



## APPENDIX H ENERGY EFFICIENCY

Appendix 1 of the 2014 Qualified Allocation Plan establishes the minimum construction characteristics for all tax credit Applicants. Section G, Item 21, provides the minimum construction requirements for Energy Efficiency.

For all buildings that receive an award of Tax Credits, the Applicant must supply documents on the energy efficiency measures, provided by a certified HERS rater, an independent licensed engineer, or a certified home energy rater (depending on type of construction), before construction begins to the IFA office. A final analysis must be completed by the same entity after construction is completed to confirm that all energy efficiency items were installed correctly, and that report must be submitted to the IFA office. If the inspection shows that the installation was not correct, the correction must be made prior to issuance of IRS Form 8609 (and in some cases, prior to occupancy). For existing structures, following the receipt of the energy audit, the Developer must meet with IFA and the certified energy rater to establish a plan for construction as it relates to energy efficiency. IFA must approve the plan prior to proceeding.

IFA requires the Applicant to commit to one of the following:

New construction developments with three stories of residential space or less, in addition to meeting Iowa State Code and the IECC, must meet or exceed Energy Star 3.0 standards and receive a Home Energy Rating Systems (HERS) Index of 70 or less from a certified rater in Iowa. A home energy rating performed by a Certified HERS rater is required on each building after it is completed to verify that actual construction meets the above listed requirements. Five (5) Units with different floor plans and orientations for complexes of less than 50 Units and ten percent (10%) of Units up to a maximum of ten (10) Units in complexes of 50 or more Units, must be rated. The contract for the determination of the HERS Index must be between the certified rater and the Ownership Entity. If upon completion, a Project doesn't meet the HERS Index of 70 or less, additional steps must be taken by the Ownership Entity to obtain the HERS Index of 70 prior to issuance of the IRS Form 8609.

For existing structures that receive a Tax Credit Reservation, an energy audit conducted by a certified home energy rater or firm specializing in energy efficiency that is acceptable to IFA, must be provided on each building prior to the preparation of the final work rehabilitation order. At the credit reservation stage, IFA requires an engineer or architect to certify that the design meets the 2012 IECC. The review must be documented with a letter from the engineer or architect to IFA indicating whether the proposed construction meets the IECC. In the event the proposed construction doesn't meet the code requirements, the engineer or architect will provide suggestions for plan and specification corrections that will ensure that IECC will be met. At the completion of the rehabilitation, an energy audit by a certified energy rater is required to verify that the rehabilitation work on each building meets the standards of IECC. The contract for the determination of the energy audit must be between the certified rater and the Ownership Entity. If upon completion, a Project doesn't verify that the Project has met the specified energy improvements, additional steps must be taken by the Ownership Entity prior to the issuance of IRS Form 8609.