

Strategies for Compliant Bathrooms



Participant Manual



(888) 341-7781 (V/TTY) - Technical Guidance
www.FairHousingFIRST.org

2005-2006



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for
U.S. Dept. of Housing and Urban Development
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Using the Participant Manual

Manual Layout and Content

As a participant in the course, the Participant Manual serves as your focal point. It follows the sequence of the class activities and discussion topics. It includes:

- All slides presented by the instructor
- Space for you to take notes
- Key points not contained on slides
- Detailed instructions for exercises
- Resources to supplement the curriculum



Welcome to Fair Housing AccessibilityFIRST, a training and technical guidance program created by the U.S. Department of Housing and Urban Development (HUD).

This session is an hour and a half in length with a brief break.

Fair Housing Accessibility

FIRST

- ☐ Offer training and technical guidance on accessibility requirements of the Fair Housing Act
- ☐ Increase the supply of accessible multifamily housing units nationwide

Notes:

Fair Housing Accessibility **FIRST**



Gathered opinions and ideas from over 850 stakeholders

Stakeholder Groups

- Builders
- Disability rights advocates
- Government officials
- Trade associations
- Property managers
- Media
- Code officials
- Enforcement agencies

Notes:

Fair Housing Accessibility **FIRST**

- ☐ Comprehensive training curriculum
- ☐ Technical guidance via a website and toll free hotline
 - 1-888-341-7781 V/TTY
 - www.FairHousingFIRST.org

Notes:

Strategies for Compliant Bathrooms Introduction

During this training session, we will explain:

- The general requirements of Fair Housing Act Requirement 7 - Usable Kitchens and Bathrooms, contained in the Fair Housing Accessibility Guidelines
- Specific strategies for creating usable bathrooms
- Sample plans for usable bathrooms

Notes:

Strategies for Compliant Bathrooms Introduction

At the end of the session, you will be able to:

- Describe the dimensional specifications and clearances required by Fair Housing Act Requirement 7 – Usable Kitchens and Bathrooms, specifically Bathrooms
- Cite the elements of bathroom design and construction that are subject to Fair Housing Act specifications and requirements (scoping)
- Identify which other Fair Housing Act requirements apply to bathrooms

Notes:

Strategies for Compliant Bathrooms Introduction

At the end of the session, you will be able to:

- Identify non-compliant elements of bathroom design and construction
- Describe techniques for making various bathroom layouts meet the requirements
- List the available resources to obtain additional information and assist with accessible design and construction questions

Notes:

Name four personal learning goals for this session.

Goals should be:

Specific
Measurable
Achievable
Relevant
Timely

Example: I will be able to design two bathroom layouts that comply with the accessibility requirements of the Fair Housing Act.

Strategies for Compliant Bathrooms Introduction

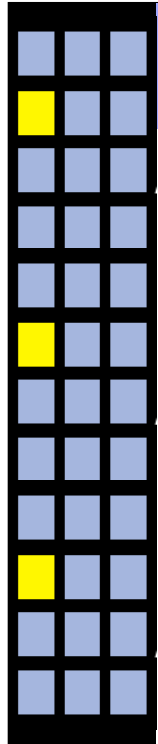
- ☐ Small group exercises will be conducted to reinforce key concepts you have learned
- ☐ You are encouraged to ask questions throughout the training session
- ☐ A questionnaire will be distributed to obtain your feedback on training content, delivery, and materials



Notes:

Who is in your small group?

What are their occupations?



Strategies for Compliant Bathrooms - Agenda

- **Overview of the Fair Housing Act**
- Usable Bathrooms Introduction
- Usable Bathrooms
- Resources

Notes:

History of the Fair Housing Act

- ☐ Fair Housing Act was passed in **1968**
- ☐ Fair Housing Amendments Act, with new coverage of disability, was enacted in **1988**
- ☐ Enforced by:
 - The Department of Housing and Urban Development
 - The Department of Justice
 - State and local fair housing enforcement agencies
 - Private lawsuits in federal and state courts



History of the Fair Housing Act

The Fair Housing Act was first passed in 1968, shortly after the assassination of Dr. Martin Luther King, and it prohibited discrimination based on race, color, religion and national origin. Discrimination based on sex was added in 1974. When the law was comprehensively amended in 1988, it was changed to include discrimination against people because of handicap and because of familial status—the presence of children under the age of 18. (During this training, we will refer to the Fair Housing Act’s coverage of handicap discrimination as “disability” protections. “Disability” is the preferred term.)

The Fair Housing Act is enforced administratively by the U.S. Department of Housing and Urban Development (HUD). People who believe that they have been harmed by a violation of the Act may file administrative complaints with HUD, and HUD conducts an impartial investigation of the claims.

The Act also authorizes federal lawsuits by the U.S. Department of Justice, and private lawsuits that can be filed in federal or state courts by individuals. Many state and local fair housing enforcement agencies also have authority to investigate violations and bring enforcement actions. The general authority for all of these enforcement activities is found in the Fair Housing Act. So the enforcement authority given under the Act is quite broad.

History of the Fair Housing Act (continued)

Where violations of the law are established, remedies under the Fair Housing Act may include the award of compensatory damages to victims of discrimination, sometimes numbering in the hundreds of thousands of dollars, orders for comprehensive corrective action, and awards of punitive damages to victims or civil penalties to the government. In design and construction cases, remedies also may require retrofitting housing that has already been constructed to make it comply with the Act's design and construction requirements.

Units Covered by the Fair Housing Act

- ☐ The design and construction requirements apply to “covered multifamily dwellings” designed and constructed for first occupancy after **March 13, 1991**
- ☐ ***Covered Multifamily Dwellings Include:***
 - All dwelling units in buildings containing four or more units, with an elevator
 - All ground floor units in buildings containing four or more units, without an elevator

Units Covered by the Fair Housing Act

The Fair Housing Act design and construction requirements apply to “covered multifamily dwellings” designed and constructed “for first occupancy” after March 13, 1991.

A building was not designed or constructed for first occupancy if:

- It was occupied on or before March 13, 1991
- If the last building permit or renewal of a building permit was issued on or before June 15, 1990

Buildings where the last building permit was issued on or before June 15, 1990 are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the building was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.

The “first occupancy” language in the statute has been defined in HUD’s Fair Housing Act regulations as “a building that has never before been used for any purpose.” This means buildings that are rehabilitated are not covered by the design and construction requirements even if rehabilitation occurs after March 13, 1991 and even if it is substantial rehabilitation.

Units Covered by the Fair Housing Act (continued)

A dwelling unit includes:

- A single-family unit in buildings with four or more units
- An apartment
- A room in which people sleep even if they share kitchens or bathrooms, like transitional housing

The design and construction requirements apply to “covered multifamily dwellings.” Covered multifamily dwellings are:

1. All dwelling units in buildings containing four or more dwelling units if the buildings have one or more elevators AND
2. All ground floor units in other buildings containing four or more units, without an elevator.

This includes housing that is for rental or for sale and applies whether the housing is privately or publicly funded.

Condominiums and apartment buildings are covered by the design and construction requirements. So are time-shares, dormitories, transitional housing, homeless shelters that are used as a residence, student housing, assisted living housing, and others.

Fair Housing Act – Seven Design and Construction Requirements

1. Accessible building entrance on an accessible route
2. Accessible and usable public and common use areas
3. Usable doors
4. Accessible routes into and through covered unit
5. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations
6. Reinforced walls in bathrooms for later installation of grab bars
7. Usable kitchens and bathrooms



Fair Housing Act – Seven Design and Construction Requirements

The Fair Housing Act's design and construction requirements are broken down into 7 basic requirements.

1. Accessible building entrance on an accessible route
2. Accessible and usable public and common use areas
3. Usable doors
4. Accessible routes into and through covered unit
5. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations
6. Reinforced walls in bathrooms for later installation of grab bars
7. Usable kitchens and bathrooms

The requirements provide for a minimal level of accessibility. Congress, when it passed these requirements, said that it intended that the accessibility provisions of the Fair Housing Act would facilitate the ability of persons with disabilities to enjoy full use of their homes without imposing unreasonable requirements on homebuilders, landlords and residents without disabilities. Congress stated that compliance with these basic requirements would eliminate many of the barriers that discriminate against persons with disabilities in their attempts to have equal housing opportunities.

**Fair Housing Act—Seven Design and Construction Requirements
(continued)**

The design and construction requirements were developed to provide access for people with different types of disabilities. Although some of the requirements focus on people who use wheelchairs, meeting the requirements will also meet the needs of many other people. People who can benefit from accessible features may include people with arthritis or sports injuries who have difficulty turning or gripping door hardware, people who use crutches, canes or walkers, people who because of age or illness have limited mobility or reach ranges, and even people who push strollers, carry groceries, or move furniture. People who have vision or hearing disabilities also benefit from a variety of provisions in the requirements.

Notes:

Fair Housing Act – Seven Design and Construction Requirements (continued)

1. The first is that all covered multifamily dwellings must have ***at least one building entrance on an accessible route*** unless it is impractical to do so because of the terrain or unusual characteristics of the site.
 - An accessible route means a continuous, unobstructed path connecting accessible elements and spaces within a building or site that can be negotiated by a person with a disability who uses a wheelchair, and that is also safe for and usable by people with other disabilities.
 - An accessible entrance is a building entrance connected by an accessible route to public transit stops, accessible parking and passenger loading zones, or public streets and sidewalks.
2. The second requirement is that ***covered housing must have accessible and usable public and common use areas***. Public and common use areas cover all parts of the housing outside individual units. They include, for example: building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.
3. The third requirement is that all ***doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs***.
4. The fourth requirement is that ***there must be an accessible route into and through each covered unit***.
5. The fifth requirement is that ***light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations***.
6. The sixth requirement is ***reinforcements in bathroom walls so that grab bars can be added when needed***. The law does not require installation of grab bars in bathrooms.
7. The seventh requirement is that ***kitchens and bathrooms must be usable*** – that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.

Notes:

Fair Housing Act – Safe Harbors for Compliance

1. HUD Fair Housing Accessibility Guidelines and the Supplemental Notice
2. ANSI A117.1 (1986), used with the Fair Housing Act, HUD's regulations, and the Guidelines
3. CABO/ANSI A117.1 (1992) used with the Fair Housing Act, HUD's regulations, and the Guidelines
4. ICC/ANSI A117.1 (1998) used with the Fair Housing Act, HUD's regulations, and the Guidelines
5. The Fair Housing Act Design Manual (1998)
6. Code Requirements for Housing Accessibility 2000 (ICC/CRHA)
7. International Building Code 2000 with 2001 Supplement
8. International Building Code 2003, with one condition*

Fair Housing Act – Safe Harbors for Compliance

There are eight safe harbors for compliance with the Fair Housing Act. Compliance with any one of the eight will fulfill the Fair Housing Act's access requirements.

If a particular safe harbor is chosen for use in a particular property, housing must comply with all of the provisions of that safe harbor in order for there to be a safe harbor. So it is unwise to pick and choose among the provisions of different safe harbor standards.

These are the eight access standards that HUD has identified as safe harbors:

1. *The Fair Housing Act Accessibility Guidelines* (issued on March 6, 1991), and the Supplemental Notice to Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines (issued June 28, 1994).
2. *ANSI A117.1 (1986)*, used with the Fair Housing Act, HUD's Fair Housing Act regulations, and the Guidelines.
3. *CABO/ANSI A117.1 (1992)*, used with the Fair Housing Act, HUD's Fair Housing Act regulations, and the Guidelines.
4. *ICC/ANSI A117.1 (1998)*, used with the Fair Housing Act, HUD's Fair Housing Act regulations, and the Guidelines.

**Fair Housing Act –
Safe Harbors for Compliance (continued)**

5. *The Fair Housing Act Design Manual (1998).*
6. *Code Requirements for Housing Accessibility 2000 (CRHA)*, published by the International Code Council in October, 2000.
7. *International Building Code 2000 (IBC)*, as amended by the IBC's 2001 Supplement to the International Codes.
8. *International Building Code 2003(IBC)*, with one condition.*

- * Effective February 28, 2005 HUD determined that the IBC 2003 is a safe harbor, conditioned upon ICC publishing and distributing a statement to jurisdictions and past and future purchasers of the 2003 IBC stating, "ICC interprets Section 1104.1, and specifically, the exception to Section 1104.1, to be read together with Section 1107.4, and that the Code requires an accessible pedestrian route from site arrival points to accessible building entrances, unless site impracticality applies. Exception 1 to Section 1107.4 is not applicable to site arrival points for any Type B dwelling units because site impracticality is addressed under Section 1107.7."

It is important to note that the ANSI A117.1 standard contains only technical criteria, whereas the Fair Housing Act, the regulations and the Guidelines contain both scoping and technical criteria. Therefore, in using any of the ANSI standards it is necessary to also consult the Act, HUD's regulations, and the Guidelines.

Other means of providing access that provide an equal or greater degree of accessibility may also be used to comply with the Fair Housing Act's access requirements, but they are not a safe harbor.

This training relies on the provisions of the Fair Housing Act, the Guidelines and Supplemental Questions and Answers, ANSI A117.1 (1986) and the Fair Housing Act Design Manual for the guidance that it provides about compliance with the technical design and construction requirements in the Act.

CAUTION:

Safe harbor standards constitute safe harbors only when adopted and implemented in accordance with the policy statement that HUD published in the Federal Register on March 23, 2000. That policy statement notes, for example, that if a jurisdiction adopts a model building Code that HUD has determined conforms with the design and construction requirements of the Act, then covered residential buildings that are constructed in accordance with plans and specifications approved during the building permitting process will be in compliance with the requirements of the Act unless the building code official has waived one or more of those requirements or the building code official has incorrectly interpreted or applied the building code provisions. In addition, adoption of a HUD recognized safe harbor does not change HUD's responsibility to conduct an investigation if it receives a complaint.

Notes:



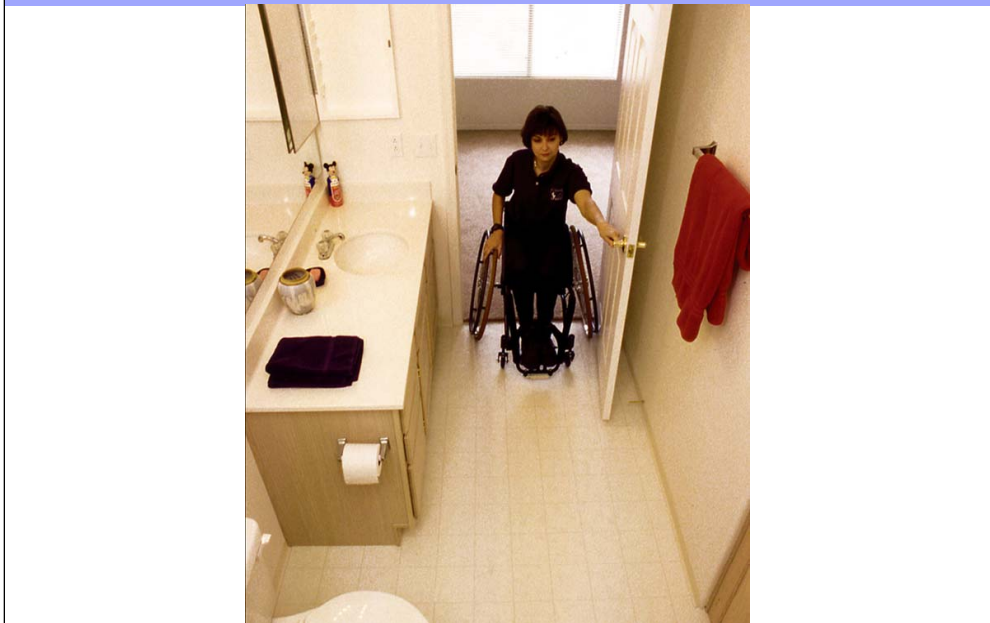
Strategies for Compliant Bathrooms - Agenda

- Overview of the Fair Housing Act
- **Usable Bathrooms Introduction**
- Usable Bathrooms
- Resources

Notes:

Refer to Chapter 7 of the Fair Housing Act Design Manual.

Usable Bathrooms Introduction



Usable Bathrooms Introduction

Bathrooms designed to comply with the Fair Housing Act Accessibility Guidelines (Guidelines) provide a basic level of accessibility for a person using a wheelchair to maneuver about the space, approach and use the fixtures.

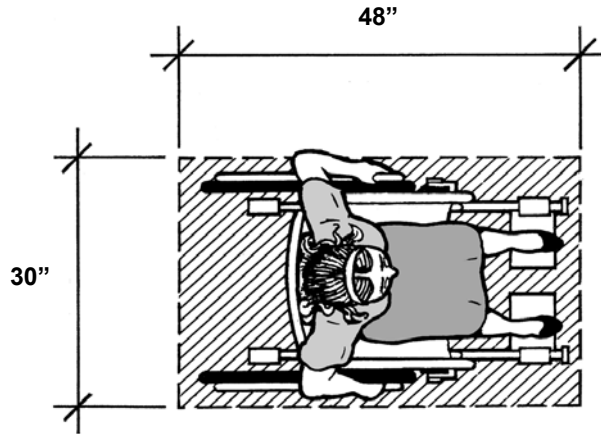
Bathrooms designed to comply with the Guidelines do not differ in appearance from conventional bathroom designs typically seen in multi-family housing types.

The specifications in the Guidelines for bathrooms do not provide full accessibility.

For instance, the Guidelines do not require a 60" turning space in bathrooms. The Guidelines also do not require clear floor space under lavatories.

However, the minimum specifications in the Guidelines do require a basic level of accessibility, which, along with residents' rights to make further modifications, achieves significantly more accessibility in bathrooms.

Usable Bathrooms Introduction – 30"x48" Clear Floor Space



Usable Bathrooms Introduction – 30"x48" Clear Floor Space

In bathrooms, the basic building block of space used in the Guidelines is a **30"x48" clear floor space**. This is the standard in ANSI, ADAAG and other accessibility standards.

A 30"x48" clear floor space is the approximate space occupied by an average size person in a conventional manual wheelchair.

Clear floor spaces for fixtures and appliances may overlap.

The 30"x48" clear floor space must be positioned for either a parallel or forward approach.

Notes:

Usable Bathrooms Introduction – Clear Floor Space



Usable Bathrooms Introduction – Clear Floor Space

Clear floor space and other maneuvering space requirements discussed in this module allow persons using wheelchairs and other mobility aides to approach and use the fixtures.

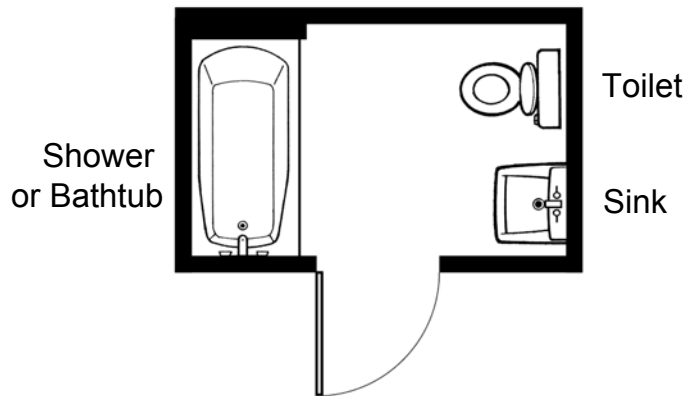
Notes:

	Strategies for Compliant Bathrooms - Agenda
	<ul style="list-style-type: none">• Overview of the Fair Housing Act• Usable Bathrooms Introduction• Usable Bathrooms<ul style="list-style-type: none">– General Requirements– Two Bathroom Specifications and Design Choices– Clear Floor Space– Sample Designs• Resources

Notes:

Refer to page 7.32 of the Fair Housing Act Design Manual.

General Requirements for Bathrooms - Definition of Bathroom



General Requirements For Bathrooms

As defined in the Guidelines, a bathroom has:

1. Bathtub or Shower
2. Toilet
3. Sink

The fixtures may occur in one room or be compartmentalized into separate spaces. When a bathroom consists of multiple compartments, each compartment with a fixture required to be accessible must meet the maneuvering and clear floor space requirements.

Notes:

Usable Bathrooms



General Requirements:

- Clear floor space within the bathroom outside the swing of the door
- Clear floor space at bathroom fixtures

Usable Bathrooms

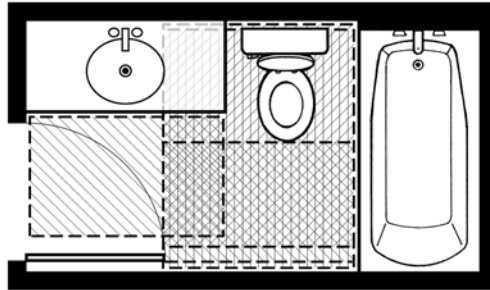
The Guidelines provide bathroom specifications which provide a minimum level of accessibility.

Specifications are provided for:

1. Clear floor space within the bathroom for a person using a wheelchair or other mobility aid to position themselves clear of the swing of the door.
2. Clear floor space at bathroom fixtures including lavatories, toilets and showers.

Notes:

General Requirements for Usable Bathrooms



Clear floor space at each fixture
(clear floor spaces may overlap)

General Requirements for Usable Bathrooms

In addition to meeting the maneuvering space requirements, bathrooms must also meet the other applicable requirements:

- Have usable doors, Requirement 3—Usable Doors
- Be on an accessible route, Requirement 4—Accessible Route into and through the Unit
- Have outlets and switches in usable locations, Requirement 5—Outlets, Switches, and other Environmental Controls in Usable Locations
- Have reinforcing for grab bars at toilets, bathtubs, and showers, Requirement 6—Reinforced Walls for later installation of Grab Bars

Notes:

Notes:

	Strategies for Compliant Bathrooms - Agenda
	<ul style="list-style-type: none">• Overview of the Fair Housing Act• Usable Bathrooms Introduction• Usable Bathrooms<ul style="list-style-type: none">– General Requirements– Two Bathroom Specifications and Design Choices– Clear Floor Space– Sample Designs• Resources

Notes:

Refer to page 7.34 of the Fair Housing Act Design Manual.

Two Bathroom Specifications



Specification A

- Minimum level of accessibility
- All fixtures must comply



Specification B

- More accessible
- One of each fixture type must comply

Two Bathroom Specifications

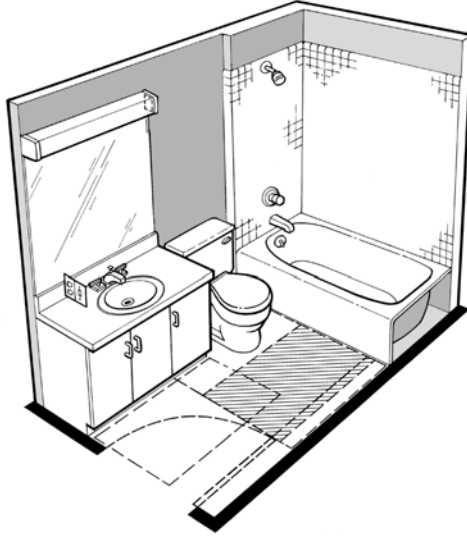
To satisfy maneuvering and clear floor space requirements, the Guidelines provide two sets of specifications to design bathrooms, which will be referred to as Specification A and Specification B in this presentation.

Some key differences between Specification A and Specification B are:

1. Specification A is slightly less accessible which will be discussed later. In Specification A bathrooms, where multiple fixtures are provided, all must comply with the clear floor space requirements.
2. Specification B provides slightly more accessibility due to the greater accessibility required at the bathtub. In Specification B bathrooms, where multiple fixture types are provided, only one of each type is required to comply with the clear floor space requirements. For instance, if a "B" bathroom has a tub and a shower, only one must meet the clear floor space requirements.

Lastly, the Guidelines provide guidance on how to apply Specifications A and B, to comply with the usable bathroom provisions in Requirement 7.

Example “A” Bathroom



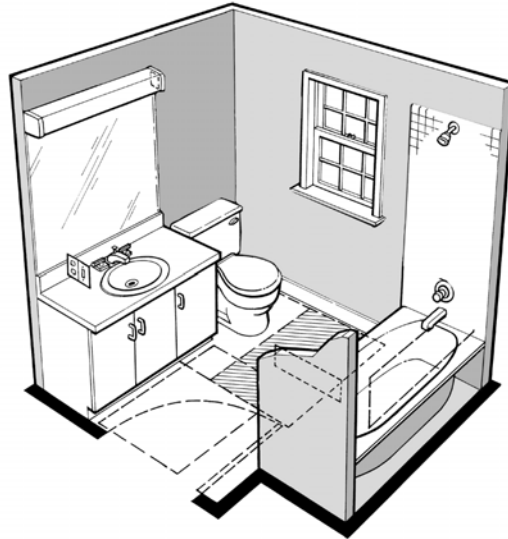
Example “A” Bathroom

This illustration shows a conventional in-line bathroom design that would comply with Specification “A”. A distinguishing feature of a Specification “A” bathroom is that a toilet (or lavatory) is permitted to be located within the clear floor space adjacent to the bathtub.

In this illustration a toilet is allowed to be positioned next to the bathtub, making access to the bathtub limited.

Notes:

Example “B” Bathroom



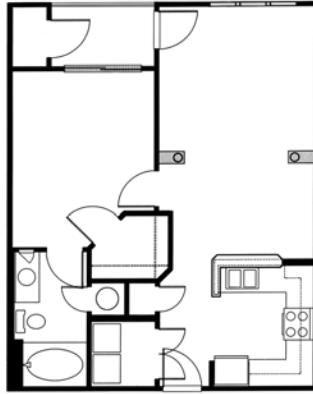
Example “B” Bathroom

This illustration shows a bathroom design that would comply with Specification “B”. The key feature is a 30”x48” clear floor space adjacent to the bathtub.

Neither a lavatory base cabinet nor a toilet are allowed to encroach on this clear floor space. Greater access is achieved for people using wheelchairs to transfer into and out of bathtubs.

Notes:

Dwelling Unit with One Bathroom



Design Choices:

- *Bathroom meets Specification A*

or

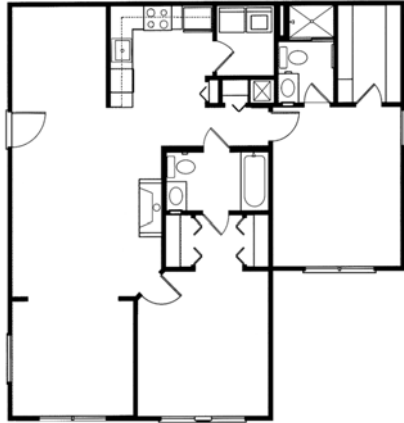
- *Bathroom meets Specification B*

Dwelling Unit with One Bathroom

In dwelling units with a single bathroom, the bathroom may be designed using Specification A or Specification B.

Notes:

Dwelling Unit with Multiple Bathrooms



Design Choices:

1. *All bathrooms comply with Specification A*

OR

2. *One bathroom complies with Specification B and the other bathroom(s) not required to meet maneuvering and clear floor space requirements*

Dwelling Unit with Multiple Bathrooms

1. In dwelling units having multiple bathrooms, all bathrooms must at least comply with Specification A.

OR

2. One bathroom may be designed to comply with Specification B and the other bathroom(s) are not required to meet the maneuvering and clear floor space requirements at fixtures (Requirement 7).

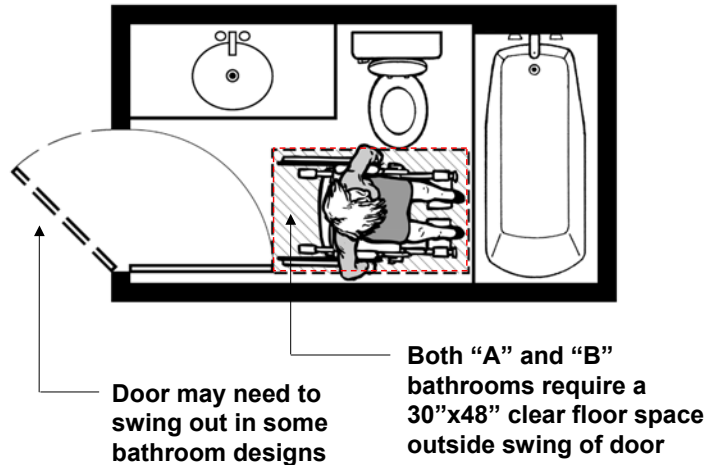
However, bathrooms that are not required to comply with the maneuvering and clear floor space requirements must still:

- Have doors with a nominal 32" clear opening (Requirement 3)
- Be on an accessible route (Requirement 4)
- Have switches, outlets, and controls in usable locations (Requirement 5)
- Have reinforced walls around toilets, bathtubs, and shower stalls for grab bars (Requirement 6)

Notes:

Refer to page 7.53 of the Fair Housing Act Design Manual.

Specification A & B Clear Floor Space Outside Swing of Door



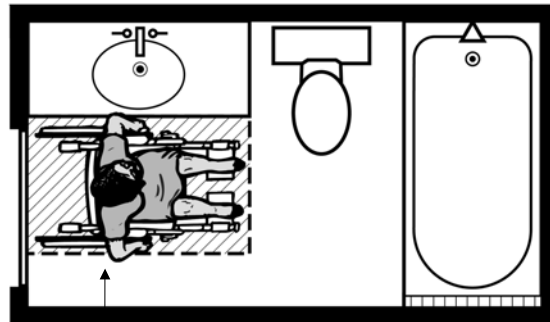
Specification A & B Clear Floor Space Outside Swing of Door

Specification A and B bathrooms must have a 30"x48" clear floor space outside the swing of the door. In meeting this requirement doors may swing in or out.

- In bathrooms with out-swinging doors, all the required clear floor space at fixtures must still be provided.
- In bathrooms with in swinging doors, the door wing may overlap the clear floor space at fixtures, but must not overlap the required 30"x48" clear floor space outside the swing of the door.

The bathroom shown in this slide is a Specification A bathroom due to the allowable placement of the toilet which overlaps the clear floor space at the bathtub.

Clear Floor Space – Lavatories Specification A and B



30"x48" clear floor space at lavatory

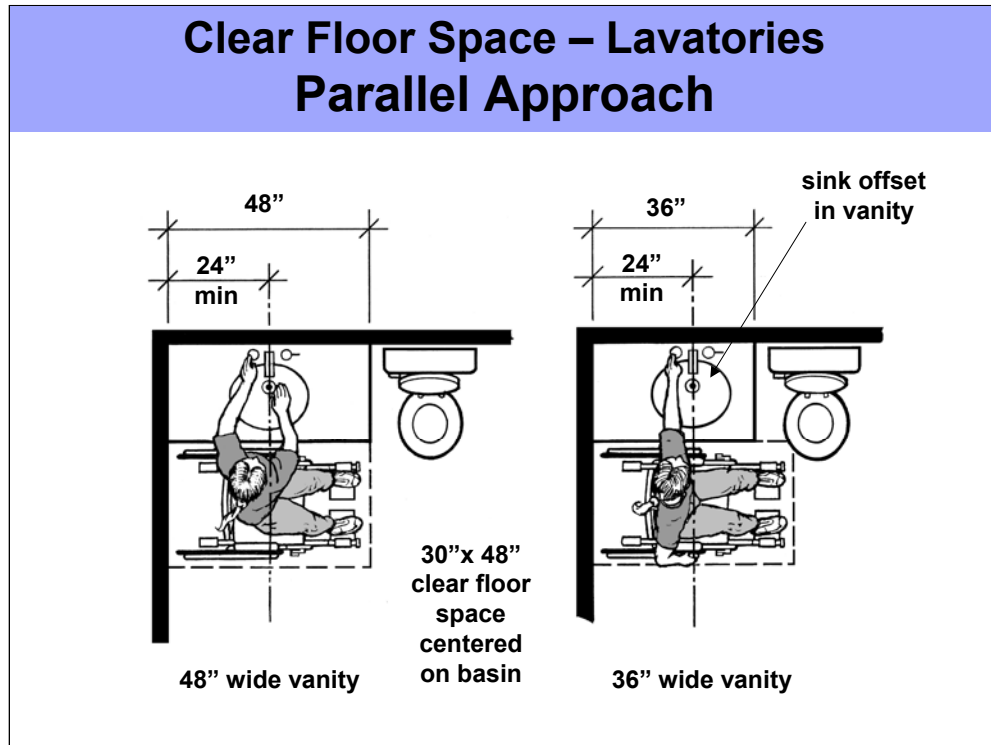
Clear Floor Space – Lavatories Specification A and B

Lavatories in Specification A and B bathrooms must have a 30"x48" clear floor space at the lavatory basin to permit a close approach to the lavatory. This clear floor space may be designed for either a parallel or a forward approach.

In Specification A bathrooms, if multiple lavatories are provided, all must be accessible.

In Specification B bathrooms, if multiple lavatories are provided, only one is required to be accessible.

Notes:

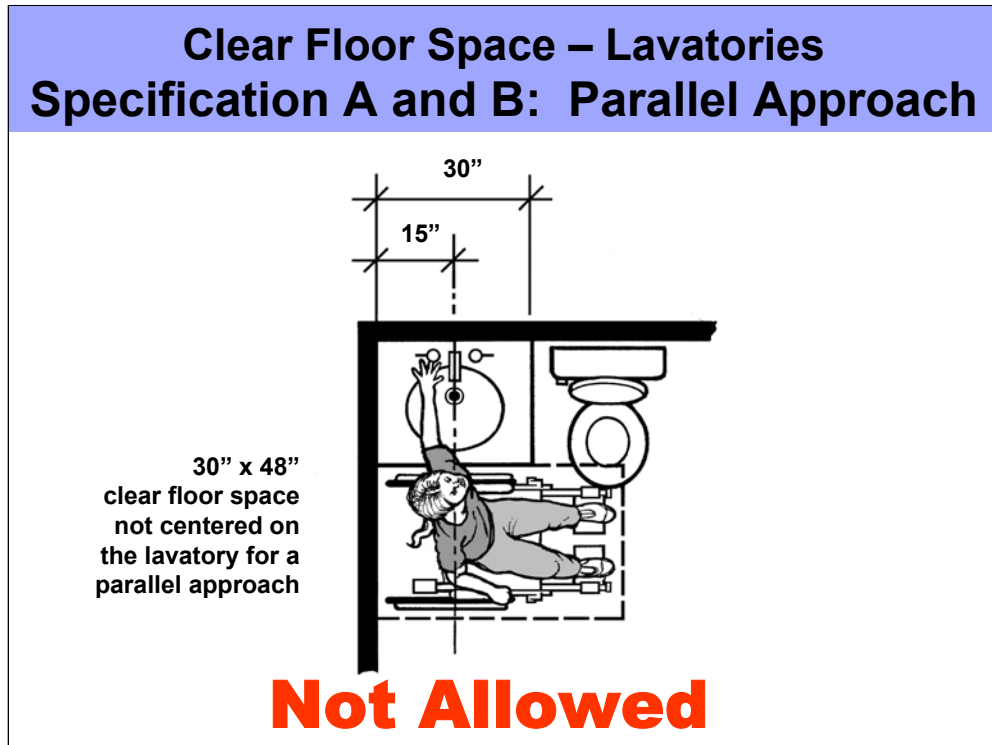


**Clear Floor Space – Lavatories
Parallel Approach**

With the 30"x48" clear floor space centered on the sink, a person seated in a wheelchair can approach the sink, use the faucets, and reach into the bowl without excessive twisting or reaching.

If a 48" vanity cabinet is used, the sink could be centered in the cabinet. The centerline of the lavatory must be 24" from the adjacent wall.

However, if a 36" vanity cabinet is used, the lavatory must be offset in the vanity to achieve a 24" clearance from the adjacent sidewall to the centerline of the sink. In a compact design, where the protruding bowl of an adjacent toilet may extend over the required clear floor space, toe space under the bowl must be maintained to ensure access to the sink. ANSI may be used as a guide: a 9" high toe space may overlap by 6" of the clear floor space.



**Clear Floor Space – Lavatories
Specification A and B: Parallel Approach
Incorrect Clear Floor Space**

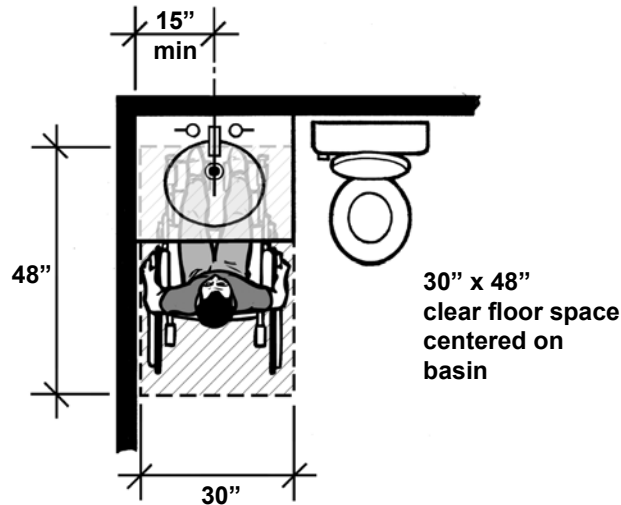
If a 30" wide vanity cabinet is used, a 30"x48" clear floor space cannot be centered on the sink.

A person using a wheelchair could not approach and pull up close to the basin and faucets. Depending on their approach, their rear wheels or footrest would hit the adjacent sidewall causing them to twist and reach excessively.

A 30" vanity could be used, but would be required to have knee space under the sink with a 30"x48" forward approach.

Another solution is to provide a longer vanity base cabinet to allow the centerline of the lavatory to be offset from the adjacent sidewall 24".

Clear Floor Space – Lavatories Specification A and B: Forward Approach



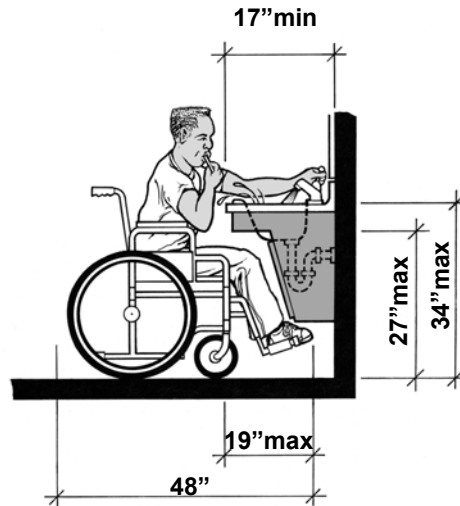
Clear Floor Space – Lavatories Specification A and B: Forward Approach

A forward approach is permitted at lavatories. The 30"x48" clear floor space must be perpendicular to the lavatory and extend under the countertop and basin to allow a person in a wheelchair to make a close forward approach to the faucets and basin.

Knee space under the lavatory must be centered on the basin. Knee space may be permanent or an adaptable cabinet may be installed.

Notes:

Knee Space – Lavatories Specification A and B



Knee Space – Lavatories Specification A and B

If a forward approach to the lavatory is provided, the Guidelines provide specifications for knee space in Specification B bathrooms. Knee space dimensions are not provided for Specification A bathrooms.

Guidelines for knee space in Specification A bathrooms may be found in ANSI or other comparable standards, including knee space dimensions found in Specification B bathrooms in the Guidelines.

Specification B bathroom dimensions include:

- 34" maximum rim height
- 27" minimum apron height
- 17" minimum depth knee space (19" max.)

Additional key dimensions found in ANSI include:

- 9" high by 6" deep toe space

Pipe protection is not specified in the guidelines but because many people who use wheelchairs have decreased or no sensation in their legs, pipe protection can prevent inadvertent burns from occurring.

Clear Floor Space – Lavatories



Clear Floor Space – Lavatories

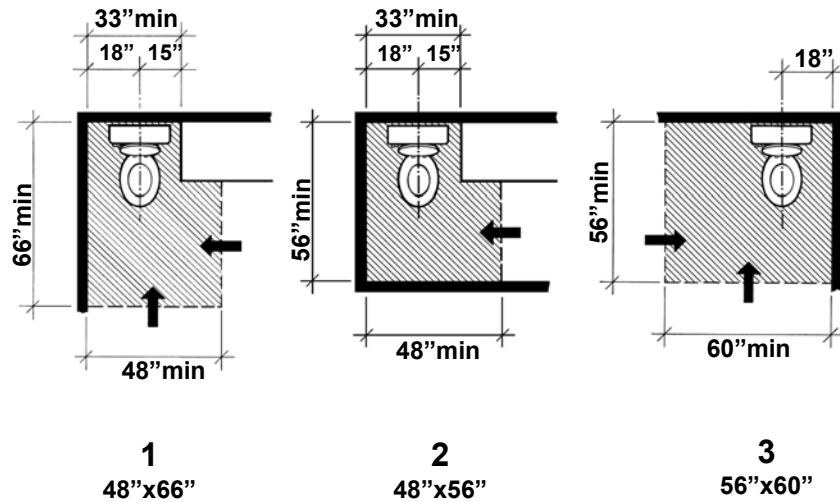
Both Specification A and B bathrooms allow the 30"x48" clear floor space to be positioned for a forward approach to the lavatory sink if knee space is provided.

If permanent knee space is not desired, an alternate is to provide an adaptable cabinet.

If an adaptable cabinet is provided, the accessible version must be equal in quality of finishes to the conventional version. Floor finishes must extend under the cabinet, ends of adjacent cabinets must be finished, and walls under the sink must be finished.

In this photo the use of appearance panels to conceal the underside of the sink, although not required, prevents inadvertent burns to the limbs of people with decreased sensation.

Clear Floor Space – Toilets Specification A and B



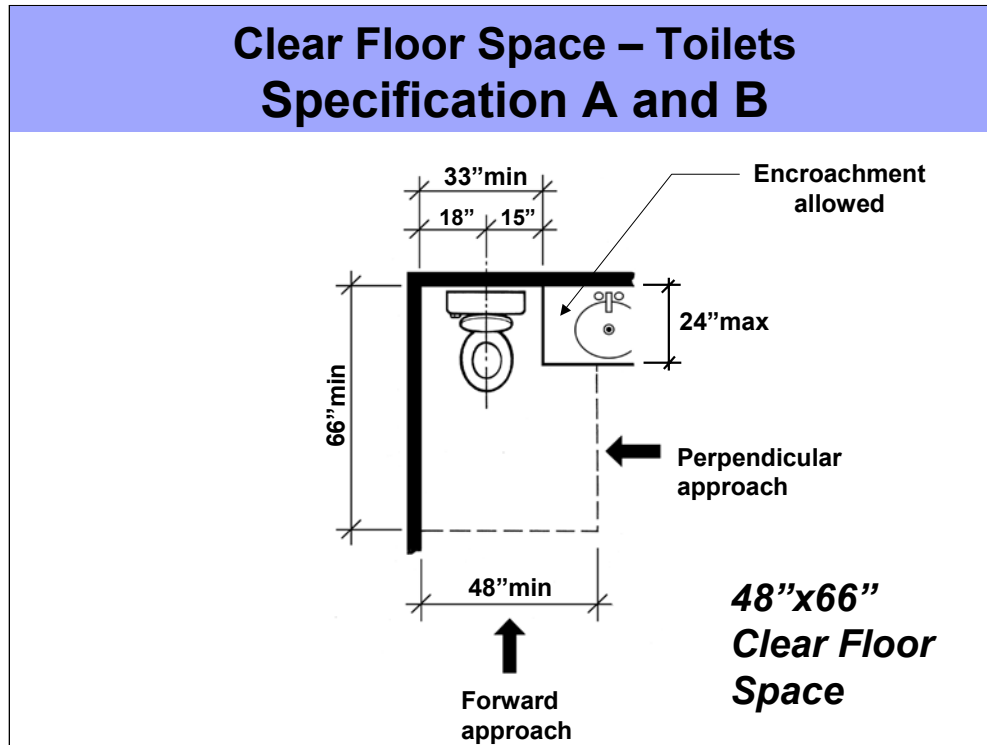
Clear Floor Space – Toilets Specification A and B

For Specification A and B bathrooms, the Guidelines provide three clear floor space options for providing maneuvering space at toilets.

Toilets in Specification A and B bathrooms must comply with one of the clear floor space options provided in the Guidelines. The choice of clear floor space will depend on the overall bathroom design and the direction of approach to the toilet. Provision of clear floor space at toilets is critical to allow people using wheelchairs, or other mobility aides, to approach the seat and make a safe transfer.

The three options are:

1. 48"x66" for a forward and side approach
2. 48"x56" for a side approach
3. 56"x60" fully accessible, for a side or forward approach

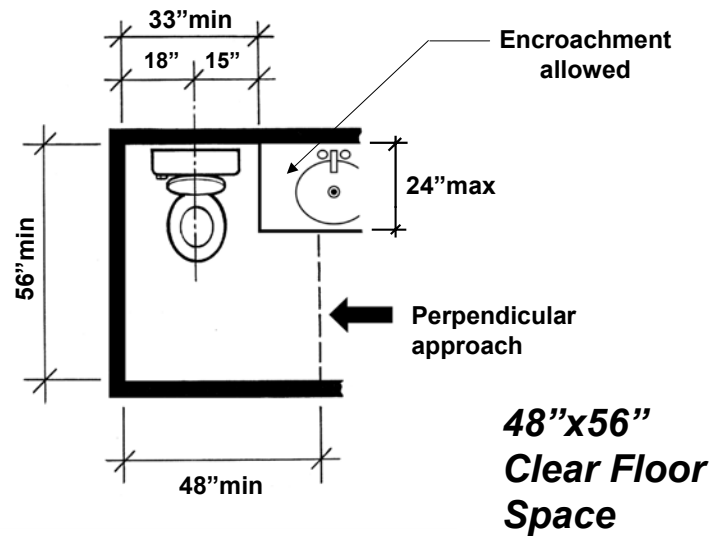


**Clear Floor Space – Toilets
Specification A and B**

The 48"x66" clear floor space allows both a forward and side (perpendicular) approach to the toilet. If a front approach is provided, there must be enough floor area for a person using a wheelchair to turn and make the approach. If there is a door located in front of the toilet on an opposing wall, there must be a minimum depth of 66" to allow a forward approach.

Notes:

Clear Floor Space – Toilets Specification A and B

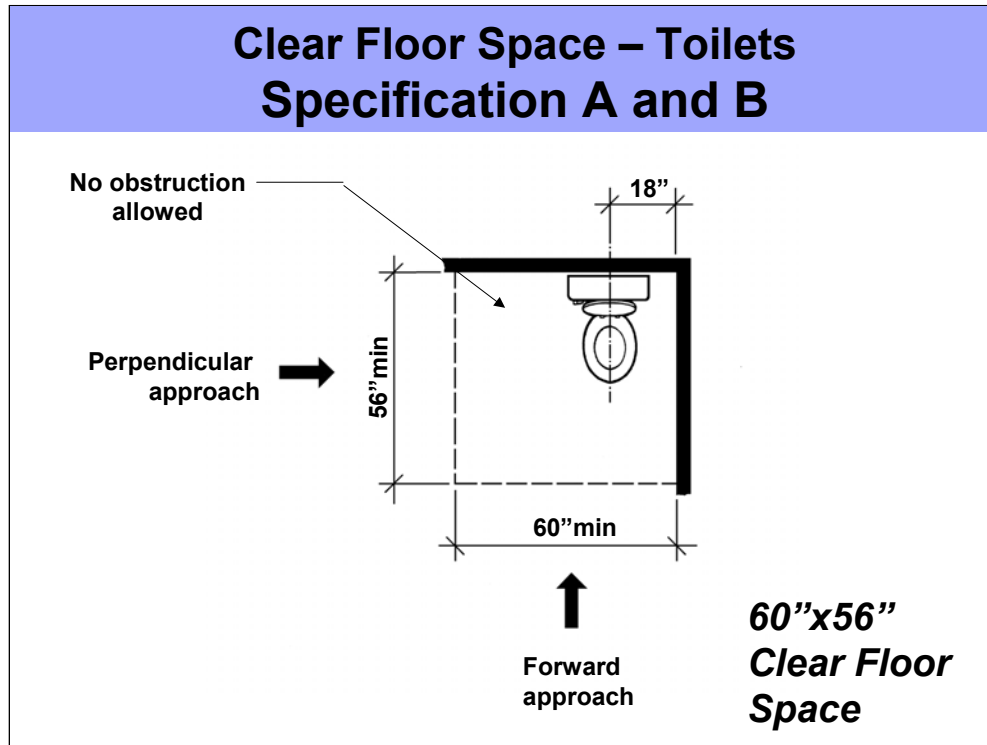


Clear Floor Space – Toilets Specification A and B

The 48"x56" clear floor space enclosed on three sides is the minimum space in which a person using a wheelchair will be able to get close enough to make a side or perpendicular approach to the toilet.

As in the 48"x66" option, a lavatory or other obstruction is allowed to overlap the 48"x56" up to a depth of 24". Thirty-three inches, at a minimum, must be maintained between the side of the lavatory and opposing sidewall or bathtub. The centerline of the toilet must be 18" from the adjacent sidewall or bathtub.

The **48"x56" maneuvering space is the least accessible floor area option allowed**. A person approaching from a side (perpendicular) approach can pull up to the toilet and make a side transfer to the toilet.



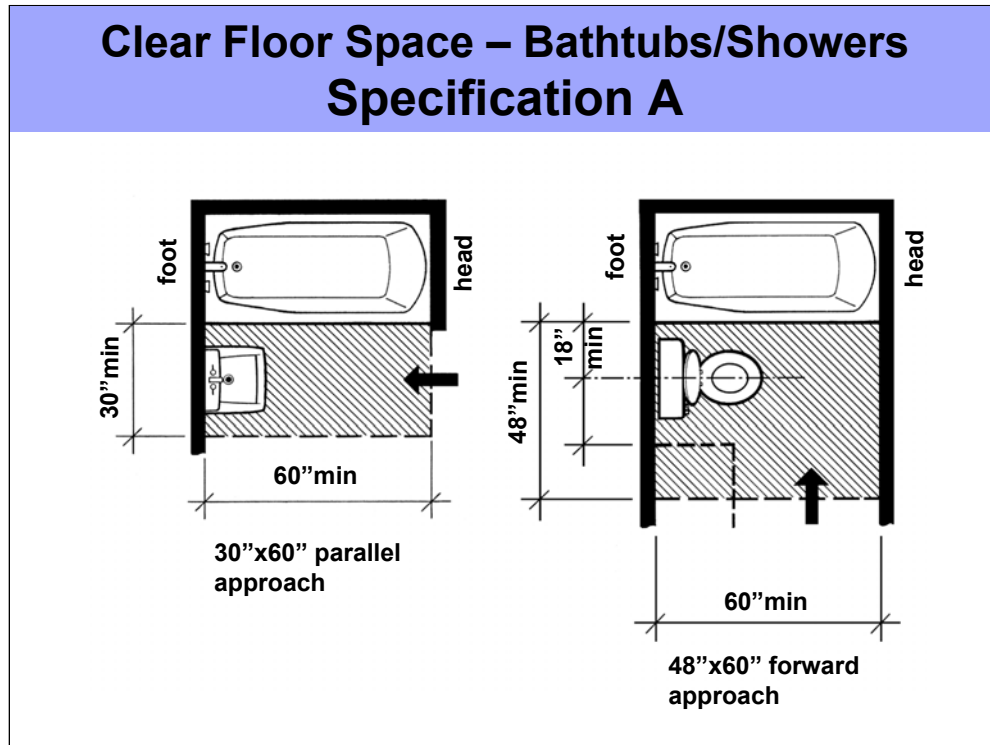
**Clear Floor Space – Toilets
Specification A and B**

The **60"x56"** is the most accessible of the clear floor spaces specified in the Guidelines.

Unlike the 48"x66" and 48"x56" options, the clear floor space adjacent to the toilet in the 60"x56" must be clear of any obstructions.

Its shape and size permit a large variety of transfer positions to be assumed by someone using a wheelchair or scooter, including parallel, perpendicular and diagonal approaches. However, a forward approach is not possible unless the depth of this space is increased to 66". The 60"x56" clear floor space has added value in that it has sufficient space so someone could assist a person using a wheelchair in making a transfer.

Notes:



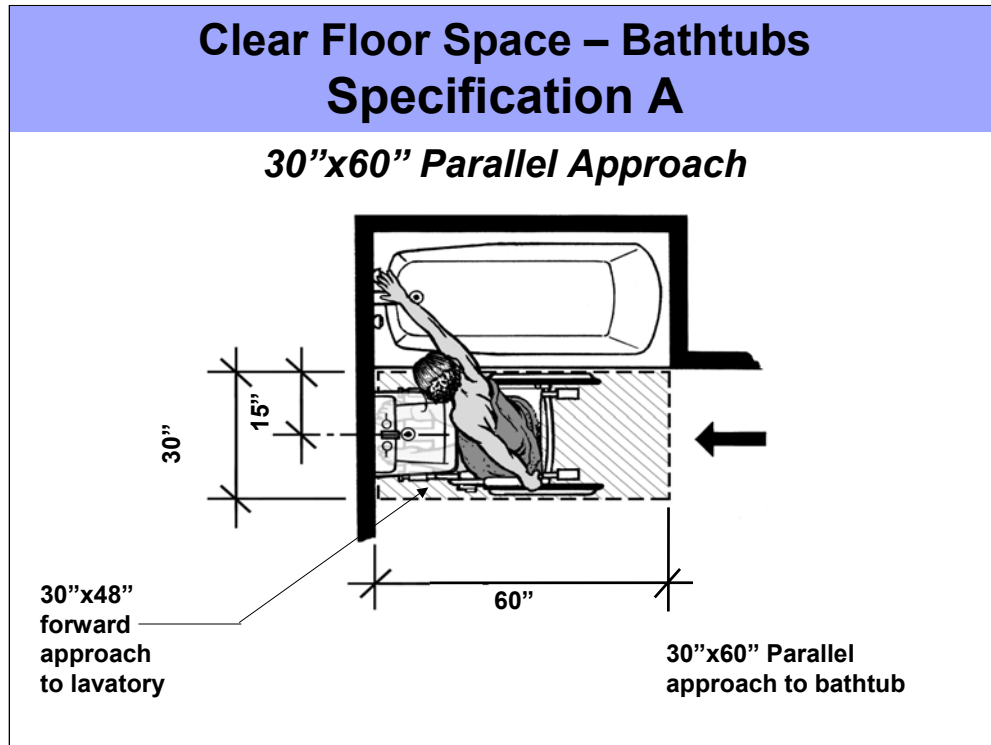
**Clear Floor Space – Bathtubs/Showers
Specification A**

For Specification A bathrooms, two clear floor specifications are provided for combination bathtub/shower fixtures.

A 30"x60" clear floor space with a wall hung lavatory is provided for a parallel approach at the bathtub. In the illustration on the left, note the lavatory must have clear floor space for a forward approach. This may be accomplished by providing a wall hung sink, or a countertop lavatory with an adaptable cabinet.

The second floor space provided is a 48"x60" clear floor space which allows a forward approach to the bathtub.

Notes:

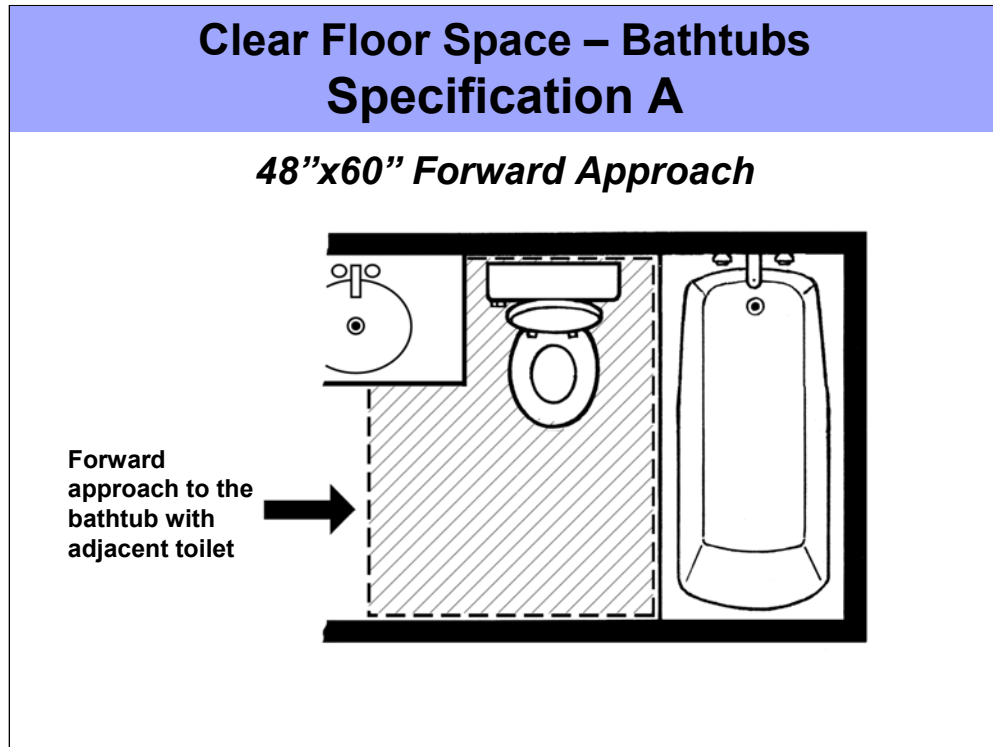


**Clear Floor Space – Bathtubs
Specification A**

If the 30"x60" parallel approach clear floor space is provided, a lavatory may overhang but must be a wall-hung fixture or an easily adaptable cabinet.

The centerline of the lavatory must be a minimum of 15" from the face of the adjacent bathtub.

Notes:



Clear Floor Space – Bathtubs Specification A

In Specification A bathrooms, the Guidelines also provide a **48"x60"** **clear floor space** at bathtubs for a forward approach. The actual 60" dimension may measure up to ½" less at each end of the bathtub to accommodate the typical installation of a 60" bathtub.

A toilet or lavatory is allowed to overlap in the 48"x60" space.

These issues are covered in the questions and answers on the FIRST website.

Notes:

Clear Floor Space – Bathtubs/Showers Specification A

48"x60" Forward Approach

Forward
approach to the
bathtub with
adjacent toilet



Clear Floor Space – Bathtubs/Showers Specification A

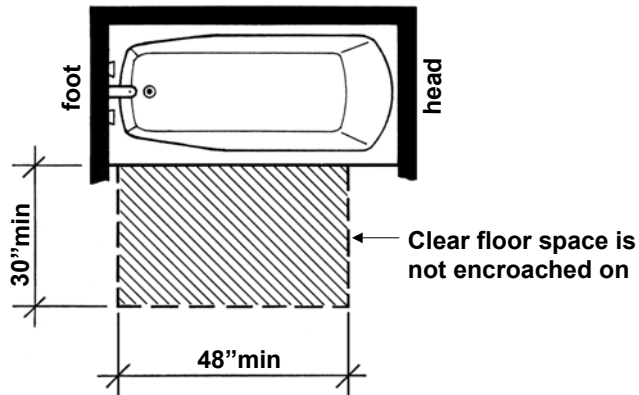
The 48"x60" forward approach to the bathtub, with the allowed toilet and lavatory obstructions, is the least accessible clear floor space at bathtubs permitted by the Guidelines. A minimum of 30" clearance must be maintained between the rim of toilet and opposing wall to allow a forward approach.

This arrangement of fixtures makes it difficult for a person in a wheelchair to reach the controls and transfer into the tub.

Notes:

Clear Floor Space – Bathtubs/Showers Specification B

30"x48" Parallel Approach



Clear Floor Space – Bathtubs Specification B

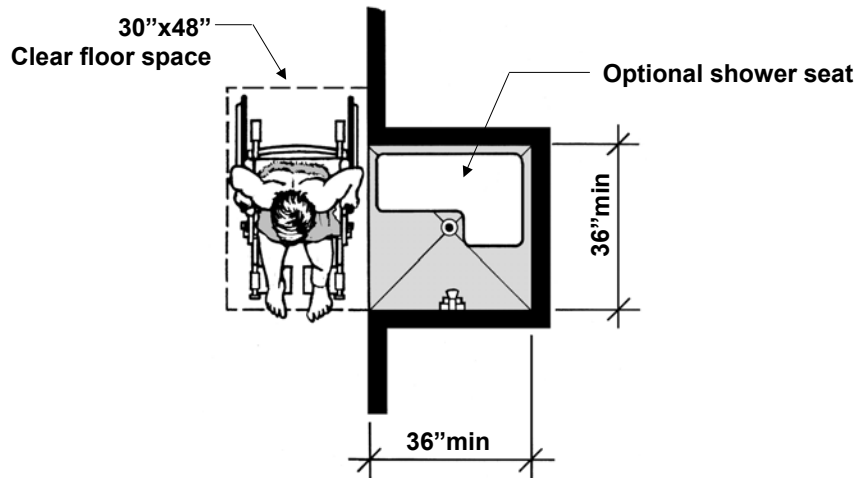
The Guidelines provide a single clear floor space at bathtubs in Specification B bathrooms.

The main difference between A and B bathrooms is that **Specification B bathrooms must have a 30"x48" clear floor space parallel to and adjacent to the bathtubs, beginning at the control wall.** Unlike Specification A, encroachments are limited to a small wall-hung lavatory. If provided, the lavatory must be no more than 19" in depth with knee space. This design provides greater access for transfers into and out of the bathtub.

In B bathrooms, if there are both a tub and shower, only one has to be accessible and meet maneuvering space requirements of the Guidelines.

Notes:

Clear Floor Space –Showers Specification A and B



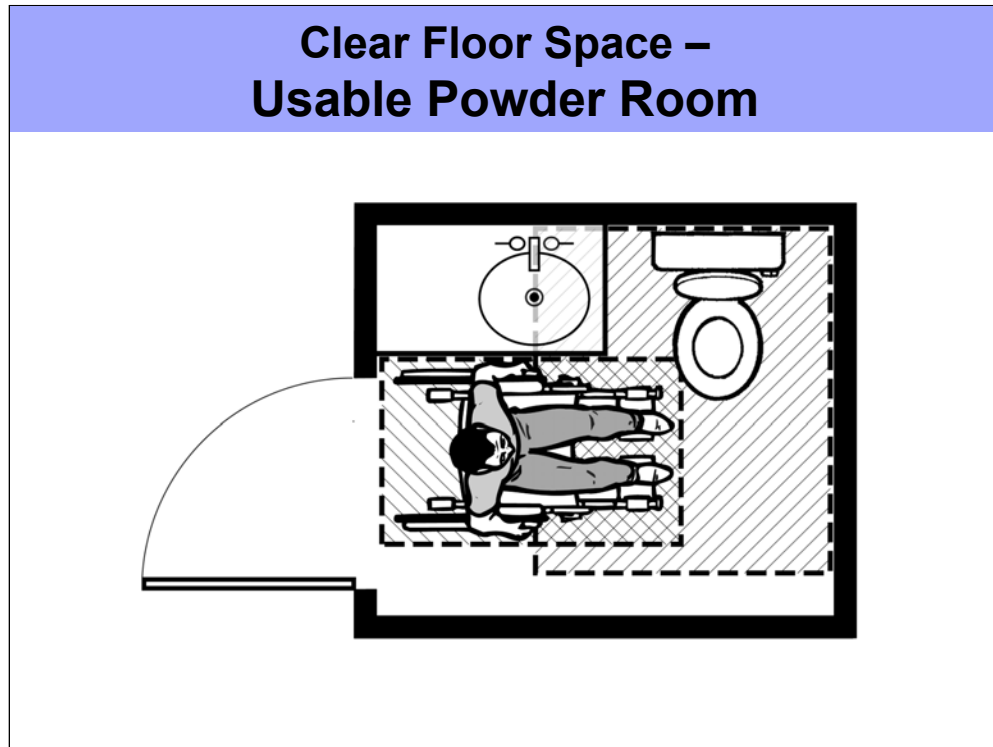
Clear Floor Space – Showers Specification A and B

Shower stalls may be of any size or configuration except when:

1. The shower stall is the only bathing fixture in the dwelling; or
2. When the shower stall is designated the accessible bathing fixture in a Specification B bathroom.
3. The shower is the only bathing fixture in a Specification A or B bathroom on the primary entry level of a covered multistory unit located in an elevator building.

In these exceptions, for a Specification A bathroom, the Guidelines specify that the shower stall measure at least 36" x 36". In a Specification B bathroom, the Guidelines specify that the shower stall measure a nominal 36" by 36". In both A and B bathrooms, a shower stall would comply if the interior of the stall compartment measures no less than 35 ½" by 35 ½". It must have a 30"x48" clear floor space parallel to the stall and flush with the control wall. This alignment provides 12" clear floor space offset behind the wall opposite the controls. The shower wall opposite the controls must be reinforced to allow for installation of a wall-hung seat.

Notes:



Clear Floor Space – Usable Powder Room

With one exception, powder rooms in covered dwelling units must only comply with the following Guideline requirements:

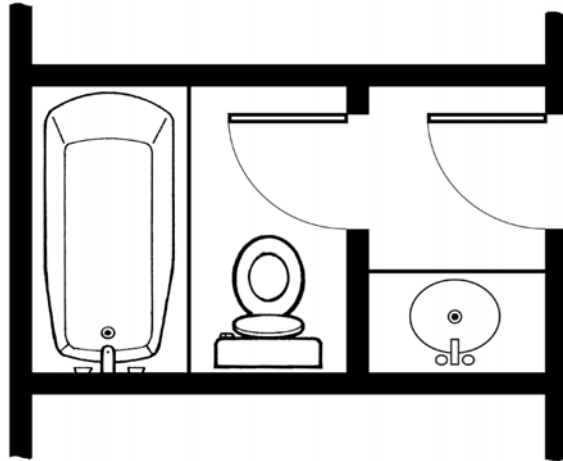
- Requirement 3—Usable Doors.
- Requirement 4—Accessible Route into and Throughout the Unit.
- Requirement 5—Outlets and Switches in Usable Locations.

The exception:

Powder rooms, when they are the only toilet facility on the entry level of a multi-story unit in an elevator building, must comply with Requirement 3 through 5, as well as:

- Requirement 6—Reinforcing for Grab Bars.
- Requirement 7—Usable Bathrooms.

Exercise



Exercise

Exercise Objectives:

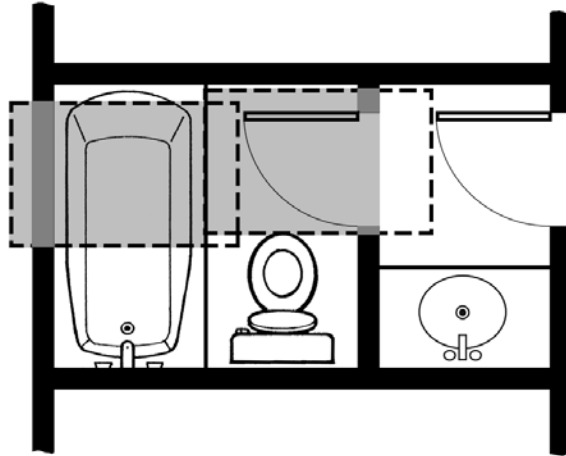
The objectives of this exercise are:

- To test understanding of some of the terms and concepts presented in this module.
- To test understanding of some of the basic features of accessibility required under Requirement 7 – Usable Kitchens and Bathrooms.
- To acquire basic experience in reviewing a floor plan and identifying non-compliant accessibility features required.

Exercise Assignment:

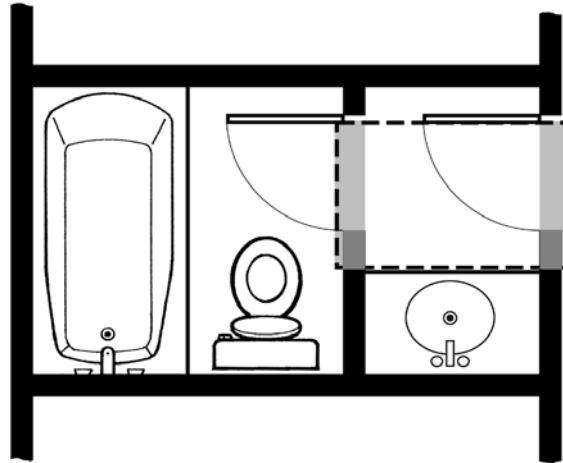
Analyze and identify the non-compliant features of the plans on the following pages with your small group.

Exercise – Image #1



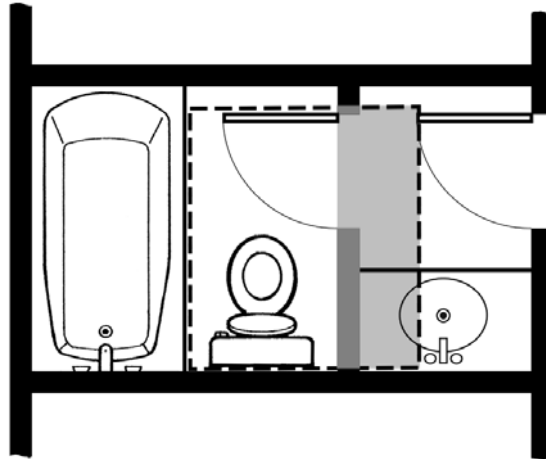
Non-Compliant Features:

Exercise – Image #2



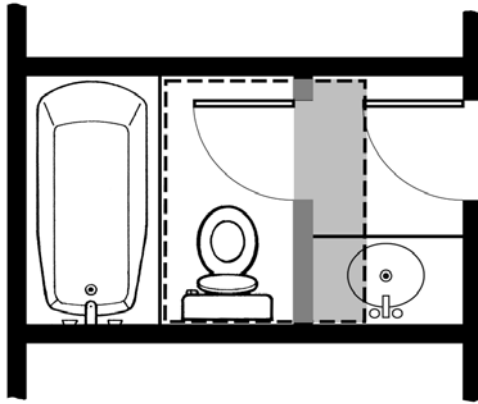
Non-Compliant Features:

Exercise – Image #3



Non-Compliant Features:

Exercise – Image #4



Non-Compliant Features:

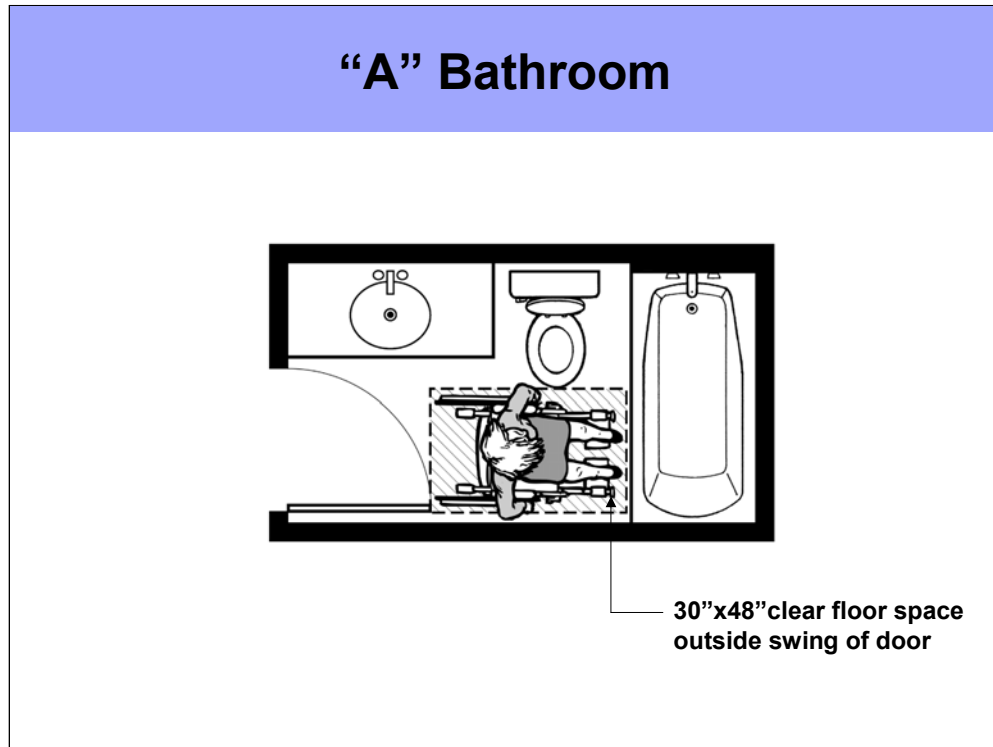
Notes:

Strategies for Compliant Bathrooms - Agenda

- Overview of the Fair Housing Act
- Usable Bathrooms Introduction
- **Usable Bathrooms**
 - General Requirements
 - Two Bathroom Specifications and Design Choices
 - Clear Floor Space
 - **Sample Designs**
- Resources

Notes:

Refer to page 7.62 of the Fair Housing Act Design Manual.

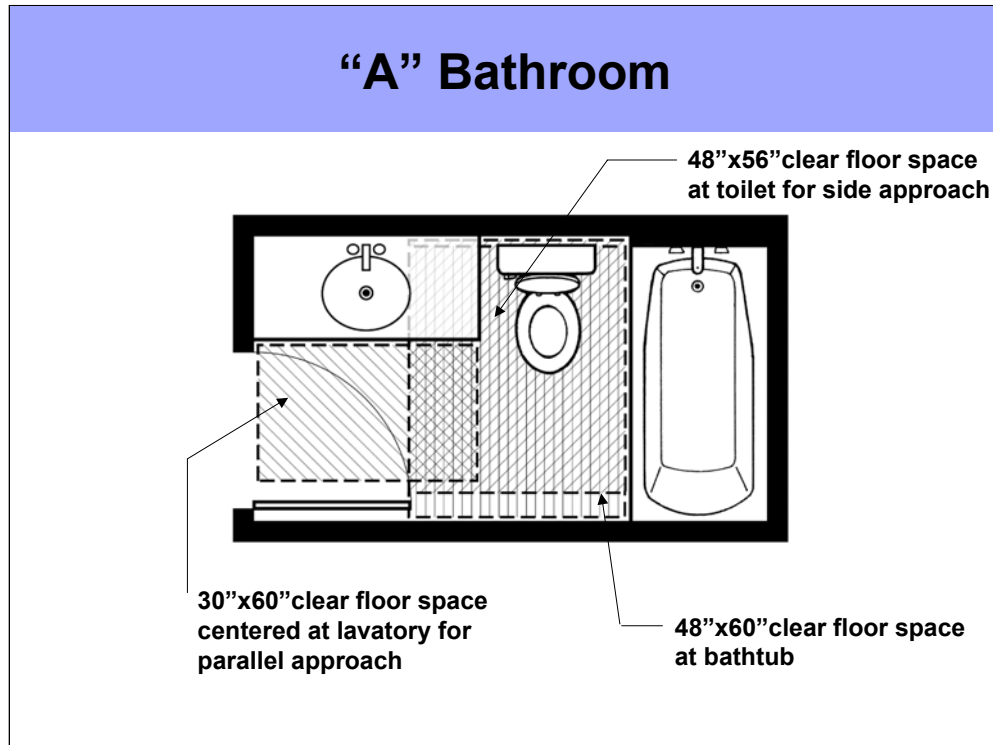


"A" Bathroom

An example of a Specification "A" bathroom.

A typical in-line conventional bathroom with a single lavatory sink, a toilet and a bathtub/shower fixture are shown. In this plan, the door is on the end of the plan.

Notes:



“A” Bathroom

With an in-swinging door (2'-10" door minimum), it is necessary to have four feet from the end of the door to the face of the tub for a 30"x48" clear floor space outside the swing of the door.

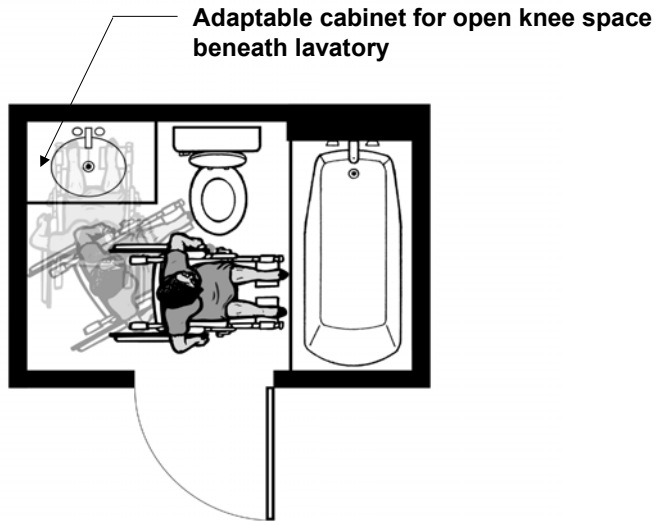
Within these dimensions, the floor areas at the lavatory, toilet, and bathtub are met:

- 30"x48" clear floor space at lavatories for parallel approach
- 48"x56" clear floor space at toilet for side approach
- 48"x60" clear floor space at bathtubs for side approach

Note that both the toilet and the corner of the lavatory cabinet are allowed to encroach in the 48"x60" clear floor space at the bathtub.

Notes:

“A” Bathroom with Door on Side



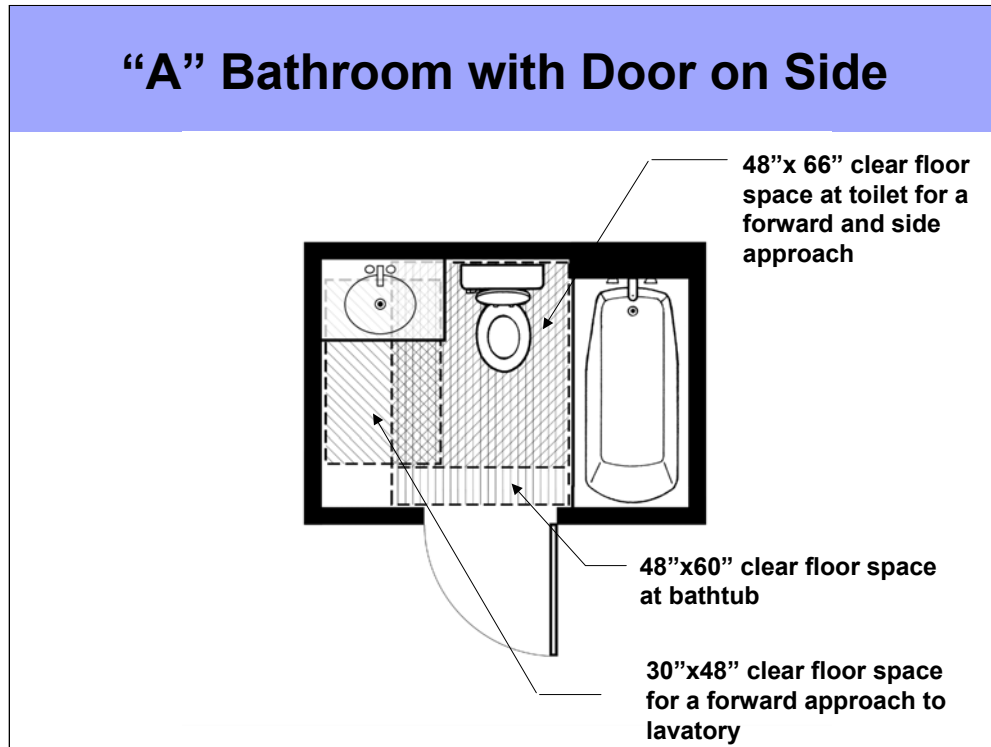
“A” Bathroom With Door on Side

This illustration shows another Specification “A” bathroom, but with the door on the side. With the door in this position, both the front and parallel approaches to the toilet are possible.

A person using a wheelchair could approach the toilet and the bathtub from the side by pulling under the lavatory, then backing up and turning to approach the toilet and the bathtub from the side.

This plan also shows a narrow vanity which will require a 30”x48” clear floor space perpendicular to the sink. The lavatory will be required to have knee space.

Notes:



“A” Bathroom With Door on Side

In this plan, the door must swing out to allow 30"x48" outside the swing of the door.

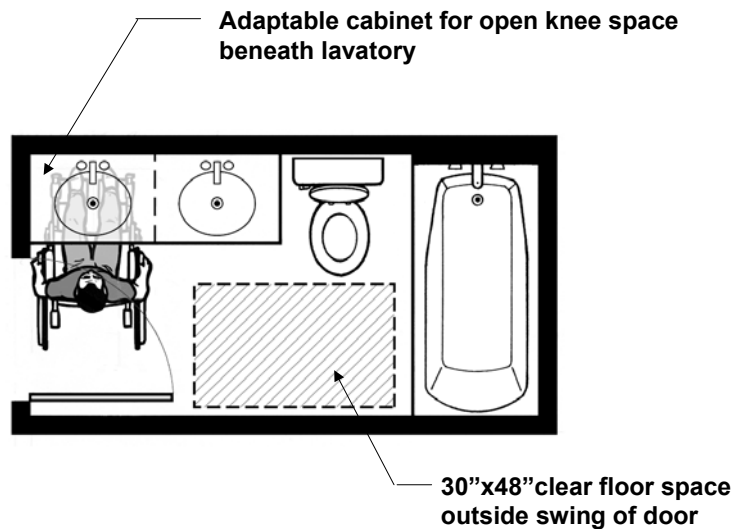
Note the 48" x66" minimum clear floor space at the toilet for a forward and side approach.

The lavatory has knee space and allows a 30"x48" forward approach to the sink.

The bathtub has a 48"x60" floor space, and the toilet is allowed to overlap into the space.

Notes:

“A” Bathroom with Two Lavatories

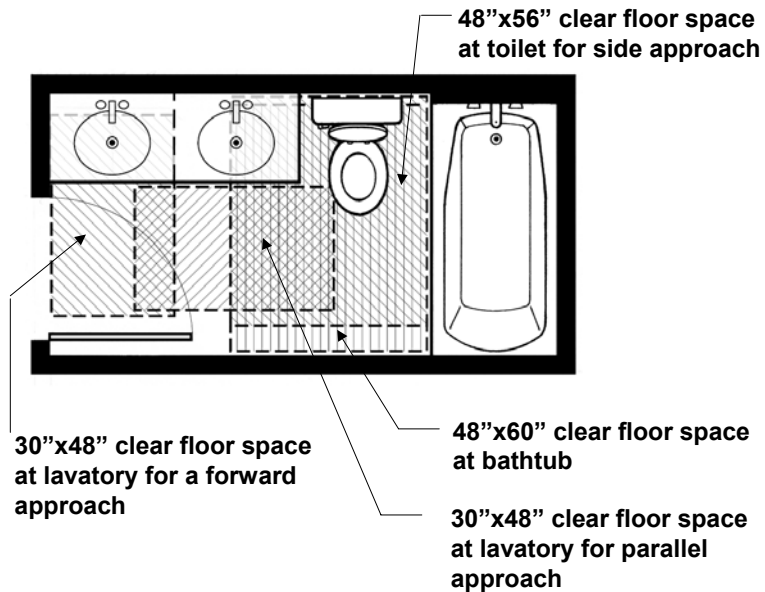


“A” Bathroom With Two Lavatories

This Specification A bathroom has two lavatories. In A bathrooms, **all** fixtures must have clear floor space.

Notes:

“A” Bathroom with Two Lavatories



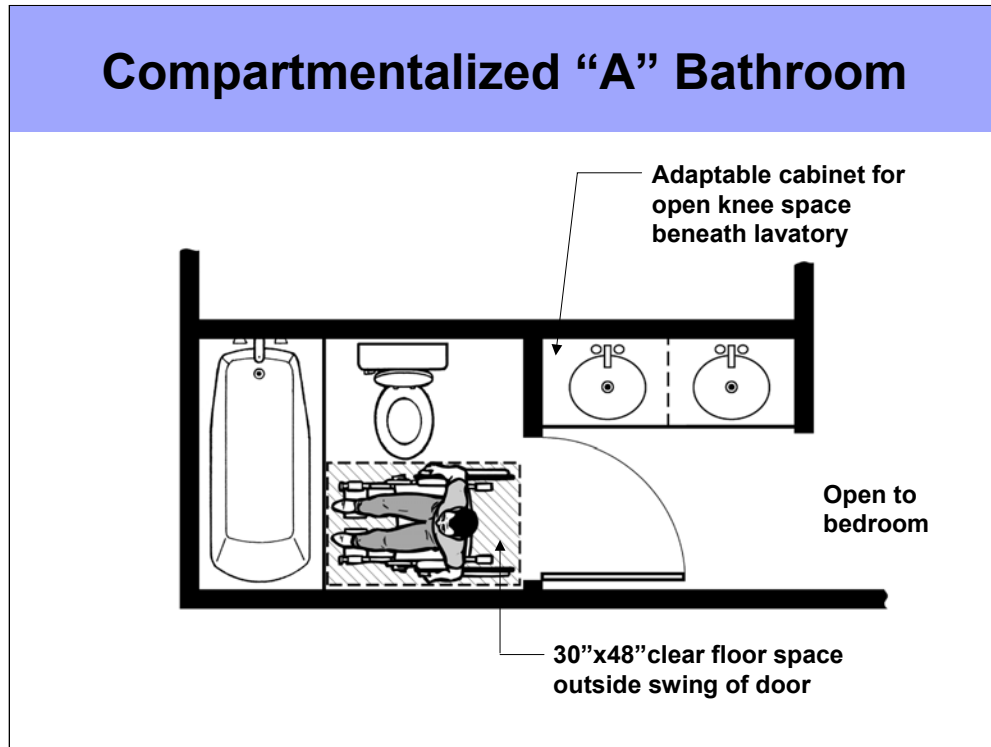
“A” Bathroom With Two Lavatories

The longer vanity insures that there is enough space for a 30"x48" clear floor space outside the swing of the door.

Note that there is a 30"x48" clear floor space parallel to and centered on the lavatory next to the toilet. The other lavatory has a removable base cabinet to permit a forward approach.

There is a 48"x56" clear floor space at the toilet for a side approach, and a 48"x60" clear floor space at the bathtub for a forward approach.

Notes:

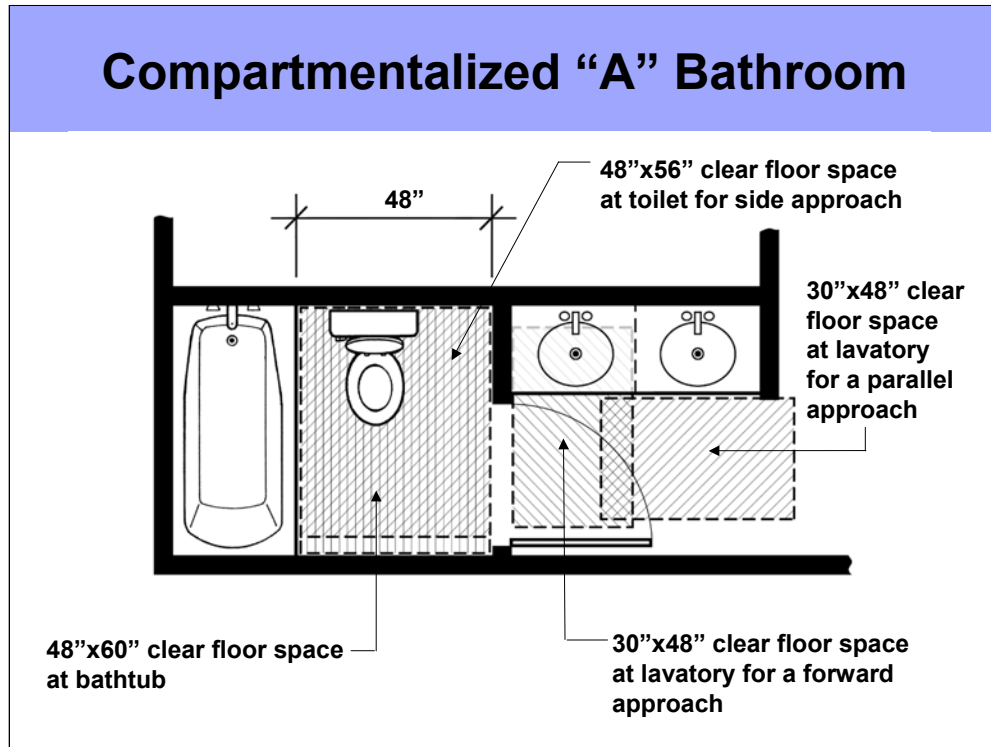


Compartmentalized “A” Bathroom

In this design the toilet and bathtub are located in a room separate from the lavatory, which is located in an open alcove off a bedroom.

Both of the sinks must have clear floor space.

Notes:



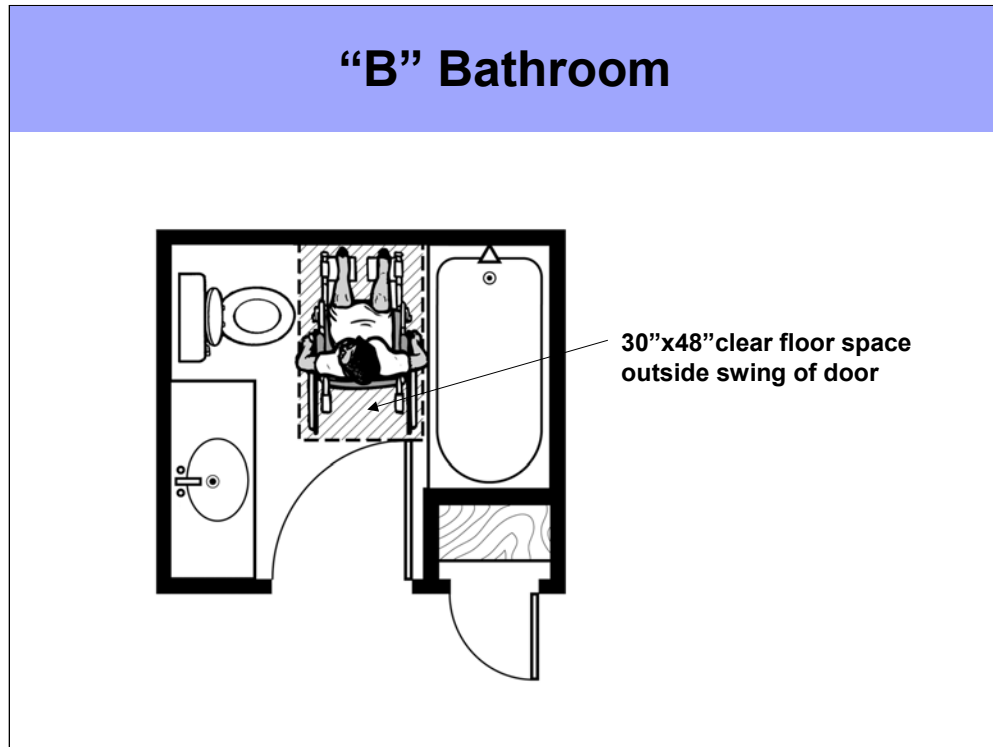
Compartmentalized “A” Bathroom

The door into the toilet/bathtub room must swing out to allow a 30"x48" clear floor space outside the swing of the door.

The minimum clear floor space for a side approach to the toilet is 48"x56". The minimum clear width, therefore, between the face of the bathtub and the door wall is 48".

Both lavatories are shown with clear floor space. One has a 30"x48" clear floor space for a forward approach to a sink with knee space; the other shows a 30"x48" clear floor space parallel and centered on the sink with a vanity base cabinet. This is possible since the entry to the adjacent bedroom is open.

Notes:

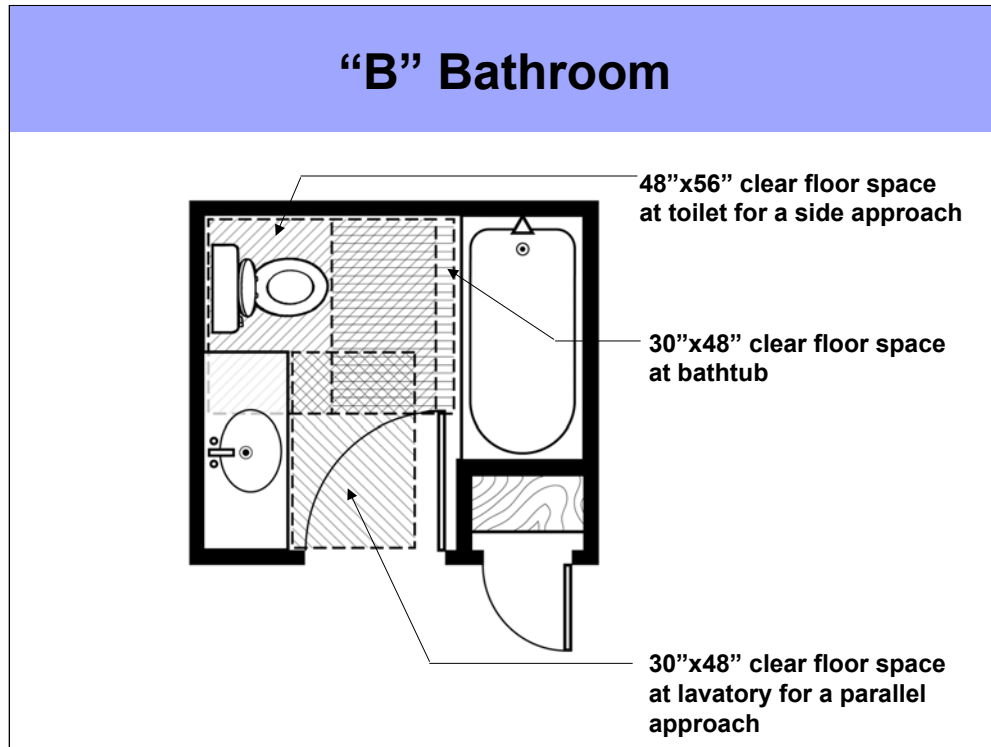


"B" Bathroom

This plan shows a configuration which would be classified as Specification "B" in the Guidelines.

The main difference between "A" and "B" bathrooms is that "B" bathrooms have clear floor space adjacent to the bathtub that is clear of any obstructions.

Notes:



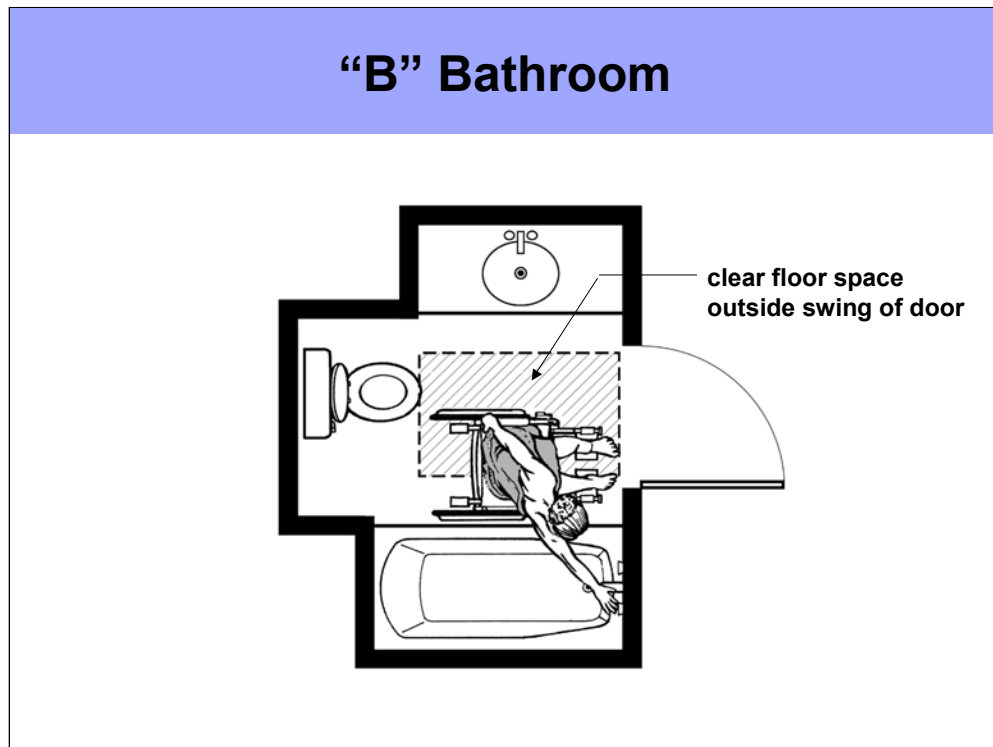
“B” Bathroom

This plan is deep enough to allow a 30"x48" clear floor space outside the swing of the door with an in-swinging door.

Note the 30"x48" clear floor space adjacent to the tub begins at the control wall. This clear floor space at the bathtub also serves as required clear floor space outside the swing of the door.

There is a 30"x48" clear floor space parallel to and centered on the lavatory, and a 48"x56" clear floor space at the toilet for a side approach. The corner of the lavatory cabinet is allowed to overlap this space.

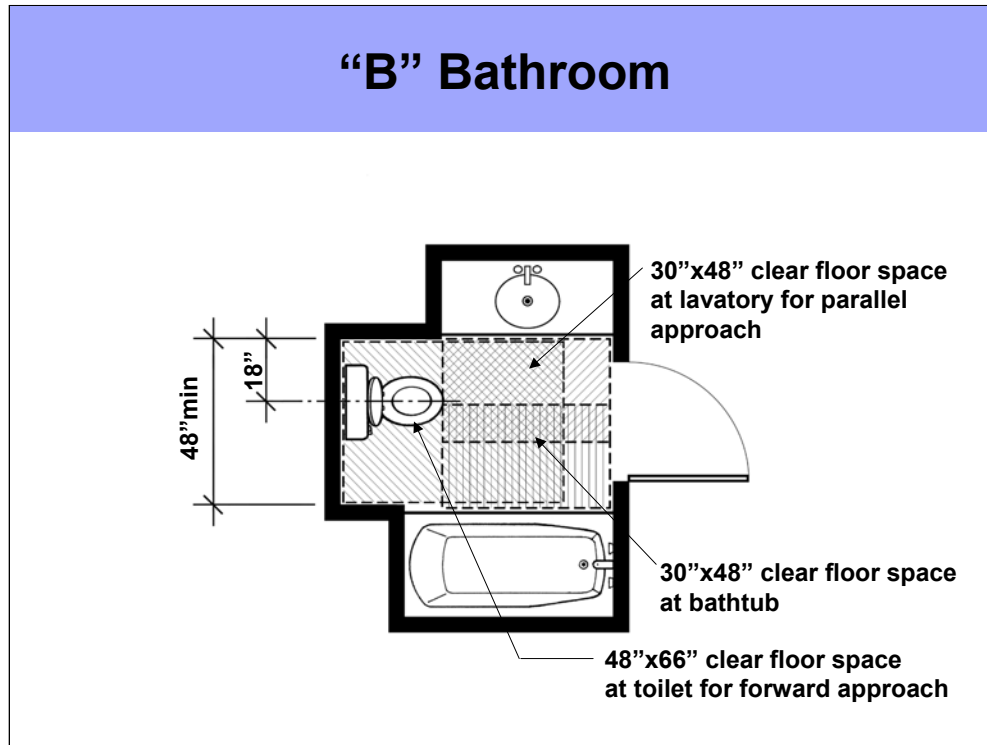
Notes:



"B" Bathroom

This plan could qualify as a Specification "B" bathroom.

Notes:



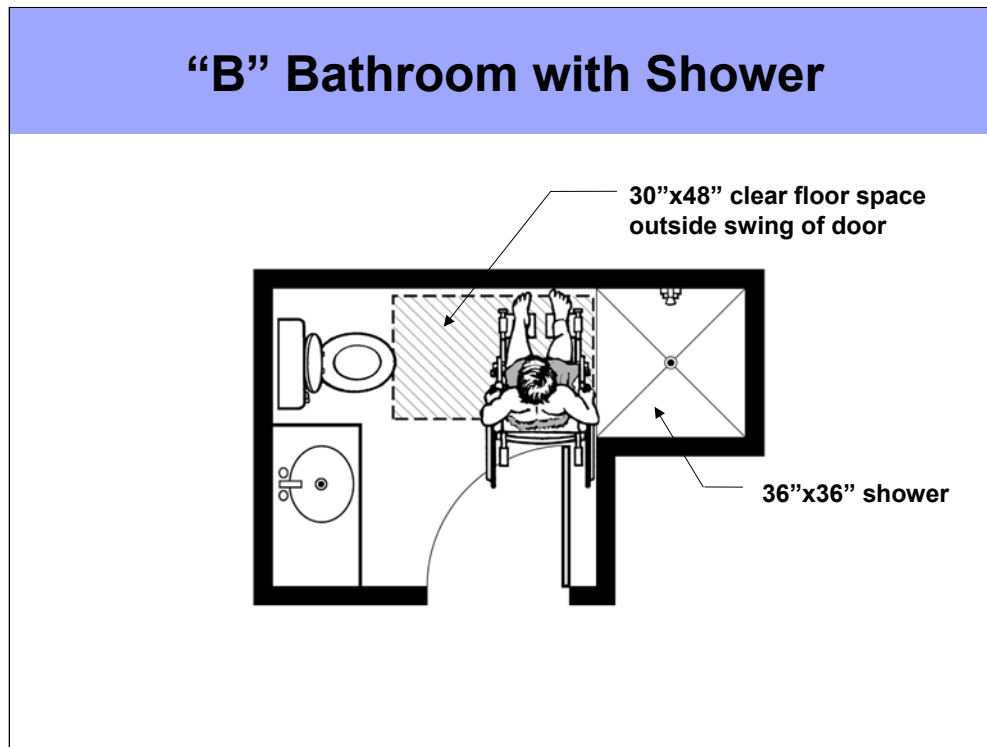
“B” Bathroom

The door must swing out to provide 30"x48" clear floor space outside the swing of the door.

There must be a 48"x66" clear floor space at the toilet for a front approach. In this plan, the minimum distance between the face of the bathtub and opposing vanity would be 48" minimum. The center line of the toilet must be located 18" from one of the adjacent side walls.

There is a 30"x48" clear floor space parallel to and centered on the vanity, and a 30"x48" area parallel to the tub. To achieve the 30"x48" at the tub, beginning at the control wall, the bathtub plumbing controls must be located on the door wall opposite the toilet.

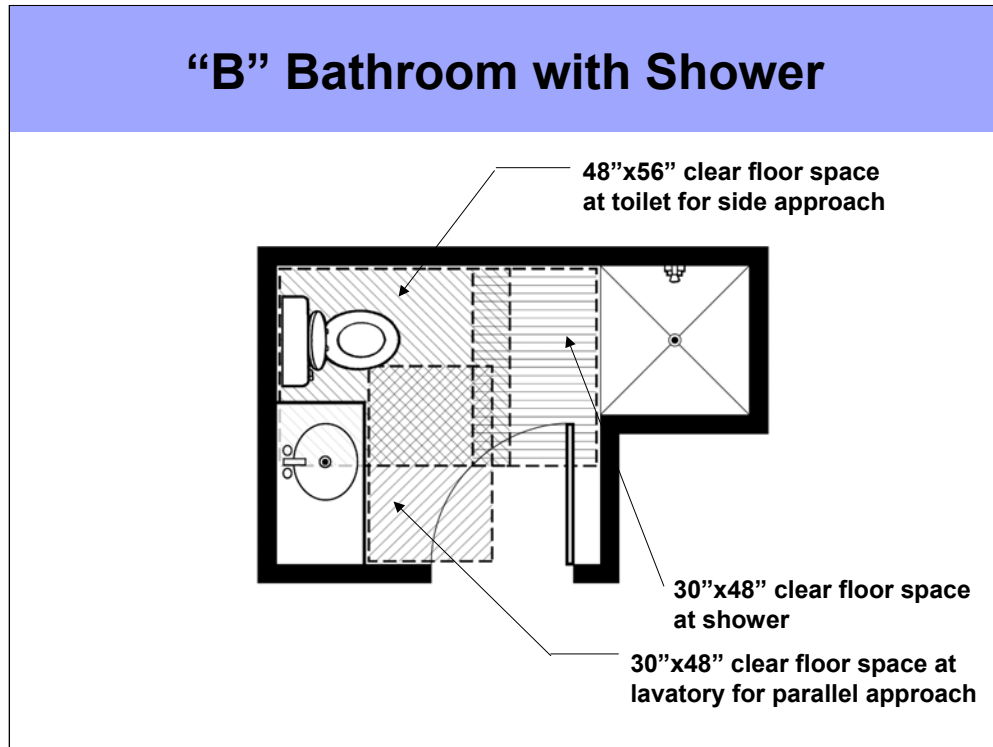
Notes:



"B" Bathroom with Shower

Illustrated above is another example of a small bathroom that could comply with Specification "B". This design has a shower.

Notes:



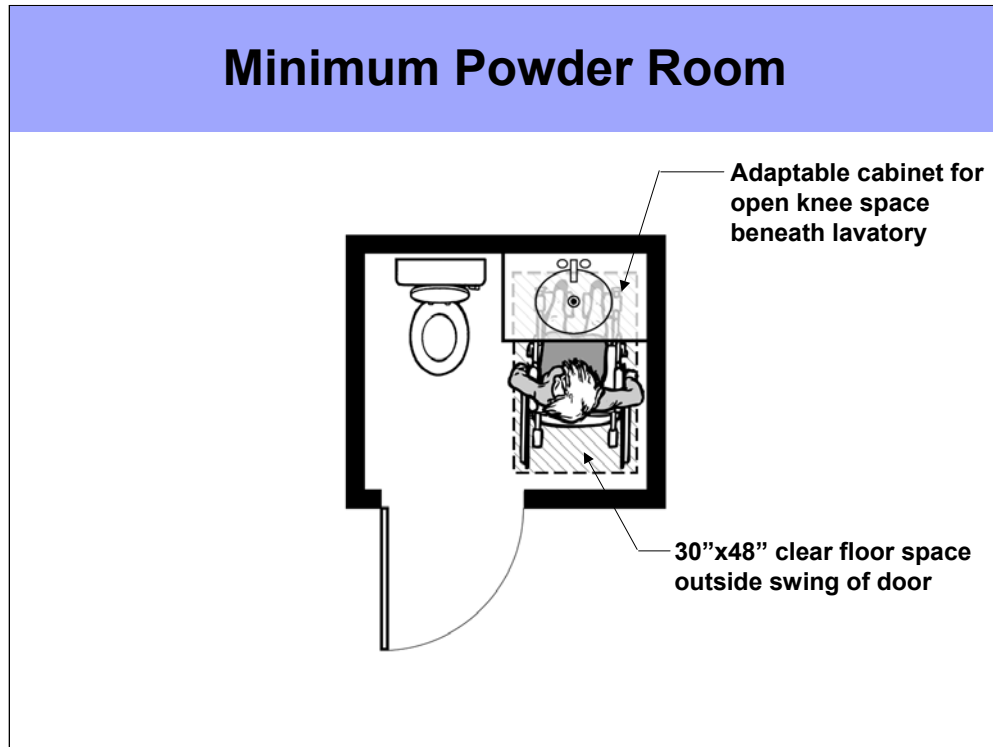
“B” Bathroom with Shower

The shower must be a minimum of 36"x36" and must have a 30"x48" clear floor space parallel to the shower beginning at the control wall.

Other clear floor spaces provided:

- 48"x56" clear floor space at toilet for side approach
- 30"x48" clear floor space at lavatory for a parallel approach – the lavatory is offset in the vanity base cabinet

Notes:



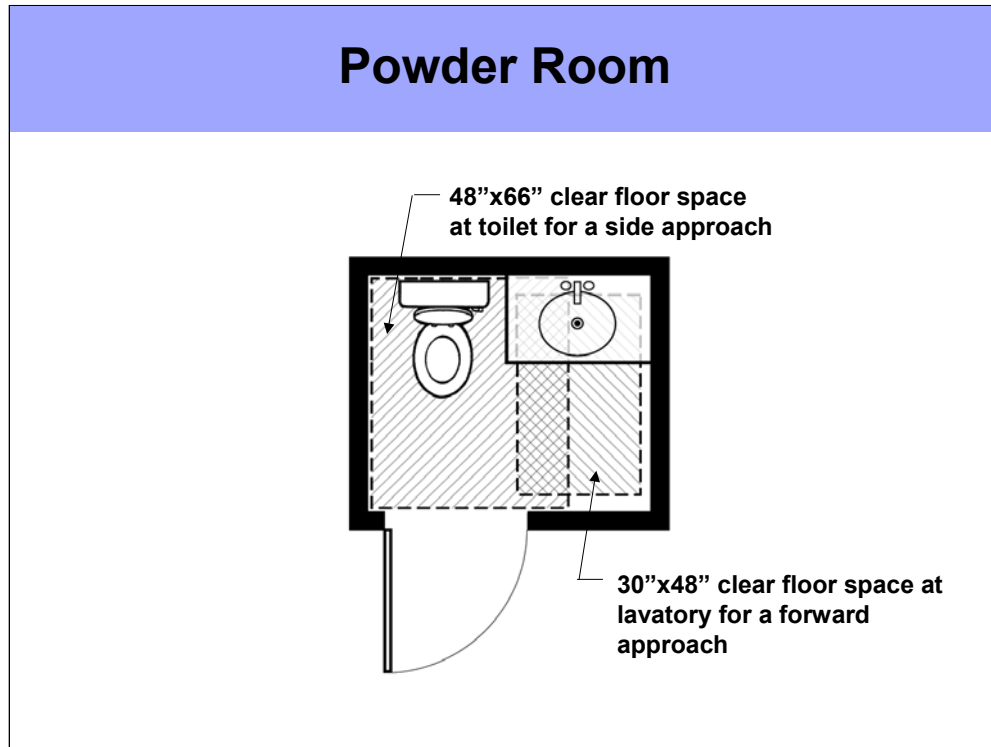
Minimum Powder Room

Powder rooms must meet requirements for clear floor space at fixtures and have grab bar reinforcements only when they are the only toilet facility on the entry level of multi-story units in elevator buildings.

Like bathrooms, accessible powder rooms must have 30"x48" clear floor space outside the swing of the door.

In this plan, the clear floor space at the sink doubles as the clear floor space outside the swing of the door.

Notes:



Powder Room

There must be a 48"x66" clear floor space at the toilet for a front approach.

The lavatory sink must have knee space to allow a 30"x48" forward approach to the sink.

The knee space also provides for a 30"x48" clear floor space outside the swing of the door. Knee space may be provided by the use of an easily adaptable cabinet.

Notes:

	<h2>Strategies for Compliant Bathrooms - Agenda</h2>
	• Overview of the Fair Housing Act
	• Usable Bathrooms Introduction
	• Usable Bathrooms
	• Resources

Notes:

Fair Housing Accessibility **FIRST**

Fair Housing Accessibility **FIRST**
Information Line
1-888-341-7781 V/TTY



Fair Housing Accessibility **FIRST**
Website
www.FairHousingFIRST.org



Notes:



Comprehensive Training Curriculum

Course Title	Time (hours)
Fair Housing Act Accessibility Requirements Overview	1 (Short) or 4 (Long)
Design and Construction Requirements of the Fair Housing Act: Technical Overview	3
Disability Rights Laws	1.5
Fair Housing Act Enforcement	1.5
Strategies for Compliant Kitchens	1.5
Strategies for Compliant Bathrooms	1.5
Accessible Routes	1.5
Accessible Public and Common Use Areas	1.5
Common Design and Construction Violations and Solutions	1.5
Making Housing Accessible Through Accommodations and Modifications	1.5

www.FairHousingFIRST.org
(888) 341-7781

Fair Housing Act and Related Standards

Standard	Where to Obtain
Fair Housing Act as Amended (Title VIII of the Civil Rights Act)	www.FairHousingFIRST.org (888) 341-7781 (V/TTY)
Fair Housing Act Guidelines*	www.FairHousingFIRST.org (888) 341-7781 (V/TTY)
Fair Housing Act Design Manual*	Disseminated at training www.huduser.org (800) 245-2691 TDD: (800) 483-2209
International Building Code*	www.intlcode.org (703) 931-4533
ANSI A117.1 (1986)*	www.intlcode.org (703) 931-4533
CABO/ANSI A117.1 (1992)*	www.bocai.org (800) 214-4321
ICC/ANSI A117.1 (1998)*	www.intlcode.org (703) 931-4533
Code Requirements for Housing Accessibility 2000 (CRHA)*	www.bocai.org (800) 214-4321
Section 504 of the Rehabilitation Act	www.hudclips.org (301) 519-5395
Uniform Federal Accessibility Standards	www.access-board.gov (800) 872-2253, TTY: (800) 872-2253
Architectural Barriers Act of 1968	www.access-board.gov (800) 872-2253, TTY: (800) 872-2253
Americans with Disabilities Act of 1991, Title II and Title III	www.access-board.gov (800) 872-2253, TTY: (800) 872-2253
ADA Accessibility Guidelines	www.access-board.gov (800) 872-2253, TTY: (800) 872-2253

**Denotes HUD Safe Harbor*

Publications

Listed in alphabetical order with the following designations based on topic.

C – Code; D – Design; L – Legal; DA – Disability Advocacy

Type	Resource Name	Description	Where to Obtain
D	Accessible Cabinetry	Describes state-of-the-art cabinetry designed to facilitate use by people with disabilities.	www.design.ncsu.edu/cud/ (800) 647-6777 (voice or TTY)
D	Accessible Environments: Toward Universal Design	Overview of the concept of universal design in everyday environments. Contains design illustrations and history of the disability rights movement.	www.design.ncsu.edu/cud/ (800) 647-6777 (voice or TTY)
D	Accessible Plumbing	Describes state-of-the-art in accessible plumbing fixtures and accessories.	www.design.ncsu.edu/cud/ (800) 647-6777 (voice or TTY)
D	Accessible Stock House Plans Catalog	Contains floor plans and perspectives for six accessible homes.	www.design.ncsu.edu/cud/ (800) 647-6777 (voice or TTY)
D	A Consumer's Guide to Home Adaptation	Includes worksheets for evaluating needs in the home, illustrated construction plans for grab bars, ramps, and other accessible elements, and resource listings for products.	www.design.ncsu.edu/cud/ (800) 647-6777 (voice or TTY)
C	HUD Review of Model Building Codes Final Report		www.hud.gov/offices/fheo/disabilities/modelcodes/
DA	New Mobility Magazine		www.newmobility.com
L	The New Fair Multifamily Housing: A Design Primer to Assist in Understanding the Accessibility Guidelines of the FHAct	Provides a basic understanding of the accessibility requirements of the FHAct. Also includes illustrated solutions and examples from existing projects.	www.design.ncsu.edu/cud/ (800) 647-6777 (voice or TTY)
L	Rights and Responsibilities of Tenants and Landlords under the Fair Housing Amendments Act	Outlines the rights and responsibilities of tenants with disabilities and landlords under the FHAct.	www.design.ncsu.edu/cud/ (800) 647-6777 (voice or TTY)
D	Tenant's Guide to Apartment Modifications: An Idea Source Pamphlet to Simple, Low-cost Modifications to Increase Accessibility in Apartments	Presents illustrated ideas for low-cost modification that are commonly made to rental dwellings.	www.design.ncsu.edu/cud/ (800) 647-6777 (voice or TTY)

Websites and Organizations

Listed in alphabetical order with the following designations based on topic.

C – Code; D – Design; DA – Disability Advocacy; G – Government; L – Legal; T – Trade ; O – Other

Type	Organization	URL
O	American Association of Retired Persons	www.aarp.org
DA	American Association of People with Disabilities	www.aapd.org
G	Access Board	www.access-board.gov
C	Adaptive Environments	www.adaptenv.org
DA	American Association of People with Disabilities	www.aapd-dc.org
T	American Bankers Association	www.aba.com
T	American Bar Association	www.abanet.org
DA	American Disabled for Attendant Programs Today	www.adapt.org
T	American Institute of Architects	www.aia.org
DA	American Seniors Housing Association	www.seniorshousing.org
T	American Society of Civil Engineers	www.asce.org
T	American Society of Interior Designers	www.asid.org
L	Bazelon Center for Mental Health Law	www.bazelon.org
D	Bob Vila	www.bobvila.com - special features
D	Center for Inclusive Design and Environmental Access	www.ap.buffalo.edu
D	Center for Universal Design	www.design.ncsu.edu/cud/index.html
G	Centers for Medicare and Medicaid Services	www.cms.gov
DA	Consortium for Citizens with Disabilities	www.c-c-d.org
D,L	Cornucopia of Disability Information (CODI)	www.codi.buffalo.edu
G	Department of Agriculture	www.usda.gov
G	Department of Justice	www.usdoj.gov
G	Department of Treasury	www.treasury.gov
DA	Disability Rights Action Coalition for Housing	www.libertyresources.org/housing/nac.html
DA	Eastern Paralyzed Veterans Association	www.epva.org
T	Institute for Real Estate Management	www.irem.org
C	International Code Council	www.intlcode.org
L	The John Marshall Law School Fair Housing Legal Support Center	http://law170.jmls.edu/
D	NAHB Research Center	www.nahbrc.org
T	National Affordable Housing Mgmt. Assoc.	www.nahma.org
T	National Apartment Association	www.naahq.org
T	National Association of Home Builders	www.nahb.org
T	National Association of Realtors	www.nar.realtor.com
T, D	National Association of the Remodeling Industries	www.nari.org
G	National Council on Disability	www.ncd.gov
C	National Conference of States on Building Codes and Standards (NCSBCS)	www.ncsbc.org
DA, L	National Fair Housing Advocate Online	www.fairhousing.com
DA	National Fair Housing Alliance	www.nationalfairhousing.org
D	National Kitchen and Bath Association	www.nkba.org
T	National Low Income Housing Coalition	www.nlihc.org
T	National Multi Housing Council	www.nmhc.org
DA	National Organization on Disability	www.nod.org
D, DA	National Resource Center on Supportive Housing and Home Modification	www.homemods.org
DA	Paralyzed Veterans of America	www.pva.org
D	Technical Assistance Collaborative	www.toolbase.org
DA	Wemedia	www.wemedia.com
DA	World Institute on Disability	www.wid.org