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**Physical Inspection
Operations (PI-Ops)**

Special Bulletin # 12

Clarification of Inspection Protocol

Fair Housing and Equal Opportunity/Fair Housing Act Accessibility Requirements

The HUD Fair Housing and Equal Opportunity (FHEO) Office enforces the Fair Housing Act to ensure that housing is available to all persons regardless of race, color, sex, religion, or disability. REAC enforces the Fair Housing Act through the physical inspection process by ensuring that door entries, hallways, and ramps are wide enough to accommodate wheelchairs. In addition, main entrances and hallways must be unobstructed and accessible by wheelchair.

All main entrances to buildings and common areas must be 32" wide from the door facing to the opposing frame, and all hallways must be 36" wide from wall to wall. Main entrances include the primary entrance into a building, the front doors of townhouses and single family homes, and the entrances into common areas. Those entrances and hallways must also be clear of obstruction. Follow the steps below for recording an FHEO defect in the DCD.

- The DCD presents two inspectable items – main entrance and accessibility to the main entrance. If the main entrance - and all hallways and routes leading to it - are 32" wide and are handicap accessible, choose NOD for both.
- If the main entrance to the building is not wide enough or is otherwise non-accessible, select OD for "Main Entrance Less Than 32" Wide." Select "Obstructed or Missing Accessibility Route" if the main entrance is not accessible from other locations throughout the building. The DCD will then ask for severity, location, and comments. In the defect severity box, all options are grayed out except Level Three. In the location and comment box, the location field is required and comments are optional.

FHEO defects are not deducted from the final property score, and you may share this information with the property representative.

To see previous Special Bulletins, visit the REAC web site at:

http://www.hud.gov/reac/pass/pass_bulletins.html