**ANNEX N: DESIGNER’S CERTIFICATION OF**

**CONSTRUCTION COMPLETION**

 **[This Form Must Be Included With the Final Cost Certification]**

 **[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:

 Owner:

Gentlemen:

The undersigned, an architect/engineer duly licensed and registered in Puerto Rico, has provided full design services, including without limitation, preparing for [project’s owner], final plans and specifications, pursuant to certain agreement between the undersigned and the owner dated  in connection with the construction/rehabilitation of a **(insert number of units in project)** units project on certain real property known as **[insert project’s name]** (the Premises).

The undersigned hereby certifies that:

1. The plans and specifications comply with and conform in all respects to the requirements of law, have been duly filed with and have been approved by the *Oficina de Gerencia de Permisos* (OGPe); or the Autonomous Municipality of  (as the case may be).
2. Upon examination of the Premises, the Project, the plans and specifications after completion of the construction/rehabilitation we have concluded that the construction is in compliance with:
	1. all government and municipal authorities having jurisdiction there over;
	2. all applicable zoning, building, fire and other federal, state, local laws, ordinances, rules, regulations, restrictions;
	3. other requirements, including without limitations:
		1. the Fair Housing Act’s Design Manual (**FHAct**)
		2. wherever applicable, Section 504 of the Rehabilitation Act of 1973 and Uniform Federal Accessibility Standards (**UFAS**)
		3. 2010 American with Disabilities Act Standards for Accessible Design (**ADAAG**)
		4. Housing Quality Standards (**HQS**)
		5. Lead-based Paint Standard (Only for buildings were built prior 1978)
		6. Life Safety Code (**LSF**)
		7. *Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo y Uso de Terreno* and/or Municipality’s *Reglamento de Ordenación Territorial,* if applicable
		8. International Building Code (**IBC 2009**)
		9. Uniform Plumbing Code
		10. Uniform Mechanical Code
		11. National Electric Code
		12. Other local construction codes
		13. Other local and/or state access codes; and
		14. Standards of professional practice.

Respectfully,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Firm’s Name

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **(SEAL)**

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

(Title)