

4 ACCESSIBLE ROUTES INTO AND THROUGH DWELLING UNIT

- ▶ Thresholds of unit's exterior doors may not exceed 3/4" (also applies to sliding tracks).
- ▶ In single-story units, changes of height of 1/4" to 1/2" must be beveled. Those greater than 1/2" must be ramped or have other means of access.
- ▶ Minimum **clear** width for accessible route inside the unit is 36".
- ▶ Hallways, passages, and corridors must be wide enough to allow room to maneuver a wheelchair throughout the unit.

5 ACCESSIBLE LIGHT SWITCHES, ELECTRICAL OUTLETS, AND ENVIRONMENTAL CONTROLS

- ▶ Operable parts of controls must be no lower than 15" and no higher than 48".
- ▶ Switches, outlets, thermostats and controls must be accessible to people in wheelchairs.

6 REINFORCED WALLS IN BATHROOM

- ▶ Walls in bathrooms must be reinforced so that grab bars near the toilet, tub, shower, and shower seat, if provided, can be added later.

7 USABLE KITCHENS AND BATHROOMS

- ▶ A minimum of 40" of **clear** floor space is required in kitchens to allow a person in a wheelchair to maneuver between opposing base cabinets, countertops, appliances, or walls.
- ▶ A U-shaped design requires a minimum of 5' in diameter **clear** space, or removable cabinets at the base of the "U."
- ▶ Appliances must be located so a person in a wheelchair can use them. A 30" x 48" **clear** floor space is required for a parallel or forward approach.
- ▶ Adequate maneuvering space is required in bathrooms so that a person in a wheelchair can easily enter, close the door, use the facilities and fixtures, and exit.

HUD Guidelines provides two sets of specifications for usable bathrooms: Option A and Option B.

- ▶ With Option A, **all** bathrooms must include providing a basic degree of maneuverability to meet Option A requirements.
- ▶ With Option B, only one bathroom must meet Option B requirements, which provide for a stricter degree of maneuverability. Other bathrooms require usable doors, reinforced walls, switch/outlets in accessible locations, and must be an accessible route.

SEVEN TECHNICAL REQUIREMENTS

- 1 Accessible Entrance on an Accessible Route
- 2 Accessible Public and Common-Use Areas
- 3 Usable Doors
- 4 Accessible Routes Into and Through the Dwelling Unit
- 5 Accessible Light Switches, Electrical Outlets, and Environmental Controls
- 6 Reinforced Walls in Bathrooms
- 7 Usable Kitchens and Bathrooms

Based on the Fair Housing Act, as amended, there are seven technical requirements in the *Accessibility Guidelines* for covered buildings.



Refer to diagrams in HUD Guidelines for locations and acceptable dimensions of wall reinforcements.

ACCESSIBILITY GUIDELINES

1 ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE

- ▶ If separate entrances for ground-floor units, each entrance must be accessible.
- ▶ If common entrances to a multi-unit building, at least one entrance — typically used by residents for entering the building — must be accessible.
- ▶ An accessible entrance must be located on a route that a person in a wheelchair can easily travel, leading to and from meaningful locations, e.g., parking, public transportation, other buildings in the complex, amenities such as laundry room, recreational facilities.

Refer to ANSI, Section 4.3.

2 ACCESSIBLE PUBLIC AND COMMON-USE AREAS

- ▶ Parking areas, curb ramps, passenger loading areas, building lobbies, lounges, halls and corridors, elevators, public use restrooms, and rental or sales offices must be accessible to people with disabilities.
- ▶ Included are drinking fountains/ water coolers, mailboxes, laundry rooms, community and exercise rooms, swimming pools, playgrounds, recreation facilities, nature trails.

3 USABLE DOORS

- ▶ Doors must be wide enough to enable a person in a wheelchair to maneuver through them easily.
- ▶ Included are public and common-use doors, doors leading into an individual dwelling unit, and **all** doors within the dwelling unit itself.

Doors in public or common-use areas can comply by using ANSI standards.

- ▶ For wheelchairs, doors must have a minimum **clear** opening width of 32" (measure from face of door to the stop, with the door open 90 degrees).
- ▶ All types of doors are covered:
 - ▶ hinged doors
 - ▶ sliding doors
 - ▶ folding doors
- ▶ Doors leading to any outdoor amenities the dwelling may have... balcony, patio, deck... are covered. If a deck or patio has doorways leading into two or more separate rooms, **all** these doors must be usable.

FAIR HOUSING ACT, AS AMENDED

- ▶ Prohibits housing discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability.
- ▶ Sets certain requirements for accessible design in new construction.
- ▶ Covers residential multi-family dwellings for first occupancy after March 13, 1991 (covered multi-family dwellings are **all** types of buildings with four or more units).
- ▶ Includes condos, single-story townhouses, garden apartments, vacation timeshares, dormitories, and homeless shelters.
- ▶ Requires covered buildings with an elevator to make **all** units in buildings accessible.
- ▶ Requires covered buildings without an elevator to make **all** ground-floor units (including ground-floors at different levels in the same building) accessible.



For further information
about the Fair Housing Accessibility Guidelines,
www.hud.gov/fairhousing

HUD Distribution Center: **1-800-767-7468**
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