**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

HOME Investment Partnerships Program

Housing Trust Fund 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)