

HTFC – Design Flaws in Applications

Site suitability standards

- Site is incompatible with adjacent uses.
- Site is not within walking distance to services.
- Site is not relatively level.
- Site is of greater size than that which is necessary to accommodate the proposed project.

Non-compliance with Section 4 of the Design Handbook

- Submission deviates in enough areas to call the validity of the construction estimate into question (ie: incomplete scope).
- Major design requirements not met: Unit sizes not met.
- Elevator requirements not met.

Non-compliance with Building Codes, Regulations & Laws (Design Handbook Section 4.02)

- Sprinkler system not included.
- Exiting requirements not met.
- Construction requirements not met.
- Handicap accessibility requirements not met.
- Lead based paint remediation not identified.

Inadequate preliminary design submission (Design Handbook Section 3.01.01) Documents illegible or missing information.

Construction Cost (Design Handbook Section 3.01.01)

- Construction cost estimate does not include completed worksheets.
- Construction cost estimate does not correspond to development budget.
- Construction costs not consistent with comparable projects:
- Too high or too low.
- Site development cost unrealistic.
- Inadequate documentation of non-residential construction costs.
- Davis Bacon wage rates not utilized in HOME projects.

Local and Government Approvals (Design Handbook Section 4.02)

- Insufficient documentation that approval can be obtained.
- Development Timetable can not be met given approval requirements.

Physical Needs Assessment (Attachment E7)

- Part A and/or B have not been signed.
- Part B is lacking the required information, specifically:
 - Existing conditions sections have not been completed for existing items.
 - Life Expectancy of System information is not completed when an existing system is not being rehabilitated.

- Architect or Engineer does not provide State of New York Seal.

Green Building Initiative

- New York version of REScheck not used.
- REScheck not accurately filled out.
- REScheck Compliance Certificate did not identify that the project was 30% or better than code.
- Components used in REScheck do not correspond to wall sections and/or outline specifications.
- Energy Star appliances and Energy Star light fixtures not identified in Outline Specifications.
- Sealed combustion HVAC units not identified in Outline Specifications.
- Air conditioning system not identified in Outline Specifications.