

**Accessibility Law Compliance**  
**Summary of HUD's Responsibility Laws**  
*ARCHITECTURAL BARRIERS*

<b>Code of Federal Regulations Number</b>	<b>Act/Section Application</b>	<b>Uniform Federal Accessibility Standards Apply (USFAS)*</b>	<b>Accessibility Requirements</b>
42 USC 4151-4157	<p>Certain buildings financed with Federal funds are so designed and constructed as to be accessible to the physically handicapped.</p> <p>Projects financed with Federal funds including:</p> <ul style="list-style-type: none"> <li>• Section 202/811 capital advances</li> <li>• All newly constructed low-income public housing projects or;</li> <li>• Public housing projects undergoing rehabilitation financed by Comprehensive Improvement Assistance Program (CIAP) funds.</li> </ul>	Yes	

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***SECTION 504 OF THE REHABILITATION ACT OF 1973***

Code of Federal Regulations Number	Act/Section Application	Uniform Federal Accessibility Standards Apply (USFAS)*	Accessibility Requirements
24 CFR Part 8	<p>Projects receiving Federal financial assistance including:</p> <ul style="list-style-type: none"> <li>• Section 202/811 capital advances</li> <li>• Section 8 project based assistance</li> <li>• Newly constructed public housing projects or;</li> <li>• Public housing projects undergoing rehabilitation financed by Comprehensive Improvement Assistance Program (CIAP) funds.</li> </ul>	Yes	<p><b>New Construction (24 CFR 8.22 (6)):</b></p> <ul style="list-style-type: none"> <li>• 5% or a minimum of one dwelling unit (DU) must meet <u>mobility impairment regulations</u></li> <li>• An additional 2% or a minimum of one DU must meet <u>hearing and visual impairment regulations</u></li> </ul> <p><b>Substantial Alteration (24 CFR 8.32(a)):</b></p> <ul style="list-style-type: none"> <li>• Buildings undergoing substantial alteration are only affected if they contain 15 or more DU <u>and</u> the cost of the alterations is 75% or more of the replacement cost.</li> </ul> <p><b>Other Alterations / Clarifications (25 CFR 8.23(b)):</b></p> <ul style="list-style-type: none"> <li>• Regulation states that alterations “shall to the maximum extent feasible, be made to be readily accessible to and usable by individuals with handicaps. <i>NOTE: This also applies to alterations to common parts of facilities that affect accessibility of existing housing facilities.</i></li> <li>• Alterations to DUs or common areas that affect accessibility of existing housing facilities must be completed to allow access for all persons.</li> <li>• Owners and sponsors are not required to make the prescribed alterations if doing so would impose an undue financial or administrative burden on the operation of the multifamily housing project.</li> <li>• If alterations, when considered together, to single elements or spaces of a DU, amount to an alteration of a DU, the entire unit must be made readily accessible.</li> <li>• If 5% of DU are readily accessible to the <u>mobility impaired</u>, no further alterations are necessary. This section is silent on visual/hearing impairments. However, additional requirements <i>to</i> include these may be prescribed by the field office. (24CFR 8.23(b)(2))</li> </ul>

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*FAIR HOUSING AMENDMENTS ACT OF 1988*

Code of Federal Regulations Number	Act/Section Application	Uniform Federal Accessibility Standards Apply (USFAS)*	Accessibility Requirements
	24 CFR Part 100	No	<ul style="list-style-type: none"> <li>• At least one unit must be on an accessible route unless impractical due to terrain. (24 CFR 100.205(a))</li> <li>• All public and common use areas must be accessible. (24 CFR 100.205(c)(1))</li> <li>• All external and internal doors must be wide enough to accommodate wheel chair access. (24 CFR 100.205 (c)(21))</li> <li>• All dwelling units must contain the following features of adaptable design: <ul style="list-style-type: none"> <li>◊ Accessible route into and through the DU (24 CFR 100.205 (C)(3)(i))</li> <li>◊ Light switches in accessible locations (24 CFR 100.205 (C)(3)(ii))</li> <li>◊ Reinforcements in bathroom walls for grab bars and; (24 CFR 100.205 (C)(3)(iii))</li> </ul> </li> <li>• Usable kitchens and bathrooms for persons in wheelchairs (24 CFR 100.205 (C)(3)(iv))</li> </ul>

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