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Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Participant Workbook



Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

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Introduction

The Fair Housing Accessibility FIRST program is an initiative designed to promote compliance with the Fair Housing Act design and construction requirements. The program offers comprehensive and detailed instruction programs, useful online web resources, and a toll-free information line for technical guidance and support. This training is part of that program.

Purpose

The purpose of the Fair Housing Accessibility FIRST program is to offer training and technical guidance on accessibility requirements of the Fair Housing Act and to increase the supply of accessible multifamily housing units nationwide. The program provides training and guidance to architects, builders, code officials, and others in the housing industry with the accessibility requirements for designing and constructing dwelling units covered by the Fair Housing Act.

Technical Guidance

The Fair Housing Accessibility FIRST program provides a Design and Construction Resource Center, also known as the DCRC, which is staffed Monday through Friday from 8:00 AM to 5:30 PM Eastern. You can reach the DCRC:

- Toll-free at 888-341-7781
- By emailing FairHousingFirst@hud.gov
- Subscribe via the website for updates from the Fair Housing Accessibility FIRST program

Additional Training Events

You can register for events on the website by going to:

https://www.hud.gov/program_offices/fair_housing_equal_opp/accessibility_first_training_calendar

Please note that both a morning and an afternoon session are offered to accommodate scheduling. Trainings will be posted as they become available.

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Learning Objectives

This training will help you to understand the technical design and construction requirements of the Fair Housing Act.

During this training, we will cover the following topics:

- Topic 1: Seven Requirements of the Fair Housing Act
- Topic 2: Safe Harbors for Compliance
- Topic 3: Requirement 3 Accessible Building Entrance on an Accessible Route
- Topic 4: Requirement 4 Accessible and Usable Public and Common Use Areas
- Topic 5: Requirement 5 Outlets, Switches, and other Environmental Controls in Accessible Locations
- Topic 6: Requirement 6 Reinforced Walls for Grab Bars
- Topic 7: Requirement 7 Usable Kitchens and Bathrooms
- Topic 8: Strategies for Compliance

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

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Topic 1 Seven Requirements of the FHA

The Fair Housing Act has less distinct requirements, so design and construction guidance was developed into seven technical requirements for the Guidelines to clarify which areas of a multifamily project would have obligations.

The requirements provide for a minimum level of accessibility. Those requirements are:

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 the 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



- 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

Notes:

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Key Takeaways From Topic 1



- The FHA's design and construction requirements are broken down into seven basic requirements.
- These requirements provide a minimum level of accessibility.

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Topic 2 Safe Harbors for Compliance

Compliance goes beyond the FHA and includes complying with the safe harbors.

There are currently 15 safe harbors, 10 were established before 2021, and 5 have been added since 2021. The guidance of these documents is intended to provide a safe harbor for compliance with the accessibility requirements of the Fair Housing Act.

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.

Caution: The benefit of safe harbor status may be lost if a designer or builder selects provisions from more than one of the safe harbor documents, from a variety of sources, or if waivers of provisions are requested, for example under a state building code, and received.

If it is shown that the designers and builders departed from the provisions of a safe harbor document, they bear the burden of demonstrating that the dwelling units nonetheless comply with the Act's design and construction requirements.

Safe Harbors Used in This Training

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



Notes:

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Key Takeaways From Topic 2



- There are currently 15 safe harbors as of 2021.
- 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.
- The benefit of safe harbor status may be lost if provisions are selected from more than one safe harbor.

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Topic 3 Requirement 3 - Usable Doors

Requirement 3 specifies that all passage doors in covered buildings are wide enough to provide access for people who use wheelchairs.

The Guidelines distinguish between doors in public and common use areas and doors within individual dwelling units.



Accessible Doors



Doors in public and common use areas must be fully accessible and meet the applicable sections of ANSI 4.13 or a comparable standard.

Features of accessible doors include:

- Clear width
- Maneuvering clearances for approach
- Thresholds
- Hardware
- Opening force

Notes:

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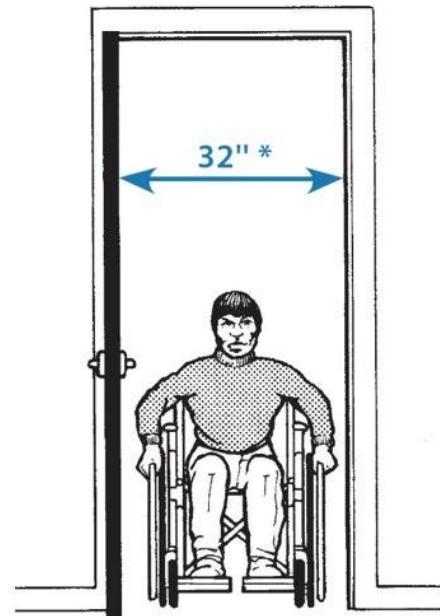
Clear Opening

Doors in common use areas must provide a minimum of a 32" clear opening.

- Doors must also provide hardware that does not require tight grasping or twisting.
- Interior doors must not require more than 5 lbs. of force to operate.

If the door requires more than 5 lbs. of force:

- The door closer can be adjusted.
- The door closer may be removed or replaced by a spring hinge.
- The door can be automatic or power assisted.



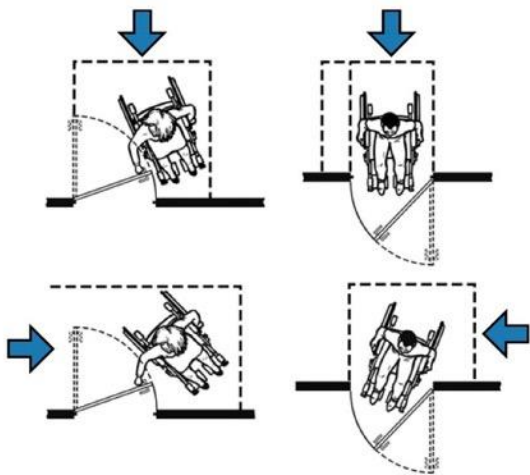
Doorway Clear Opening

* 32" clear minimum for accessible doors
32" nominal clear width for usable doors

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Maneuvering Space



ANSI provides minimum specifications for maneuvering space at doors.

The size of the clear floor space varies based on how a person in a wheelchair or scooter approaches the door and ranges in size from 36" x 48" to 60" x 72".

Clear Floor Space

A key maneuvering space requirement is a minimum 18" clear floor space on the pull side of the door. This allows someone to position themselves to the side so they are outside the swing of the door as it is opened.



Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Primary Entrance



Usable Hardware

The exterior of the primary entrance doors to dwelling units face public areas and are required to have usable hardware and maneuvering space, and the other applicable sections of ANSI 4.13 or a comparable standard.

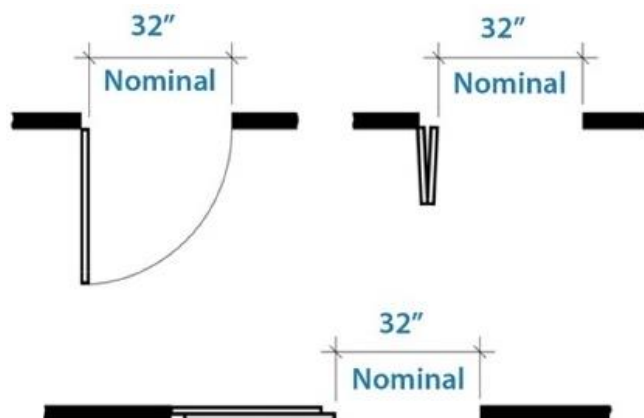
All public and common use doors must be equipped with hardware that can be used without tight grasping or twisting; lever handle designs are a successful solution.

Once inside a dwelling, doors are not required to have usable hardware.

Doors in a Dwelling

All doors intended for passage within dwelling units must provide a nominal 32" clear opening.

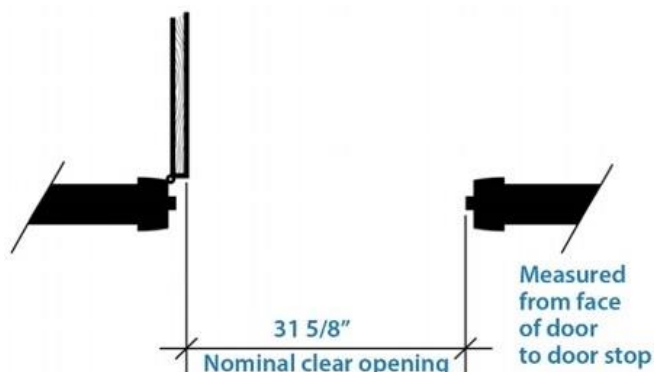
When more than one door passes into a space, all are required to meet passage width specifications.



Notes:

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Nominal Clear Opening



The Guidelines adopt the term “nominal” to distinguish door width in covered units from door width in public areas that must provide an actual 32” clear opening.

Inside units, the 32” nominal door width allows builders and designers to use standard 34” wide doors, which provide slightly less than a 32” clear opening.

A nominal 32” clear opening is between 31 5/8” and 32” wide.

Sliding Glass Doors

Many 6’ wide sliding glass door units, when the 3’ wide operable panel is fully open, do not provide a nominal 32” clear opening.

Builders must review manufacturers’ specifications before selecting a sliding door.



Nominal 32” clear opening required

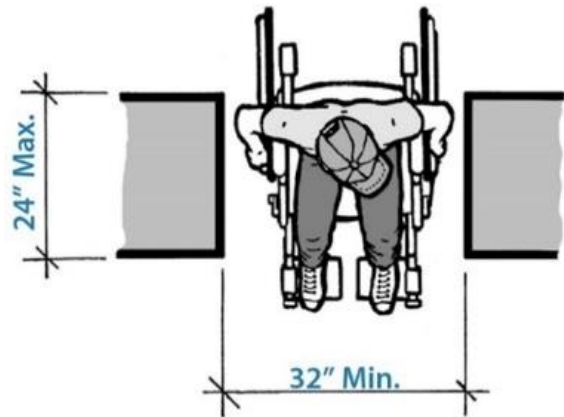
Notes:

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Opening Width

Opening passages without doors must meet the minimum nominal clear opening width for doors up to a passage depth of 24".

Openings with passage depths 24" or greater must comply with accessible route width requirements and be no less than 36" wide.



Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Key Takeaways From Topic 3



- Requirement 3 specifies that all passage doors in covered buildings are wide enough to provide access for people who use wheelchairs.
- Doors in public and common use areas must be fully accessible and meet the applicable sections of ANSI 4.13 or a comparable standard.
- Doors in common use areas must provide a minimum of a 32" clear opening and must use hardware that does not require tight grasping or twisting.
- Public and common use interior doors must not require more than 5 lbs. of force to operate.
- A key maneuvering space requirement is a minimum of 18" of CFS on the pull side of the door.
- The exterior of the primary entrance door to a dwelling unit is required to have usable hardware and maneuvering space.
- Doors for passage within dwelling units must provide a nominal 32" clear opening.
- A nominal 32" clear opening is between 31- 5/8" and 32" wide.
- Many 6' wide sliding glass door units do not provide a nominal 32" clear opening.

Notes:

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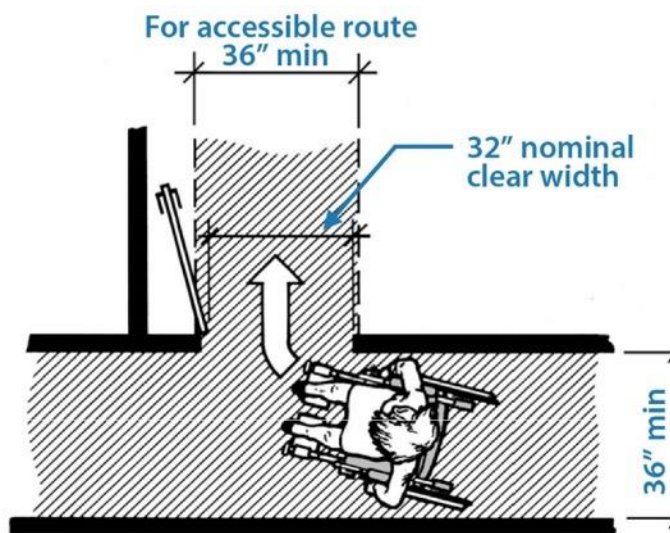
Topic 4 Requirement 4 - Accessible Route

Into and Through the Covered Unit

Accessible routes begin at the primary entrance door to a unit and continue through the dwelling unit onto decks, balconies, and patios.

- Accessible routes within dwelling units must comply with the specifications in Requirement 4.
- Accessible routes that are part of public and common use areas are covered under Requirement 2 and must comply with applicable sections of ANSI A117.1.

Minimum Width of an Accessible Route



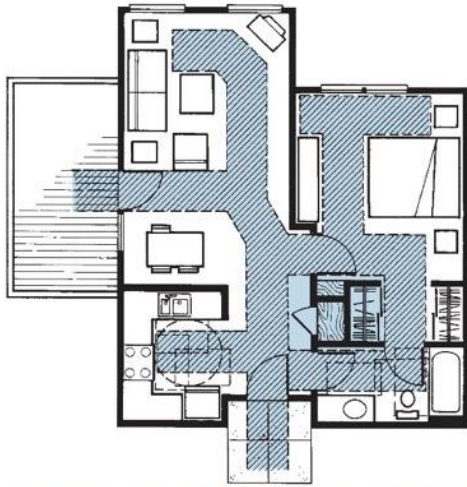
Within a covered dwelling unit, the accessible route must be 36" wide or wider.

Where accessible routes pass through doors, the width may be reduced to a nominal 32" (31-5/8").

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Routes and Spaces



36-Inch Wide Minimum Accessible Route Through Dwelling Unit

An accessible route must be provided into all spaces intended for passage:

- Kitchens
- Bathrooms
- Walk-in closets
- Pantries
- Hallways
- Primary entrance stoop

A patio or deck, depending on how it is constructed, may also have to be on an accessible route.

Compact Units



Even in compact units, an accessible route into and through the dwelling unit is required.

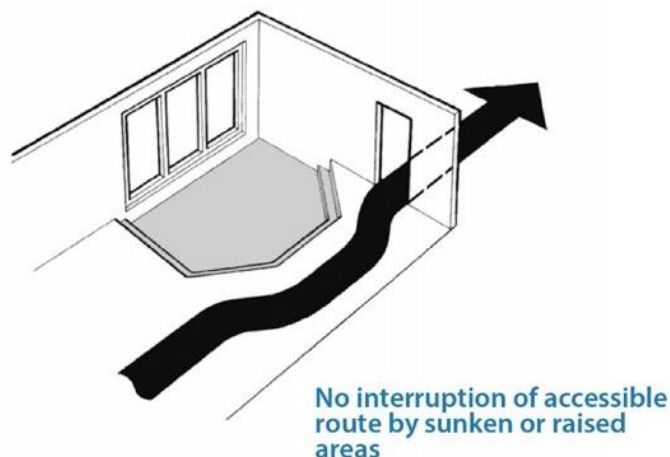
Notes:

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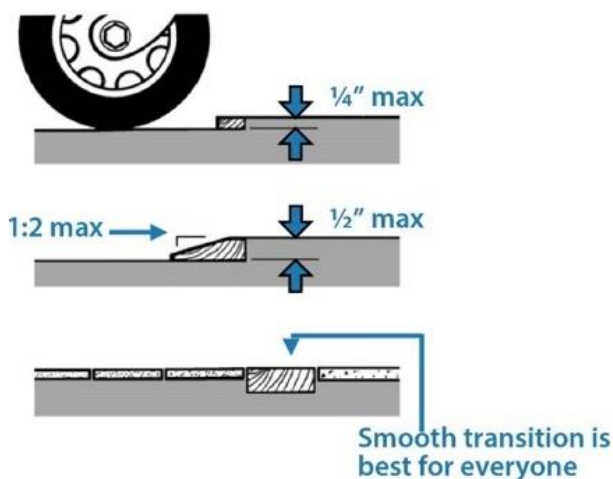
Raised & Sunken Areas

The Guidelines specify that a dwelling may have one area within a room that is either sunken or raised. It may not interrupt the accessible route through the unit. A bathroom or kitchen may not be located within a raised or sunken area.

A loft is permitted and must meet the same specifications as a raised or sunken area. A unit with a loft may not have a sunken or raised area.



Level Changes



Small level changes within dwelling units that meet the following requirements are allowed:

- 1/4" maximum vertical level change.
- Level change between 1/4" and 1/2" must be beveled 1:2 or less.
- Level changes greater than 1/2" must be sloped at 1:12 or less.

A smooth transition between different areas is most usable.

Notes:

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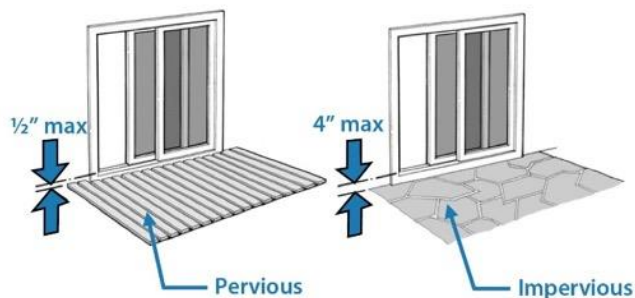
Level Changes at Primary Entrance Door

At primary dwelling entrance doors:

- If the exterior landing is made of impervious material, such as concrete, brick, or stone construction, the landing may be no more than $\frac{1}{2}$ " below the floor of the unit.
- If the exterior landing is made of pervious material, such as wood, the interior and exterior floors must be flush.



Level Changes at Secondary Entrance Doors



At a secondary entrance:

- If the landing is made of pervious material, it may be only $\frac{1}{2}$ " or less below the level of the finished floor.
- If the landing is made of impervious material, the landing may be dropped a maximum of 4" below the level of the finished floor of the unit.

Even though the Guidelines allow up to a 4" drop at secondary doors to patios built of impervious surfaces, designers should be aware that such level changes may leave the deck, balcony, or patio inaccessible to persons with disabilities.

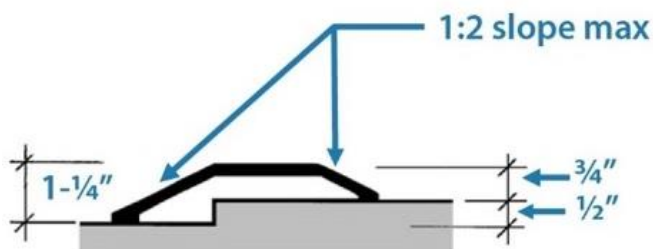
Notes:

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Thresholds

Thresholds at primary and secondary entrance doors must:

1. Be no higher than $\frac{3}{4}$ " above finished floor.
2. Be beveled at 1:2 or less.
3. Not exceed $\frac{1}{4}$ " vertical change.



The illustration shows the maximum sloped condition for a threshold permitted at a primary entrance door.

With an impervious landing on the exterior side, the maximum allowed drop of $\frac{1}{2}"$ at the entrance landing, the height of the threshold is $1-\frac{1}{4}"$ from the exterior landing.

On the interior side, the maximum allowed height of the threshold is $\frac{3}{4}"$ above finished floor.

The illustration shows the same $\frac{1}{2}"$ maximum level change at the exterior landing but with a lower profile threshold.

The lower profile is easier for people who use wheelchairs and other mobility aids to cross.

On both the interior and exterior sides, thresholds must be beveled 1:2 or less.



Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Covered Entrances



Water infiltration at building entrances is a concern of designers and builders. The most effective way to minimize potential problems is to provide a covered entrance, which, although optional, benefits all users.

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Key Takeaways From Topic 4



- Within a covered dwelling unit, the accessible route must be at least 36" wide.
- Where accessible routes pass through doors, the width may be reduced to a nominal clear opening of 32 inches.
- An accessible route must be provided into all spaces intended for passage.
- A loft is permitted, but a unit with a loft may not have a sunken or raised area.
- Small level changes within dwelling units are allowed.
- At primary dwelling entrance doors, if the exterior landing is made of impervious material, the landing may be no more than $\frac{1}{2}$ " below the unit's floor.
- At a secondary entrance, if the landing is made of pervious material, it may be only $\frac{1}{2}$ " or less below the level of the finished floor.
- If the exterior landing is made of pervious material, the interior and exterior floors must be flush.
- If the landing is made of impervious material, the landing may be dropped a maximum of 4" below the finished floor.

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Topic 5 Requirement 5

Covered Controls

Requirement 5 specifies that certain types of switches, outlets, and controls are located in accessible locations.

The type of switches, outlets, and controls that must be placed in accessible locations are those used by residents on a regular or frequent basis.

- Thermostats and other heating, air-conditioning, and ventilation controls
- Ceiling fan controls
- Electrically operated skylight controls
- Light switches
- Electrical outlets

Controls Not Covered

The following items are not covered under Requirement 5:

- Controls on movable appliances
- Hoods over ranges
- Telephone jacks
- Circuit breaker panels
- Special use wall outlets for:
 - Refrigerators
 - Built-in microwave ovens
 - Washing machines
 - Clothes dryers
 - Electric range outlets

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Height of Room Outlets



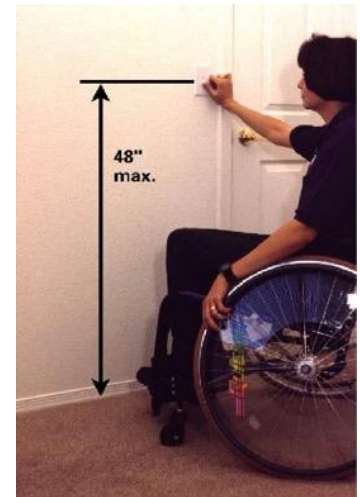
The Guidelines specify that room outlets must be located so that all operable parts of the receptacles are 15" or greater above the finished floor.

The lower receptacle of a duplex outlet must be 15" or greater above the finished floor.

Height of Switches

The Guidelines state that switches, thermostats, and other environmental controls must be mounted no higher than 48" above the finished floor.

This height applies regardless of if the position of a wheelchair can make a parallel or forward approach.

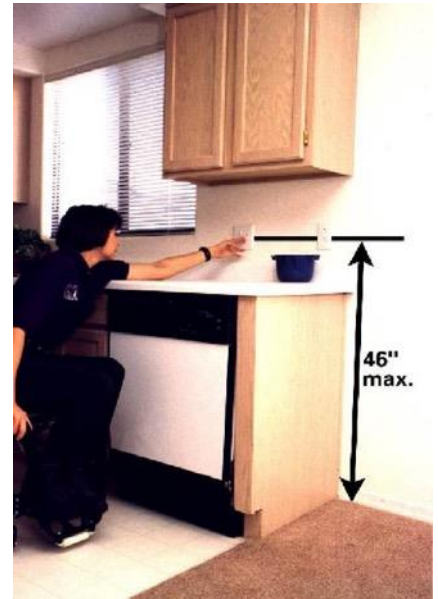


Notes:

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No Knee Space

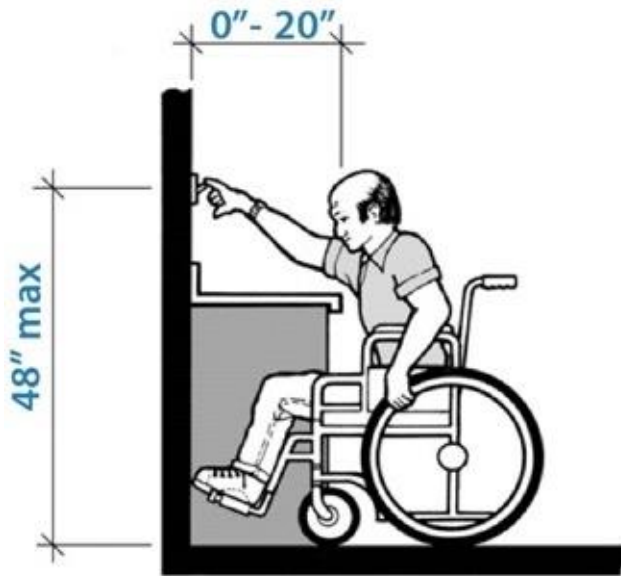
If controls, switches, and outlets are located on a wall over an obstruction up to 24" in depth that does not have knee space, such as the kitchen counter seen here, the maximum mounting height is reduced to 46".



Notes:

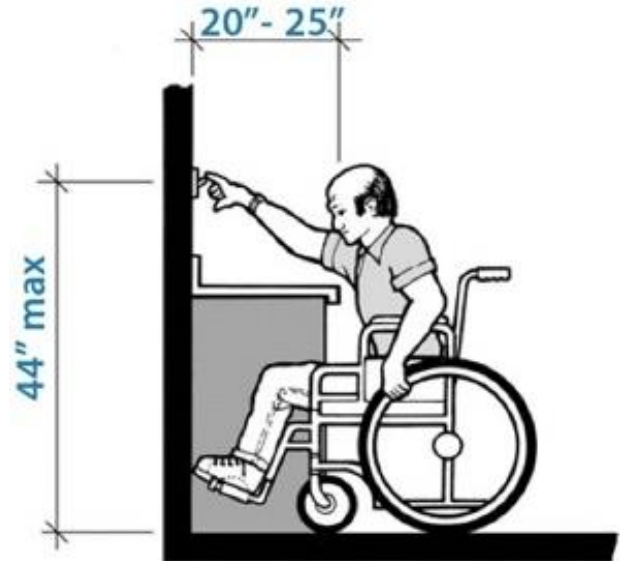
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Knee Space



Controls, switches, and outlets located over an obstruction extending 0" to 20" from the wall with a full-depth knee space must be mounted no higher than 48" above the floor.

For a deep obstruction of 20" to 25" with knee space, like a desk, the controls or switches must be mounted no higher than 44" above the floor.



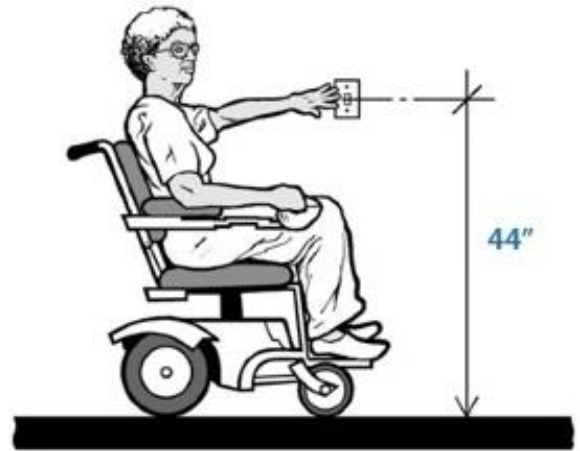
Notes:

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Control Mounting Height

The Guidelines provide several allowable heights for controls depending on whether they are located over an obstruction with or without knee space.

Although not required, compliance is greatly simplified by adopting a single height of a maximum of 44" above the finished floor.



Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Key Takeaways From Topic 5



- Switches, outlets, and controls used by residents regularly must be placed in accessible locations.
- Controls on appliances, hoods over ranges, telephone jacks, circuit breaker panels, and special use wall outlets are not covered under Requirement 5.
- Room outlets must be located so that all operable parts of the receptacles are 15" or greater above the finished floor.
- Switches, thermostats, and other environmental controls must be mounted no higher than 48" above the finished floor.
- For controls, switches, and outlets located on a wall over an obstruction up to 24" in depth that does not have knee space, the maximum mounting height is reduced to 46".
- Compliance is greatly simplified by adopting a single height of a maximum of 44" above the finished floor.

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Topic 6 Requirement 6 – Reinforcing for Grab Bars

Requirement 6 specifies that reinforcing be installed in bathroom walls to allow for the future installation of grab bars around toilets, bathtubs, and shower stalls.

In some situations, reinforcing for shower seats is also required.

The Guidelines illustrate the minimum areas to be reinforced at toilets, tubs, and showers.

In public and common use toilet rooms and bathing facilities, grab bars are required to be installed at the time of construction.

Although the minimum areas for reinforcement specified in the Guidelines meet compliance, many standard grab bar lengths may not be able to be safely anchored within these limited reinforced areas.



Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Grab Bars for Toilets

Behind Toilets

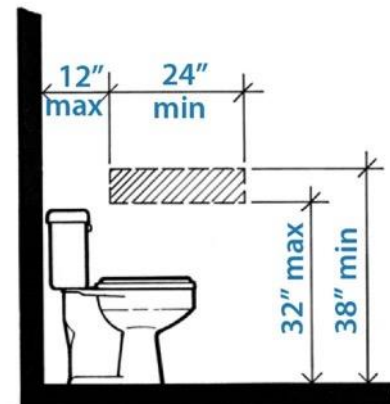
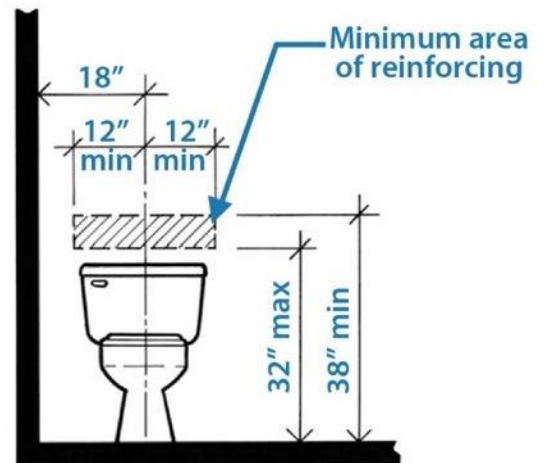
The Guidelines specify that a minimum sized 6" wide by 24" long reinforcing be provided behind toilets.

Along the Side of Toilets

When the toilet is located against an adjacent sidewall, reinforcing must be installed along the side of the toilet.

Additional Guidelines for Reinforcing for Grab Bars at Toilets

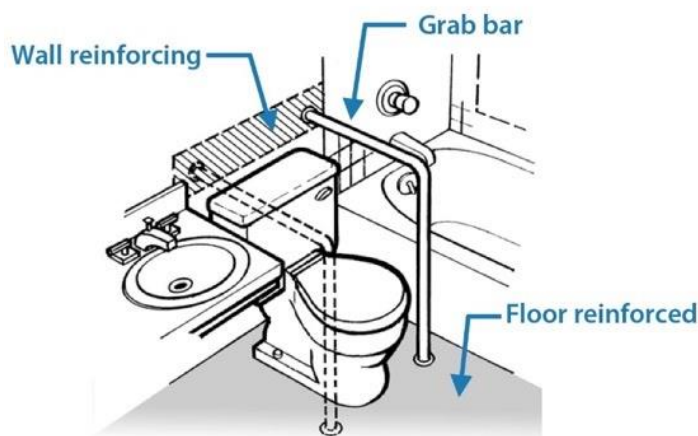
Reinforcing around toilets in toilet rooms is required when the toilet room is the only toilet facility on the entry level of a multistory dwelling unit in an elevator building.



Notes:

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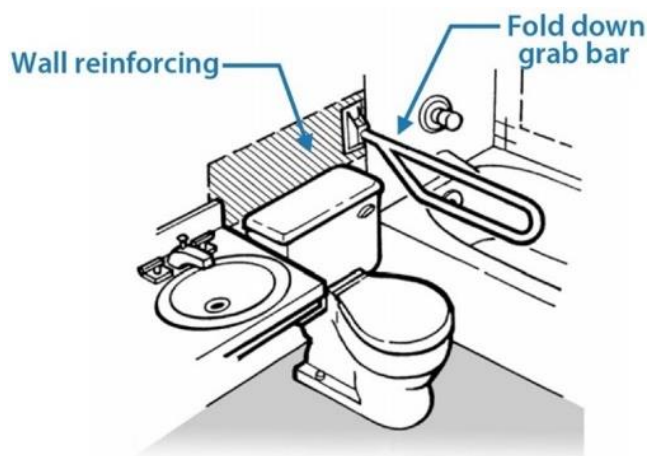
Wall-to-Floor Grab Bars



In conventional bathrooms, where the toilet is between a lavatory and bathtub, reinforcing must be provided for either wall-to-floor mounted or fold-down grab bars. The illustration shows areas that must be reinforced for a wall-to-floor mounted grab bar.

Fold-Down Grab Bars

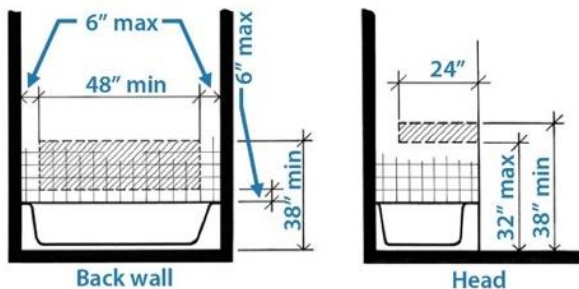
Wall reinforcing provided for the installation of a fold-down grab bar is also allowed. However, as shown in the illustration, these types of grab bars may necessitate larger areas of reinforcing than conventional wall mounted bars. It is recommended that reinforcing for all types of folding grab bars be done strictly as recommended by manufacturers.



Notes:

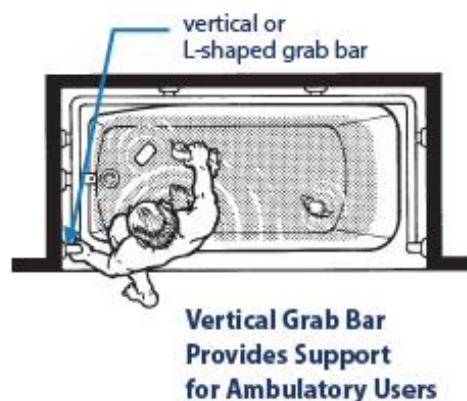
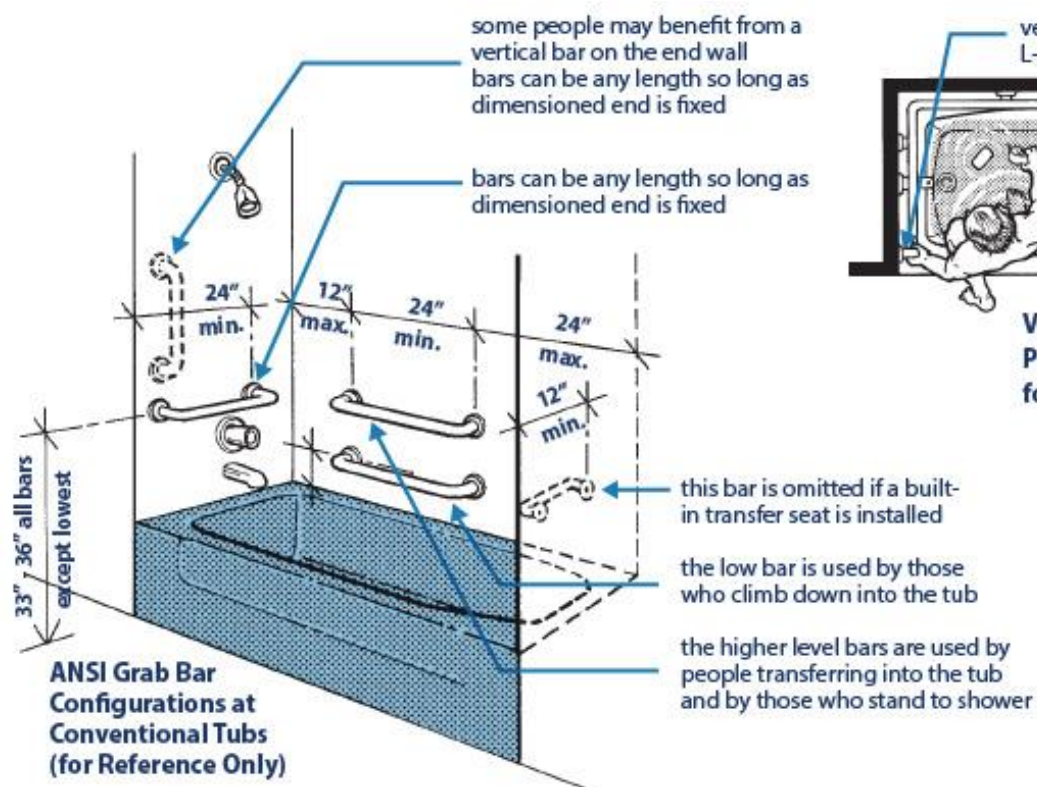
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Bathtubs



The Guidelines also specify minimum lengths and locations for grab bar reinforcing around conventional bathtubs. Here too, the Guideline specifications are minimums.

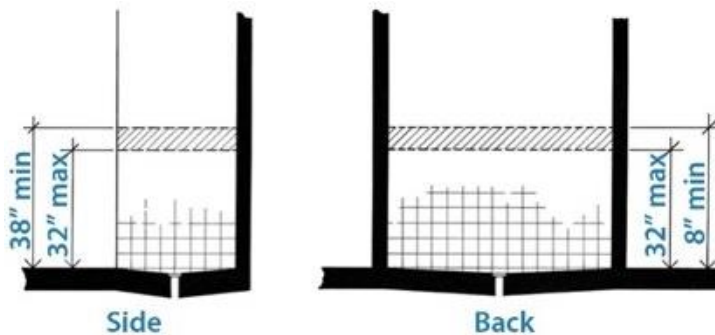
Additional reinforcing is recommended to accommodate a wider range of grab bar configurations.



Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

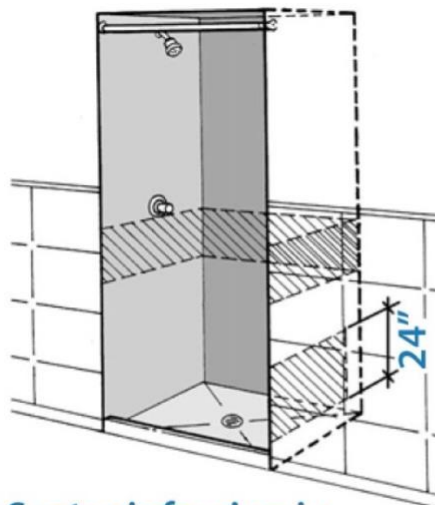
Showers



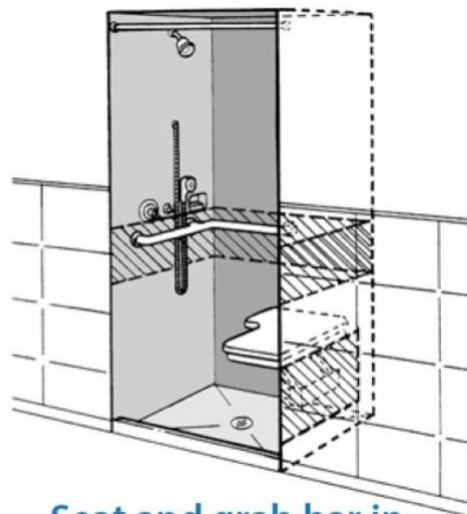
Reinforcing in showers must be installed minimally between 32" and 38" above the floor and extend the entire width of both sidewalls and the back wall.

Wall-Hung Seat

When a shower is the only bathing fixture in a Specification B bathroom (discussed under Requirement 7), the shower stall must have reinforcing for a wall-mounted seat.



Seat reinforcing in
36"x36" shower



Seat and grab bar in
36"x36" shower

Notes:

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Reinforcing Materials



The Guidelines do not specify the materials or methods for reinforcing.

Builders commonly use excess lumber from the framing process, plywood, or metal plates. Regardless of the material, it must be sufficiently strong to allow for later installation of grab bars.

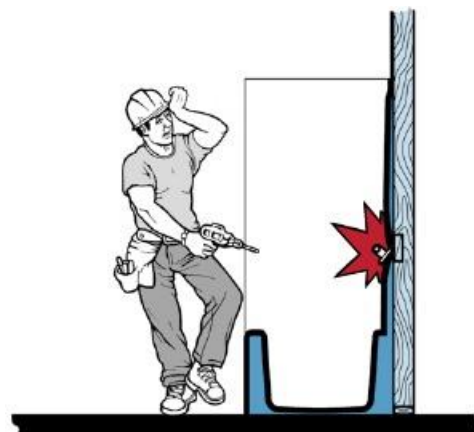
Fiberglass Tubs and Shower Units

Fiberglass tub and shower units present special considerations:

1. Most of these units are manufactured with sidewalls that are normally held off the face of the backing wall by 2" or more.
2. With blocking placed in the plane of the backing wall, the sidewalls of the unit could buckle or crack if someone tried to anchor a grab bar.
3. Fiberglass tub and shower fixtures frequently have molded elements along the back and sidewalls that thwart the installation of grab bars. The side and back wall must be flat in the areas where reinforcing is required.

reinforcing cast into the sidewalls in the factory at compliant locations.

Models are available that provide compliant areas of reinforcing.



For these reasons, fiberglass bathing modules should be specified and provided with integral

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Key Takeaways From Topic 6



- Requirement 6 specifies the minimum areas to be reinforced at toilets, tubs, and showers.
- In public and common use toilet rooms and bathing facilities, grab bars must be installed at the time of construction.
- A minimum sized 6" wide by 24" long reinforcing must be provided behind toilets.
- In conventional bathrooms, where the toilet is between a lavatory and a bathtub, reinforcing must be provided for wall-to-floor mounted grab bars or fold-down grab bars.
- Wall reinforcing for the installation of a fold-down grab bar is allowed.
- Reinforcing in showers must be installed between 32" and 38" above the floor and extend the entire width of both sides and back walls.
- Different materials, including framing lumber, plywood, and metal plates, can be used to reinforce walls for grab bars and wall-mounted seats.

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Topic 7 Requirement 7 - Kitchens and Bathrooms



Usable kitchens and bathrooms must be designed and constructed so a person in a wheelchair can maneuver about the space and use fixtures and appliances.

Usable Kitchens

The Guidelines give a set of kitchen specifications that, when applied, provide a minimum level of accessibility.

There are three general requirements in the Guidelines to create usable kitchens:

1. Clear floor space at appliances.
2. Clearance between countertops, appliances, and walls.
3. Turning and clearance requirements in U-shaped kitchens.



Notes:

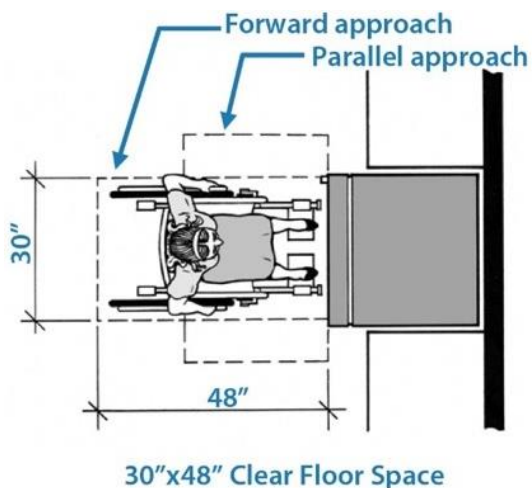
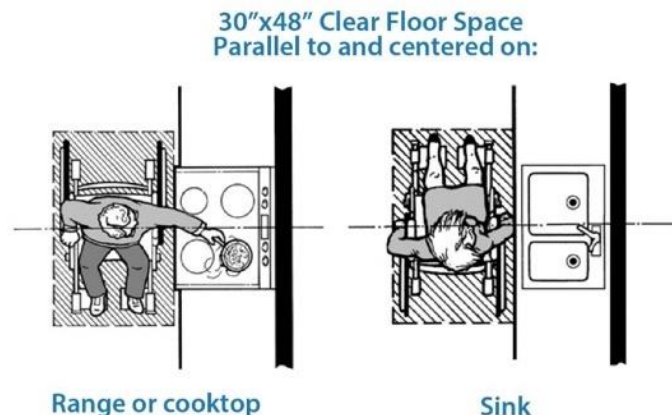
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Clear Floor Space

A basic building block used in the Guidelines is a clear floor space of 30"x 48". This standard is used in ANSI, ADAAG, and other accessibility standards. This 30"x 48" area is the approximate space occupied by an average-sized adult in a conventional wheelchair.

Parallel Clear Floor Space – Range, Cooktop, or Sink

At ranges, cooktops, and kitchen sinks, a 30"x 48" clear floor space is required parallel to and centered on the fixture if no knee space is provided at ranges, cooktops, and kitchen sinks.



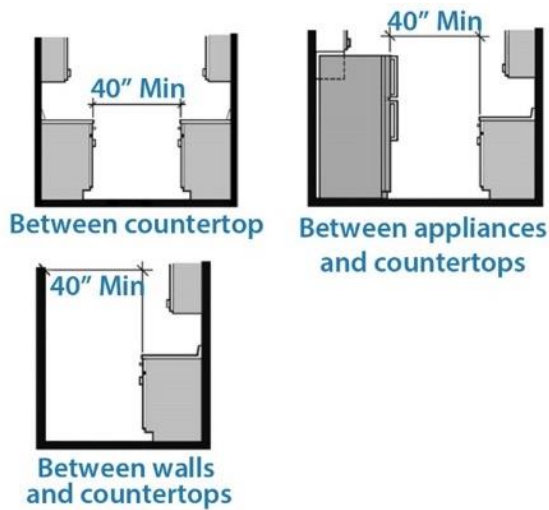
Parallel or Forward Clear Floor Space – Other Appliances

At ovens, dishwashers, refrigerators, and trash compactors, the required 30"x 48" clear floor area must be positioned for a parallel or forward approach centered on the appliance.

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Clearance



A minimum clearance of 40" must be provided between all opposing cabinets, countertops, appliances, or walls.

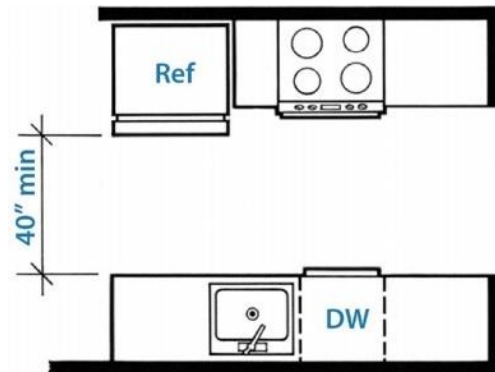
The handles of cabinets and appliances may overlap into the clearance area.

If there is a cabinet without a countertop, such as a full-length pantry cabinet, clearance must be provided between the face of the cabinet and the opposing countertop, appliance, or wall.

Galley Kitchens – 40" Clearance

Care must be exercised when designing kitchens because appliances, such as refrigerators and ranges, generally extend beyond the standard 25" countertop.

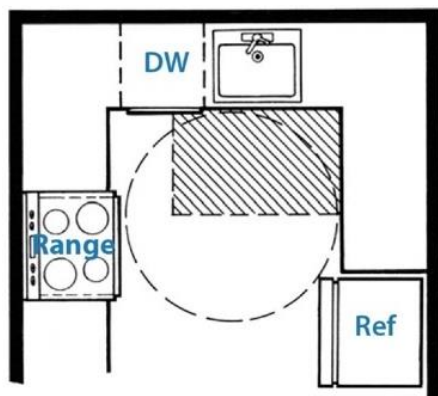
In a galley style kitchen, the 40" clearance must be maintained between the countertop and any appliance, fixture, or cabinet on the opposite wall.



Notes:

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U-shaped Kitchens – Turning Circle



60" Turning Clear Floor Space When Sink, Cooktop, or Range is at Base of U

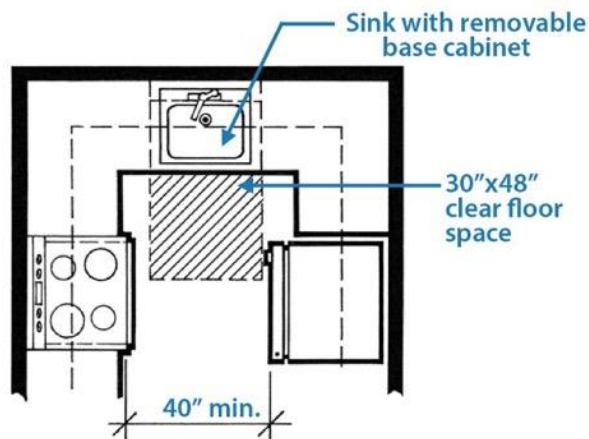
In U-shaped kitchens where a sink, range, or cooktop is located at the base of the U, there must be a minimum 60" diameter maneuvering space to allow a person using a wheelchair or scooter to maneuver and make a parallel approach to the sink, range, or cooktop.

Depending on the cabinet layout, choice of appliances, and plumbing fixtures, a larger area may result when meeting all the clearance requirements.

Narrow Kitchens

A narrow U-shaped kitchen is permitted, but only if there is knee space or an easily adaptable cabinet is provided under the cooktop or sink.

- If permanent knee space is not provided, removable base cabinets must be provided.
- The area under and around the sink must be finished.
- The minimum distance of 40" must be maintained between opposing cabinets, countertops, appliances, and walls.
- There must be compliant clear floor space at all appliances.



Notes:

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Usable Bathrooms – General Requirements

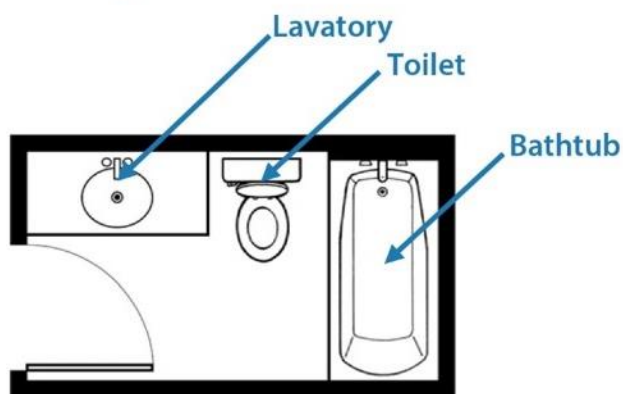
The Guidelines provide specifications and design choices that, when properly applied, result in bathrooms that provide compliant levels of accessibility.

As with kitchens, the specifications provide for:

1. Maneuvering space within the bathroom.
2. Minimum clearance requirements at fixtures.

Definition and Example

Example of a Bathroom



A bathroom is defined in the Guidelines as containing a water closet (toilet), a lavatory (sink), and a bathtub or shower.

The fixtures may occur in one room or be compartmentalized in separate adjacent spaces.

When a bathroom consists of multiple compartments, each compartment with a fixture is required to be accessible and must meet the maneuvering and clear floor space requirements.

Notes:

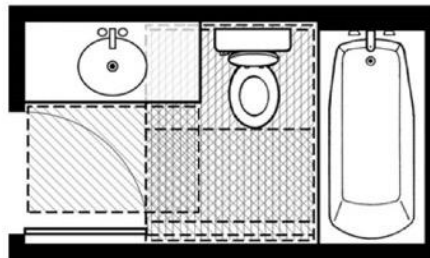
Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Clear Floor Space

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

Specifications are provided for:

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



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

Additional Requirements

In addition to meeting clear floor space requirements, accessible bathrooms must also meet other requirements:

- Have usable doors, Requirement 3
- Be on an accessible route, Requirement 4
- Have outlets, switches, and controls in accessible locations, Requirement 5
- Have reinforcing for grab bars at toilets, bathtubs, and showers, Requirement 6

Notes:

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Bathroom Types

To satisfy maneuvering and clear floor space requirements, the Guidelines provide two sets of specifications to design bathrooms – Specification A and Specification B.

The key differences between Specification A and Specification B bathrooms are:

Specification A

- Less accessible
- All fixtures must be usable and meet clearance requirements.

Specification B

- More accessible
- One of each fixture must be usable and meet clearance requirements.

The Guidelines provide designers with choices, within limits, on how to apply Specifications A and B to comply with the usable bathroom provisions in Requirement 7.

Specification A Example



This illustration shows a conventional in-line bathroom design that would comply with Specification A.

- A distinguishing feature 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 can be positioned next to the bathtub, limiting access to the bathtub.

Notes:

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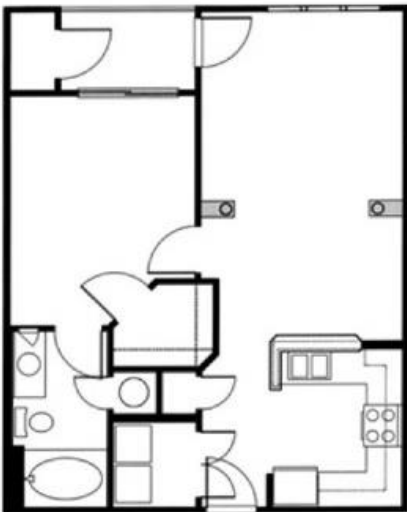
Specification B Example

This illustration shows a bathroom design that would comply with Specification B. The key feature is a 30"x 48" clear floor space adjacent to the bathtub.

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



Single Bathroom



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

Notes:

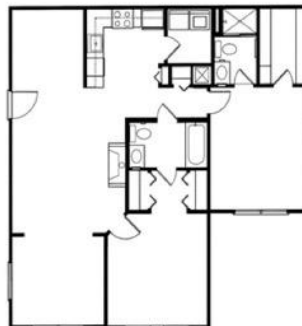
Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Multiple Bathrooms

In dwelling units having multiple bathrooms, designers have two options.

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 for grab bars, Requirement 6



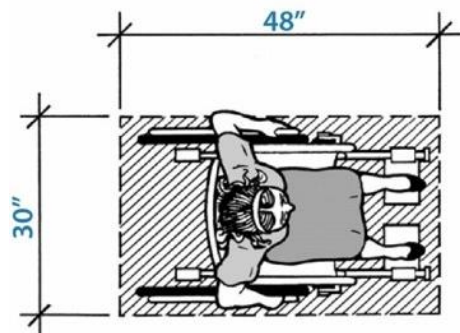
Design Choices:

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

Clear Floor Space



Clear Floor Space

Both Specification A and B bathrooms must have:

- Clear floor space outside the swing of the door.
- Clear floor space at fixtures, including lavatories, water closets (toilets), bathtubs, and showers.
- Clear floor spaces may overlap each other.
 - Maneuvering space may include knee or toe space under lavatories or toilet bowls.

Notes:

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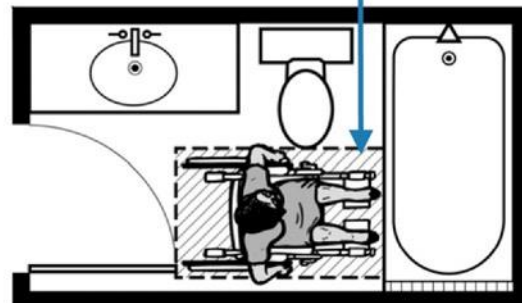
Swing of Door

Both Specification A and B bathrooms must have a 30" x 48" 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 swing may overlap the clear floor space at fixtures but must not overlap the required 30" x 48" clear floor space outside the swing of the door.

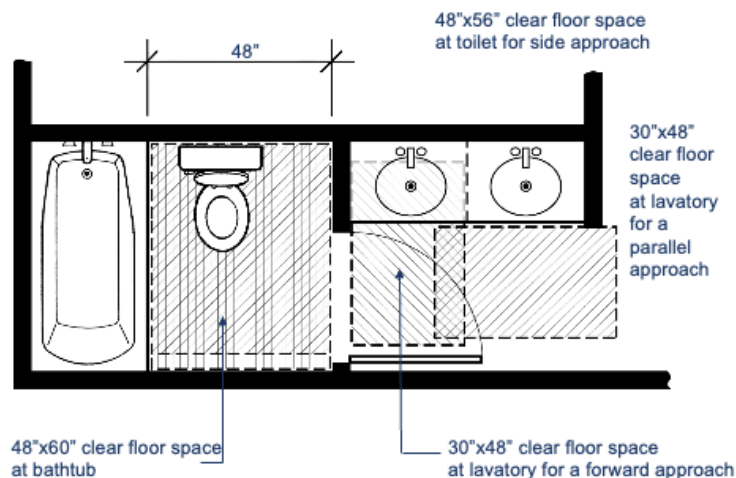
30"x48" clear floor space outside swing of door



Centered on the Lavatory

Lavatories in Specification A and B bathrooms must have a 30" x 48" clear floor space parallel to and centered on the lavatory basin. This clear floor space permits a close parallel approach. A forward approach to lavatories is also allowed.

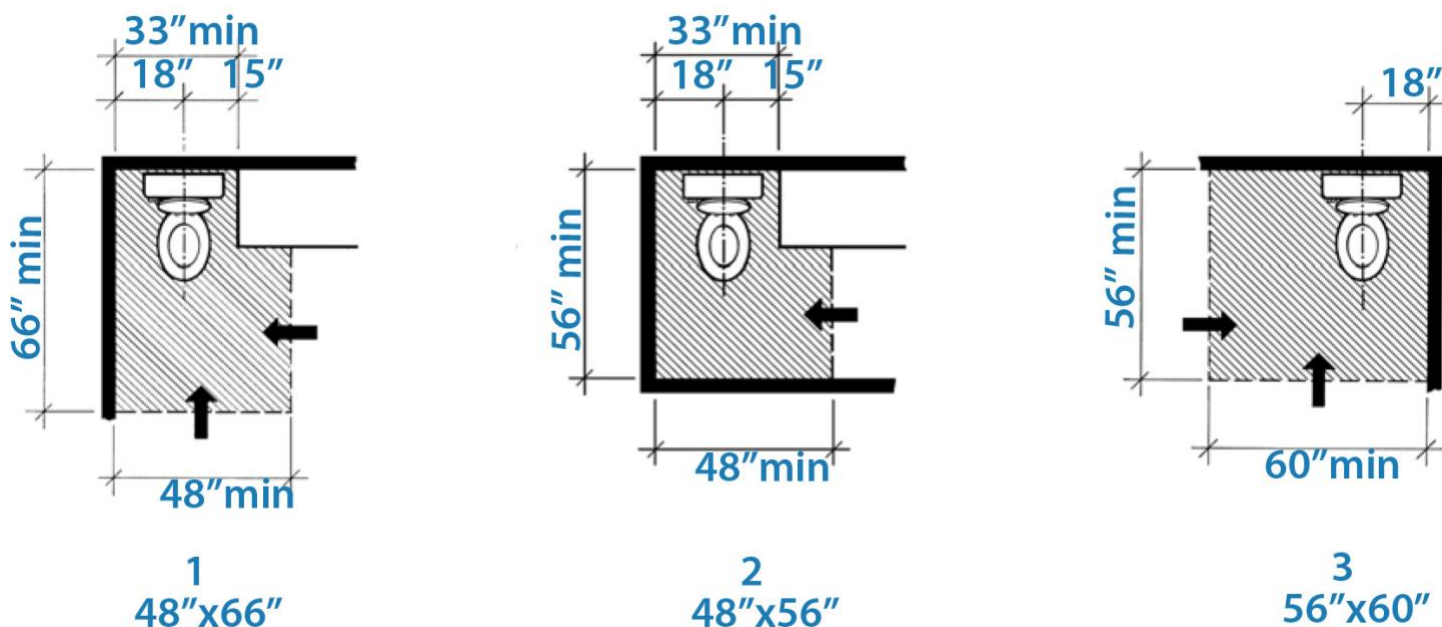
- A forward approach must be 30" x 48" with the 30" dimension centered on the lavatory basin.
- Knee space at the lavatory must be provided, so a person using a wheelchair can make a close forward approach to reach the basin and faucets.



Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Clear Floor Space at Toilet



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 choice of clear floor space will depend on the overall bathroom design and the direction of approach to the toilet.

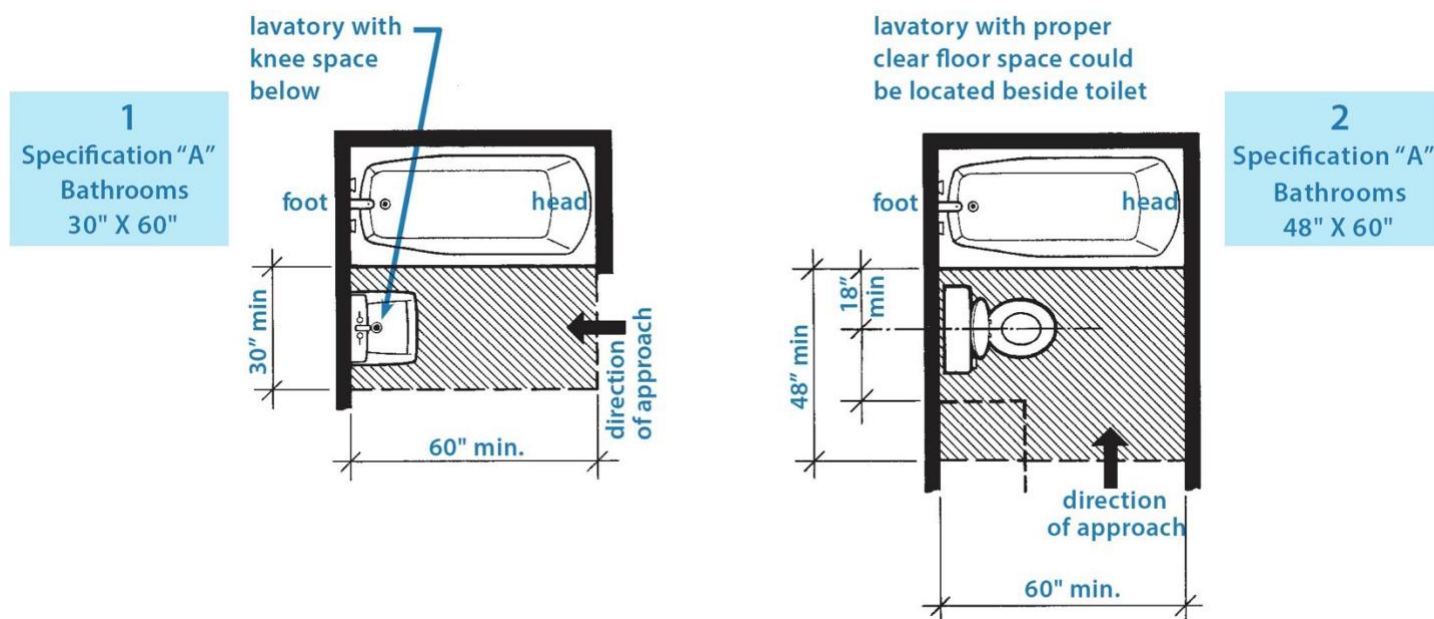
The three options are:

1. 48" x 66" for a forward and side approach.
2. 48" x 56" for a side approach.
3. 56" x 60" fully accessible for a side or forward approach.

Notes:

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CFS at Bathtubs



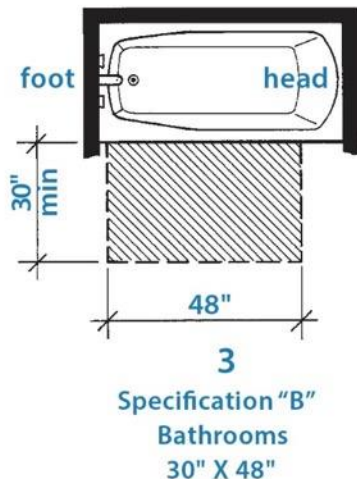
The Guidelines provide two clear floor space area options for Specification A bathrooms.

1. One of the clear floor space areas is a 30" x 60" space parallel to the tub.
2. Another clear floor space area is a 48" x 60" clear floor area adjacent to the tub.
 - In this clear floor space option, a toilet and part of the lavatory cabinet are allowed to overlap the 48" x 60" clear floor space at the tub.
 - A minimum of 30" clearance must be maintained between the rim of the toilet and the opposing wall to allow a forward approach to the bathtub.

Notes:

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Specification B – Maneuvering Space



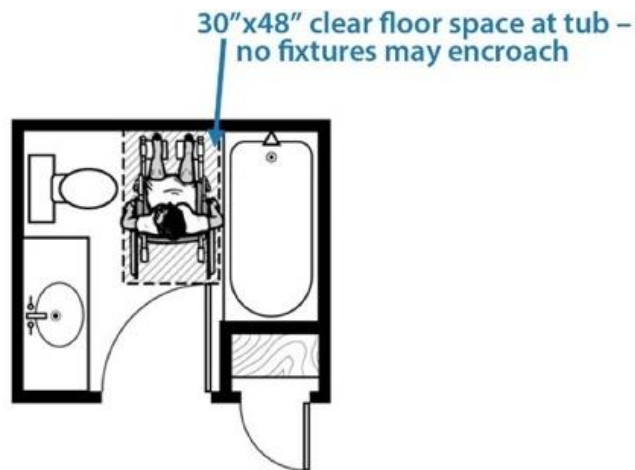
Specification B bathrooms have the following maneuvering space requirements similar to Specification A bathrooms.

- A 30" x 48" clear floor space is required outside the swing of the door. The door may swing in or out to accomplish this.
- If the door swings in, the swing may overlap clear floor space at the fixture but must not overlap the required 30" x 48" outside of the swing of the door.

Specification B bathrooms must have a 30" x 48" clear floor space parallel to the tub.

A lavatory is allowed if knee space is provided.

The toilet cannot be located in the 30" x 48" clear floor space at the tub.



Notes:

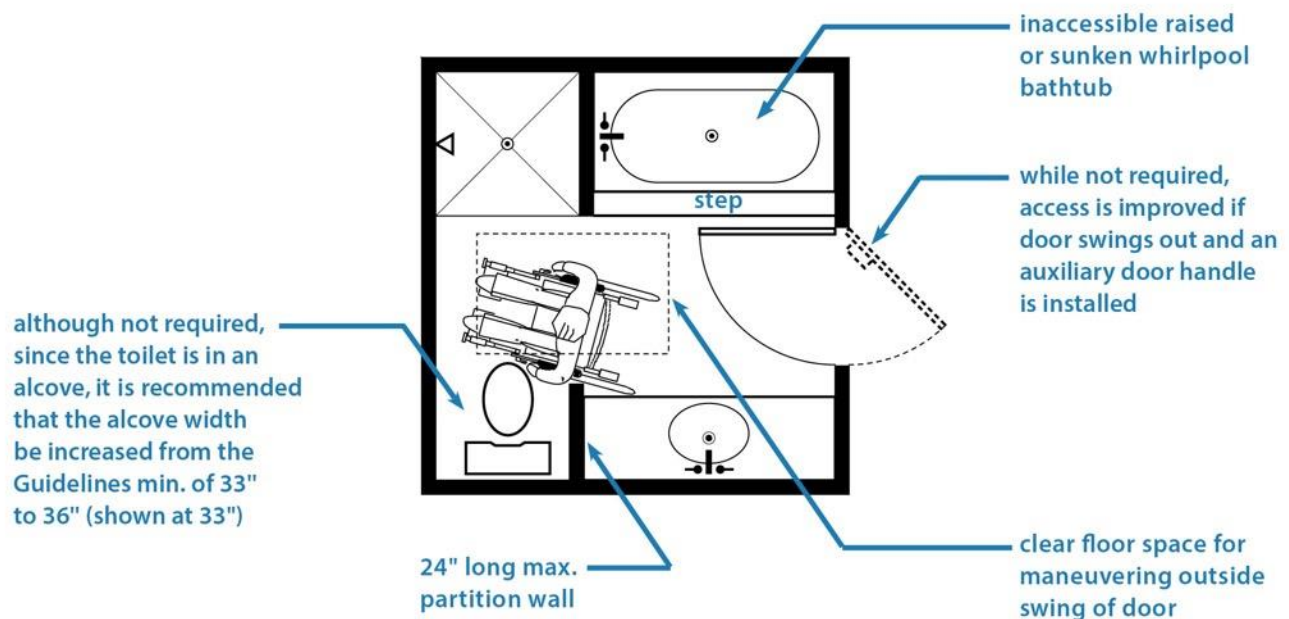
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Specification B bathrooms must have a 30" x 48" clear floor space parallel and adjacent to the bathtub, beginning at the control wall.

- No fixtures or cabinet obstructions are allowed to overlap this clear floor space.
- There may be an adjacent wall-hung sink at the foot of the tub, but the depth of the fixture is limited to 19" and must have knee space.
- This makes transfers into the bathtub easier and is a more accessible design.

In Specification B bathrooms, if there are both a tub and a separate shower:

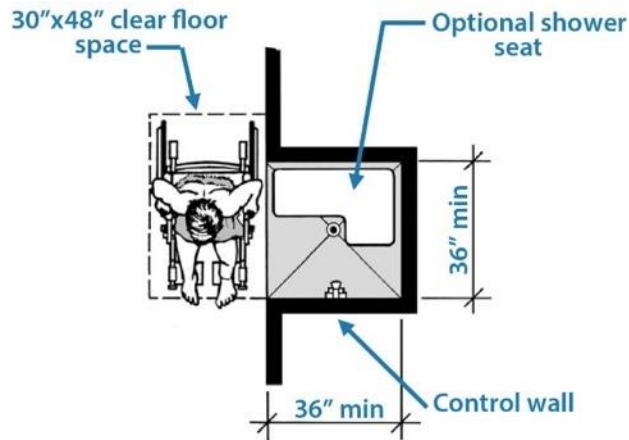
- Only one has to be accessible and meet the maneuvering space requirements of the Guidelines.



Notes:

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Showers



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

1. The shower stall is the only bathing fixture in the dwelling.
2. When the shower stall is designated the accessible bathing fixture in a Specification B bathroom.

For both exceptions, the Guidelines specify:

- The shower stall shall be a minimum of 36" x 36".
- In Specification B bathrooms, the shower wall opposite the controls must be reinforced to allow for installation of a wall-hung seat. Please refer to Fair Housing Accessibility Design Manual (FHADM) page 7.58.

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Powder Room

Powder rooms, or ½ baths, do not meet the definition of a bathroom since they do not have a bathtub or shower and are not subject to:

- Requirement 6 – Reinforcing for Grab Bars
- Requirement 7 – Usable Bathrooms

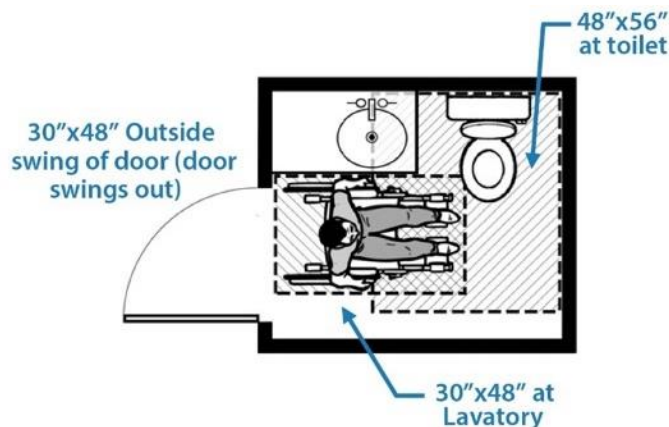
However, they are subject to:

- Requirement 3 – Usable Doors
- Requirement 4 – Accessible Routes
- Requirement 5 – Outlets, Switches, and Controls in Usable Locations

However, when a powder room is the only toilet facility provided on the accessible level of a multistory unit in an elevator building, it must comply with Requirements 3-7.

In this example, note:

1. 30" x 48" of clear floor space is required outside the swing of the door – because the door swings out.
2. 30" x 48" of clear floor space is required parallel to and centered on the lavatory.
3. 48" x 56" of clear floor space is required at the toilet for a side approach.



Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Key Takeaways From Topic 7

- Usable kitchens and bathrooms must be designed and constructed so a person in a wheelchair can maneuver the space and use fixtures and appliances.
- A clear floor space of 30"x 48" is a basic building block used in the Guidelines.
- A minimum clearance of 40" must be provided between all opposing cabinets, countertops, appliances, or walls in kitchens.
- The Guidelines provide two sets of specifications to design bathrooms – Specification A and Specification B.
- Specification A bathrooms are less accessible, and all fixtures must be usable and meet clearance requirements.
- Specification B bathrooms are more accessible; however, one of each fixture must be usable, but tubs must meet somewhat more stringent clearance requirements.
- Both Specification A and B bathrooms must have a 30" x 48" CFS outside the swing of the door and CFS at fixtures.
- Clear floor spaces in Specification A and B bathrooms may overlap each other.
- Maneuvering space may include knee or toe space under lavatories or toilets.
- Lavatories in Specification A and B bathrooms must have a 30" x 48" CFS parallel to and centered on the lavatory basin; however, while all lavatories in Specification A bathrooms must have clear floor space, only one lavatory is required to have clear floor space in Specification B bathrooms.



Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Key Takeaways From Topic 7 (continued)

- A forward approach must be 30" x 48" with the 30" dimension centered on the lavatory basin with knee space or a removable vanity cabinet beneath.
- Specification B bathrooms must have a 30" x 48" CFS parallel to and adjacent to the bathtub.
- In Specification B bathrooms, if there is both a tub and a separate shower, only one has to be accessible and meet the maneuvering space requirements of the Guidelines.
- Shower stalls may be of any size or configuration unless it is the only bathing fixture in the dwelling or when the shower is the accessible bathing fixture in a Specification B bathroom.
- When a powder room is the only toilet facility provided on the accessible level of a multistory unit in an elevator building, it must comply with Requirements 3-7.
- In a galley style kitchen, a 40" clearance must be maintained between the countertop and any appliance, fixture, or cabinet on the opposite wall.
- A narrow U-shaped kitchen is permitted, but only if there is knee space or an easily adaptable cabinet is provided under the cooktop or sink.



Notes:

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Topic 8 Strategies for Compliance

Skillful integration of the seven requirements into the design of housing covered by the FHA can produce attractive, highly marketable units that offer functional advantages to everyone, not just people with disabilities.

Follow these strategies to ensure compliance:

- Identify FHA compliance requirements early in the planning stage.
- Assign responsibility for compliance to your team.
- Monitor each stage of planning, development, and construction.
- Don't count on local or state code compliance.
- Get help when needed.
- Correct problems promptly.
- Remember the consequences if the law is not followed.
- Use information and resources provided in this training.



The Fair Housing Accessibility FIRST program provides a Design and Construction Resource Center, also known as the DCRC, which is staffed Monday through Friday from 8 AM to 5:30 PM Eastern. You can reach the DCRC toll-free at 888-341-7781.

Or you can reach the DCRC at:

FairHousingFirst@hud.gov.

Notes:

Design and Construction Requirements of the Fair Housing Act: Technical Overview: Part 2

Key Takeaways From Topic 8



- Identify FHA compliance requirements early in the planning stage.
- Do not count on local or state code compliance.
- Get help when needed.
- Remember the consequences if the law is not followed.
- Use the information and resources provided in this training.

Notes:

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Training Evaluation

At the end of this training, there is an evaluation for you to complete. We would appreciate your response and support in improving our training products.

Contacts

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You can also subscribe via the website for updates from the Fair Housing Accessibility FIRST program.

Notes:
