

APPENDIX M

WHEDA LIHTC Design Requirements (Revised 1/16/13)

A. INITIAL SUBMITTAL REQUIREMENTS:

Submit a copy of this document signed by the development Architect/Engineer and applicant, stating all Development Requirements outlined in this Appendix M will be incorporated in the completed housing development.

Unless noted otherwise, references to section numbers are from ICC/ANSI A117.1 –2003 edition.

“Building Code” refers to the current 2009 edition of the International Building Code with Wisconsin’s amendments as found under SPS Chapters 360-366. Review SPS 361.05.

“ADAAG” refers to the ADA Accessibility Guidelines for Buildings and Facilities.

B. DEVELOPMENT REQUIREMENTS

I. REQUIRED ITEMS.

KEY: NC= New Construction and Adaptive Reuse of non-housing structure
R= Rehab of Existing Housing

Required For	ITEM
NC, R	<u>Showerheads & faucets being replaced or initially installed:</u> a) Low flow showerheads of 1.75 gpm, or less, must be installed on every showerhead within each dwelling unit in the development, and b) Faucet aerators with a rating of 1.5 gpm or less must be installed on every faucet within each dwelling unit in the development.
NC, R	<u>Common Area Lighting being replaced or initially installed:</u> Appropriate high efficiency lighting, including High Performance T-8 systems, T-5 systems, or Compact Fluorescent Lamps (CFLs), shall be installed in all interior common areas, including decorative fixtures.
NC, R	<u>Appliances being replaced or initially installed:</u> Must meet current ENERGY STAR® standard(s) if an ENERGY STAR rated appliance is available.
NC, R	<u>Window or Central Air Conditioning Units being replaced or initially installed:</u> Must meet current ENERGY STAR® standard(s).
NC, R	<u>Setback Thermostats:</u> All <u>Family</u> housing units are required to incorporate setback thermostats.
NC	<u>Grab Bars – In All Bathrooms of Elderly Buildings Only.</u> In each bathroom, install nylon grab bars meeting the requirements of Section 609 (matching or contrasting the color of the tub/shower) in the following locations minimum: a) In all showers, install one grab bar on the control end wall and one grab bar on the back wall. Grab bars shall be 6” maximum from adjacent walls. b) In all bathtubs, install one grab bar 24” minimum on the back wall and one grab bar 24” minimum on the control end wall per Fig. 607.4.2. Both grab bars to be installed horizontally at the same height above the floor. c) In all toilets, provide one horizontal side wall grab bar 42” minimum per Section 604.5.1 and provide on horizontal rear wall grab bar 24” – 36” minimum per Section 504.5.2.
NC, R	Lever-style handles on all interior doors being replaced or initially installed

NC, R	Bath/kitchen faucets being replaced or initially installed must be single-lever type.
NC, R	Mini blinds or similar window covering
NC, R	Common Laundry Facility. Alternatively, all units shall have at no charge: in-unit washer/dryer hook ups, or in-unit washer/dryer
NC	Bathtub/shower compartment permanently lined with non-skid surface or pattern covering 75% of floor.
NC	All Non-Elderly Housing (Family, General population or Supportive Housing). In all bathrooms of each unit, provide reinforcement for the future installation of grab bars at toilets, bathtubs, and shower compartments per Section 1004.11.2. (if grab bars not already installed in the unit)
NC	Provide all bathtubs/showers with offset controls and a 30" x 48" clear floor space for parallel approach. Where the centerline of the controls is between 18" and 9" from the open face of the bathtub/shower compartment, the clear floor space in front of the fixture shall extend at least 9" beyond the control wall. Where the centerline of the controls is between 9" and 0" from the open face of the bathtub/shower compartment, the clear floor space in front of the fixture shall extend at least 5" beyond the control wall.
NC	At least one toilet in each dwelling unit shall have clearances that meet the requirements of Section 1004.11.3.1.2.1, 1004.11.3.1.2.2, or 1004.11.3.1.2.3.
NC	Low-profile thresholds - All changes in level within common areas and in dwelling units to be ¼" maximum vertical or ½" maximum beveled at 1:2 per Sections 303.2 and 303.3.
NC	100% visitable units. (Only 20% visitable units required for single family or duplex style construction). Projects should be designed and graded to allow an accessible route from parking or street level to all dwelling units. Accessible routes shall meet all the requirements of Section 402 including Section 404 for accessible doors. The living room, kitchen and minimum of one bathroom (with a minimum of a toilet and sink) must be on the accessible route from the unit entry. Bathroom shall meet the requirements of Sections 1004.11 minimum.
NC	Lighting controls, electrical switches, and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Section 1004.9 minimum.
NC	Electrical outlets and cable/data outputs set to a minimum height of 18" above the floor.
NC	Built-in Dishwasher and disposal-all 2 BR or larger units. Family developments only.
NC	Provide at least 1 bedroom on the first floor of multi-story units (minimum 4% of the development's multi-story units).
NC	Individual storage lockers for each unit at no charge to resident. Must be inside storage, minimum 3' X 6' X 8'. Single family, duplex, or townhome styles are exempt.

II. REQUIRED BUILDING ENVELOPE

New Construction

- Building envelope worksheet calculations: Must exceed the State of Wisconsin Department of Safety & Professional Services Building Envelope Requirements by, at minimum 2%, based upon (2009 IBC code) REScheck™ software calculations **AND** heating loads must be calculated at the maximum infiltration rate allowable in REScheck™ (0.5 air changes/hour).
- REScheck™ calculations must demonstrate compliance with State of Wisconsin building codes.

(These calculations must be submitted to WHEDA with the final LIHTC application for the development.)

Rehab Existing Housing and Adaptive Reuse Developments

- Rehab of Existing Housing and Adaptive Reuse developments must make efforts to exceed the State of Wisconsin Department of Safety & Professional Services Building Envelope Efficiency by 2% (2009 IBC code). If the full 2% cannot be achieved, documentation (submitted with the final LIHTC application) must demonstrate efforts **AND** greater than normal efficiencies of ancillary items such as window replacement “U” value, insulation “R” value, heating systems and lighting systems.
- Components for each building must meet ENERGY STAR® or equivalent standard(s) for: a) windows, b) wall insulation, c) roof insulation and d) exterior doors.

(These calculations must be submitted to WHEDA with the final LIHTC application for the development.)

C. FINAL SUBMITTAL REQUIREMENTS-All Developments

Development Owner **AND** General Contractor Certifications *must be submitted to WHEDA with the final LIHTC application* reflecting that 1) the development is complete and 2) each building meets or exceeds requirements outlined in the Appendix M governing the year of the original application. See: www.wheda.com for Certification forms.

➔ Download REScheck™ software from U.S. Department of Energy website:
<http://www.energycodes.gov/rescheck>

Complete This Section and Submit With Initial Application _____	
Complete This Section and Submit With Final Application _____	
Project Name:	_____
Project Type: (check one)	New Construction or Adaptive Reuse _____ Rehab Existing Housing _____
I/we certify the components listed above will be/are included in the subject project by signing below.	
Architect:	_____ Date: _____
Applicant/Owner:	_____ Date: _____