

H. Labor Standards

Davis-Bacon wage compliance and other federal laws and regulations pertaining to labor standards apply to all contracts for rehabilitation or construction of twelve (12) or more HOME-assisted units in a development. Davis-Bacon and related laws include:

- Davis-Bacon and Related Acts (40 USC 276a-276a-7)
- Contract Work Hours and Safety Standards Act (40 USC 327-333)
- Copeland (Anti-Kickback) Act (18 USC 874; 40 USC 276c)
- Fair Labor Standards Act of 1938, as amended (29 USC 201, et seq.)

The construction contract for any HOME-assisted activity must contain the applicable wage provisions and labor standards. Davis-Bacon does not apply to projects using solely volunteer labor or to sweat equity projects. ADFa will monitor all developments subject to Davis-Bacon requirements to ensure compliance with all applicable regulations.

I. Inspections

Inspections are required with all activities that are funded through the HOME Program. ADFa currently has inspectors that will be available as needed. There are currently four (4) required inspections that are identified below:

Stage 1

Excavation
Metals
Termite treatment
Rough-in plumbing
Earth work
Water proofing (vapor barrier)
Footing
Slab

Stage 3

Flooring systems
Painting
Doors
Cabinets
HVAC
Electrical top-out
Special construction (elevators, etc.)
Appliances

Stage 2

Plumbing top-out
Electrical rough-in
Framing
Roof
Interior wall systems
Exterior wall systems
Ventilation
Insulation

Stage 4

Final Inspection

Rental housing development inspections may be scheduled more frequently, as warranted.

- Pre-construction Meetings – ADFa inspector must attend any pre-construction meetings for multi-family developments;
- Rehabilitation Projects – when a project is ready for a draw on funds, the property must be inspected to verify that the work has been completed. **ADFA will only make payments on work that has been completed and inspected by an ADFa inspector.**