

IFA Developer Training - Construction Requirements

General

Buildings must be:

- Durable
- Attractive and modest
- Energy efficient

1. There is a construction cost cap for each type of unit. Page 14 of the QAP
2. Designs to be done by architects and engineers licensed to practice in the state of Iowa.
3. Designs must conform to prevailing local codes as well as IFA requirements
4. New Construction must meet or exceed Energy Star standards. HERS ratings must be done at completion.
- 5.

Construction Items required during the Application Process

Generally marked with a B or S

1B - Document(s) evidencing control or ownership of site(s)

- 3B - Color Photos of Property & Adjacent Properties
 - Eight photos of each building are required for rehab. & acq/rehab projects:
 - Looking at each bldg. from the North, South, East & West
 - Looking out from each bldg. toward the North, South, East & West
 - Eight photos are required for each site location for new construction projects:
 - Looking toward the center of each site from the North, South, East & West
 - Looking out from the center of each site toward the North, South, East & West
 - NOTE: The photo must include the street address, bldg. #, & direction taken. This information can be included on the photo itself, or in the electronic name of the photo.
- 4B - Map with Site Location(s) & Plat Map(s)
 - Provide legible recent official city map pinpointing the site location(s). Must show the legal address of the property, the names of surrounding streets & any other information important for the site inspection.
 - Plat Map or Proposed Re-Platting Map for Each Site Location
- 5B - Site Plan(s) clearly listing the following:
 - Site dimensions
 - Easements & setbacks
 - All buildings (including manager's & accessory bldgs.)
 - Parking
 - Play area
 - Pool
 - Other items (specify)
- 7B - Proper Zoning Form completed by City/Municipality (IFA Form Required)
- 8B - Plans & Specifications clearly listing the following:

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- Label the use of all rooms in the building (i.e. exercise room, computer learning center, manager's office, library, craft room, maintenance room, dining room, etc.)
- Label the square footage of each room in the building
- Label all rooms in the units (i.e. bedroom, bathroom, kitchen, living room, etc.)
- Label the square footage of each unit
- 9B - Scope of Work
- 10B - Minimum Development Characteristics
- 8S - Readiness to Proceed - Complete Capital Needs Assessment
- 9S - Readiness to Proceed - Utilities (IFA Form Required) Provide IFA required form from each utility company demonstrating that the required utilities are already available at the Project site, they are adequately sized for the Project & no extensions are needed.
 - Electric
 - Gas
 - Water
 - Sewer
- 10S - Readiness to Proceed - Paved Road (IFA Form Required)
Provide IFA required form from the municipality that demonstrates that the Project has direct access to an existing paved road, with no extensions needed.
- 11S - Readiness to Proceed - Zoning (IFA Form Required)

Construction Items required Post Reservation

8.1 Construction. Construction must begin on a Project within 18 months from reservation date.

8.1.1 IFA may periodically request a status report on the Project's construction timeline.

8.1.2 An IFA construction sign meeting specifications outlined in the Application and appendices must be erected at the initiation of construction.

8.1.3 Final plans and specifications must be submitted to and approved by IFA before commencing site work and construction. Plans must meet all applicable building standards and codes, minimum development characteristics, and all construction related scoring criteria for which points were awarded. Final plans must incorporate any and all remediation plans to address detrimental site characteristics.

8.1.4 Applicant must promptly inform IFA of any changes or alterations which deviate from the final plans and specifications, as approved by IFA.

8.1.5 If the site was not zoned appropriately at the time of Application, prior to commencing construction, IFA shall receive a letter or other document from the city that states appropriate zoning has been approved.

8.16 If required for the Project in Appendix 1, J, a Capital Need Assessment must be submitted to and approved by IFA prior to commencing construction.

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8.1.7 For existing structures, prior to the preparation of the final work rehabilitation order and start of rehabilitation, provide a copy of the energy audit conducted by a certified home energy rater to IFA. The rater, owner, and IFA will determine the feasibility of meeting the requirements of IECC. Appropriate specifications to meet IECC standards, or alternate cost effective energy improvements must be included in the final work rehabilitation order.

8.1.8 If the Project meets the criteria set forth in Section 5.5, a copy of the final relocation plan and copy of the notice to existing tenants must be provided to IFA prior to the start of relocation.

Inspections and Site Visits

IFA representative should attend Kick Off meeting

Inspections at Foundations, Rough – in, Insulation and Final

Purpose of inspections is to confirm IFA requirements are met. IFA is NOT the inspector of record.