



FAIR HOUSING ACCESSIBILITY
FIRST Fair Housing Instruction, Resources, Support, Technical Guidance

Strategies for Accessible Public & Common Use Areas

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Upcoming Webinars



Dwelling Unit Requirements

- Wednesday, November 1st, 2017, 12:30-2:00pm CDT
- Modules 5, 6, & 10/Requirement 3-7

Common Design & Construction Violations & Solutions

- Wednesday, November 15th, 2017, 12:30-2:00pm CDT
- Module 9/Requirements 1-7

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- Initiative sponsored by the U.S. Department of Housing and Urban Development (HUD)
- Designed to promote compliance with the Fair Housing Act's design and construction requirements.
- Fair Housing FIRST provides:
 - Comprehensive training curriculum,
 - Toll-free information line, and
 - Website designed to provide technical guidance to the public.



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Technical guidance via a website and toll free hotline:

1-888-341-7781 V/TTY

www.fairhousingfirst.org



Introduction

LCM ARCHITECTS

CHICAGO, ILLINOIS



- Licensed Architectural & Accessibility Consulting Firm
- Fair Housing Act, ADA Title II & Title III & Universal Design
- 48 Staff Members
- Member - U. S. Access Board (1996 – 2011)
- Member - ANSI A117.1 Committee
- Manager - HUD's Fair Housing FIRST Program
- Certifications - IBC, CASp, TAS

Introduction



Jack Catlin, FAIA

Partner
LCM Architects
Chicago, Illinois

Housekeeping

- Question & Answer Period
- Training Evaluations
- AIA CEU Credits

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- Offers training and technical guidance on accessibility requirements of the Fair Housing Act.
- The goal is to increase the supply of multifamily housing units that comply with HUD's FHA requirements.



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Gathered opinions and ideas from over 850 stakeholders, including:

Stakeholder Groups

- | | |
|-------------------------------|------------------------|
| ▪ Builders | ▪ Property Managers |
| ▪ Architects | ▪ Media |
| ▪ Landscape Architects | ▪ Code Officials |
| ▪ Disability Rights Advocates | ▪ Civil Engineers |
| ▪ Government Officials | ▪ Enforcement Agencies |
| ▪ Trade Associations | |

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- www.fairhousingfirst.org



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During this training session, we will discuss:

The requirements of Fair Housing Act contained in the Fair Housing Act Accessibility Guidelines for:

- Short Review Session 1 – Site & Accessible Routes
- Requirement 2 Strategies for Accessible Public & Common Use Areas

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History of the Fair Housing Act

The Fair Housing Act was passed in **1968**

The Fair Housing Amendments Act, with new coverage of disability, was enacted in **1988**

Enforced by:

- The Department of Housing and Urban Development (HUD)
- The Department of Justice (DOJ)
- State and local fair housing enforcement agencies
- Private lawsuits in federal and state courts



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Units Covered by the Fair Housing Act

The design and construction requirements apply to “covered multifamily dwellings” designed and constructed for first occupancy after **March 13, 1991**

Covered Multifamily Dwellings Include:

- All dwelling units in buildings containing four or more units, with an elevator
- All ground floor units in buildings containing four or more units, without an elevator

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- All dwelling units in buildings containing **four or more units**, with an elevator
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Units Covered by the Fair Housing Act

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Units Covered by the Fair Housing Act

The design and construction requirements apply to “covered multi-family dwellings” designed and constructed for first occupancy after **March 13, 1991**

Covered Multi-family Dwellings Include:

- All dwelling units in buildings containing four or more units, with an elevator
- All ground floor units in buildings containing four or more units, without an elevator

Check with your local build code for additional multi-family requirements

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Ground Floor

Note:
Ground floor must be on an accessible route



Units over Non-Residential Uses

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Housing That is **Not** Covered

- Detached single family houses
- Duplexes or triplexes
- Multistory townhouses
(Except multistory townhouses with elevators)



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Multistory Units that **Are** Covered

- Multistory townhouses with elevators and/or elevator shafts
- Multistory units in elevator buildings



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Multistory Units that **Are** Covered

- Multistory townhouses with elevators and/or elevator shafts
- Multistory units in elevator buildings



NOTE:

*Joint Statement of HUD and DOJ: (April 2013)
In addition to a compliant toilet or powder room on the primary entry level, a compliant kitchen must be provided.*

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Seven Design & Construction 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 in bathrooms for later installation of grab bars
7. Usable kitchens and bathrooms



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Safe Harbors for Compliance

1. HUD Fair Housing Accessibility Guidelines and the Supplemental Notice
2. ANSI A117.1 (1986), used with the Fair Housing Act, HUD's regulations, and the Guidelines
3. CABO/ANSI A117.1 (1992) used with the Fair Housing Act, HUD's regulations, and the Guidelines
4. ICC/ANSI A117.1 (1998) used with the Fair Housing Act, HUD's regulations, and the Guidelines
5. The Fair Housing Act Design Manual (1998)
6. Code Requirements for Housing Accessibility 2000 (ICC/CRHA)
7. International Building Code 2000 with 2001 Supplement
8. International Building Code 2003, with one condition
9. ICC/ANSI A117.1 (2003) used with the Fair Housing Act, HUD's regulations, and the Guidelines
10. International Building Code 2006, with the January 31, 2007 Errata

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Safe Harbors

CAUTION: (HUD Policy)

Safe harbor standards constitute safe harbors only when adopted and implemented in accordance with the policy statement that HUD published in the Federal Register on March 23, 2000. That policy statement notes, for example, that if a jurisdiction adopts a model Building Code that HUD has determined conforms with the design and construction requirements of the Act, then covered residential buildings that are constructed in accordance with plans and specifications approved during the building permitting process will be in compliance with the requirements of the Act unless the building code official has waived one or more of those requirements or the building code official has incorrectly interpreted or applied the building code provisions.

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551

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Safe Harbors Used for Today's Training

1. HUD Fair Housing Accessibility Guidelines and the Supplemental Notice (1991)
2. ANSI A117.1 (1986), used with the Fair Housing Act, HUD's regulations, and the Guidelines
3. The Fair Housing Act Design Manual (1998)



www.huduser.gov/portal/publications/destech/fairhousing.html

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Accessible Public & Common Use Areas Requirement 2



Accessible Public & Common Use Areas Requirement 2



Common use areas (FHA Guidelines Section 2 - Definitions)
means 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. See Requirement 2 of these Guidelines.

American National Standards Institute ANSI A117.1-1986

The FHA Guidelines establish ANSI as a minimum standard for compliance when designing public and common use areas.



- ANSI A117.1 (1986)
- CABO/ANSI A117.1 (1992)
- ICC/ANSI A117.1 (1998)
- ICC/ANSI A117.1 (2003)

29

American National Standards Institute ANSI A117.1-1986

The FHA Guidelines establish ANSI as a minimum standard for compliance when designing public and common use areas.



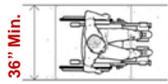
- ANSI A117.1 (1986)
- CABO/ANSI A117.1 (1992)
- ICC/ANSI A117.1 (1998)
- ICC/ANSI A117.1 (2003)

Used with the Fair Housing Act, HUD's regulations, and the Guidelines

30

Accessible Routes Width

1. Width



36" Min.

3. Sidewalk Slope 0% - 5%



2. Cross Slope 0% - 2%



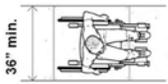
4. Ramp Slope 5% - 8.3%



34

Accessible Routes Cross Slope

1. Width



36" min.

3. Sidewalk Slope 0% - 5%



2. Cross Slope 0% - 2%



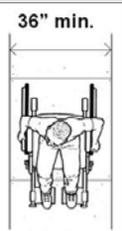
4. Ramp Slope 5% - 8.3%



35

Construction Allowance

36" min.





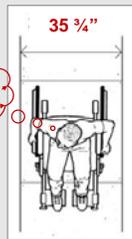
36

Construction Allowance



37

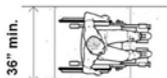
Construction Allowance



38

Accessible Routes Walkway Slope

1. Width



3. Sidewalk Slope 0% - 5%



2. Cross Slope 0% - 2%



4. Ramp Slope 5% - 8.3%



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Accessible Routes Ramps

1. Width

36" min.

3. Sidewalk Slope 0% - 5%

2. Cross Slope 0% - 2%

4. Ramp Slope 5% - 8.33%

40

Accessible Routes Ramps

41

Accessible Routes Curb Ramps

1. Flared

Ramp slope 1:12 max.
Side flare 1:10 slope Max.

2. Built-Up

Ramp slope 1:12 max.
Side flare 1:10 slope Max.

3. In-Line / Parallel

Ramp slope 1:12 Max.
Access Aisle?

4. Returned

Ramp slope 1:12 Max.

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Accessible Routes Curb Ramps

Max. Counter Slope - 5%
Flush Transitions
Max. Curb Ramp Slope - 8.33%

Curb Ramp Counter Slope

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Accessible Routes

Accessible Routes Must be Firm, Stable and Slip Resistant.

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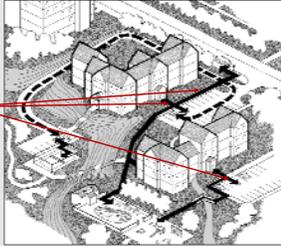
Site & Accessible Routes

Pedestrian Arrival Areas

45

Site & Accessible Routes

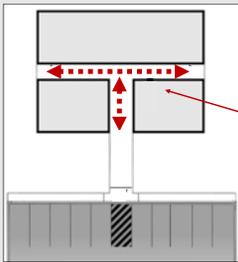
Pedestrian Routes to Bldg. Entrance



Accessible Pedestrian Route to Accessible Building Entrances

46

Site & Accessible Routes Accessible Interior Routes

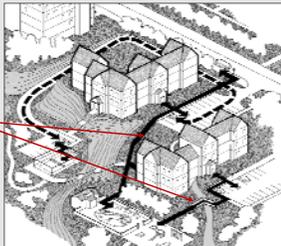


Accessible Interior route to all units on the floor

47

Site & Accessible Routes

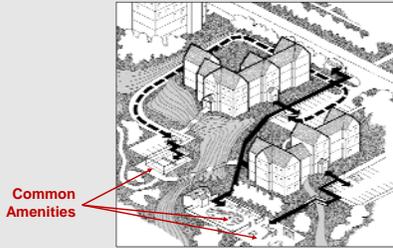
Pedestrian Routes from Bldg. to Common Amenities



Accessible Pedestrian Route to Common Amenities

48

Site & Accessible Routes

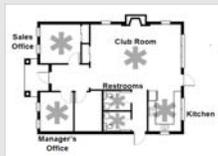


Accessible Common Amenities

49

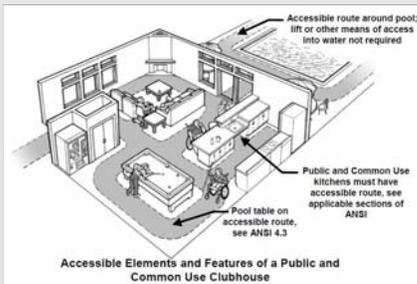
Common Areas Covered Facilities (Interior)

- Kitchens (Common Use)
- Service Counter/Bar
- Fitness Centers
- Media Rooms
- Business Centers
- Sales/Leasing Areas
- Public/Common Toilets
- Saunas
- Mail Room
- Guest Suites
- Trash Rooms



50

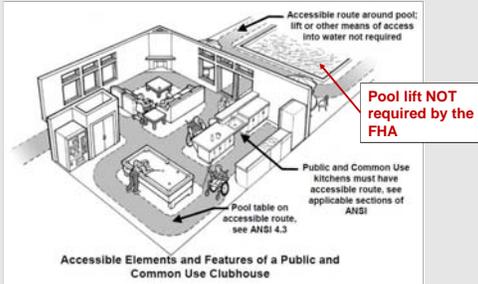
Common Areas Club House



Accessible Elements and Features of a Public and Common Use Clubhouse

51

Common Areas Club House

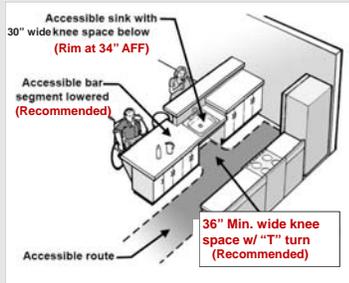


52

Common Areas Club House Kitchen

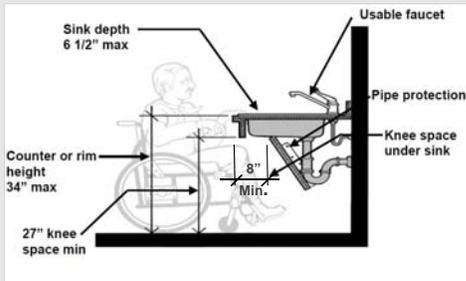
"Public and common use kitchens must be useable and at least meet the requirements in the Guidelines for kitchens"

"Sinks, as part public and common use space, must be accessible, see ANSI 4.19"
(FHA Design Manual)



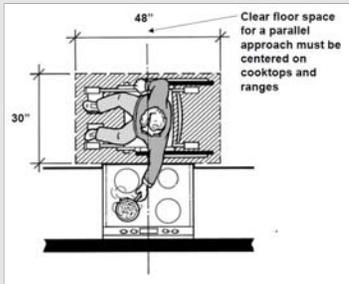
53

Common Areas Club House Kitchen



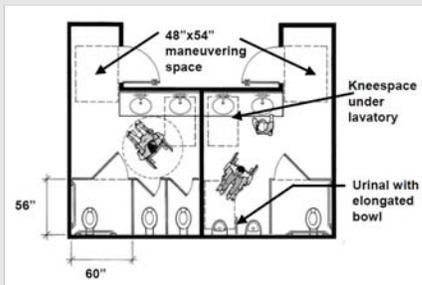
54

Common Areas Club House Kitchen



55

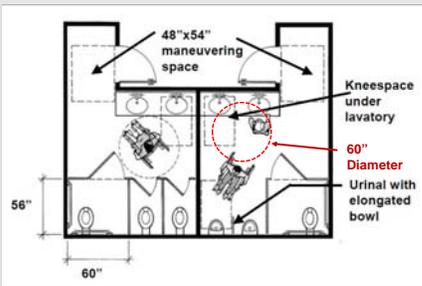
Common Areas Common & Public Toilets



Common Area Toilets

56

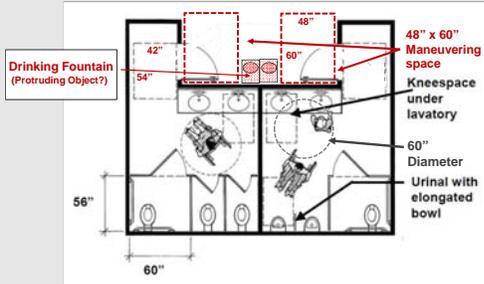
Common Areas Common & Public Toilets



Common Area Toilets

57

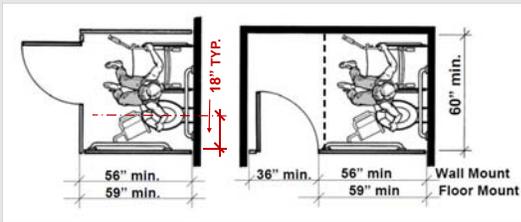
**Common Areas
Common & Public Toilets**



Common Area Toilets

58

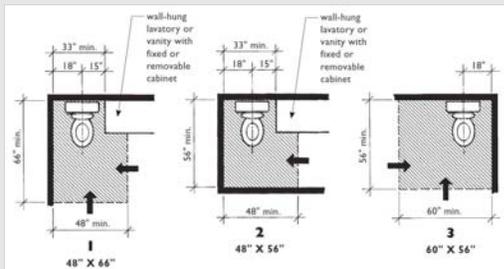
**Common Areas
Common & Public Toilets**



Standard Stalls – Common Area Toilets

59

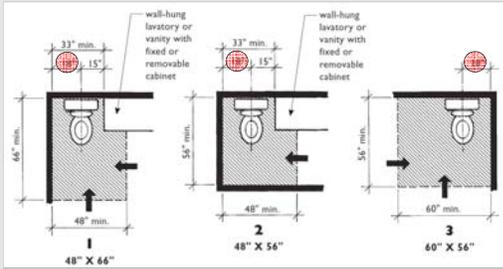
**Common Areas
Common & Public Toilets**



Clear Floor Space at Single Occupancy Toilets⁶⁰
(ANSI 1986 & FHA Design Manual)

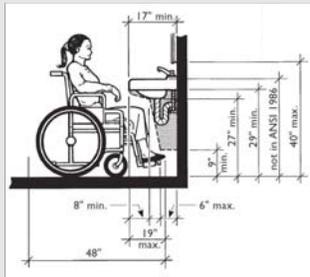
60

**Common Areas
Common & Public Toilets**



**Clear Floor Space at Single Occupancy Toilets₆₁
(ANSI 1986 & FHA Design Manual)**

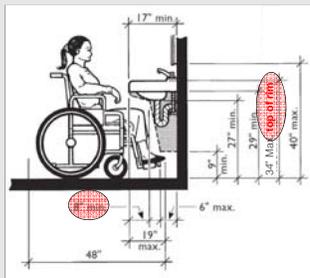
**Common Areas
Common & Public Toilets**



Common Area Lavatory & Mirror

62

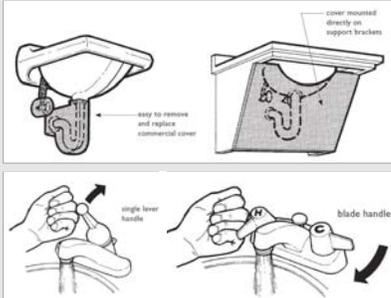
**Common Areas
Common & Public Toilets**



Common Area Lavatory & Mirror

63

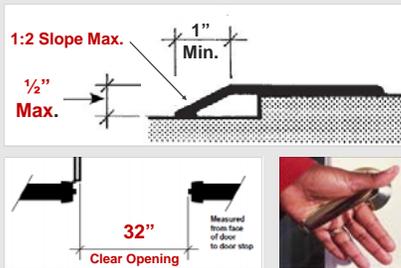
Common Areas Common & Public Toilets



Common Lavatory Pipe Insulation & Faucet

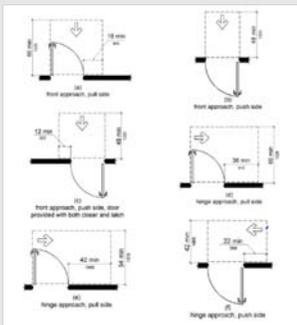
64

Common Areas Accessible Passage Doors



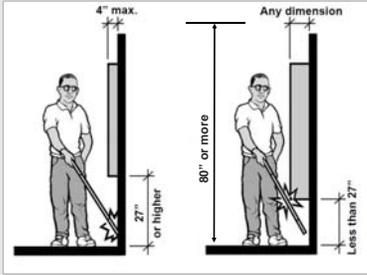
65

Common Areas Maneuvering Clearance at Doors



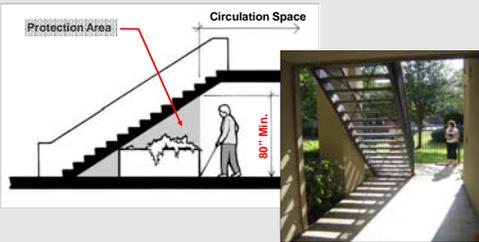
66

Common Areas Protruding Objects



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Common Areas Protruding Objects



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Common Areas Protruding Objects



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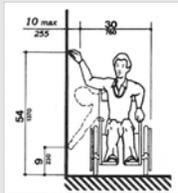
Common Areas Mailboxes

- On an accessible route.
- Mailboxes serving compliant units must be located within accessible reach ranges.
- One of each type of parcel boxes and mail drops, within reach range.

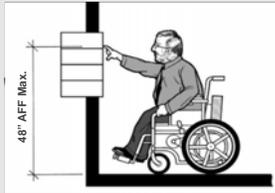


70

Common Areas Mailboxes



Side Reach

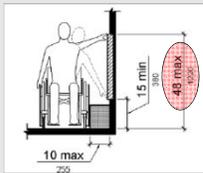


Forward Reach

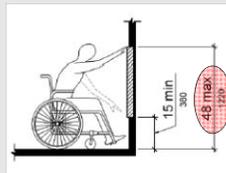
ANSI 1986 & FHA Design Manual

71

Common Areas Mailboxes



Side Reach



Forward Reach

NOTE:
ANSI 1998, 2003 and later editions of ANSI limit the high side reach to 48" AFF. The US Postal Service may also limit the location of the lowest mailbox.

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Common Areas Laundry Room

- On an accessible route.
- Accessible route to laundry room amenities:
 - Vending machines
 - Folding table, etc.
- Front loading machine not required if management provides a mechanical reacher.



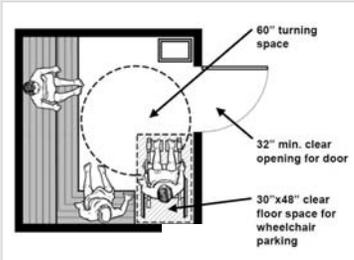
73

Common Areas Fitness Center



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Common Areas Saunas



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Common Areas Covered Facilities (Exterior)

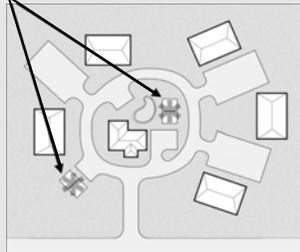
- Mail Kiosk
- Swimming Pools
- Parking
- Play Grounds
- Dog Walks
- Bike Storage
- Picnic Tables/Grills
- Kitchens
- Dumpsters/Garbage
- Car Wash
- Walking/Running Paths
- Gazebos
- Gardens
- Recreation Areas
- Roof Decks, etc.



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Common Areas Covered Facilities (Exterior)

At least one
must be
accessible



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"Public" Facilities

Public facilities must also comply with the ADA



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Parking Minimum Requirements

For Residents:

- 2% of parking spaces serving covered units.
- A minimum of one accessible space at each site facility where parking is provided.

For Visitors:

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

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Parking Minimum Requirements

For Residents:

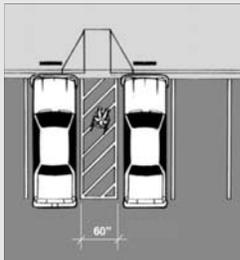
- 2% of parking spaces **servicing covered units**.
- A minimum of one accessible space at each site facility where parking is provided.

For Visitors:

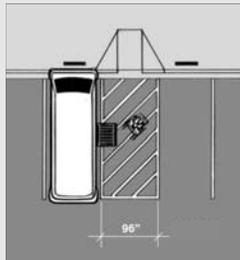
- A sufficient number of spaces to provide access to grade level entrances of covered multifamily dwellings.
- A minimum of one at sales/rental office.

80

Common/Public Areas Parking



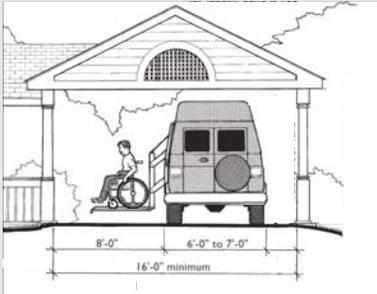
ANSI 1986



ADA Standards

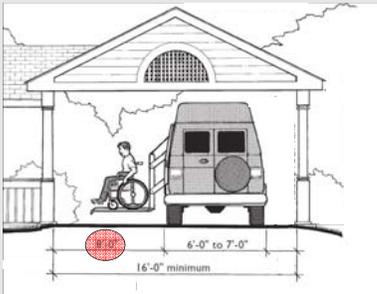
81

Common Areas Van Parking (ADA)



82

Public Areas Van Parking (ADA)



83

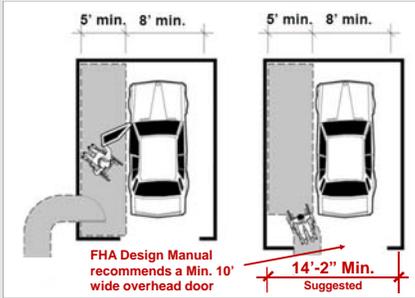
Common Areas Parking

Parking facilities must be accessible, including:

- Carports/detached garages
- Parking structures serving buildings with compliant units
- Surface parking, etc.



Detached Garages Minimum Requirements



85

Common Areas Recreational Amenities

- An accessible route to each of the covered recreational amenity
- If parking is provided, at least one accessible parking space



86

Common Areas Charging Station



87

Common Areas Swimming Pools

- Accessible route to the pool.
- Accessible route to pool side amenities.
 - Spa
 - Sun bathing area
 - Kitchen/bar
 - Seating & tables
 - Life safety equipment
 - Pool shower



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Common Areas Roof Deck



89

Common Areas Outdoor Seating Areas



90

Common Areas
Outdoor Seating Areas



91

Common Areas
Outdoor Seating Areas



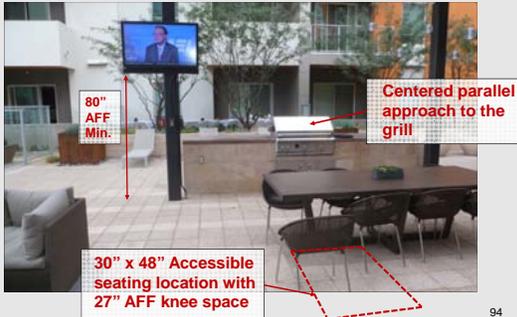
92

Common Areas
Outdoor Seating Areas



93

Common Areas Outdoor Seating Areas



Common Areas Outdoor Seating Areas



Common Areas Play Area



Common Areas Play Area



97

Common Areas Play Area



Section 240 – 2010 ADA Standards

98

Common Areas Tables



Provide Knee & toe space

99

Common Areas Dog Runs & Litter Stations



100

Common Areas Gazebos

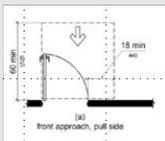


Accessible route to
& into the amenity

101

Common Areas Exterior Gates

Provide maneuvering clearance at exterior gates per safe harbor doors clearance requirements



102

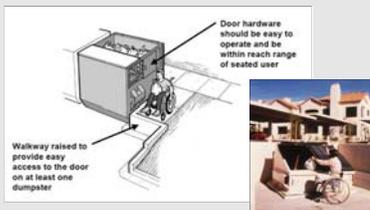
Common Areas Exterior Gates

Provide maneuvering clearance at exterior gates per safe harbor doors clearance requirements.



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Common Areas Exterior Trash Disposal



- Dumpster(s) to be on an accessible route from dwelling units to the point of disposal.
- Interior trash rooms must provide maneuvering space at the disposal point as well as 60" turning space and accessible trash room passage door.

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Fair Housing Accessibility **FIRST**
Information Line
1-888-341-7781 V/TTY



Fair Housing Accessibility **FIRST**
Website
www.fairhousingfirst.org



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