

HPU Project Design Requirements

Developer Certification Form

Moderate Rehabilitation Projects



The project below is being submitted for consideration for DCA funding administered by the Housing Production Unit.

Instructions: Return this completed and signed certification form to DCA HPU via the [HPU Document Submission Portal](#) as part of the application submission.

Project Name: _____

SAGE Application/Grant #: _____

Architect Name: _____

General Contractor/Builder Name: _____

Below are the minimum design requirements for projects receiving DCA funds administered by HPU. Please check the box next to each item acknowledging the project complies with the following design requirements:

Moderate Rehabilitation Projects

Energy Star Components

_____ All Moderate Rehabilitation Projects must be designed and built with the following Energy Star rated/designated components:

- New windows must be Energy Star Rated.
- HVAC equipment must be appropriately sized for the unit/project and must be Energy Star rated. Where practicable, air conditioning must be added to a heat only system.
- Hot water heater unit must be appropriately sized for the unit/project and must be Energy Star rated.
- Appliances, including but not limited to refrigerator, dishwasher, built in microwave, range/oven, washer, and dryer must be Energy Star rated.
- Exterior/Interior lighting fixtures must be Energy Star rated.

Insulation & Air Sealing

_____ All Moderate Rehabilitation Projects must be properly insulated to improve energy efficiency and reduce utility costs:

Insulation & Air Sealing (continued)

- Attic Insulation-for attics with closed floor cavities directly above conditioned space, blow in insulation per manufacturer's specifications to a minimum density of 3.5 pounds per cubic foot; for attics with open floor cavities directly above conditioned space, install insulation to meet or exceed IECC levels.
- Flooring Insulation-install $\geq$ R-19 insulation in contact with the subfloor in buildings with floor systems over vented crawl spaces; install 6 mil vapor barrier in contact with 100% of the floor of the crawl space (ground), overlapping seams and piers by at least 6 inches.

_____ All Moderate Rehabilitation Projects must be properly air sealed to improve energy efficiency and reduce utility costs:

- Building Envelope-seal all accessible gaps and penetrations in the building envelope with low VOC products.
- Duct Sealing-seal all penetrations of the air distribution system to reduce leakage
- Air Barrier System-ensure continuous unbroken air barrier surrounding all conditioned space and dwelling units; align insulation completely and continuously with the air barrier.

Water Efficiency

_____ Water fixtures must meet the following standards:

- Toilets may be single flush or dual-flush with an effective flush volume not to exceed 1.28 gallons
- Showerheads may not exceed 2.0 gallons per minute flow rate at 80 psi
- Bathroom faucets may not exceed 1.5 gallons per minute flow rate at 60 psi
- Kitchen faucets may not exceed 1.8 gallons per minute flow rate at 60 psi
- Dishwashers may not exceed 3.2 gallons used per wash cycle
- Clothes washers front loading with > 2.5 cubic feet must have an IMEF ≥ 2.76 and IWF ≤ 3.2 , top loading with > 2.5 cubic feet must have an IMEF ≥ 2.06 and IWF ≤ 4.3 ; clothes washers of any type ≤ 2.5 cubic feet must have IMEF ≥ 2.07 and IWF ≤ 4.2

_____ Landscaping irrigation must use rain or soil moisture sensors or use a weather driven programming system and utilize high efficiency nozzles and pressure regulating devices that minimize waste.

Broadband Connections

_____ All Moderate Rehabilitation Projects must be wired for broadband internet connections.

Durable Exterior Materials

_____ All Moderate Rehabilitation Projects must be designed with durable exterior materials that are low maintenance, engineered for longevity, and complement or enhance neighborhood character.

Durable Finish Materials

_____ All Moderate Rehabilitation Projects must be designed with durable finish materials that are low maintenance, designed withstand wear and tear over time, easy to clean, repairable, and have low/no VOC emissions.

Lead-Based Paint

_____ All Moderate Rehabilitation Projects that were built before 1978 will be presumed to have lead-based paint unless documented abatement was previously completed. If the project involves disturbing painted surfaces or clean up of contaminated dust or soil, certified lead abatement contractors must be used to perform the lead abatement and/or interim controls work consistent with [N.J.A.C. 5:17](#); [EPA's Renovation, Repair, and Painting Rule](#); and [HUD's Lead Safe Housing Rule](#) (NHTF & HOME only).

Accessibility & Adaptability

_____ Owners and design professionals are responsible for ensuring that all applicable federal, state, and local accessibility requirements are thoroughly evaluated and appropriately applied to each project. This includes, but is not limited to the design and construction provisions and standards under [Title 24](#) of the Code of Federal Regulations, the [Fair Housing Act](#), the [Fair Housing Act Design Manual](#), the [Uniform Federal Accessibility Standards](#) (UFAS), the [Fair Housing Accessibility Guidelines](#), the [Barrier Free Subcode](#) (N.J.A.C. 5:23-7) which incorporates accessibility criteria from the [IBC-NJ 2021 \(N.J.A.C. 5:23-3.14\)](#) and [ICC A117.1-2017](#), and the [Rehabilitation Subcode](#) (N.J.A.C. 5:23-6). To the greatest extent feasible, all Moderate Rehabilitation Projects must include the following:

- Lever style knobs on all doors
- Rocker style electrical switches
- Lever style sink faucets
- Blocking behind shower/tub surrounds walls and blocking behind walls adjacent to and behind toilets to facilitate the installation of grab bars

Minimum Bedroom Sizes

_____ Minimum Bedroom Sizes:

Bedroom Type	Minimum Size
Primary	120 square feet
Secondary	100 square feet

Certification

By signing below, I certify that I have read, understand, and agree to comply with the requirements set forth above. By signing, I also certify that I am authorized by my organization to commit to complying with said requirements.

Name of Organization

Authorized Official Printed Name & Title

Authorized Signature & Date