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The Fair Housing Act's Requirement 3: Usable Doors

Participant Workbook



The Fair Housing Act's Requirement 3: Usable Doors

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Introduction

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 on-line 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 manned 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:

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Learning Objectives

This training will help to understand the technical guidance and protections provided by FHA Requirement 3.

During this training we will cover the following topics:

- Topic 1: FHA Overview and Requirement 3
- Topic 2: ANSI Compliant Accessible Doors
- Topic 3: Usable Doors
- Topic 4: Doorway Clear Opening
- Topic 5: Types of Doors
- Topic 6: Dwelling Unit Doors
- Topic 7: Doors in Series
- Topic 8: Closet Doors
- Topic 9: Exterior Gates to Facilities
- Topic 10: Accessible Door Fixtures
- Topic 11: Tips and Resources for Compliance

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

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Topic 1: FHA Overview

Law

Over 50 years ago, Congress enacted the landmark Fair Housing Act of 1968, which prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin.

In 1988, Congress amended the coverage of the Fair Housing Act also to prohibit discriminatory housing practices based on disability.

It is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

It is unlawful to fail to design and construct certain multifamily dwellings to include certain features of accessible design.



Provisions

The FHA also includes two important provisions:

A provision making it unlawful to refuse to make reasonable accommodations in rules, policies, practices, and services when necessary to allow the resident with a disability equal opportunity to use the property and its amenities.

A provision making it unlawful to refuse to permit residents with disabilities to make reasonable modifications to their dwelling unit or the public and common use areas at the residents' cost.



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First Occupancy

The FHA remedies discrimination in part by establishing design and construction requirements for covered multifamily dwellings built for first occupancy after March 13, 1991.



Covered Dwellings

It is also important to recognize the definition of a covered multifamily dwelling unit.

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

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

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

FHA Overview and Requirement 3

The regulations for the FHA state that all doors “designed to allow passage into and within all premises are sufficiently wide to allow passage by persons in wheelchairs.”

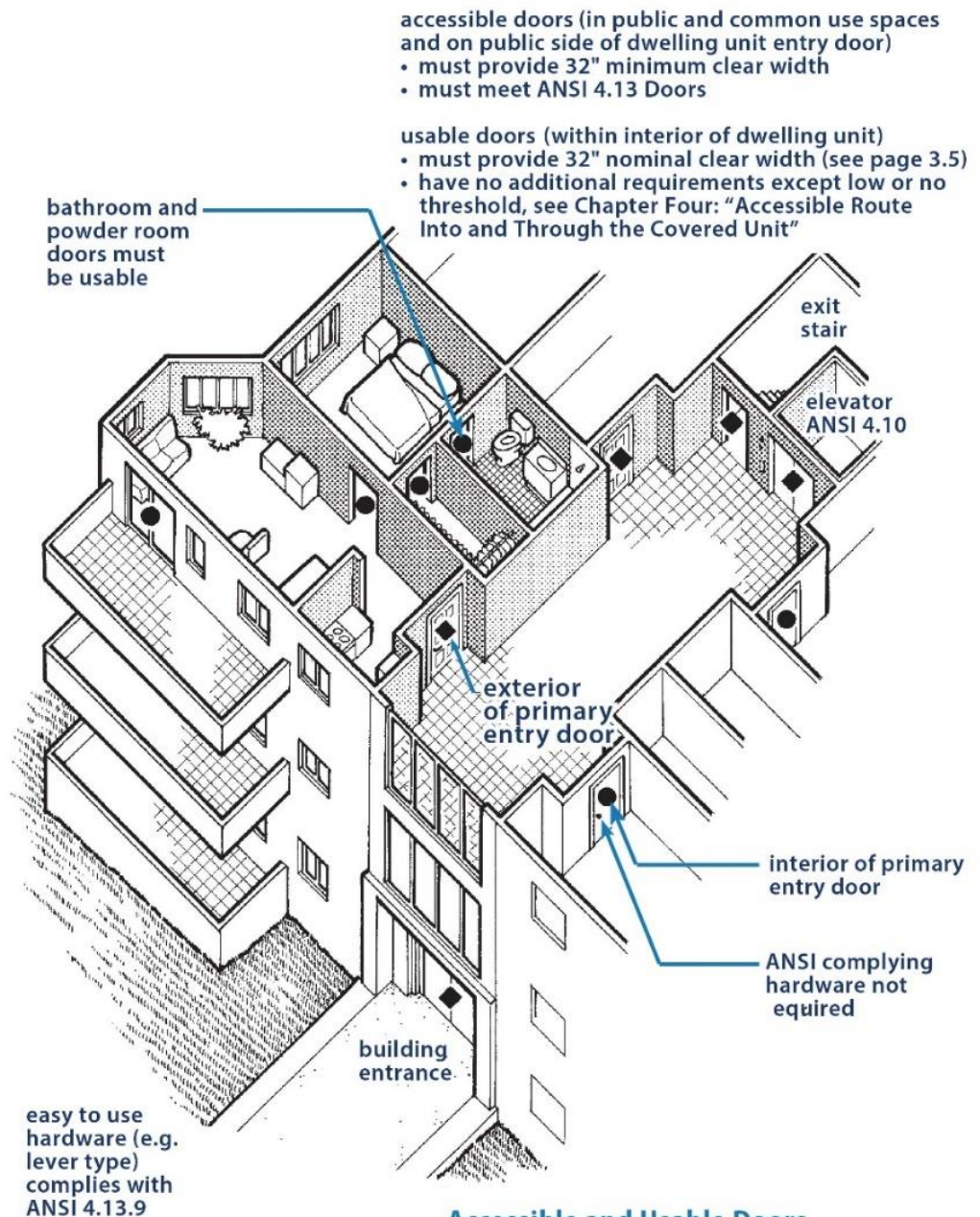
The FHA Guidelines apply to the doors in public and common use areas of multifamily housing developments and doors into and within covered dwelling units.

Notes:

The Fair Housing Act's Requirement 3: Usable Doors

This illustration shows accessible and usable doors in buildings containing covered dwelling units. The FHA and the Guidelines cover all doors that allow passage into and within all premises.

Doors in public and common use areas and primary entry doors of covered dwelling units must meet more stringent requirements for accessibility than doors that are located inside each dwelling unit.



**Accessible and Usable Doors
in Buildings Containing Covered Dwelling Units**

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The Fair Housing Act's Requirement 3: Usable Doors

To clarify this difference, this training refers to doors in public and common use areas and primary entry doors of covered dwelling units as accessible doors.

Doors interior to the dwelling unit and subject to less stringent requirements for accessibility are referred to as usable doors.

For example, a potential resident visits the rental office on a multifamily site to complete an application.

The door to the rental office, because it is a public and common use door used to enter or exit the rental office, is an accessible door and must comply with ANSI 4.13 Doors.

Accessible doors must meet the ANSI 4.13 requirements for clear width, maneuvering clearances, thresholds, hardware, and opening force.

The potential renter is taken on a tour of the model unit or a vacant unit.

The primary door into the unit, exterior side, is an accessible door and must comply with ANSI 4.13 Doors.

The doors within the unit must be usable doors that comply with Requirement 3 of the Guidelines.

Usable doors must comply with Requirement 3 for clear width, maneuvering clearances, and thresholds.



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The Fair Housing Act's Requirement 3: Usable Doors

Topic 2: ANSI Compliant Doors

Definition

Accessible doors must meet the ANSI 4.13 requirements for clear width, maneuvering clearances, thresholds, hardware, and opening force. Accessible doors are:

1. Doors that are part of an accessible route in public and common use spaces. They include but are not limited to doors residents use to enter buildings and doors into and within clubhouses, public restrooms, laundry rooms, and rental offices.
2. Primary entry doors to covered dwelling units – exterior side only. Entry doors may open from a corridor or lobby or can be private individual entry doors accessed directly from the outside.



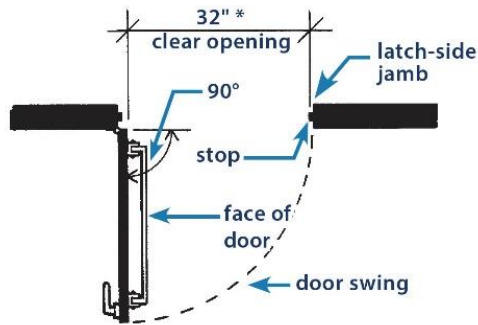
Clearance

ANSI 4.13, Doors, provides detailed 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. The following illustration shows examples using a swinging door, a folding door, and a sliding or pocket door.

Notes:

The Fair Housing Act's Requirement 3: Usable Doors



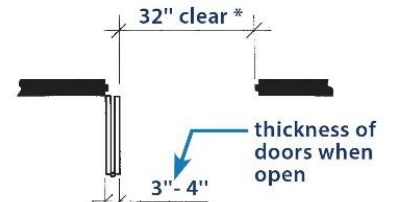
Measuring Clear Width at Hinged Doors



Clear Width at Sliding/Pocket Door



Clear Width at Accordion-Fold Door

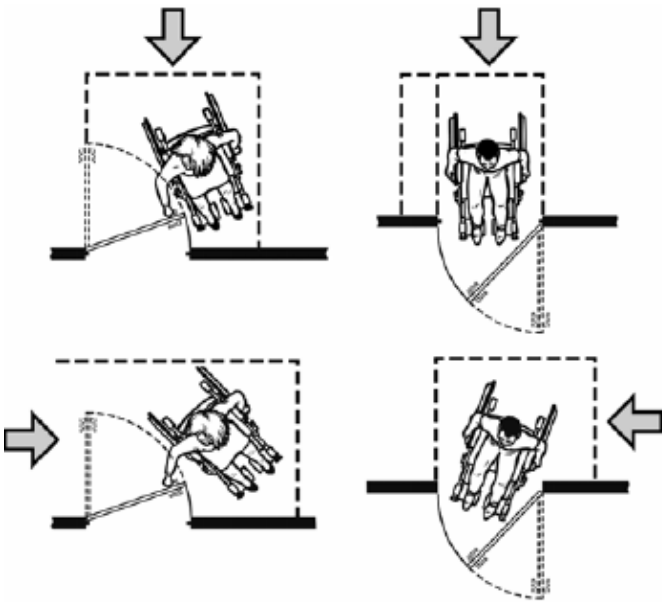


Clear Width at Bi-Fold Door

*minimum for accessible doors, nominal for usable doors

Maneuvering

Depending on the approach, ANSI 4.13, Doors, requires maneuvering clearances at accessible doors. These illustrations show various maneuvering positions.



Notes:

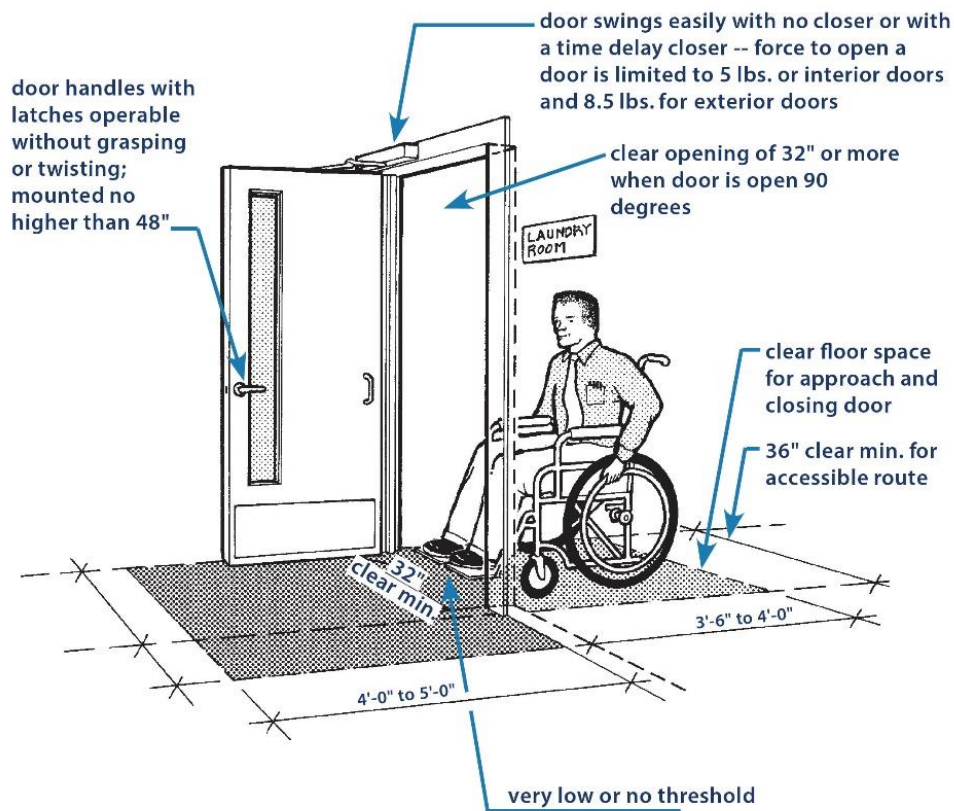
The Fair Housing Act's Requirement 3: Usable Doors

Other Features

The door must have accessible door handles with latches operable without grasping or twisting; mounted no higher than 48 inches.

The door swings with no closer or with a time delay closer forced to open a door is limited to 5 pounds for interior doors and 8.5 pounds for exterior doors.

Clear opening of 32 inches or more when the door is open 90 degrees.



Notes:

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Recommendations

In the diagram shown, notes are recommendations only and are not required by ANSI or the Guidelines.

Optional auxiliary handle to aid in closing the door if door does not automatically close.

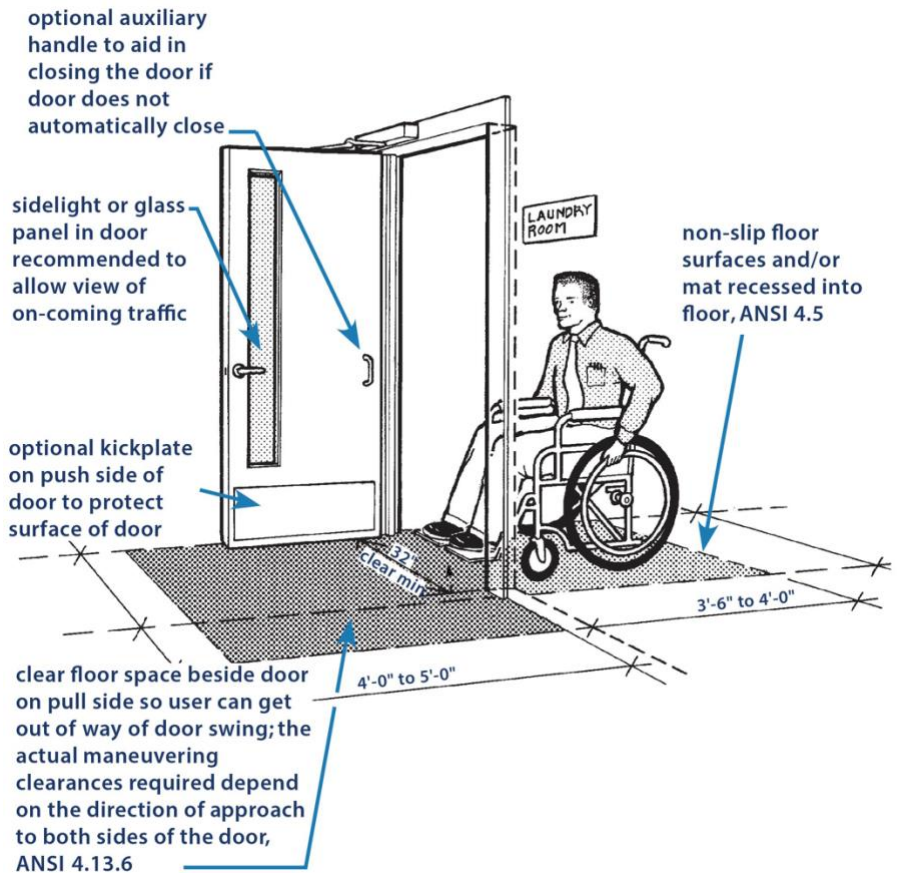
Sidelight or glass panel in door recommended to allow a view of on-coming traffic.

Permanent easy-to-read room signage with tactile numbers and Braille recommended, ANSI 4.28. Some other safe harbors require signage for accessibility.

Optional kickplate on push side of door to protect surface of door.

Clear floor space beside door on the pull side so user can get out of way of door swing; the actual maneuvering clearances required depend on the direction of approach to both sides of the door, ANSI 4.13.6.

Non-slip floor surfaces and/or mat recessed into floor, ANSI 4.5.



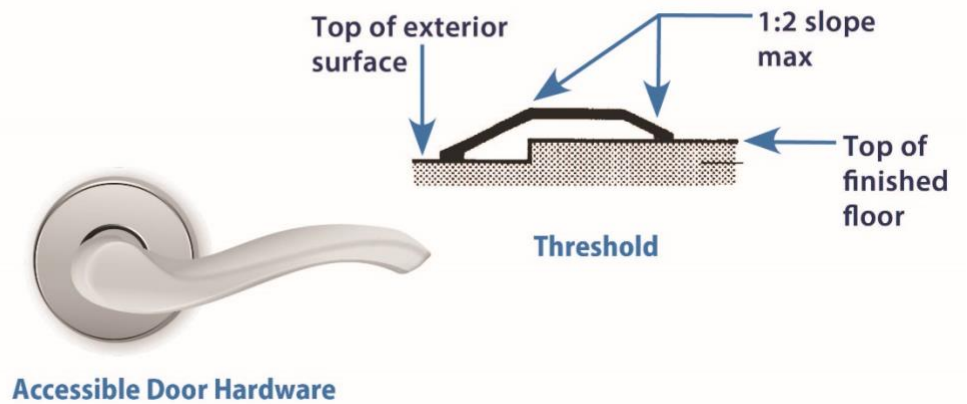
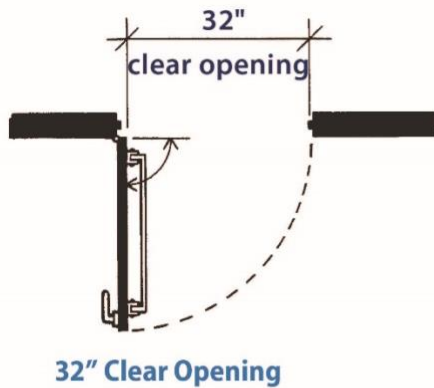
Notes:

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Exterior Side Primary Entrance Door

This example shows ANSI 4.13 requirements of a 32-inch clear opening, accessible door hardware, the measurements for maneuvering a clearance, and threshold measurement.

What is this threshold illustration showing? It is okay for a compliant dwelling unit entry but NOT for public and common use areas. While true for the primary entry, it is not as stringent as the ANSI requirements.



Notes:

The Fair Housing Act's Requirement 3: Usable Doors

Topic 3: Usable Doors

Usable doors are doors within the dwelling unit intended for user passage and must be usable in terms of clear opening width. Doors within the unit are not required to meet the ANSI 4.13 Doors requirements for maneuvering clearances, hardware, and opening force, but because an accessible route must be provided within the unit, thresholds must be low or nonexistent.

Usable doors that provide exterior access can have significant level changes depending on landing surface material and whether a secondary entrance is available.

All Secondary Exterior Doors

Usable doors include all secondary exterior doors at dwelling units that open onto private decks, balconies, and patios. Usable doors also include all passage doors within the covered dwelling unit, such as doors between rooms, doors into walk-in closets, and doors into utility/storage rooms or rooms that contain washers and dryers.

Not covered are doors to small closets, such as linen closets which typically have shelves within easy reach. Also not covered are access doors to small mechanical closets dedicated to furnaces or water heaters.

Unfinished Areas of the Dwelling Unit

The Guidelines also require that usable doors be provided to areas of the dwelling that may not be accessible at the completion of construction, such as an unfinished basement or a garage attached to a single-story dwelling unit (in the latter case, another door is used for the accessible entrance).

Usable doors at these locations will allow people with mobility impairments to modify their units later to provide accessibility to residents, or property owners can adapt these areas, such as installing a ramp from the dwelling unit into the garage.

Notes:



The Fair Housing Act's Requirement 3: Usable Doors

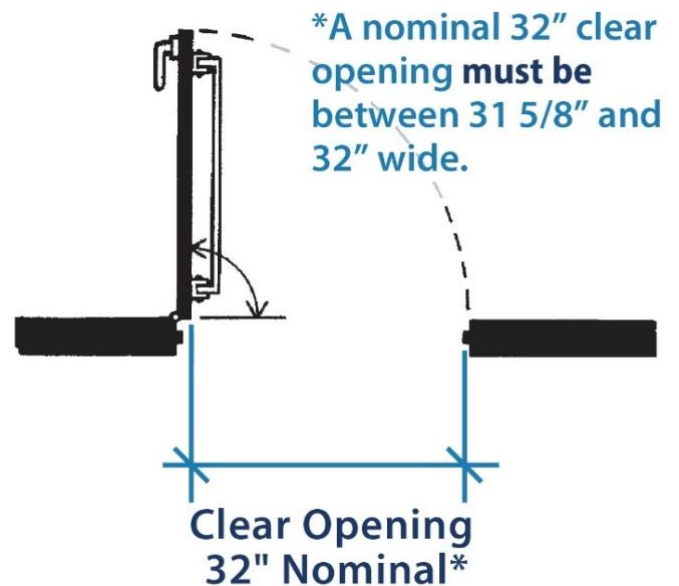
Usable doors also are essential for people with walkers or crutches so they may have improved access to such areas.

Passage Doors Within a Dwelling Unit

Door openings are measured from the face of the door to the door stop, so the clear opening should be 32 inches. The Guidelines adopt the term “nominal” to distinguish door width in covered units from door width in public areas that must provide an actual 32” clear opening.

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

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



Notes:

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Topic 4: Doorway Clear Opening

Hinged, folding, or sliding doors installed in the standard manner provide a passage width that is reduced by both the door standing in the doorway and door stops if present. Thus, the available passage width is less than the size of the door.

This example of a doorway's clear opening shows a 32-inch minimum clearance for accessible doors and a 32-inch nominal clear width for usable doors. The 32-inch opening leaves room for hands and elbows.

Accessible Doors

Accessible doors in public and common use spaces and primary entry doors of dwelling units must provide a clear opening of **32 inches minimum**. This means the clear opening must not be less than 32 inches, but it may be more.

Usable Doors

The Guidelines allow **usable doors** to be of a **nominal 32 inches** clear width.

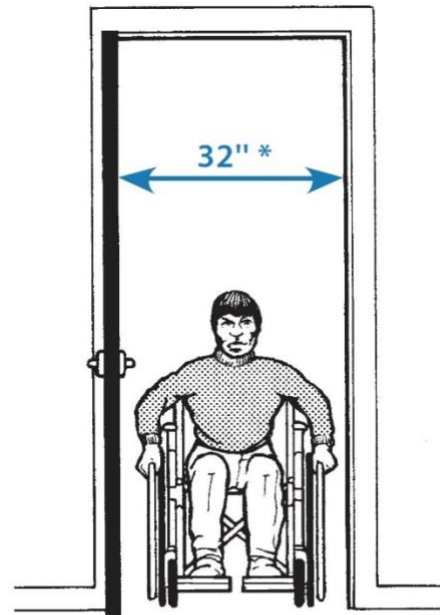
However, due to standard installation practices, adjacent conditions, variations in products such as hinges, and thicknesses of available materials, the doorway may vary from the 32-inch clear width by a nominal or small amount.

A nominal 32" clear opening must be between 31 5/8" and 32" wide.

- It is vital to meet this minimum measurement.

Tolerances of 1/4 inch to 3/8 inch are acceptable for usable doors.

This tolerance does not apply to accessible doors, complying with ANSI.



Doorway Clear Opening

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

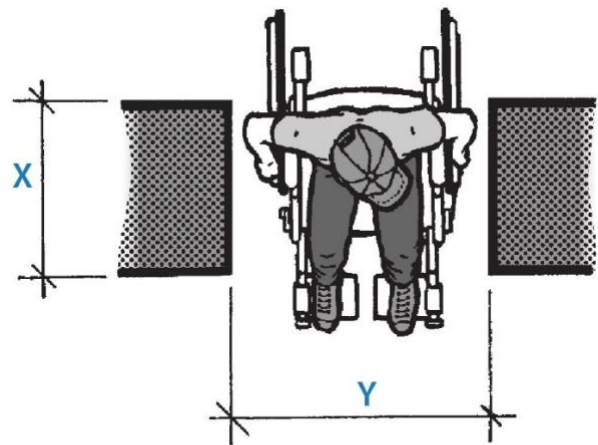
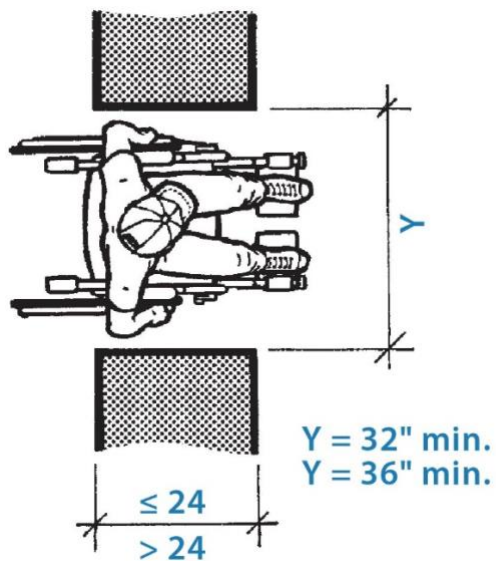
Notes:

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Doorway Depth

In both public and common use spaces and within dwelling units, the wall thickness of all cased openings must be no greater than 24 inches if the width of the doorway or passage is a minimum of 32 inches.

Doorways with a depth greater than 24 inches must be widened to provide the 36-inch minimum clear width for an accessible route.



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

Notes:

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Topic 5: Types of Doors

Hinged Doors, Single-Leaf

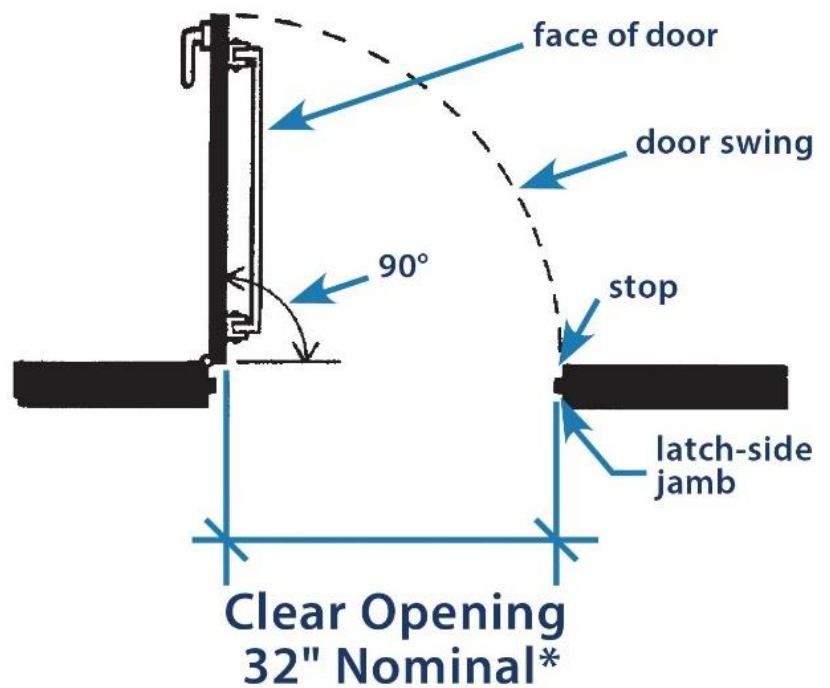
At hinged doors, the 32-inch opening is measured from the stop on the latch side jamb to the face of the door when standing in a 90-degree open position.

Because the door, when open, remains in the doorway, the size of door used for the main entry door must be wide enough so that when opened 90 degrees, it provides 32 inches minimum clear width.

Main entry doors to dwelling units may be thicker than doors used within the unit, often making it necessary to install a door wider than 34 inches at the main entry to ensure a minimum clear opening of 32 inches as opposed to the nominal allowance.

In addition, most building codes require a 36-inch door at the main entry.

Within the dwelling unit, a 34-inch-wide door, hung in the standard manner, is considered a usable door because it provides an "acceptable" nominal 32-inch clear opening of at least 31-5/8 inches clear.



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Accessible Hinged Doors in Public and Common Spaces

Accessible hinged doors in public and common use spaces may be equipped with push bar or panic type hardware even though the bar may protrude into the 32-inch clear width.

The hardware should be mounted high enough (approximately 36 inches minimum above the floor) to allow sufficient room for people pushing themselves in manual wheelchairs to get through the doorway without catching their arms, shoulders, or clothing on the panic hardware.

In no case may the bar extend more than 4 inches from the door because it becomes a hazardous protruding object.

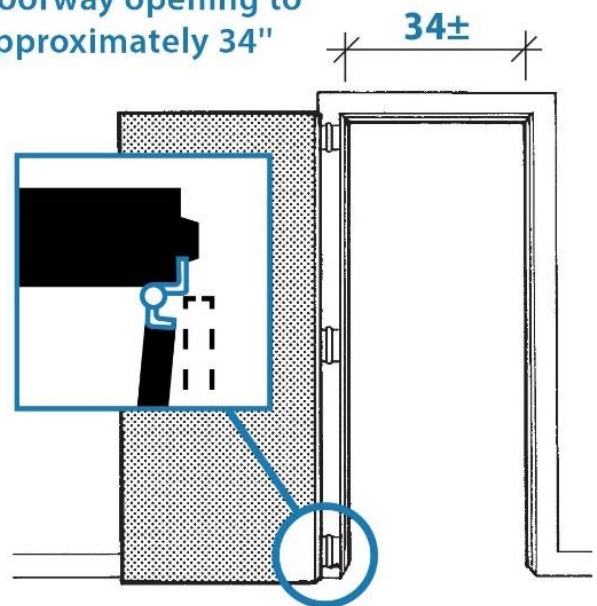
Swing-Clear Hinges

In the interior of dwelling units, it is possible for residents or property owners to adapt the nominal 32-inch clear opening to create a wider and more usable doorway by installing offset or swing-clear hinges, removing the lower portion of the door stop, or doing both.

With standard hinges, a door, when open, remains in the door opening; swing-clear hinges allow a door to swing completely out of the doorway and increase the clear opening of the doorway.

Builders are cautioned that they may not install a 32-inch-wide door (which effectively yields a 30 to 30-1/2 inch opening) and expect residents to make modifications later to bring the door up to the 32-inch nominal width required at the time of initial construction.

installation of swing-clear hinges is a modification that increases a 32" doorway opening to approximately 34"



Use of Swing-Clear Hinges

Notes:

The Fair Housing Act's Requirement 3: Usable Doors

Hinged Doors Double-Leaf

Two narrow, double-leaf doors (two hinged doors) mounted in a single frame may be slightly more difficult to open and close than a single door.

Double-leaf doors can be a useful choice where space for the door swing is limited and where doors are likely to stand open.

If narrow double-leaf doors are used, the nominal 32-inch clear opening must be maintained between door faces when in a 90-degree open position.

Where larger double-leaf doors are installed, and if only one leaf is active, that leaf must be usable, i.e., provide the nominal 32-inch clear opening.



Notes:

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Pocket, Sliding, and Folding Doors

Pocket, sliding (e.g., automatic sliding doors at a main entrance), and folding doors may be installed in public and common use areas and, at those times, must meet the technical requirements of ANSI 4.13 Doors.

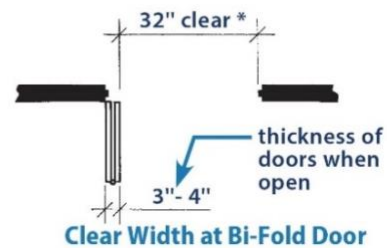
Unlike hinged doors, pocket, sliding, and folding doors encroach little or not at all upon clear floor space and may be an advantage when planning small rooms.

This category of doors has additional features pertaining to the amount of space the door occupies within the doorway and the type of hardware installed.

Hardware on interior dwelling unit doors is not covered by the Guidelines; however, recommendations are made to increase ease of use of the hardware and thus the door.

Here are some examples of a clear width at a sliding/pocket door; a clear width at an accordion-fold door; and a clear width at a bi-fold door.

Accessible sliding doors must, and usable sliding doors should, stop fully open with their handles exposed



A 3' - 0" door is the narrowest bi-fold door that can be installed and still provide the accessible minimum 32" clear opening

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Pocket Doors

The traditional handle and latch installed in pocket doors are difficult for many people to operate because the hardware is recessed into the face of the door so the door can slide completely into the wall pocket.

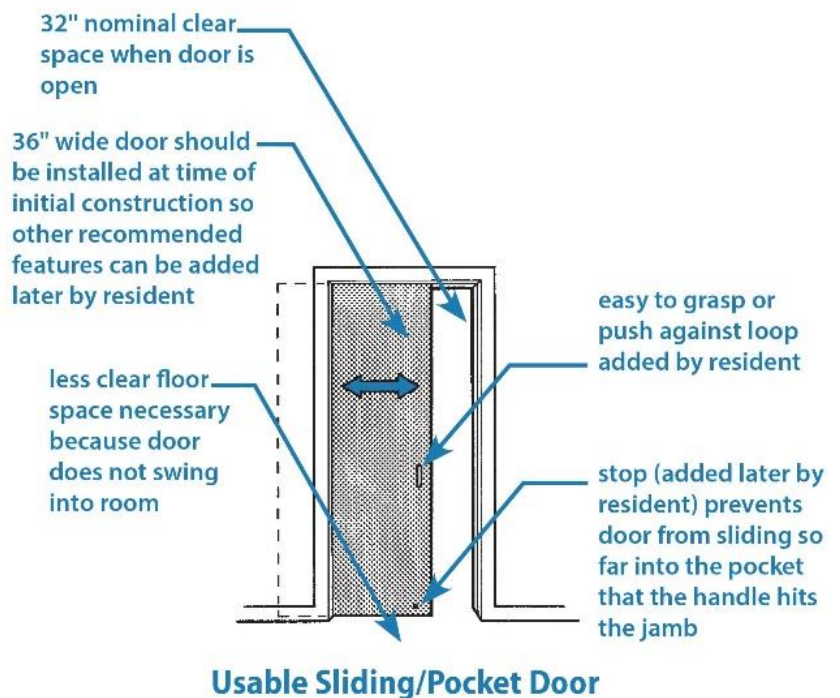
If carefully monitored, it may be possible to install a 32-inch-wide pocket door that yields a nominal 32-inch clear opening; however, without modifying the door hardware, the door is still difficult to open and close.

Lacking complete control of variables such as the specific manufacturer's design of the door track assembly, the builder's installation method, the decision to install door stops (which vary in thickness), and other field conditions, it is recommended that pocket doors wider than 32 inches be installed.

It is recommended if a 36-inch-wide door is installed, residents may make the following simple modifications later, so the door is easier to operate:

Add loop handles on the door.

Add a stop at the floor to prevent the door from sliding so far into the wall pocket that the handle is tight against the door jamb. This ensures that when the door is in the open position, the handle will remain exposed, and 32 inches will remain clear for passage.



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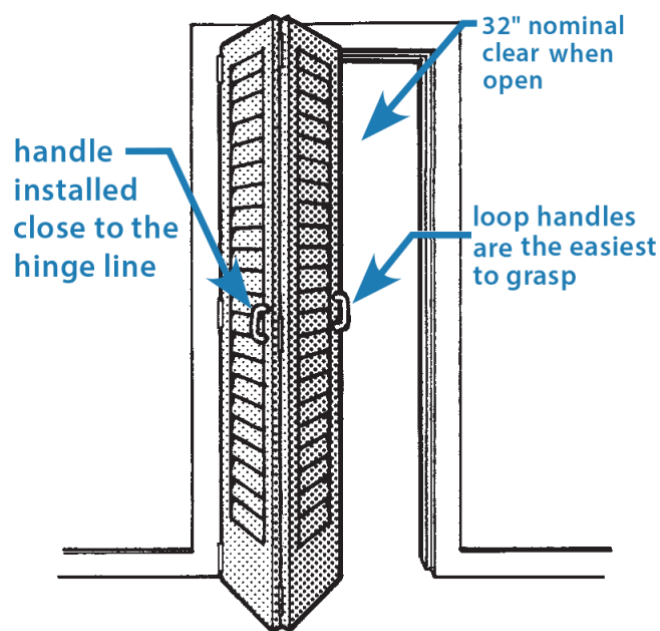
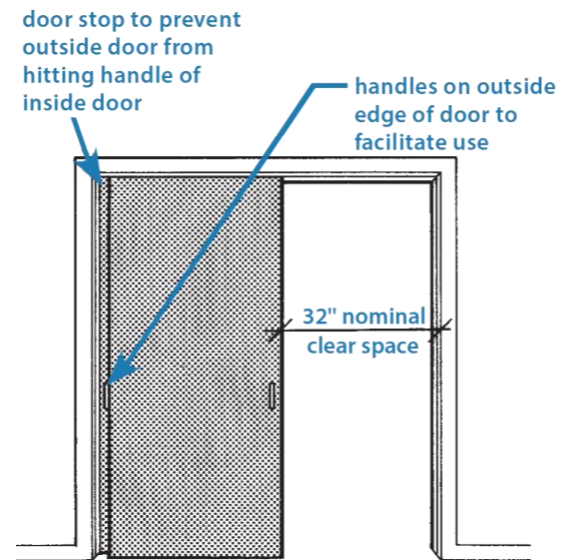
Interior Sliding Doors

Interior sliding doors are generally used as closet doors since they avoid problems caused by door swings.

If installed, each panel or door must provide a nominal clear opening of at least 32 inches.

It is recommended that loop handles be installed rather than the more common recessed finger cups.

It is also recommended that a door stop to prevent the outside door from hitting the handle of the inside door and handles on outside edge of the door to facilitate use be installed.



Usable Folding Door

Folding Doors

Folding doors found in dwelling units are either accordion or bifold. They are made up of two or more attached or hinged panels that fold together when opened. When either type of door is in the open position, the clear opening is reduced by the thickness of the folded door.

The smallest doorway in which either a bi-fold assembly or accordion type door assembly can be installed is 36 inches.

To improve the ease of use of bi-folding doors, loop handles can be installed in the recommended locations, as shown in the illustration.

Magnet catches and latches on accordion-folding doors often are difficult to line up with the receiving end of the catch for people with any hand or grasp limitation.

Notes:

The Fair Housing Act's Requirement 3: Usable Doors

Topic 6: Dwelling Unit Doors - Primary Entry Door

The exterior of the primary entry door of covered dwelling units is part of public and common use spaces, therefore, it must be on an accessible route and be accessible, i.e., meet the ANSI requirements of 4.13 Doors.

This is true for both entry doors opening off interior corridors internal to a building containing multiple dwelling units and separate exterior ground floor dwelling unit entrances.

Because primary entry doors to covered units must be on an accessible route, thresholds at these doors must be no higher than 3/4 inch and beveled with a slope no greater than 1:2.

Primary Entry Door Recommendations

The following recommended features are helpful to people with and without disabilities.

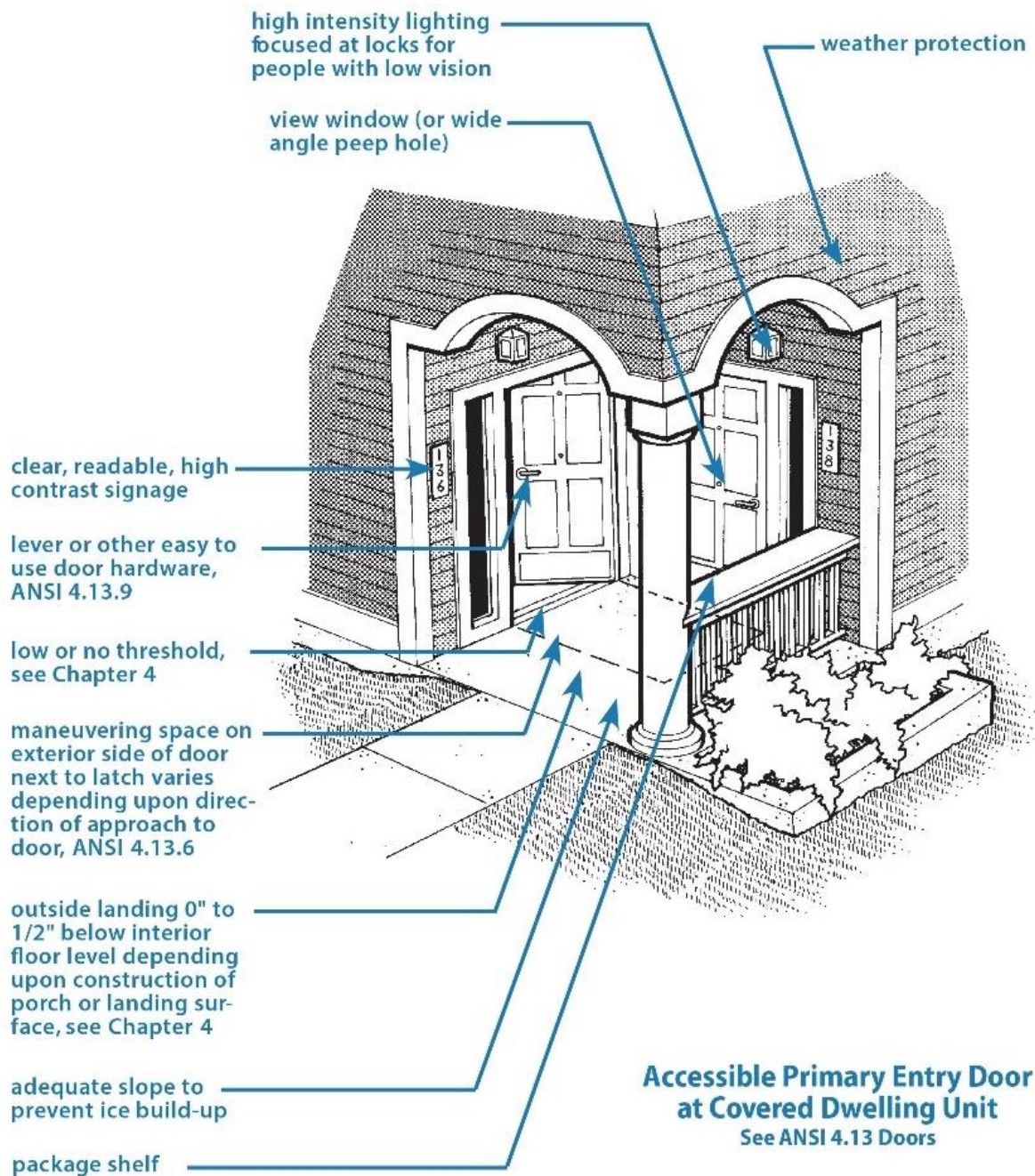
- Good general illumination
- High-intensity lighting focused on locks for people with low vision
- Clear, readable, high-contrast signage
- Lighted doorbell buttons
- View window (or wide-angle peephole)

A few more recommendations are:

- Color contrast between door and frame
- Door closer with safe sweep period, ANSI 4.13.10
- Low force to open door, ANSI 4.13.11
- Clear width of open doorway min. 32", ANSI 4.13.5
- Weather protection
- Adequate slope to prevent ice build-up
- Package shelf

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Secondary Exterior Doors

All secondary exterior doors from the same or different rooms that provide passage onto exterior decks, patios, or balconies must be usable. For example, if a deck is served by French doors or other double-leaf doors, and if only one leaf is active, that leaf must be usable, i.e., provide a nominal 32-inch clear opening. If both leaves are active, one leaf would not have to provide a nominal 32-inch clear opening as long as both leaves, when open, do provide the nominal 32-inch clear opening.

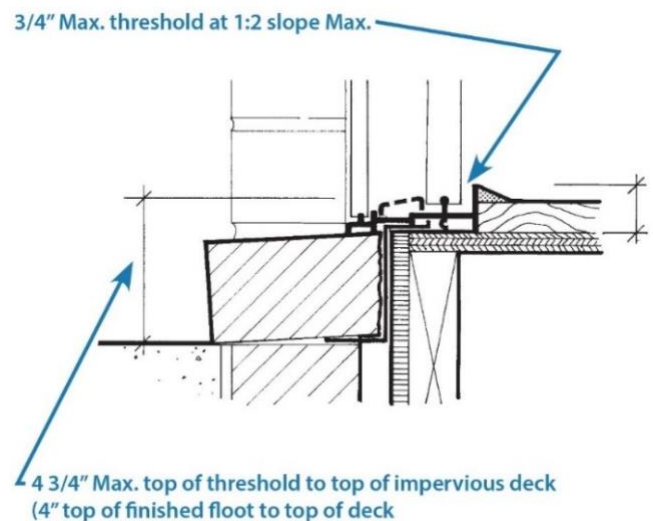


Secondary Exterior Doors - Accessible Route

Under Requirement 4, an accessible route must be provided throughout the unit, and thresholds at secondary exterior doors also are limited to a maximum height of 3/4 inch.

Secondary doors that exit onto exterior decks, patios, or balcony surfaces are allowed to have a 4-inch maximum step (or more if required by local building code) to prevent water infiltration at door sills only if the exterior surface is constructed of impervious material such as concrete, brick, or flagstone.

If the exterior surface is a pervious material, such as a wood deck that will drain adequately, the decking must be maintained to within 1/2 inch of the interior floor level.



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Sliding Glass Doors

Sliding glass doors are often installed as secondary exterior doors. The Guidelines state that the nominal 32-inch clear opening provided by a standard 6-foot sliding patio door assembly is acceptable, as shown.

Unfortunately, many standard 6-foot sliding glass door assemblies yield only a 28-1/2-inch maximum clear opening in the fully open position, which is not an acceptable 32-inch nominal dimension.

Builders and product specifiers must carefully select door assemblies that yield the 32-inch nominal clear opening (a clear opening from 31-5/8 to 32 inches or more).

Some suppliers have 6-foot sliding glass doors that will meet the required width. Other assemblies on the market larger than 6 feet also provide the required width.

Technology and innovation have made shopping for some of these considerations easier with add-ons and customizations.

Some door manufacturers will make custom size doors and door panels, and other companies make motorized add-ons for doors, so no human force is needed to open the door.

Using Sliding Glass Doors

Where sliding glass doors are used, it may be necessary to modify the threshold by sinking the frame into the floor or adding a beveled edge.



Notes:

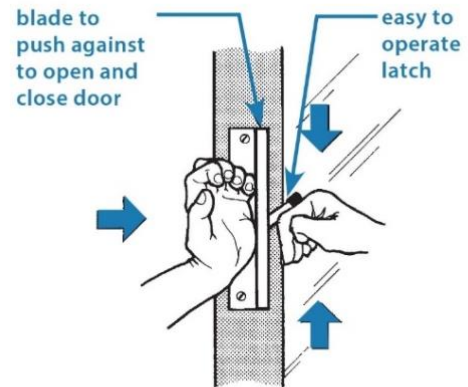
The Fair Housing Act's Requirement 3: Usable Doors

Locks and Latches

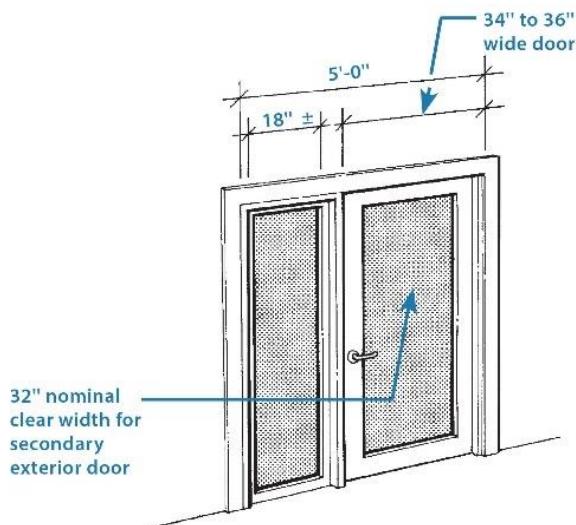
Locks and latches on sliding glass doors are often difficult to operate for someone with any hand limitation.

Although not required by the Guidelines, but because sliding glass door hardware is more difficult to modify at a later time if needed than hardware on hinged doors, it is recommended that locks be installed that can be raised and lowered with a closed fist or that require no finger manipulation.

When sliding glass doors are selected, doors with loop handles or large blades to push or pull against are the easiest to use, as shown.



Sliding Glass Door Hardware that Requires No Twisting, Turning, or Fine Finger Manipulation to Operate Recommended



Substitution of a 36" Hinged Door Plus Sidelight When a 5' or 6' Sliding Door Assembly Cannot Provide a 32" Door Opening

Restrictions on Sliding Glass Doors

In some parts of the country, construction of 34- to 36-inch-wide doors or building code requirements may restrict the size of window or door openings placed in exterior walls.

Where it is necessary to have a 5-foot-wide maximum opening or if a standard 6-foot-wide sliding door assembly does not provide adequate passage width, a passage door must still be provided to yield the 32-inch nominal clear width.

One suggested solution is to install a 36-inch-wide full glass swinging door coupled with an appropriate width sidelight to provide an equivalent or similar glass area for natural light and view.

Notes:

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Topic 7: Doors in Series - Double Door Vestibule

Doors in a series are not typically part of an individual dwelling unit but are used at entrances to buildings.

They are part of public and common use spaces and are subject to the design specifications found in ANSI 4.13 Doors.

Where doors in a series are provided as part of a dwelling unit (to form an airlock when extremes of climate exist or to create a privacy vestibule), the requirements of an accessible route into and through the dwelling unit would apply.



Vestibule Too Small

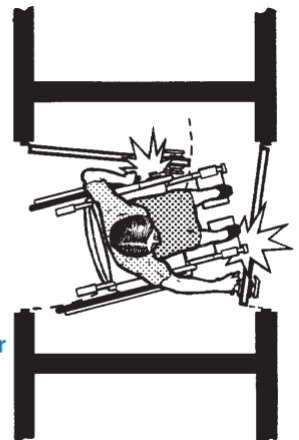
If a vestibule is too small, people using mobility aids may get trapped and not be able to open the second door and exit the vestibule.

Even though doors on the interior of the unit only must be usable (or have a 32-inch nominal clear width), the distance between the vestibule doors must be sufficient to allow users to maneuver to get the second door open and pass through.

This is especially critical for safe egress in emergencies. Guidance can be found at ANSI 4.13.7.

Inadequate Space in Vestibule

after maneuvering to get around the first door, the user cannot open the second door and is trapped



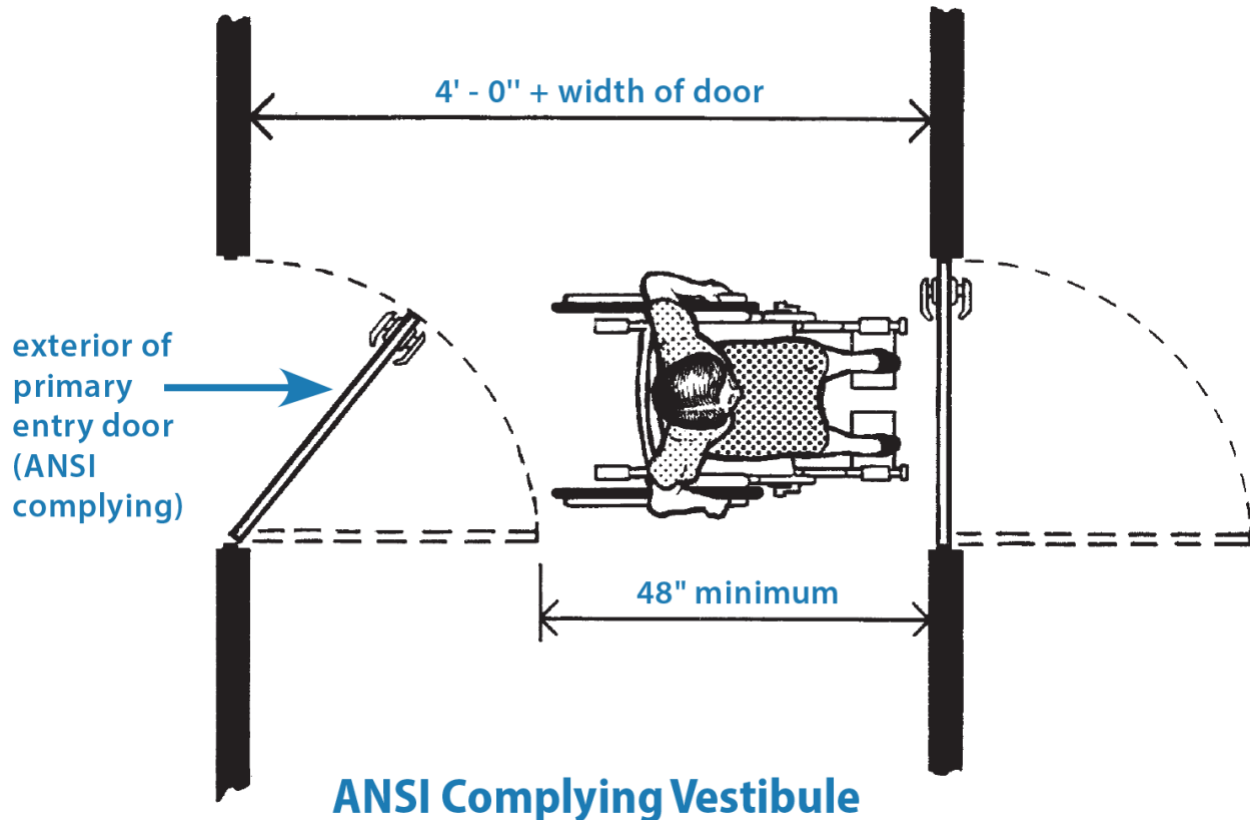
Notes:

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Example of ANSI Complying Vestibule

In this example, the user can maneuver out of the way of the first door and get into a position to open the second door.

The vestibule could be smaller, provided both doors swing out of the vestibule; however, since primary entry doors generally swing into the dwelling unit, the size of the vestibule as shown is recommended.



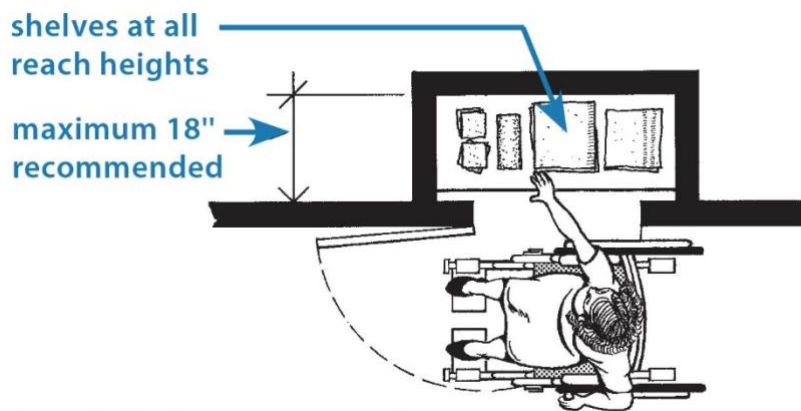
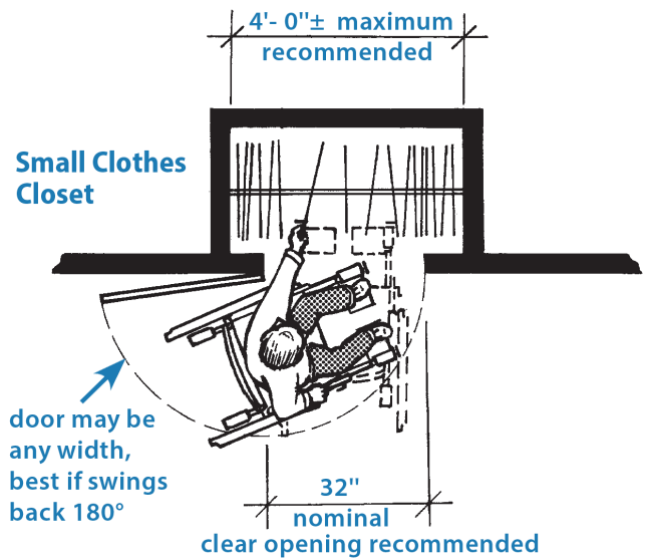
Notes:

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Topic 8: Closet Doors

Closets that require users to pass through the doorway to reach the contents must have doors that provide at least 32 inches of nominal clear opening. Closets that permit the user to access the contents from outside the closet have no door width specifications whatsoever.

Shown here is an example of a small clothes closet where the door may be any width but is best if the door swings back 180 degrees.



Small Shallow Storage Closet

For a small shallow storage closet, the shelves should all be at reach height with a recommended maximum depth of 18 inches.

Doors may be any width but should swing back so wheelchair users can make a close parallel approach for side reach to contents.

Notes:

The Fair Housing Act's Requirement 3: Usable Doors

Closet for Hanging Clothes

Closets for hanging clothes are usually 24 inches deep and of variable width.

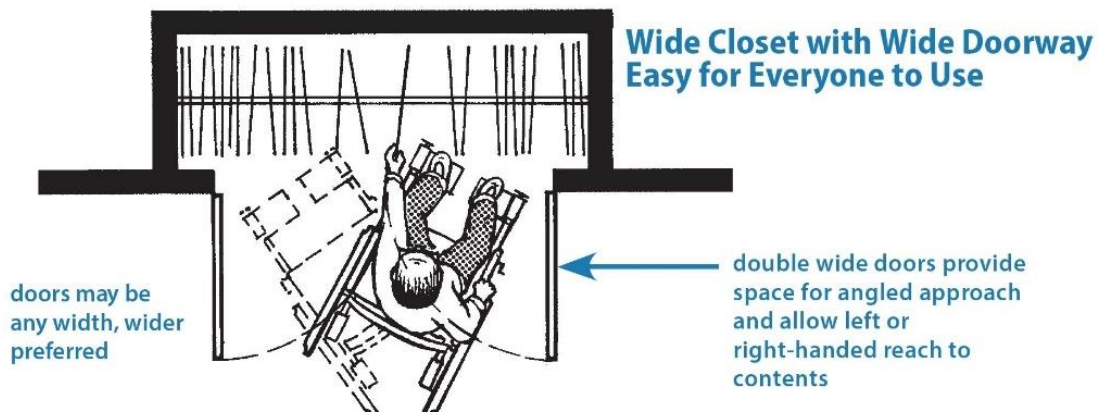
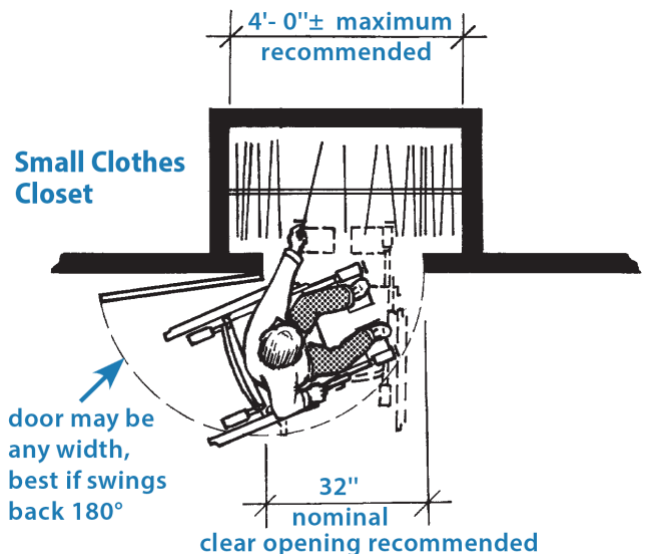
Small clothes and linen closets should be no more than 48 inches long to avoid dead space at the ends that is difficult or impossible for most users to reach, seated or standing, even if a 34-inch door is installed.

Wide Closet with Wide Doorway

If wider closets are provided, it is best that doors be double hinged or bi-folding to provide maneuvering space and a clear view of contents. If “walk-in” closets are planned, they must have usable doors to provide adequate space for the passage of a person using a wheelchair.

This example shows a wide closet with a wide doorway. The doors may be any width; however, wider is preferred.

Double wide doors provide space for angled approach and allow left or right-handed reach to contents.



Notes:

The Fair Housing Act's Requirement 3: Usable Doors

Topic 9: Exterior Gates to Facilities



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

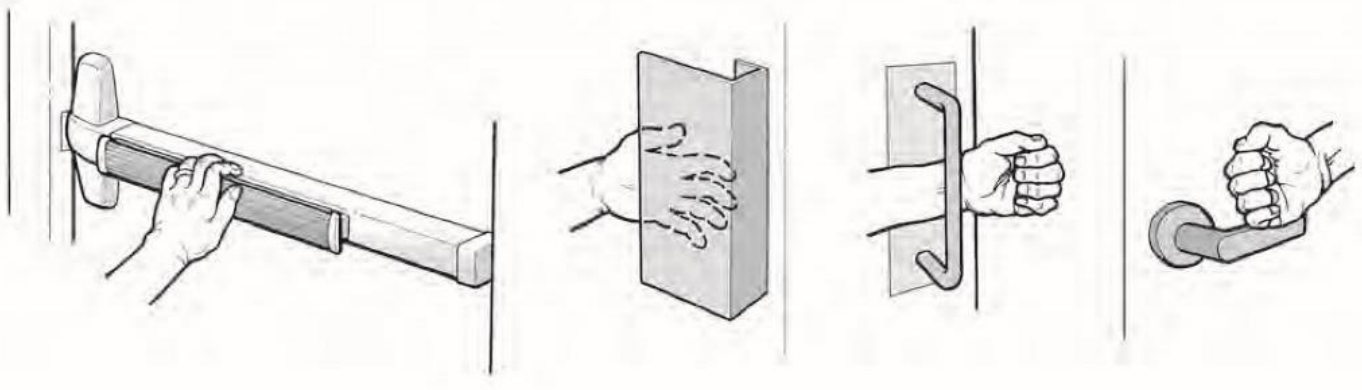
Notes:

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Topic 10: 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 are a successful solution.



Notes:

The Fair Housing Act's Requirement 3: Usable Doors

Topic 11: Tips and Resources for Compliance

The FHA gives people with disabilities greater freedom to choose where they will live and greater freedom to visit friends and relatives.

The FHA Design Manual is intended to assist designers and builders in meeting accessibility requirements.

Requirement compliance and recommendations for Usable Doors may assist multiple disability types in various dwelling environments.

In 2013 the Equal Rights Center published the FHA Checklist, which provides design and construction compliance guidance. The Checklist provides 15 items, most of which have been covered in today's training.

Additional tips from the Checklist include item 3.2:

The front approach to the pull side of the door has at least 18 inches of maneuvering clearance beyond the latch side and at least 60 inches of space perpendicular to the door wall.

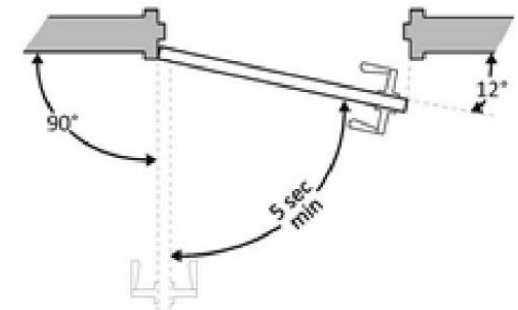
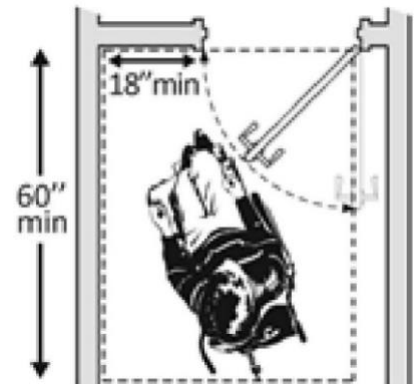
Checklist item 3.6 states:

Doors with closers take no less than 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch.

Checklist item 3.11 reminds:

Fire doors have the minimum opening force allowable by the appropriate administrative authority.

Remember, when using ANSI (technical) standards, it is necessary to consult the ACT, HUD's regulations, and the Guidelines for scoping requirements.



**FIRE DOOR
KEEP CLOSED**

Notes:

The Fair Housing Act's Requirement 3: Usable Doors

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 receive updates by following the DCRC on Twitter and Facebook.

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

Notes:
