



ATTACHMENT 10
Minimum Construction Standards
 Regulation Section 10325(f)(7)

Project Name: _____

Applicant shall provide a statement of their intent to utilize landscaping and construction materials compatible with the proposed project's neighborhood, and that the architectural design and construction materials will provide for low maintenance and durability, as well as be suited to the environmental conditions to which the project will be subjected. Additionally, applicant shall certify that the following minimum specifications will be incorporated into the project design for all new construction and rehabilitation projects. Finally, a statement shall commit the property owner to at least maintaining the installed energy efficiency and sustainability features' quality when replacing each of the following listed systems or materials:

- (A) **Energy Efficiency.** For all 2014 competitive first round applications and noncompetitive applications received prior to June 30, 2014, new construction buildings shall be fifteen percent (15%) better than the 2008 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24) including heating, cooling, fan energy, and water heating but not the following end uses: lighting, plug load, appliances, or process energy. All 2014 competitive second round new construction applications and noncompetitive new construction applications received on July 1, 2014 or thereafter shall be thirty percent (30%) better than the 2008 standards. All rehabilitated buildings shall have improved energy efficiency above the modeled energy consumption of the building(s) based on existing conditions, with at least a 10% post-rehabilitation improvement over existing conditions energy efficiency achieved for each building. Except for applicants developing a project in accordance with the minimum requirements for Leadership in Energy & Environmental Design (LEED) or GreenPoint Rated Multifamily Guidelines, a completed Sustainable Building Method Workbook must be submitted at the time of application.
- (B) **CALGreen Compliance.** New construction buildings of four (4) or more habitable stories shall meet the mandatory provisions of the CALGreen Code (Title 24, Part 11 of the California Code of Regulations). All rehabilitation projects, including rehabilitation projects of four (4) or more habitable stories, are required to meet the mandatory provisions of the CALGreen Code for any building product or system being replaced as part of the scope of work.
- (C) **Landscaping.** A variety of plant and tree species that require low water use shall be provided in sufficient quantities based on landscaping practices in the general market area and low maintenance needs. Projects shall follow the requirements of the state Model Water Efficient Landscape Ordinance (<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>) unless a local landscape ordinance has been determined to be at least as stringent as the current model ordinance.
- (D) **Roofs.** Roofing shall carry a three-year subcontractor guarantee and at least a 20-year manufacturer's warranty.
- (E) **Exterior doors.** Insulated or solid core, flush, paint or stain grade exterior doors shall be made of metal clad, hardwood faces, or fiberglass faces, with a standard one-year guarantee and all six sides factory primed.
- (F) **Appliances.** ENERGY STAR rated appliances, including but not limited to, refrigerators, dishwashers, and clothes washers shall be installed when such appliances are provided or replaced within Low-Income Units and/or in on-site community facilities unless waived by the Executive Director.
- (G) **Window coverings.** Window coverings shall be provided and may include fire retardant drapes or blinds.
- (H) **Water heater.** For units with individual tank-type water heaters, minimum capacities are to be 30 gallons for one- and two-bedroom units and 40 gallons for three-bedroom units or larger.
- (I) **Floor coverings.** A hard, water resistant, cleanable surface shall be required for all kitchen and bath areas. Carpet complying with U.S. Department of Housing and Urban Development/Federal Housing Administration UMD, or alternatively, cork, bamboo, linoleum, or hardwood floors shall be provided in all other floor spaces unless this requirement is specifically waived by the Executive Director.
- (J) **Use of Low Volatile Organic Compound (VOC) paints and stains** (Non-flat: 150 g/l or less, Flat: 50 g/l or less) for all interior surfaces where paints and stains are applied.
- (K) **All fiberglass-based insulation shall meet the Greenguard Emission Criteria for Children and Schools** (http://greenguard.org/en/CertificationPrograms/CertificationPrograms_childrenSchools.aspx).
- (L) **Consistent with California State law, projects with 16 or more residential units must have an on-site manager's unit.** In addition, for every 80 non-manager units in a project, at least one on-site manager's unit shall also be provided for either another on-site manager or other maintenance personnel. Special needs projects may demonstrate 24-hour desk staffing in lieu of an on-site manager's unit. Scattered site projects totaling 16 or more units must have at least one on-site manager's unit for the entire project, and at least one manager's unit at each site where that site's building(s) consist of 16 or more units. Scattered sites within 100 yards of each other shall be treated as a single site for purposes of the on-site manager rule only.
- (M) **All tax credit recipient projects shall adhere to the provisions of California Building Code Chapter 11(B) regarding accessibility to privately owned housing made available for public use.** Tax credits shall be viewed as invoking those requirements as applicable, including a minimum of five percent (5%) of the units with mobility features, and two percent (2%) with communications features. Effective in 2015, those percentages rise to ten percent (10%) and four percent (4%) respectively. These units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, to be distributed throughout the project consistent with 24 CFR Section 8.26.

WAIVER REQUESTED (please attach proof of waiver approval).

APPLICANT CERTIFICATION

By signing the Applicant Statement, I/We, as the applicant(s) of the above referenced project, certify and guarantee, under penalty of perjury, that each of the individual items identified in the minimum construction standards section of TCAC Regulations will be incorporated into the design of the project.