

## ANNEX J: Designer's Preliminary Certification

[This Form Must Be Included With Application]

[This Opinion Must Be Submitted Under Designer Firm's Letterhead]

Date: \_\_\_\_\_

TO: Puerto Rico Housing Finance Authority  
P.O. Box 71361  
San Juan, Puerto Rico 00936-8461

RE: Low Income Housing Tax Credit Program  
Project Name: \_\_\_\_\_  
Owner: \_\_\_\_\_

Gentlemen:

The undersigned, an architect/engineer duly licensed and registered in Puerto Rico, will provide full design services, including without limitation, preparing for [project's owner], plans and specifications, in connection with the proposed construction/rehabilitation of a **(insert number of units in proposed development)** units project on certain real property known as [project's name] (the Premises).

The undersigned hereby certifies that:

1. The plans and specifications will be in compliance with the requirements of all municipal, local, state, and federal government authorities having jurisdiction there over.
2. The condition of the Premises and the Project, after completion of the construction/rehabilitation in accordance with Plans and Specifications, will be in compliance with:
  - a. all government and municipal authorities having jurisdiction there over;
  - b. all applicable zoning, building, fire and other federal, state, local laws, ordinances, rules, regulations, restrictions;
  - c. other requirements, including without limitations:
    - i. the Fair Housing Act & Design Manual
    - ii. HUD Section 504
    - iii. the American with Disabilities Act;
    - iv. ADA Accessibility Guidelines (ADAAG)
    - v. Uniform Federal Accessibility Standards (UFAS)
    - vi. Housing Quality Standards (HQS)
    - vii. Energy Conservation Code issued International Code Council (Only New Construction)
    - viii. Lead-based Paint Standard (Only for buildings were built prior 1978)
    - ix. Life Safety Code (LSF)

- x. Live Safety Codes
- xi. *Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo y Uso de Terreno* and/or the Municipality's *Reglamento de Ordenación Territorial*, if applicable
- xii. International Building Code (IBC 2009)
- xiii. Uniform Plumbing Code
- xiv. Uniform Mechanical Code
- xv. National Electric Code
- xvi. Other local construction codes
- xvii. Other local and/or state access codes; and
- xviii. Standards of professional practice.

Respectfully,

\_\_\_\_\_

Firm Name

By: \_\_\_\_\_

(SEAL)

Its: \_\_\_\_\_

(Title)