2025 RIHousing

Accessibility Resource Manual

Overview

The purpose of this manual is to assist developers receiving funding through RIHousing to improve accessibility standards in their developments. The manual complements the accessibility requirements in the Design Standards with the inclusion of a list of additional recommended best practices as well as a comprehensive list of resources for a variety of project types and sizes, including small rehabs and larger new construction. More specifically, the broad goal of the manual is to enhance accessibility, visitability, and adaptability in projects supported by RIHousing.

While this manual aims to aid development teams in verifying applicable requirements, development teams are expected to conduct their due diligence to verify the full scope of applicable federal, state, and local requirements for their project. Where there are conflicts between individual requirements within this document, with other funding source requirements, and/or with the requirements of other state, federal, and local entities, the more stringent limitation or requirement shall always prevail.

Minimum accessibility requirements are governed by the applicable State and National codes, including the accessibility requirements of the 2021 Rhode Island State Building Code, which references IBC 2018/A117.1-2009 (RISBC), the Americans with Disabilities Act (ADA), the design and construction requirements of the Fair Housing Act (FHA), and Section 504 of the Rehabilitation Act of 1973 (504). Each of these four standards establishes minimum requirements for accessible housing, though the scoping for where and how these standards apply varies. It varies based on whether the project is part of a state or local government program, the number of units, and whether it is new construction or an alteration. The accessibility requirements of the RISBC are part of the building code and enforceable by local building officials. The other three standards, (ADA, FHA, 504), are federal requirements enforceable through federal civil rights legislation.

These standards are substantially similar but not exactly the same. Where differences occur, the standard requiring the greatest access is the prevailing requirement and must be followed.

Contents

Section 1 – General Requirements of Accessible Standards

The following is a discussion of the general requirements of each of the four accessible design and construction standards that apply to newly constructed as well as renovated multi-family housing projects. Determining which of these standards applies to your project will depend on: A) The development's sources of funds; B) Whether the development is part of a state/ local government program; C) Whether the development is new construction, alteration, or reconstruction; and D) The number of units in the proposed development.

Section 504 of the Rehabilitation Act of 1973 (504)

This regulation is applied by HUD to any project that receives federal financial assistance. In addition, this regulation is referenced in some other affordable housing policies, including some of RIHousing's policies (e.g. Low-Income Housing Tax Credits). Section 504 requires owners to perform a Self-Evaluation and, if necessary, formulate a Transition Plan.

Section 504 requires new construction and substantial alterations to conform to the Uniform Federal Accessibility Standards (UFAS). For federally funded projects, the 2010 ADA Standards are permitted to be used in place of UFAS (with some exceptions) per HUD's May 23, 2014, Deeming Notice. However, some of RIHousing policies reference UFAS for Section 504 compliance, therefore UFAS is still the recommended applicable standard on many RIHousing projects.

Uniform Federal Accessibility Standard (UFAS)

The 2010 ADAS and UFAS are similar, but not the same. There are currently many projects in RI required to comply with both UFAS and the 2010 ADAS. Projects that are part of a state or local government program, such as a housing authority, are required to comply with the 2010 ADAS (see more thorough description in the Section 1 part 4). Projects that are required to comply with Section 504 must comply with UFAS per RIHousing policies. Therefore, projects that are part of a local housing authority and required to comply with Section 504 per RIHousing, are required to comply with both the 2010 ADAS and UFAS. UFAS requires:

- **Dwelling Units:** In new construction with 5 or more units, at least 5% of units (minimum 1), are required to provide mobility-accessible features as described in UFAS 4.34. Mobility-accessible residential units must be dispersed among the types of units provided in the facility, and provide choices of residential dwelling units comparable to and integrated with those available to other residents. An additional 2% of units (minimum 1), must provide accessible communication features, including visual alarms and notification devices, as described in UFAS 4.28.
- **Common-Use Areas:** All common-use areas are required to comply with UFAS.
- **Alterations:** All alterations are required to comply with UFAS to the maximum extent feasible depending on the determination by the 504 Self Evaluation and Transition Plan. In addition, substantial alterations consisting of 15 or more units must fully comply with UFAS.

2021 Rhode Island State Building Code

All new construction Group R-2 multifamily with four or more units must comply. Alteration projects must also comply unless it is technically infeasible – in which case the alteration must provide the maximum extent technically feasible. This code references IBC 2018/A117.1-2009 (RISBC).

- **Type A Units:** If the project has more than 20 dwelling units, at least 2% of the units are required to conform to the A117.1-2009 requirements for Type A units. The total number of units on site must be used when calculating the number of Type A units required and must be dispersed among the various types of units provided.

  Type A units are often labeled as 'accessible' units or 'ANSI' units. They have additional requirements for door maneuvering clearances, turning space in all rooms, and accessible bathroom fixtures to accommodate the needs of occupants who require such space due to their disability. These units are similar to – but not the same as – accessible residential dwelling units under UFAS or the 2010 ADAS.

  In alteration projects, Type A units are required unless they are individually owned – in which case they may conform to Type B. See RISBC 3411.6 Exception 3.

- **Type B Units:** If a project has four or more units, all units in elevatored buildings and ground-floor units in non-elevatored buildings are required to meet the technical requirements for Type B units per A117.1-2009. Note: multistory units without elevator service are not required to be Type B units.

  Type B units are often labeled 'adaptable units,' and have features that can be modified without structural change to meet the specific functional needs of an occupant with a disability. For example, the walls are required to have reinforcing for the future installation of grab bars at toilets and bathing fixtures, appliances and fixtures are required to provide adjacent clear floor space, and doors are required to provide a nominal 32" of clear width.

  In alteration projects, Type B units are exempt in buildings changing occupancy in conjunction with alterations where the work area is fifty percent or less of the aggregate area of the building.

- **Public and Common Use Areas:** Public and common areas are required to be accessible in new construction or alterations.

  Public and common-use spaces are spaces inside or outside of a building that are used by residents and/ or visitors. They include, but are not limited to, community facilities, meeting rooms, recreation spaces, health facilities, mailboxes, pools, toilet rooms, laundry areas, trash areas, storage areas, walkways, parking, entrances, and lobbies.

- **Optional Type C (visitable) Units:** Type C units are not required by RISBC. However, A117.1-2009 includes criteria for Type C dwelling units for individual jurisdictions to adopt to ensure a minimal level of accessibility for new single-family homes and duplexes and to allow for persons to stay in their homes longer. A few states/ municipalities have adopted Type C unit requirements into the codes/standards. Type C units require features for aging-in-place and visitability, such as a zero-step entry, a bathroom and habitable space on the entry level, circulation routes, and doors that meet clear width and threshold requirements. Although not yet technically required by RISBC, projects are encouraged to include Type C units in both new construction and alterations.

The Fair Housing Act (FHA)

In 1988, Congress amended the Federal Fair Housing Act to extend civil rights protections to include people with disabilities. HUD developed regulations and guidelines that specify the minimum design and construction requirements for multifamily housing that can be used – or adapted – by many people with disabilities. HUD also developed the "Fair Housing Act Design Manual" to provide more specific guidance on how to comply with the FHA's non-discrimination requirements when designing multifamily housing. HUD currently recognizes 15 safe harbors to meet FHA regulations, including *A117.1-2009 used with the Fair Housing Act, HUD's regulations, and the Guidelines,* which aligns closely with the RISBC requirements.

FHA applies to new construction of apartment and condominium complexes with four or more units in a building. In buildings with elevators, all units are covered and required to conform with the FHA safe harbor. In buildings without an elevator, only the units on the 'ground floor' are covered and required to conform with the FHA safe harbor. When using A117.1-2009 as a safe harbor, covered dwelling units must meet Type B design requirements.

Alterations are not covered by the design and construction requirements of the FHA. The design and construction requirements of the FHA only apply to new construction of buildings built for first occupancy after March 13, 1991. Note: alterations to covered multifamily dwellings constructed after March 13, 1991, must comply.

The Americans with Disabilities Act (ADA)

Title III of the ADA applies to the portions of a multi-family project that are open to the general public, such as the leasing office and its associated facilities (parking, toilet rooms, etc.) and any retail/ commercial spaces. Title II of the ADA applies to all programs and services provided or made available by public entities (such as a local housing authority). ADA Title II requires owners to perform a Self-Evaluation and, if necessary, formulate a Transition Plan. If a project has areas open to the general public, those areas are subject to Title III of the ADA. If a project is part of a state/ local government program, it is subject to Title II of the ADA.

The technical requirements for areas covered under Title II & III of the ADA are the 2010 Americans with Disabilities Act Standards (ADAS). Alterations are subject to the 2010 ADA Standards' alteration requirements.

- **Dwelling Units:** At least 5%, or at least one of the total number of dwelling units, are required to provide mobility-accessible features as described in ADAS 809.2 through 809.4. An additional 2% of the dwelling units, or at least one unit, whichever is greater, must provide accessible communication features as described in ADAS 809.5. Mobility-accessible residential units and units with accessible communication features must be dispersed among the types of units provided in the facility and provide choices of residential dwelling units comparable to and integrated with those available to other residents.
- **Common-Use & Leasing Office Areas:** All common-use, Leasing Office, and retail/ commercial space areas must comply with 2010 ADA Standards.

Figure 1 – The following figure summarizes the accessible design standards that apply based on the development's number of units and whether it is new construction or an alteration. Note, that this chart is cumulative as the number of units increases. For example, the new developments with 20+ units covered under RISBC are also covered by the previous rows for new construction.

# of Units	New Construction	Alterations
1+ state & local government housing only	**Regulation: ADA Title II** Scope: covers all state and local government housing. Technical Reqs: 2010 ADAS	**Regulation: ADA Title II** Scope: covers all state and local government housing. Dependent on determination by ADA SETP. Technical Reqs: 2010 ADAS
4+	**Regulation: RISBC & FHA** Scope: covers public and common use areas, all units in buildings with elevators, and all ground floor units in buildings without elevators. Type B units are required. Technical Requirements: A117.1-2009	**Regulation: RISBC** Scope: required to comply unless technically infeasible. Type B units are exempt in buildings undergoing a change in occupancy in conjunction with alterations where the work area is fifty percent or less of the aggregate area of the building. Technical Requirements: A117.1-2009
5+ Federally funded housing only	**Regulation: Section 504** Scope: covers all federally funded housing. Technical Reqs: UFAS	Not applicable
15+ Federally funded housing only	Not applicable	**Regulation: Section 504** Scope: new construction standards are triggered with substantial alterations (renovation costs exceed 75% of replacement value). Technical Requirements: UFAS
20+	**Regulation: RISBC** Scope: 2% and no less than one of the total number of units must be designed to conform with Type A unit requirements. Technical Requirements: A117.1-2009	**Regulation: RISBC** Scope: required to comply unless technically infeasible. In alteration projects, Type A units are required to be provided unless they are individually owned – in which case they may conform to Type B. Technical Requirements: A117.1-2009

Section 2 – Applicable Codes

A117.1-2009

A117.1-2009 is the technical accessibility standard incorporated by reference in the 2018 Rhode Island State Building Code. This is where the technical accessibility requirements for specific elements can be found. (https://codes.iccsafe.org/content/icca117-12009)

2010 ADAS

The 2010 Americans with Disabilities Act Accessibility Standards (ADAS) are the technical accessibility standards issued under the Americans with Disabilities Act. This is where the technical and scoping accessibility requirements can be found. (https://www.access-board.gov/ada/)

ADA Title II

Title II of the ADA applies to all programs and services provided or made available by public entities (such as a local housing authority). If a project is part of a state/ local government program, it is subject to Title II of the ADA. The technical requirements for areas covered under ADA Title II are the 2010 Americans with Disabilities Act Standards (ADAS). ADA Title II also requires owners to perform a Self-Evaluation and, if necessary, formulate a Transition Plan. (https://www.ada.gov/law-and-regs/regulations/title-ii-2010-regulations/)

ADA Title III

Title III of the ADA applies to the portions of a multi-family project that are open to the general public, such as the leasing office and its associated facilities (parking, toilet rooms, etc.) and any retail/ commercial spaces. If a project has areas open to the general public, those areas are subject to Title III of the ADA. The technical requirements for areas covered under Title III of the ADA are the 2010 Americans with Disabilities Act Standards (ADAS). (https://www.ada.gov/law-and-regs/regulations/title-iii-regulations/)

HUD Programs Subject to Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973

This document provides a list of HUD programs subject to Section 504. The programs listed in this document may use the 2010 ADAS as the technical standard instead of UFAS per HUD's May 23, 2014 Deeming Notice. Note: RIHousing projects are required to comply with UFAS.
(https://www.federalregister.gov/documents/2006/07/28/06-6516/list-of-hud-programs-subject-to-title-vi-of-the-civil-rights-act-of-1964-and-section-504-of-the)

HUD Deeming Notice - May 23, 2014

This document permits HUD recipients to use the 2010 ADAS, with exceptions, as an alternative accessibility standard in lieu of UFAS for the purpose of Section 504. (https://www.federalregister.gov/documents/2014/05/23/2014-11844/ nondiscrimination-on-the-basis-of-disability-in-federally-assisted-programs-and-activities)

RISBC

The 2018 Rhode Island State Building Code is the current building code in the State of Rhode Island. It incorporates the 2018 International Building Code, by reference. The accessibility requirements can be found in Chapter 11 of the Rhode Island State Building Code. This is where the scoping requirements for projects can be found.
(https://codes.iccsafe.org/content/IBC2018P6)

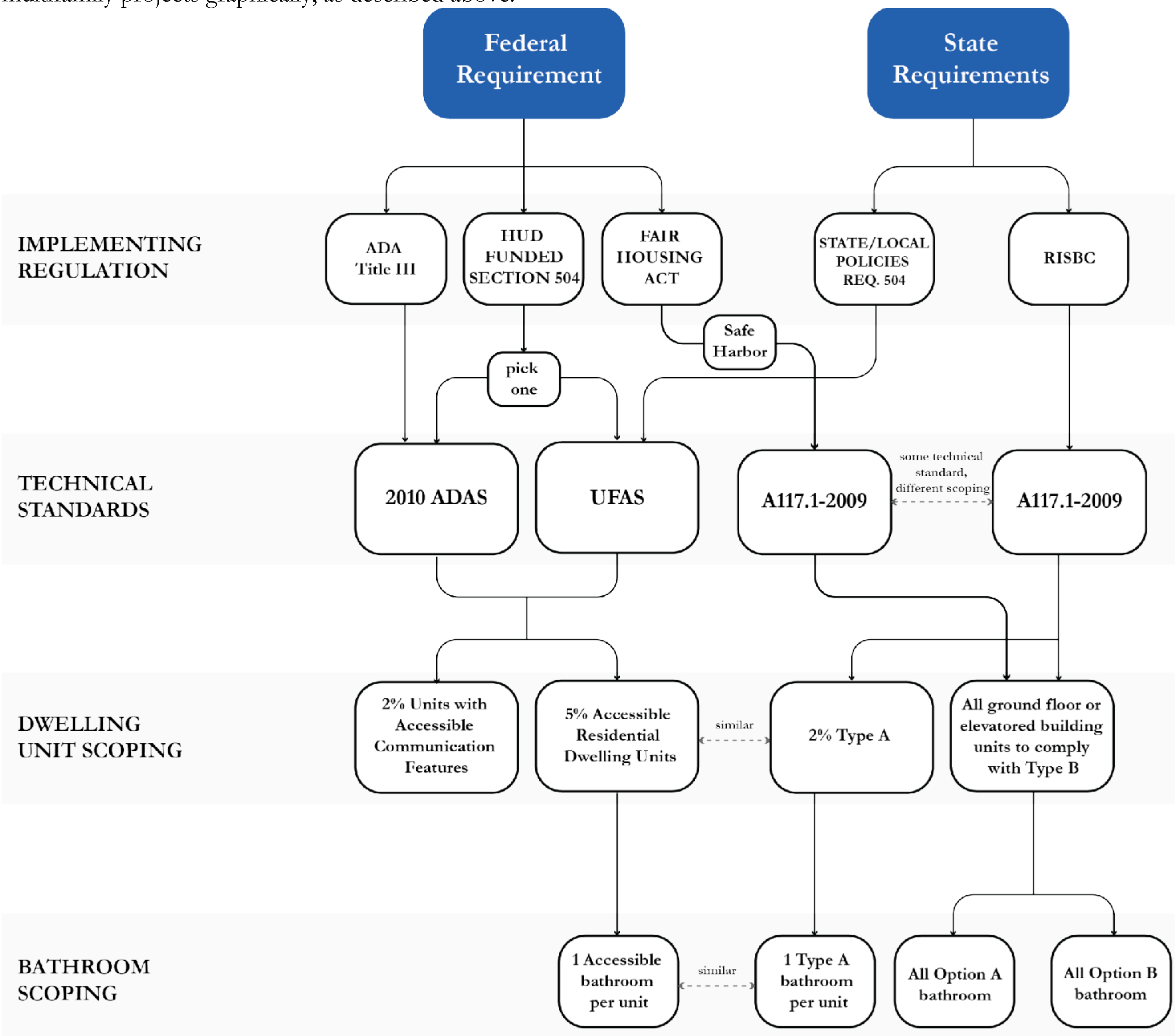
Section 504

This regulation is applied by HUD to any project that receives federal financial assistance. In addition, this regulation is referenced in some other affordable housing policies, including some of RIHousing's policies (e.g. Low-Income Housing Tax Credits). Section 504 also requires owners to perform a Self-Evaluation and, if necessary, formulate a Transition Plan. Section 504 requires new construction and substantial alterations to conform to the Uniform Federal Accessibility Standards (UFAS). For federally funded projects, the 2010 ADA Standards are permitted to be used in place of UFAS (with some exceptions) per HUD's May 23, 2014, Deeming Notice.
(https://web.archive.org/web/20250204094325/https://www.hud.gov/program_offices/fair_housing_equal_opp/disabilities/sect504faq)

Uniform Accessibility Standards

The Uniform Accessibility Standards (UFAS) are the technical accessibility standards issued under Section 504 and referenced by RIHousing. This is where the technical and scoping accessibility requirements can be found.
(https://www.access-board.gov/aba/ufas.html)

Figure 2 – The following figure summarizes and compares the applicable state and federal requirements for multifamily projects graphically, as described above:



Section 3 – Minimum Requirements and Recommendations

While the aforementioned codes ensure a base level of accessibility, particularly in larger new construction, many project types are exempt due to size thresholds or existing conditions. Based on feedback from residents, developers, property managers, and architects, RIHousing has incorporated select, low-cost / high-impact requirements into the Design and Construction Standards to enhance day-one accessibility as well as longer-term adaptability. The following table is an itemized list of requirements split into three columns organized by portions of the building:

- **Short Hand Minimum Code Requirements**: this column identifies the minimum requirements per FHA, A117.1-2009, UFAS, & 2010 ADAS. Alternative options are available if a project chooses to deviate from following certain codes because they are not required by funding/ policies. However, this is a concise summary to ensure all potentially applicable codes are met.
- **RIHousing Standards**: this column includes requirements that go above and beyond minimum code compliance that all RIHousing projects must meet, as outlined in the Standards.
- **Enhanced Accessibility Recommendations**: In addition to the required elements in the Standards, RIHousing has compiled a list of recommended best practices to assist designers and developers in identifying potential areas for further consideration. Not all recommendations will apply to a particular project, but the comprehensive nature of the list offers many ways in which accessibility-related approaches can be enhanced in meaningful ways for both new construction and rehab. Developers and Architects are encouraged to review the list in detail and develop an approach for adopting relevant elements. Many recommendations are cost-neutral and with proper consideration at the appropriate design phase can be easily adopted.

This table provides a comprehensive overview of the minimum requirements of the codes and RIHousing Standards, as well as many recommendations on how to go above and beyond the minimums. The goal is to ensure future RIHousing projects are not only meeting the minimum requirements but exceeding them. This is a tool that provides information on how to do that:

SITE	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Exterior Accessible Routes - width	36" wide, with 60" passing space every 200', to each accessible common-use element.	No additional requirements	Provide 60" clear width.
Exterior Accessible Routes - slope	Running slopes maximum 5% or 1:20; Cross slopes maximum 2% or 1:50; Ramps can have running slopes up to 8.3% or 1:12 so long as the overall rise is a maximum of 30" between landings, there are 60" landings at the top and bottom, and the required handrails/ handrail extensions are provided	No additional requirements	Walkway slopes to be less than 5% (1:20) in travel direction, and no greater than 2% (1:50) cross slopes.
Exterior surfaces	Stable, firm, slip-resistant surface with gaps max. ½" wide.	No additional requirements	Poured material or large unit pavers with tight spacing.

SITE	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Detectable Warnings	Detectable warnings are required at curb ramps serving public transit facilities, Federal Highway Administration (FHWA) funded projects, public sidewalks, and at raised marked crossings.	No change.	Provide detectable warnings at all curb ramps and locations where the accessible route crosses a vehicular way. Detectable warnings must not function as Tactile Directional Indicators (TDI) - A surface feature intended for wayfinding.
Benches	If benches are provided, locate at least one in each area on an accessible route	Benches at 1,000 GSF open spaces and playgrounds.	Benches every 100'.
Lighting	No change.	Minimum 1-foot candle at accessible routes, building entrances, etc.	Combination of bollard and overhead lighting, along all exterior paths.
Wayfinding	Required at inaccessible entrances.	No change.	Signage and/or maps at strategic decision points.
Accessible Parking	Distributed accessible parking at locations close to entrances, including visitor/ guest parking.	No change.	No change.
Vehicular Drop-Offs Ground Surface	Meet minimum dimensional requirements (20' x 5' long marked aisle) and located on an accessible route.	No change.	Flush conditions at vehicular drop-off areas.
Vehicular Drop Offs – overhead	114" of vertical clearance at drop-off and routes leading to/ from it	No change.	Cover over access aisle and accessible route.
Accessible vehicle charging	Minimum 1 space along an accessible route.	No change.	No change.
Crosswalks	Connect to accessible route and no cross slopes >2%.	No change.	Raised crossings where the pedestrian route crosses the vehicular way.
Seating	Provide accessible seating spaces in each area where tables (movable or built-in) are provided.	Required in developments with 1,000 SF or more of usable open space.	Combination of fixed and moveable seating in gathering areas.
Shade	No change.	No change.	Sufficient shade - trees or structures.

SITE	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Playground accessibility	If provided, the accessible surface must be stable, firm, and slip-resistant. Provide the required number of elevated and ground-level play components.	Required in developments with 50 or more units. Equipment to comply with US Product Safety Commission's playground guidelines and 2012 ADA regulations.	If provided, construct an accessible route to and around all play structures. Provide play equipment that does not require transferring out of the wheelchair. Provide a variety of play equipment for different sensory needs. Use ramps instead of transfer systems.

BUILDING ENTRANCES	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Approach	60% of all public entrances and at least one entrance per building must be accessible.	No change.	No step, with sufficient interior and exterior maneuvering areas.
Wayfinding	No change.	No change.	Visible and intuitively recognizable from PROW and/or parking.
Weather & Lighting	No change.	Minimum 1-foot candle at building entrances	Covered & sufficiently lit.
Seating	No change.	No change.	Provided with adequate seating to wait for rides/ arrivals.
Door Hardware	Within an accessible reach range, operable, and on an accessible route.	Automatic door openers are required at all primary Building Entrances.	Coordinated fob access, intercom, auto door opener, and other controls.

INTERIOR CIRCULATION	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Layout	No change.	No change.	Simple, intuitive building layout with clear sight lines.
Acoustics	No change.	No change.	Acoustic sensitivity in material selections - reduce ambient noise, and improve intelligibility of speech.

INTERIOR CIRCULATION	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Wayfinding	Permanent rooms/ spaces require tactile/ braille signage on the latch side of the door.	No change.	• Wayfinding signage/ building directories that include digital information. • Consistent views of the exterior for wayfinding. • Color/theme-coded floors and elevator lobbies for wayfinding. • Redundant elevators are visible from building entrances.
Travel Distance	No change.	No change.	Minimized travel distance from entry to elevator to accessible units.
Seating	No change.	No change.	Sufficient seating in the entry lobby and elevator lobbies.
Stairs	Requirements for stairs along egress routes, including treads, nosings, handrails, etc.	Contrast between stair risers/landings and treads.	No change.
Common Corridors	Minimum 36", minimum 42" at push side of doors with no closers, larger clearances at 180-degree turns, and passing space every 200'.	No change.	Minimum 6' wide interior corridors.
Door Hardware	All resident controls are within an accessible reach range, operable, and on an accessible route.	Lever hardware is required throughout. Automatic door openers at the primary community room, and pre-wire at all others.	Coordinated fob access, intercom, auto door opener, and other controls.
Stairs	Requirements for stairs along egress routes, including treads, nosings, handrails, etc.	Contrast between stair risers/landings and treads.	No change.

COMMON AREAS	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Backup Power	No requirements.	Required for Community Room HVAC in age-restricted developments.	Backup power for all common-use areas in age-restricted developments.

COMMON AREAS	**Short-hand Minimum Code Requirements** (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	**RI Housing Standards**	**Enhanced Accessibility Recommendations**
Laundry	No requirements to provide laundry; if provided, appliances must be accessible in common areas and in accessible units. If a folding table is provided, ensure it is a maximum 34" AFF with knee/ toe clearance for a forward approach.	Accessible laundry equipment in common laundry rooms or within all accessible units.	Accessible common laundry or hookups for laundry at tenant request in non-accessible units. Include a folding table with a 34" counter height within all common laundry rooms.

UNIT INTERIOR - GENERAL	**Short-hand Minimum Code Requirements** (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	**RI Housing Standards**	**Enhanced Accessibility Recommendations**
Townhouses	No requirements in non-elevatored buildings UFAS/ ADAS/ A117.1 Type A units are required to be provided per Section 504, ADAS, and RISBC.	No change.	Townhouse units - providing floor space (i.e., large, stacked storage closet on two levels) to facilitate the install of future elevator lifts, similar to MA townhouse requirement in all townhouse style units.
Doorbell and Intercom	If provided, located within reach range (15"-48" AFF)	Doorbells shall be centered no higher than 48" AFF and operable portions of intercoms no higher than 48" AFF	No change.
Entry Door	32" clear opening. Maneuvering clearance on both sides of the door. Operable hardware. ½" threshold beveled at maximum 1:2.	No change.	Provide visual contrast at unit entries along corridors.
Interior Doors	UFAS/ ADAS/ A117.1 Type A units: maneuvering clearance on both sides of the door and operable hardware. All units: ½" threshold beveled at maximum 1:2.	No change.	No change.
Unit Interior Door Width	A minimum 32" clear width is required at all doors intended for user passage in UFAS/ ADAS/A117.1 Type A units. Note: type B units permit a nominal 32" opening; A typical 34" door leaf will not provide a minimum 32" of clear width.	36" door (min. 32" clear) at all building and unit entrances, in all common use spaces, and in UFAS/ ADAS/ A117.1 Type A units. 34" door (provides nominal 32" clear) is encouraged at all A117.1 Type B and non-covered unit interior doors.	Provide 36" doors in all units and to all closets >24" deep.

UNIT INTERIOR - GENERAL	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Hallways	Required to be wide enough to provide sufficient door maneuvering clearance in UFAS/ ADAS/ A117.1 Type A units, which is a minimum 42" for a latch side approach. No requirements for Type B units.	42" minimum clear between wall base. 48" or greater encouraged.	Provide minimum 48" wide corridors.
Windows	In Type A units, operable window accessibility is required if for natural ventilation or emergency.	Controls are required to be located no more than 48" AFF and within accessible reach ranges at all units.	Require controls at accessible reach ranges in all units.
Outlets	Located within reach range (15"-48" AFF) measured to the CL of the lowest/ highest receptacle.	No change.	No change.
Temperature controls	Maximum 48" AFF to highest operable part in all covered units.	Individual unit temp controls are required, with operable no higher than 48" AFF.	Simple, large text in all units.
Switches	Maximum 48" AFF to highest operable part in all covered units.	Rocker switches.	No change.
Lighting	No change.	No change.	Multiple zones of task-specific overhead lighting in all units.
Light Sensors	No change.	Provide low-level floor surface lighting tied to photoelectric sensors in hallways and bathrooms within visual/hearing units.	Provide light sensors or wiring for light sensors in all units in hallways, bathrooms, etc.
Electrical Panels	If intended for resident use, controls within reach range (15"-48" AFF)	No change.	Electrical panels are within reach range and unlocked.
Control Locations	No change.	Type A and visual/hearing impaired unit controls are located in places unlikely to be obstructed by furniture.	Unit controls are located in places unlikely to be obstructed by furniture in all units.

UNIT INTERIOR - GENERAL	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Laundry	In UFAS/ ADAS/ A117.1 Type A units: Operable parts within reach range (15"-48" AFF). Top loading machines maximum 36" AFF. Front loading machine openings 15"-34". Clear floor space centered on appliances.	Clothes washer and dryer connections shall be provided within each accessible dwelling unit where no central laundry facility is provided or is not easily accessible.	Provide side-by-side appliances. If located in closets, ensure the closet doors open 180 degrees.
Communication Features	UFAS/ ADAS require communication features are required at the 2% of the units complying with 2010 ADAS 809.5, including audible/ visible alarms per ADAS 702; a hard-wired doorbell complying with ADAS 809.5.5.1	No change.	Provide additional units with communication features.
Storage	If provided in UFAS/ ADAS/ A117.1 Type A units, hanging rods/ shelves within reach range (15"-48" AFF)	No change.	Provide storage space for large medical equipment in all units.
Turning Space	5' turning space or T-shaped turning space is required in one bathroom and all other rooms in UFAS/ ADAS/ A117.1 Type A units.	No change.	67" Turning Diameters in kitchens, bathrooms, and bedrooms in all units.
Colors	No change.	Contrast between counters and walls/ floors in all units	No change.

UNIT INTERIOR - KITCHENS	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Counter Clearance	40" minimum between counters in passthrough kitchen. 60" minimum between counters in U-shaped kitchen	No change.	No change.
Counter Height	Counters in UFAS/ ADAS/ A117.1 Type A units should be a maximum of 34" AFF or adjustable. In Type B units, in the option B bathroom they should be a maximum of 34".	No change.	Counter height - design/ construct to be more adaptable in height

UNIT INTERIOR - KITCHENS	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Work Surface	Required in UFAS/ ADAS/ A117.1 Type A units. 30" wide x 34" AFF with knee/toe clearance for forward approach. Removable cabinet is permitted. Required next to oven.	No change.	No change.
Sink	In UFAS/ ADAS/ A117.1 Type A units: Maximum 34" AFF with knee/ toe clearance for a forward approach. Removable cabinetry is permitted; Operable sink hardware; Maximum 6 ½" deep bowl.	Lever handles at all fixtures.	Provide all sinks at a maximum of 34" AFF.
Extended Finish Floor	Extend floor finish under cabinets to facilitate adaptation – required at UFAS/ ADAS/ A117.1 Type A unit sinks and work surfaces. Required at Type B units when a centered parallel approach is not provided.	No change.	Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
Cooktop/ Oven	UFAS/ ADAS/ A117.1 Type A units: Controls within reach range (15"-48" AFF); Centered clear floor space for a forward or parallel approach; Adjacent countertop to one side of oven; Controls that do not require reaching over the burners; Pull out shelf adjacent to side hinged ovens. Type B units: centered parallel clear floor space at ranges.	ADA ranges are required at accessible units. At accessible units, the range shall be equipped with front controls and a self-cleaning oven; locate switch at apron of base cabinet within UFAS/ADAS/ A117.1 reach ranges.	Provide a separate cooktop and wall oven in Accessible/ Type A units. Provide appliances that do not require reaching over the burners and adjacent counter space in all units.
Refrigerator	In UFAS/ ADAS/ A117.1 Type A units, either a side-by-side type or an over-under type with 50% of the freezer space below 54" AFF and 100% of the refrigerator space/ controls below 54" AFF. In all units, clear floor space for a forward or parallel approach	At accessible units, the refrigerator/freezer shall be compliant with UFAS/ADAS/ A117.1 requirements.	No change.
Storage	In UFAS/ ADAS/ A117.1 Type A units, 50% of kitchen storage is within an accessible reach	No change.	Provide at least one upper cabinet shelf in Type B units maximum 48" AFF.

UNIT INTERIOR - KITCHENS	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
	range.		
Casework Hardware	In UFAS/ ADAS/ A117.1 Type A units, operable with one hand without tight grasping, pinching, or twisting of the wrist	Pull hardware at kitchen casework in all units.	No change.

UNIT INTERIOR - BATHROOMS	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Scoping	UFAS/ ADAS/ A117.1 Type A units: One bathroom per unit to meet requirements. Type B units: All bathrooms meet Option A or one bathroom meets Option B.	No change.	No change.
Reinforcement	Generally, 32”-38” AFF, with some more at bathing fixtures. UFAS requirements are the most stringent, requiring continuous blocking. However, ADAS & A117.1 are more stringent requiring shower seat reinforcing.	Required from floor to 60” at tubs/showers and 31-38” at toilets.	Continuous blocking in bathrooms between 24” and 72” AFF.
Lighting in Bathroom	No change.	Two fixtures are required – Ceiling and medicine cabinet.	Minimum three lights in bathroom: vanity, shower, and general - each individually controlled and separate from fan switch in all units.
Doors	In UFAS/ ADAS/ A117.1 Type A units, the door shall not swing into clear floor space required for any fixture	No change.	No change.

UNIT INTERIOR - BATHROOMS	**Short-hand Minimum Code Requirements** (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	**RI Housing Standards**	**Enhanced Accessibility Recommendations**
Lavatory	In UFAS/ ADAS/ A117.1 Type A units: Maximum 34" AFF with knee/ toe clearance for a forward approach.; Operable sink hardware. In Type B units: Maximum 34" AFF in Option B bathrooms; Centered parallel or forward clear floor space.	Lever handles at all fixtures.	No change.
Casework Hardware	In UFAS/ ADAS/ A117.1 Type A units, operable with one hand without tight grasping, pinching, or twisting of the wrist	Pull hardware at bathroom casework in all units.	No change.
Extended Finish Floor	Extend floor finish under cabinets to facilitate adaptation – required at UFAS/ ADAS/ A117.1 Type A unit lavatories. Required at Type B units when a centered parallel approach is not provided.	No change.	Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
Toilet Clearance & Centerline	In UFAS/ ADAS/ A117.1 Type A units: 60" wide x 56" deep clearance or 60" wide x 66" deep if adjacent to a lavatory (Note: a lavatory with removable cabinetry is permitted to overlap); Centerline: 18" from the sidewall & minimum 18" from the adjacent lavatory. In Type B units: Minimum 56" deep clearance or minimum 66" deep clearance for a forward approach; Centerline: 16"-18" from the sidewall & minimum 15" from the adjacent lavatory.	No change.	No change.
Toilet Seat Heights	In UFAS/ ADAS/ A117.1 Type A units, the toilet seat shall be 15"-19" AFF.	17"-19" seat height in all common and accessible bathrooms	17"-19" seat height in all bathrooms.

UNIT INTERIOR - BATHROOMS	Short-hand Minimum Code Requirements (FHA, ANSI A117.1, UFAS, & 2010 ADAS)	RI Housing Standards	Enhanced Accessibility Recommendations
Toilet Flush Controls	Toilet flush levers located on the access side of the toilet at UFAS/ ADAS/ A117.1 Type A bathrooms.	Levers located on the access side of the toilet.	Toilet flush levers located on the access side of the toilet in all unit bathrooms.
Tub	In UFAS/ ADAS/ A117.1 Type A units: 30" wide clearance full length of tub. Removable cabinetry is permitted at the control end; Offset controls on the end wall between the (future) grab bar and tub rim and offset between the CL and the open side. Type B units: Option A bathrooms permit a forward 30"x48" approach to the tub; Option B bathrooms require a parallel 30"x48" approach measured flush from the control wall; Controls should not obstruct the future installation of a grab bar	No change.	Tub rim between 16"-18" and offset controls in all units.
Roll-in Showers Scoping	No change.	1 out of every 5 accessible units to have a roll-in shower, encouraged in all age-restricted and 1-bedroom accessible units.	Increase the number of roll-in showers for aging in place.

UNIT INTERIOR - BATHROOMS	**Short-hand Minimum Code Requirements** **(FHA, ANSI A117.1, UFAS, & 2010 ADAS)**	**RI Housing Standards**	**Enhanced Accessibility Recommendations**
Roll-in Shower Requirements	In UFAS/ ADAS/ A117.1 Type A units: · Roll-in shower clear floor space minimum 30"x60". Lavatory permitted to overlap one end of roll-in-shower opposite the seat. Roll-in controls – different codes have different requirements: ADAS/ A117.1-2009: above the grab bar- 48" AFF on the long wall maximum 16"-27" from the seat wall.; UFAS: above the grab bar-48" AFF on an end wall between the CL and a maximum 18" towards the opening; Thresholds: maximum ½" beveled at maximum 1:2; Shower spray unit on 60" hose is required.	No change.	No change.
Transfer Shower Requirements	In UFAS/ ADAS/ A117.1 Type A units: Transfer or roll-in type showers permitted; Transfer showers are finite 36"x36" in size with a clear floor space minimum 36"x48" measured flush from the control wall; Transfer controls: 38"-48" AFF opposite the seat between the CL and maximum 15" towards the opening. Thresholds: maximum ½" beveled at maximum 1:2. Shower spray unit on 60" hose required.	No change.	No change.
Type B Unit Showers	If only bathing fixture in the unit – minimum 36"x36"; Parallel 30"x48" clear floor space measured flush from the control wall.	No change.	No change.

Section 4 – Resources

Code Compliance Technical Resources

Federal Access Board

The Access Board is an independent federal agency that promotes equality for people with disabilities through leadership in accessible design and the development of accessibility guidelines and standards. Their website provides information on the federal guidelines and standards, as well as contact information for their technical assistance team. (https://www.access-board.gov/)

Fair Accessibility Housing First

Fair Housing Accessibility FIRST 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 online web resources, and a toll-free information line for technical guidance and support. (https://web.archive.org/web/20250201050750/https://www.hud.gov/program_offices/fair_housing_equal_opp/accessibility_first_home)

ICC Technical Support Services

Code Council Members can receive free technical assistance issued by Code Council staff through this link. ICC staff are available to provide guidance on IBC and A117.1.
(https://www.iccsafe.org/products-and-services/technical-services/)

New England ADA Center

The New England ADA Center is one of 10 regional ADA Centers comprising the ADA National Network. They provide information, guidance, and training on the Americans with Disabilities Act (ADA), tailored to meet the needs of businesses, governments, and individuals at local, regional, and national levels. Their website includes information on how to contact their technical assistance team. (https://www.newenglandada.org/)

State / Local / Federal Resources

CO Title 9 Accessibility Requirements

Colorado State Statute Title 9, Article 5, was designed to make multi-family developments, more specifically residential-based multi-family developments such as townhomes, more accessible to users and their guests. This Statute includes a points system, which can serve as a precedent for identifying ways to incorporate more accessibility into projects. (https://leg.colorado.gov/sites/default/files/images/olls/crs2023-title-09.pdf)

Existing HUD programs (HUD 202)

The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. This document is a checklist for the minimum design requirements for HUD 202 recipients, which go above and beyond the minimum code requirements.
(https://www.hud.gov/sites/dfiles/CFO/images/due%20change%20FY2023%20Section%20202%20Supportive%20Housing%20for%20the%20Elderly_FR-6700-N-52%20(7).pdf)

MA EOHLC Requirements for CBH Units

Projects that receive Community Based Housing funding in Massachusetts are required to conform with additional design standards that go above and beyond the code minimums. This resource has a helpful checklist at the end, which highlights the requirements and can serve as a guide towards creating more inclusive projects. (https://www.mass.gov/doc/dhcd-design-requirements-for-cbh-units/download)

MA Accessibility code: 521 CMR

521 CMR is a specialized section of the Massachusetts State Building Code, which is enforced by the Massachusetts Architectural Access Board. This code has technical and scoping requirements that are different from those required in RI. (https://www.mass.gov/law-library/521-cmr)

NYC HPD Design Standards

This document describes NYC Housing Preservation and Development's (HPD) most current understanding of accessibility requirements and is intended as a guide for navigating through all the layers of accessibility regulations that apply to multifamily housing. (https://www.nyc.gov/site/hpd/services-and-information/design-guidelines.page)

VT Accessibility Code

The Vermont Accessibility Code includes requirements for visitability in housing, that go above and beyond most state requirements. This can be used as a reference to guide how to incorporate visitability into projects. (https://firesafety.vermont.gov/sites/firesafety/files/files/rules/dfs_rules_accessammended-current.pdf)

Best Practices Resources

The Kelsey Inclusive Design Standards

The Inclusive Design Standards aim to equip designers, builders, and developers with guidelines and frameworks for disability-forward housing creation. The Inclusive Design Standards consist of over 300 Elements that reflect design and operations choices that support accessibility and inclusion. (https://thekelsey.org/design/)

Universal Design Guidelines for Homes in Ireland

The Universal Design Guidelines for Homes in Ireland are a first step in the process of raising awareness and inspiring people to think differently about the benefits of Universally Designed homes and the potential opportunity to address some of the global challenges society faces by future-proofing our homes through embracing Universal Design thinking. These guidelines provide a framework for including Universal Design elements in multifamily projects. (https://universaldesign.ie/built-environment/housing)

US Green Building Council: Visibility and Universal Design Requirements

To receive Indoor Environmental Quality LEED credits, designers can utilize the Visitability and Universal Design requirements linked below. These requirements include design features for dwelling units to facilitate universal design as well as design options for visitability, including the incorporation of ICC A117.1 Type C dwelling units noted earlier in this Resource Manual. (https://www.usgbc.org/credits/eq11-0?view=language)

Enterprise AIP Guidelines & Toolkit

The Aging In Place Design Guidelines serve as a resource for both new construction and renovations of existing buildings, by providing best practice strategies that allow individuals the flexibility to age in their current residence and remain a vibrant part of the community. This can be a resource for designing beyond minimum code compliance and incorporating aging in place. (https://www.greencommunitiesonline.org/sites/default/files/aging_in_place_design_guidelines.pdf)

Georgia's "Easy Living Homes" Program

This now-discontinued program encouraged easy access to homes for everyone. There are a multitude of resources in these links for incorporating universal design, especially in single-family developments. (https://web.archive.org/web/20110203093345/http://www.easylivinghome.org/)

(https://web.archive.org/web/20110630085354/http://www.silcga.org/resources/accessible-housing/easyliving-home)
(https://web.archive.org/web/20100115021644/http://www.frankbetz.com/homeplans/easy_living.php)

Habitat US Construction Standards Manual

This document outlines Habitat for Humanity's current US Construction Standards Manual, which includes some requirements for aging in place. This can be a resource for folks working primarily in single-family developments. (Reach out to your local Habitat for Humanity affiliate for a copy of their current US Construction Standards Manual)

2Life Communities AIP Guidelines

These guidelines outline how 2Life Communities' physical spaces exemplify their values and support aging in the community. They are intended to provide architects of future 2Life projects a design baseline that will streamline the design process and avoid "reinventing the wheel" with each new project. They also can serve as a resource for other developers of senior housing.
(https://2lifecommunities.org/sites/default/files/attachments/2021-10/2Life_Design_Guidelines_for_Aging_in_Community.pdf)

RI Public Schools recently set benchmarks for projects requiring outside accessibility consultants

This document outlines the benchmarks set by RI Public Schools for when an outside third-party accessibility review is required for their projects. This can serve as precedent for when third-party reviews should be considered for affordable housing projects.
(https://gcd.ri.gov/sites/g/files/xkgbur846/files/2023-03/NE%20ADA%20Newsletter%203-2-23.pdf)

Figure 3 – This chart summarizes the accessible design standards that apply based on the funding sources and/ or whether the development is part of a state/ local government program. The X marks indicate when each regulation is triggered.

Project Type	RISBC	ADA Title II	FHA	504
Receiving Federal Financial Assistance or receiving assistance from a RIHousing program that references Section 504, including: HUD Programs including: HOME Investment Partnership Program (HOME), Community Development Block Grants (CDBG), Housing Choice Voucher Program Section 8, etc. State & Local Programs that Reference 504: Low-Income Housing Tax Credit	X	N/A	X	X
Part of a State/ Local Government Program, including: Local Housing Authority	X	X	X	N/A
Market Rate	X	N/A	X	N/A

Note: projects can have multiple types.

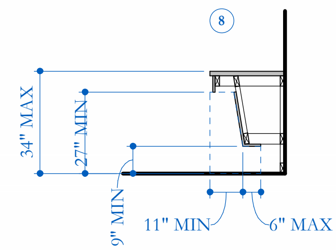
TYPE A - One-Sided Galley Kitchen

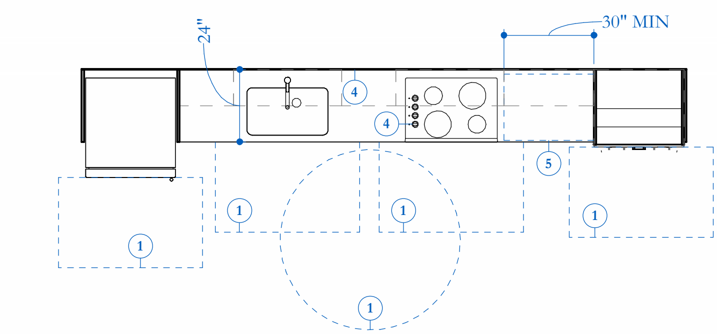
Accessibility Requirements (A)

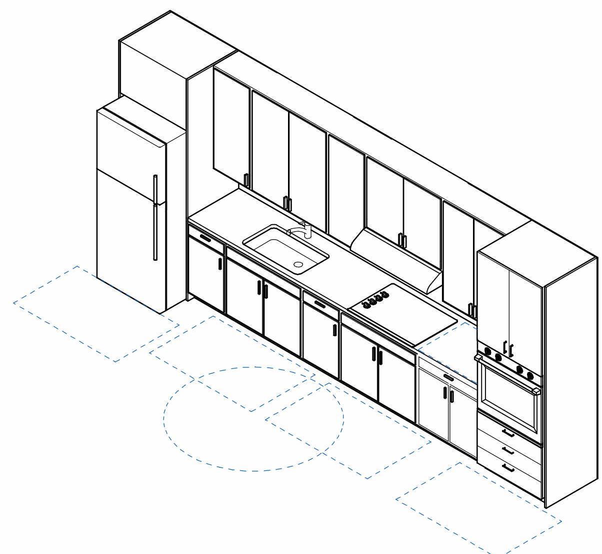
1 Floorspace for Parallel Approach in Front of Sink & Appliances (30" X 48" Clear)
2 Wheelchair Turning Radius (60" Diameter Clear)
3 (1) Inaccessible Outlet Max
4 Outlets & Controls within Reach Range (24" Max From Leading Edge Of Counter, 44" Max A.F.F.)
5 Work Surface Adjacent to Oven (30" Min)
6 50% Of Storage (Measured in Linear Feet) Must Be Within Reach Range (15" - 48" Aff)
7 6-1/2" Sink Bowl Depth Max
8 Removable Cabinetry (Or Built-In Knee Clearance) At Sink, Work Surface and Cooktop
9 Controls Within Reach Range (15" - 48" A.F.F.)
10 Either A Side-By-Side Refrigerator or An Over-Under Refrigerator With 50% Of the Freezer Space Below 54" Aff And 100% Of The Refrigerator Space/ Controls Below 54" Aff.

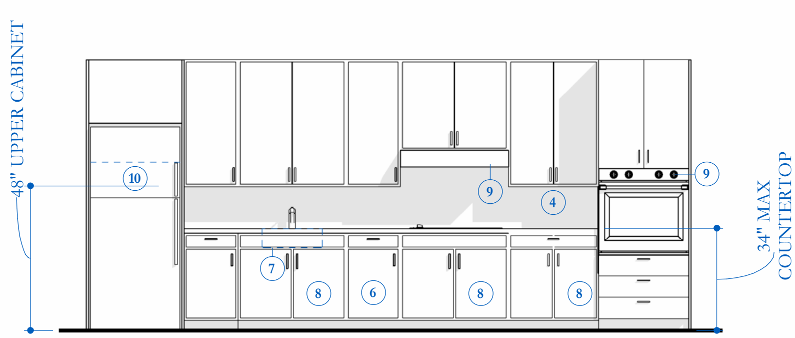
Best Practice Recommendations:

1. 67" Turning Diameters
2. Counter height - design/ construct to be more adaptable in height.
3. Lever handles at all fixtures.
4. Provide all sinks at a maximum of 34" AFF.
5. Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
6. Provide a separate cooktop and wall oven in Accessible/ Type A units.
7. Provide appliances that do not require reaching over the burners and adjacent counter space in all units.
8. Provide at least one upper cabinet shelf in Type B units maximum 48" AFF.
9. Pull hardware at kitchen casework in all units.









TYPE B - One-Sided Galley Kitchen

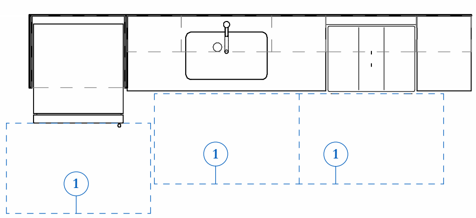
Accessibility Requirements (B)

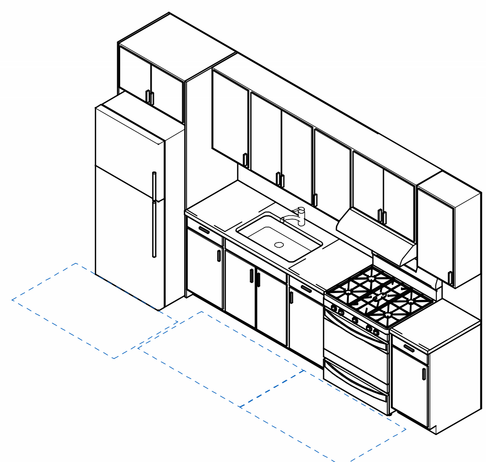
1 Floorspace for Parallel Approach in Front of Sink & Appliances (30" X 48" Clear)

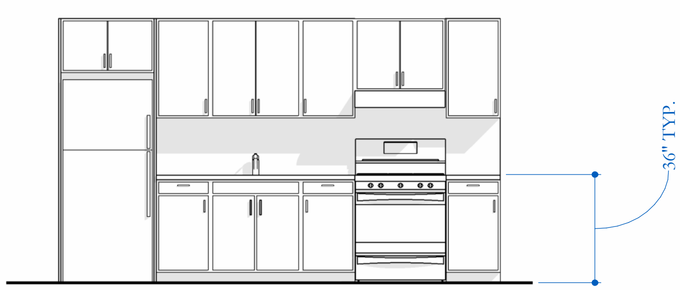
2 (1) Inaccessible Outlet Max

Best Practice Recommendations:

1. 67" Turning Diameters
2. Counter height - design/ construct to be more adaptable in height.
3. Lever handles at all fixtures.
4. Provide all sinks at a maximum of 34" AFF.
5. Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
6. Provide a separate cooktop and wall oven in Accessible/ Type A units.
7. Provide appliances that do not require reaching over the burners and adjacent counter space in all units.
8. Provide at least one upper cabinet shelf in Type B units maximum 48" AFF.
9. Pull hardware at kitchen casework in all units.







TYPE A - 2-Sided Galley Kitchen

Accessibility Requirements (A)

1 Floorspace for Parallel Approach in Front of Sink & Appliances (30" X 48" Clear)

2 Wheelchair Turning Radius (60" Diameter Clear)

3 (1) Inaccessible Outlet Max

4 Outlets & Controls within Reach Range (24" Max From Leading Edge Of Counter, 44" Max A.F.F.)

5 Work Surface Adjacent to Oven (30" Min)

6 50% Of Storage (Measured in Linear Feet) Must Be Within Reach Range (15" - 48" Aff)

7 6-1/2" Sink Bowl Depth Max

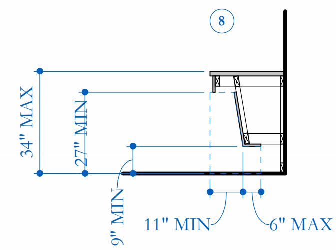
8 Removable Cabinetry (Or Built-In Knee Clearance) At Sink, Work Surface and Cooktop

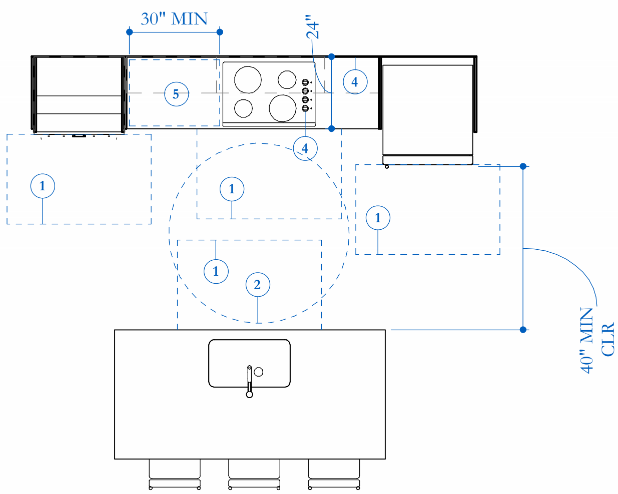
9 Controls Within Reach Range (15" - 48" A.F.F.)

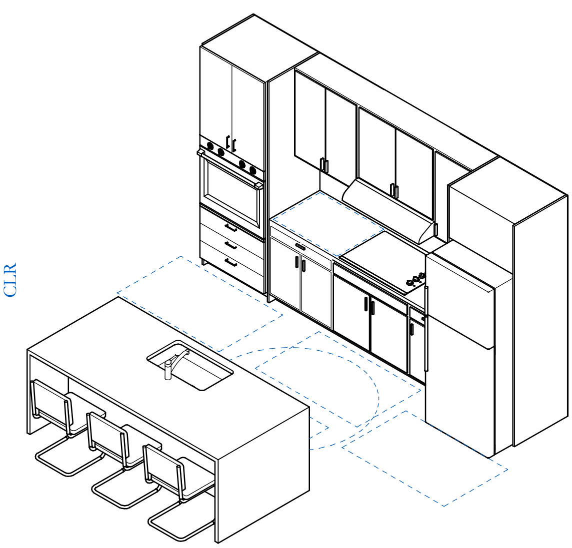
10 Either A Side-By-Side Refrigerator or An Over-Under Refrigerator With 50% Of the Freezer Space Below 54" Aff And 100% Of The Refrigerator Space/ Controls Below 54" Aff.

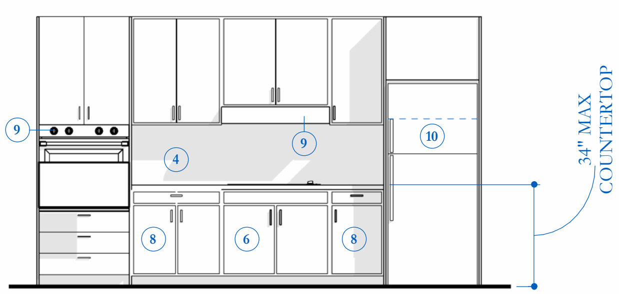
Best Practice Recommendations:

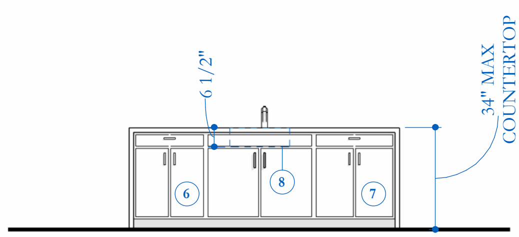
1. 67" Turning Diameters
2. Counter height - design/ construct to be more adaptable in height.
3. Lever handles at all fixtures.
4. Provide all sinks at a maximum of 34" AFF.
5. Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
6. Provide a separate cooktop and wall oven in Accessible/ Type A units.
7. Provide appliances that do not require reaching over the burners and adjacent counter space in all units.
8. Provide at least one upper cabinet shelf in Type B units maximum 48" AFF.
9. Pull hardware at kitchen casework in all units.











TYPE B - 2-Sided Galley Kitchen

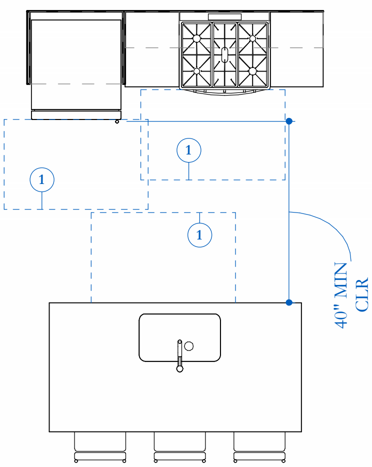
Accessibility Requirements (B)

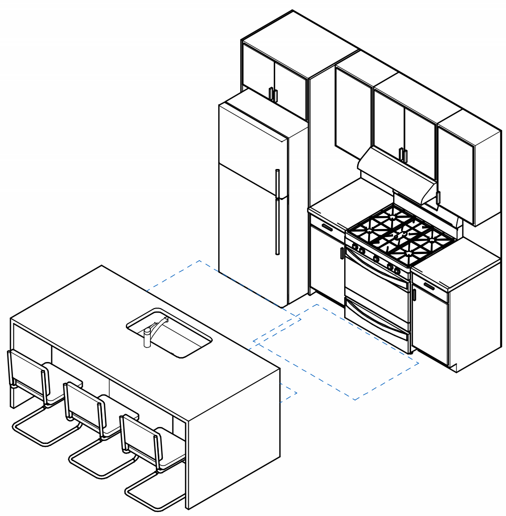
1 Floorspace for Parallel Approach in Front of Sink & Appliances (30" X 48" Clear)

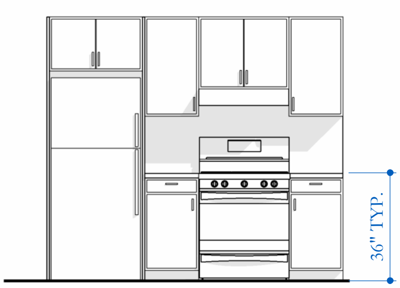
2 (1) Inaccessible Outlet Max

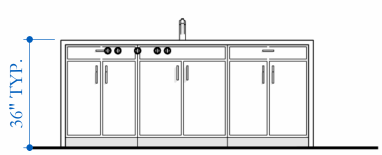
Best Practice Recommendations:

1. 67" Turning Diameters
2. Counter height - design/ construct to be more adaptable in height.
3. Lever handles at all fixtures.
4. Provide all sinks at a maximum of 34" AFF.
5. Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
6. Provide a separate cooktop and wall oven in Accessible/ Type A units.
7. Provide appliances that do not require reaching over the burners and adjacent counter space in all units.
8. Provide at least one upper cabinet shelf in Type B units maximum 48" AFF.
9. Pull hardware at kitchen casework in all units.









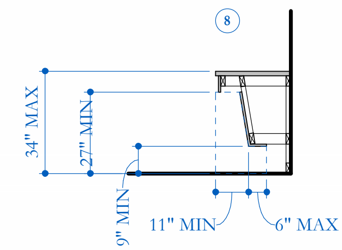
TYPE A - L-Shaped Kitchen

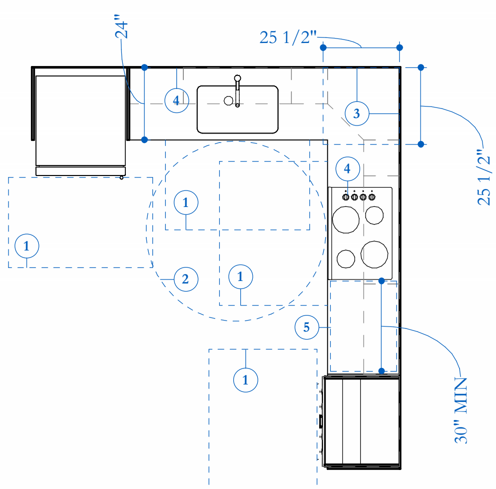
Accessibility Requirements (A)

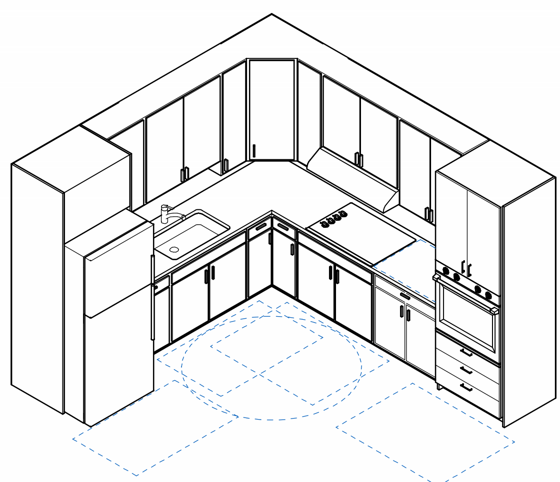
1 Floorspace for Parallel Approach in Front of Sink & Appliances (30" X 48" Clear)
2 Wheelchair Turning Radius (60" Diameter Clear)
3 (1) Inaccessible Outlet Max
4 Outlets & Controls within Reach Range (24" Max From Leading Edge Of Counter, 44" Max A.F.F.)
5 Work Surface Adjacent to Oven (30" Min)
6 50% Of Storage (Measured in Linear Feet) Must Be Within Reach Range (15" - 48" Aff)
7 6-1/2" Sink Bowl Depth Max
8 Removable Cabinetry (Or Built-In Knee Clearance) At Sink, Work Surface and Cooktop
9 Controls Within Reach Range (15" - 48" A.F.F.)
10 Either A Side-By-Side Refrigerator or An Over-Under Refrigerator With 50% Of the Freezer Space Below 54" Aff And 100% Of The Refrigerator Space/ Controls Below 54" Aff.

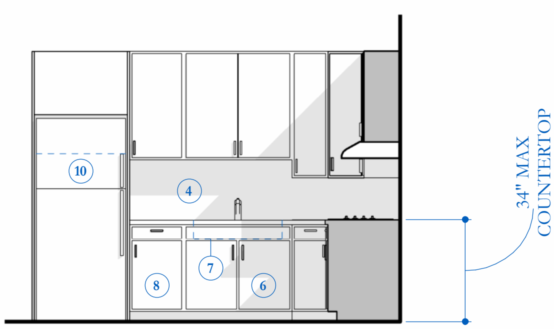
Best Practice Recommendations:

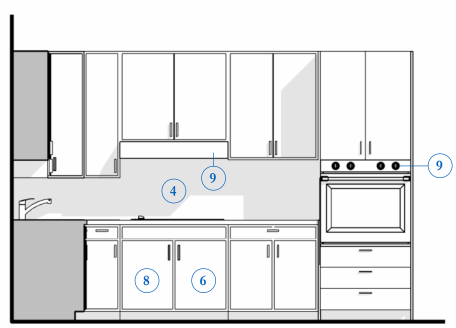
1. 67" Turning Diameters
2. Counter height - design/ construct to be more adaptable in height.
3. Lever handles at all fixtures.
4. Provide all sinks at a maximum of 34" AFF.
5. Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
6. Provide a separate cooktop and wall oven in Accessible/ Type A units.
7. Provide appliances that do not require reaching over the burners and adjacent counter space in all units.
8. Provide at least one upper cabinet shelf in Type B units maximum 48" AFF.
9. Pull hardware at kitchen casework in all units.











TYPE B - L-Shaped Kitchen

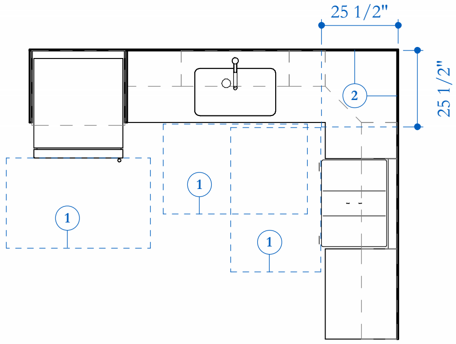
Accessibility Requirements (B)

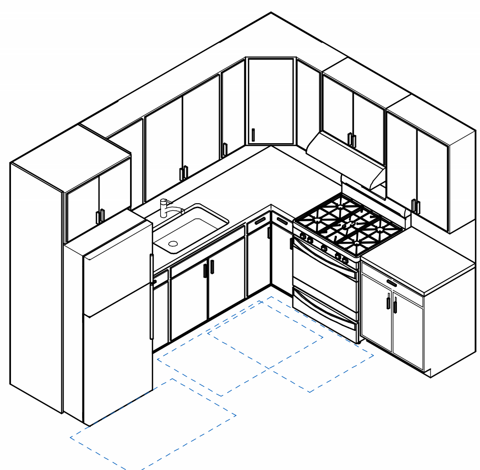
1 Floorspace for Parallel Approach in Front of Sink & Appliances (30" X 48" Clear)

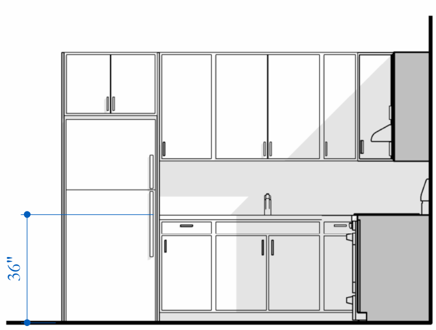
2 (1) Inaccessible Outlet Max

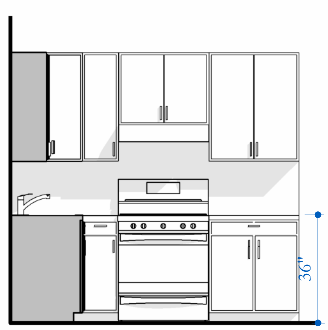
Best Practice Recommendations:

1. 67” Turning Diameters
2. Counter height - design/ construct to be more adaptable in height.
3. Lever handles at all fixtures.
4. Provide all sinks at a maximum of 34” AFF.
5. Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
6. Provide a separate cooktop and wall oven in Accessible/ Type A units.
7. Provide appliances that do not require reaching over the burners and adjacent counter space in all units.
8. Provide at least one upper cabinet shelf in Type B units maximum 48” AFF.
9. Pull hardware at kitchen casework in all units.









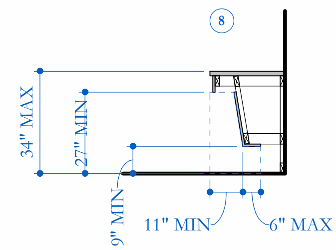
TYPE A - U-Shaped Kitchen

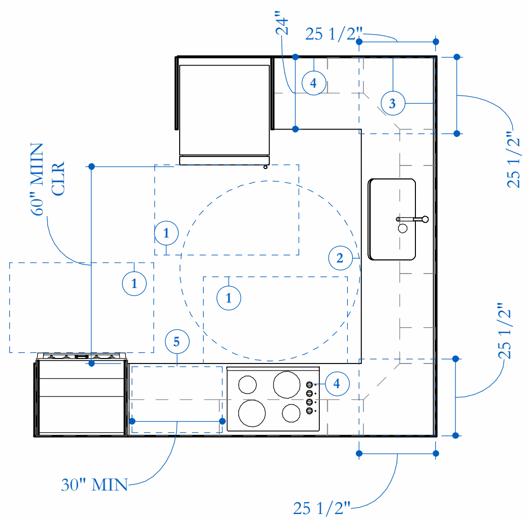
Accessibility Requirements (A)

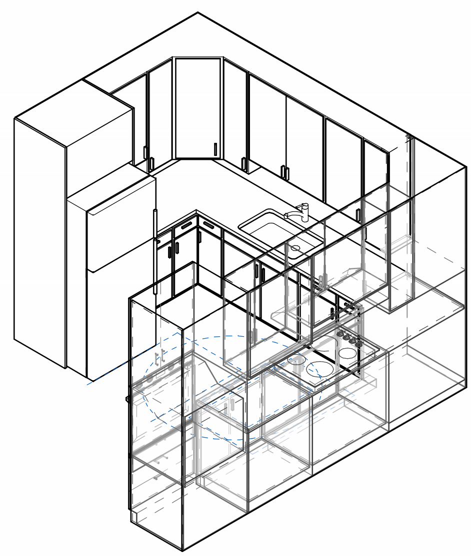
1 Floorspace for Parallel Approach in Front of Sink & Appliances (30" X 48" Clear)
2 Wheelchair Turning Radius (60" Diameter Clear)
3 (1) Inaccessible Outlet Max
4 Outlets & Controls within Reach Range (24" Max From Leading Edge Of Counter, 44" Max A.F.F.)
5 Work Surface Adjacent to Oven (30" Min)
6 50% Of Storage (Measured in Linear Feet) Must Be Within Reach Range (15" - 48" Aff)
7 6-1/2" Sink Bowl Depth Max
8 Removable Cabinetry (Or Built-In Knee Clearance) At Sink, Work Surface and Cooktop
9 Controls Within Reach Range (15" - 48" A.F.F.)
10 Either A Side-By-Side Refrigerator or An Over-Under Refrigerator With 50% Of the Freezer Space Below 54" Aff And 100% Of The Refrigerator Space/ Controls Below 54" Aff.

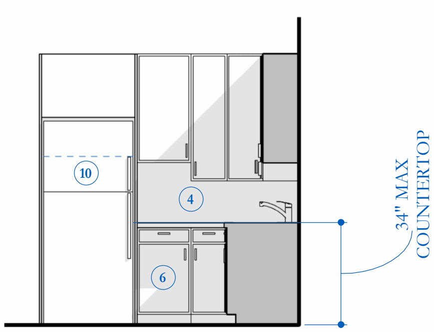
Best Practice Recommendations:

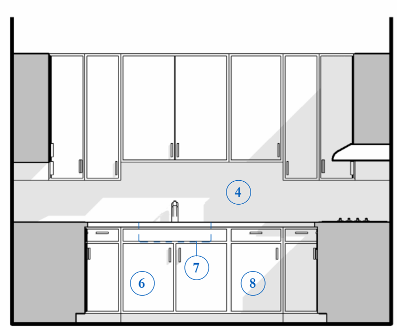
1. 67" Turning Diameters
2. Counter height - design/ construct to be more adaptable in height.
3. Lever handles at all fixtures.
4. Provide all sinks at a maximum of 34" AFF.
5. Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
6. Provide a separate cooktop and wall oven in Accessible/ Type A units.
7. Provide appliances that do not require reaching over the burners and adjacent counter space in all units.
8. Provide at least one upper cabinet shelf in Type B units maximum 48" AFF.
9. Pull hardware at kitchen casework in all units.

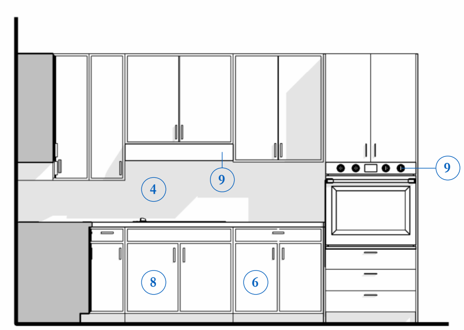












TYPE B - U-Shaped Kitchen

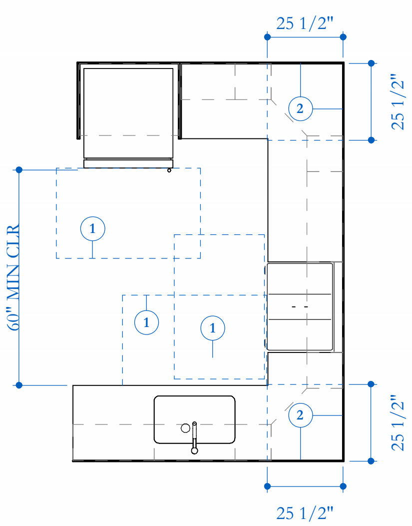
Accessibility Requirements (B)

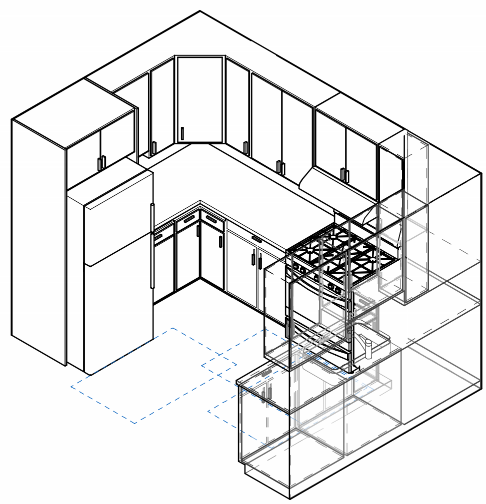
1 Floorspace for Parallel Approach in Front of Sink & Appliances (30" X 48" Clear)

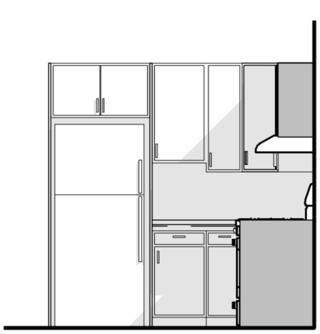
2 (1) Inaccessible Outlet Max

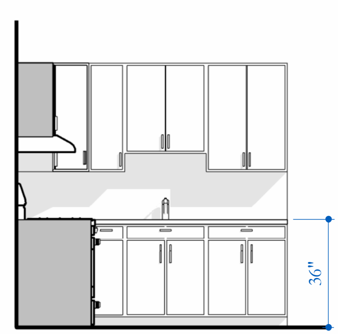
Best Practice Recommendations:

1. 67" Turning Diameters
2. Counter height - design/ construct to be more adaptable in height.
3. Lever handles at all fixtures.
4. Provide all sinks at a maximum of 34" AFF.
5. Extend floor finish under cabinets to facilitate adaptation at all sinks/ lavatories.
6. Provide a separate cooktop and wall oven in Accessible/ Type A units.
7. Provide appliances that do not require reaching over the burners and adjacent counter space in all units.
8. Provide at least one upper cabinet shelf in Type B units maximum 48" AFF.
9. Pull hardware at kitchen casework in all units.









TYPE A - Bathroom w/ Shower

Accessibility Requirements - Bathrooms (A)

1 Provide In-Wall Blocking to Support Future Grab Bar Installation

2 Flush Control on Open Side

3 Provide Removable Cabinetry or Built-In Knee Space Fascia

4 Shower Faucets and Spray Shall Be Located 16" - 27" From Seat Wall

5 Provide In-Wall Blocking to Support Future Seat Installation

6 Provide Shower Controls on End Wall

7 5' 6" Min Floor Clearance

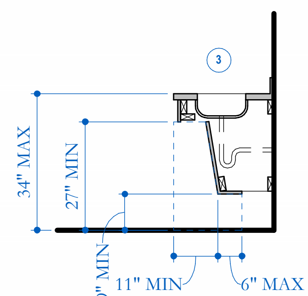
8 1/2" max threshold (Beveled 1:2 Slope)

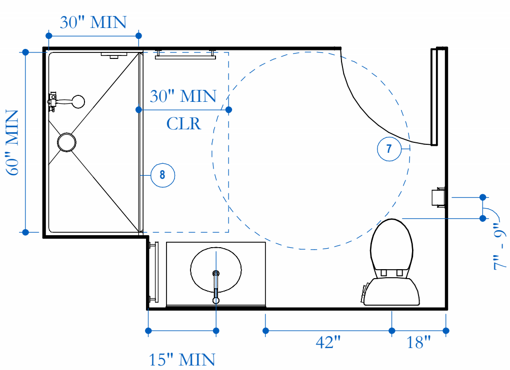
9 Tub Controls to be Located Between Future Grab Bar and Tub Rim, Offset Between Tub Centerline and Open Side

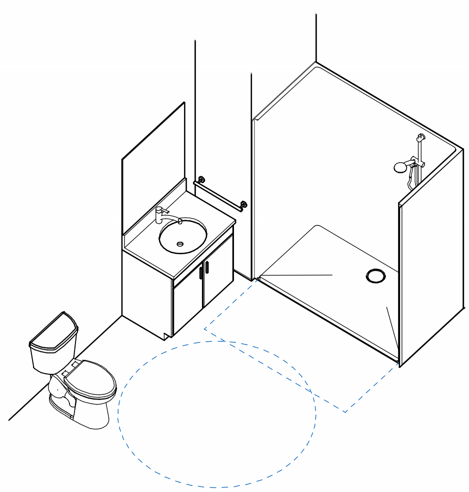
10 Two Lights are Required (One Ceiling Fixture + One Medicine Cabinet Fixture)

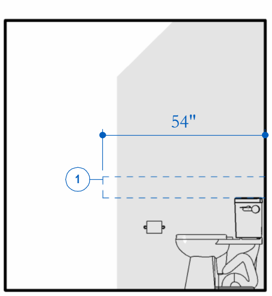
Best Practice Recommendations:

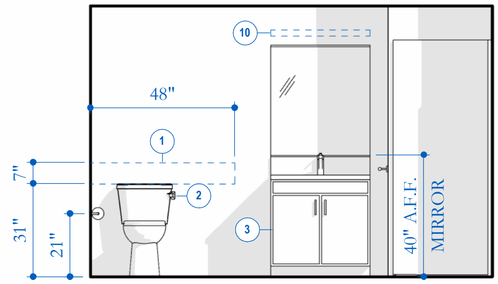
1. 67” Turning Diameters
2. Continuous Blocking in Bathrooms Between 24” And 72” Aff.
3. Minimum Three Lights in Bathroom: Vanity, Shower, And General - Each Individually Controlled and Separate from Fan Switch in All Units.
4. Extend Floor Finish Under Cabinets to Facilitate Adaptation at All Sinks/ Lavatories.
5. 17”-19” Seat Height in All Bathrooms.
6. Tub Rim Between 16”-18” And Offset Controls in All Units.
7. Lever Handles at All Fixtures.
8. Pull Hardware at Bathroom Casework in All Units.
9. Consider Properly Pitched Floor Drain, Waterproof Mastic and Flooring, Typ.
10. A Third Light Fixture is Recommended above the Shower / Tub.

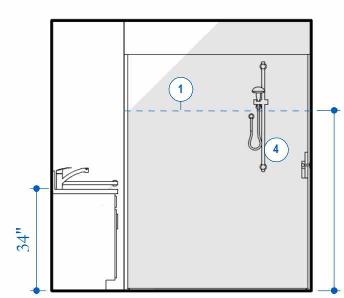


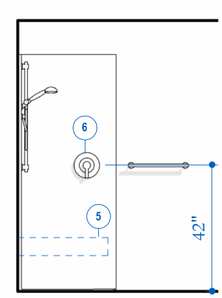












TYPE B - Bathroom w/ Shower

Accessibility Requirements - Bathrooms (B)

1 5' 6" Min Floor Clearance

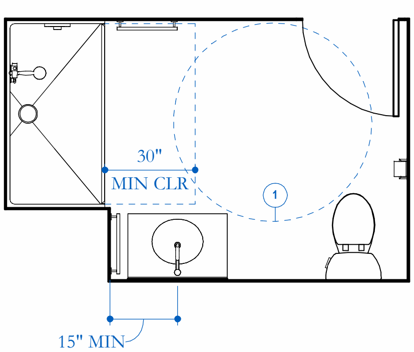
2 Provide In-Wall Blocking to Support Future Grab Bar Installation

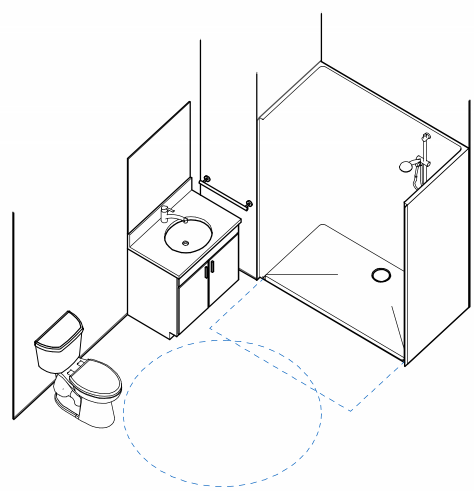
3 Two Lights are Required (One Ceiling Fixture + One Medicine Cabinet Fixture)

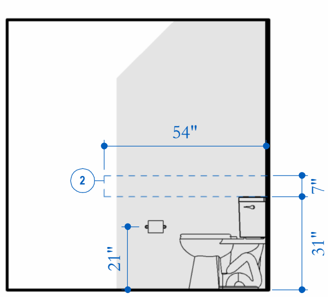
4 Tub Controls to be Located Between Future Grab Bar and Tub Rim, Offset Between Tub Centerline and Open Side

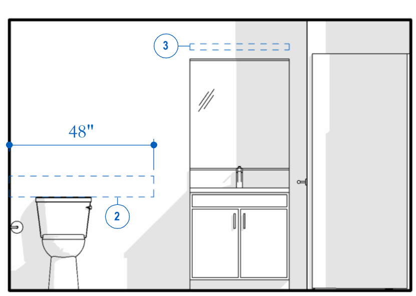
Best Practice Recommendations:

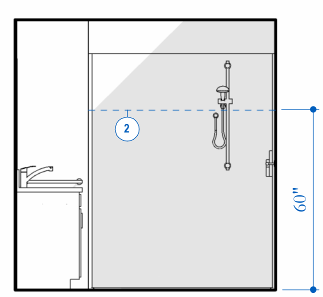
1. 67” Turning Diameters
2. Continuous Blocking in Bathrooms Between 24” And 72” Aff.
3. Minimum Three Lights in Bathroom: Vanity, Shower, And General - Each Individually Controlled and Separate from Fan Switch in All Units.
4. Extend Floor Finish Under Cabinets to Facilitate Adaptation at All Sinks/ Lavatories.
5. 17”-19” Seat Height in All Bathrooms.
6. Tub Rim Between 16”-18” And Offset Controls in All Units.
7. Lever Handles at All Fixtures.
8. Pull Hardware at Bathroom Casework in All Units.
9. Consider Properly Pitched Floor Drain, Waterproof Mastic and Flooring, Typ.
10. A Third Light Fixture is Recommended above the Shower / Tub.











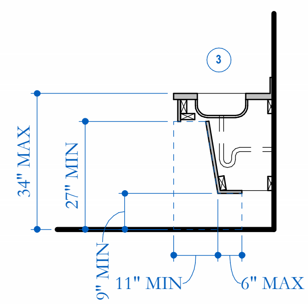
TYPE A - Bathroom w/ Tub

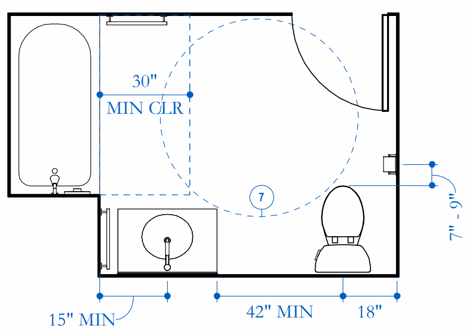
Accessibility Requirements - Bathrooms (A)

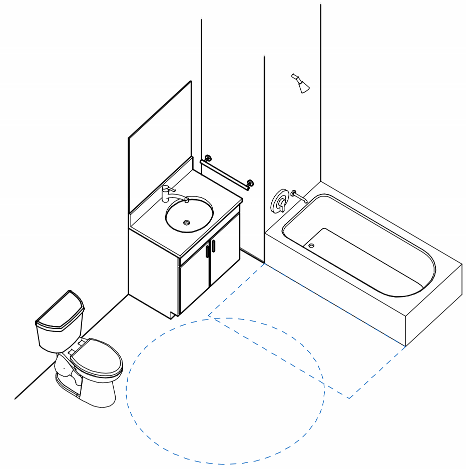
1 Provide In-Wall Blocking to Support Future Grab Bar Installation
2 Flush Control on Open Side
3 Provide Removable Cabinetry or Built-In Knee Space Fascia
4 Shower Faucets and Spray Shall Be Located 16" - 27" From Seat Wall
5 Provide In-Wall Blocking to Support Future Seat Installation
6 Provide Shower Controls on End Wall
7 5' 6" Min Floor Clearance
8 1/2" max threshold (Beveled 1:2 Slope)
9 Tub Controls to be Located Between Future Grab Bar and Tub Rim, Offset Between Tub Centerline and Open Side
10 Two Lights are Required (One Ceiling Fixture + One Medicine Cabinet Fixture)

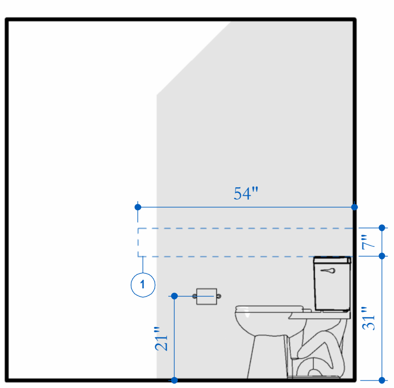
Best Practice Recommendations:

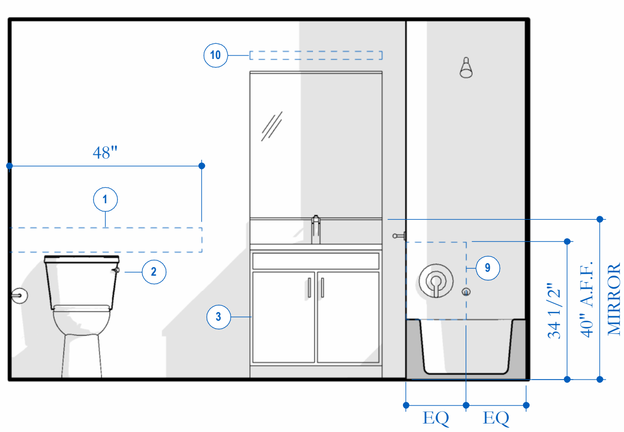
1. 67” Turning Diameters
2. Continuous Blocking in Bathrooms Between 24” And 72” Aff.
3. Minimum Three Lights in Bathroom: Vanity, Shower, And General - Each Individually Controlled and Separate from Fan Switch in All Units.
4. Extend Floor Finish Under Cabinets to Facilitate Adaptation at All Sinks/ Lavatories.
5. 17”-19” Seat Height in All Bathrooms.
6. Tub Rim Between 16”-18” And Offset Controls in All Units.
7. Lever Handles at All Fixtures.
8. Pull Hardware at Bathroom Casework in All Units.
9. Consider Properly Pitched Floor Drain, Waterproof Mastic and Flooring, Typ.
10. A Third Light Fixture is Recommended above the Shower / Tub.

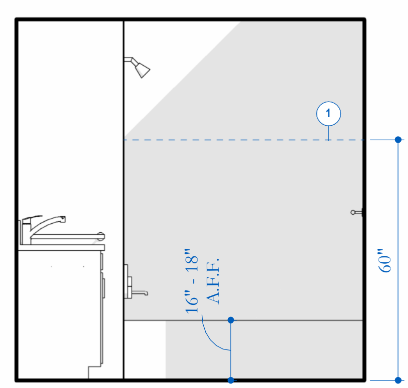












TYPE B - Bathroom w/ Tub

Accessibility Requirements - Bathrooms (B)

1 5' 6" Min Floor Clearance

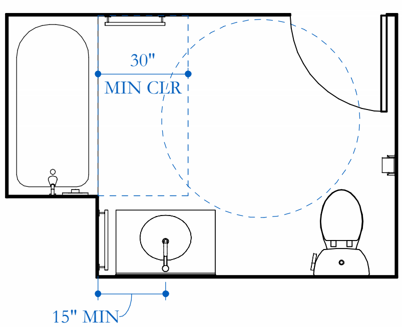
2 Provide In-Wall Blocking to Support Future Grab Bar Installation

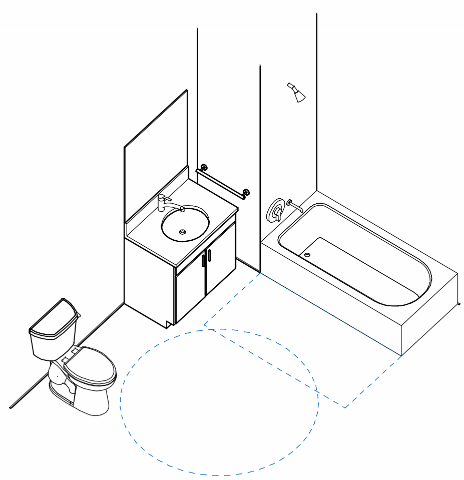
3 Two Lights are Required (One Ceiling Fixture + One Medicine Cabinet Fixture)

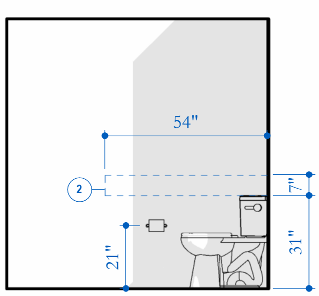
4 Tub Controls to be Located Between Future Grab Bar and Tub Rim, Offset Between Tub Centerline and Open Side

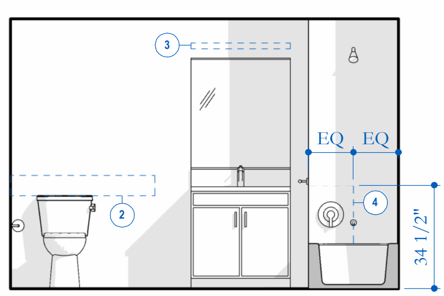
Best Practice Recommendations:

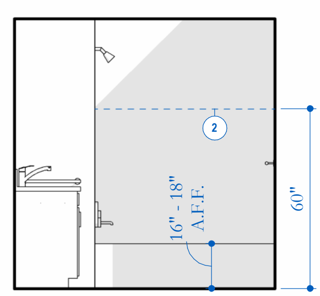
1. 67" Turning Diameters
2. Continuous Blocking in Bathrooms Between 24" And 72" Aff.
3. Minimum Three Lights in Bathroom: Vanity, Shower, And General - Each Individually Controlled and Separate from Fan Switch in All Units.
4. Extend Floor Finish Under Cabinets to Facilitate Adaptation at All Sinks/ Lavatories.
5. 17"-19" Seat Height in All Bathrooms.
6. Tub Rim Between 16"-18" And Offset Controls in All Units.
7. Lever Handles at All Fixtures.
8. Pull Hardware at Bathroom Casework in All Units.
9. Consider Properly Pitched Floor Drain, Waterproof Mastic and Flooring, Typ.
10. A Third Light Fixture is Recommended above the Shower / Tub.





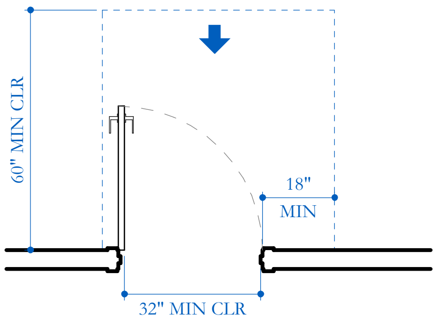


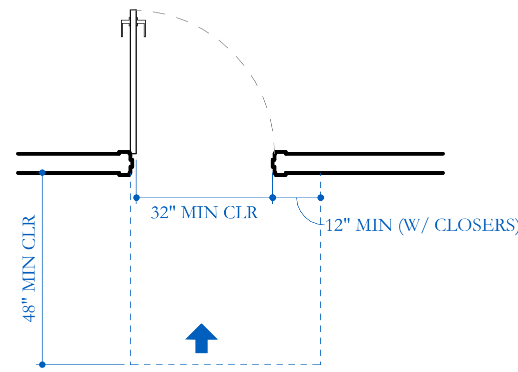




Door Clearance Requirements

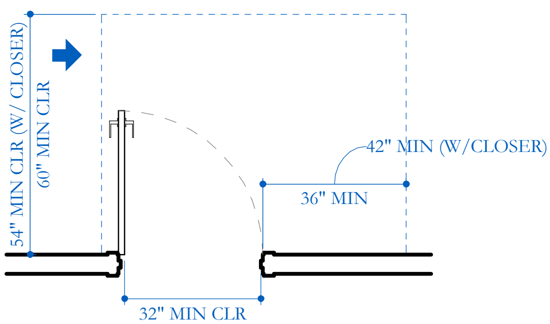
Pull Side
Front Approach

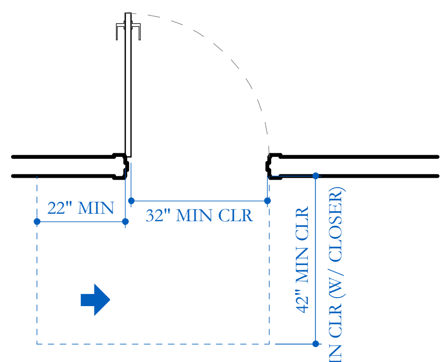




Push Side
Front Approach

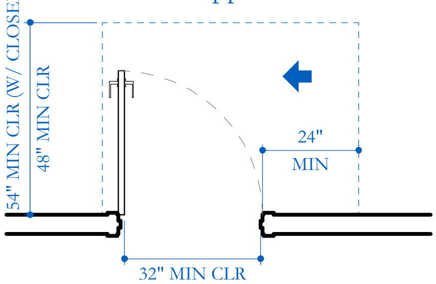
Pull Side
Hinge Approach

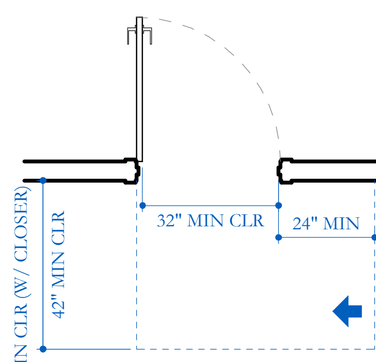




Push Side
Hinge Approach

Pull Side
Latch Approach





Push Side
Hinge Approach