

# Welcome to the AccessibilityOnline Webinar Series



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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[www.AccessibilityOnline.org](http://www.AccessibilityOnline.org)

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## Webinar Features

- **Closed captioning** – click **cc** 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

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## 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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4

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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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11

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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



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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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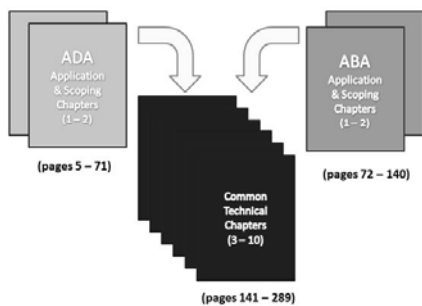
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## Guidelines v. Standards



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## Online Guidance

[www.access-board.gov/ada/](http://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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21

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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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22

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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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23

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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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32

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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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34

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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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38

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## RDU Components

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



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39

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## RDU Components



50 % of Self Space in Kitchen Storage

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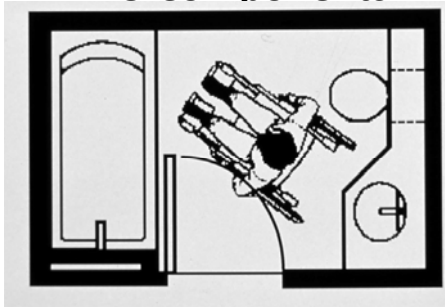
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## RDU Components



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?

You May Type and Submit questions in the Chat Area Text Box or press Control-M and enter text in the Chat Area

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## U.S. Access Board

**(800) 872-2253 (voice)**

**(800) 993-2822 (TTY)**

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52

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**Thank you for participating  
in today's webinar**



**ADA National Network**  
Information, Guidance and Training on the  
Americans with Disabilities Act by DBTAC

**Next scheduled session:**

**"Accessible Transient Lodging"**

**February 3<sup>rd</sup>, 2011**

[www.AccessibilityOnline.org](http://www.AccessibilityOnline.org)

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53

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