

ATTACHMENT G
MULTI-FAMILY HOUSING MINIMUM DESIGN STANDARDS CHECKLIST

The following checklist must be completed by the Arkansas licensed architect identified as a member of the development team on page 29 of the Application. The purpose of this checklist is to assist ADFA to ensure that the development is in compliance with: (1) ADFA's "Multi-Family Housing Minimum Design Standards"; (2) all applicable local, state, and national building codes; and (3) all applicable federal and state accessibility and Fair Housing laws.

EACH ITEM MUST BE MARKED. Indicate the page within the Applicant's Plans or Specifications where the required criterion is identified. For rehabilitation developments only if an energy audit ("EA") is performed or a waiver is requested ("WR") for a particular criterion, Applicant must ensure such energy audit or waiver request conforms to the requirements of the 2010 QAP and to Sections IV(B)(5) and V of the ADFA's "Multi-Family Housing Minimum Design Standards."



THIS CHECKLIST, ALONG WITH ANY WAIVER REQUESTED, MUST BE INCLUDED AT TAB #14 OF THE APPLICATION.

<u>Criterion</u>	<u>Plans'</u> <u>Page</u>	<u>or</u>	<u>Specifications'</u> <u>Page</u>
I. SITE SELECTION			
<input type="checkbox"/> Site within 100-year flood plain			
<input type="checkbox"/> Community participates in National Flood Insurance Program			
<input type="checkbox"/> Flood Insurance to be obtained throughout affordability period			
<input type="checkbox"/> Areas undergoing development raised at least 1' above flood plain	_____		_____
II. Drawings			
A. Site Plan: The following items must be shown			
<input type="checkbox"/> Scale: 1" = 40 feet or larger for typical units			_____
<input type="checkbox"/> North arrow			_____
<input type="checkbox"/> Location of existing buildings, utilities, roadways, parking areas			_____
<input type="checkbox"/> Existing site/zoning restrictions, including setbacks, rights of ways, boundary lines, wetlands, and flood plain			_____
<input type="checkbox"/> All proposed changes and proposed buildings, parking, utilities, and landscaping			_____
<input type="checkbox"/> Site topography			_____
<input type="checkbox"/> Finished floor height elevations and all new paving dimensions and elevations			_____
<input type="checkbox"/> Identification of all specialty apartments units, including, but not limited to, designated handicapped accessible and sensory impaired apartment units			_____
<input type="checkbox"/> Site accessibility design requirements			_____
B. FLOOR PLANS			
<input type="checkbox"/> Scale: 1/4" = 1 foot or larger			_____
<input type="checkbox"/> Rehabilitation developments – changes to existing structure shown			_____
<input type="checkbox"/> Room/space layout identifying each finished room/space			_____
<input type="checkbox"/> Gross sq. footage and net sq. footage for each type unit identified			_____
<input type="checkbox"/> Lead paint /asbestos removal procedures and location			_____

C. ELEVATIONS AND SECTIONS FOR NEW CONSTRUCTION

- ___ Scale: 1/8" = 1 foot or larger
- ___ Building elevations for all sides of each building
- ___ Identifies all materials to be used on building exteriors and foundations

III. OUTLINE SPECIFICATIONS

- ___ Provides brief description of each specification as required

IV. BUILDING DESIGN

A. GENERAL BUILDING STANDARDS

1. Community Laundry

- ___ 1 washer and 1 dryer for every 10 units in the development
- ___ 1 washer and 1 dryer per 15 units-washer and dryer connections
- ___ 1 washer and 1 dryer in development – washer and dryer furnished

2. Senior or Assisted Living

- ___ All units located at grade level or on elevator accessible floor

3. Access road, parking spaces, curbing, and sidewalks

- ___ Continuous asphalt or concrete paved access road
- ___ *Family* – 7 spaces for every 4 units, inclusive of handicap spaces
- ___ *Senior* – 5 spaces for every 4 units, inclusive of handicap spaces
- ___ All parking areas must be asphalt or concrete
- ___ All paved areas are concrete curbed
- ___ All driveways on single-family detached homes must be concrete
- ___ Sidewalk access to all parking spaces must be provided
- ___ All sidewalks and walkways must be concrete and = 5 feet wide
- ___ Applicable handicap spaces per ADA Accessibility Guidelines (Section 4.1.2)

4. Single Family Detached Units

- ___ At least 3 bedrooms with 2 bathrooms and attached single car garage
- ___ Washer and dryer connections in the living area

B. MINIMUM BUILDING STANDARDS

1. Minimum Unit Net Area Requirements

- ___ Not applicable because development is: RD or Existing rental units or Assisted Living

Unit Type	Number of Bathrooms	Minimum Unit Net Area*	Minimum Bedroom Net Area
1 bedroom	1	750 sq. ft.	120 sq. ft.
2 bedroom	1.5	950 sq. ft.	120 sq. ft.
3 bedroom	2	1150 sq. ft.	120 sq. ft.
4 bedroom	2	1300 sq. ft.	120 sq. ft.

*Unit areas do not include outside storage, covered porches, patios, balconies, etc.

2. Exterior Building Standards

- a. Exterior covering - new construction
 - Brick
 - Vinyl siding
 - .042" minimum thickness
 - 50 year transferable warranty
 - Cementitious siding
 - 8" brick or decorative block apron
- b. Vinyl or aluminum prefinished fascia and vented soffit
- c. Entry doors
 - Metal-clad wood or hollow metal construction
 - Peephole(s)
 - Dead bolt locks with interior "thumb latch"
 - 34" minimum clear opening width
 - Sliding glass doors are prohibited
- d. Roofing materials
 - Anti-fungal
 - 235 seal tab shingles
 - 15 lb. or greater felt paper
 - Metal roof with a minimum 25-year warranty
- e. Gutters and downspouts
 - 5" gutter
 - 2"x3" downspouts
 - Concrete splash blocks or piped to appropriate drain
- f. Roof gable vents made of aluminum or vinyl
- g. Attics must be vented
- h. Primary entries
 - Breezeway or minimum roof covering of 5' deep by 5' wide
 - Entry pads of 5' by 5' with minimum slope of 1/4 " per foot
- i. Breezeways functioning as fire exits constructed of concrete
- j. Exterior shutters required on all 100% vinyl siding building(s)
- k. Exterior stairway, porch and patio components made of non-combustible materials
- l. Exterior lighting exists at all entry doors
- m. Landscaping
 - All disturbed areas are sodded
 - Six one-gallon shrubs per unit and one 1 1/2 " tree for every 2 units
 - A development sign with Fair Housing logo
 - At least one enclosed dumpster
- n. Concrete curbing
 - Concrete curbing along all paved areas, including parking areas

- o. Sidewalk Access
 ___ Provided to all parking spaces _____

- p. Parking, Sidewalks and Driveways
 ___ Parking is asphalt or concrete _____
 ___ Sidewalks or walkways concrete and at least
 five feet wide _____
 ___ All driveways on single family homes are concrete _____

3. Interior Building and Space Standards

- a. Kitchen Spaces
 ___ Each unit equipped with readily accessible dry chemical
 fire extinguisher _____
 ___ New cabinets have dual sidetrack drawers _____
 ___ A 1'6" x 1'6" deep with 5 shelves minimum pantry closet _____

- b. Bathroom Spaces
 ___ Tub/shower units are 30" width by 60" length minimum _____
 ___ *Senior and Assisted Living* – equipped with
 anti-scald valves _____
 ___ Water closets centered 18" from sidewalls/vanities _____

- c. ___ Hallways have minimum of 36" width _____

- d. ___ Interior doors intended for passage have minimum clear
 opening width of 34" _____

- e. ___ Overhead lighting is in each room _____

- f. ___ Hard-wired, battery backed smoke detector per floor of unit _____

- g. ___ A carbon monoxide detector in each unit that utilizes gas _____

4. Plumbing and Mechanical Equipment

- a. ___ Not located in attic spaces _____
- b. ___ Located in mechanical closets with insulated walls _____
- c. ___ Gas WHs located in individual, separate mechanical closet _____
- d. ___ WHs placed in drain pans that are plumbed to outside _____
- e. ___ HVAC refrigeration lines are insulated _____

5. Energy Efficient Systems, Insulation and Equipment

- a. ___ Ceiling fans installed in each bedroom and living room _____
- b. ___ Shower heads flow rate = 2.5 gallon per minute _____
- c. ___ Hot water pipes wrapped with ½ " insulation _____
- d. ___ Water piping in attic or exterior walls is insulated _____
- e. ___ Fluorescent light fixtures in kitchen, bathrooms and utility _____
- f. ___ Exterior wall insulation with minimum R-16 rating _____
- g. ___ Roof or attic insulation with minimum R-38 rating _____
- h. ___ Exterior house wrap (e.g. TYVEK) installed _____
- i. ___ Sound proofing with = STC 54 rating in common/party
 walls and ceilings _____
- j. ___ Gas or oil heated systems AFUE rating = 90% with a
 minimum 14.5 SEER rated air conditioning system _____
- k. ___ Heat pump systems HSPF rating = 7.8 with a
 minimum 14.5 SEER rated air conditioning system _____

- l. Windows with:
 - ___ (i) frames and sashes constructed of wood, vinyl-clad wood, or extruded vinyl;
 - ___ (ii) 2 or more panes of argon gas filled insulated glass, at least one pane with Low-Emission (Low-E) coating;
 - ___ (iii) U-Factor = 0.39

- 6. Universal Design
 - a. ___ 7% of all residential units comply with the Level 5, “All-Inclusive” usability criteria in “Arkansas Usability Standards in Housing: Guidance Manual for Constructing Inclusive Functional Dwellings” (AUSH) (<http://www.studioaid.org>. Under “Design” click on “standards”)
 - b. ___ All Level 5, “All-Inclusive” units under AUSH has at least one bathroom with an “accessible roll-in” shower facility with minimum dimensions of 60” x 34” or 42” x 42” if a corner shower
 - c. ___ All ground level residential units and residential units with elevator access comply with Level 1, “Visitable” usability criteria under AUSH
 - d. ___ ALL residential units have “closed-fist” operability throughout the unit, e.g.,
 - ___ (i) single handle door levers vs. doorknobs;
 - ___ (ii) push stick lighting and environmental controls;
 - ___ (iii) cabinet doors can be opened with a closed fist;
 - ___ (iv) single handle faucets in bathroom and kitchen
 - e. ___ ALL residential units have environmental controls with visual and tactile cues. For lighting, a “rocker” type switch is sufficient. For thermostats, programmable and digital with raised buttons is required.

- 7. Energy Star Qualified
 - a. ___ New construction units and building certified by HERS rater as 1) ENERGY STAR® qualified; and 2) meets a HERS index Score of 70 (if located in any county other than Baxter, Benton, Boone, Carroll, Fulton, IZard Madison, Marion, Newton, Searcy, Stone and Washington- must meet HERS Index Score of 78)
 - b. ___ Signed certification from HERS rater
 - c. ___ Signed certification from Applicant that applicable rating will be met.

List owner provided amenities and advanced energy efficiency features for which Applicant seeks points pursuant to Subsections VII.A.7., p. 22 and VII.A.8., page 22, of the 2010 QAP. (Note: Points available to new construction applicants for advanced energy only based upon exceeding the minimum required HERS rating, i.e., certification that the development built as modeled will achieve a HERS rating of 65. Acquisition/rehabilitation applicants remain eligible for points based upon individual advanced energy efficiency features. A rehabilitation application may elect to submit a HERS rating and receive points for exceeding the established minimum requirements but will be ineligible for all individual energy items that are necessary to HERS rating.

Amenity Description

	<u>Plans'</u> <u>Page</u>	or	<u>Specifications'</u> <u>Page</u>
1.	_____		_____
2.	_____		_____
3.	_____		_____
4.	_____		_____
5.	_____		_____
6.	_____		_____
7.	_____		_____
8.	_____		_____
9.	_____		_____
10.	_____		_____
11.	_____		_____
12.	_____		_____

Advanced Energy Feature Description

	<u>Plans'</u> <u>Page</u>	or	<u>Specifications'</u> <u>Page</u>
1.	_____		_____
2.	_____		_____
3.	_____		_____
4.	_____		_____
5.	_____		_____
6.	_____		_____
7.	_____		_____
8.	_____		_____
9.	_____		_____
10.	_____		_____
11.	_____		_____
12.	_____		_____

Certification of Applicant on the Following Page.

