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A collaborative program between the
ADA National Network and the
US Access Board



The Session is Scheduled to begin at 2:30pm Eastern Time
We will be testing sound quality periodically


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Webinar Features

- **Closed captioning** – click  icon (top of screen) or control-F8 and adjust your screen
- **Questions** - type and submit questions in the Chat Area Text box or press control-M and enter text in the Chat Area
- Please do not use emoticons or hand-raising features during this session



Presenter



Jim Pecht
U.S. Access Board

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Accessible Residential Facilities

Session Agenda

- **Laws requiring access to residential facilities**
- **ADA and ABA Standards**
- **Scoping requirements (how many)**
- **Technical requirements (how they are required to be accessible)**

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Accessibility Laws

- **Americans with Disabilities Act**
- **Architectural Barriers Act**
- **Rehabilitation Act**
- **Fair Housing Act Amendments**

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Accessibility Laws

Americans with Disabilities Act:

Covers housing facilities provided as a service, program, or activity of a State or Local Government.

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Accessibility Laws

Americans with Disabilities Act:

Privately owned, strictly residential facilities are not covered by the ADA.

This will include any part of these facilities that are used only by residents and their guests.

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Current ADA Standards

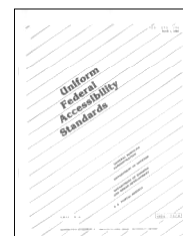


Option:

DOJ's 2010 standards
(mandatory March 15, 2012)

OR

DOJ's 1991 standards
(Defaults to UFAS
until March 15, 2012)



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Accessibility Laws

Architectural Barriers Act:

Covers housing facilities that are designed, constructed, altered, or leased by, or on behalf of the United States.

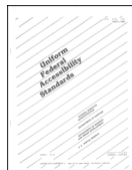
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Current ABA Standards (Federal facilities)



New ABA Standards are in effect for DOD housing facilities



All other Housing – UFAS still applies for Federal Housing Facilities (HUD to update standards)

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Accessibility Laws

Rehabilitation Act:

Covers housing facilities that are a program of Federal agency or that are constructed or altered with Federal financial assistance.

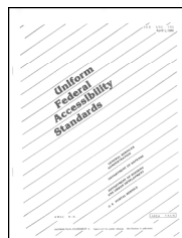
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Current HUD Standards Under the Rehabilitation Act



Housing receiving Federal Financial assistance – HUD section 504 requirements apply



UFAS still the standard (HUD to update requirements)

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Accessibility Laws

Fair Housing Act Amendments:

Covers any Multi-family housing facility that was constructed after March 1991. Alteration to such facilities are not covered.

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HUD Requirements Under the Fair Housing Act



Fair Housing Act Accessibility Guidelines

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Safe Harbor Under the Fair Housing Act



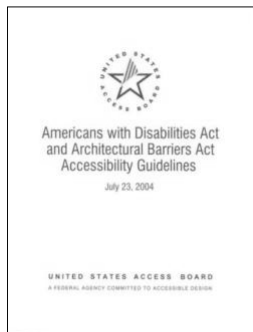
ICC/ANSI A117.1



IBC

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New ADA (and ABA) Standards



Based on the Board's ADA-ABA Guidelines (2004)

DOJ includes several additional requirements/ revisions



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Additional DOJ Requirements



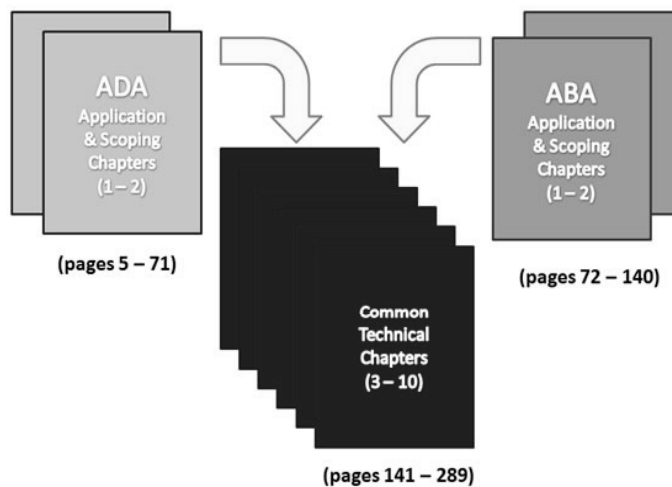
In DOJ's updated ADA regulations:

Dwelling units in a social service center establishments are covered as residential facilities.

Housing at a place of education is covered as transient lodging and not as residential.

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Guidelines v. Standards

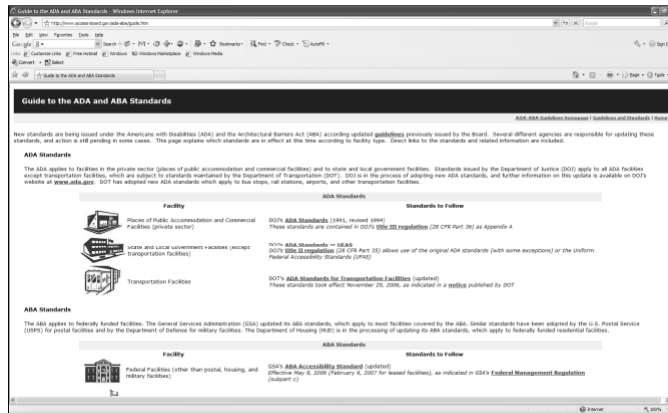


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Online Guidance

www.access-board.gov/ada/



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Residential Dwelling Unit (RDU) Scoping

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Residential Dwelling Unit ADA Scoping

Section 233

- **Units subject to HUD's Section 504 requirements.**
See 24 CFR Part 8
- **Other Units:**
 - 5% of units shall provide the mobility features.
 - 2% shall provide the communication features.

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Residential Dwelling Unit ABA Scoping

Section F233

- **Units provided by HUD through a grant or loan shall meet HUD's section 504 requirements.**
- **Units provided on a Military Installation:**
 - 5% of units shall provide the mobility features.
 - 2% shall provide the communication features.

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Residential Dwelling Unit ABA Scoping

Section F233

- **Units provided by other Federal agencies through a grant or loan:
5% of units shall provide the mobility features.
2% shall provide the communication features.**

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Residential Dwelling Unit ADA and ABA Scoping

Section 233.3.5 & F 233.4.5

This section requires dispersion of both types of accessible units throughout the different types provided in the facility.

An exception allows single floor accessible units to be substituted for multi-floor units when the same spaces and amenities are provided.

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Accessible Route



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Accessible Route Scoping

Sections 206 and F206

At least 1 accessible route is required to:

- the primary entrance of accessible units
- accessible parking
- all public use and common use area serving the accessible units
- all doors within the accessible units providing user passage

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Primary Entrance

Sections 206.4.6 and F206.4.6 requires a Primary Entrance to be accessible. This entrance cannot be to a bedroom.



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Common Use Areas Serving Residential Dwelling Units



Mail Boxes

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Common Use Areas Serving Residential Dwelling Units



Trash Disposal Areas

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Common Use Areas Serving Residential Dwelling Units



Recreational Areas

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Accessible Parking



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Accessible Parking Scoping

Sections 208 and F208

- Where parking for every resident is provided: One space for each unit providing mobility features
- Additional parking for residents: 2% of the additional spaces provided
- Where parking for non-residents is provided: parking spaces shall be provided as required by the general parking table

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Components of Residential Dwelling Units

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Residential Dwelling Unit Components

Units Providing Mobility Features:

- At least one accessible route shall connect all spaces that are part of the RDU
- Turning space in all areas served by the accessible route
- An accessible kitchen
- One accessible toilet and bathing facilities

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Residential Dwelling Unit Components

Units Providing Communication Features:

- Building fire alarm system
- Smoke detection system
- Notification at the primary entrance
- Identification at the primary entrance
- Communication with site, building, or floor entrance

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RDU Components



Turning Space in All Spaces

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RDU Components



Refrigerator and Freezer Space

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RDU Components

**Clear floor space
for each appliance
provided.**

**All controls within
the reach range.**



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RDU Components

**Kitchen Work
Surface: 30 inches
wide with
knee and toe
space provided
underneath**



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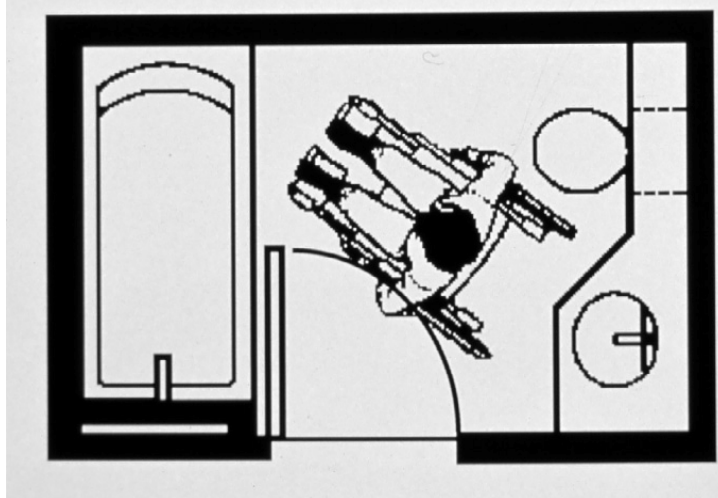
RDU Components



50 % of Self Space in Kitchen Storage

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RDU Components



One Bathroom with at least one of each fixture

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RDU Components



Accessible Lavatory

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RDU Components

**Accessible tubs with
in tub seat provided**

**Grab bars may be
installed later as long
as reinforcement in
the walls is provided**



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RDU Components

**Operable parts in
accessible spaces
required to comply**

**Exceptions for outlets
above kitchen counters,
redundant controls, and
HVAC diffusers**



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RDU Components



Bedrooms

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RDU Components



Living and Dining Areas

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RDU Components



Balcony

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RDU Components



Garage

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Limited Use Limited Application Elevators (LULA)

Allowed in multi-level residential dwelling units

Required to comply with ASME A17.1



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Private Residence Elevators

Allowed only in multi-level residential dwelling units

Required to comply with ASME A17.1



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Questions?

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(800) 993-2822 (TTY)

E-mail: ta@access-board.gov

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**Thank you for participating
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**Next scheduled session:
"Accessible Transient Lodging"
February 3rd, 2011**

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