



FAIR HOUSING ACCESSIBILITY
FIRST Fair Housing Instruction, Resources, Support, Technical Guidance

Strategies for Compliant Dwelling Units

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Upcoming Webinars



Common Design & Construction Violations & Solutions

- Wednesday, November 15th, 2017, 12:30-2:00pm CDT
- Module 9/Requirements 1-7

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- Initiative sponsored by the U.S. Department of Housing and Urban Development (HUD)
- Designed to promote compliance with the Fair Housing Act's design and construction requirements.
- Fair Housing FIRST provides:
 - Comprehensive training curriculum,
 - Toll-free information line, and
 - Website designed to provide technical guidance to the public.



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Technical guidance via a website and toll free hotline:

1-888-341-7781 V/TTY

www.fairhousingfirst.org



Introduction

LCM ARCHITECTS

CHICAGO, ILLINOIS



- Licensed Architectural & Accessibility Consulting Firm
- Fair Housing Act, ADA Title II & Title III & Universal Design
- 48 Staff Members
- Member - U. S. Access Board (1996 – 2011)
- Member - ANSI A117.1 Committee
- Manager - HUD's Fair Housing FIRST Program
- Certifications - IBC, CASp, TAS

Introduction



Jack Catlin, FAIA

Partner
LCM Architects
Chicago, Illinois

Housekeeping

- Question & Answer Period
- Training Evaluations
- AIA CEU Credits

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The goal is to increase the supply of multifamily housing units that comply with HUD's FHA requirements.



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Gathered opinions and ideas from over 850 stakeholders, including:

Stakeholder Groups

- Builders
- Architects
- Landscape Architects
- Disability Rights Advocates
- Government Officials
- Trade Associations
- Property Managers
- Media
- Code Officials
- Civil Engineers
- Enforcement Agencies

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Strategies for Compliant Dwelling Units

During this training session, we will discuss:

- (Short) Review
- Compliant Dwelling Units
 - Requirement 3 Useable Doors
 - Requirement 4 Accessible Route within the Uni
 - Requirement 5 Environmental Controls
 - Requirement 6 Reinforced Walls for Grab Bars
 - Requirement 7 Useable Kitchens and Bathrooms

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History of the Fair Housing Act

The Fair Housing Act was passed in **1968**

The Fair Housing Amendments Act, with new coverage of disability, was enacted in **1988**

Enforced by:

- The Department of Housing and Urban Development (HUD)
- The Department of Justice (DOJ)
- State and local fair housing enforcement agencies
- Private lawsuits in federal and state courts



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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

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Ground Floor

Ground floor must be on an accessible route



Ground Floor

Shops

Ground Floor

Garages

Units over Non-Residential Uses

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Housing That is **Not** Covered

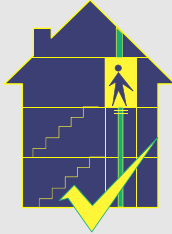
- Detached single family houses
- Duplexes or triplexes
- Multistory townhouses
(Except multistory townhouses with elevators)



17

Multistory Units that **Are** Covered

- Multistory townhouses with elevators and/or elevator shafts
- Multistory units in elevator buildings



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Seven Design & 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



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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
9. ICC/ANSI A117.1 (2003) used with the Fair Housing Act, HUD's regulations, and the Guidelines
10. International Building Code 2006, with the January 31, 2007 Errata

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Safe Harbors

CAUTION: (HUD Policy)

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

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Safe Harbors

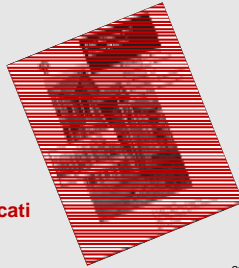
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Safe Harbors Used for Today's Training

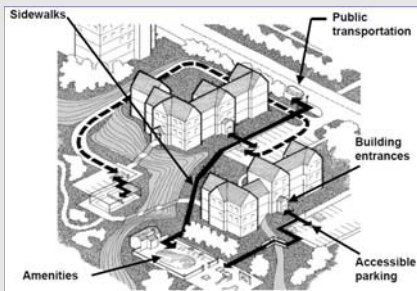
1. The Fair Housing Act Accessibility Guidelines (1991)
2. ANSI A117.1 (1986)
3. The Fair Housing Act Design Manual (1998)



www.huduser.gov/portal/publications/destech/fairhousing.html

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Accessible Routes



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Accessible Public & Common Use Areas

The FHA Guidelines establish ANSI as a minimum standard for compliance when designing public and common use areas.



- ANSI A117.1 (1986)
- CABO/ANSI A117.1 (1992)
- ICC/ANSI A117.1 (1998)
- ICC/ANSI A117.1 (2003)

Used with the Fair Housing Act, HUD's regulations, and the Guidelines

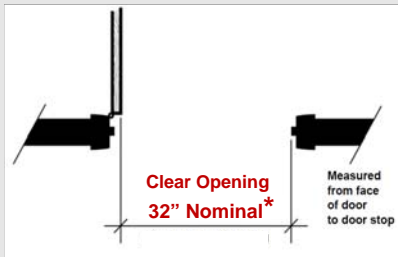
25

Requirement 3 Usable Doors



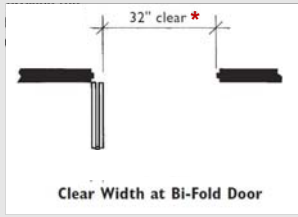
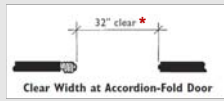
26

Usable Passage Doors Within a Dwelling Unit



*** 34" Min. Wide Door Leaf or 31 5/8" Min. Clear Opening**

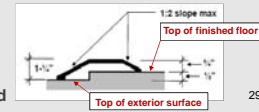
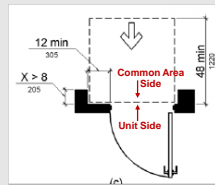
Usable Passage Doors Within a Dwelling Unit



* 31 5/8" Min. Clear Opening

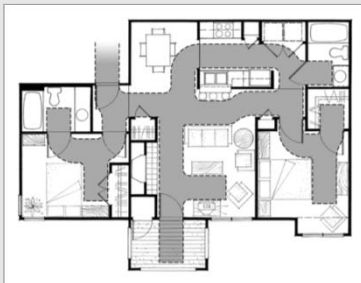
28

Exterior Side Primary Entrance Door



29

Requirement 4 Route Within the Unit



30

Level Changes at Primary Entrance Door

NOTE:
Pervious exterior surface must be at the same level as the interior finished floor.

Top of interior finished floor

$\frac{1}{2}$ " Max.

Top of exterior landing

Impervious Surface

31

Level Changes at Primary Entrance Door

Exterior Side Interior Side

1:2 Slopes

1 1/4"

3/4"*

1/2"

Top of exterior surface

Top of Finished floor

Section: Primary Entrance Threshold

* ANSI Safe Harbor – 1/2"

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Secondary Entrance Threshold (Interior)

$\frac{3}{4}$ " Max. Threshold at 1:2 Slope Max.

Secondary Entrance Threshold (Interior)

**3/4" Max. Threshold
at 1:2 Slope Max.**

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Secondary Entrance Sliding Door Threshold (Interior)

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Secondary Entrance Sliding Door Threshold (Interior)

- Example - Vertical level change (VLC) greater than 3/4" at 1 1/4"
- Slopes greater than 3/4'high – Slope at 1:12

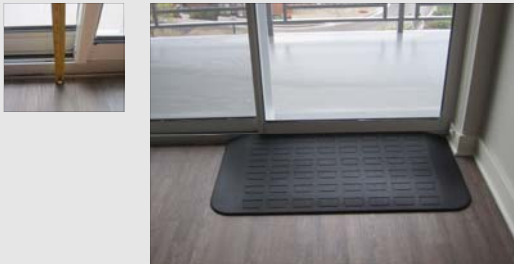
36

**Secondary Entrance
Sliding Door Threshold (Interior)**



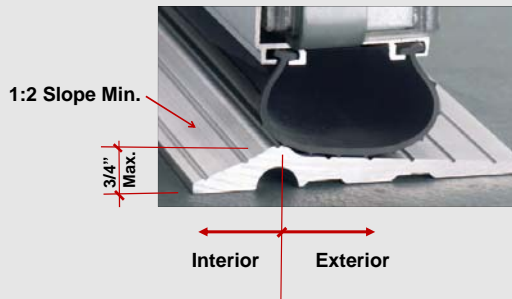
37

**Secondary Entrance
Sliding Door Threshold (Interior)**



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**Secondary Entrance
Threshold (Exterior)**



Secondary Entrance Threshold (Exterior)

3/4" Max. threshold at 1:2 slope Max.

4 3/4" Max. top of threshold to top of impervious deck
(4" - top of finished floor to top of deck)

40

Secondary Entrance Threshold (Exterior)

3/4" Max. threshold at 1:2 slope Max.

1/2" Max. - pervious surface

4 3/4" Max. top of threshold to top of impervious deck
(4" - top of finished floor to top of deck)

41

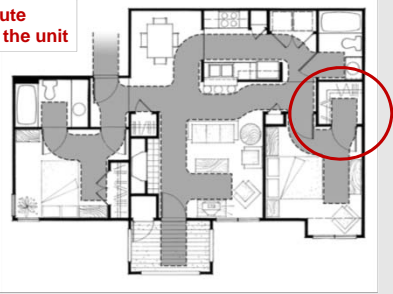
Route Within the Unit

36" wide route throughout the unit

42

Route Within the Unit

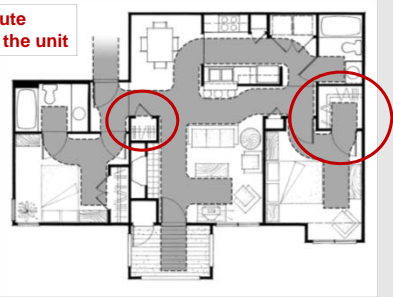
36" wide route throughout the unit



43

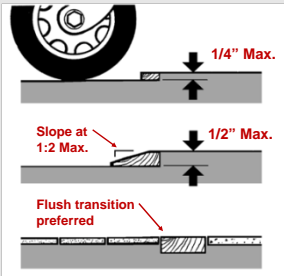
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44

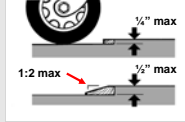
Route Within the Unit



Small Level Changes within the Unit

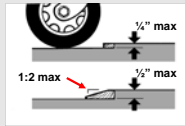
45

Small Level Changes within the Unit



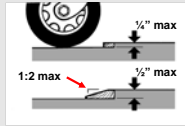
46

Small Level Changes within the Unit



47

Small Level Changes within the Unit



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Requirement 5 Environmental controls



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Operable Controls

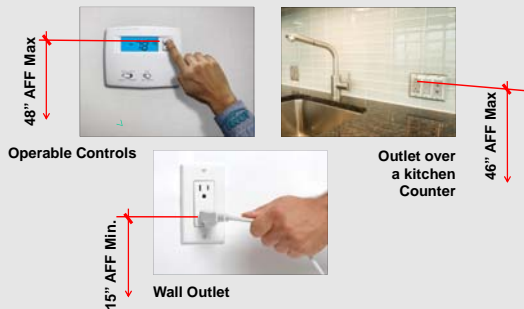
Covered Controls

- Light Switches
- Outlets
- Thermostats
- Security Devices, Etc.

Controls Not Covered

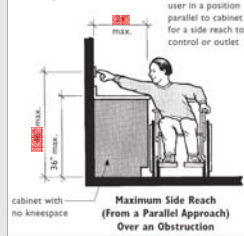
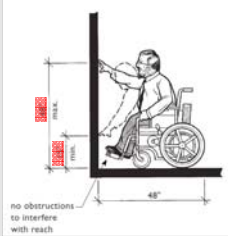
- Controls on Moveable Appliances
- Hoods over Ranges
- Special Use Wall Outlets
- Telephone Jacks
- Circuit Breaker Panels

Height of Switches and Outlets



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Height of Switches and Outlets



52

Island Outlets

On an Island or peninsula, within 12" of countertop when overhang is <6" (Recommendation)



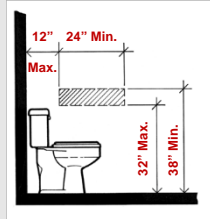
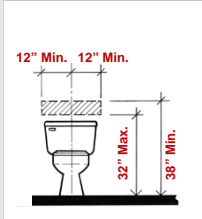
53

Requirement 6 Reinforcement in the wall



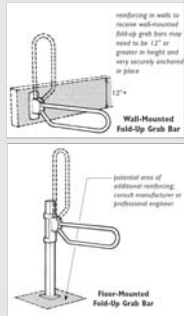
54

Grab Bar Reinforcement Water Closet



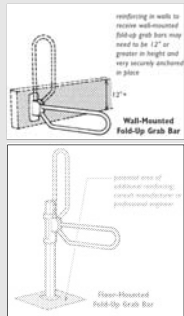
55

Grab Bar Reinforcement Water Closet



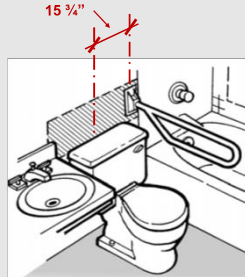
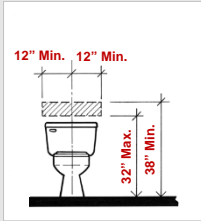
56

Grab Bar Reinforcement Water Closet



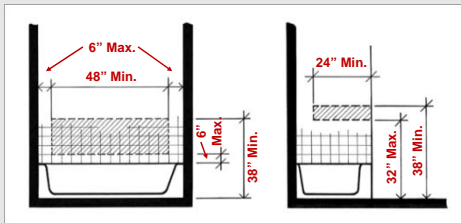
57

Grab Bar Reinforcement Water Closet



58

Reinforcement in the wall



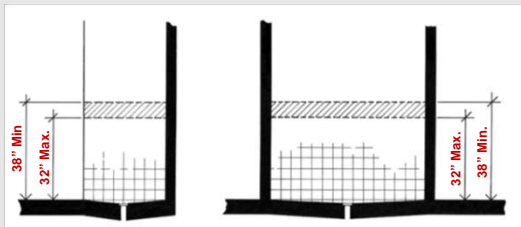
Back Wall

Control Wall

Minimum Reinforcing at Bathtubs

59

Reinforcement in the wall



Side Walls

Back Wall

Minimum Reinforcing at Showers

60

Requirement 7
Usable Kitchens

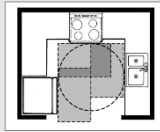


61

Requirement 7
Usable Kitchens

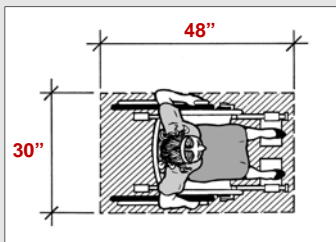
General Requirements:

- Clear Floor Space at Appliances
- Clearance between Countertops, Appliances, and Walls
- Clearance in U-Shaped Kitchens



62

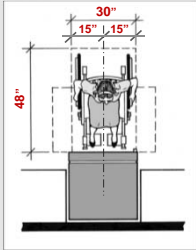
Usable Kitchens
Clear Floor Space (CFS)



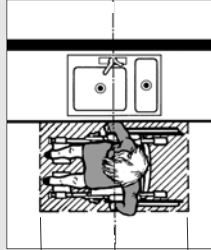
30" x 48" Clear Floor Space (CFS)

63

**Usable Kitchens
CFS Centered on Fixture / Appliance**



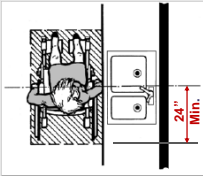
Refrigerator



Sink (or stove)

64

**Clear Floor Space at
Sinks**



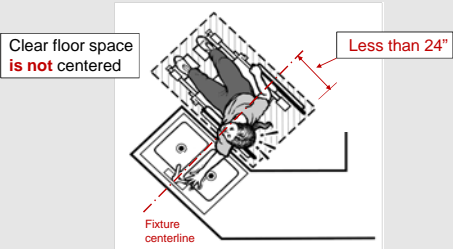
30" x 48" CFS Centered on the Sink



Less Than 24"

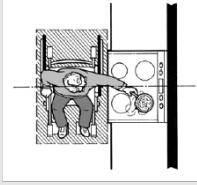
65

**Clear Floor Space at
Sinks**



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Clear Floor Space at Stove/Range



30" x 48" CFS
Centered on the
Range or Stove



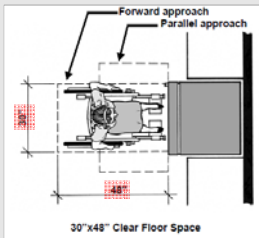
67

Clear Floor Space at Stove/Sink



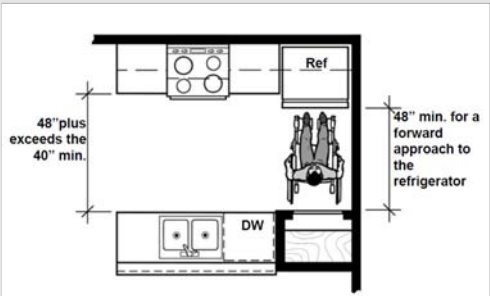
68

Clear Floor Space at Refrigerator



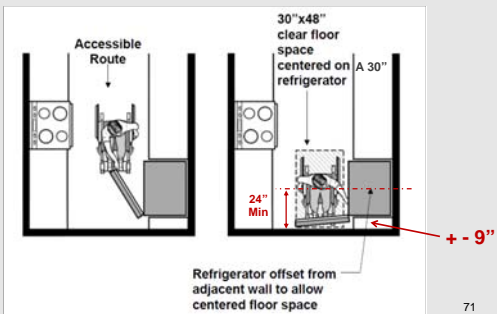
69

Perpendicular Approach at a Refrigerator



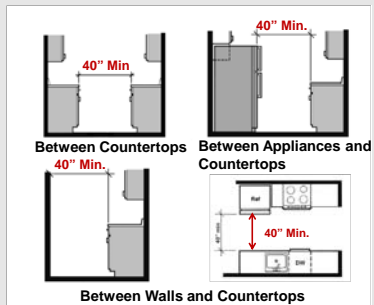
70

Parallel Approach at a 30" Refrigerator



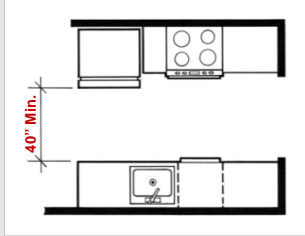
71

Clearance Between Countertops/Walls/Appliances



72

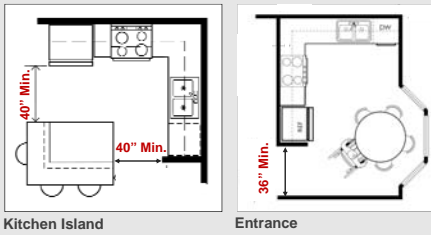
Clearance Between Countertops/Walls/Appliances



40" Min. Between Countertops
and Opposing Elements

73

Clearance Between Countertops/Walls/Appliances

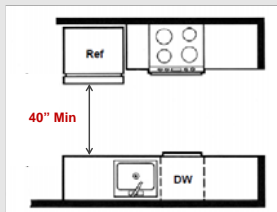


Kitchen Island

Entrance

74

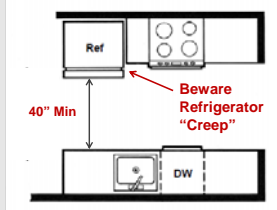
Clearance Between Countertops/Walls/Appliances



Between Appliances and Countertops

75

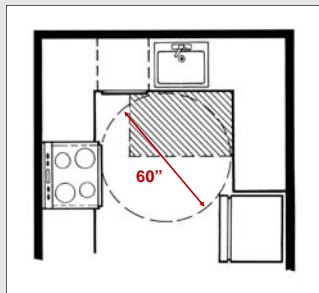
Clearance Between Countertops/Walls/Appliances



Between Appliances and Countertops

76

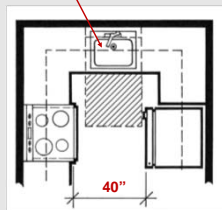
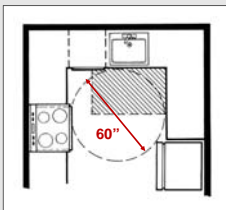
"U" Shaped Kitchens



77

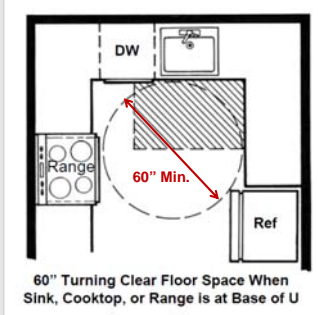
"U" Shaped Kitchens

Sink with Removable Base Cabinet



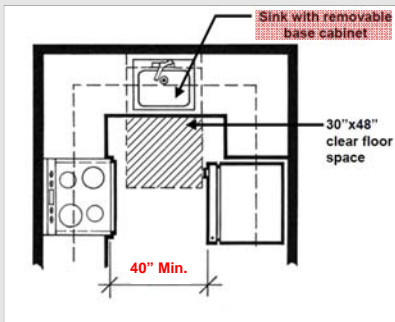
78

Clearances "U" Shaped Kitchen



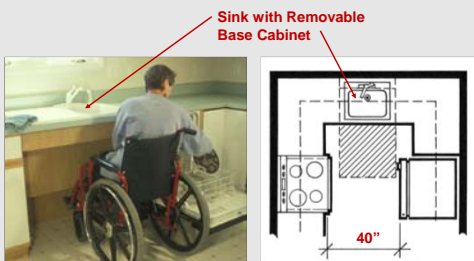
79

Clearances "U" Shaped Kitchen



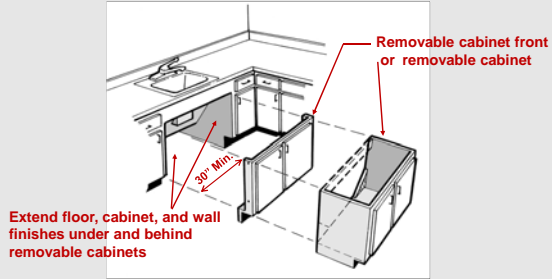
80

Removable Base Cabinet

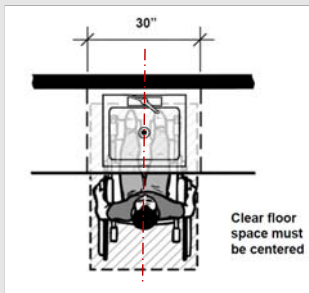


81

Removable Base Cabinet



Adaptable Cabinets



Requirement 7 Useable Bathroom



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Usable Bathrooms

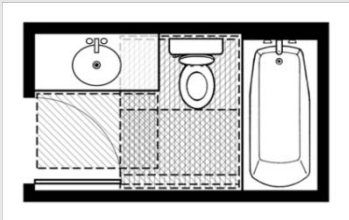
General Requirements:

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



85

Usable Bathrooms



30" x 48" clear floor space at each fixture may overlap

86

Usable Bathrooms

Specification "A"

- Less accessible
- All fixtures must be usable



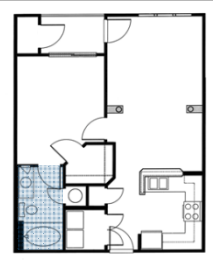
Specification "B"

- More accessible
- One of each fixture must be usable
- Lavatory rim at 34" AFF Max.




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Usable Bathroom



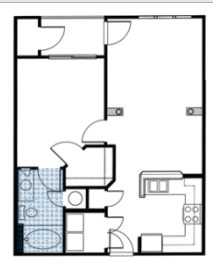
Dwelling Unit with One Bathroom




Dwelling Unit with Multiple Bathrooms

88

Usable Bathroom



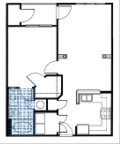
Dwelling Unit with One Bathroom - "A" or "B"?




Dwelling Unit with Multiple Bathrooms - "A" or "B"?

89

Usable Bathroom



Dwelling Unit with One Bathroom



Dwelling Unit with Multiple Bathrooms

Design Choices:

- Bathroom meets Spec. "A", or
- Bathroom meets Spec. "B"

Design Choices:

- All bathrooms comply with Spec. "A" or
- One bathroom complies with Spec. "B" & the other bathroom(s) not required to comply with Req. #7

Usable Bathrooms

30" x 48" Clear Floor Space outside of the Swing of the Door

Specification A and B
Clear Floor Space – Outside Swing of the Door

91

Usable Bathrooms

24" Min. Sink Centerline

30" x 48" clear floor space centered on the lavatory

Specification A and B
Clear Floor Space – Centered on the Lavatory

92

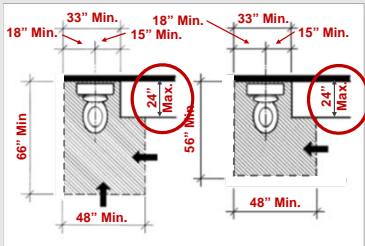
Usable Bathrooms

18" Min. 33" Min. 18" Min. 33" Min. 15" Min. 15" Min. 24" Max. 24" Max. 66" Min. 48" Min. 56" Min. 48" Min.

Specification A and B
Clear Floor Space – Toilets

93

Usable Bathrooms



Specification A and B
Clear Floor Space – Toilets

94

Clear Floor Space Water Closet



95

Clear Floor Space Water Closet



96

Usable Bathrooms

48" Min.

Specification A
Clear Floor Space – Bathtubs
48"x 60" Forward Approach

97

Usable Bathrooms

30" x 48" required:

- Beyond the swing of the door
- Perpendicular approach to the bathtub.

98

Usable Bathrooms

Lav. may overlap clear floor space at tub. (Forward approach only)

30"
60"

Specification A
Clear Floor Space – Bathtubs
30" x 60" Parallel Approach

99

Usable Bathrooms

Specification B
Clear Floor Space – Bathtubs/Showers
30" x 48" Parallel Approach

100

Usable Bathrooms

Specification A or B
Clear Floor Space – Showers

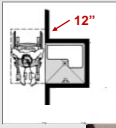
101

Usable Bathrooms

Specification A or B
Clear Floor Space – Showers

102

Usable Bathrooms



103



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