

# 2009 APPENDIX M

## WHEDA Design Requirements For All LIHTC Applicants Effective January 1, 2009.

### A. INITIAL SUBMITTAL REQUIREMENTS:

Submit a certified letter, 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.

### B. DEVELOPMENT REQUIREMENTS

#### I. REQUIRED ITEMS.

KEY: NC= New Construction and Adaptive Reuse; AR= Acquisition Rehab Existing Multifamily

Required For	ITEM
NC, AR	<u>Showerheads &amp; faucets:</u> <b>a)</b> Low flow showerheads of 1.75 gpm, or less, must be installed on every showerhead within each dwelling unit in the development, and <b>b)</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, AR	<u>Common Area Lighting:</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, AR	<u>Appliances:</u> being replaced or initially installed <b>must</b> meet current ENERGY STAR® standard(s).
NC, AR	<u>Window or Central Air Conditioning Units:</u> being replaced or initially installed must meet current ENERGY STAR® standard(s).
NC, AR	<u>Setback Thermostats:</u> All Family housing units located in the development are required to incorporate setback thermostats.
NC, AR	Installed minimum 18" grab bar in tub/ shower, <b>AND</b> installed minimum 18" grab bar within 18" of toilet (matching or contrasting shower/tub color, nylon & 1-to-1 1/2 inch diameter)
NC, AR	Lever-style handles on all interior doors
NC, AR	Bath/kitchen faucets being replaced or initially installed must be single-lever type.
NC, AR	Mini blinds or similar window covering
NC	Non-skid tub/shower pattern covering 75% of tub/shower floor.
NC	All walls within 36" of toilet, and in tub/shower area, shall have ¾" plywood behind drywall to provide sufficient support for grab bars or other assist devices.
NC	Bathtub/shower stalls with offset controls.
NC	Toilet space will have a minimum 42" side clear area and be 18" from the wall/tub/cabinet on the opposite side to the center of bowl.
NC	Low-profile thresholds - ¼" maximum vertical height, or ½" maximum beveled at 1:2 are required between ALL interior common areas and in all dwelling unit openings when floor transition height differs.
NC	100% visitable units (i.e. Accessible route from vehicle parking, at least one no-step entry with weather-sealed door threshold less than ½" high, all exterior doors 36" wide, and 60" x 60" level maneuvering space on both sides of exterior doors).
NC	Thermostats, primary fuse box and light switches set to a maximum height of 48

	above the floor.
NC	Electrical outlets and cable/date outputs set to a minimum height of 18" above the floor.
NC	Built-in Dishwasher and disposal-all 2BR or larger units
NC	Provide at least 1 bedroom on the first floor of multi-story units (minimum 4% of the development's multi-story units).

## II. REQUIRED BUILDING ENVELOPE

### **New Construction**

- Building envelope worksheet calculations: Must exceed the State of Wisconsin Department of Commerce Building Envelope Requirements by, at minimum 2%, based upon (2006 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.)*

### **Preservation (Acquisition/Rehab) and Adaptive Re-use Developments**

- Preservation and Adaptive Re-use developments must make efforts to exceed the State of Wisconsin Department of Commerce Building Envelope Efficiency by 2% (2006 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 exceed requirements outlined in the Appendix M governing the year of the original application. See: [www.wheda.com](http://www.wheda.com) for Certification forms.

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