

Memorandum

Date July 1, 2019 (Modified 7/12/19)

To Christine Moran - IHDA Multifamily Managing Director
From Spencer Skinner - Assistant Director of Closing and Construction Services
CC Tak Louie - IHDA Manager of Architecture and Construction Services

Re Architectural Planning and Construction Standards Update Summary

The following is a summary of proposed modifications for the 2019 Standards for Architectural Planning and Construction. Please see the updated document for exact language of the modified sections.

In many cases, 'the Authority' has replaced 'IHDA' in order to maintain consistency with other Authority documents. The specific locations of this change are in the updated document in italics.

Definitions

- **Common Use or Common Areas** – Updated “the guests...” to read as “their guests...”
- **Construction Contingency or Contingency** – Added a new definition and referenced compliance with Section 4.01.
- **Historic Building** – Updated the standard to properly reference the IDNR as the administrating department for historic designations instead of IHPA
- **Masonry Unit** – Updated definition to reference the 2015 IBC to be consistent with other reference standards requiring compliance to this model code.

1) Fees and Costs

Section 1.00 –

- Changed reference from “supervision” to “observation”
- Added a requirement for the Architect must visit the site at least once per pay application to certify it is complete and accurate

Section 1.02 –

- Changed “owner” to “Sponsor”
- Changed reference from “supervision” to “observation”

Section 1.06 –

- Added “Certified Revisions” to section to follow requirements of “Self-Certification”
- Modified to read any related changes shall be considered an error and omission and handled per Section 4 of the standards
- Clarified what engineering disciplines shall be included within the architect’s fee calculation
- Changed reference to “IHDA” to “the Authority”

Section 1.07 – New section to identifies separately Architectural and Civil Engineering fee limits which are more in line with actual fee structures on a cost per gross site area per set aside to be retained in project basis

Section 1.08 (formally 1.07) – Updated language to specify the allowable General Conditions, Overhead and Profit shall remain constant throughout the project including change orders

Section 1.09 (formally 1.08) –

- Adding language to the **General Conditions** section indicating items identified in this section cannot be broken out separately on the CSS from the General Conditions line, and, if they are,

they shall be removed, and the value shall not be allowed to be redistributed to remaining trades thus reducing the overall contract total

- Adding language IHDA will authorize payment for elevator fabrication up to 35% of the trade line item total value with appropriate supporting documentation included in the draw request.

Section 1.10 (formally 1.09) –

- Updated number to match previous numbering system
- Added language to clarify project budget at initial financial closing shall be based on hard bids for each trade
- Modified language referencing allowances are required to be approved by the Authority prior to being included in project budgets, and any increases to approved allowances will be determined an error and omission for change order purposes – see Section 4 for updated policies related to errors and omissions
- Modified language for requested COs to install Authority required work will be determined an error and omission for change order purposes – see Section 4 for updated policies related to errors and omissions
- Paragraph added stating GCs are to remove a value of 2% of all self-performed trade work from the allowable overhead percentage of the project, and all self-performed work must be identified prior to a project's initial financial closing.

Section 1.11-1.12 – Renumbered to match numbering system (no changes to standards)

2) Codes and Regulations

- Removed gender specific pronouns for owner/developer
- Specified the Architect of Record
- Corrected numbering format for item 2.10

3) PreClosing and Preconstruction Meetings – changed header to remove hyphen

- Changed this section to comply with procedural change of breaking the preconstruction meeting into two separate meetings – PreClosing and Preconstruction

Section 3.02 –

- Updated payout procedures discussed at the PreClosing meeting to include a revised stored materials policy
- Specifies FF&E is not allowable under the stored materials policy, and shall remain only reimbursable after observed by the IHDA field representative.
- Clarified language related to the reduction of retainage to when the building is occupiable, and a completed AIA G704 is received.
- Changed language to make retainage applicable to all change orders.

Section 3.03 – Contract Exclusions and Value Engineering – New section outlining Authority expectations of coordinating all value engineering efforts prior to receiving approval of the construction documents, and all values must be included within the final construction contract prior to initial financial closing.

Section 3.04 – Payout Procedures – Renumbered to reflect changes in this section

4) Change order and Contingency Funds – Changed in its entirety to reflect the Authority's new change order procedures and requirements

5) Construction Closeout

Section 5.01 –

- Specified signature requirements and final closeout form requirements for IHDA to consider a project complete
- Sets a requirement for all prevailing wage compliance requirements are satisfied before final closeout can be completed

6) Plan Review Process - Language modified to match the plan submission instructions provided at the project kick-off meeting, and specifies the drawings must be complete and fully coordinated with all disciplines and the construction contract

Section 6.02 and 6.18 – Added a requirement of a plant schedule be included with the landscape drawings

Section 6.03 and 6.19– Added language requiring kitchen and bath elevations, a specific dimension of 24” above the range and coordination of accessibility features

Section 6.05 and 6.21 – Added language to coordinate insulation and duct sealing per IECC requirements in the mechanical drawings

Section 6.06 – Added language to coordinate insulation per the most current IECC requirements for water piping

Section 6.07 and 6.23 - Language including other codes requiring GFCI requirements, and to provide proper lighting levels in each usable space

Section 6.09 – Indicated compliance with Illinois Amendments to the 2015 IECC are included

Section 6.14 – Added product warranty information to be outlined in all product specifications submitted for review

7) Design and Planning

Section 7.01 –

- Clarified the secured building features should include access control for overall circulation, and keyed of fobbed entrance door hardware does not satisfy this requirement
- Change allowing three-bedroom units to have at a minimum one full bath and one ¾ bath including a toilet, sink and shower.

8) Accessibility Standards

Section 8.02 – Update section references to current 2018 version of the Illinois Accessibility code, and add proper link to new code

Section 8.03 –

- Clarified ICC/ANSI A117.1 – Latest Edition is applicable to all Authority sources
- Added language to clarify all IHDA resources are responsible to be compliant with the QAP stated accessibility requirements
- Updated the web link listed to the QAP outlining the accessible unit requirements.

Section 8.04 – Added Section 811 as a resource which must comply with Section 504 of the 1973 Rehabilitation Act and 1984 uniform Federal Accessibility Standards (UFAS)

Section 8.05 – Clarified the American with Disabilities Act applies to all common areas, and updated the web link listed to the proper ADA standards document

Section 8.06 – Added language to specify projects shall meet with local accessibility codes, and identify Section 233.6 for adaptable units

Section 8.07 – Updated code section for adaptable units to Section 233.6 of the IAC.

Section 8.08 –

- Clarifies the accessible unit standard is the Type ‘A’ Unit as per ICC/ANSI A117.1 Section 1103 to match updated 2017 ICC/ANSI A117.1
- Specifies at least one type of each unit configuration, including town houses, must be designed to meet the Type ‘A’ unit requirements

9) Visitability

- Added language to make visitable improvements to rehabilitation projects whenever practical and feasible

10) Site Standards

Section 10.01 – Indicates all projects shall include proper stormwater design.

Section 10.07 – Provided a web link to outline the HUD Minimum Property Standards related to accessible parking area design

11) Building Standards

Section 11.08 – Removing language restricting open risers as they are not allowed by any code in residential construction.

12) Dwelling Unit Standards – No changes

13) Mechanical, Plumbing and Electrical Systems – Updated language addressing requirements for all penetrations to maintain proper fire and acoustic ratings of assemblies/adjacent spaces

Section 13.01 – Added the following sentence, “Design of the (heating and cooling) system shall be such to maintain a consistent temperature in all habitable spaces evenly throughout the day.”

Section 13.03 (New Section) – Added uncoordinated mechanical room layouts will be determined to be an error and omission subject to the standards outlined in Section 4.

Section 13.03-13.18 – Renumbered to match new numbering

Section 13.09 – Remove the restriction on PEX piping under slab, and allow installation of PEX piping in accordance with all applicable building codes and industry best practices.

Section 13.13 – Specifying a residential panel less than 100 amps in a rehab unit may be maintained if it is appropriately sized and rated for the unit it serves.

Section 13.18 – Prohibits exposed electrical conduit in all cases unless it is physically possible to conceal. IHDA must be contacted for approval if the project is to contain exposed conduit.

Section 13.19 (New Section) – Specifies pricing criteria for residential fire protection systems

Section 13.20 (New Section) – Specifies the price of the fire protection system must include all code required components

Section 13.21 (New Section) – Prohibits the use of exposed pipe fire protection systems unless previously approved by IHDA

14) Energy Efficiency and Green Criteria

Section 14.01 – Chart for compliance with 2015 IECC updated to properly reflect required insulation values for mass walls and crawl spaces in Zone 4

Section 14.03 – Clarified language for new technologies must be proven and not experimental, and any new technology added for energy savings must be proven with a cost/benefit analysis for the project before being approved for use.

15) Community Facilities – Removed language specifically stating where community facilities must be located in the project design.

Section 15.04 – Clarifies language all projects must include bulk storage areas meeting our requirements.

Section 15.05 – Added language specifying exterior bike racks, if used, must be anchored, and the functional area of the parked bike cannot reduce the required width of an adjacent accessible path or parking stall.

19) Factory Built Homes –

Section 13.18 – Remove the restriction on PEX piping under slab, and allow installation of PEX piping in accordance with all applicable building codes and industry best practices.