

ATTACHMENT 2

IOWA FINANCE AUTHORITY

PHYSICAL CONDITION ASSESSMENT

REQUIREMENTS

Applicants for Iowa Finance Authority Community Housing and Services for Persons with Disabilities loans for rehabilitation or new construction of an addition to an existing structure must prepare and submit a Physical Condition Assessment (PCA). The PCA must have been performed within 12 months of the submission date of the application.

The PCA shall include the following:

1. Critical Repair Needs. All health and safety deficiencies that require immediate remediation.
2. Twelve-Month Physical Needs. An estimate of the repairs, replacements, and significant deferred and other maintenance items that will need to be addressed within 12 months.
3. Long-Term Physical Needs. An estimate of the repairs and replacement items beyond the first year that are required to maintain the development's physical integrity over the next twenty (20) years, such as major structural systems that will need to be replaced during this period.

Statement of Work

For the above three needed items:

- a. The report shall be written by the applicant with detailed narrative and accompanying color photographs and shall describe the property's exterior and interior physical condition.
- b. Identify in detail any repair items that represent an immediate threat to health and safety, and all other significant defects, deficiencies, items of deferred maintenance, and material building code violations (individual and collectively, Physical Deficiencies) that would limit the expected useful life of major components or systems.
- c. Provide estimated costs to remedy the detailed deficiencies for the critical repairs and the 12 month physical needs.

For your information and to help you prepare this document, keep in mind the following:

The report should identify any physical deficiencies as a result of:

- a. A visual survey;
- b. A review of any pertinent documentation;
- c. Interviews with the management staff, tenants, interested local community groups and government officials;
- d. A description of directly observed potential on-site environmental hazards and a plan and cost estimate for correction;
- e. Explain how the development will meet the requirements for accessibility/visitability to persons with disabilities, to the extent applicable; and
- f. Explain how the development will meet the requirements of the model energy code to keep utility costs in check.

Building Standards

IFA generally follows the local jurisdiction or the certifying/licensing state agency in all matters pertaining to development and construction standards. If a local jurisdiction, therefore, has published more restrictive standards than those stated below, the standards of the local jurisdiction will apply. All Projects financed and built under the Program are to meet or exceed the following standards, unless the Project is statutorily exempt due to the nature of the Project.

The Application will require the Borrower to demonstrate that they have or will meet the standards that apply to the Project. The standards are:

10.1 2015 International Building Code adopted and published by the International Code Council.

10.2 2015 International Existing Building Code adopted and published by the International Code Council.

10.3 2015 International Residential Code adopted and published by the International Code Council.

10.4 2015 International Fire Code adopted and published by the International Code Council.

10.5 2015 International Mechanical Code adopted & published by the International Code Council.

10.6 2021 Uniform Plumbing Code adopted by the International Association of Plumbing & Mechanical Officials.

10.7 2020 National Electric Code adopted by the National Electrical Code Committee & published by the National Fire Protection Association, Inc.

10.8 Uniform Federal Accessibility Standards cited in 24CFR Part 8 and delineated in the American National Standards Institute Standard 2009 A117.1.

10.9 The Americans with Disabilities Act of 1990 provided by the Federal Department of Justice.

10.10 2015 International Energy Conservation Code adopted by the International Code Council.

10.11 The Federal Fair Housing Act of 1988 including Title VI of the Civil Rights Act of 1964, Section 109 of the Housing and Community Development Act of 1974, Title VIII of the Civil Rights Act of 1968, Section 3 of the Housing and Urban Development Act of 1968, Executive Order 11063, Section 504 of the Rehabilitation Act of 1973.

10.12 For adaptive reuse/rehabilitation, the Lead Based Paint Poisoning Prevention Act, the Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead Based Paint Hazards, Environmental Protection Administration (EPA) and Occupational Safety and Health Act (OSHA) provisions shall apply when applicable.

10.13 For adaptive reuse/rehabilitation, State Historic Preservation Office (SHPO) clearance Section 106 of the National Historic Preservation Act, 36 CFR Part 800 for Projects receiving any direct federal funding (HOME or categorical grant) or affecting properties listed in the National Register of Historic Places, or in a designated historic preservation district or zone.