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U.S. Department of Housing and Urban Development

EQUAL HOUSING OPPORTUNITY

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Participant Workbook

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

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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.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Learning Objectives

This training includes an introduction and content to help you the accessible areas covered by the Fair Housing Act's technical design and construction requirements. Identify the Fair Housing Act's (FHA) guidance and technical specifications for the accessible areas adjacent to and within covered multifamily dwellings.

During this training, we will cover the following topics:

- Topic 1: Fair Housing Act Requirements 1 & 2
- Topic 2: What's Covered in Requirement 2?
- Topic 3: Requirement 2 – Usable Public and Common Use Areas
- Topic 4: Accessible Routes – A Key Feature
- Topic 5: Other Facilities

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.

Notes:

Topic 1: Fair Housing Act Requirements 1 & 2

Overview of Requirements 1 & 2

The Fair Housing Accessibility Guidelines (Guidelines) provide guidance on designing accessible building entrances and accessible public and common use areas.

1 Accessible building entrance on an accessible route

Requirement 1, Accessible Building Entrance on an Accessible Route, presents guidance on designing an accessible building entrance on an accessible route. Requirement 1 also provides tests to assist a developer of buildings that do not have one or more elevators to determine when an accessible entrance on an accessible route is impractical because of extreme terrain or unusual site characteristics. Site impracticality will also be discussed later in this training.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

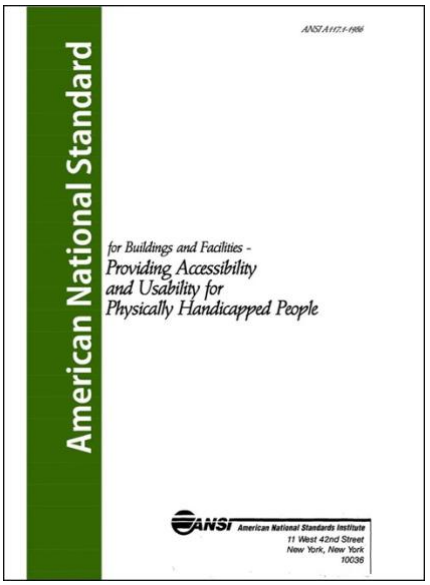
2 Accessible and usable public and common use areas

Requirement 2, Accessible Public and Common Use Areas, provides guidance on designing accessible public areas, site facilities, and features.

These two requirements, when applied to the design of covered multifamily projects, result in sites which allow persons with disabilities full and equal access to building entrances, amenities, and site facilities.

Accessible Public and Common Use Areas

The Fair Housing Act and the Fair Housing Accessibility Guidelines—also referred to as simply the Guidelines—reference ANSI A117.1-1986, American National Standards Institute, or ANSI, for buildings and facilities – providing accessibility and usability for people with disabilities.



The Guidelines establish ANSI as a minimum standard to comply with when designing public and common use areas, including accessible building entrances required to be on an accessible route.

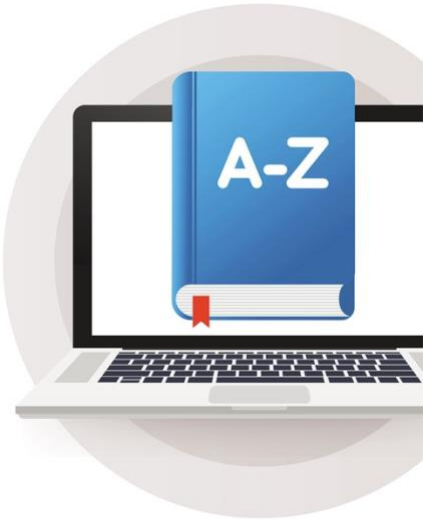
HUD also recognizes later editions of ANSI as being safe harbors for compliance when used in conjunction with the Fair Housing Act, HUD's regulations, and the Guidelines.

In this training, when an ANSI A117.1 specification is presented, the 1986 edition is cited. In addition, when "ANSI" is used, it means the A117.1 accessibility standard.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Definitions from the Guidelines



Accessible. When used regarding the public and common use areas of a building containing covered multifamily dwellings, accessible means that the public or common use areas of the building can be approached, entered, and used by individuals with physical disabilities. The phrase “readily accessible to and usable by” is synonymous with accessible. A public or common use area that complies with the appropriate requirements of ANSI A117.1 – 1986, a comparable standard, or these guidelines is “accessible” within the meaning of this paragraph from the Fair Housing Act Design Manual.

Common Use Areas are rooms, spaces, or elements inside or outside of a building that are made available for the use of residents of a building or the guests thereof. These areas include hallways, lounges, lobbies, laundry rooms, refuse rooms, mail rooms, recreational areas, and passageways among and between buildings.

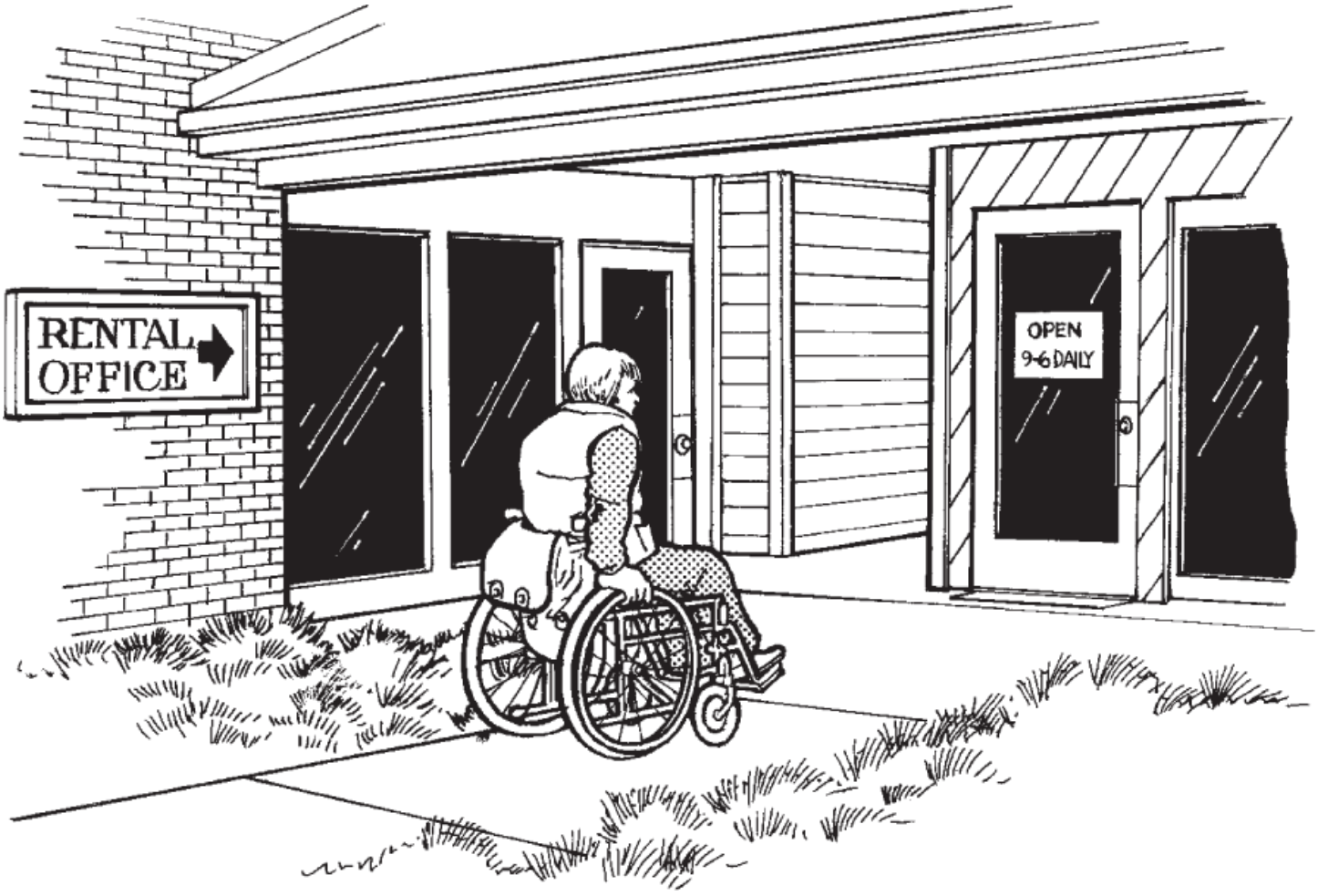
Public Use Areas are interior or exterior rooms or spaces of a building that are made available to the general public. Public use may be provided at a building that is privately or publicly owned.

Impact of the Americans with Disabilities Act (ADA) on Public and Common Spaces

The dwelling units of private multifamily housing developments generally are not required to meet the accessibility provisions of the 2010 ADA Standards for Accessible Design. However, some public and common use spaces, such as rental offices and sales offices, are considered “public accommodations” under Title III of the ADA because, by their nature, they are open to people other than residents and their guests. Therefore, they must comply with ADA requirements in addition to all applicable requirements of the Fair Housing Act.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas



Other buildings and amenities in a housing development, such as shared laundry facilities and recreational facilities—like clubhouses, swimming pools, spas, game rooms, and exercise rooms—will be covered by the ADA only if they are available for use by people other than residents and their guests. If such facilities are made available to the public only periodically, such as for a festival or seasonal event, they must comply with the ADA during the event.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

ANSI and the 2010 ADA Standards for Accessible Design Technical Specifications

Fortunately, the ANSI and the 2010 ADA Standards for Accessible Design have similar technical specifications for most features. However, there are some differences in scope and technical requirements. For example, the 2010 ADA Standards for Accessible Design require designated parking spaces for vans. Since this document presents the ANSI specifications cited in the Fair Housing Act, you are advised to consult 2010 ADA Standards for Accessible Design only when public and common use facilities are to be available to the general public.

Basic Components for Accessible Public and Common Use Areas

In Requirement 2, the Guidelines include a chart that identifies public and common use elements and spaces that must be accessible. The chart references the applicable section of the ANSI Standard and gives further directions on where, when, and how many elements and spaces must be accessible. Generally, the public and common use areas must be on an accessible route that can be approached, entered, and used by people with disabilities.

Certain accessible routes to dwelling entrances required to be accessible under Requirement 1 are public and common use areas and must be designed in compliance with the accessibility provisions in Requirement 2.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Topic 1: Key Takeaways

- Requirement 1 of the Guidelines presents guidance on designing an accessible building entrance on an accessible route.
- Requirement 2 of the Guidelines provides guidance on designing accessible public areas, site facilities, and features.
- The Fair Housing Act and the Guidelines reference ANSI A117.1-1986 for buildings and facilities to provide guidance on accessibility and usability for people with disabilities.
- Accessible means that the public or common use areas of the building can be approached, entered, and used by individuals with physical disabilities.
- Common Use Areas are rooms, spaces, or elements inside or outside of a building that are made available for the use of residents of a building or the guests thereof.
- Public Use Areas are interior or exterior rooms or spaces of a building that are made available to the general public.
- Some public and common use spaces are considered “public accommodations” under Title III of the ADA, and therefore must comply with ADA requirements in addition to all applicable requirements of the Fair Housing Act.

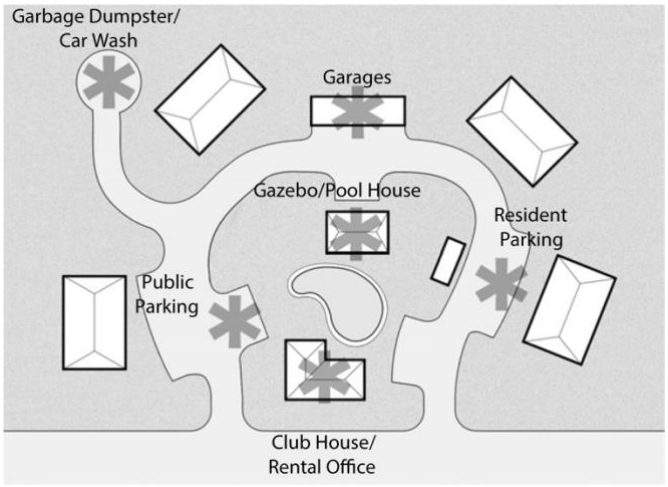
Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Topic 2: What's Covered in Requirement 2?

What's Covered: Facilities Covered

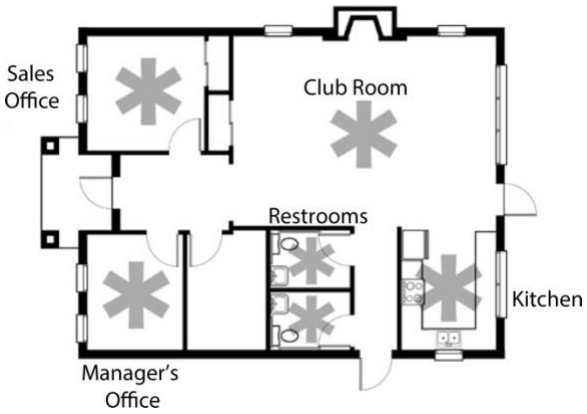
Public areas covered in Requirement 2 include, but are not limited to, such site facilities as parking areas, walks, recreation facilities, clubhouses, pools, mailboxes, car washes, garages, laundry facilities, trash dumpsters, playgrounds, and others.



Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

What's Covered: Interior Facilities



Public and common use areas also include interior facilities such as rental offices, toilet and bathing rooms, exercise and game rooms, party rooms, kitchens, office centers, and others.

What's Covered: Elevator Buildings

In elevator buildings containing covered units, the public and common use areas covered are on all floors. Facilities unique to these type buildings often include elevators, trash chute rooms, roof deck recreational facilities, parking garages, and other facilities that are located throughout the building on different levels.

What's Covered: Multi-Story Walk-Up Buildings

In residential housing with two- and three-story walkup type buildings with single-story dwellings on the ground floor, only the ground floor dwellings are covered and must comply with the accessibility requirements.

Since the upper floors in these types of developments are typically not served by an accessible route, public and common use areas including the stairs going up, the halls, corridors, breezeways, and the entry doors on the upper levels are not covered under Requirement 2 of the Guidelines.

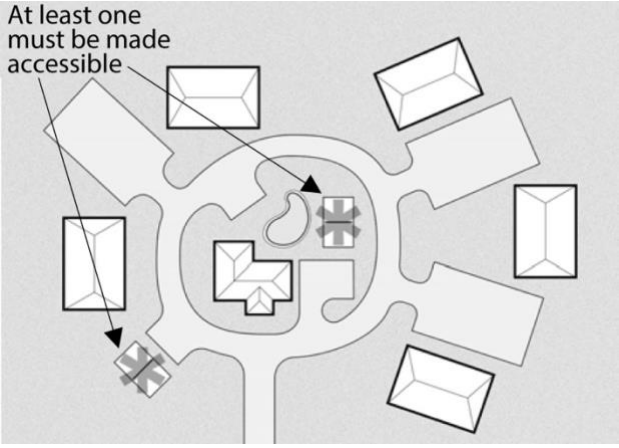
However, if a common use facility is located on the upper floor of a walk-up type development, there must be a comparable facility located on the accessible level.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

What's Covered: Site with Multiple Facilities

On a site where multiple facilities occur, tennis courts in this illustration, a sufficient number of accessible facilities of each type provided must be made accessible to ensure equal opportunity for use by persons with disabilities.



What's Covered: Requirements for Detail Features

Lastly, public and common use facilities also include detail features and elements such as doors, drinking fountains, telephones, floor surfaces, stairs, ramps, elevators, and others.

As discussed earlier, the Guidelines reference ANSI A117.1-1986 as the minimum standard to follow in meeting the accessibility requirements in public and common use areas. Accessibility specifications for detailed features, such as parking, floor surfaces, curb cuts, ramps, doors, toilet facilities, elevators, stairs, etc., are found throughout the thirty-one sections of Section 4 – Accessible Elements and Spaces.

HUD also recognizes A117.1-2009, International Building Code 2018, and other safe harbors as acceptable standards that meet minimum compliance with Requirement 2.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Fair Housing Act and Other Applicable Standards: Fair Housing Act and the 2010 ADA Standards for Accessible Design Both Apply

In most multifamily developments, dwellings and common use areas are not covered by the ADA or the accessibility provisions of the 2010 ADA Standards for Accessible Design.

However, portions of public and common use areas, if they are open to the general public, and not just to residents of the development, are considered “public accommodations” under title III of the ADA and would have to comply with the ADA and Fair Housing Act.

Examples of such common use areas are leasing and sales offices. These facilities are places of business open to the general public. They and the other facilities that serve them such as the parking lot, entrance, and toilet facilities are covered under ADA.

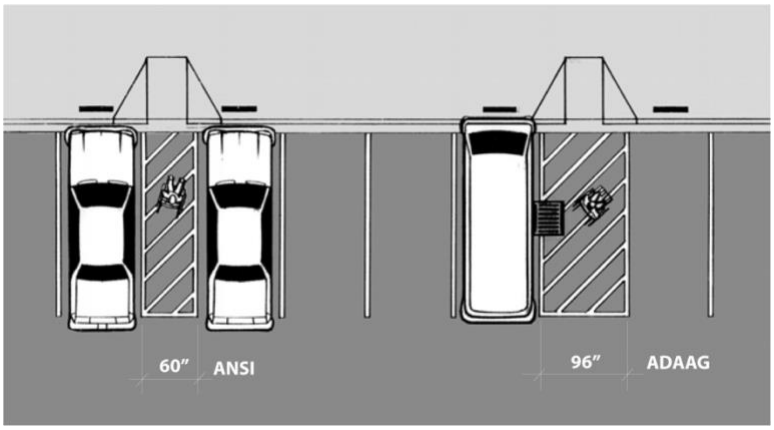
Interior facilities open to the public, such as toilet rooms, must comply with the 2010 ADA Standards for Accessible Design and ANSI (Fair Housing Act).

When designing a feature where both the Fair Housing Act and ADA apply; check both applicable standards for a given feature and choose the standard which provides the most accessibility.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Difference Between ANSI and ADA



ANSI-1986 and ADA Standards have very similar technical specifications for most features.

However, there are some differences in the scope and technical specifications between ANSI- 1986 and ADA Standards.

ADA, for instance, requires van accessible parking when accessible parking is required.

The access aisle for a van accessible space is 96” wide; the access aisle for an ANSI compliant parking space is only 60” wide.

Again, when designing a feature where both the Fair Housing Act and ADA apply, designers must check both applicable standards, as requirements for compliance may vary.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Topic 2: Key Takeaways

- Public areas covered in Requirement 2 include, but are not limited to, such site facilities as parking areas, walks, recreation facilities, clubhouses, pools, mailboxes, car washes, garages, laundry facilities, trash dumpsters, playgrounds, and others.
- Public and common use areas also include interior facilities such as rental offices, toilet and bathing rooms, exercise and game rooms, party rooms, kitchens, office centers, and others.
- In elevator buildings containing covered units, the public and common use areas covered are on all floors.
- In residential housing with two- and three-story walkup type buildings with single-story dwellings on the ground floor, only the ground floor dwellings are covered and must comply with the accessibility requirements.
- If a common use facility is located on the upper floor of a walk-up type development, there must be a comparable facility located on the accessible level.
- On a site where multiple facilities occur, a sufficient number of accessible facilities of each type provided must be made accessible.
- In multifamily developments, areas open to the general public are considered “public accommodations” under title III of the ADA and must comply with both the ADA and Fair Housing Act.

Notes:

Topic 3: Requirement 2 – Usable Public and Common Use Areas

Requirement 2: Usable Public and Common Use Areas – Summary

Requirement 2 specifies that public and common use areas be accessible to people with disabilities, permitting them access to and use of amenities.

In the overview of Requirement 2 we will cover general specifications for:

- Powder Rooms
- Public Sink Areas
- Parking Areas
- Recreation Areas
- Drinking Fountains
- Laundry Areas
- Mailbox Areas
- And Trash Enclosure Areas

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Accessible Toilet Rooms

A toilet room in a public area, also called a powder room or restroom, must meet all applicable sections of the ANSI Standard, including providing compliant maneuvering space and grab bars.

Public Sink Areas

Sinks in public toilet rooms must have:

- Knee space
- Pipe protection
- Usable faucet handles
    - Lever-style handles that do not require gripping or twisting.
- Mirrors mounted at a usable height
- Paper towel dispensers within reach ranges specified in ANSI

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Types of Parking

Access to public and common use areas may include parking. Developments provide different types of parking, such as:

- Carports
- Detached garages
- Covered parking within buildings containing units

At least one of each type must be made accessible.

- Accessible parking must be provided on the same terms and range of choices offered to other residents.
- At facilities, such as a leasing office, where other laws such as ADA may apply, accessible van parking may be required.

Parking Areas: Accessible Parking Spaces

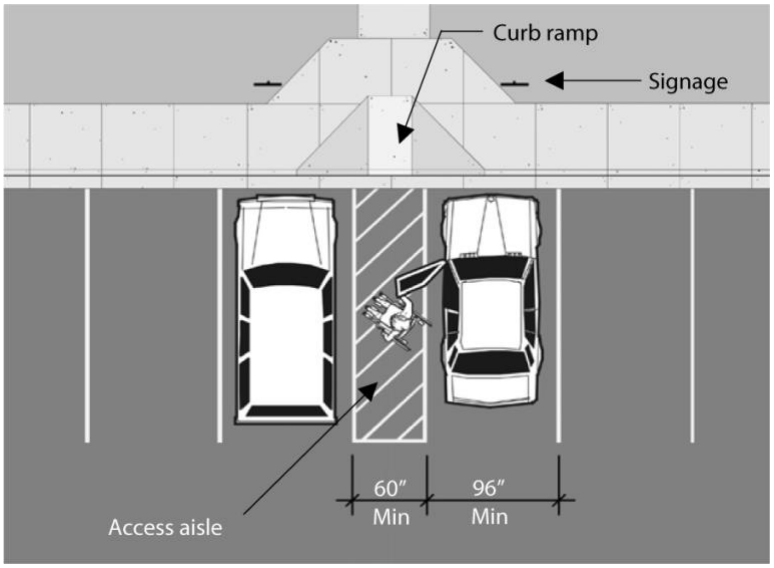
The minimum specification in the ANSI Standard for an accessible parking space is a 96” wide parking space and a 60” wide access aisle.

The width of the space and the access aisle help ensure that people using the area have enough room to unload a wheelchair and get out of a vehicle safely.

Accessible parking spaces serving a public leasing office or another facility open to the public that is located within a multifamily project may also be subject to the ADA.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas



A 96” wide access aisle for van-accessible parking is required in these cases.

The complete standard for a van-accessible parking space can be found in the 2010 ADA Standards for Accessible Design. State and local building codes often have similar requirements for van-accessible parking spaces.

Parking Areas: Resident Parking

In the provisions of Requirement 2 in the Guidelines, minimum levels of accessible parking are established. For residents:

- 2% of parking spaces serving covered dwelling units and upon request by persons with disabilities.
- A minimum of one accessible space at each site facility where parking is provided, such as a swimming pool, mail kiosk, clubhouse, recreation facilities, etc.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Parking Areas: Visitor Parking

For visitors (if visitor parking is provided):

- A sufficient number of spaces to provide access to grade level entrances of covered multifamily dwellings.
- A minimum of one space at a sales/rental office.

A sufficient number can be established by examining the total number of visitor parking spaces provided compared to the total size of a project.

A one-space minimum is required, but more should be provided if a large amount of visitor parking has been provided for the benefit of residents.

Drinking Fountains

If drinking fountains are provided, at least 50% must be accessible with knee space and other features specified in ANSI.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Accessible Laundry Facilities

Laundry facilities must be on an accessible route in an accessible area.

Although front-loading washing machines are not required, adequate maneuvering space must be provided at washers and dryers so that a person who uses a wheelchair can approach and pull up close to the machine.

Accessible Mailboxes

Mailboxes must be in an accessible area and within reach ranges established in ANSI, although typically, not all mailboxes provided serve covered dwellings.

It is recommended that all the mailboxes be placed within reach range:

- no higher than 54” for a side reach
- no higher than 48” for a forward reach
- no lower than 9” for a side reach
- no lower than 15” for a forward reach

This will ensure that regardless of the installed mailbox system or established numbering system, mailboxes serving ground floor dwellings will be in an accessible area.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Accessible Trash Facilities

Trash dumpsters are a common use facility, and a sufficient number on the site must be on an accessible route.

Although not required, dumpsters can be recessed into the ground and equipped with lightweight, easy-lift lids.

If enclosures are built around dumpsters, there must be an accessible entrance into the enclosure leading to the door of the dumpster.

Recreation Areas: Accessible Routes to Recreational Facilities

When multiple recreational amenities, such as tennis courts, playgrounds, or spas, are provided within the same development, the Guidelines stipulate that not all but a “sufficient” number of each type of area must be accessible.

The number determined to be sufficient must ensure an equitable opportunity for use by people with disabilities.

It is recommended that all recreational facility areas are accessible when the site is relatively flat, and this can be easily achieved.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Recreation Areas: Accessible Recreational Facilities

When there is a swimming pool, access must be provided to the pool area. The Guidelines do not require an accessible route (ramp or lift) down into the water at pools. Builders and owners should check ADA standards for pools.

The routes and areas inside recreation, craft, or lounge areas must be accessible. When there are tables, counters, or work surfaces, one of each type must be accessible and have knee space.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Topic 3: Key Takeaways

- Requirement 2 specifies that public and common use areas must be accessible to people with disabilities.
- Sinks in public toilet rooms must meet ANSI specifications.
- Accessible parking must be provided on the same terms and range of choices offered to other residents.
- An ANSI parking space is 96” wide with a 60” wide access aisle.
- The ADA requires a 96” access aisle for van-accessible parking.
- For residents, a minimum of 2% of parking spaces must serve covered dwelling units and be available upon request by persons with disabilities.
- A minimum of one accessible space is required at each site facility.
- A minimum of one space is required at a leasing office.
- Access must be provided to a swimming pool area.
- Routes and areas inside recreation, craft, or lounge areas must be accessible.
- Laundry facilities must be on an accessible route in an accessible area.
- Mailboxes must be in an accessible area and within ANSI reach ranges.
- Trash dumpsters must be on an accessible route.

Notes:

Topic 4: Accessible Routes – A Key Feature

Planning is Essential to Accessible Design

Planning for accessibility should be an integral part of the design process in covered housing developments.

Developers should assign responsibility for compliance and require all of the players — whether engineers, architects, builders, or designers — to be aware of and responsive to their obligations.

This is particularly crucial in the early stages of planning when major decisions are being made about the overall design of the site. The location and orientation of buildings, parking areas, loading zones, and other elements have a major impact on the ease with which accessibility can be achieved in a finished development.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Planning Steep Slopes

On sites with sloping topography, careful planning at an early phase can eliminate the need for major earthwork. This is especially important on sloping sites where careful initial planning can eliminate the need for the construction of elaborate ramps, bridges, lifts, or elevators to provide accessibility.

Planning Building Entrances Close to Ground Level

Attempts should be made during the early design phase to locate and plan building entrances close to ground levels to eliminate the need for steps and ramps.

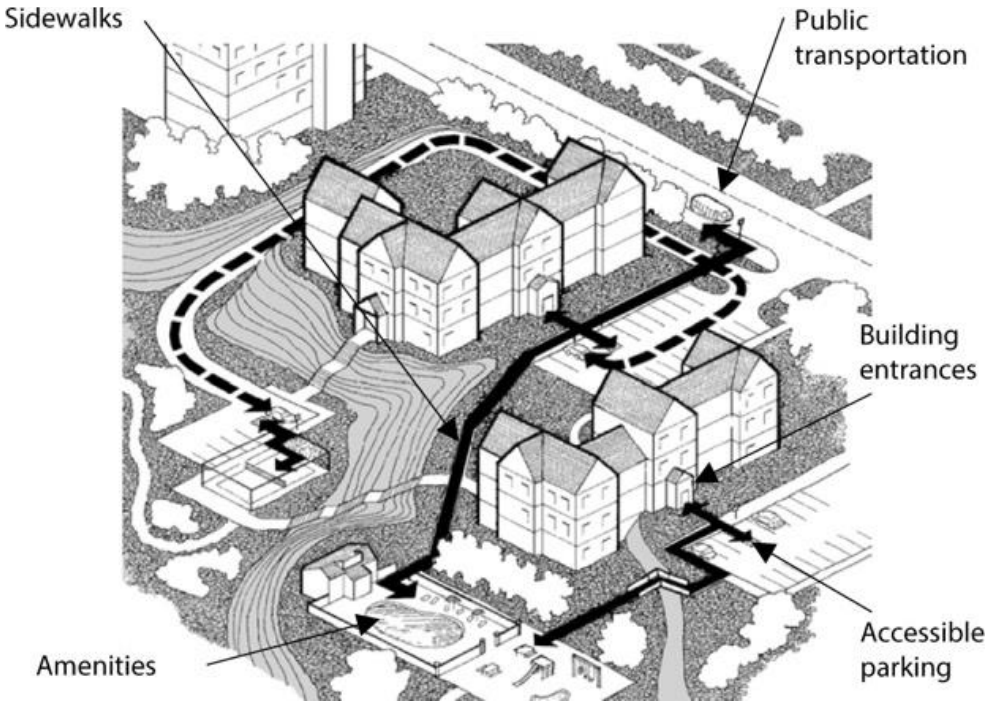
Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Accessible Routes: General Specifications

When designing sites in compliance with Requirements 1 and 2, an accessible route is the key element that allows people with mobility disabilities to travel around a building site and enter, use, and enjoy features available to all residents. Accessible routes must connect covered dwelling entrances with public transportation stops, passenger loading zones (parking lots), and public streets and sidewalks, if available, and public and common use areas. Such accessible walks and routes are subject to site constraints detailed in Requirement 1.

An accessible route is a path that is at least 36 inches wide, smooth, as level as possible, and without hazards or obstructions. In addition, an accessible route must connect accessible buildings with public and common use site amenities. The accessible route links all accessible elements and features on a site and within a building, making it possible for people with a wide range of disabilities to maneuver safely and use a facility successfully.

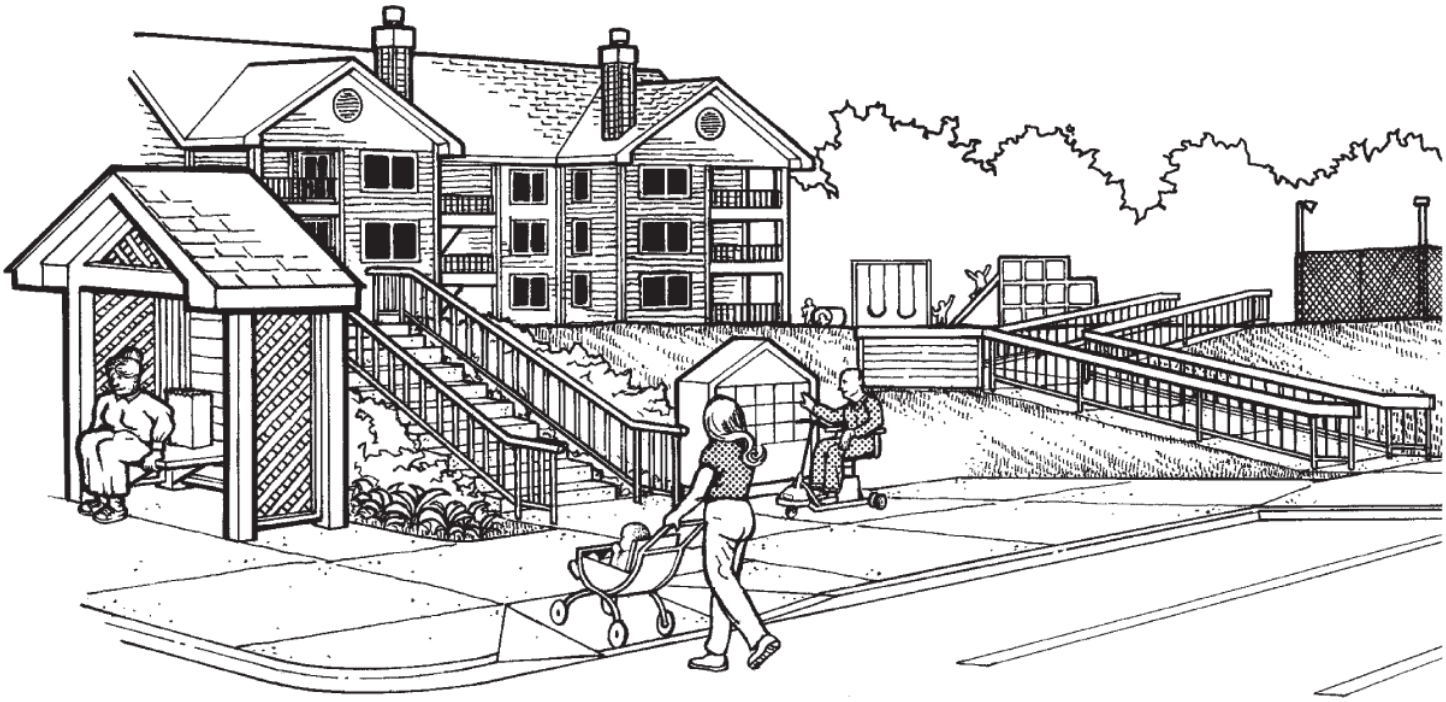


Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Exterior Accessible Routes

Exterior accessible routes include but are not limited to parking access aisles, passenger loading zones, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts. As the accessible route continues into a building, it may include corridors, doorways, floors, ramps, elevators, lifts, and clear floor space at fixtures. Accessible routes also may include sky walks, tunnels, garages, and parts of many public and common use spaces. ANSI 4.3 contains complete technical specifications for accessible routes, including width, headroom, surface texture, slope, changes in level, doors, and egress in emergencies.



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Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Walks Exempt from Accessible Route Requirements

On-grade walks between separate buildings containing only covered dwelling units are not required to be accessible. However, if the grade of walks between buildings containing only dwelling units does not exceed 8.33%, it is recommended that these walks meet the requirement for accessible routes and not be interrupted by steps. If these walks are made accessible, handrails will not be required on any part of the walk where the slope is between 5% and 8.33%.

It is important to note, however, that if walks between buildings containing only covered dwelling units are also part of a required accessible route–for example, if the walk serves as the route to a common use facility located nearby--then the route would be required to be accessible.

Stairs and Accessible Routes

By definition and ANSI 4.3.8 Changes in Level, a stair can never be part of an accessible route, i.e., a stair can never interrupt or be part of the path of an accessible route. Elevators, ramps, and mechanical lifts, however, can be part of an accessible route. In view of the fact that, some users have difficulty walking on ramps and are safer using appropriately designed stairs, it is always best that stairs be placed adjacent to or nearby ramps that are used to provide an accessible route between levels not served by elevators.

The ANSI and the Guidelines “Application” charts both state “stairs on accessible routes connecting levels not connected by an elevator” must comply with ANSI 4.9 Stairs. However, the preamble to the Guidelines states “stairs are subject to the ANSI Standard only when they are located along an accessible route not served by an elevator.” Therefore, “along” and “on” are interpreted to have the same meaning, especially given the definition of an accessible route that states a stair cannot be part of an accessible route. Thus, “along” and “on” are intended to mean either “adjacent to” or “nearby.”

Notes:

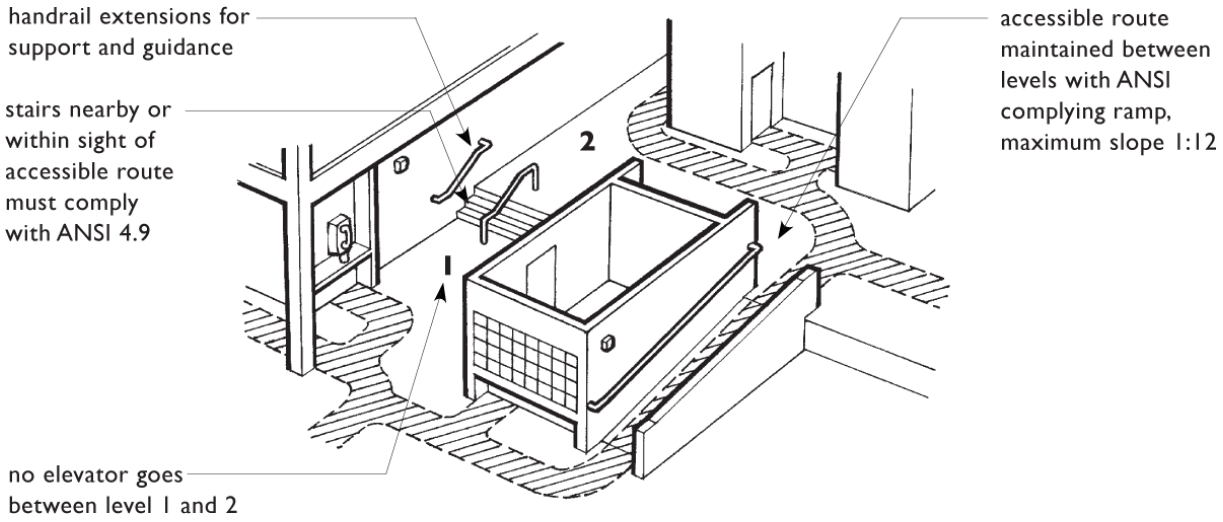
Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Nearby in this case means within the same area or within sight of the accessible route or at an unseen location indicated by directional signage.

In buildings that do not have elevator(s), the Guidelines do not require stairs serving floors above or below the ground floor to meet the ANSI Standard. It should be noted, however, that any applicable state or local accessibility law or code could set a stricter standard and may have requirements for stairs.

For example, if the local building code has adopted the 1986 ANSI A117.1 Standard, then ANSI 4.9.1 would be applicable. ANSI 4.9.1 states, “Stairs that are required as a means of egress and stairs between floor levels not connected by an elevator shall comply with 4.9.” Because most stairs in nonelevator buildings are provided either to connect floors not connected by an elevator or are stairs required as a means of egress, this would mean that virtually all stairs, including monumental or decorative stairs, would have to comply. Therefore, it is important to check state or local laws for their applicability to stairs.

This drawing illustrates stairs at an accessible route between levels not connected by an elevator that meet ANSI Standards. Since there is no elevator that goes between floors, the stairs are nearby or within sight of the accessible route. On the left wall, there are handrail extensions for support and guidance. To the right of the entrance, is an accessible route maintained between levels with an ANSI complying ramp with a maximum slope.



Notes:

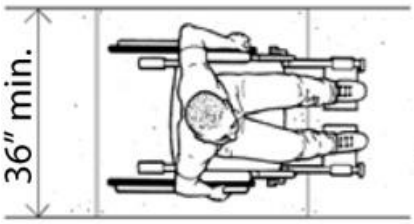
Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Accessible Routes: General Specifications

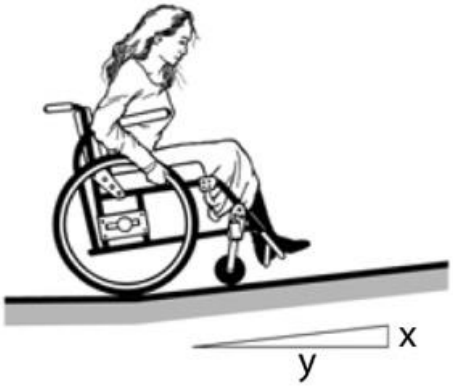
Specifications for accessible routes may be found in ANSI 4.3, Accessible Routes. Some of the general specifications for an accessible route are:

- A 36” minimum width. ANSI gives additional specifications to apply when accessible routes go around obstructions.
- The maximum slope of an accessible route is 1:20. Slopes greater than 1:20, up to 1:12, are allowed, but they would have to comply with the ramp provisions in ANSI.
- Cross slopes may not exceed 1:50 (approximately 1⁄4” per foot).

1. Width



2. Running Slope



3. Cross Slope

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Accessible Routes: General Specifications – Ground Surface

ANSI 4.3, Accessible Route, also provides specifications for ground and floor surfaces that accessible routes must meet.

Ground surfaces along accessible routes must be stable, firm, and slip resistant. Gravel or loose stone are not allowed. Surfaces such as these are hazardous for persons who use mobility aides, such as canes, crutches, walkers, wheelchairs, and scooters.

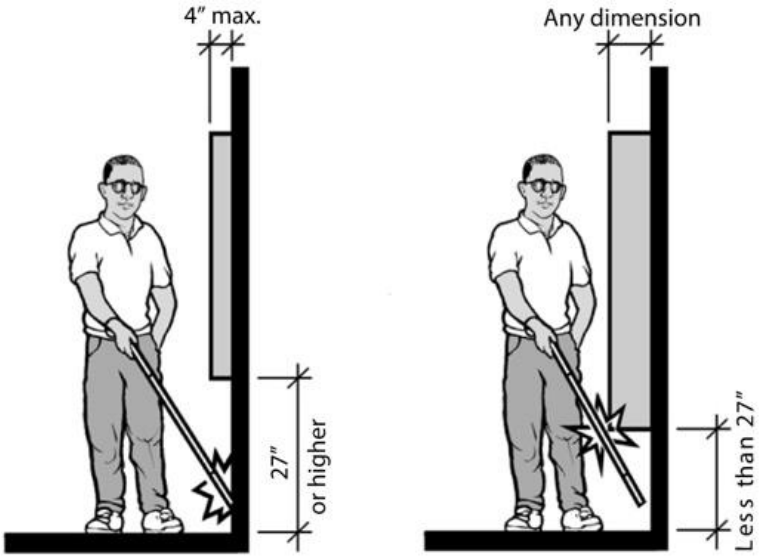
Interior accessible routes must also comply with ground and floor surface requirements.

Accessible Routes: General Specifications – Protruding Objects

ANSI 4.4, Protruding Objects, also provides specifications for protruding objects located along walks, corridors, and other passageways.

Examples of wall hung objects that must not protrude more than 4” into the accessible route when located between 27” and 80” above a finished floor include:

- Fire extinguisher cabinets
- Mailboxes
- Large, ornate picture frames
- Light fixtures



Notes:

- Wall mounted water fountains
- Wall mounted TVs and other display screens

Objects mounted lower than 27” above a finished floor may protrude any amount as long as the minimum clear width of an accessible route is maintained.

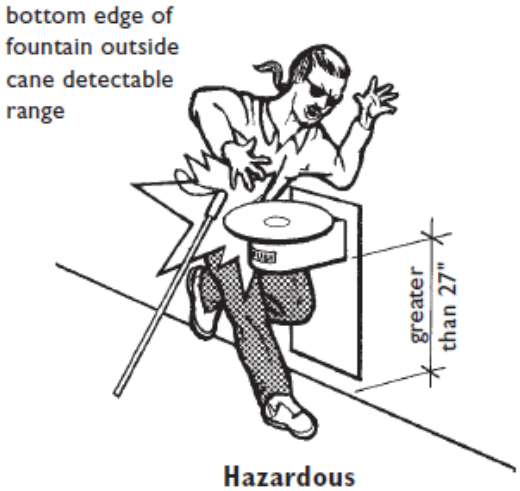
Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

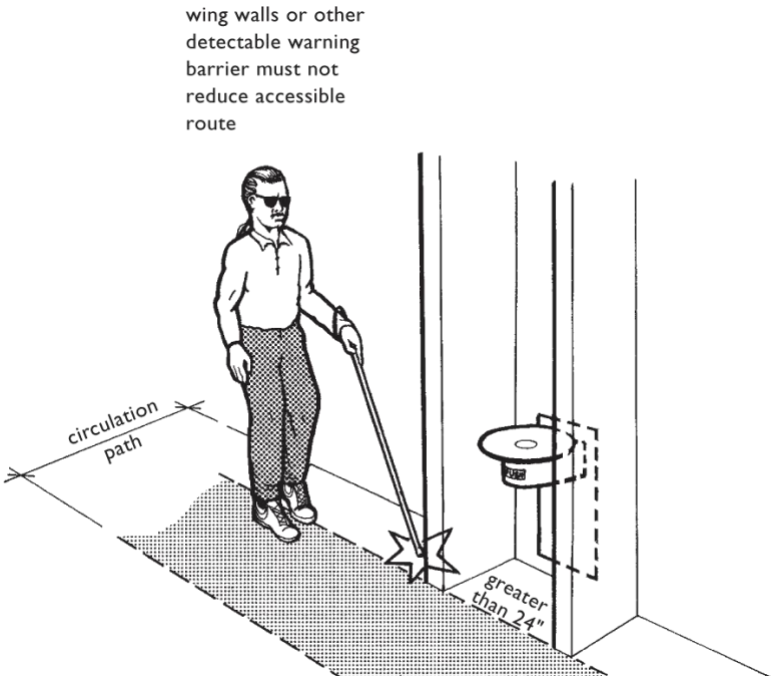
Hazardous Protruding Objects

Many people with visual impairments use a long cane for guidance. The cane is used to follow a “shoreline” such as the edge of a sidewalk or a curb or, indoors, the baseboard of a wall. The cane, when swept ahead of the user, also detects obstacles in the path. Objects which protrude from walls or hang from overhead are not detectable and are, therefore, hazardous because a person with a visual disability cannot avoid running into them.

Shown here is an example of a hazardous protruding object, where the bottom edge of the wall mounted drinking fountain is outside a detectable range which is greater than 27 inches.



Hazardous Protruding Objects



Wall-Mounted Objects Installed Between Detectable Wing Walls

Detectable items are obstacles that can be maneuvered around. This image illustrates a wall-mounted drinking fountain with wing walls. Wing walls or other detectable warning barriers must not reduce the space of an accessible route.

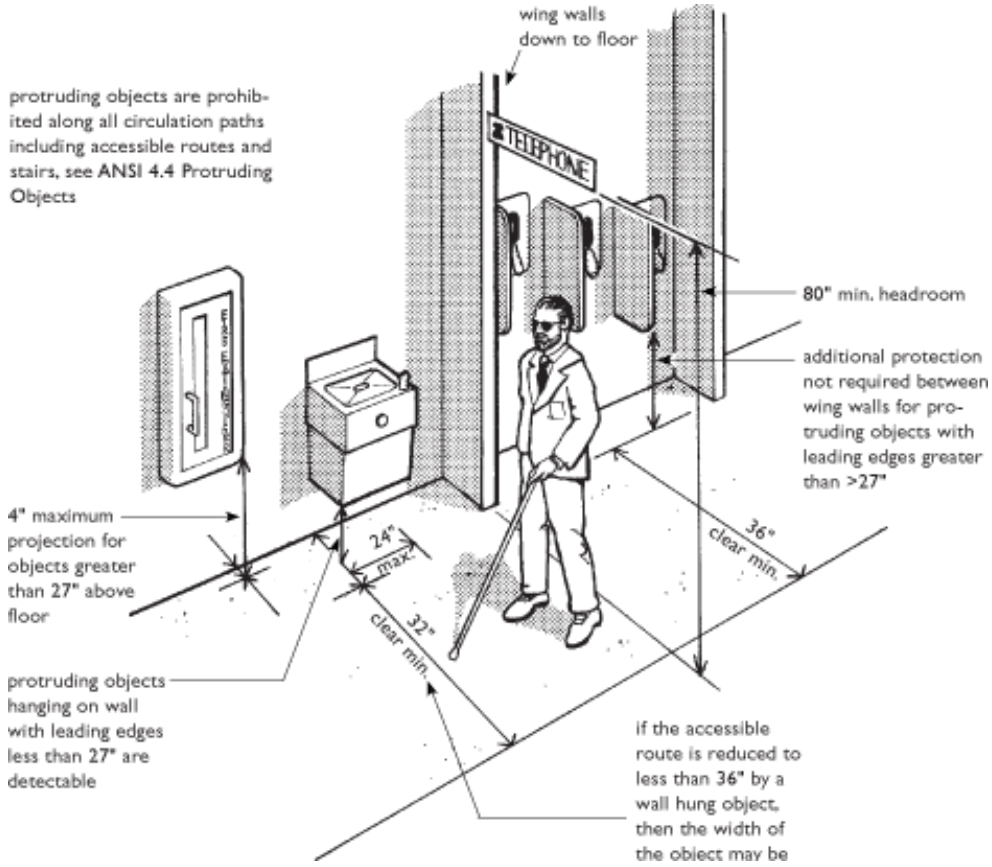
Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Non-Hazardous Protruding Objects

Protruding objects are prohibited along all circulation paths, including accessible routes and stairs. Large wall-mounted items such as fire extinguishers and telephone enclosures must be recessed, set in alcoves, or designed so they have structures extending close to the floor, not higher than 27 inches, and within the long cane detectable area.

This illustration shows the wing walls are down to the floor. There is a 4-inch maximum projection for objects greater than 27 inches above the floor, protruding objects hanging on a wall with leading edges less than 27 inches are detectable.



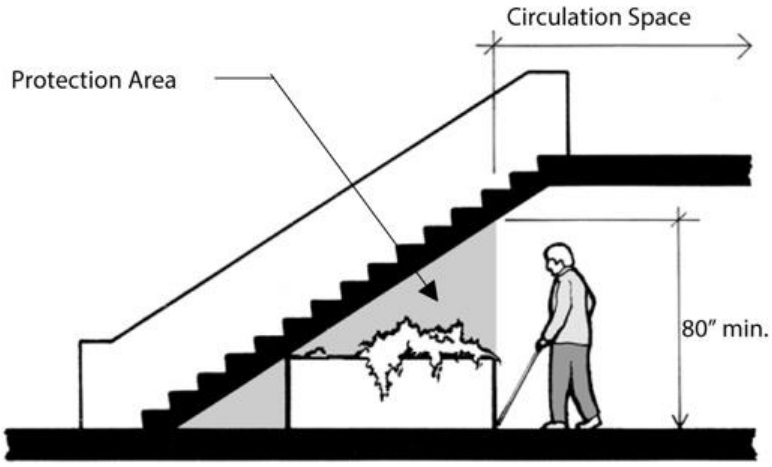
Notes:

Additional protection is not required between wing walls for protruding objects with leading edges greater than 27 inches. Notice the telephone sign is located a minimum of 80 inches vertically which provides safe headroom along the accessible path.

Accessible Routes: General Specifications – Headroom Clearance

Accessible routes along walks, corridors, breezeways, and other circulation spaces must have 80 inches minimum headroom height, including at all wall and ceiling mounted signs, light fixtures, etc.

Frequently in multifamily buildings, open stairways leading to upper floors are located in breezeways. When provided, the underside of the stairs must be protected from cross traffic by a guardrail or other barrier with its leading edge at or below 27" above finish floor.



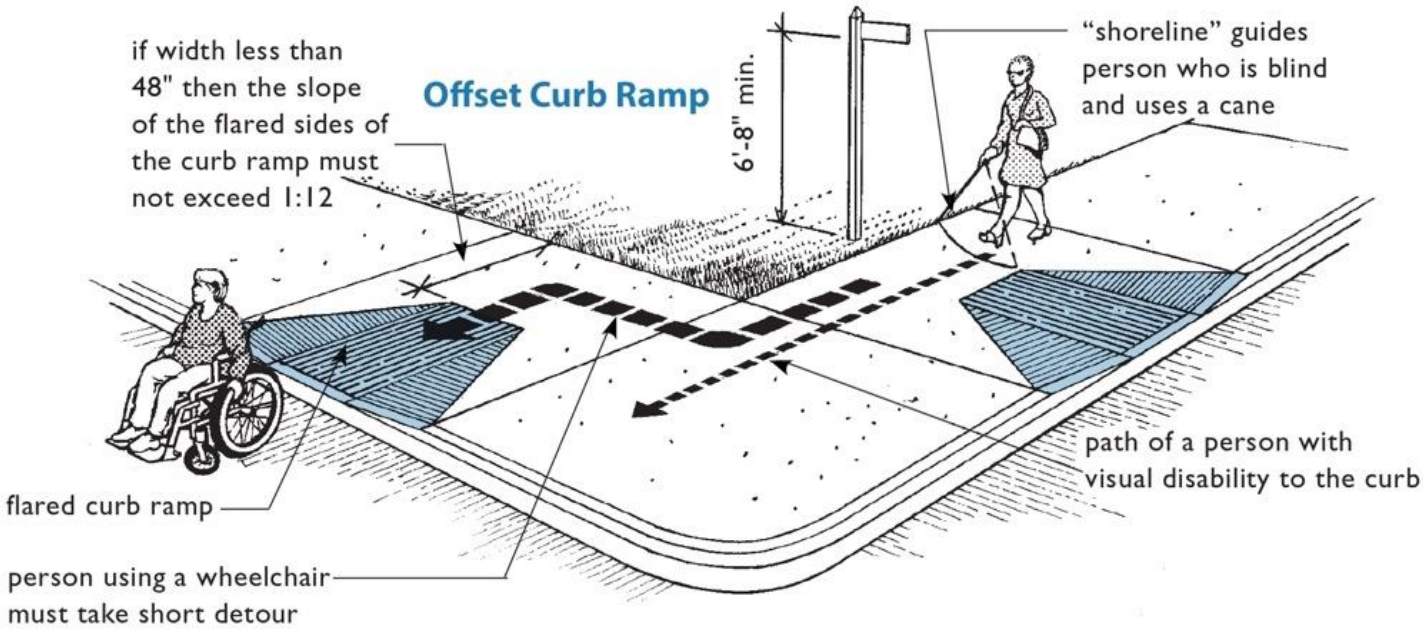
Curb Ramps

Curb ramps are transitions between roads, parking areas, access aisles, and sidewalks that allow a pedestrian route to remain accessible to people who use wheelchairs and other mobility aids, see ANSI 4.7. Curb ramps are a necessity for people with mobility impairments but are a hazard to people who are visually impaired who use the curb as a "cue" to know when they are entering the street.

The 1986 ANSI Standard requires a texture on curb ramp surfaces to make them detectable. Later national accessibility standards and the most recent ICC A117.1 standard specify truncated domes as detectable warnings that more effectively serve this purpose. But the textures alone often do not provide enough of a cue, and a person with a visual impairment may inadvertently enter the street. Locating curb ramps out of the usual line of pedestrian flow and "shorelines" (an edge between sidewalk and grass or other cane-detectable surface) is one solution to this problem.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas



Accessible Routes – General Specifications Curb Ramps

ANSI provides specifications for three curb ramp designs. In all three designs, the maximum running slope is 1:12. The slopes of side flares varies.

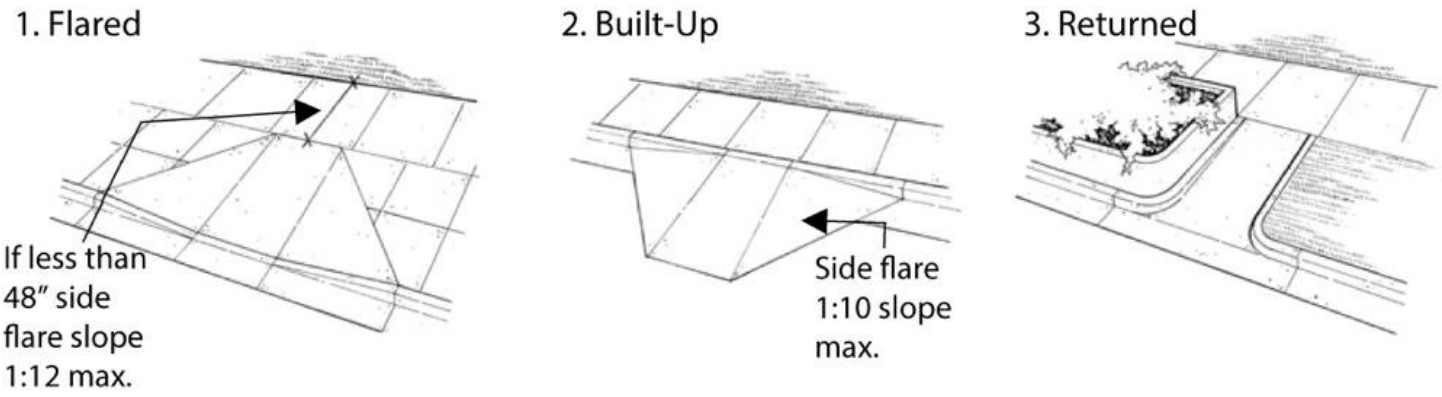
1. **Flared side curb ramps** may be recessed into pedestrian walkways. If there is a 48” level passageway or greater at the top of the ramp, side flares may be 1:10, otherwise they must slope no greater than 1:12. If an accessible route passes by the top of a flared ramp, a minimum width of 36” must be maintained. As noted above, side flares would need to have slopes no steeper than 1:12.

2. The **built-up ramp** design extends out into the parking area, but it must not extend out into a traffic lane. Side flares may not exceed 1:10 slope. Built-up ramps are not preferred, as they sometimes interfere with the operation of wheelchair lifts.

3. **Returned curb ramps** may be used where pedestrian traffic is not intended to cross the ramp.

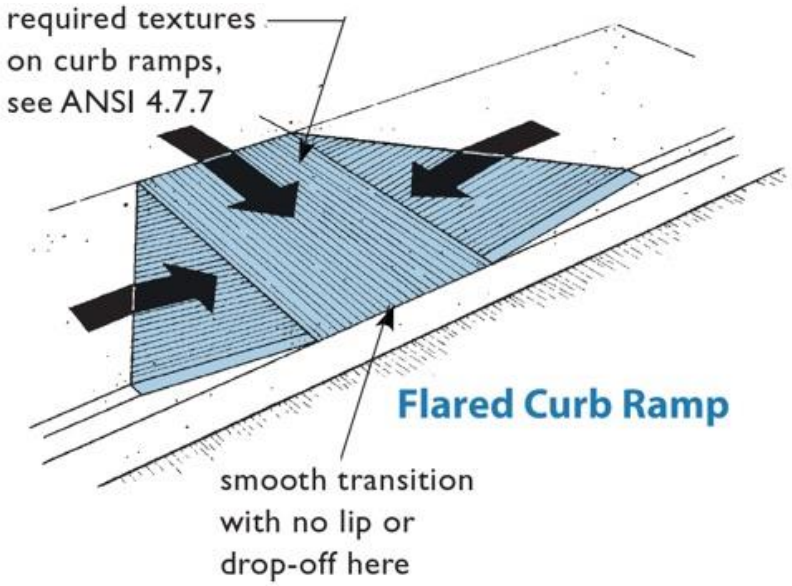
Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas



Flared Curb Ramp

The flared side curb ramp design allows people to walk safely across it. The smooth transition has no lip or drop-off to the road. The flared side curb ramp is safest and as shown in this illustration allows people to enter the ramp directly or from a side angle. This design is best used where pedestrians are likely to walk across the ramp.



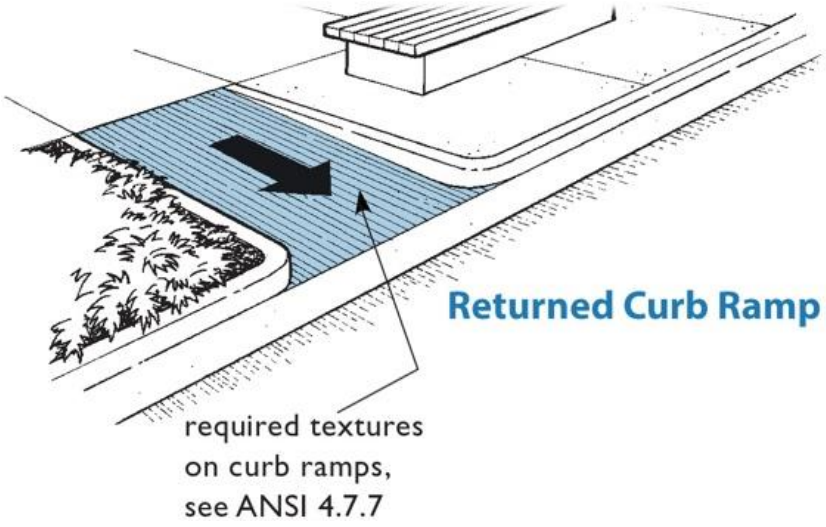
Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Returned Curb Ramp

The return curb ramp needs protection so people will not trip on it.

The return curb ramp has the curb “turned back” the full depth of the ramp. The design can be a tripping hazard to pedestrians and should be used only where adjacent plant beds or other features will prevent approach from the sides.

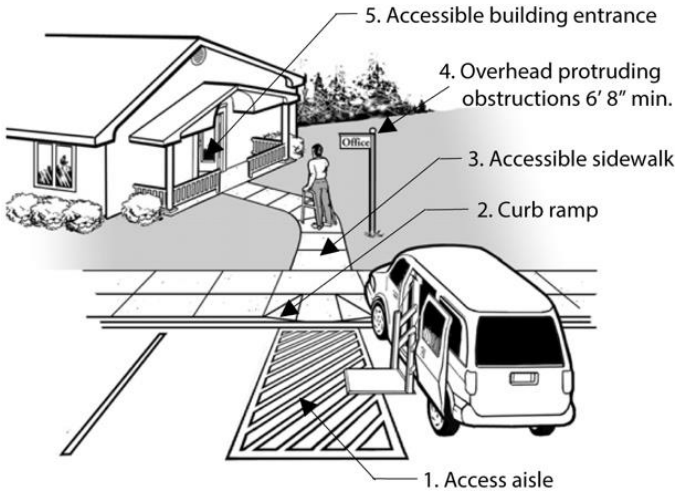


In this illustration, the return curb ramp shows a grass area on the left and a sitting bench on the right side of the ramp to deter pedestrians from approaching these areas from the sides.

Accessible Routes: General Specifications Components of an Accessible Route

In summary, an accessible route leading from a vehicular arrival point to a building entrance might include:

- An access aisle
- Curb ramps
- Accessible sidewalks
- A route free from protruding objects
- An accessible building entrance



Notes:

Accessible Routes – General Specifications ANSI Standard

We have covered some of the main features of an accessible route. Design professionals and others who are involved with the design and construction of multifamily developments must consult ANSI for additional specifications for accessible routes.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Topic 4: Key Takeaways

- Planning for accessibility should be an integral part of the design process.
- Accessible routes must connect covered dwelling entrances with public transportation stops, passenger loading zones (parking lots), and public streets and sidewalks, if available, and public and common use areas.
- An accessible route is a path that is at least 36 inches wide, smooth, as level as possible, and without hazards or obstructions.
- On-grade walks between separate buildings containing only covered dwelling units are not required to be accessible.
- A stair can never interrupt or be part of the path of an accessible route.
- In buildings that do not have elevator(s), the Guidelines do not require stairs serving floors above or below the ground floor to meet the ANSI Standard.
- Specifications for an accessible route include:
  - a 36” minimum width
  - a maximum slope of 1:20
  - a maximum cross slope of 1:50 (approximately 1⁄4” per foot)
- Ground surfaces along accessible routes must be stable, firm, and slip resistant.
- Objects must not protrude more than 4” into the accessible route when located between 27” and 80” above a finished floor.
- If an accessible route is reduced to less than 36 inches by a wall hung object, then the width of the object may be no wider than 24 inches.
- Accessible routes along walks, corridors, breezeways, and other circulation spaces must have 80 inches minimum headroom height.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Topic 4: Key Takeaways (continued)

- The underside of the stairs must be protected from cross traffic by a guardrail or other barrier with its leading edge at or below 27” above finish floor.
- ANSI provides specifications for three curb ramp designs: flared side curb ramps, built-up ramps, and returned curb ramps.

Notes:

Topic 5: Other Facilities

Club Houses: Multifamily Developments

Many multifamily developments have a clubhouse facility, sometimes with a diverse range of activities and facilities.

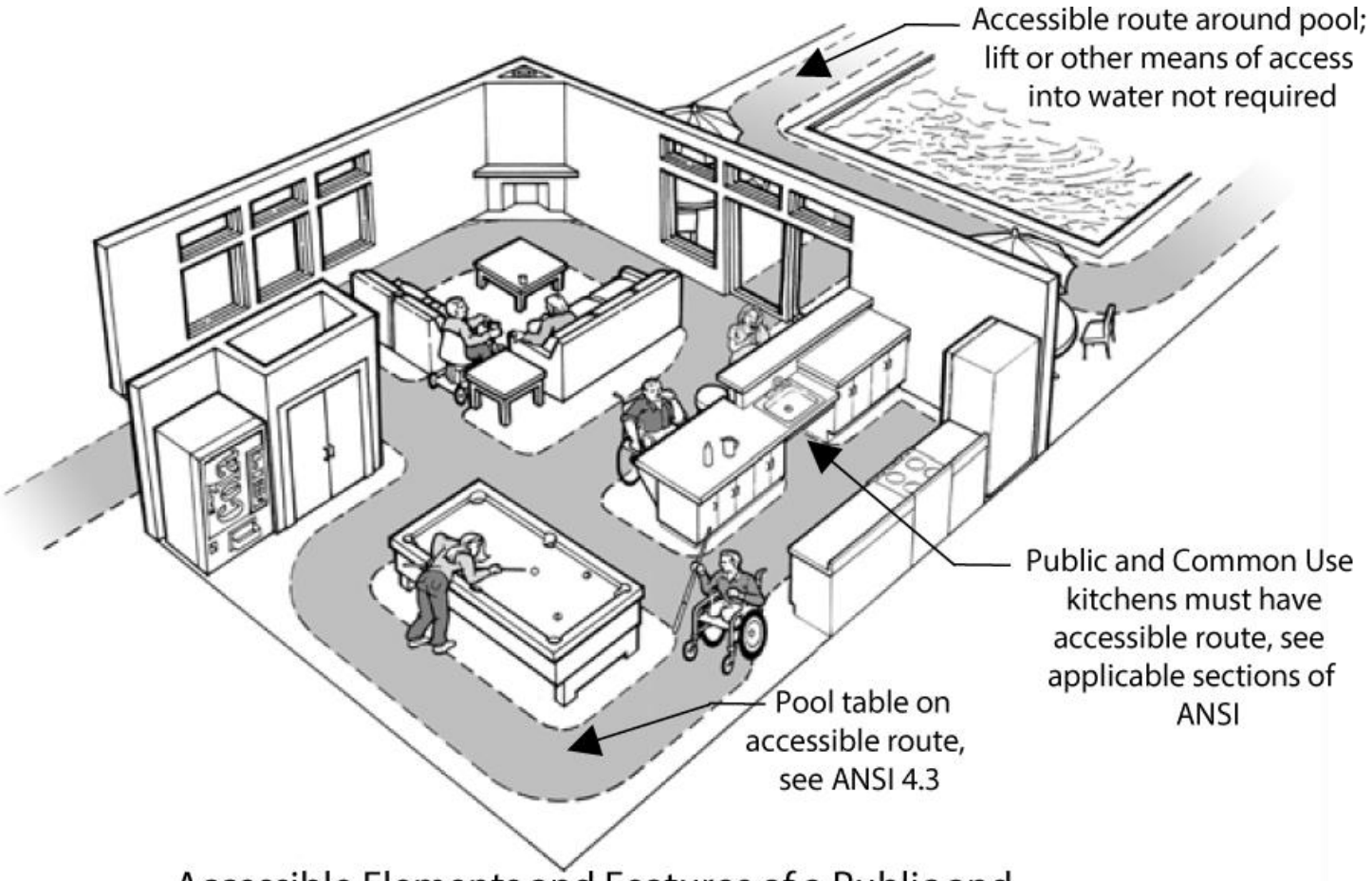
Typical facilities might include a leasing office, multipurpose club room, kitchen, game rooms, toilet and bathing rooms, sauna, fitness rooms, office center, video theaters, and more.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Club House Facility

Within a clubhouse facility, all public and common use areas and amenities must be accessible and on an accessible route. Whenever multiple features or facilities are provided, sufficient accessible features of each type must be provided.



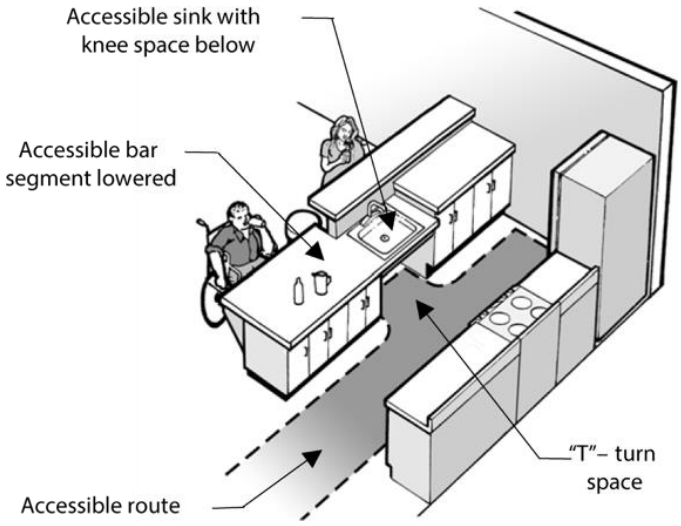
Accessible Elements and Features of a Public and Common Use Clubhouse

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Public Use Kitchen

A public use kitchen must have accessible features compliant with applicable sections of ANSI. Within the kitchen there must be a 60” turning space or a T-type turnaround.

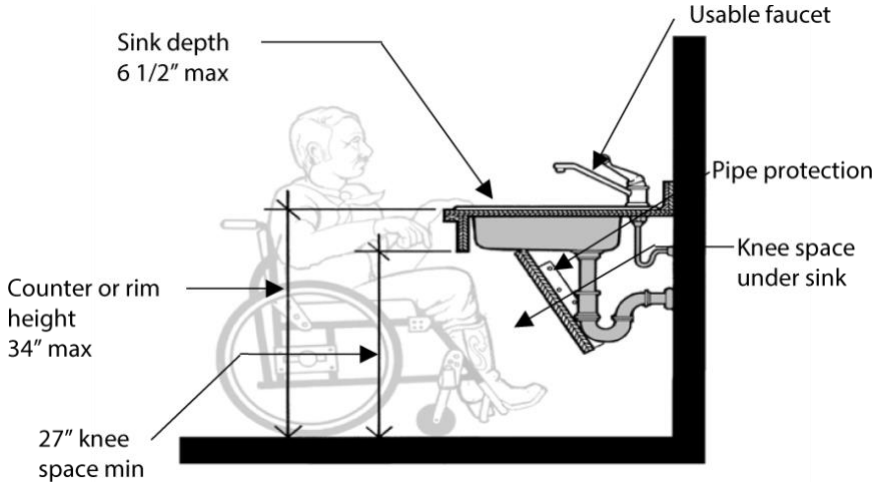


ANSI Kitchen Sinks

Kitchen sinks in public and common use areas must comply with the applicable sections of ANSI 4.19 (Lavatories, Sinks, and Mirrors).

Key features of a compliant kitchen sink include:

- Counter or rim height no higher than 34”.
- Maximum sink depth of 6 1⁄2”.
- A 30” x 48” clear floor space to allow a forward approach to the sink which shall adjoin an accessible route and extend a maximum of 19” underneath the lavatory.
- Faucets must be of a usable design, usable without tight grasping or twisting.



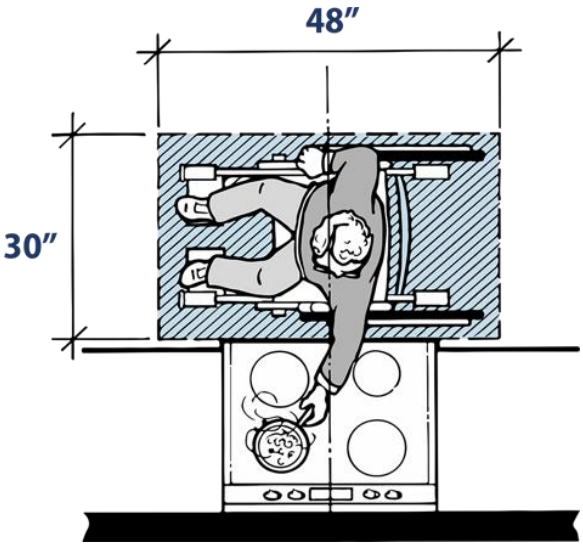
- Hot water and drainpipes must be insulated or otherwise protected for safety reasons.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Cooktops and Ranges

A 30” x 48” clear floor space must be provided at ranges and cooktops. The floor area must be parallel to and centered on the appliance. Controls must be within reach ranges specified in ANSI, including the switch for the overhead hood if one is provided.



Fitness Rooms

When a fitness room is provided for residents, care must be taken to insure that:

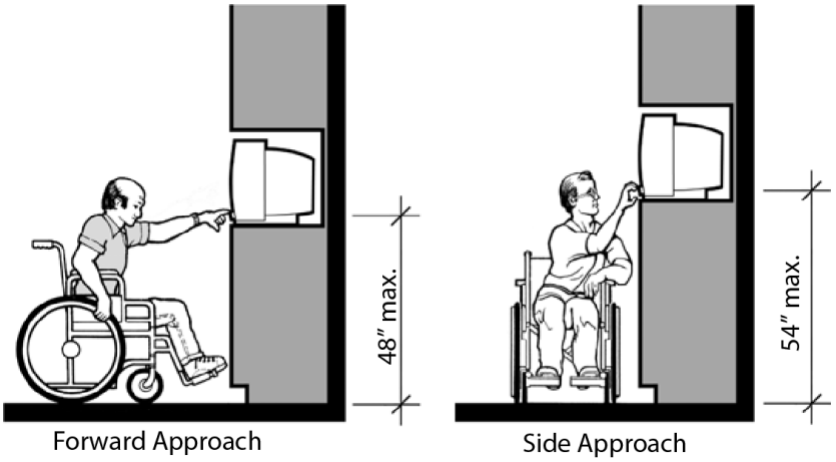
- At least one of each type of exercise device is on an accessible route.
- There is an accessible route around all equipment placed in the room.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Media

Media Amenities, such as stereo, video, and TV equipment, are frequently provided in clubhouse facilities for enjoyment and use by residents. When provided at the time of initial construction, these amenities must be placed on an accessible route and positioned so their operable controls are within ANSI compliant reach ranges.



Forward Approach Side Approach

Designers must also refer to other applicable performance specifications of ANSI that apply. Some sections that would apply are:

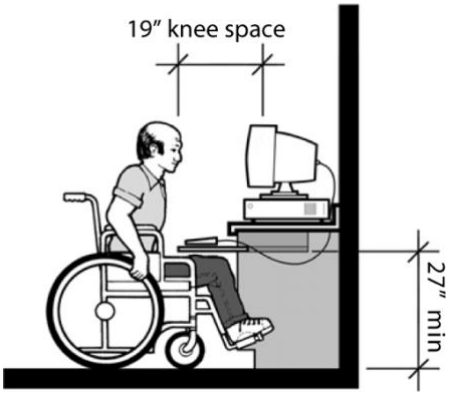
- Section 4.2 – Space Allowances and Reach Ranges
- Section 4.3 – Accessible Routes
- Section 4.4 – Protruding Objects

Accessible Workstations

When office centers are provided there must be accessible workstations and all of the equipment provided must be accessible and on an accessible route.

Sections of ANSI that could be used for guidance in designing accessible workstations are:

- Section 4.2 – Space Allowances and Reach Ranges
- Section 4.24 – Controls and Operating Mechanisms
- Section 4.3 – Seating Tables and Work Surfaces



Notes:

One of each device, such as a fax machine, phone, computer, etc., must be on an accessible route and be placed at a workstation that is accessible.

Public Toilet and Bathing Facilities

Toilet and bathing facilities in public and common use areas must meet all applicable sections of the ANSI Standard.

The Guidelines require that all toilet rooms and bathing facilities in all public and common use facilities must be on an accessible route and at least one of each fixture type in each room or space must be accessible. The ANSI Standard addresses the types of fixtures and their mounting heights, the types of controls, and the amount of clear floor space required at accessible fixtures. These specifications, combined with clearances for doors and turning spaces for wheelchairs, determine the minimum toilet room requirements. See ANSI 4.22 Toilet Rooms, Bathrooms, Bathing Facilities, and Shower Rooms.

Toilet and bathing facilities that are required to be accessible include shower/dressing rooms located on the site for use of residents and their guests in addition to such spaces as common use public toilet rooms. Although neither the Guidelines nor the ANSI contain specifications for shower/dressing rooms, such as those which may serve a swimming pool, the applicable sections of ANSI for similar components apply in these spaces and must be provided.

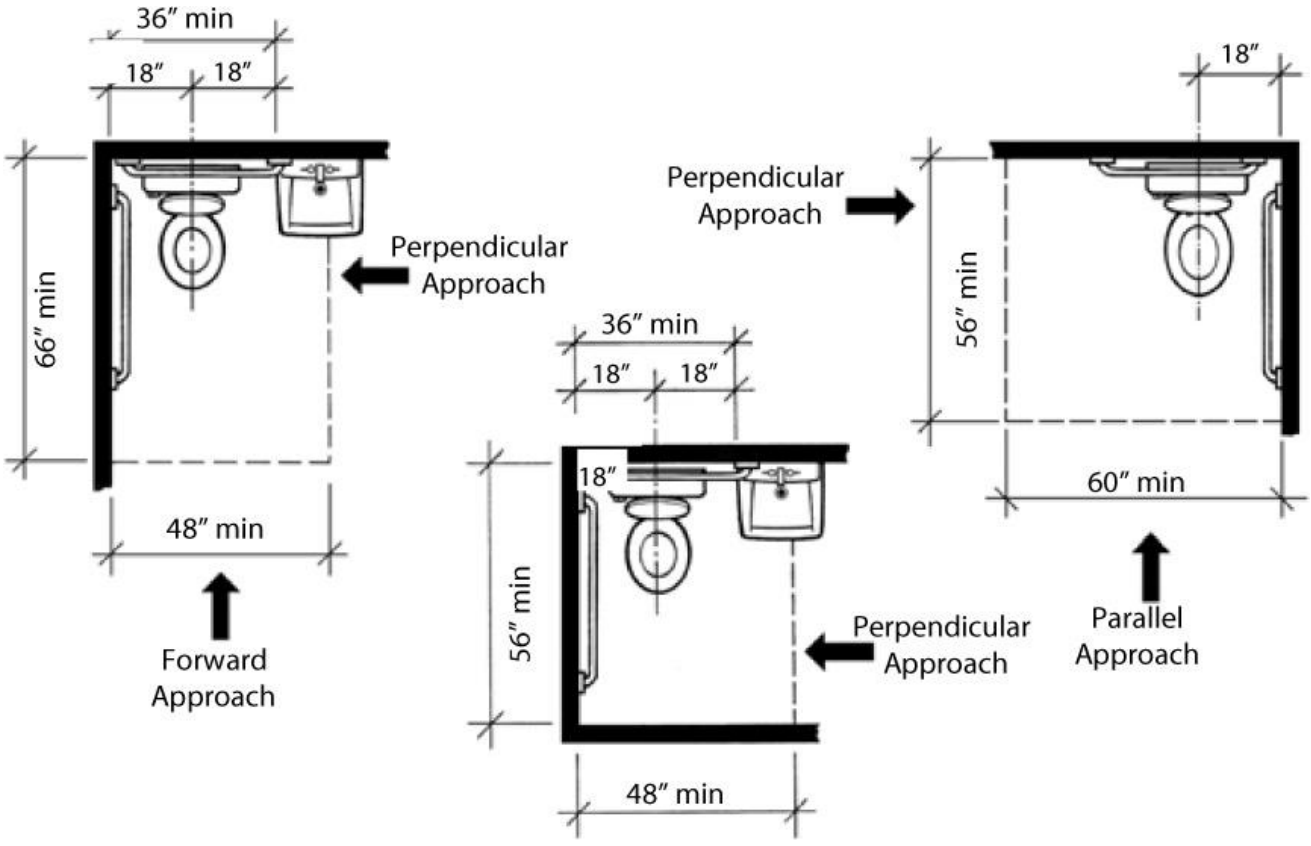
Maneuvering Space at Toilets

Toilets in public and common use toilet rooms must comply with applicable clear floor space specifications in ANSI:

Notes:

- A 48” x 56” for side approach
- A 60” x 56” for side or front approach
- A 48” x 66” for front approach

Grab bars at toilets must also be located in ANSI compliant locations.



Three Types of Toilet Stalls

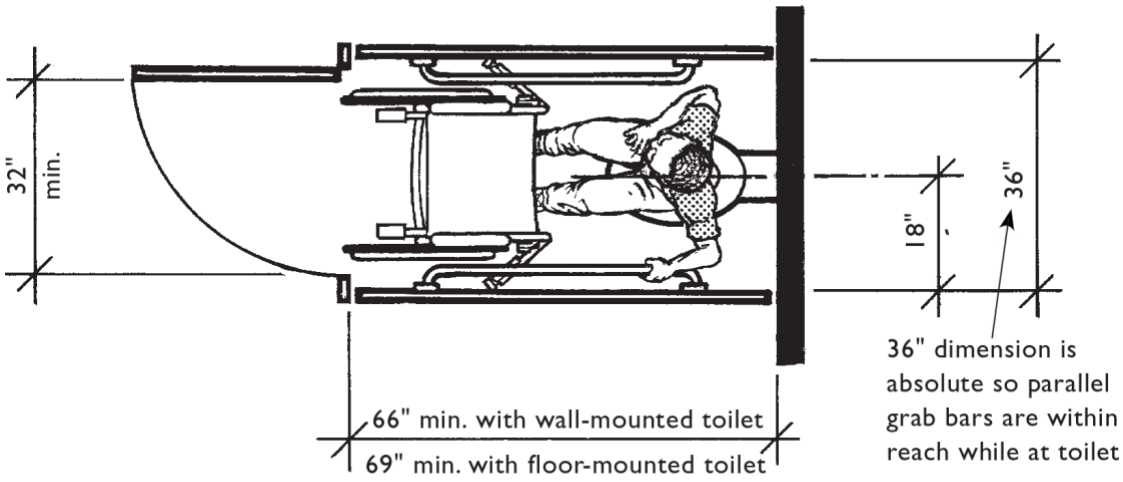
The ANSI Standard allows considerable flexibility in the size and layout of toilet rooms. There are three types of accessible toilet stalls for use by people with different disabilities:

Notes:

- 36-Inch-Wide Toilet Stalls
- 60-Inch-Wide Toilet Stalls
- 48-Inch-Wide Toilet Stalls

36-Inch-Wide Toilet Stalls

The **narrow stall** is 36 inches wide and varies in length, depending on whether it has a floor-mounted or wall-hung toilet fixture. This stall was originally intended for people who walk with difficulty, many of whom use crutches and braces and who need grab bars to steady themselves when sitting down and standing up. Such people generally have good upper body strength, a characteristic not always true of people who use wheelchairs. This 36-inch-wide stall, although space efficient, does not work well for many people who use wheelchairs.



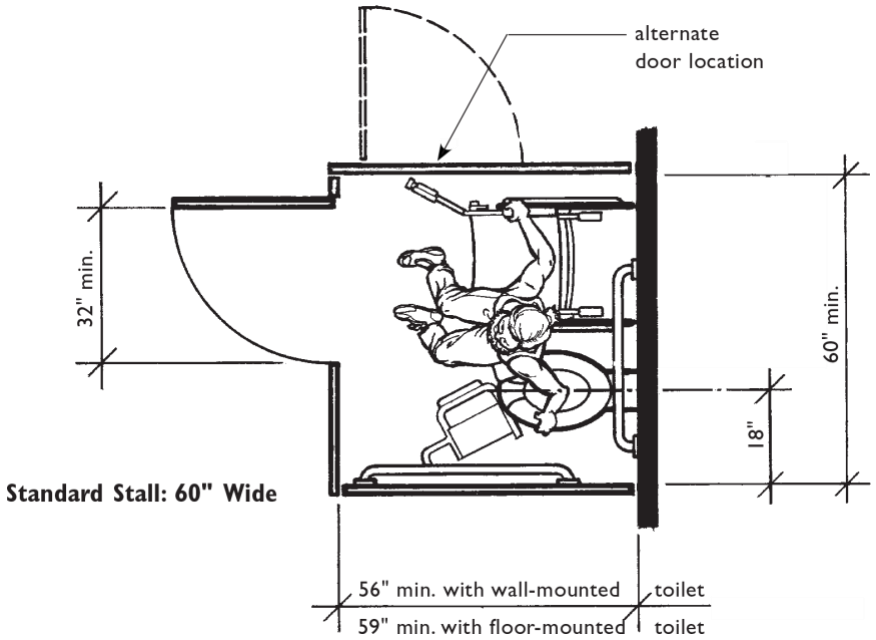
Alternate Stall 1: 36" Wide

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

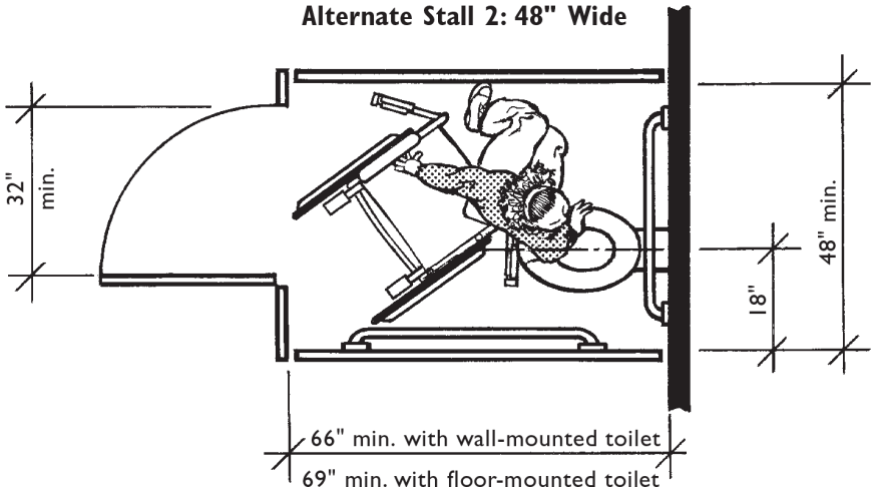
60-Inch-Wide Toilet Stalls

The **60-inch-wide stall** is a significant improvement over the narrow one because it accommodates most users. The extra floor space allows a person who uses a wheelchair to maneuver into his/her own best position to transfer onto the toilet. It also allows space for an attendant, if needed, to assist a person with a disability.



48-Inch-Wide Toilet Stalls

The third ANSI stall is **48 inches wide** and is a compromise between the first two. This stall offers slightly more flexibility in the manner it is used by people with disabilities than the 36-inch-wide stall. Since it cannot be used the same way as either of the others, it is limited in its usefulness. Often it is designed into renovation projects where sufficient space for the 60-inch stall is not available.



Notes:

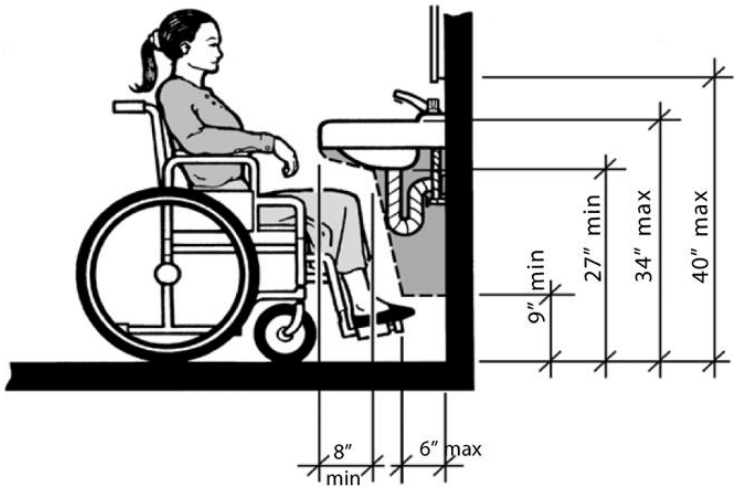
Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Accessible Lavatory

When provided, lavatories in public and common use facilities must comply with knee space and maneuvering space standards in ANSI 4.19, Lavatories, Sinks, and Mirrors.

The illustration shows some, not all, of the dimensions for accessible lavatories.

- Faucets must be of a usable design, able to be used without tight grasping or twisting (levers work well).
- There must be pipe protection for safety reasons.
- The mirror must be mounted with the bottom reflective edge no higher than 40” above finish floor.
- Paper towel dispensers must be mounted no higher than 48” for a front approach or 54” for a side approach.



- A clear floor space 30”x48” may extend 19” beneath the lavatory.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

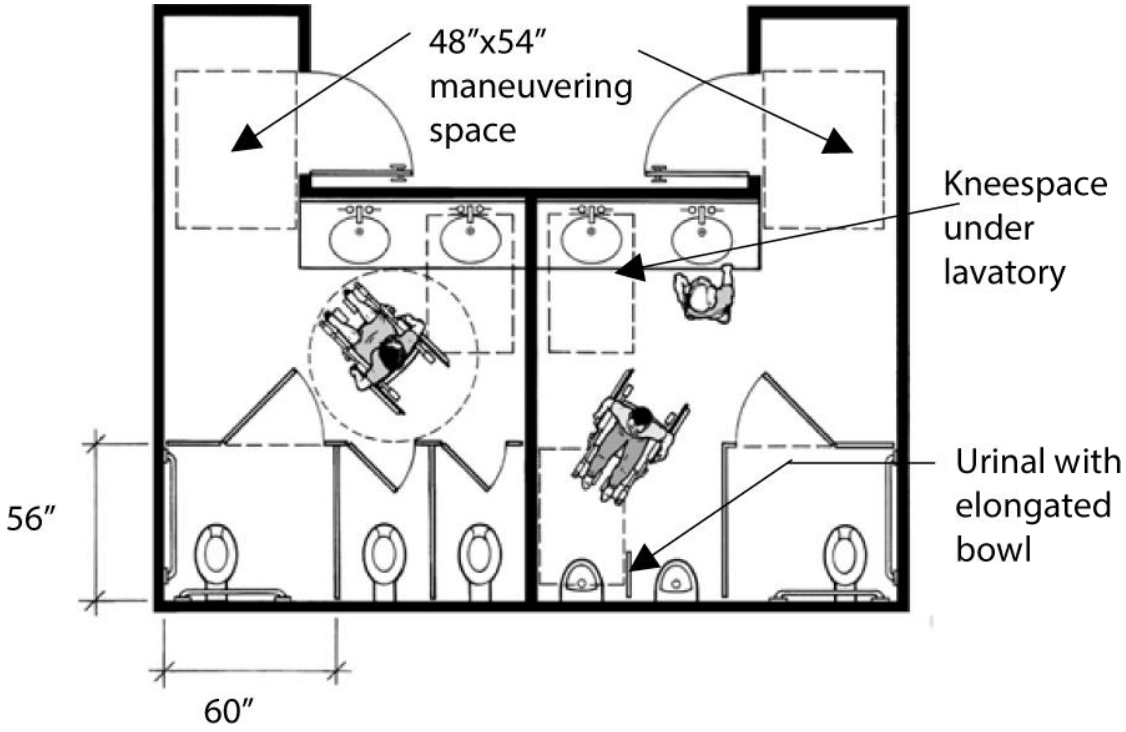
Large Toilet Room

A sample plan for a large toilet room is shown here with multiple toilets, lavatories, and urinals in the men's rooms.

A standard stall and one accessible lavatory are shown in each room. Additionally, the men's room includes a wall-hung urinal with elongated bowl.

Note also the 48"x 54" maneuvering space at the push side of the doors (equipped with a latch and a closer) to permit a push side approach to the door. Within each bathroom there is also a 60" diameter maneuvering space.

The Guidelines require that at least one of each fixture type provided in a toilet room be accessible.



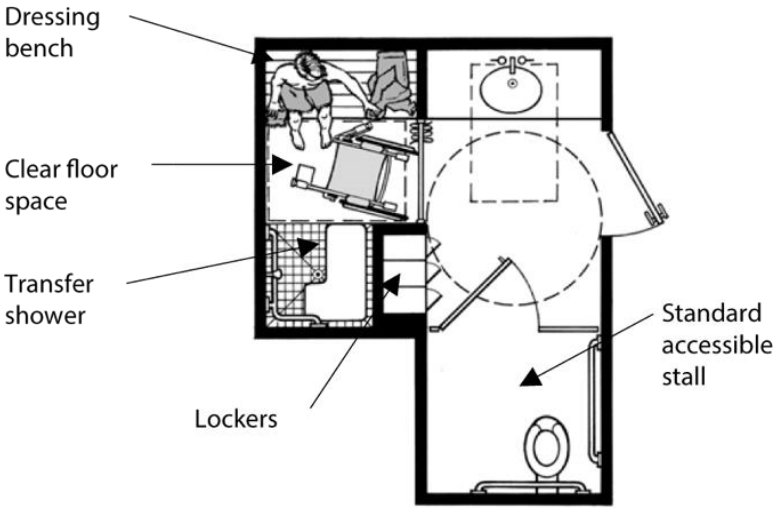
Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Small Toilet/Dressing Room

If showers are provided, for instance in a toilet room adjacent to a pool area, at least one must be accessible and comply with shower stall standards in ANSI.

This sample plan shows a 36” x 36” transfer shower with a 30” x 48” clear floor space parallel to the shower, beginning at the control wall.

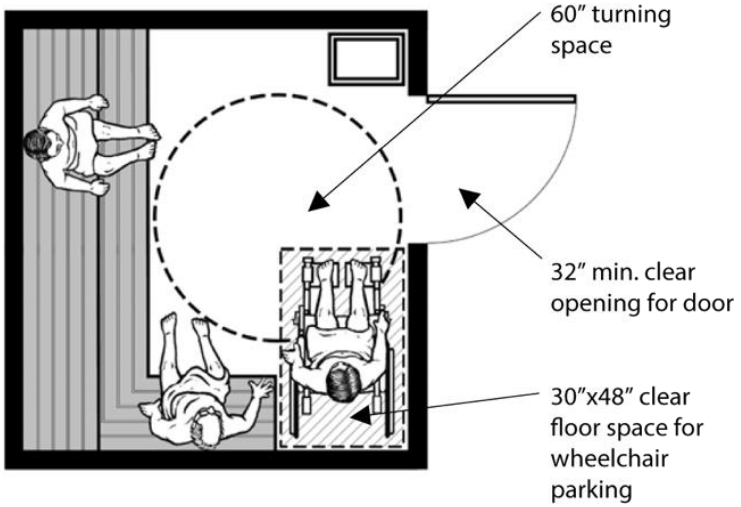


Other features shown in this plan include:

- Accessible lavatory
- Standard stall
- 60” maneuvering space within the room
- Lockers on an accessible route

Accessible Saunas

If a sauna is provided, it must be made accessible with the following provisions:



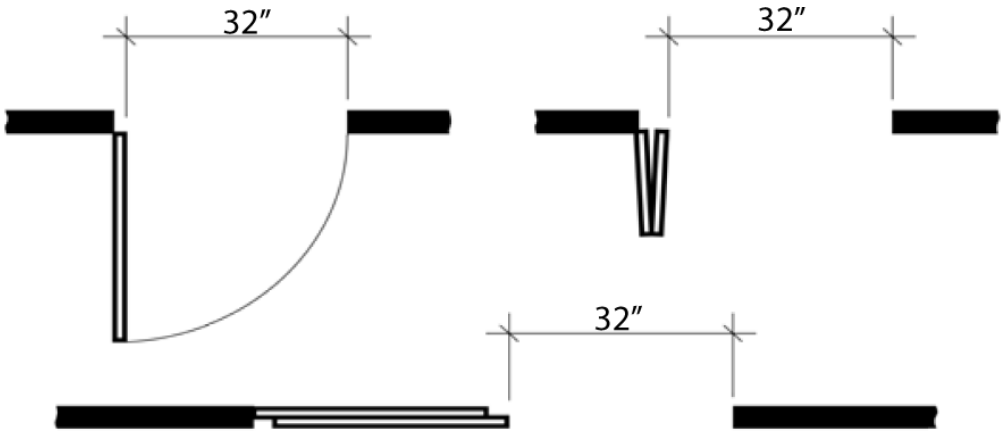
- Maneuvering space with room for a wheelchair.
- Space for wheelchair seating area.
- No step at the entrance. If wood slat floors are used, they must be recessed into the floor construction to eliminate step at door.
- Sauna controls within reach range.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Accessible Doors

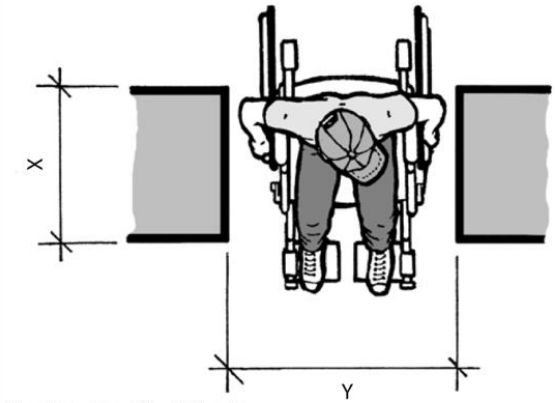
ANSI 4.13, Doors, provides detail specifications for accessible doors. Accessible doors must provide a minimum 32” clear opening measured between the face of the door and the opposing door stop when the door is open 90 degrees.



Doorway Depth

The maximum depth of a deep opening is 24”. Openings deeper than 24” must be at least 36” wide. As shown on the screen:

- If X is 24” or less, then Y = 32” min.
- If X is greater than 24”, then Y = 36” min.



If X is 24″ or less, then Y = 32″ min.
If X is greater than 24″, then Y = 36″ min.

Notes:

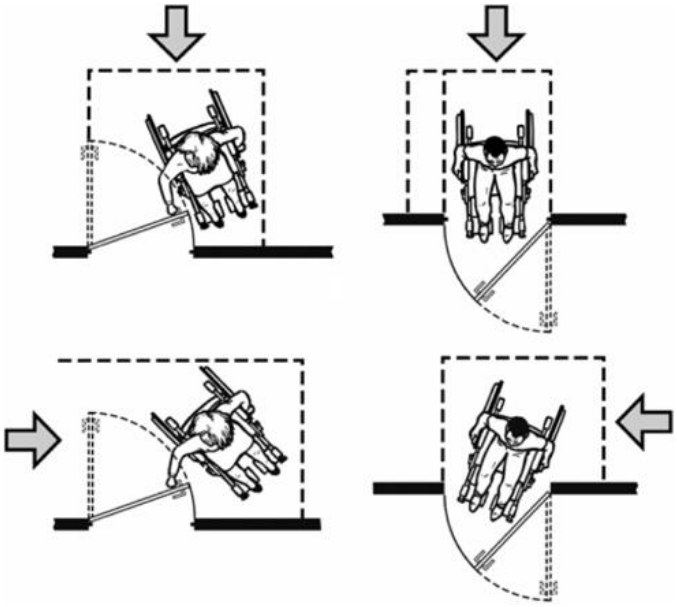
Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

ANSI Accessible Doors

Depending on the approach, ANSI 4.13, Doors, provides maneuvering space clearances at accessible doors. ANSI accessible doors must meet clear width requirements and requirements for thresholds, hardware, and opening force.

Exterior Gates to Facilities

Exterior gates that function as doors must be designed with ANSI compliant maneuvering space and be equipped with usable hardware.



Accessible Door Fixtures

All public and common use doors must be equipped with usable hardware that can be used without tight grasping or twisting.

Lever handle designs, such as the one shown, are a successful solution.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Consultation of ANSI Specifications

When designing accessible public and common use areas required by the Fair Housing Act, designers must consult ANSI for minimum specifications for the multitude of details and features that comprise the built environment.

Usable Facilities for All

Designers should identify facilities and features that must be made accessible early in the design process.

The appropriate specifications and sections of ANSI can then be researched and applied early in the design process.

Public and common use areas that are designed to comply with the Fair Housing Act Accessibility Requirements can be designed to be beautiful and usable for all.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Topic 5: Key Takeaways

- Within a clubhouse facility, all public and common use areas and amenities must be accessible and on an accessible route.
- A public use kitchen must have accessible features compliant with applicable sections of ANSI.
- When a fitness room is provided, at least one of each type of exercise device must be on an accessible route and an accessible route around all equipment placed in the room is required.
- Media amenities must be placed on an accessible route and their operable controls must be within ANSI compliant reach ranges.
- If an office center is provided, there must be accessible workstations and at least one of each supplied device (e.g., fax machines, computers) must be available at an accessible workstation.
- Toilet and bathing facilities in public and common use areas must meet all applicable sections of the ANSI Standard.
- The ANSI Standard details three types of accessible toilet stalls for use by people with different disabilities:
  - 36-Inch-Wide Toilet Stalls
  - 60-Inch-Wide Toilet Stalls
  - 48-Inch-Wide Toilet Stalls
- Lavatories, toilet rooms, and dressing rooms in public and common use facilities must comply with ANSI standards.
- If provided, a sauna must have maneuvering space with room for a wheelchair, space for wheelchair seating area, no step at the entrance, and sauna controls within reach range of a wheelchair user.

Notes:

Fair Housing Act Requirement 2: Accessible Public and Common Use Areas

Topic 5: Key Takeaways (continued)

- Accessible doors must provide a minimum 32” clear opening measured between the face of the door and the opposing door stop when the door is open 90 degrees. The maximum depth of a deep opening is 24”. Openings deeper than 24” must be at least 36” wide.
- Exterior gates that function as doors must be designed with ANSI compliant maneuvering space and be equipped with usable hardware.
- All public and common use doors must be equipped with usable hardware that can be used without tight grasping or twisting.

Notes:

Contacts

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**.

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

Notes: