject to the Uniform Federal Accessibility Standards (UFAS), note that HUD allows conformance with the 2010 ADA in lieu of UFAS, with a few limitations.

The Owner and Architect of the development shall be responsible for the design of the development to meet all applicable accessibility requirements.

VisitAbility

All Preservation developments are encouraged to provide VisitAble 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 should have a width of 36 inches; there should be a clear pathway to a bathroom or powder room; such bathroom or powder room should include a minimum 24-inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there should be a clear pathway to the living room and dining area of the unit. The VisitAble powder room or bathroom must provide maneuverability clearances in accordance with the Fair Housing Act Design Manual.

Radon

All Preservation developments must be tested for radon.

If tests indicate radon levels exceeding the EPA recommended “Action Level” of 4 pCi/L, a radon reduction method must be incorporated.

Environmental hazards (LBP, Lead in Water, Asbestos)

All Preservation developments shall test for asbestos containing materials (building(s) constructed prior to 1978); lead-based paint (building(s) constructed prior to 1978) and lead in drinking water. A summary of findings, conclusions, and any recommendations must be provided. In lieu of testing, evidence of a previous Environmental Clearance may be considered as meeting the requirement.