



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

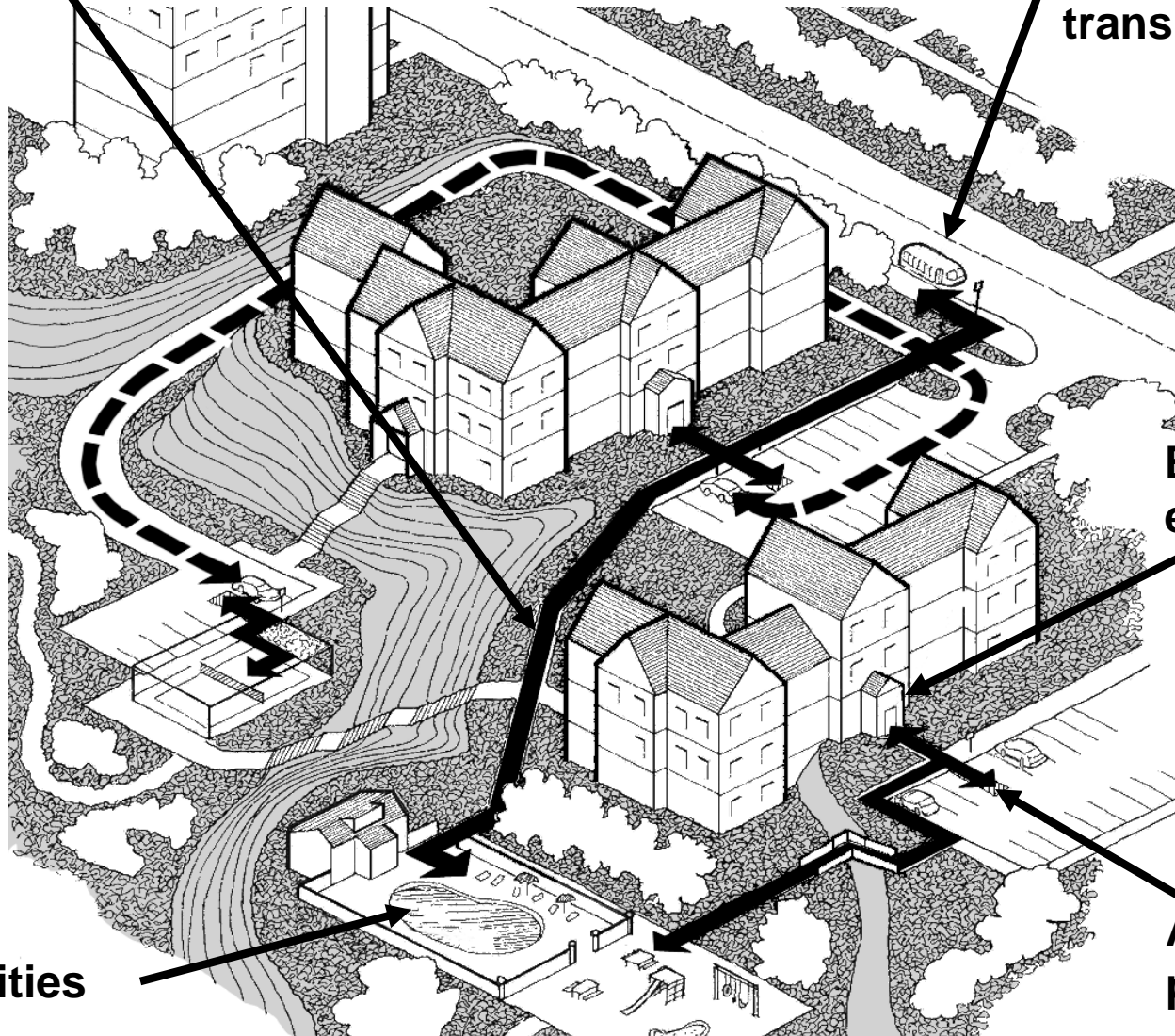
**Accessible Building Entrance
on an
Accessible Route**

1

Accessible Route

Sidewalks

Public transportation



Building entrances

Amenities

Accessible parking

Where Accessible Routes are Required

- **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



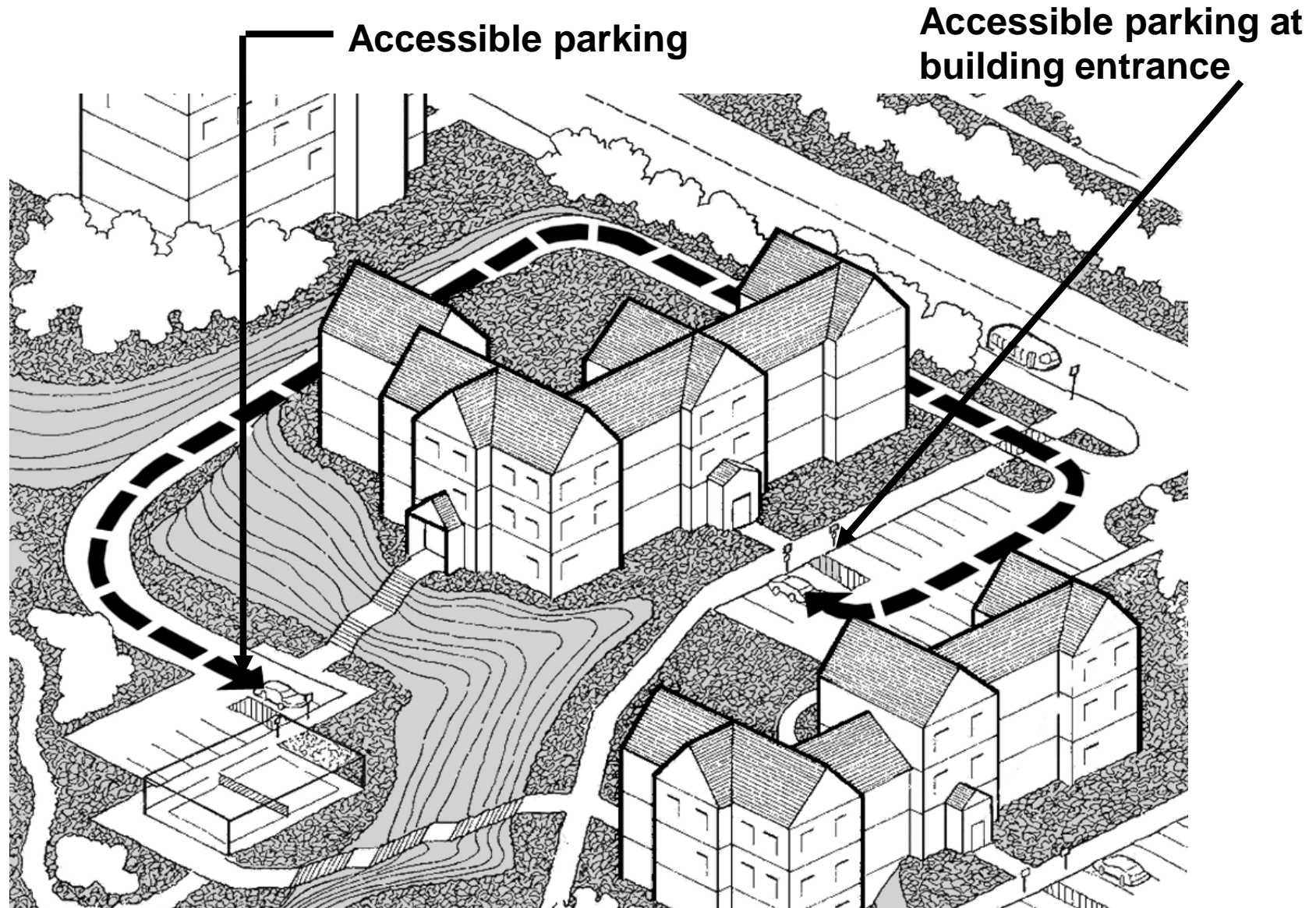
Elements of an Accessible Route

- Sidewalks
- Curb-ramps
- Access aisles
- Ramps
- Lifts
- Elevators
- Elevated walkways

Level Elevated Walkways



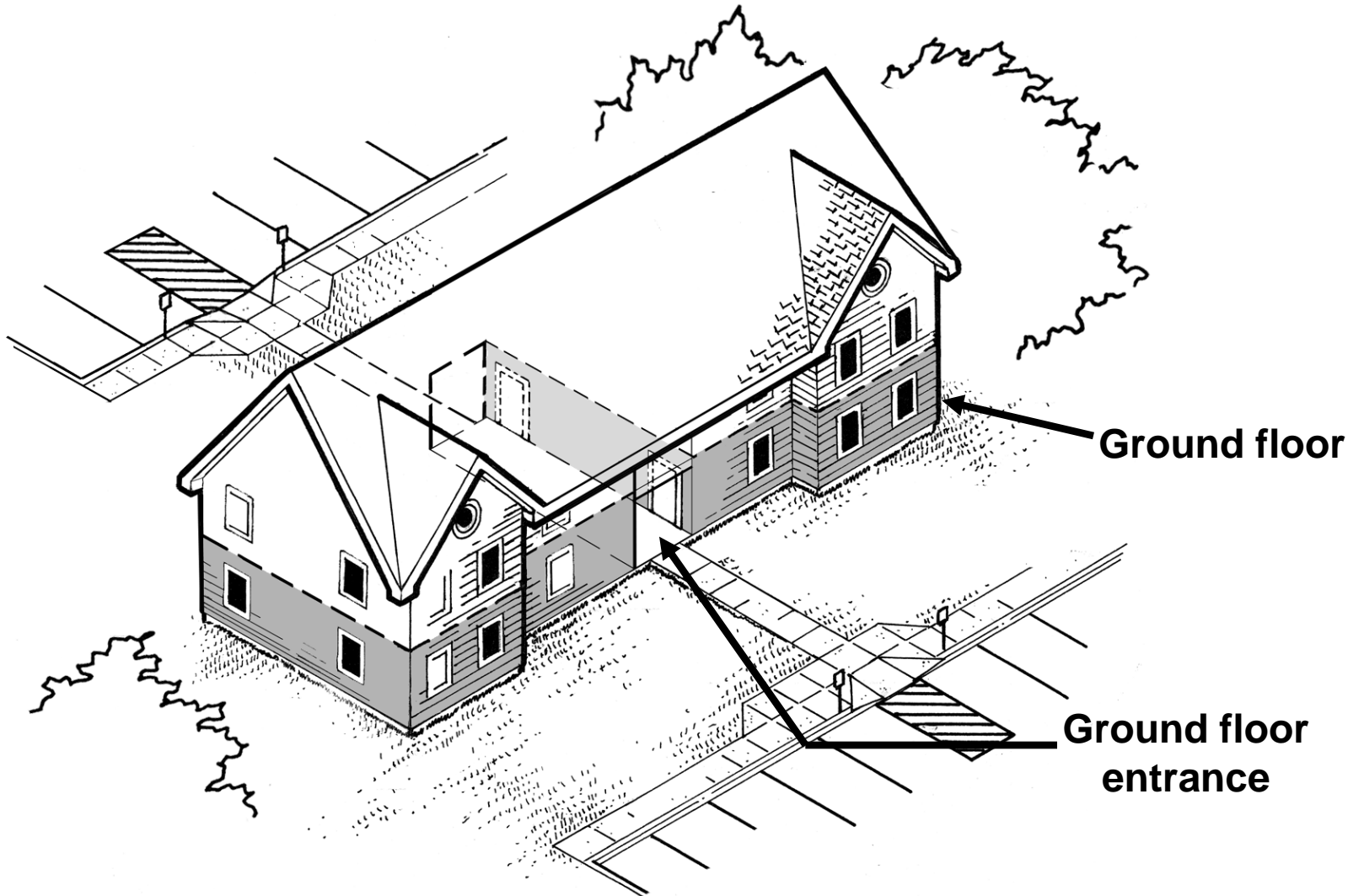
Pedestrian and Vehicular Routes



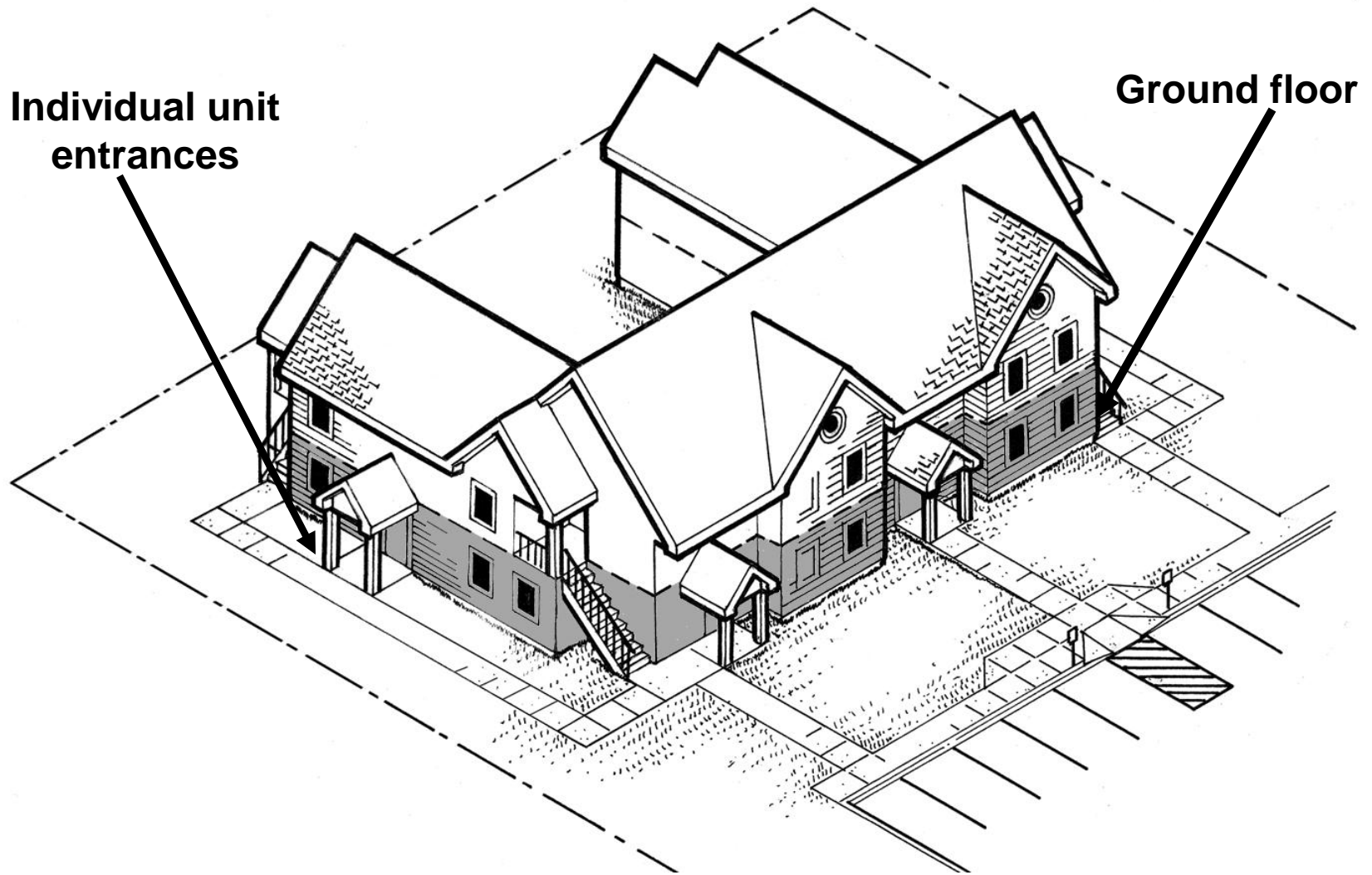
Covered Buildings Entrances

1. Buildings with common entrances
2. Buildings with separate covered entrances
3. Buildings with clusters of dwellings
4. Buildings with elevators

Breezeway Buildings

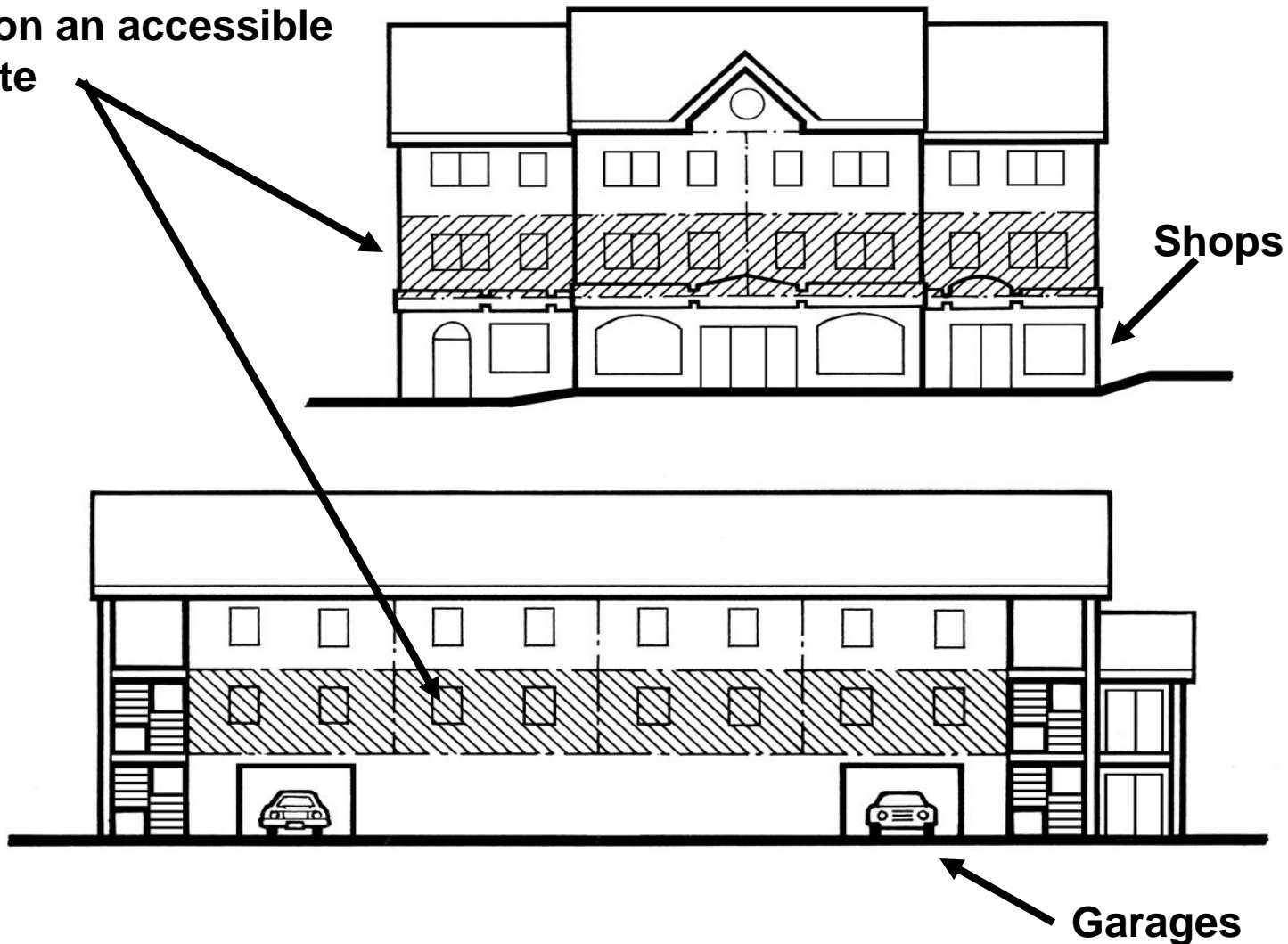


Individual Entrances



Units over Non-Residential Uses

Ground floor must be on an accessible route



Unusual Site Terrain

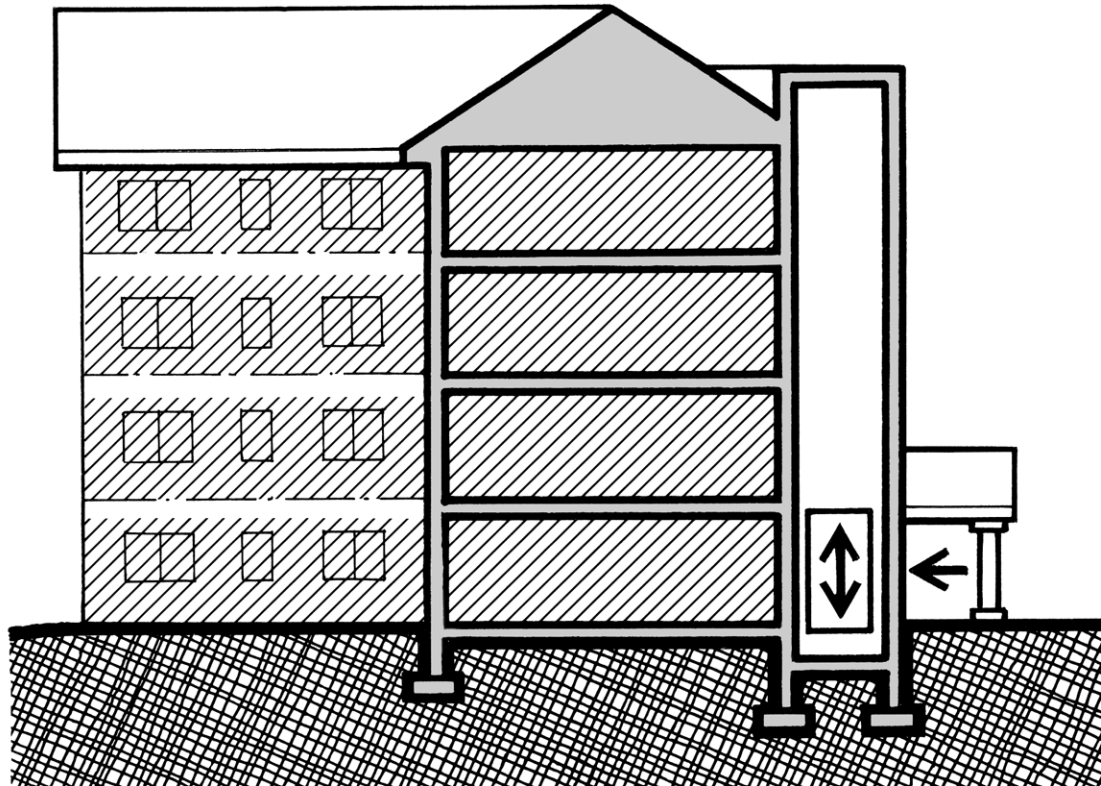


Site Impracticality Tests – Terrain

- 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

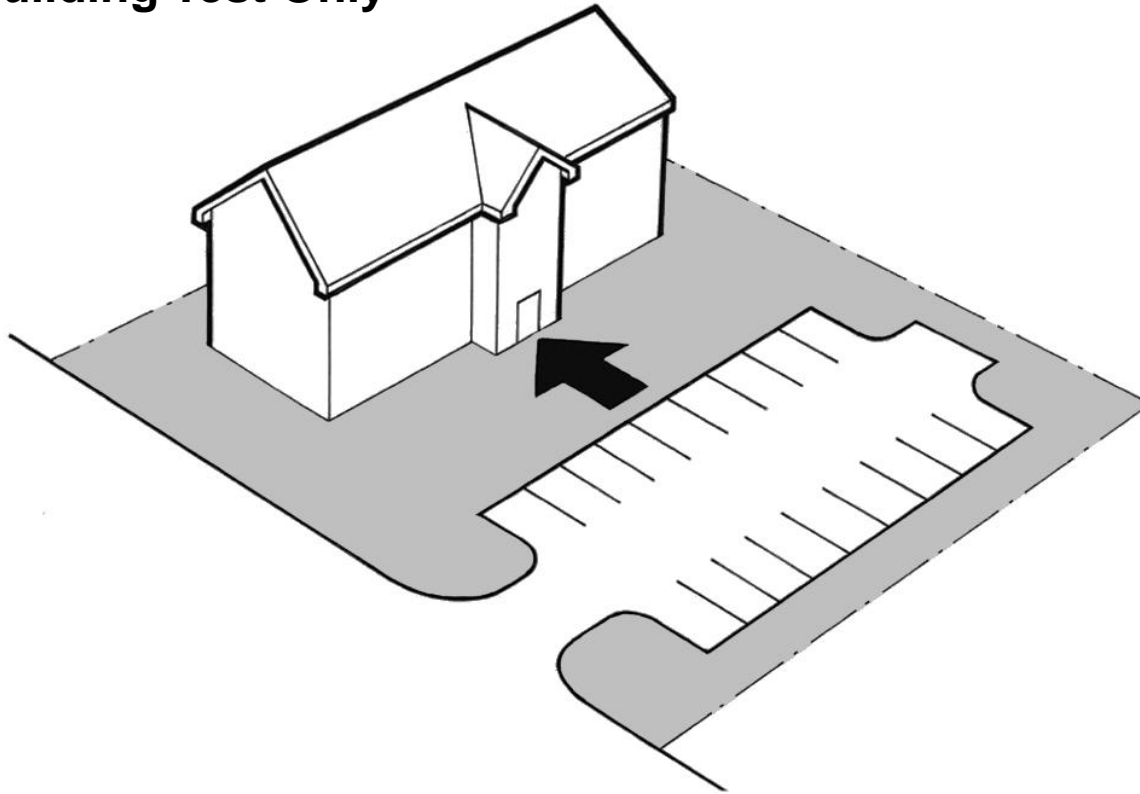
Neither test applies



All ground floor units and units served by elevator must comply

Single Non-Elevator Building with One Common Entrance

**Use Individual
Building Test Only**



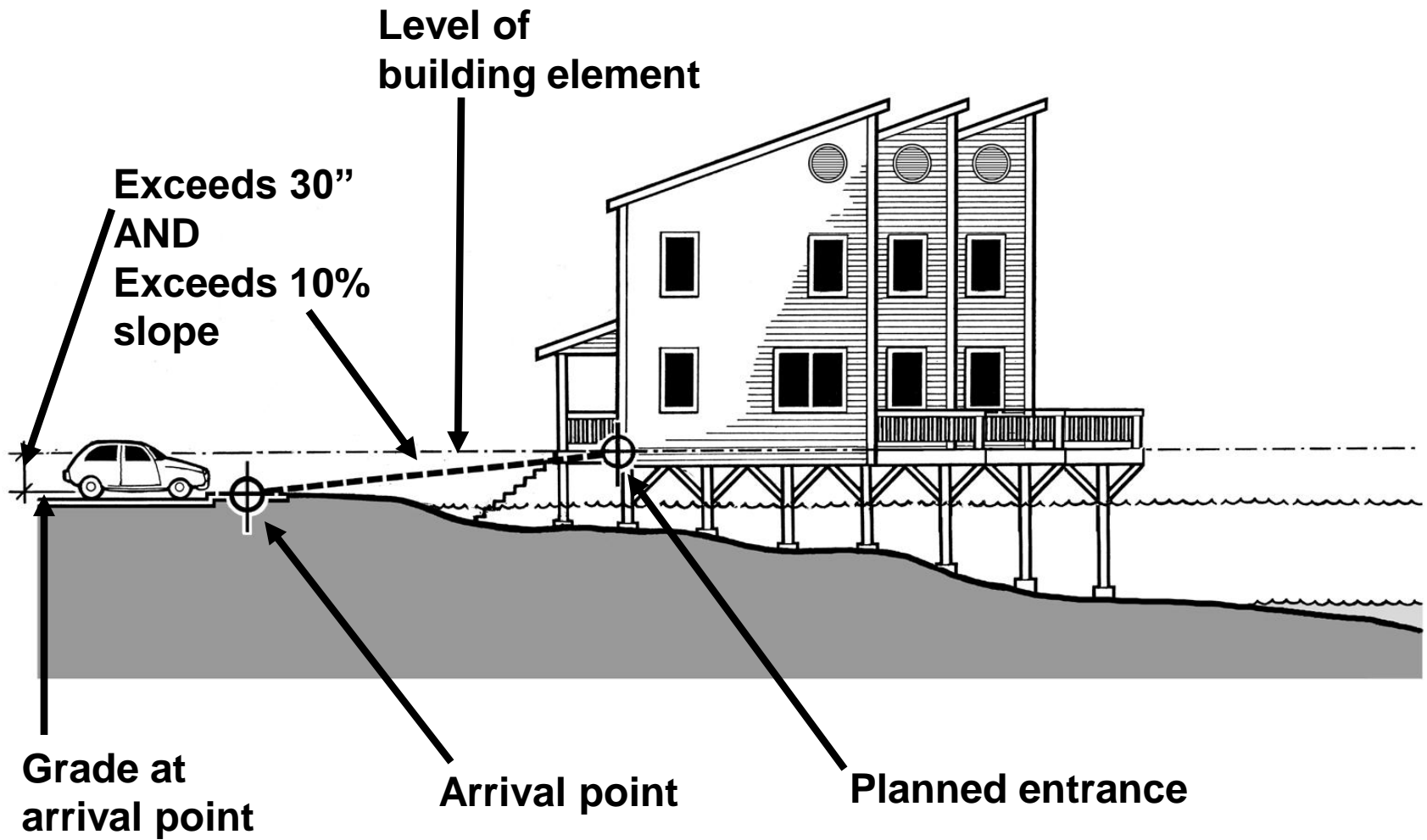
**No units must comply
if site is impractical**

Site Impracticality Due to Unusual Characteristics

- Examples:
 - Federally Designed Flood Plains
 - Coastal High Hazard Areas



Unusual Site



Requirement 2

**Accessible and Usable
Public and Common
Use Areas**


2

ANSI Standard

ANSI A117.1-1986

American National Standard

for buildings and facilities -
providing accessibility and usability for
physically handicapped people



american national standards institute, inc.
1430 broadway, new york, new york 10018

ANSI A117.1-1986



Basic Components of Accessible Public and Common Use Areas



Federal Register / Vol. 56, No. 44 / Wednesday, March 6, 1991 / Rules and Regulations 9505

BASIC COMPONENTS FOR ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS ON FACILITIES

Accessible element or space	ANSI Section	Application
1. Accessible route(s)	4.3	<p>(a) Within the boundary of the site and public streets or sidewalks to accessible building entrances (subject to site considerations discussed in section 5).</p> <p>(b) Connecting accessible buildings, facilities, elements and spaces that are on the same site. On-grade walks or paths between separate buildings with covered multifamily dwellings, while not required, should be accessible unless the slope of finish grade exceeds 8.33% at any point along the route. Handrails are not required on these accessible walks.</p> <p>(c) Connecting accessible building or facility entrances with accessible spaces and elements within the building or facility, including accessible dwelling units.</p> <p>(d) Where site or legal constraints prevent a route accessible to wheelchair users between covered multifamily dwellings and public or common-use facilities elsewhere on the site, an acceptable alternative is the provision of access via a wheelchair route so long as there is accessible parking or an accessible route to at least 2% of covered dwelling units, and necessary site provisions such as parking and curb cuts are available at the public or common-use facility.</p>
2. Protruding objects	4.4	Accessible routes or maneuvering space including, but not limited to halls, corridors, passageways, or aisles.
3. Ground and floor surface treatments	4.5	If provided at the site designated accessible parking at the dwelling unit on request of residents with handicaps, other residents of the project, with accessible parking on a route accessible to wheelchair users for at least 2% of covered multifamily dwellings; and accessible parking at facilities (e.g., swimming pools) that serve accessible buildings.
4. Parking and passenger-loading zones	4.6	Accessible routes crossing curbs.
5. Curb ramps	4.7	Stairs on accessible routes with slopes greater than 1:20.
6. Ramps	4.8	If provided.
7. Stairs	4.9	May be used in lieu of an elevator or ramp under certain conditions.
8. Elevator	4.10	Fifty percent of fountains and coolers on each floor, or at least one, if provided in the facility or at the site.
9. Platform lift	4.11	Where provided in public-use and common-use facilities, at least one of each fixture provided per room.
10. Drinking fountains and water coolers	4.12	If provided in accessible spaces, at least one of each type provided.
11. Toilet rooms and bathing facilities (including water closets, toilet rooms and stalls, urinals, lavatories and mirrors, bathtubs, shower stalls, and sinks)	4.15	If provided in the facility or at the site.
12. Seating, tables, or work surfaces	4.22	(a) Where multiple recreational facilities (e.g., tennis courts) are provided sufficient accessible facilities except that laundry rooms serving covered multifamily dwellings would not be required to have front-loading washers in order to meet the requirements of § 106.205(c)(1) (where front-loading washers are not provided, management will be expected to provide assistive devices on request if necessary to permit a resident to use a top-loading washer.)
13. Places of assembly facilities	4.30	(b) Where practical, access to all or a portion of nature trails and jogging paths.
14. Common-use spaces and facilities (including swimming pools, playgrounds, entrances, rental offices, lockers, elevators, meeting areas, lounges, halls and corridors, and the like)	4.31	If provided in the facility or at the site, at least one of each type of appliance provided in each laundry area.
15. Laundry rooms	4.32	Except that laundry rooms serving covered multifamily dwellings would not be required to have front-loading washers in order to meet the requirements of § 106.205(c)(1) (where front-loading washers are not provided, management will be expected to provide assistive devices on request if necessary to permit a resident to use a top-loading washer.)

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

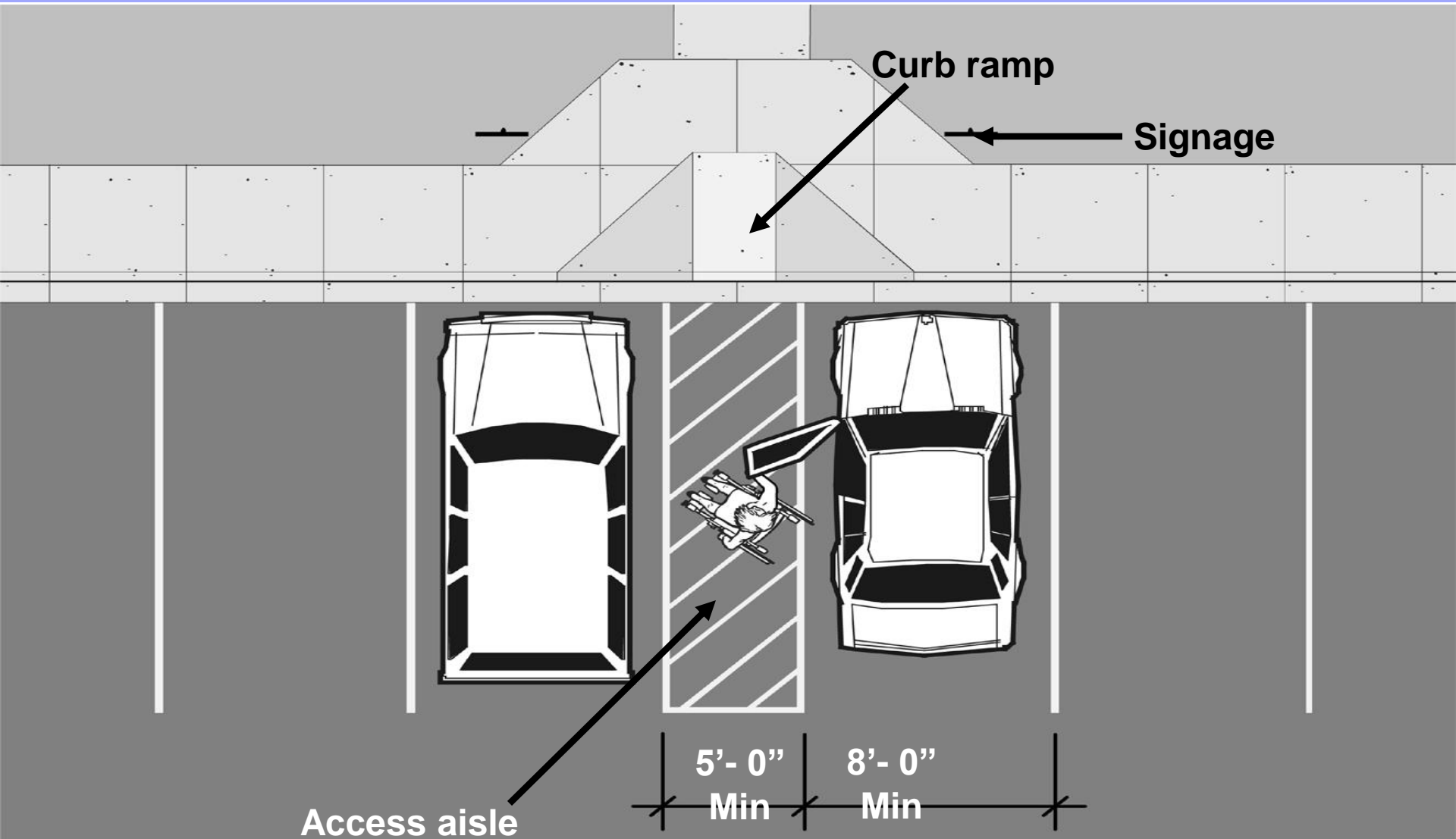
Parking facilities must be accessible, including:

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



**At least one of each
must be made accessible**

Accessible Parking Space



Toilet Rooms



Specifications for Sinks



Accessible Routes to Recreational Facilities



Accessible Recreational Facilities



Accessible Recreational Areas



Accessible Drinking Fountains



Accessible Laundry Facilities



Accessible Mailboxes



Accessible Trash Facilities



Requirement 3

Usable Doors

3

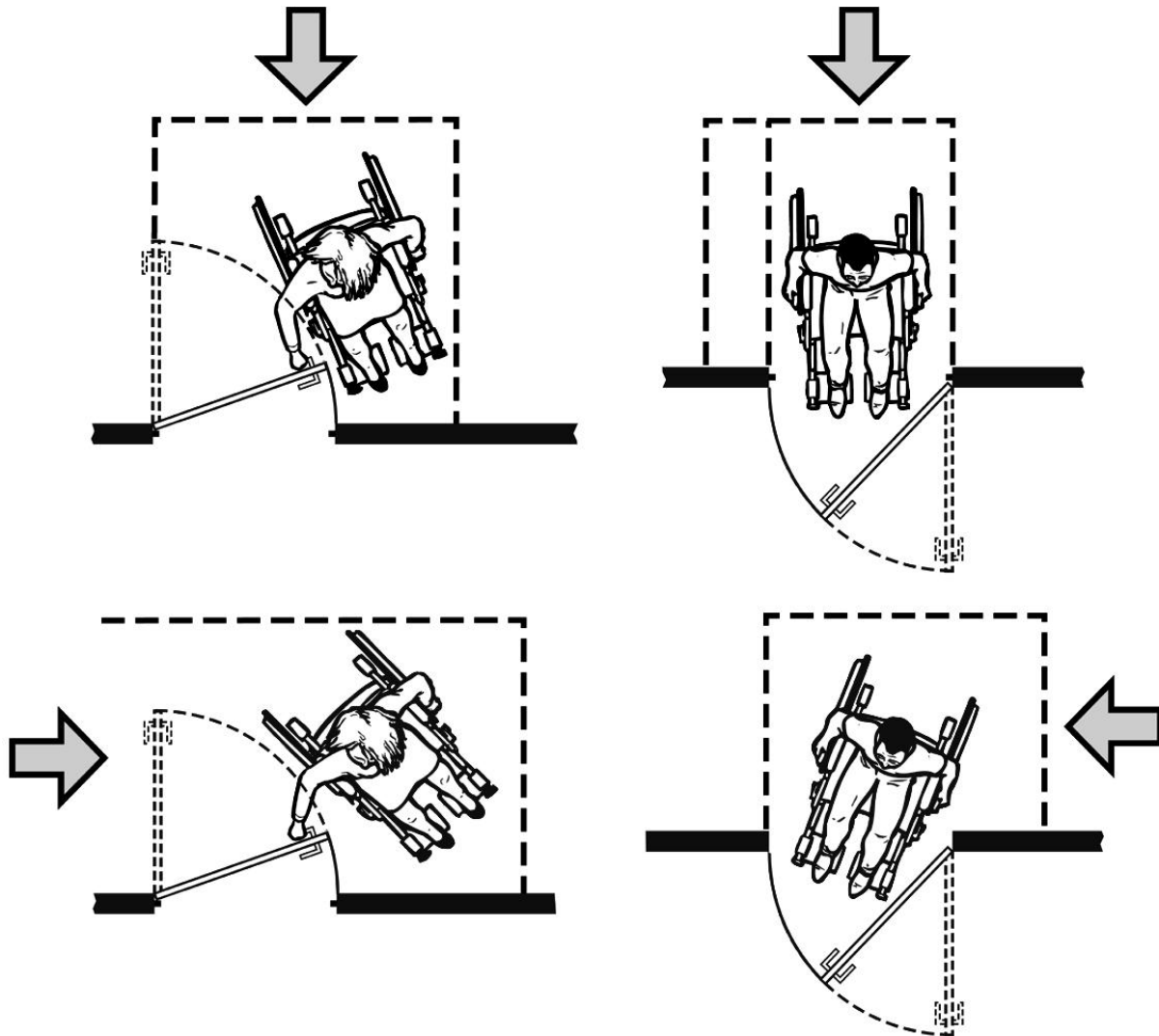
Specifications for Doors in Public and Common Use Areas

- 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

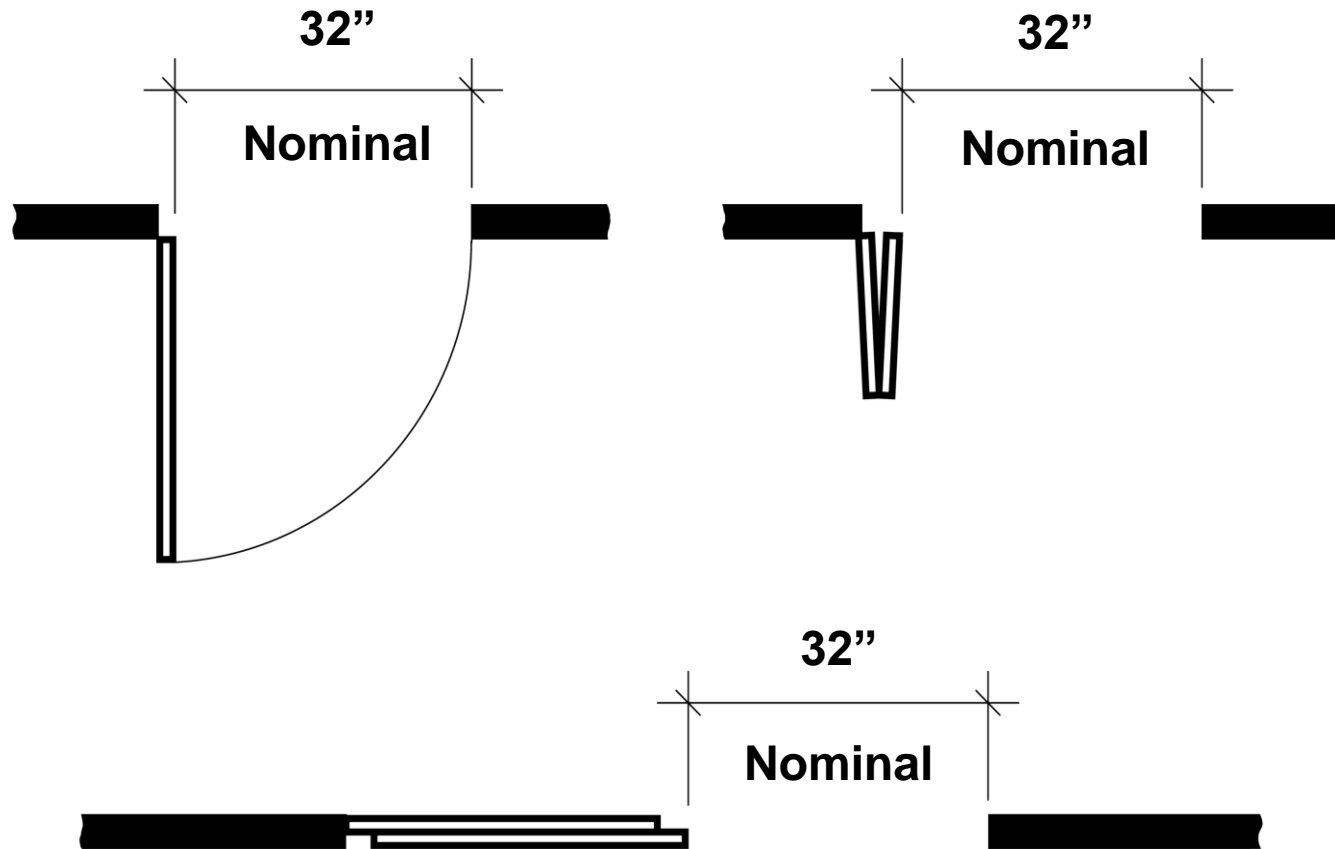


Primary Entrance Door

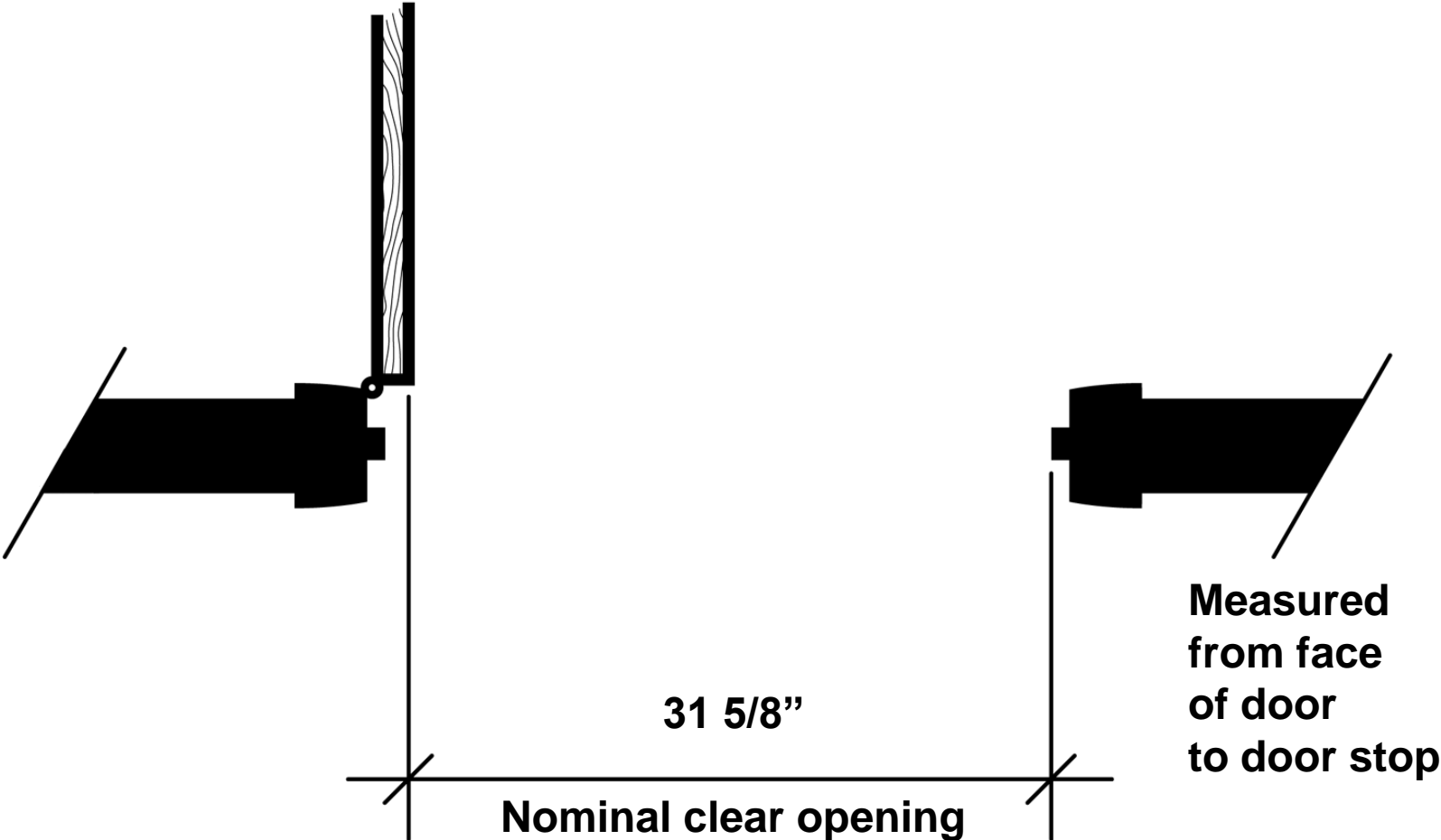


Usable Hardware

Doors Within a Dwelling



Nominal Clear Opening

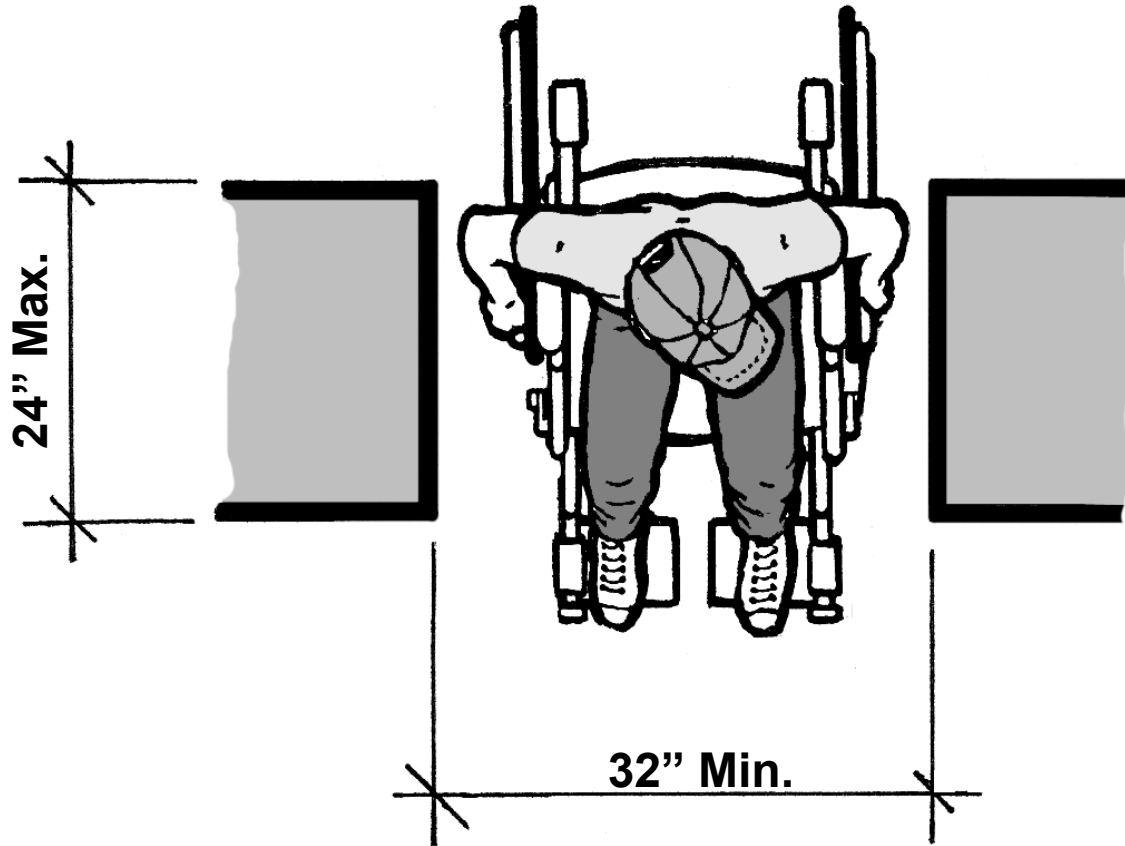


Sliding Glass Doors



Nominal 32" clear opening required

Opening Widths

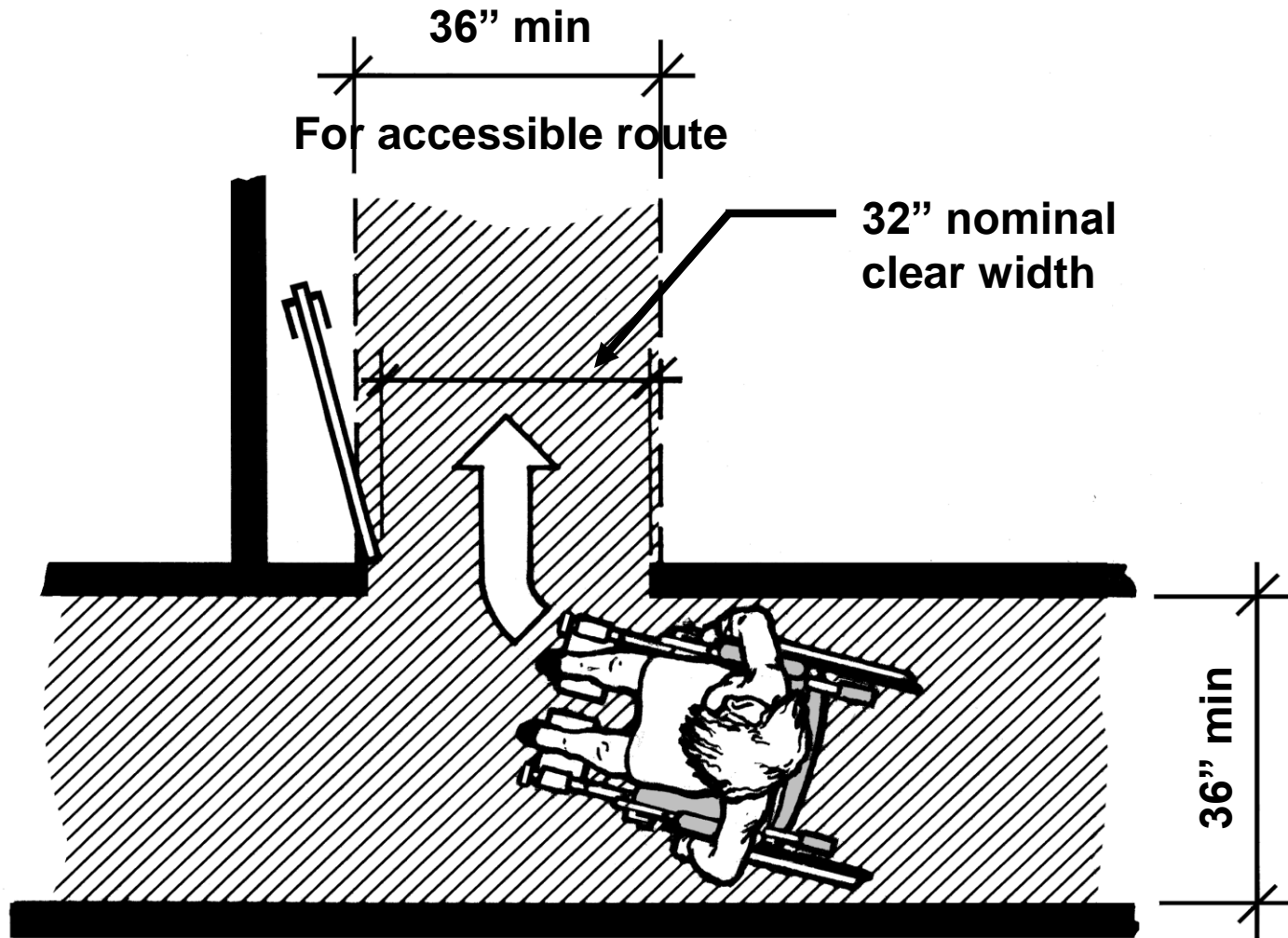


Requirement 4

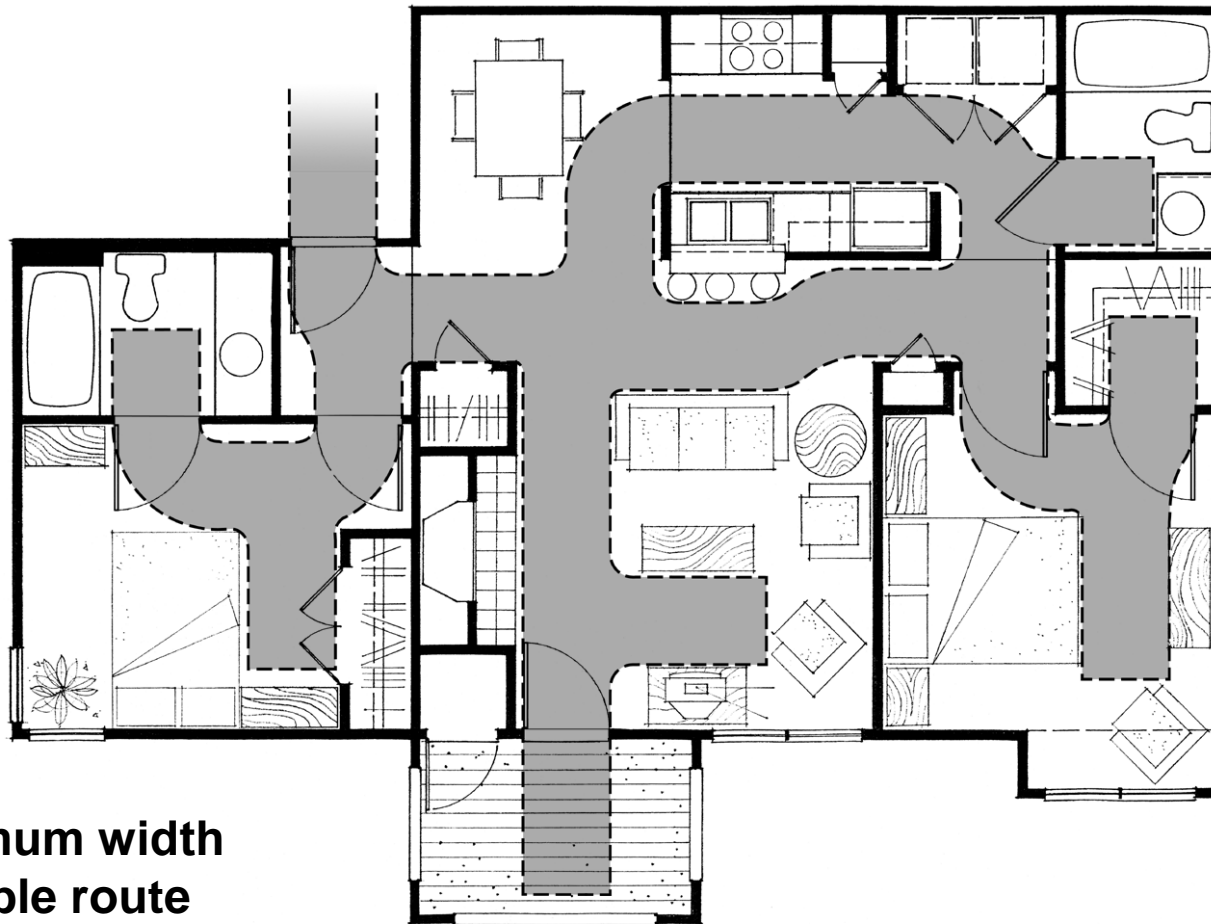
**Accessible Route Into and
Through
the Covered Unit**

4

Minimum Width of an Accessible Route



Accessible Routes Into and Throughout the Unit

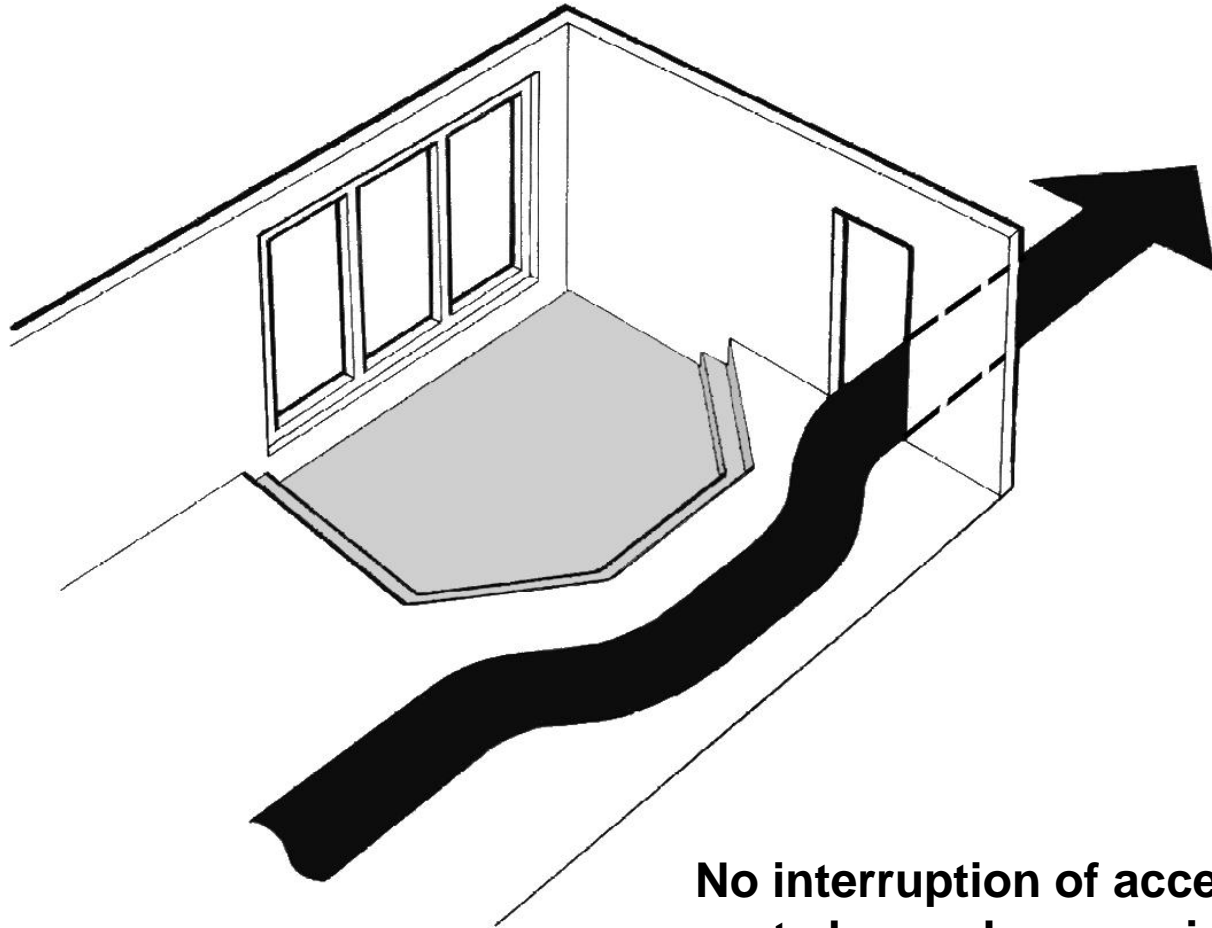


**36" minimum width
accessible route**

Accessible Routes in Compact Units

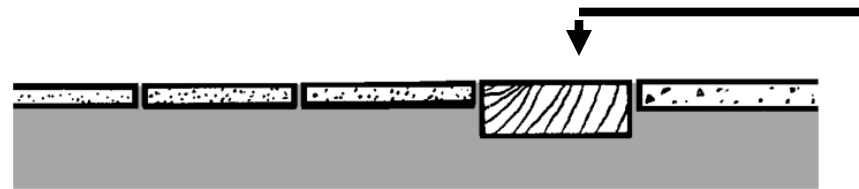
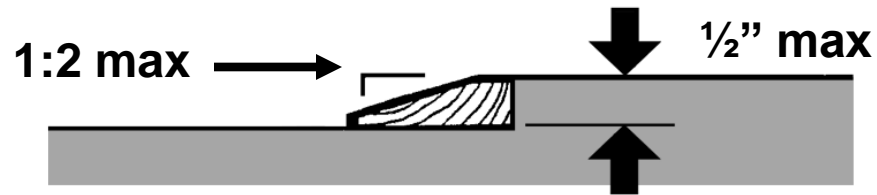
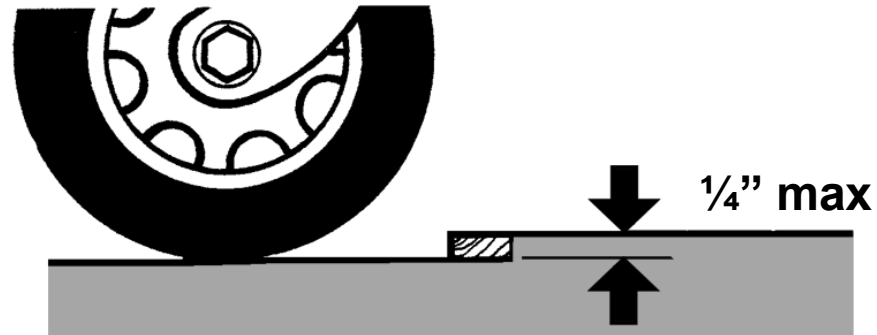


Raised or Sunken Areas



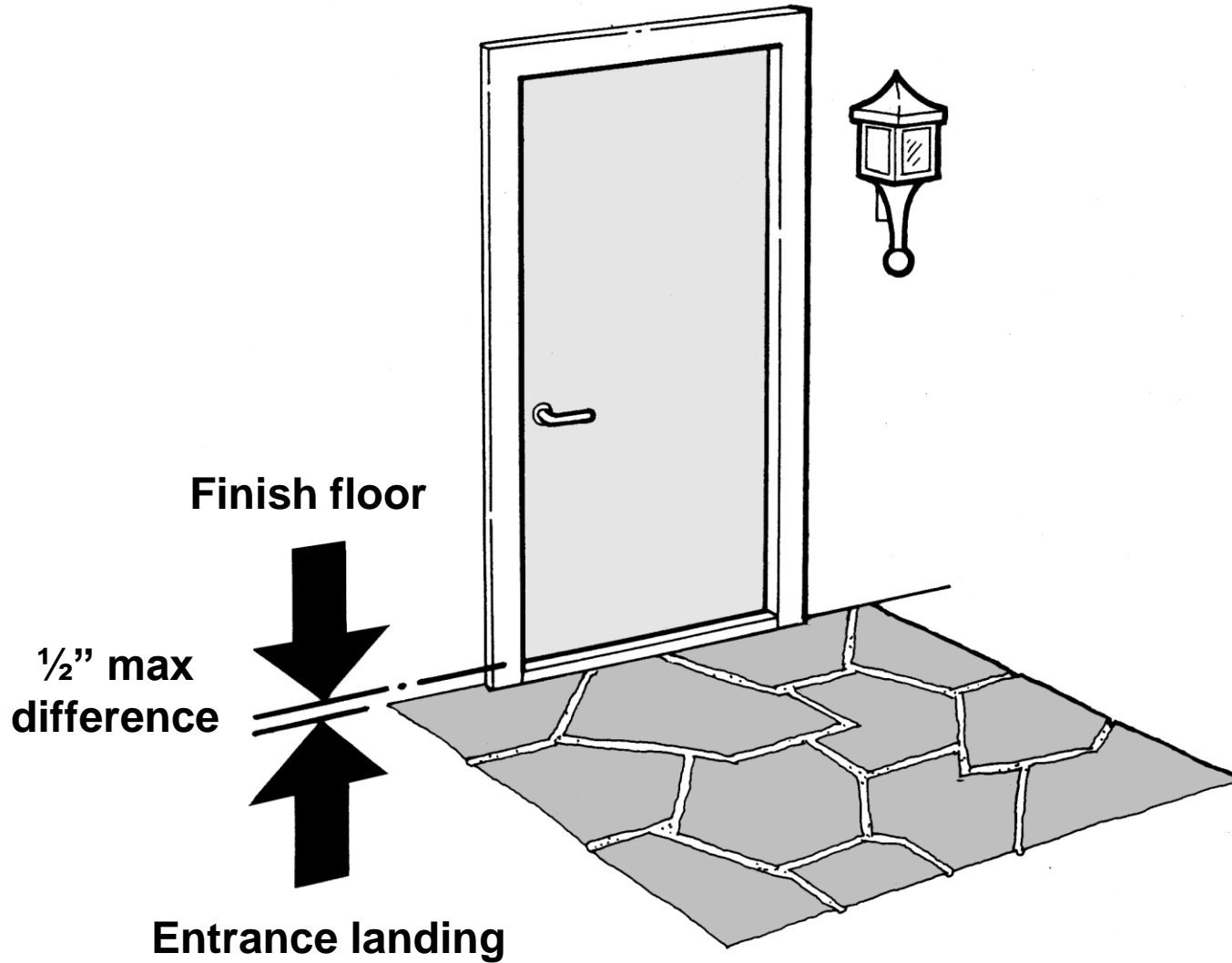
No interruption of accessible route by sunken or raised areas

Small Level Changes within the Unit

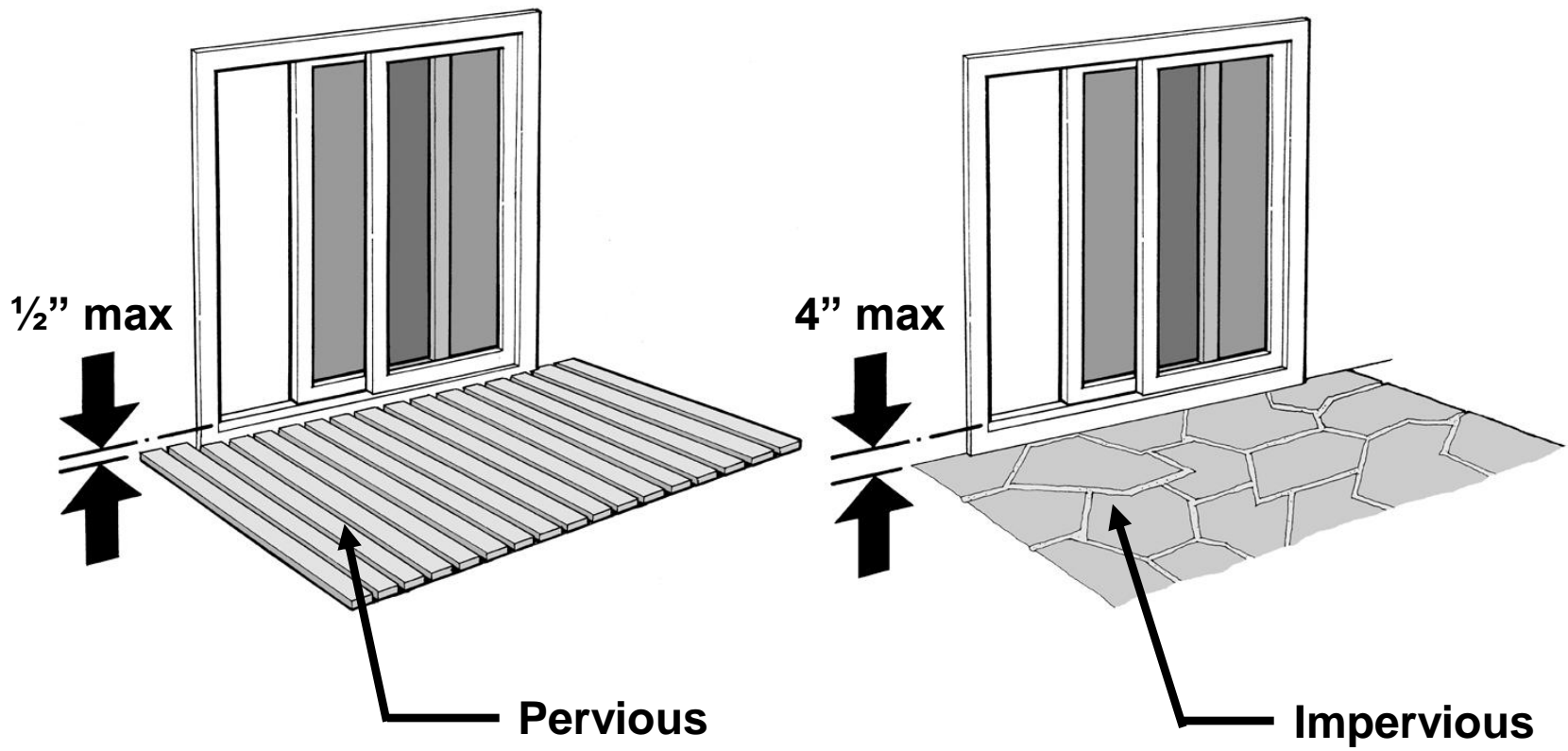


Smooth transition is best for everyone

Level Changes at Primary Entrance Door



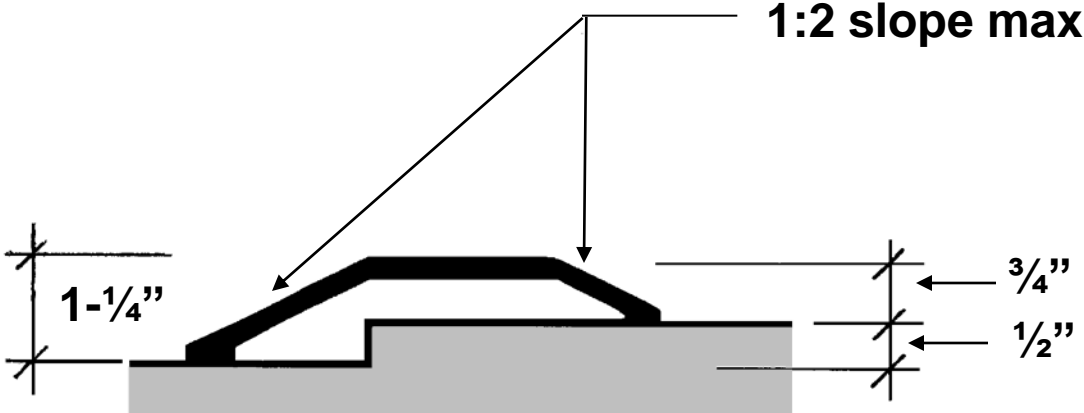
Level Changes at Secondary Entrance Doors



Level Changes at Secondary Entrance Doors



Thresholds



Covered Entrances



Requirement 5

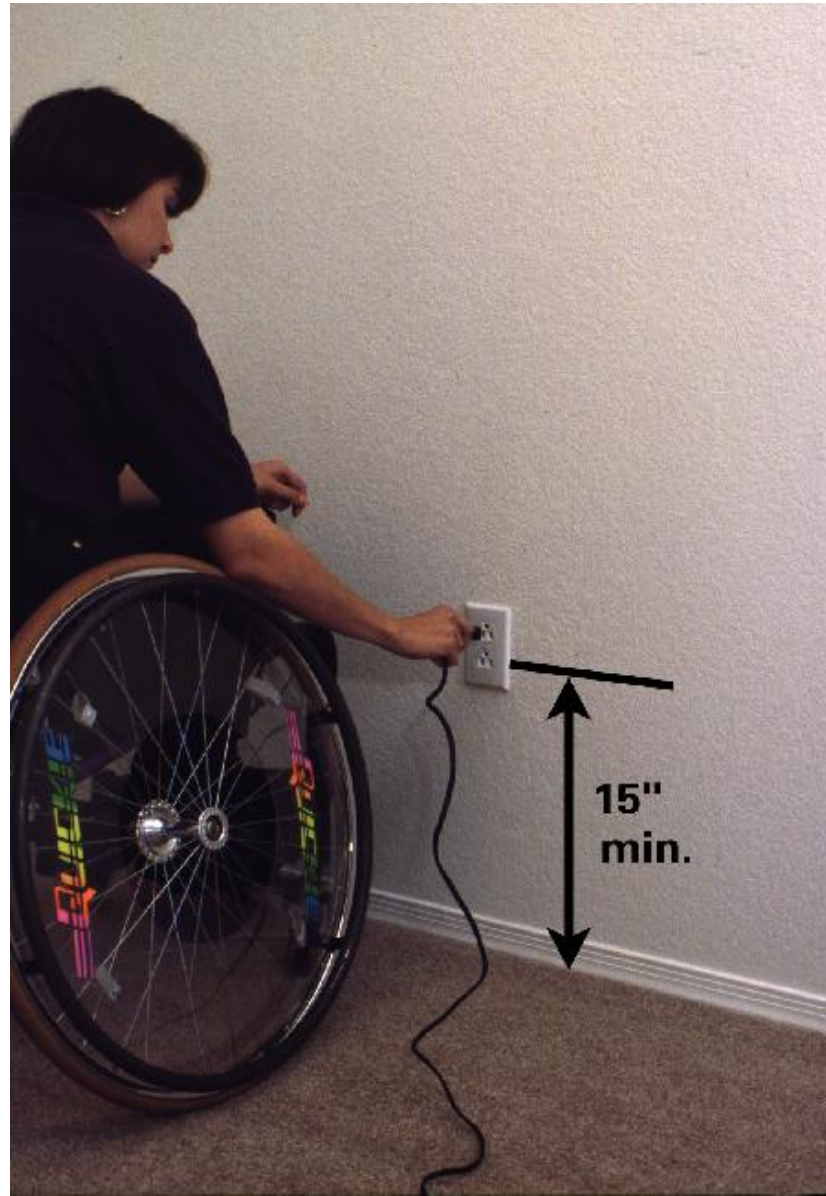
**Light Switches, Electrical Outlets,
Thermostats, and Other Environmental
Controls in Accessible Locations**

5

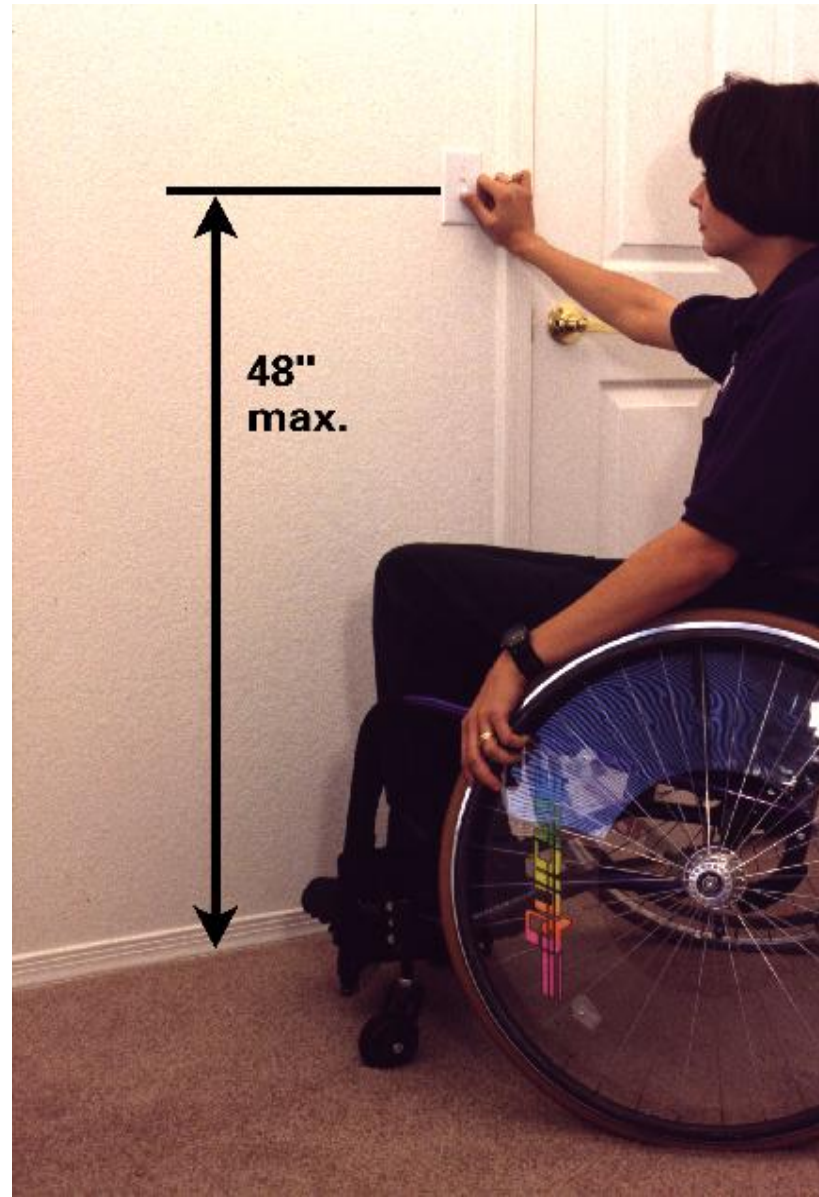
Controls Not Covered

- Controls on movable appliances
- Hoods over ranges
- Special use wall outlets
- Telephone jacks
- Circuit breaker panels

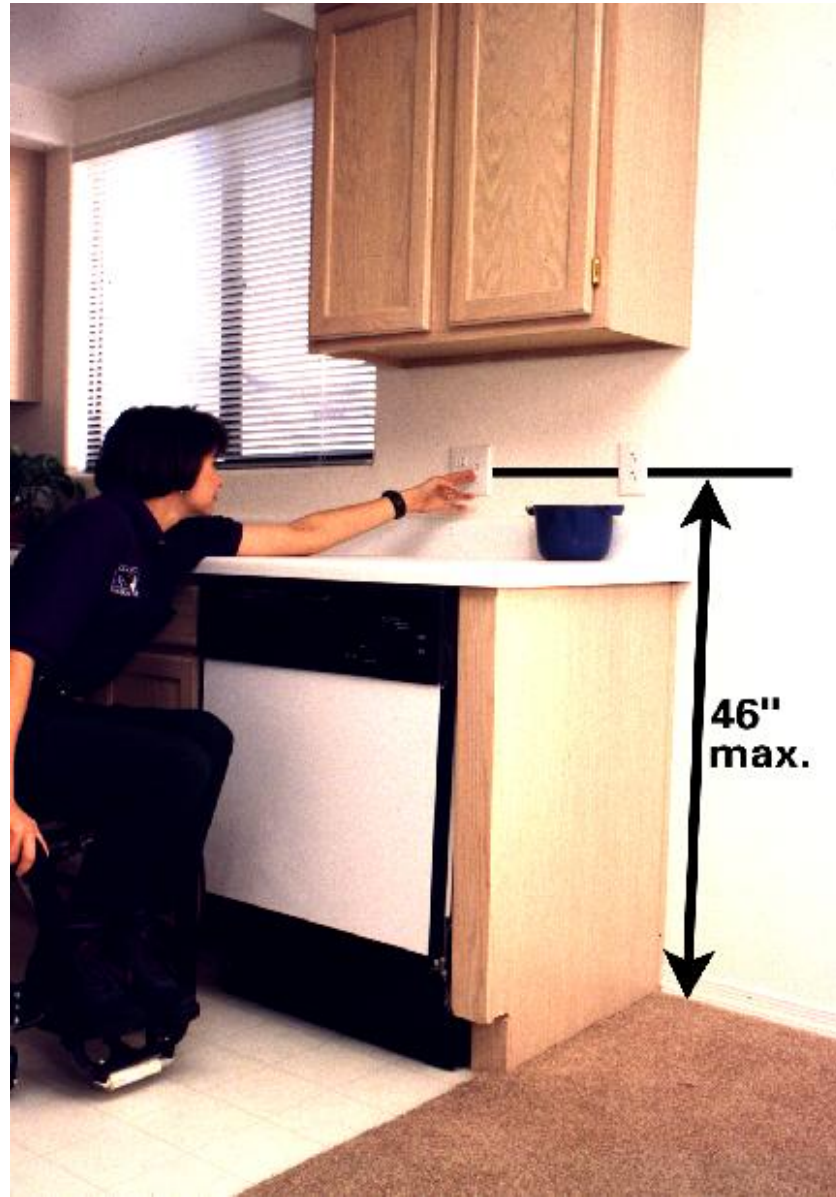
Height of Room Outlets



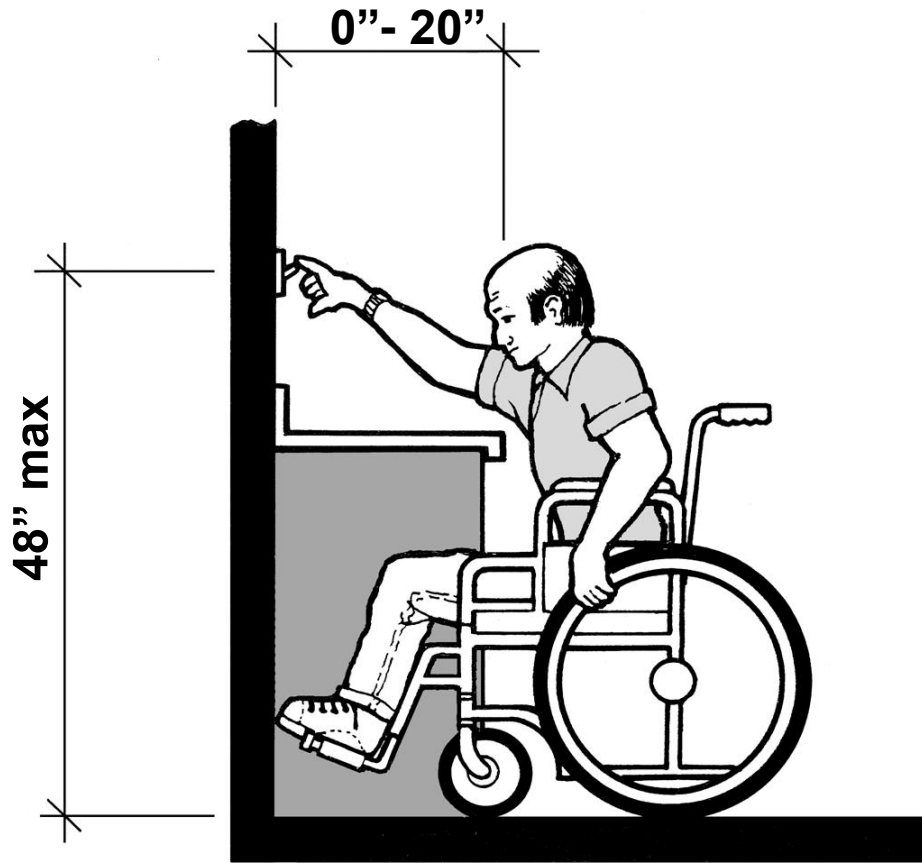
Height of Switches



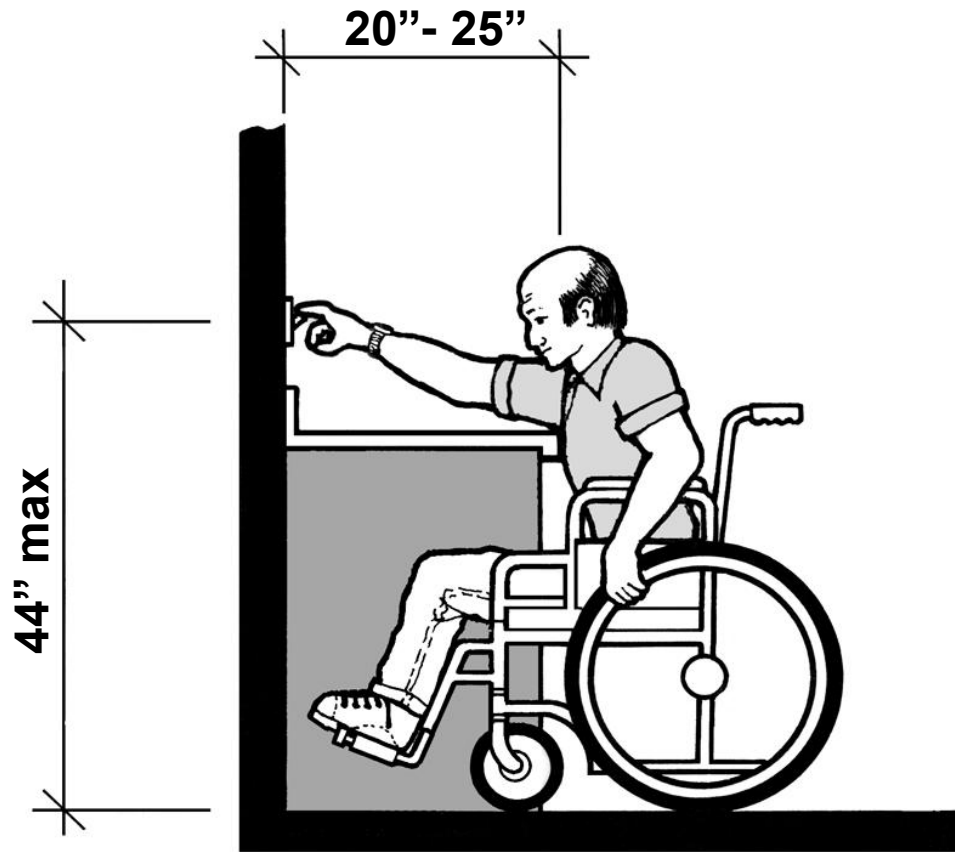
Controls Located Over Obstruction Without Knee Space



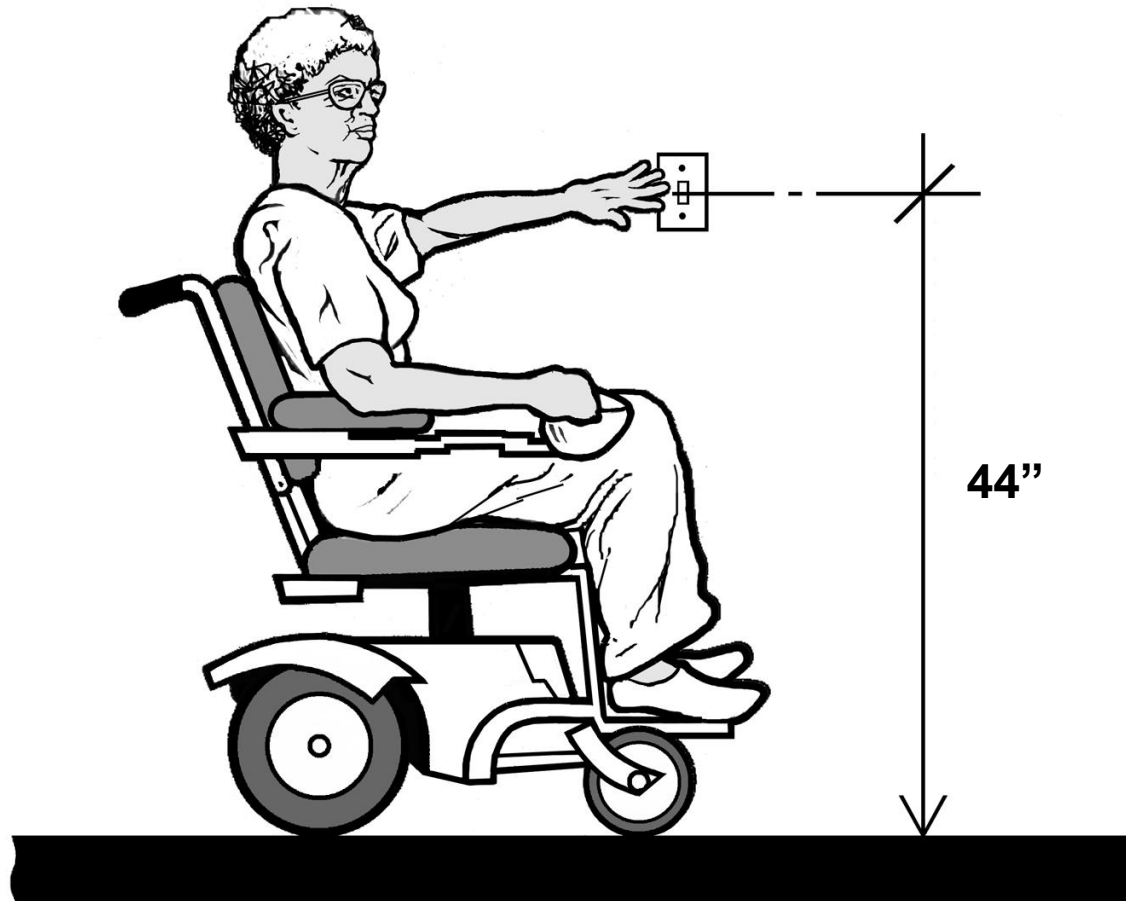
Controls Located Over Obstruction with Knee Space



Controls Located Over Obstruction With Knee Space



Control Mounting Height

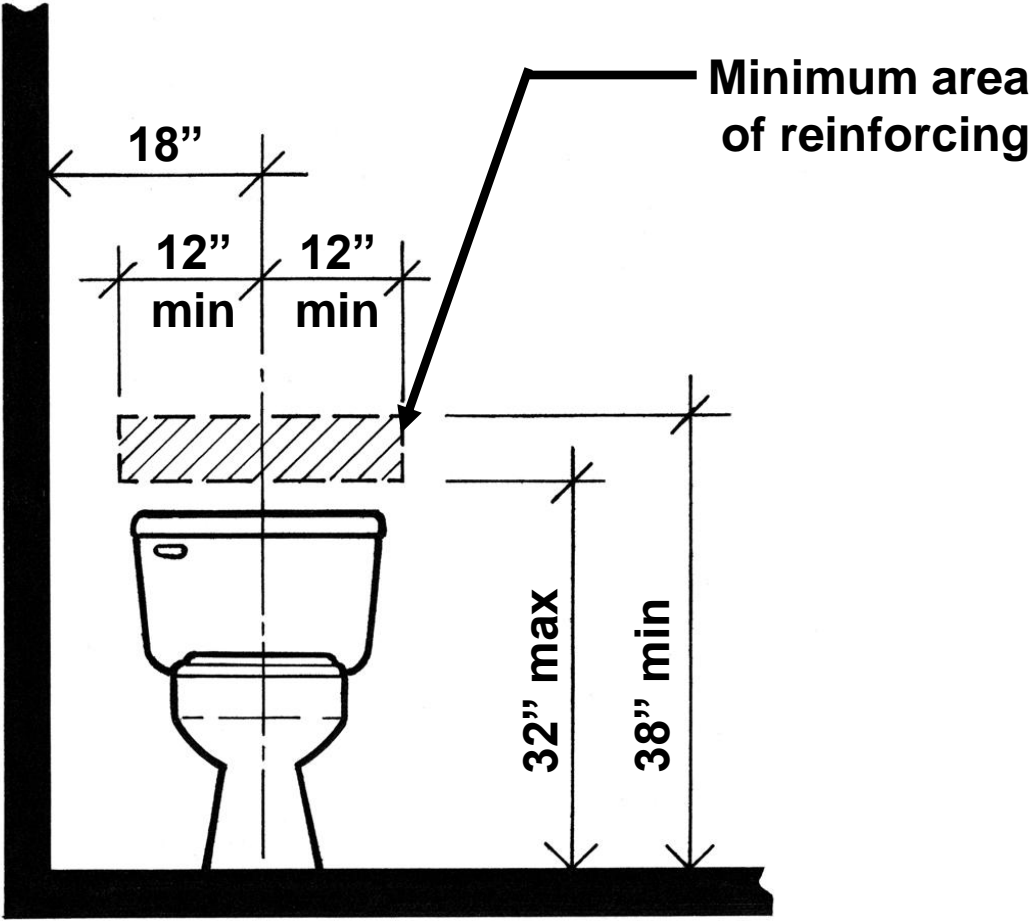


Requirement 6

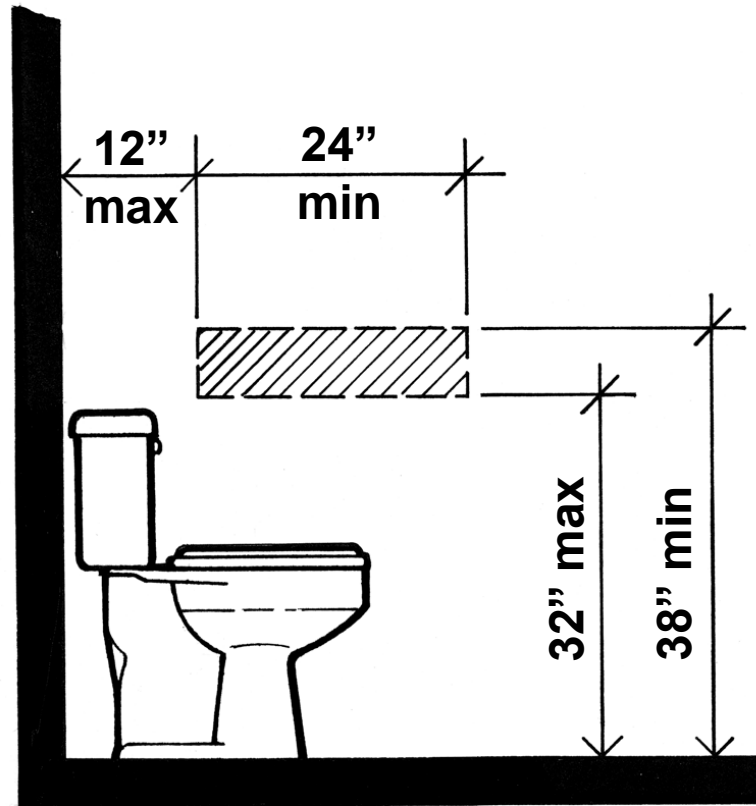
Reinforced Walls for Grab Bars

6

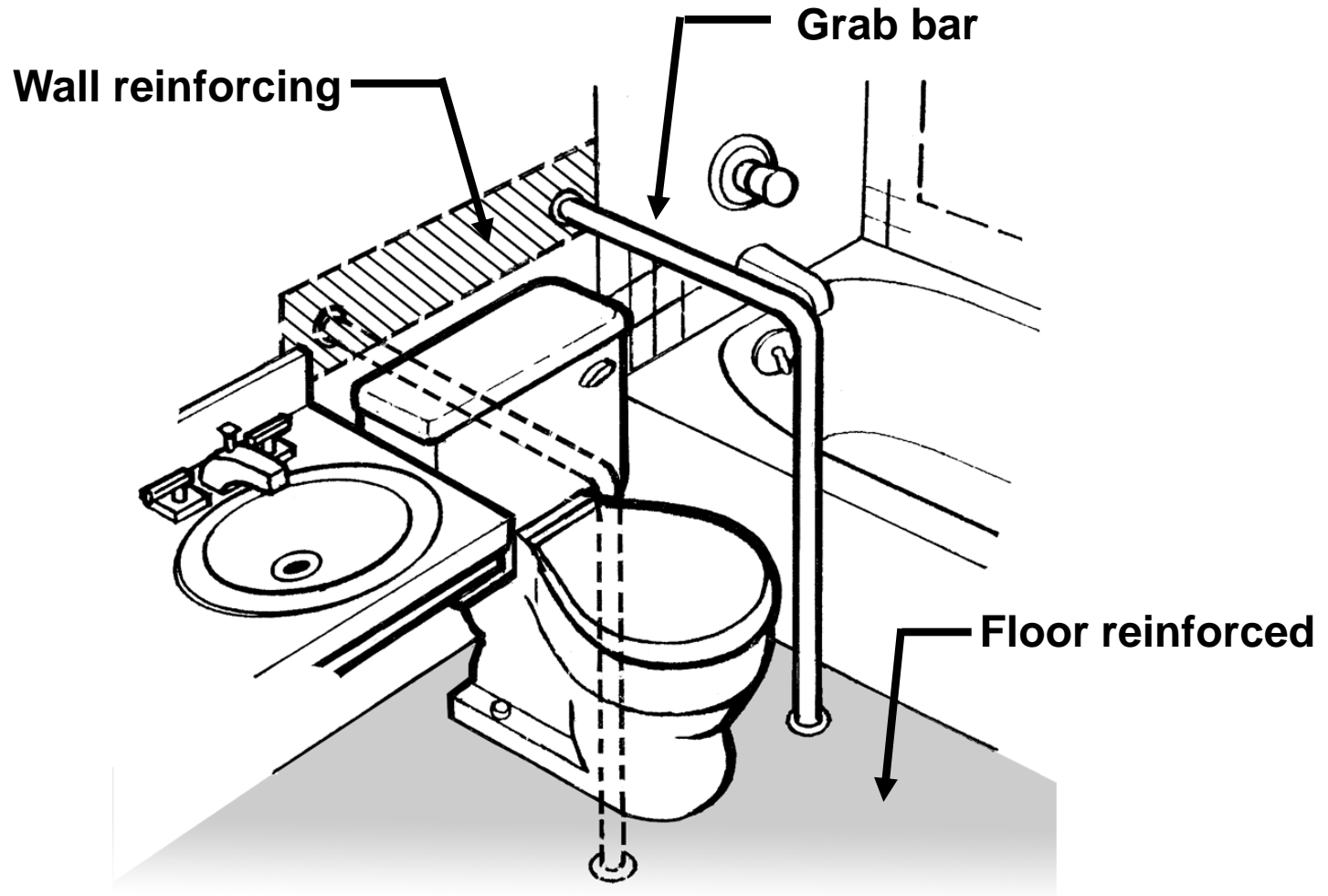
Minimum Reinforcing Behind Toilets



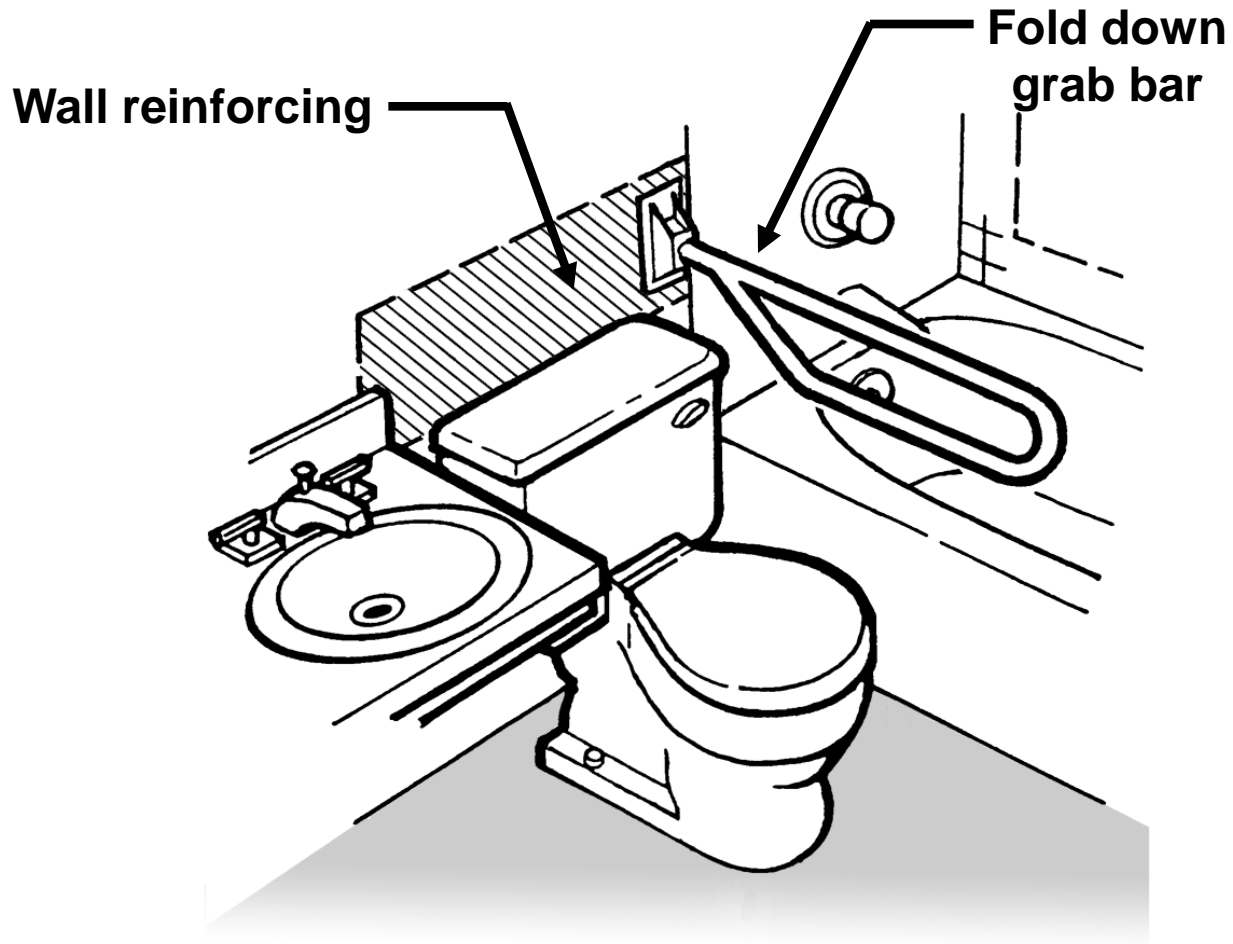
Minimum Reinforcing at Side of Toilets



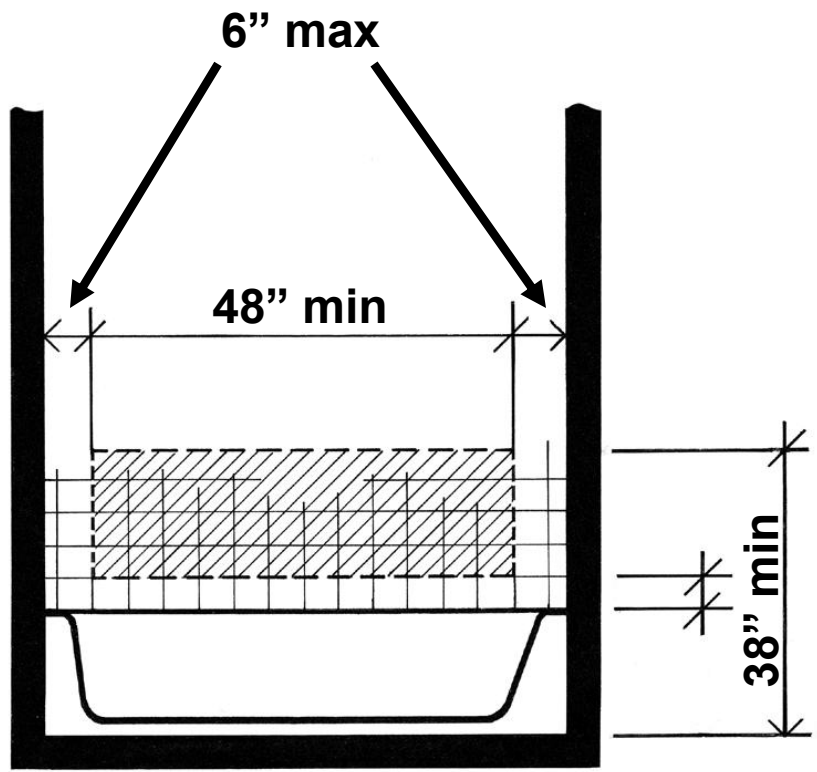
Floor to Wall Mounted Bars



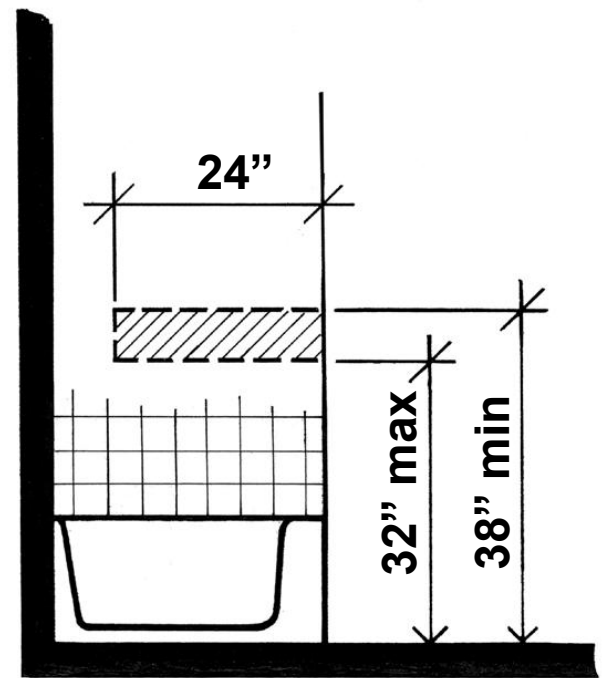
Fold-Down Grab Bars



Minimum Reinforcing at Bathtubs

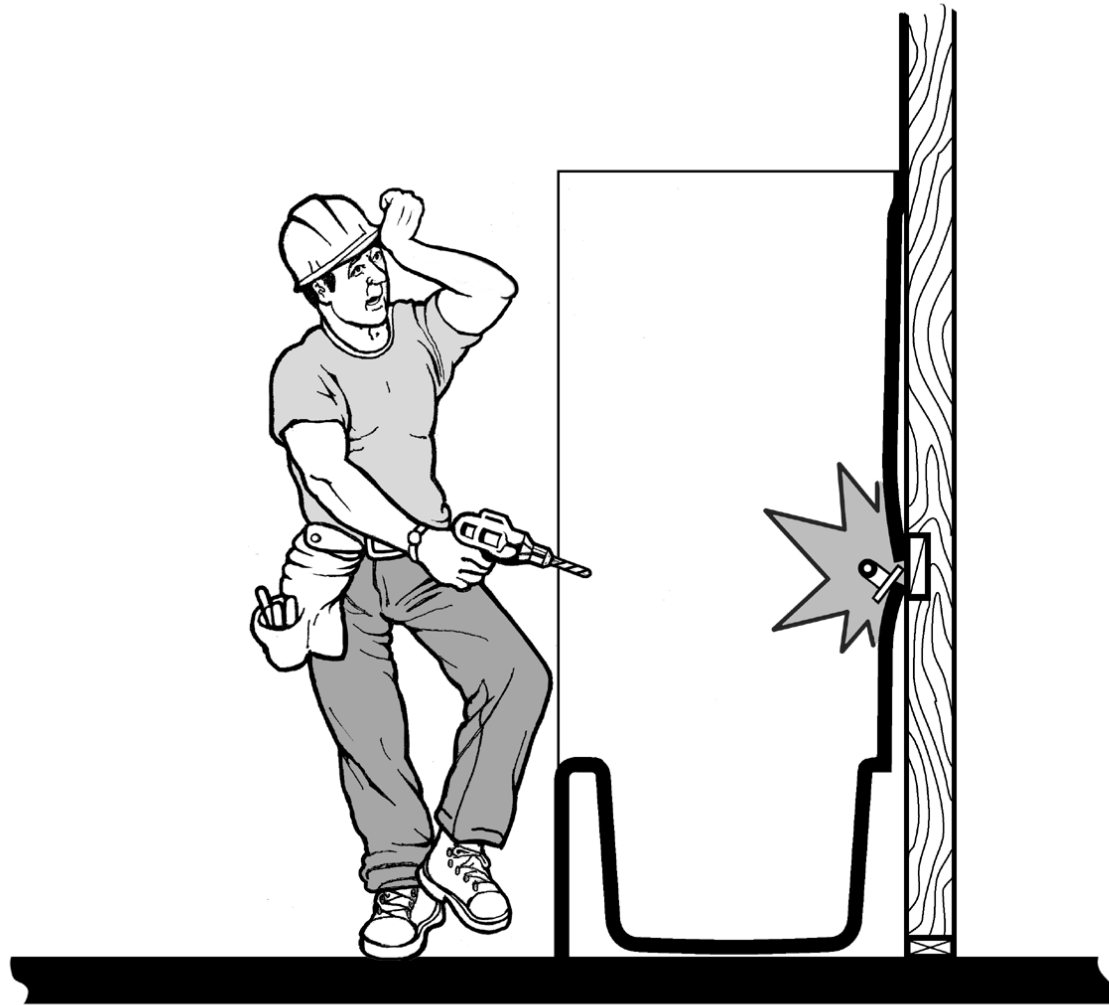


Back wall

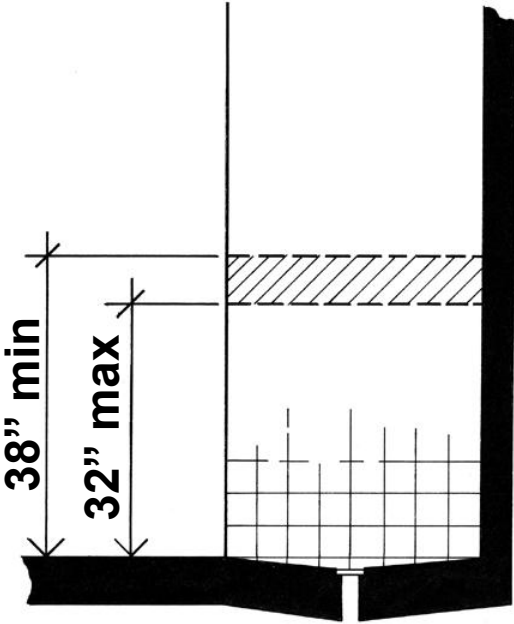


Head

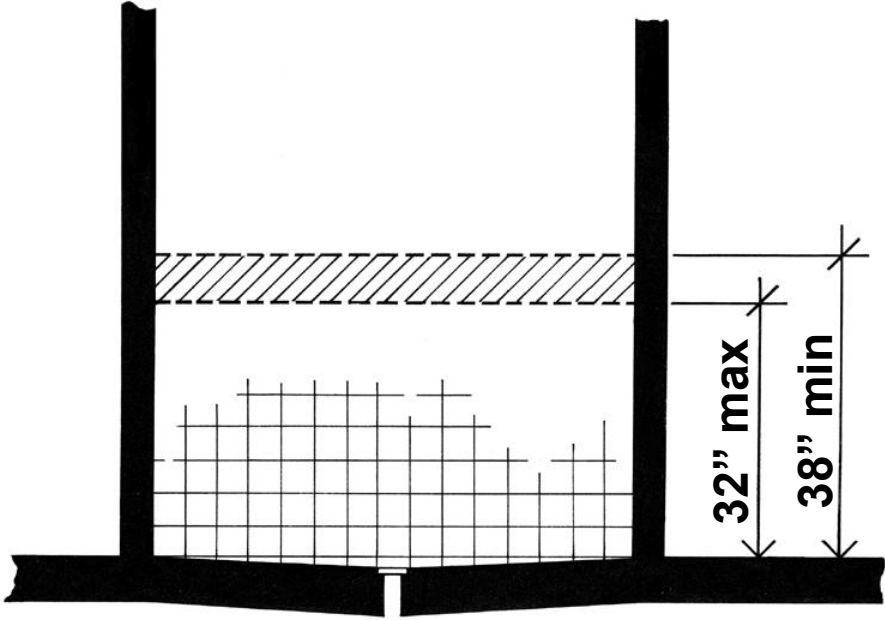
Fiberglass Tub/Shower Reinforcing



Minimum Reinforcing at Showers

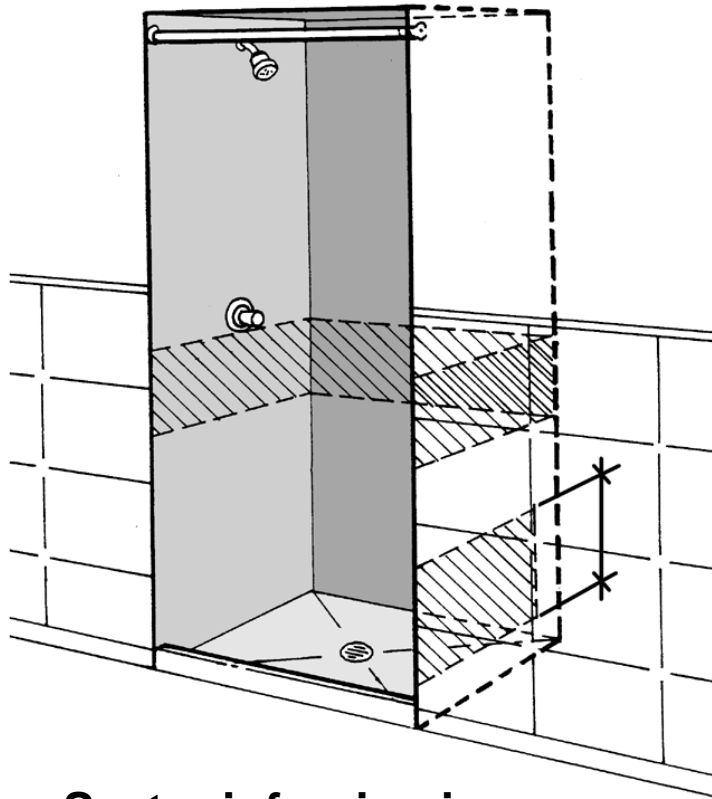


Side

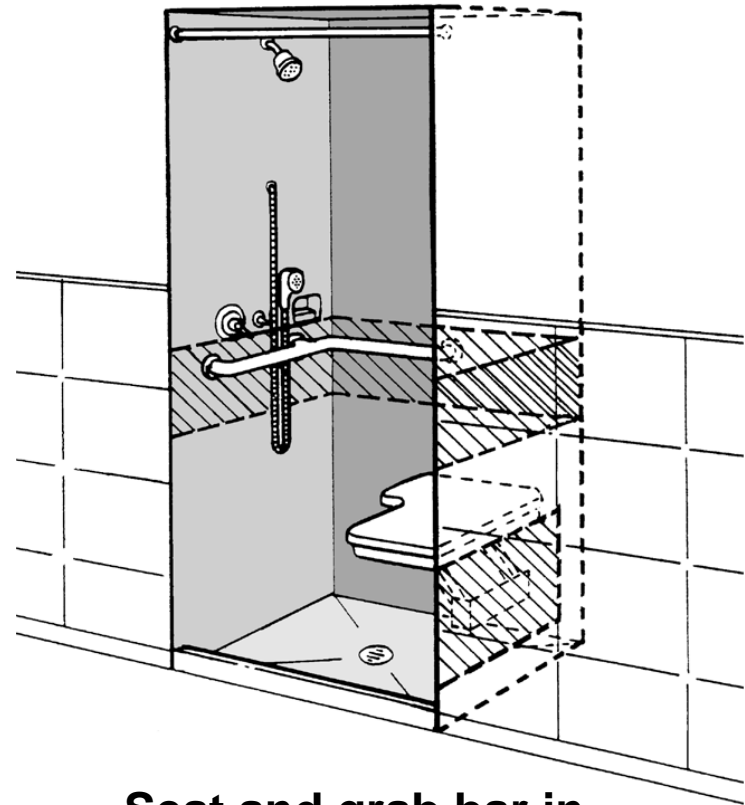


Back

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

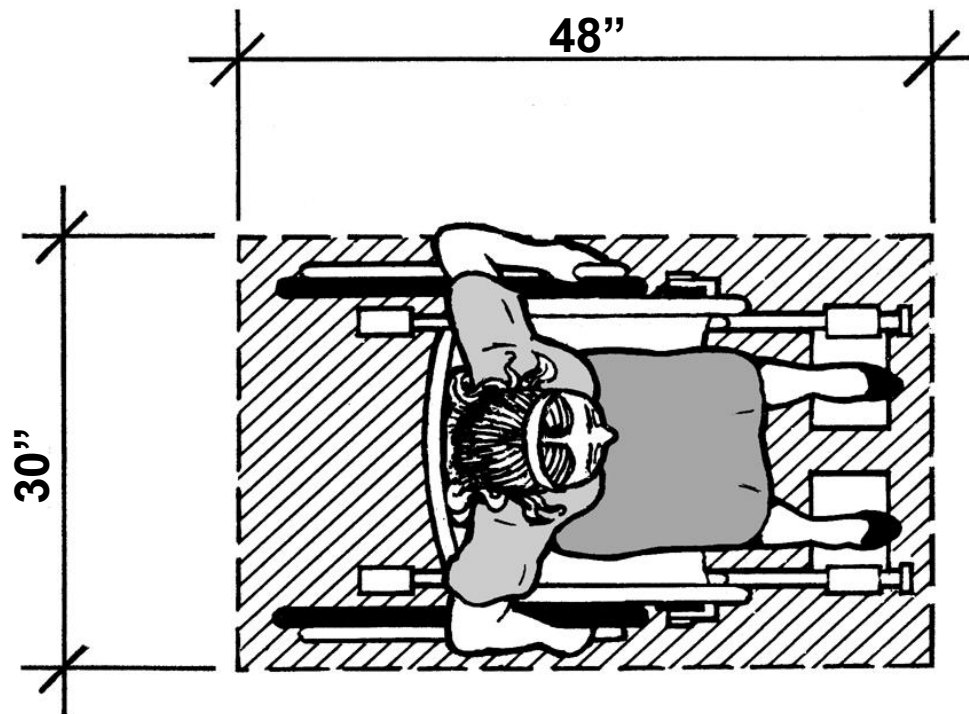
Usable Kitchens and Bathrooms

7

Usable Kitchens

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

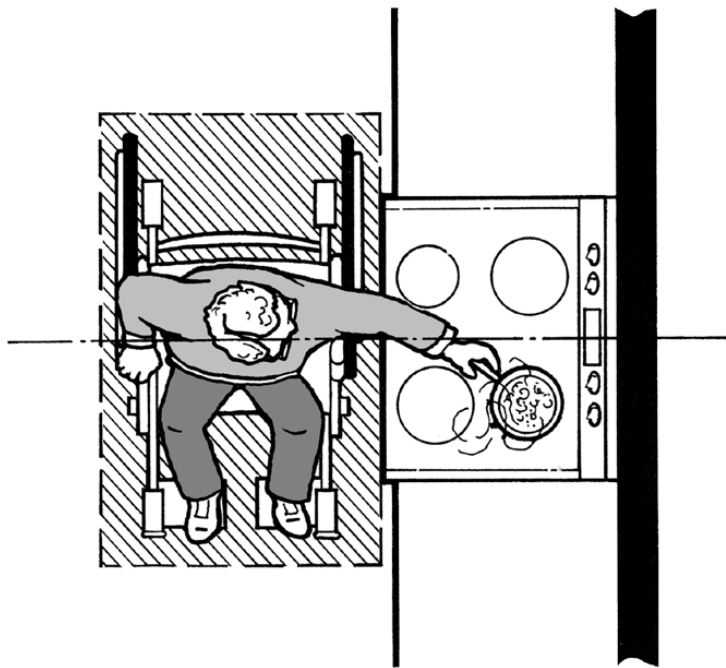
Clear Floor Space



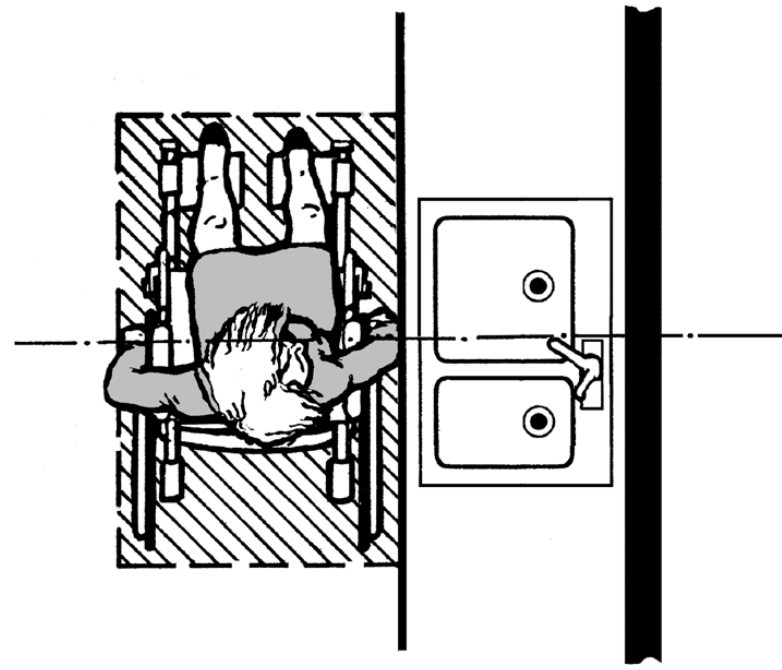
Clear Floor Space

Parallel Clear Floor Space – Range or Sink

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

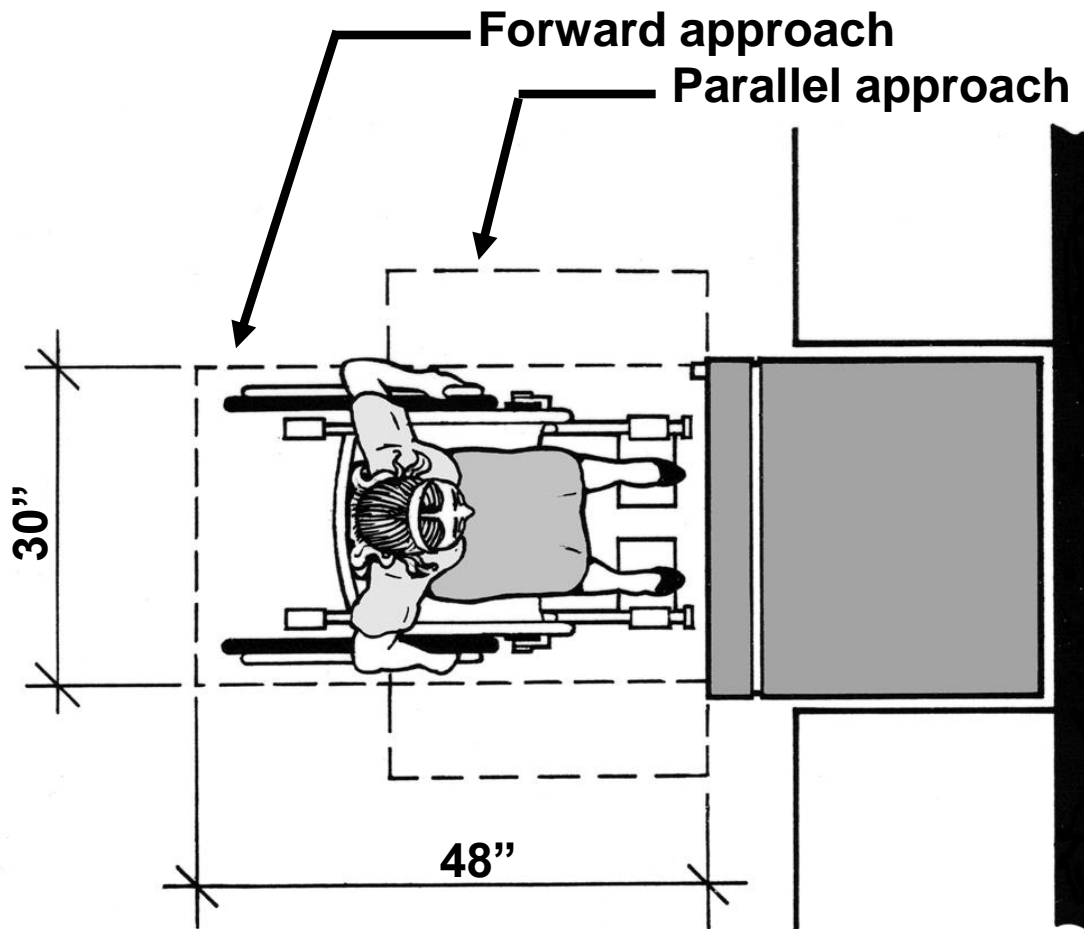


Range or cooktop



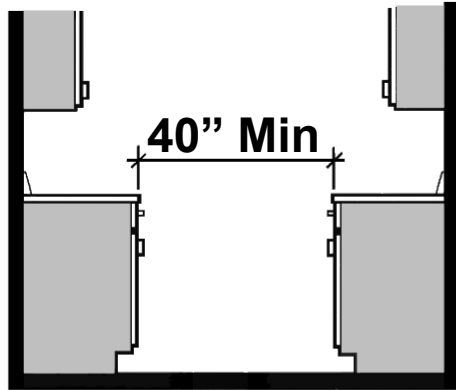
Sink

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

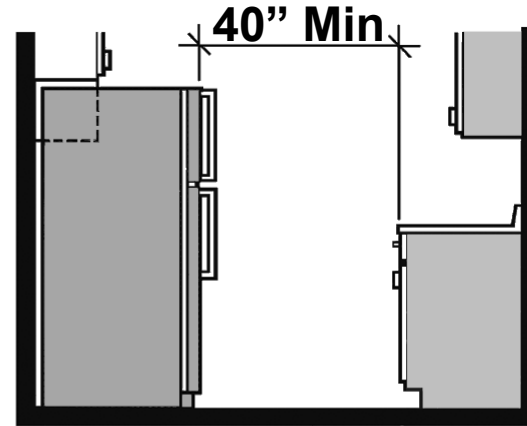


30"x48" Clear Floor Space

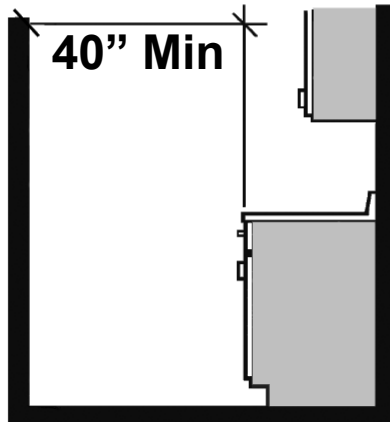
Clearance Between Countertops



Between countertops

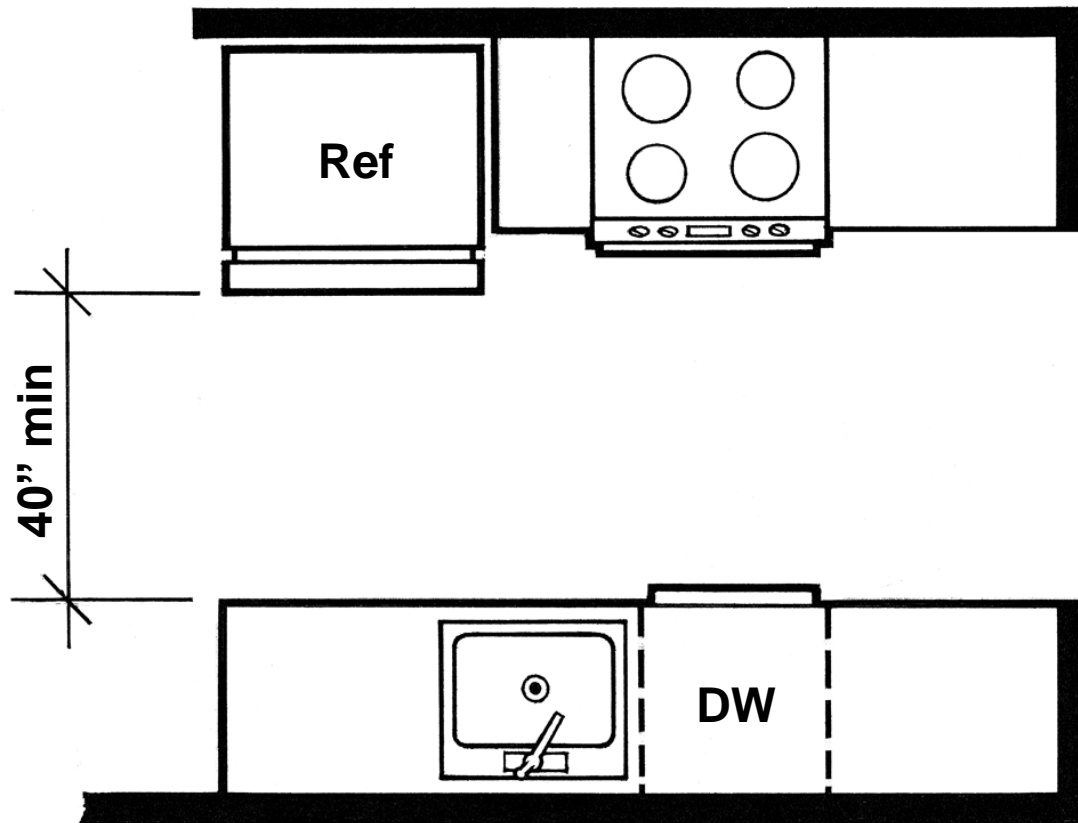


Between appliances
and countertops

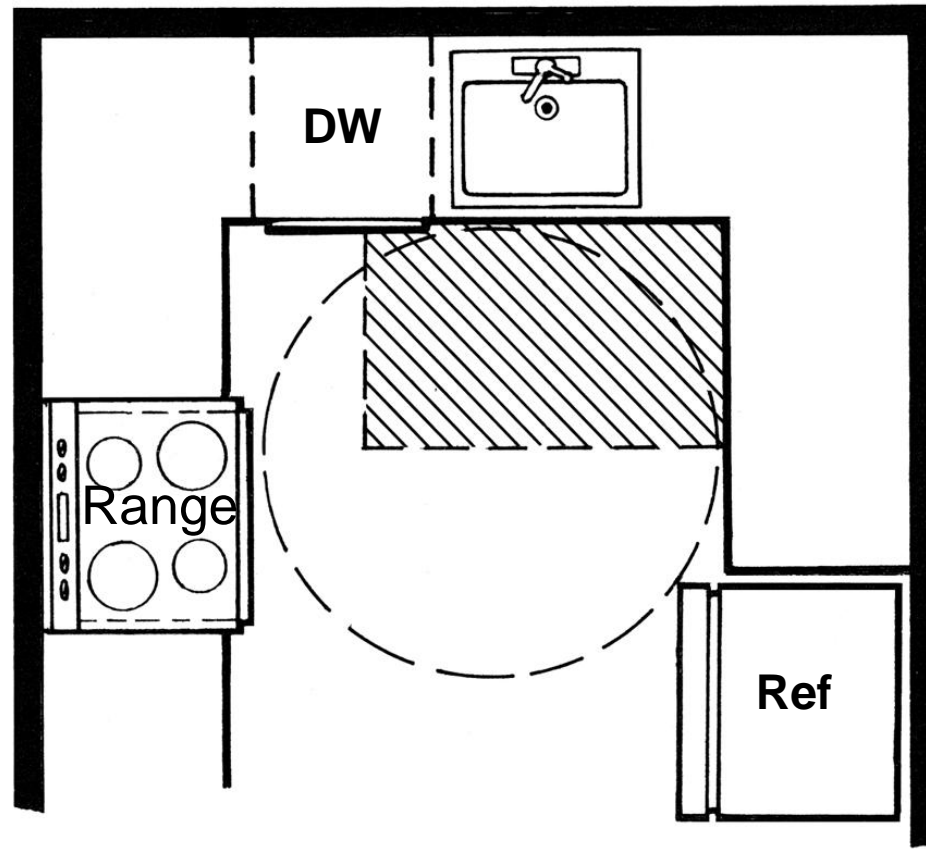


Between walls
and countertops

Galley Kitchen – 40" Clearance

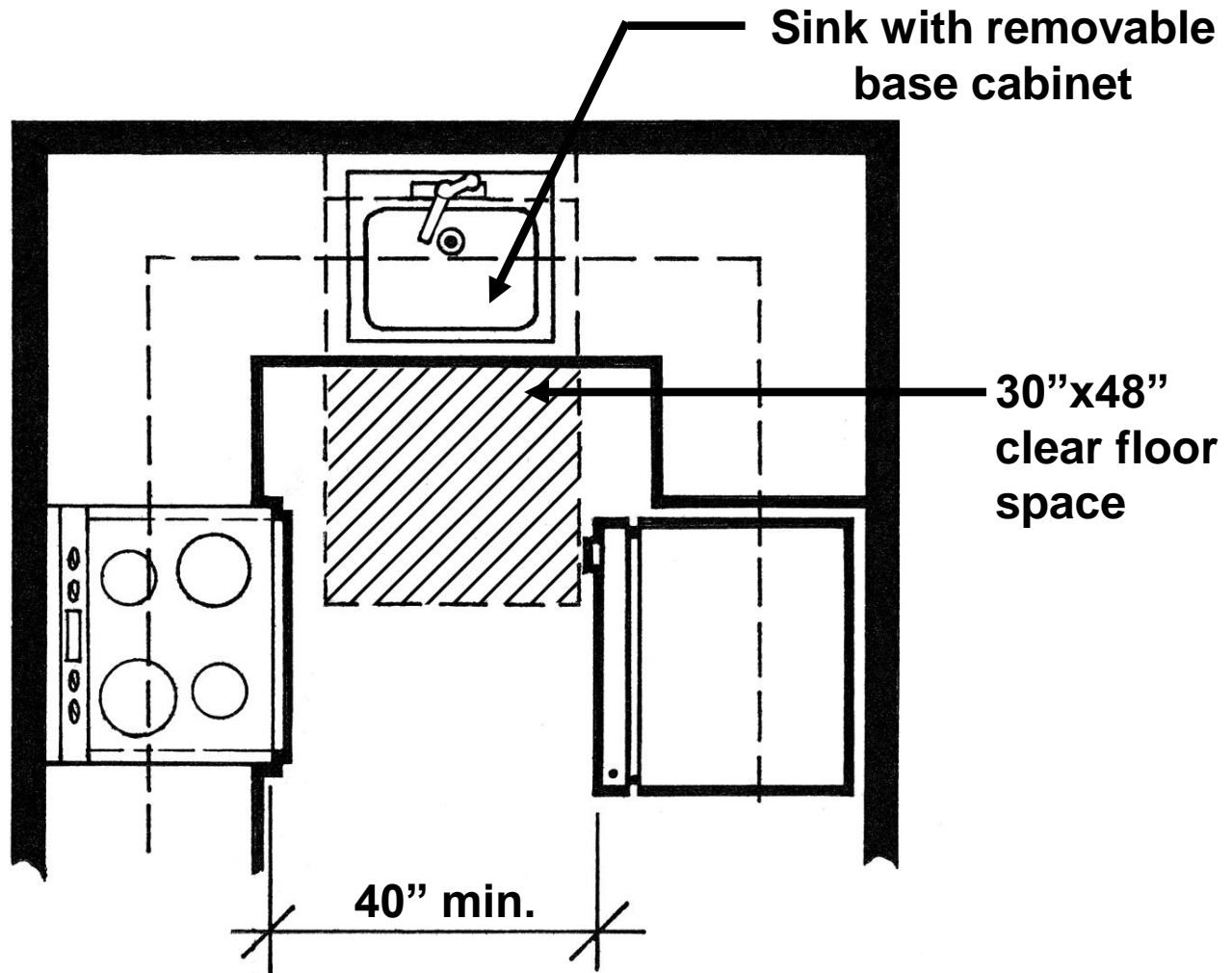


U-Shaped Kitchens – Turning Circle



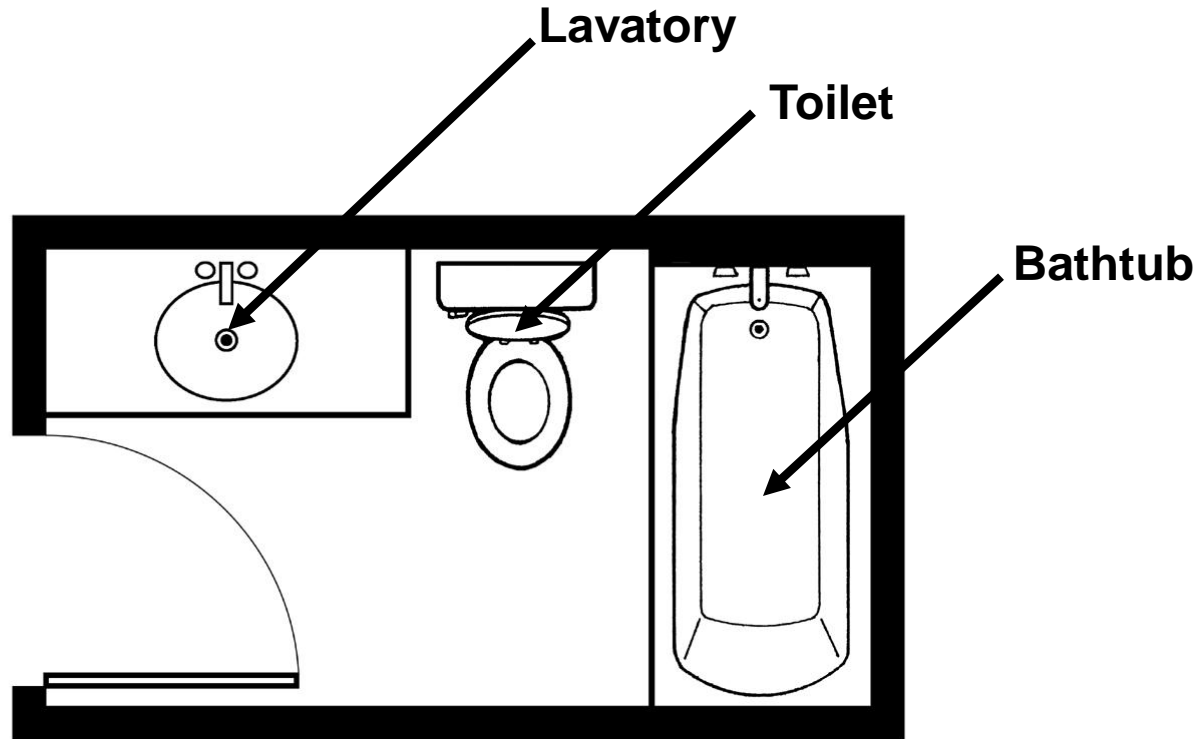
60" Turning Clear Floor Space When Sink, Cooktop, or Range is at Base of U

Narrow U-Shaped Kitchen



Usable Bathrooms

Definition of a Bathroom



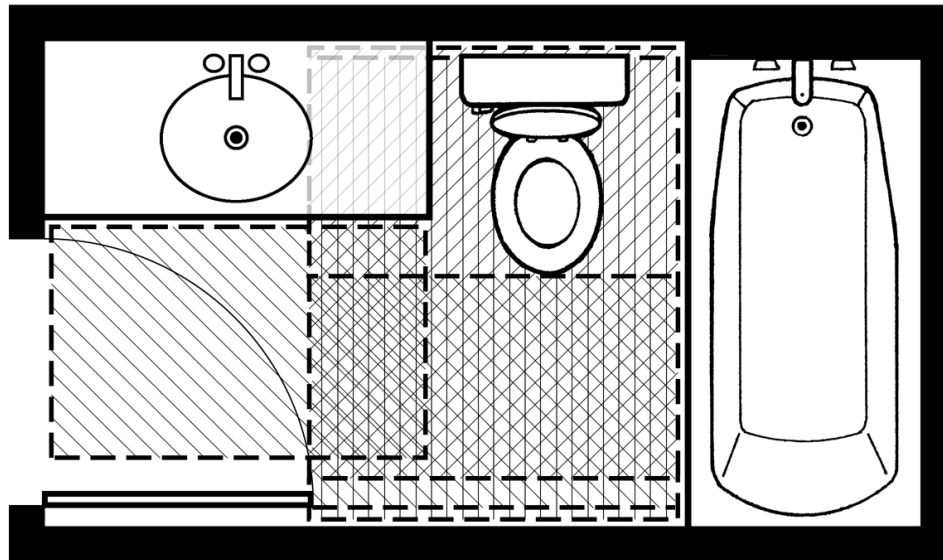
Usable Bathrooms



General Requirements:

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

General Requirements for Usable Bathrooms



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*

Dwelling Unit with Multiple Bathrooms

☐ 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*

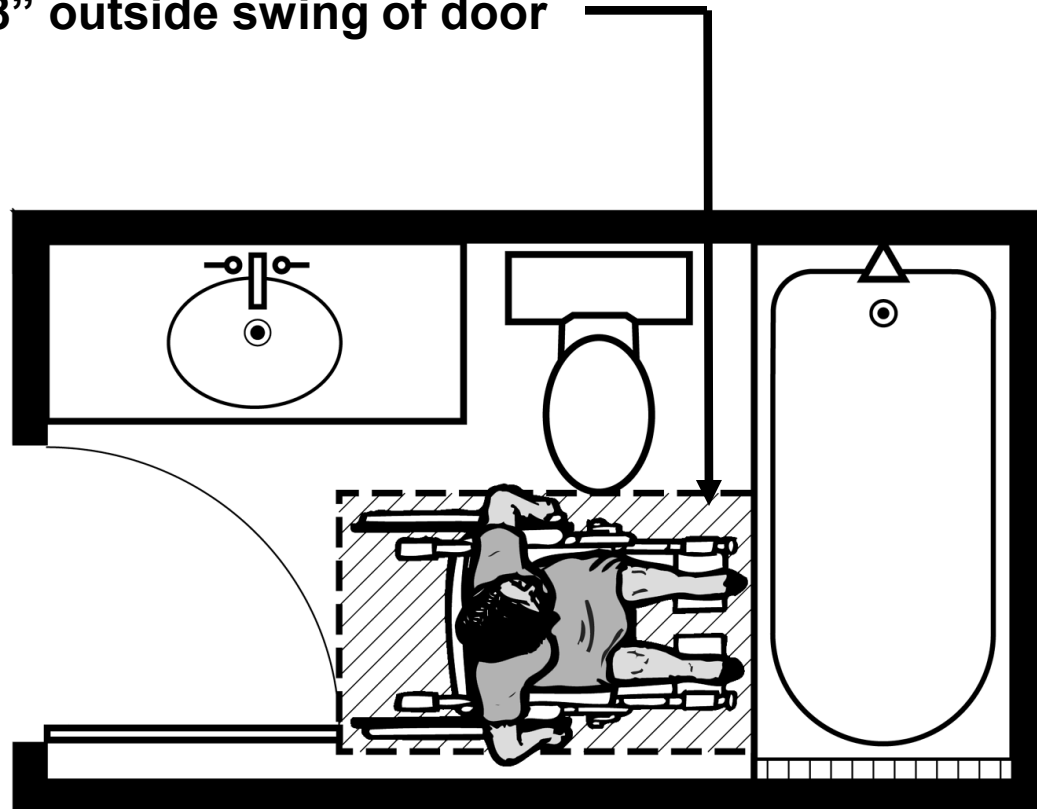
Specification A and B Requirements

- ❑ Specification A and B bathrooms require the following:
 - Clear floor space outside swing of door
 - Clear floor space at fixtures

Specification A and B

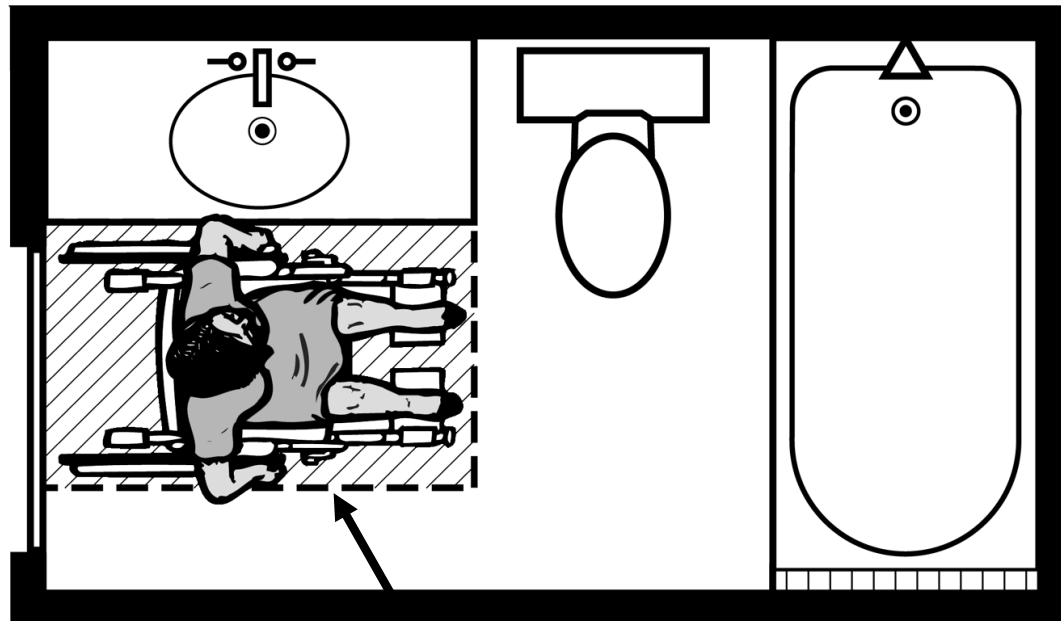
Clear Floor Space – Outside Swing of Door

30"x48" outside swing of door



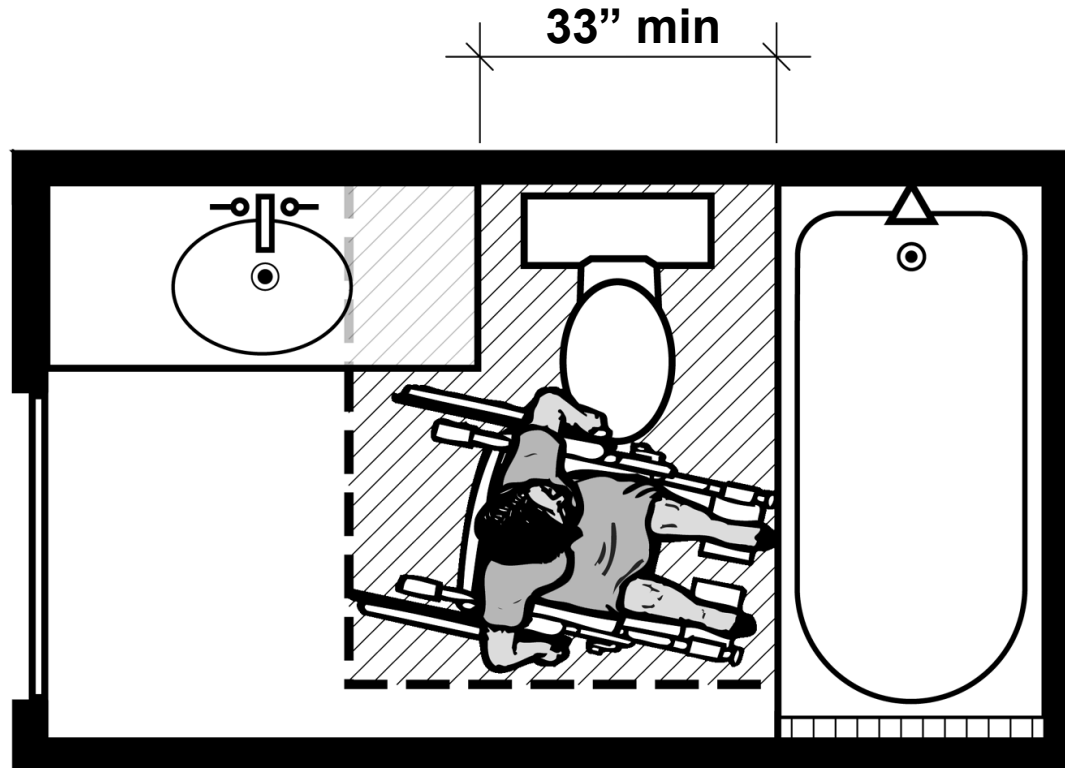
Specification A and B

Clear Floor Space – Centered on the Lavatory



30"x48" clear floor space at lavatory

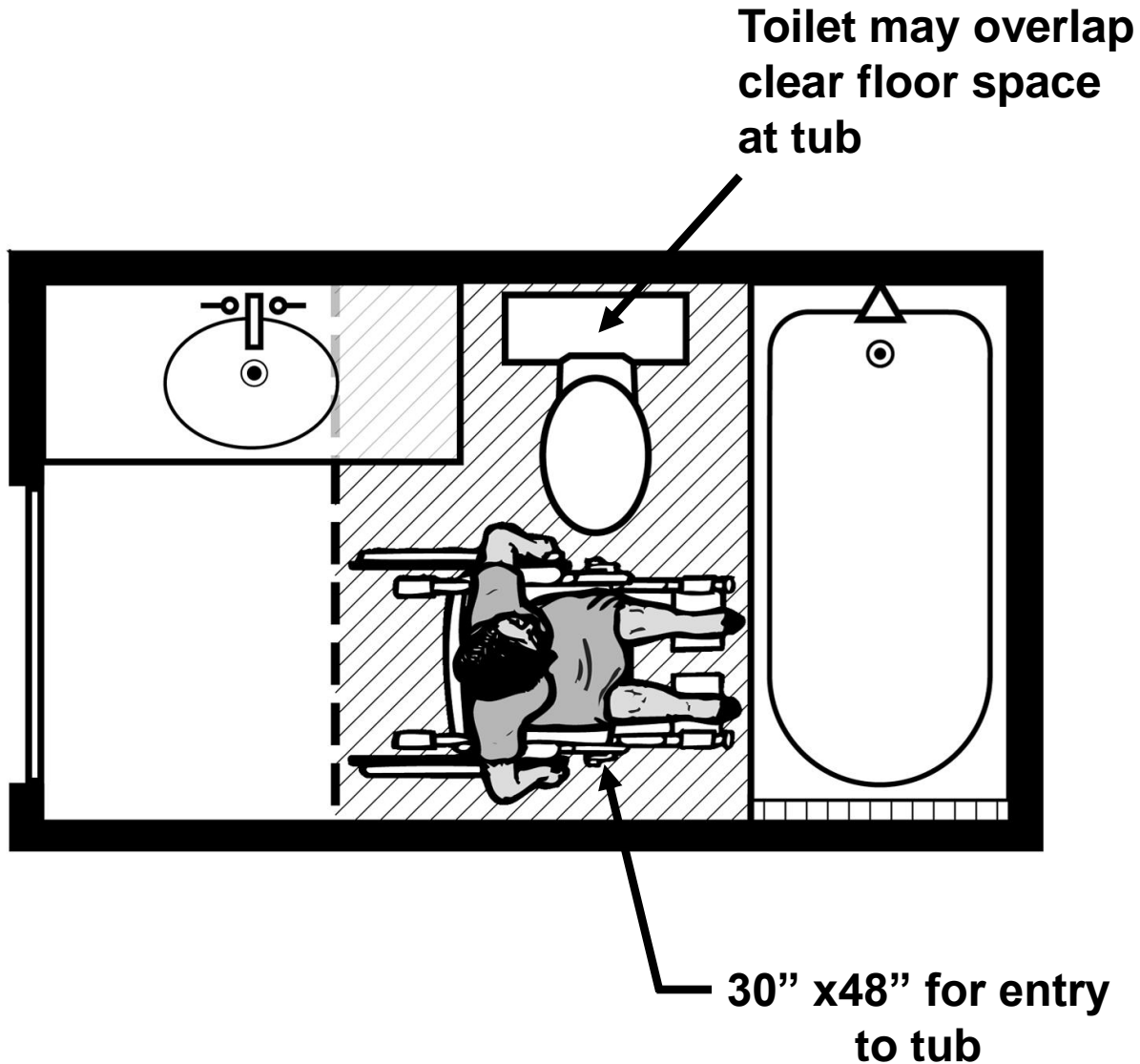
Specification A and B Clear Floor Space – Toilets



48"x56" Clear Floor Space at Toilet

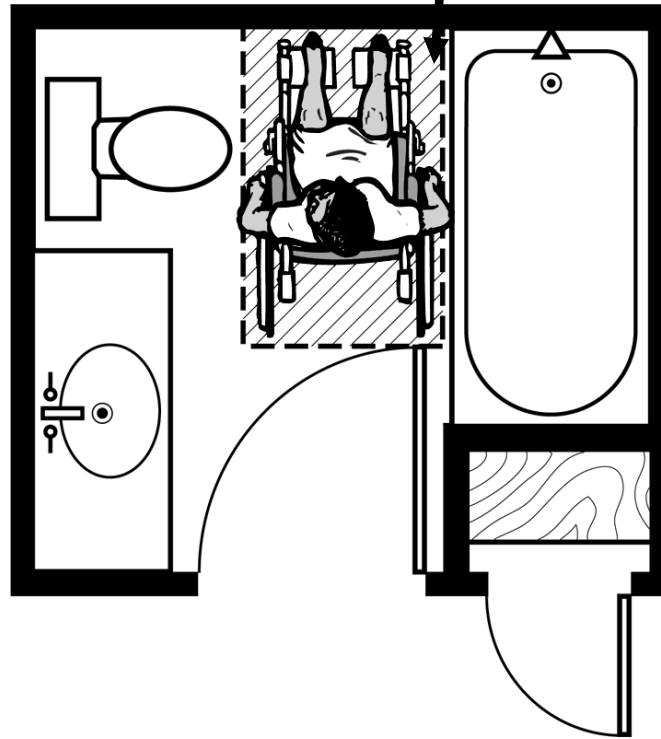
Specification A

Clear Floor Space – Bathtubs



Specification B – Maneuvering Space

30" x 48" clear floor space at tub –
no fixtures may encroach

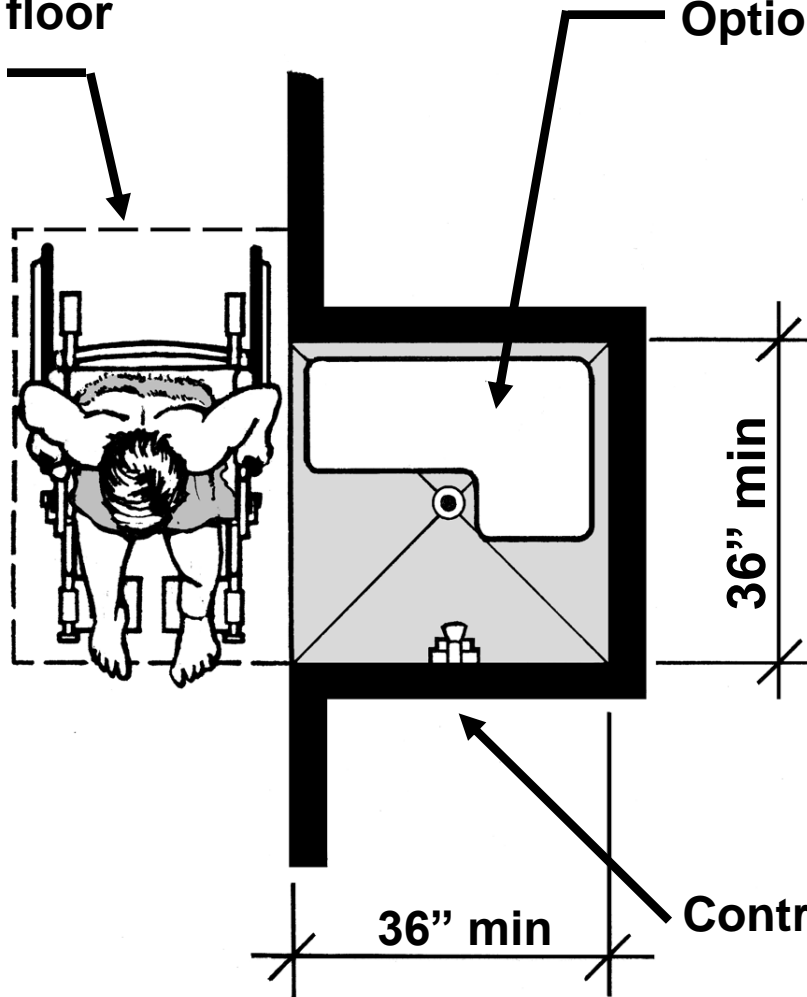


Specification A or B

Clear Floor Space – Showers

30"x48" clear floor space

Optional shower seat

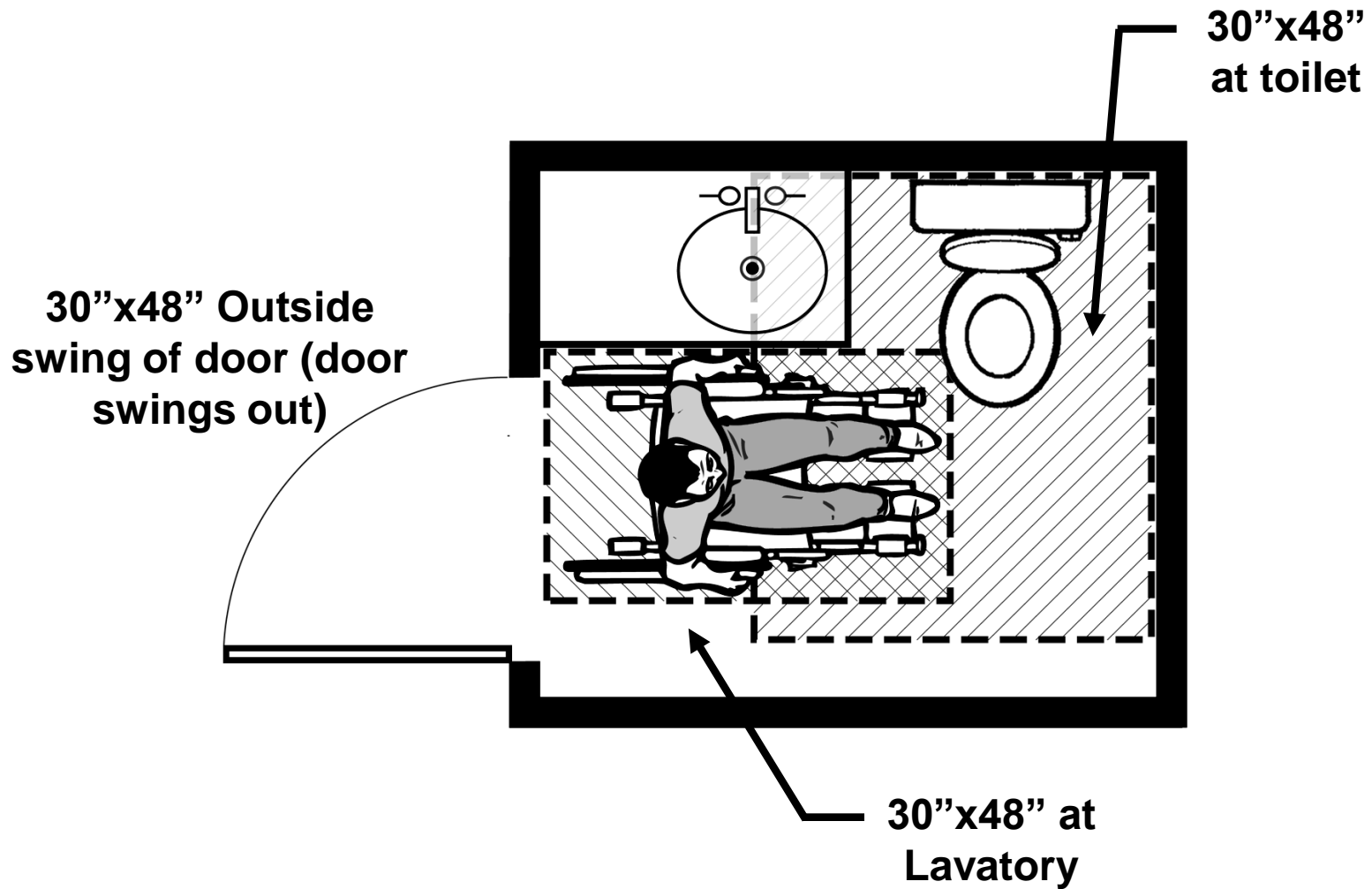


36" min

36" min

Control wall

Powder Room Accessible Exceptions



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
6. Reinforced walls for later installation of grab bars
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

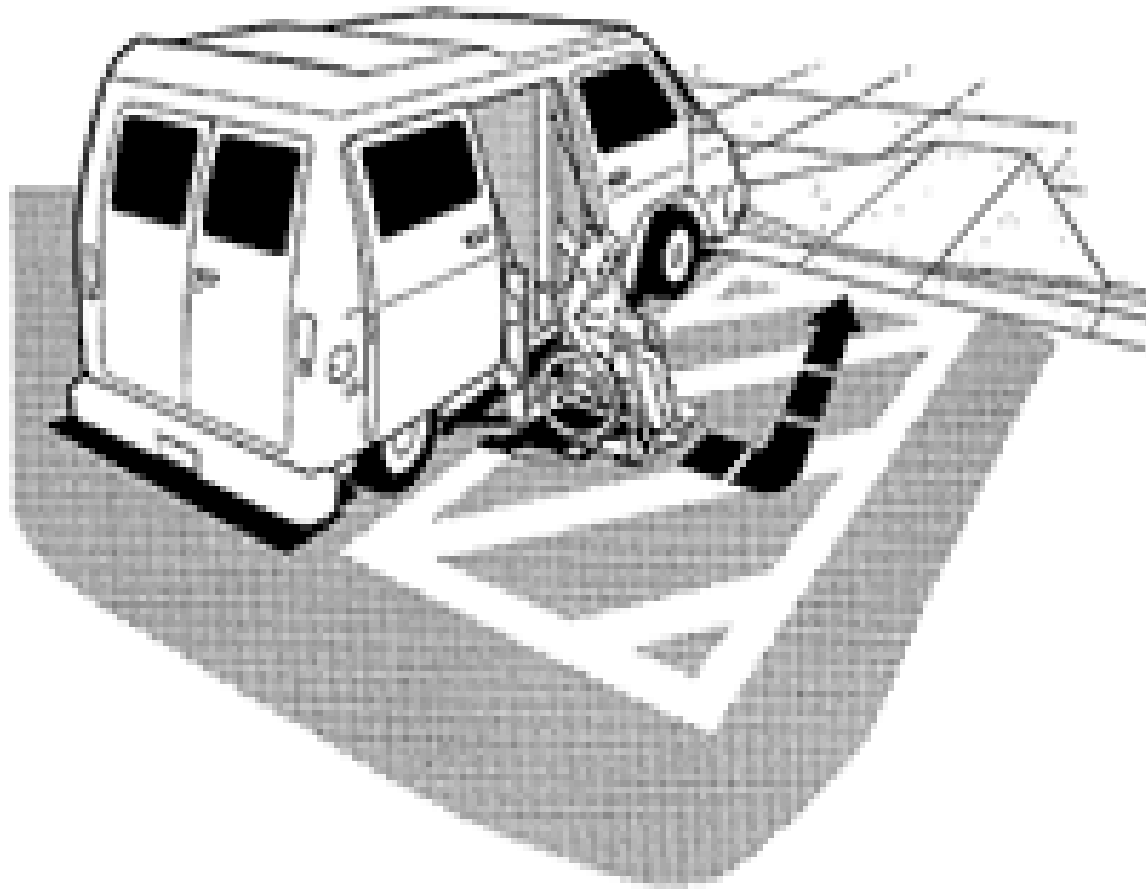
Requirements for Projects Covered by Multiple Laws

- 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 be 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.

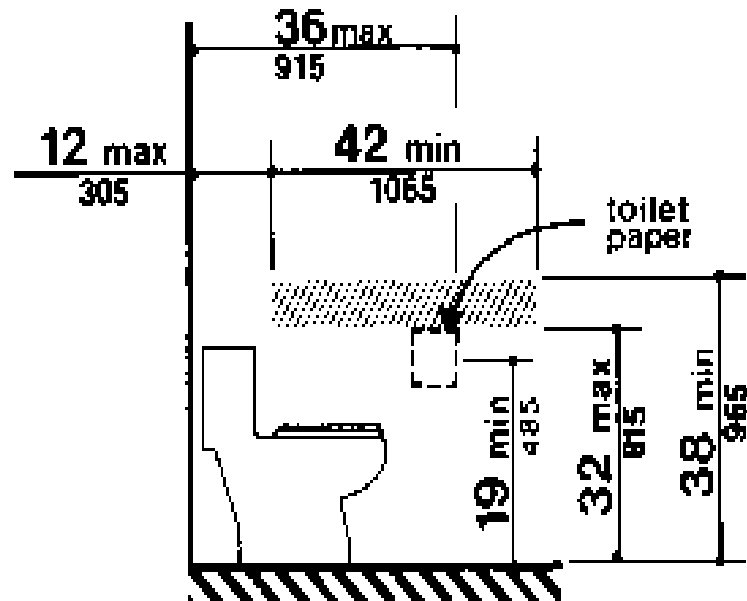
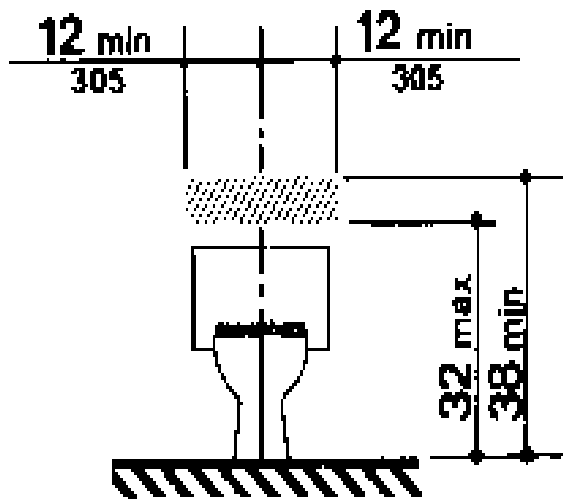
Key UFAS/ADA Requirements in Accessible Dwelling Units

- 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



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



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/design/fairhousing.html>

Resources

- Department of Justice cases and consent orders www.usdoj.gov/crt
- ADA technical assistance--
<http://www.ada.gov>
<http://www.adata.org/centers.htm>