

HPU Project Design Requirements

Developer Certification Form

New Construction & Substantial/Gut 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 checklist 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: _____

Energy Star Consultant 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:

Energy Star

_____ All New Construction & Substantial/Gut Rehabilitation Projects must be designed, built, and certified to one of the following applicable [Energy Star](#) standards:

- Energy Star Multifamily New Construction MFNC National v1.1 Rev. 05 for projects with building permits issued after 1/1/2026; or
- Energy Star Multifamily New Construction MFNC National v1.2 Rev. 06 for projects with building permits issued after 1/1/2027; or
- Energy Star Single-Family New Homes SFNH National v3.2 Rev. 13 for homes with building permits issued after 1/1/2025; or
- Energy Star Single-Family New Homes SFNH National v3.2 Rev. 14 for homes with building permits issued after 1/1/2026.

_____ A qualified third-party Energy Star consultant is required to provide technical assistance during the design phase, provide periodic inspections during the construction phase, and provide final certification at construction completion.

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.

Automatic Fire Suppression System (AHTF Projects Only)

_____ All New Construction & Substantial/Gut Rehabilitation Projects funded by the Affordable Housing Trust Fund must include an automatic fire suppression system installed in accordance with the Uniform Construction Code.

Central Air Conditioning & Broadband Connections

_____ All New Construction & Substantial/Gut Rehabilitation Projects must be designed with central air conditioning systems to sufficiently cool living and sleeping spaces.

_____ All New Construction & Substantial/Gut Rehabilitation Projects must be wired for broadband internet connections.

Durable Exterior Materials

_____ All New Construction & Substantial/Gut 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 New Construction & Substantial/Gut 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 Substantial/Gut 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). All New Construction & Substantial/Gut 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 Unit & Bedroom Sizes

_____ Minimum Unit Sizes excluding exterior hallways, garages, common spaces, and unfinished space:

Number of Bedrooms	Minimum Unit Size
Studio	550 square feet
1 Bedroom	600 square feet
2 Bedroom	850 square feet
3 Bedroom	1,150 square feet
4 Bedroom	1,250 square feet

_____ Minimum Bedroom Sizes:

Bedroom Type	Minimum Size
Primary	150 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 Developer

Authorized Official Printed Name & Title

Authorized Signature & Date