Design & Architectural Standards

— Bulletin 2026.2 —

Introduction

In light of the upcoming implementation of OHFA's 2027 Design & Architectural Standards (DAS), which will be effective on December 1, 2026, OHFA is issuing this bulletin modify the requirements of the current DAS, as well as the current Affordable Assisted Living Guidelines (AAL). **The changes below will be effective as of November 4, 2026** and apply to any project where all buildings have not yet been fully placed-in-service. All references to pages and sections refer to the current DAS and current AAL guidelines as noted.

Please note previous bulletins and FAQs addressing the current DAS (for example, Bulletin 2026.1 and the FAQ issued December 22, 2025) are still in effect and may provide additional useful interpretation of the guidelines.

K. Site and Exterior

1. Durable Materials - Exterior:

1.5.5.1 This modifies the current requirement for windows: New and replacement windows and exterior doors must meet at minimum Version 6.0 (V6) Energy Star requirements for the applicable climate zone.

Windows required to meet SHPO's historic window replacement requirements are exempt, but must meet a minimum U-Factor of 0.35 for IECC Climate Zone 4 and 0.32 for IECC Climate Zone 5. Air leakage is limited to no more than 0.30 cfm/ft^2.

L. Interior Requirements

1. Durable Materials - Interior:

1.5.2.1 Senior developments are also permitted to use solid wood door/drawer front frames utilizing moisture-resistant HDF or MDF inset panels manufactured using specialized water-repellent resins, provided the inset panels meet ANSI A161.1.

3. Common Areas:

3.2 Common Space is no longer limited to 20 percent of total gross building square footage.

5. Interior Doors:

5.2 and 5.3 Interior doors are no longer required to be solid core.

9. Bedroom Sizes:

9.1 Bedrooms are no longer limited by minimum size requirements. Unit size limits remain.

11. Kitchen & Appliances:

11.1.1 For Service Enriched developments that provide meals for residents, a microwave (or other cooking appliance) with a dedicated 20-amp outlet may be provided in lieu of a cooking range.

Appendix A: Universal Design Features

Electrical: The requirement for rocker, touch light, or hands-free switches now applies *only* to Senior developments.

4% LIHTC Affordable Assisted Living Guidelines

1. Durable Materials - Interior: Revisions to the current requirements are in italics:

- All outside corners in *common area corridors, elevator lobbies, and Section 504 mobility units* must have corner guards.
- In *common area corridors, elevator lobbies* and Section 504 mobility units, baseboards shall be impact resistant and at least 7.25" high to accommodate impact from mobility devices. *The interior of closets is exempt from this requirement.*