Overview - Agenda

- **Technical Requirements of the Fair Housing Act**
  - Requirement 1
  - Requirement 2
  - Requirement 3
  - Requirement 4
  - Requirement 5
  - Requirement 6
  - Requirement 7

- **Resources**
Fair Housing Act – Specific Requirements

1. Accessible building entrance on an accessible route

2. Accessible and usable public and common use areas

3. Usable doors

4. Accessible routes into and through covered units

5. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations

6. Reinforced walls for later installation of grab bars

7. Usable kitchens and bathrooms
Requirement 1

Accessible Building Entrance on an Accessible Route

1
Accessible Route

- Sidewalks
- Public transportation
- Building entrances
- Accessible parking
- Amenities
Accessible routes are required to connect covered dwelling entrances with:

- Pedestrian arrival areas
- Site facilities and amenities
- Spaces and elements within a covered building
Accessible Routes to Site Facilities
Routes from Buildings with Covered Units
Accessible Routes Within Buildings Containing Covered Units
Elements of an Accessible Route

• Sidewalks
• Curb-ramps
• Access aisles
• Ramps
• Lifts
• Elevators
• Elevated walkways
Level Elevated Walkways
Pedestrian and Vehicular Routes

Accessible parking at building entrance
Covered Buildings Entrances

1. Buildings with common entrances

2. Buildings with separate covered entrances

3. Buildings with clusters of dwellings

4. Buildings with elevators
Breezeway Buildings

Ground floor

Ground floor entrance
Individual Entrances

Individual unit entrances

Ground floor
Units over Non-Residential Uses

Ground floor must be on an accessible route
Unusual Site Terrain
Two tests are used to determine if a site is impractical due to steep terrain:

1. Individual Building Test

2. Site Analysis Test
Buildings with Elevators

Neither test applies

All ground floor units and units served by elevator must comply
Single Non-Elevator Building with One Common Entrance

Use Individual Building Test Only

No units must comply if site is impractical
Site Impracticality Due to Unusual Characteristics

Examples:

- Federally Designed Flood Plains
- Coastal High Hazard Areas
Unusual Site

Exceeds 30” AND Exceeds 10% slope

Grade at arrival point

Level of building element

Arrival point

Planned entrance
Requirement 2

Accessible and Usable Public and Common Use Areas

2
Basic Components of Accessible Public and Common Use Areas
Minimum Parking Requirements

For Residents

- 2% of parking spaces serving covered dwelling units
- A minimum of one accessible space at each site facility

For Visitors (if provided)

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

Parking facilities must be accessible, including:

- Car ports
- Detached garages
- Covered parking within buildings containing units

At least one of each must be made accessible
Accessible Parking Space

- Access aisle
- Curb ramp
- Signage

Dimensions:
- Access aisle: 5’- 0” Min
- Minimum: 5’- 0” Min
- Minimum: 8’- 0” Min
Toilet Rooms
Specifications for Sinks
Accessible Routes to Recreational Facilities
Accessible Recreational Facilities
Accessible Recreational Areas
Accessible Drinking Fountains
Accessible Laundry Facilities
Accessible Trash Facilities
Requirement 3

Usable Doors

3
Specifications for Doors in Public and Common Use Areas

• Must be fully accessible

• Must meet the specifications of ANSI 4.13

• Features:
  - Width
  - Maneuvering Clearances
  - Thresholds
  - Hardware
  - Opening Force
32-inch Clear Opening
Maneuvering Space at Doors
Clear Floor Space
Primary Entrance Door

Usable Hardware
Doors Within a Dwelling

32"
Nominal

32"
Nominal

32"
Nominal
Nominal Clear Opening

Measured from face of door to door stop

31 5/8”

Nominal clear opening
Sliding Glass Doors

Nominal 32” clear opening required
Opening Widths

24” Max.

32” Min.
Requirement 4

Accessible Route Into and Through the Covered Unit
Minimum Width of an Accessible Route

For accessible route

36” min

32” nominal clear width

36” min
Accessible Routes Into and Throughout the Unit

36” minimum width accessible route
Accessible Routes in Compact Units
Raised or Sunken Areas

No interruption of accessible route by sunken or raised areas
Small Level Changes within the Unit

- $\frac{1}{4}''$ max
- 1:2 max
- $\frac{1}{2}''$ max

Smooth transition is best for everyone
Level Changes at Primary Entrance Door

- Finish floor
- Entrance landing

½” max difference
Level Changes at Secondary Entrance Doors

- Pervious
- Impervious

Maximal Level Changes:
- ½” max
- 4” max
Level Changes at Secondary Entrance Doors
Thresholds

1:2 slope max

1\text{-}\frac{1}{4}”

\frac{3}{4}”

\frac{1}{2}”

\frac{3}{4}”

\frac{1}{4}”

\frac{1}{2}”
Covered Entrances
Requirement 5

Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations
Controls Not Covered

• Controls on movable appliances
• Hoods over ranges
• Special use wall outlets
• Telephone jacks
• Circuit breaker panels
Height of Room Outlets

15" min.
Height of Switches

48" max.
Controls Located Over Obstruction Without Knee Space

46" max.
Controls Located Over Obstruction with Knee Space

0” - 20”

48” max
Controls Located Over Obstruction
With Knee Space

20” - 25”

44” max
Control Mounting Height

44”
Requirement 6

Reinforced Walls for Grab Bars
Minimum Reinforcing Behind Toilets

Minimum area of reinforcing

18”

12” min

12” min

32” max

38” min
Minimum Reinforcing at Side of Toilets

12” max
24” min

32” max
38” min
Floor to Wall Mounted Bars

- Wall reinforcing
- Grab bar
- Floor reinforced
Fold-Down Grab Bars

Wall reinforcing

Fold down grab bar
Minimum Reinforcing at Bathtubs

- Back wall:
  - 6” max
  - 48” min

- Head:
  - 38” min
  - 24”
  - 32” max
  - 38” min
Fiberglass Tub/Shower Reinforcing
Minimum Reinforcing at Showers

- **Side**: 32” max to 38” min
- **Back**: 32” max, 38” min
Reinforcing for a Wall-Hung Seat

Seat reinforcing in 36”x36” shower

Seat and grab bar in 36”x36” shower
Materials for Reinforcing
Requirement 7

Usable Kitchens and Bathrooms
Usable Kitchens

General Requirements:

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

48"

30"

Clear Floor Space
Parallel Clear Floor Space – Range or Sink

30”x48” Clear Floor Space Parallel to and centered on:

Range or cooktop

Sink
Parallel or Forward Clear Floor Space – Refrigerator, Dishwasher, Trash Compactor

30”x48” Clear Floor Space
Clearance Between Countertops

- Between countertops: 40” Min
- Between appliances and countertops: 40” Min
- Between walls and countertops: 40” Min
U-Shaped Kitchens – Turning Circle

60” Turning Clear Floor Space When Sink, Cooktop, or Range is at Base of U
Narrow U-Shaped Kitchen

Sink with removable base cabinet

30” x 48” clear floor space

40” min.
Usable Bathrooms

Definition of a Bathroom

Lavatory

Toilet

Bathtub
Usable Bathrooms

General Requirements:

• Clear floor space within the bathroom outside the swing of the door

• Clear floor space at bathroom fixtures
Clear floor space at each fixture
(clear floor spaces may overlap)
Two Bathroom Specifications

☐ Specification A
  • Less accessible
  • All fixtures must be usable

☐ Specification B
  • More accessible
  • One of each fixture must be usable
Dwelling Unit with One Bathroom

☐ Single Bathroom Units:

• May be designed using Specification A or Specification B
Multiple Bathroom Units:

- All bathrooms comply with Specification A

OR

- One bathroom complies with Specification B and the other bathroom is not required to meet maneuvering and clear floor space requirements
Specification A and B bathrooms require the following:

- Clear floor space outside swing of door
- Clear floor space at fixtures
Specification A and B

Clear Floor Space – Outside Swing of Door

30”x48” outside swing of door
Specification A and B
Clear Floor Space – Centered on the Lavatory

30”x48” clear floor space at lavatory
Specification A and B
Clear Floor Space – Toilets

48”x56” Clear Floor Space at Toilet
Specification A
Clear Floor Space – Bathtubs

Toilet may overlap clear floor space at tub

30” x 48” for entry to tub
Specification B – Maneuvering Space

30”x48” clear floor space at tub – no fixtures may encroach
Specification A or B
Clear Floor Space – Showers

30”x48” clear floor space

Optional shower seat

36” min

Control wall

36” min
Powder Room
Accessible Exceptions

30”x48” at toilet

30”x48” Outside swing of door (door swings out)

30”x48” at Lavatory
Summary of Requirements

1. Accessible building entrance on an accessible route
2. Accessible and usable public and common use areas
3. Usable doors
4. Accessible routes into and through covered unit
5. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations
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7. Usable kitchens and bathrooms
Other Non Discrimination Provisions in the Act

• Disability
  – No discrimination in terms and conditions of housing
    • 24 CFR 100.202
  – Reasonable modifications to existing premises to provide full enjoyment of the premises paid for by disabled person’s household
    • 24 CFR 100.203
    • Grab bars in bathrooms
    • Lowered counters in kitchens
  – Reasonable accommodations in rules, policies, practices or services 24 CFR 100.204, unless undue financial and administrative hardship or fundamental alteration of the program
    • 24 CFR 100.204
    • Parking (includes striping, signage, curb cut)
    • Exceptions to usual rules re HOA or zoning approvals for structural changes
Requirements for Projects Covered by Multiple Laws

• A project that is covered by both the Fair Housing Act and Section 504 must comply with both sets of requirements.

• The project must comply with all of the Fair Housing Act requirements and in addition at least 5% of the units must meet the additional requirements in UFAS for fully accessible units for persons with mobility impairments and at least 2% of the units for persons with sensory impairments.

• Any portion of the property that is open to the general public, such as a rental office, must comply with the requirements of ADA Title III.
Public and Common Use Areas

• Requirement for higher level of accessibility under the Fair Housing Act’s requirements for public and common use areas generally means that they also meet the UFAS and ADA standards

• KEY AREAS OF DIFFERENCE:
  – Requirement for van accessible parking
  – Doors/Elevators
  – Laundry rooms
  – Accessible signage
Van Accessible Parking
Other Key ADA Requirements in Public Areas

• Doors
  – Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.
  – The force for pushing or pulling open a door or gate other than fire doors is 5 pounds maximum for interior hinged doors or gates or for sliding or folding doors

• Elevators
Key UFAS/ADA Requirements in Dwelling Units

• Laundry
  – Front loading washers and dryers are required in common use laundry rooms
Key ADA/UFAS Requirements in Accessible Dwelling Units

• Accessible dwelling units must dispersed among the various types of dwelling units in the facility and shall provide choices of dwelling units comparable to and integrated with those available to other residents.
Key UFAS/ADA Requirements in Accessible Dwelling Units

• Doors in Dwelling Units
  • All interior doors for user passage must have a clear opening of 32 inches

• Multistory townhouses
  • Multistory townhouses may be designed for compliance with UFAS providing that the living area, dining area, garage/patio/balcony and at least one bedroom and bathroom/powder room are accessible; two full bedrooms must comply if the unit has more than two bedrooms
Key UFAS/ADA Requirements in Dwelling Units

• Bathrooms
  – A unit must have at least one fully accessible bathroom
    • Doors should swing out. If a door swings in, it should not swing into the clear floor space at the fixtures
    • Grab bars are provided
    • Toilet dispenser is at 19 inches above finished floor
    • Clear space must be provided at the sink for a forward approach
    • Pipe protection is provided
    • Faucets and controls must be accessible
Key UFAS/ADA Requirements in Dwelling Units
• Kitchens
  • Accessible workspace at least 30 inches long in the kitchen with the counter top no more than 34 inches above the floor with an open knee space or removable base cabinet.
  • Sink must provide for a front approach with knee space at least 30 inches wide extending at least 19 inches under the sink with pipe protection. If removable base cabinets are provided, the area behind the cabinet must be finished.
Key UFAS/ADA Requirements in Dwelling Units

• Kitchens
  – Appliances
    • Ranges and cooktops must have controls on the front of the appliance
    • Refrigerators must either be:
      – Side by side OR
      – Have 50 percent of the freezer space below 54 inches above the floor OR
      – Have 100 % of the refrigerator space and controls below 54 inches above the floor
EXERCISES

• CHECK YOUR KNOWLEDGE.
Exercise
Exercise
Exercise
Advantages of Compliance
Resources

- Fair Housing FIRST
  www.fairhousingfirst.org, 1-888-341-7781
- Download the Fair Housing Design Manual at
  http://www.huduser.org/publications/destech/fairhousing.html
Resources

• Department of Justice cases and consent orders [www.usdoj.gov/crt](http://www.usdoj.gov/crt)
• ADA technical assistance-- [http://www.ada.gov](http://www.ada.gov) [http://www.adata.org/centers.htm](http://www.adata.org/centers.htm)