



Virginia Housing Development Authority 2010¹ Minimum Design & Construction Requirements

The following requirements are designed to address issues related to the design, construction, maintenance, marketing, life cycle costs and aesthetic concerns for developments utilizing low income housing tax credits (LIHTC), and/or developments being financed by the Virginia Housing Development Authority (VHDA). Submittal requirements for VHDA loan applications are listed on page 10. Submittal requirements for the LIHTC program are contained in the tax credit application.

Drawings, specifications and scope of work are to comply with the latest applicable issue of the *Virginia Uniform Statewide Building Code (USBC)*², *International Building Code (IBC)*³, other referenced codes, requirements of localities, prevailing design and construction practices and the Minimum Design and Construction Requirements of VHDA. All developments are to comply with accessibility requirements of *USBC*.

Requirements for New Construction

SITE WORK

1. Finished floor elevations of buildings are to be a minimum of 8 inches higher than the adjoining finished grade. When achieving an 8 inch height separation is not feasible due to accessibility requirements or other conditions provide an alternate solution acceptable to VHDA.
2. Areas around buildings are to be graded to have a minimum 5% slope away from foundation walls for a minimum distance of 10 feet, per *IBC*. Install yard drains, storm inlets, or drainage pipes under concrete walks to drain properly if the space between foundation walls and concrete walks is less than 10 feet. Drainage systems are to be designed to avoid water drainage over walks.

Provide an alternate drainage solution acceptable to VHDA:
 - When buildings are closer than 10 feet to concrete walks,
 - When a minimum 5% slope is not feasible,
 - To avoid water draining over sidewalks,
 - At accessible entrances, when applicable.
3. Provide seamless gutters and downspouts for all buildings. When discharging on grades steeper than 20%, water from gutters and downspouts is to be piped underground to a storm sewer system, or to daylight at grades that will avoid soil erosion.
4. Paving designs are to be based upon the soil report, California Bearing Ratio (CBR) of the soil, traffic count, and loading. Drive lanes of parking lots are to be designed for dumpster trucks. Parking bays may have lighter paving than the drive lanes of parking lots.
5. Extend concrete dumpster pads at least 12 feet into the asphalt so that the load bearing wheels of trucks rest on concrete while emptying the dumpsters. Thickness of concrete is to be a minimum of 6 inches with reinforcement. Dumpsters and/or compactors are to meet accessibility requirements. Install a privacy screen on at least three sides of all dumpster and/or compactor pads.

¹ The 2010 VHDA Minimum Design and Construction Requirements apply only to VHDA loans received in the 2010 calendar year as well as developments receiving Federal Low-Income Housing Tax Credit allocations for year 2010.

² (USBC 2006) *Virginia Uniform Statewide Building Code* (Latest applicable edition with modifications)

³ (IBC 2006) *International Building Code* (Latest applicable edition as referenced by the *USBC*)

6. Minimum width of sidewalks is to be 3 feet. Sidewalks that are located perpendicular to parking spaces are to be a minimum of 5 feet wide or 3 feet wide with 2 feet of space between the sidewalks and curbs. Provide gravel and sand base under walks when required by the soil report. Provide control and expansion joints.
7. Coordinate landscape plans with site lighting plans so that locations of trees do not conflict with light fixtures.
8. Clean site and dispose of all construction debris. Finish grade, seed, and landscape all barren and disturbed areas. All areas are to have established grass cover and foundation plantings in the front of the buildings. Provide ground cover materials or sod for slopes steeper than 20%.

ARCHITECTURAL

1. ROOFING

- Roof sheathing thickness is to be a minimum of $\frac{1}{2}$ inch thick plywood or $\frac{1}{2}$ inch OSB.
 - Install sheathing with clips.
 - Install drip edge on all sides of the roof.
 - Install ice dam membrane extending from eave's edge to a point 24 inches inside the exterior wall of buildings.
 - Roof shingles are to be a minimum 25 year, anti-fungal product, and are to be nailed (not stapled).
2. Provide roofs over the front entrance doors to all units that are accessed directly from the outside.
 3. Stairs in apartment units where stair halls are not enclosed are to be protected against rain and snow by design features, such as, setting back stairs a minimum 5 feet from the exterior wall and/or installing a roof overhang at the second floor level, projecting a minimum of 5 feet beyond the first riser.
 4. Install waterproofing on exterior walls up to finished grade where finished floor elevations of apartment units or habitable spaces are below adjoining finished grades. Provide a 10 year material/manufacturer's warranty.
 5. Install weep holes in brick veneer at foundation walls, over lintels, and relief angles.
 - Weep holes at foundation walls are to be a minimum 6 inches above finished grade.
 - Use mortar mesh to prevent blockage of weep holes.
 - Use continuous flashing at the locations of weep holes.
 6. Provide a minimum $\frac{3}{4}$ inch slope for brick window sills and caps for brick veneer walls that do not terminate under roofs.
 7. All sill plates in contact with concrete or masonry are to be of treated wood. Provide sill sealer for sill plates at all exterior walls.
 8. All siding, such as vinyl and HardiePlank™, is to have solid backing of plywood, OSB, gypsum or similar rigid material, with an appropriate vapor barrier, such as Tyvek®. Installations to be per manufacturers specifications.
 9. The bottom of all siding is to be a minimum height of 6 inches above the finished grade or mulch beds.
 10. Exterior wall caps for bath and kitchen exhaust ducts are to be of a quality that will minimize repair and replacement. Exhaust ducts discharging at soffits are to be through fittings in soffits and are not to discharge over soffits and attic spaces.

11. Exterior wood, such as trim, fascia, rake boards and columns, is to be clad with vinyl, vinyl coated aluminum, or similar materials. Provide a stiffening crimp to reduce warping of metal and/or vinyl when trim and fascia boards are more than 8 inches wide. VHDA recommends the use of low maintenance composite/manufactured materials instead of wood for exterior use.
12. Use vinyl or aluminum railings, handrails, guard rails, posts and pickets instead of wood or steel. Powder coated steel is acceptable when a minimum 10 year warranty against corrosion is provided.
13. Windows are to have a minimum ½ inch insulated glass. Provide a minimum 10 year material warranty for windows and sliding glass doors. Insulating glass is to have a minimum 10 year warranty for breakage of seal. Provide thermal break for aluminum windows.
14. All apartment exterior doors except sliding glass doors are to be of fiberglass or solid core metal. Solid core wood doors may be used where entrances are through interior conditioned corridors. Use fiberglass or metal doors for outside storage or mechanical closets.
15. Install an area approximately 3 feet by 4 feet using materials such as VCT, sheet vinyl, or tile at the interior of all entrance doors, except for doors entered through carpeted interior hallways.
16. Flooring such as vinyl, VCT or ceramic is to be installed over ¼ inch Lauan, ¼ inch cementitious board, or similar underlayment materials.
17. Carpets are to have a minimum number of seams. Seams are not to be located in heavy traffic areas. T-seams are not acceptable except in closets.
18. Undercut doors to prevent dragging over carpets and to provide required ventilation. Paint bottom, top and all other sides of doors.
19. All interior doors are to be side hinged. Bifold, pocket, or sliding doors are not acceptable.
20. All windows are to have blinds, shutters, or other similar products, and sliding glass doors are to have vertical blinds.
21. Concealed blocking is to be provided for all items such as handrails, towel bars, tissue paper holders, grab bars, and medicine cabinets.
22. Tub and shower surrounds built of ceramic tile, marble, or similar materials are to be installed over minimum ½ inch cementitious board.
23. Provide an opening with counter space between kitchen and dining area except for "Type A" accessible units and studio/efficiency apartments.
24. Kitchen cabinets and bathroom vanities are to comply with *Virginia Housing Development Authority's Minimum Cabinet Requirements*.
 - ❑ All cabinets are to be factory/manufacturer assembled.
 - ❑ Kitchen wall cabinets are to be screwed to studs or blocking with a minimum of four screws; two in each upper and lower nailer strips for each wall cabinet.
 - ❑ Plastic laminate counter tops are to be post formed or have back splashes that are attached to the counter top.
 - ❑ A side splash is to be installed when the kitchen base cabinets or bathroom vanities are located in a corner.
 - ❑ Holes in cabinet backs for plumbing are to be drilled and completely covered by escutcheon plates.
25. Install a cleanable surface, such as plastic laminate, metal, or ceramic tile on the sidewall next to the cooking range when it is located in a corner. Materials such as plastic laminate or metal are to be installed with adhesive.

26. APPLIANCES

- ❑ Provide a 30 inch wide range in all units except in studio/efficiency apartments, which may have a 20 inch wide range. Provide range hoods or microwaves over the cooking ranges. Provide maximum 24 inch wide range hood for 20 inch wide ranges.
- ❑ Provide a 24 inch wide dishwasher in all units, except for studio/efficiency apartments, which may have 18 inch wide dishwashers.
- ❑ All refrigerators are to be frost free. The refrigerators are to have separate doors for freezer and refrigerator compartments. Minimum sizes of refrigerators are to be 12 cubic feet for studio/efficiency apartments, 14 cubic feet for 1 and 2 bedroom apartments, and 16 cubic feet for 3 and 4 bedroom apartments.
- ❑ Provide clothes washing machines and dryers or hookups for full size side by side washers and dryers in all units. Otherwise, provide on site laundry facilities. (See "Plumbing" section for washing machine pan requirements.)

MECHANICAL

1. Use Heating, Ventilating, and Air Conditioning (HVAC) equipment with R-410A coolant (i.e. Puron® type). All coolant and condensate lines are to be concealed within the walls.
2. For all HVAC systems, including self contained "packaged system", sizes of HVAC equipment, ducts and diffusers are to be designed per heat gain/loss calculations.
 - ❑ Air supply diffusers are to be located near windows in living rooms, dens and bedrooms.
 - ❑ Provide HVAC diffusers for kitchens and all full baths.
 - ❑ Provide standard size air filters.
 - ❑ Seal air duct penetrations in unheated spaces.
3. Units with more than one bedroom must have a ducted system serving all rooms including full baths.
4. Through the wall heat pump units are to have a self-dissipating condensate, or are to discharge condensate to grade through a pipe concealed within the exterior wall system. When installing through the wall heat pumps, install separate units for bedroom and living room, or install duct with diffuser to bedroom from the living room unit. Provide a heater with a thermostat or timer controlled heat lamp for all full baths.
5. Install walk pads for roof condenser units. Do not install condenser units in front of windows.

PLUMBING

1. Clothes washing machines are to have water shut off valves operated by a moisture sensor on the floor, or have a pan connected to the sewer system or building exterior per applicable plumbing code.
2. The bottoms of bath tubs are to have slip resistant/textured finish.

ELECTRICAL

1. Provide fluorescent light fixtures in all apartment kitchens and public common areas, such as offices, multipurpose rooms, laundry rooms, hallways, and stairs. The kitchens are to have a minimum of one fluorescent light fixture 4 feet long with a minimum of two bulbs.
2. Pre wire telephone, cable TV, and internet outlets for all bedrooms, living rooms, family rooms, and dens. All wiring for the interior and exterior of the building is to be concealed within the walls.

Requirements for Rehabilitation

All additions, adaptive reuse, and renovation work that requires a permit are to be built as new construction to comply with the *Uniform Statewide Building Code (USBC)*, the *Virginia Housing Development Authority's Minimum Design and Construction Requirements: New Construction*, and other applicable codes. All common areas are to comply with the latest USBC edition.

Identify any hazardous materials on site and in buildings. Address or abate all hazardous materials per applicable regulations. Virginia Housing Development Authority (VHDA) reserves the right to review and accept all proposed actions. Provide documentation to VHDA for actions taken.

SITE WORK

1. Identify areas that require grading to drain water away from buildings and areas where adjoining grades are higher than finished floor of buildings.
 - ❑ Provide a minimum distance of 6 inches between bottom of siding and finished grade or mulch beds.
 - ❑ Provide a minimum of 5% slope away from foundation walls, up to a minimum distance of 10 feet.
 - ❑ Provide alternate solutions acceptable to VHDA when required grades, slopes, or other site conditions make the above requirements infeasible.
2. Extend concrete dumpster pads at least 12 feet into the asphalt so that the load bearing wheels of trucks rest on concrete while emptying the dumpsters.
 - ❑ Thickness of concrete is to be a minimum of 6 inches with reinforcement.
 - ❑ Dumpsters and/or compactors are to meet accessibility requirements.
 - ❑ Install a privacy screen on at least three sides of all dumpster and/or compactor pads.
3. Video all sewer lines connecting buildings with public sewer if lines are constructed of galvanized iron, terra cotta or clay. Repair or replace all corroded, damaged, settled underground sewer lines. Provide report of video findings to VHDA and include repair/replacement costs.
4. Remove all dead bushes and trees. Remove all portions of tree branches that overhang roofs and all branches that come within 10 feet of roofs.
5. Clean site and dispose of all construction debris. Finish grade, seed, and landscape all barren and disturbed areas. All areas are to have established grass cover and foundation plantings in the front of the buildings. Provide ground cover materials or sod for slopes steeper than 20%.

ARCHITECTURAL

1. Identify the presence of water, moisture, and/or mildew in all below grade units. If any of these conditions exist, install waterproofing on perimeter walls up to finished grade where finished floor elevations of apartment units or habitable spaces are below adjoining finished grades. Waterproofing may be installed on either side of the perimeter wall. Provide a 10 year material/manufacture's warranty.
2. All debris and wood are to be cleaned from crawl spaces.
 - ❑ Install sump pump for any area accumulating water.
 - ❑ Install a minimum 6 mil vapor barrier on floor of crawl spaces and provide adequate crawl space ventilation.
3. Install minimum of R-19 in crawl spaces and unheated basements and R-38 insulation in attic.

4. Replace all roofs with a remaining life of less than 5 years per the roof inspection report. When replacing roofs:
 - Repair or replace all damaged sheathing, rafters, and/or trusses.
 - Replace $\frac{3}{8}$ inch sheathing with a minimum of $\frac{1}{2}$ inch plywood or $\frac{1}{2}$ inch OSB. Install sheathing with clips.
 - Roof shingles are to be a minimum 25 year, anti-fungal product, and are to be nailed (not stapled).
 - Do not install new shingles over existing shingles.
 - Install seamless gutters and downspouts.
 - Install drip edge on all sides of the roof.
 - Install ice dam membrane extending from eave's edge to a point 24 inches inside the exterior wall of buildings.
5. When replacing flat roofs, remove and dispose of existing roofing, wet insulation, damaged vents and other items not in good condition. Add insulation to achieve a minimum of R-38. New roofing to have a minimum 20 year manufacturer's warranty.
6. Stairs in apartment buildings where stair halls are not enclosed, resulting in weather damage to existing stairs are to be protected by design features, such as installing awnings, a roof overhang at the second floor level or a roof at stair hall entrance. Provide a minimum overhang of 5 feet from first tread. All similar buildings in a development are to have similar design features. Historic buildings may be exempt.
7. Exterior wood, such as trim, fascia, rake boards and columns, is to be clad with vinyl, vinyl coated aluminum, or similar materials. Provide a stiffening crimp to reduce warping of metal and/or vinyl when trim and fascia boards are more than 8 inches wide. Replace all damaged wood prior to cladding. VHDA recommends the use of composite/manufactured materials instead of wood for exterior use. Exceptions may be considered for historic buildings.
8. Use vinyl or aluminum railings, handrails, guard rails, posts and pickets instead of wood or steel. Powder coated steel is acceptable when a minimum 10 year warranty against corrosion is provided.
9. When replacing siding:
 - The new siding is to be installed over a rigid surface.
 - Do not install new siding over materials such as vinyl siding, Thermo-ply®, or other flexible materials.
 - Material such as T1-11, wood siding, or hardboard lap-siding may be used as backing for new siding, provided it is in good condition.
 - Repair, replace, and re-nail all sections of damaged siding or sheathing to provide a uniform and flat surface.
 - Nail siding to studs with nails long enough to penetrate a minimum $\frac{3}{4}$ of an inch inside studs.
 - Install drainage surface such as Tyvek® or $\frac{1}{4}$ inch Amocor® board over existing siding.
 - Installation of siding and drainage surface are to be per manufacturer's specifications.
10. Replace or repair rowlocks for window sills that do not have a slope to drain water away from building. Repair all damaged masonry walls having cracks and/or settlement. Power wash/clean exterior of buildings. Paint all metal lintels which are not painted or show corrosion.
11. When replacing windows:
 - Replacement windows are to have a minimum $\frac{1}{2}$ inch thick insulated glass.
 - Provide a minimum 10 year material warranty for windows and sliding glass doors.
 - Insulating glass is to have a minimum 10 year warranty for breakage of seal.
 - Provide thermal break for aluminum windows.
 - When insulated glass is not permitted in historic buildings, repair or replace existing windows and install triple track operable storm sashes, with screens, over single glazed windows.

12. Repair or replace all damaged or dented exterior doors.
 - ❑ When replacing exterior apartment doors, except sliding glass doors, replacement doors are to be fiberglass or solid core metal.
 - ❑ Solid core wood doors may be used where entrances are through interior conditioned corridors.
 - ❑ Use fiberglass or metal doors for outside storage and mechanical closets.
13. All entry doors to apartment units are to have weather stripping and threshold to provide a tight seal around the door, and to minimize heat loss/gain due to air infiltration.
14. Replace all damaged floor sheathing and floor joists.
15. Install an area approximately 3 feet by 4 feet using materials such as VCT, sheet vinyl, or tile at the interior of all entrance doors, except for doors entered through carpeted interior hallways.
16. Flooring such as vinyl, VCT or ceramic is to be installed over ¼ inch Lauan, ¼ inch cementitious board, or similar underlayment materials.
17. Carpets are to have a minimum number of seams. Seams are not to be located in heavy traffic areas. T-seams, except in closets, are not acceptable. Remove shoe molding/quarter-round molding before installing carpet.
18. Undercut doors to prevent dragging over carpets and to provide required ventilation. Paint bottom, top and all other sides of doors.
19. Replace all interior bifold, pocket, or sliding doors with side hinged doors.
20. All windows are to have blinds, shutters, or other similar products, and sliding glass doors are to have vertical blinds. Replace all blinds that are damaged and/or do not match in color.
21. Replacement or repairs of tub and shower surrounds built of ceramic tile, marble, or similar materials are to be installed over minimum ½ inch cementitious board.
22. Repairs, replacements, painting, and drywall finishes inside a specific unit are to match that unit's intended finish. All doors, trim and door hardware are to match in finish and design.
 - ❑ Repair obvious defects in drywall.
 - ❑ Repair or replace all damaged doors and unit trim.
23. When replacing kitchen cabinets and/or bathroom vanities all new cabinets are to comply with *Virginia Housing Development Authority's Minimum Cabinet Requirements*.
 - ❑ Cabinets and/or vanities that are not being replaced are to be approved by VHDA.
 - ❑ All cabinets are to be factory/manufacturer assembled.
 - ❑ Kitchen wall cabinets are to be screwed to studs or blocking with a minimum of four screws; two each in upper and lower nailer strips for each wall cabinet.
 - ❑ Plastic laminate counter tops are to be post formed or have back splashes that are attached to the counter top.
 - ❑ Install a cleanable surface, such as plastic laminate, metal, or ceramic tile to the side wall next to the cooking range when it is located in a corner.
 - ❑ Holes in cabinet backs for plumbing are to be drilled and completely covered by escutcheon plates.

24. APPLIANCES

- ❑ Replace all damaged and or dented appliances and all appliances which are more than 8 years old. All appliances in an apartment unit are to match in color.
- ❑ Provide a 30 inch wide range in all units except studio/efficiency apartments, which may have a 20 inch wide range. Provide range hoods or microwaves over the cooking ranges. Provide maximum 24 inch wide range hood for 20 inch wide ranges.
- ❑ Dishwashers are required in all units. Provide 24 inch wide dishwashers except for studio/efficiency apartments, which may have 18 inch wide dishwashers.
- ❑ All refrigerators are to be frost free. The refrigerators are to have separate doors for freezer and refrigerator compartments. Minimum sizes of refrigerators are to be 12 cubic feet for studio/efficiency apartments, 14 cubic feet for 1 and 2 bedroom apartments, and 16 cubic feet for 3 and 4 bedroom apartments.

MECHANICAL

1. All units are to have a Heating, Ventilating, and Air Conditioning (HVAC) system.
2. When installing a new HVAC system including self contained "packaged system":
 - ❑ Replace both inside and outside HVAC units at the same time.
 - ❑ R-410A coolant (i.e. Puron® type) is required on all new HVAC equipment.
 - ❑ Verify coolant lines are appropriate for HVAC unit size and type.
 - ❑ Condensate drains and coolant lines are to be concealed within the wall, ceiling, or floor systems.
 - ❑ Fire caulk all penetrations in fire partitions and ceilings
 - ❑ Include the replacement of all diffusers and thermostats.
 - ❑ Air supply diffusers are to be located in living rooms, dens, bedrooms, kitchens, and full baths.
 - ❑ Replace condenser pads that are damaged. Pads are to be concrete, solid vinyl, or similar materials.
 - ❑ All installations are to comply with the latest applicable issue of the *International Mechanical Code*.
3. Units with more than one bedroom must have a ducted system serving all rooms including full baths.
4. Through the wall heat pump units are to have a self-dissipating condensate, or are to discharge condensate to grade through a pipe concealed within the exterior wall system. When installing through the wall heat pumps, install separate units for bedroom and living room, or install duct with diffuser to bedroom from the living room unit. Provide a heater with a thermostat or timer controlled heat lamp for all full baths.
5. Clean existing HVAC ducts and verify duct size is appropriate for proposed HVAC unit. Replace damaged and rusted supply and return vent covers and diffusers. Seal all duct penetrations in unheated spaces. All existing ductwork located in crawl space or attics must be properly insulated.
6. All bathroom fans are to be in working condition and are to be ducted out to the exterior. Install fans in all bathrooms, including those with windows.

PLUMBING

1. Identify if building/units have Quest water lines. Quest lines not being replaced are to be approved by VHDA.
2. The bottoms of all new bath tubs and showers are to have slip resistant/textured finish.
3. When replacing water heaters, installations are to comply with latest adopted edition of *International Plumbing Code for New Construction*. Refer to Code for pan and drain specifications.

4. Clothes washing machines are to have water shut off valves operated by a moisture sensor on the floor, or have a pan connected to the sewer system or building exterior per applicable plumbing code.
5. Replace all galvanized water lines to CPVC, copper, plastic or other approved materials. The water supply is to have adequate pressure.
6. Replace galvanized waste lines and traps with PVC.

ELECTRICAL

1. Increase the size of the electric panels and service per load calculations.
 - ❑ Electric panels with fuses are to be replaced with circuit breakers
 - ❑ Use appropriate connectors for connecting aluminum wiring to electrical outlets and switches.
 - ❑ Replace all plates, switches and outlets that are old and/or painted.
 - ❑ Provide ground fault outlets near vanities in all bathrooms.
2. All wiring for the interior and exterior of the building is to be concealed within the walls, ceiling, or floor systems. This includes electrical, cable TV, internet, and telephone. Exposed electrical service to the building is to be in conduit and run vertically to the meter without horizontal runs.
3. When replacing kitchen cabinets and counter tops, electrical outlets for countertop, ranges, refrigerators, dishwashers, and other appliances are to comply with the latest applicable requirements of the *National Electric Code for New Construction*.
4. Provide fluorescent light fixtures in all apartment kitchens and public common areas, such as offices, multipurpose rooms, laundry rooms, hallways, and stairs. The kitchens are to have a minimum of one fluorescent light fixture 4 feet long with a minimum of two bulbs.
5. Provide a minimum of one electric smoke detector with battery backup for garden units and a minimum of one electric smoke detector with battery backup for each floor for townhouses
6. Exterior fixtures are to have bulb types such as fluorescent, metal halide, high or low pressure sodium, or mercury vapor. Height, wattage, location, and spacing of fixtures are to provide adequate illumination.



Virginia Housing Development Authority Architectural & Engineering Review

LISTED BELOW ARE SUBMITTALS REQUIRED FOR VHDA LOAN APPLICATIONS. THE TAX CREDIT APPLICATION CONTAINS TAX CREDIT SUBMITTAL REQUIREMENTS.

New Construction Requirements

- ❑ Site drawings and specifications.
- ❑ Landscape drawings and specifications.
- ❑ Architectural drawings and specifications.
- ❑ Soil Report.
- ❑ Environmental Report.
- ❑ Tax Credit requirement as related to design and construction.**
- ❑ Mechanical (HVAC & Fire Sprinkler) drawings and specifications.
- ❑ Plumbing drawings and specifications.
- ❑ Electrical drawings and specifications.
- ❑ Site lighting drawings and specifications.

Rehabilitation Requirements

- ❑ Site drawings showing proposed repair, replacement and specifications.
- ❑ Landscape drawings and specifications.
- ❑ Unit Survey with age, condition and quantities of the items that will not be replaced, and a Scope of Work for items that will be replaced.
- ❑ Architectural drawings and specifications.
- ❑ Termite Report.
- ❑ Environmental Report.
- ❑ Tax Credit requirement as related to design and construction.**
- ❑ Mechanical (HVAC & Fire Sprinkler) drawings and specifications.
- ❑ Plumbing drawings and specifications.
- ❑ Electrical drawings and specifications.
- ❑ Site lighting drawings and specifications.

*All drawings are to be to scale. Reduced drawings are not acceptable.

**Include in the drawings and specifications all the items you committed to completing as shown in your Tax Credit Application (if applicable).