

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
- International 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)
- Rehabilitation Standards as stated in Exhibit C-1 and Exhibit C-2 in the HOME Investment Partnership & Housing Trust Fund Programs Administrative Plan (for developments receiving HOME and/or Housing Trust Funds)
- U.S. Environmental Protection Agency's (EPA) Renovation, Repair, and Painting Rule (RRP) applies if the development was constructed on or before January 1, 1978. If federal assistance is received, the development must also comply with the HUD Lead Safe Housing Rule.

Additional IHFA Requirements (for all developments):

- Broadband Infrastructure Installation for all developments unless the Association has determined that the cost places an undue financial burden on the development, or the development's location or structure makes installation infeasible.
- 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 (Gross Rentable Square Feet):

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

Further, to the best of my knowledge, _____ (#) fully accessible residential unit(s) have been designed for long-term mobility-impaired tenants in the aforementioned plans, which meet(s) those minimum federal and state law requirements listed above.

Date: _____

(Idaho Stamp)

Architect: _____

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

Date: _____

Sponsor: _____