
Chapter Two:

REQUIREMENT 2

Accessible and Usable Public
and Common Use Areas

2



...covered multifamily dwellings with a building entrance on an accessible route shall be designed in such a manner that the public and common use areas are readily accessible to and usable by handicapped persons.

Fair Housing Act Regulations, 24 CFR 100.205

Definitions from the Guidelines

Accessible. When used with respect to the public and common use areas of a building containing covered multifamily dwellings, means that the public or common use areas of the building can be approached, entered, and used by individuals with physical handicaps. The phrase “readily accessible to and usable by” is synonymous with accessible. A public or common use area that complies with the appropriate requirements of ANSI A117.1 – 1986, a comparable standard or these guidelines is “accessible” within the meaning of this paragraph.

Common Use Areas. Rooms, spaces, or elements inside or outside of a building that are made available for the use of residents of a building or the guests thereof. These areas include hallways, lounges, lobbies, laundry rooms, refuse rooms, mail rooms, recreational areas, and passageways among and between buildings.

Public Use Areas. Interior or exterior rooms or spaces of a building that are made available to the general public. Public use may be provided at a building that is privately or publicly owned.

INTRODUCTION

The Fair Housing Accessibility Guidelines (the Guidelines) require public and common use areas and facilities in covered multifamily housing developments to be accessible to people with disabilities so they may benefit from and enjoy the amenities present in the housing development in which they live. Public and common use areas that must be accessible include, but are not limited to, such spaces and elements as selected on-site walks, parking, corridors, lobbies, drinking fountains and water coolers, swimming pool decks or aprons, playgrounds, rental offices, mailbox areas, trash rooms/refuse disposal areas, lounges, clubhouses, tennis courts, health spas, game rooms, toilet rooms and bathing facilities, laundries, community rooms, and portions of common use tenant storage.

The Guidelines require an accessible route (see page 2.15) to public and common use spaces, but not all features or elements within that space may be required to be accessible. The scoping

provisions, or “where,” “when,” and “how many” elements and spaces must be accessible, will be addressed throughout this chapter. For example, where multiple recreational facilities are provided, the Guidelines do not require that each amenity be accessible, but rather that “sufficient numbers” be accessible to provide equitable use by people with disabilities.

In general, however, if each building on a site has its own trash room, lounge area, laundry room, game room, etc., then each of these in each building must be on an accessible route and comply with the applicable portions of an appropriate accessibility standard since they serve different buildings. For an overview of the scoping requirements refer to the illustrations on pages 2.8 through 2.11 and to the chart, taken from the Guidelines, entitled “Basic Components for Accessible and Usable Public and Common Use Areas or Facilities,” reprinted on the next page.



BASIC COMPONENTS FOR ACCESSABLE AND USABLE PUBLIC AND COMMON USE AREAS OR FACILITIES

Accessible element or space	ANSI A117.1 section	Application
1. Accessible route(s)	4.3	<p>Within the boundary of the site:</p> <p>(a) From public transportation stops, accessible parking spaces, accessible passenger loading zones, and public streets or sidewalks to accessible building entrances (subject to site considerations described in section 5).</p> <p>(b) Connecting accessible buildings, facilities, elements and spaces that are on the same site. On-grade walks or paths between separate buildings with covered multifamily dwellings, while not required, should be accessible unless the slope of finish grade exceeds 8.33% at any point along the route. Handrails are not required on these accessible walks.</p> <p>(c) Connecting accessible building or facility entrances with accessible spaces and elements within the building or facility, including adaptable dwelling units.</p> <p>(d) Where site or legal constraints prevent a route accessible to wheelchair users between covered multifamily dwellings and public or common-use facilities elsewhere on the site, an acceptable alternative is the provision of access via a vehicular route so long as there is accessible parking on an accessible route to at least 2% of covered dwelling units, and necessary site provisions such as parking and curb cuts are available at the public or common use facility.</p>
2. Protruding objects	4.4	Accessible routes or maneuvering space including, but not limited to halls, corridors, passageways, or aisles.
3. Ground and floor surface treatments	4.5	Accessible routes, rooms, and spaces, including floors, walks, ramps, stairs, and curb ramps.
4. Parking and passenger-loading zones	4.6	If provided at the site, designated accessible parking at the dwelling unit on request of residents with handicaps, on the same terms and with the full range of choices (e.g., surface parking or garage) that are provided for other residents of the project, with accessible parking on a route accessible to wheelchairs for at least 2% of the covered dwelling units; accessible visitor parking sufficient to provide access to grade-level entrances of covered multifamily dwellings; and accessible parking at facilities (e.g., swimming pools) that serve accessible buildings.
5. Curb ramps	4.7	Accessible routes crossing curbs.
6. Ramps	4.8	Accessible routes with slopes greater than 1:20.
7. Stairs	4.9	Stairs on accessible routes connecting levels not connected by an elevator.
8. Elevator	4.10	If provided.
9. Platform lift	4.11	May be used in lieu of an elevator or ramp under certain conditions.
10. Drinking fountains and water coolers	4.15	Fifty percent of fountains and coolers on each floor, or at least one, if provided in the facility or at the site.
11. Toilet rooms and bathing facilities	4.22	Where provided in public-use and common-use facilities, at least one of each fixture provided per room.
(including water closets, toilet rooms and stalls, urinals, lavatories and mirrors, bathtubs, shower stalls, and sinks.)		
12. Seating, tables, or work surfaces	4.30	If provided in accessible spaces, at least one of each type provided.
13. Places of assembly	4.31	If provided in the facility or at the site.
14. Common-use spaces and facilities	4.1	If provided in the facility or at the site:
(including swimming pools, playgrounds, entrances, rental offices, lobbies, elevators, mailbox areas, lounges, halls and corridors, and the like.)	through 4.30	<p>(a) Where multiple recreational facilities (e.g., tennis courts) are provided sufficient accessible facilities of each type to assure equitable opportunity for use by persons with handicaps.</p> <p>(b) Where practical, access to all or a portion of nature trails and jogging paths.</p>
15. Laundry rooms	4.32.6	If provided in the facility or at the site, at least one of each type of appliance provided in each laundry area, except that laundry rooms serving covered multifamily dwellings would not be required to have front-loading washers in order to meet the requirements of § 100.205(c)(1). (Where front loading washers are not provided, management will be expected to provide assistive devices on request if necessary to permit a resident to use a top loading washer.)

Reprint of "Basic Components" chart from the Guidelines. The application column gives guidance on scoping: how many of what kind located where.

SCOPE OF ANSI AND THE ADA IN PUBLIC AND COMMON USE SPACES

APPLICATION OF ANSI A117.1 - 1986

The Fair Housing Act references the ANSI A117.1 Standard (*American National Standard for Buildings and Facilities: Providing Accessibility and Usability for Physically Handicapped People*) as an acceptable means of complying with the design requirements of the Act. However, the Act does not exclusively require following ANSI A117.1. The Fair Housing Act regulations of the U.S. Department of Housing and Urban Development (HUD) adopt the ANSI Standard, but specify the 1986 version of the ANSI A117.1 Standard. Likewise, the Guidelines reference specific portions of the 1986 ANSI A117.1 Standard.

The Guidelines are to provide technical guidance and are not mandatory. They provide a safe harbor for compliance with the accessibility requirements of the Act.

The “Purpose” section in the Guidelines states that “Builders and developers may choose to depart from these guidelines and seek alternate ways to demonstrate that they have met the requirements of the Fair Housing Act.” If an accessibility standard other than the ANSI A117.1 Standard is followed, care must be taken to ensure the standard used is at least equivalent to or stricter than the 1986 ANSI A117.1 Standard. See also the ANSI Standard discussion in the Introduction on page 13.

The Guidelines, in some instances, modify the ANSI specifications and, in other instances, substitute specifications. The illustrations in this chapter provide an overview of many of the key requirements for public and common use areas.

When designing these areas it is essential to refer to the 1986 ANSI A117.1 Standard specifications 4.1 through 4.31, as appropriate (or an equivalent or stricter standard), for detailed dimensional design specifications for each required accessible element or space.

Note: When this Manual states the ANSI Standard or the ANSI A117.1 Standard “must be followed” it means the 1986 ANSI A117.1 Standard or an equivalent or stricter standard.

ANSI Technical Specifications for Accessible Elements and Spaces

- 4.1 Basic Components
- 4.2 Space Allowances and Reach Ranges
- 4.3 Accessible Route
- 4.4 Protruding Objects
- 4.5 Ground and Floor Surfaces
- 4.6 Parking Spaces and Passenger Loading Zones
- 4.7 Curb Ramps
- 4.8 Ramps
- 4.9 Stairs
- 4.10 Elevators
- 4.11 Platform Lifts
- 4.12 Windows
- 4.13 Doors
- 4.14 Entrances
- 4.15 Drinking Fountains and Water Coolers
- 4.16 Water Closets
- 4.17 Toilet Stalls
- 4.18 Urinals
- 4.19 Lavatories, Sinks, and Mirrors
- 4.20 Bathtubs
- 4.21 Shower Stalls
- 4.22 Toilet Rooms, Bathrooms, Bathing Facilities, and Shower Rooms
- 4.23 Storage
- 4.24 Grab Bars, and Tub and Shower Seats
- 4.25 Controls and Operating Mechanisms
- 4.26 Alarms
- 4.27 Detectable Warnings
- 4.28 Signage
- 4.29 Telephones
- 4.30 Seating, Tables, and Work Surfaces
- 4.31 Auditorium and Assembly Areas

PUBLIC AND COMMON USE AREAS NOT COVERED BY THE GUIDELINES

Where a newly constructed development consists entirely of buildings of four or more **multistory dwelling units without elevators** (e.g., two-story townhouses), the development is not required to comply with the Fair Housing Act or the Guidelines. Since there are no covered multifamily dwellings on the site, no public and common use areas anywhere on the site are required to be accessible. Note, however, that the Americans with Disabilities Act (ADA) of 1990 may apply. See the discussion of the ADA in the next column.

However, in housing developments of two- or three-story walk-up buildings where the ground floor dwelling units are single-story, all the ground floor units are covered (unless site impracticality can be claimed, see Chapter 1: “Accessible Building Entrance on an Accessible Route”) and must be on an accessible route with accessible entrances. Since an accessible route does not go to the upper floors, then the stairs up to those dwelling units, and the halls, corridors, and entry doors on the upper floors are not covered by the requirements of the Guidelines.

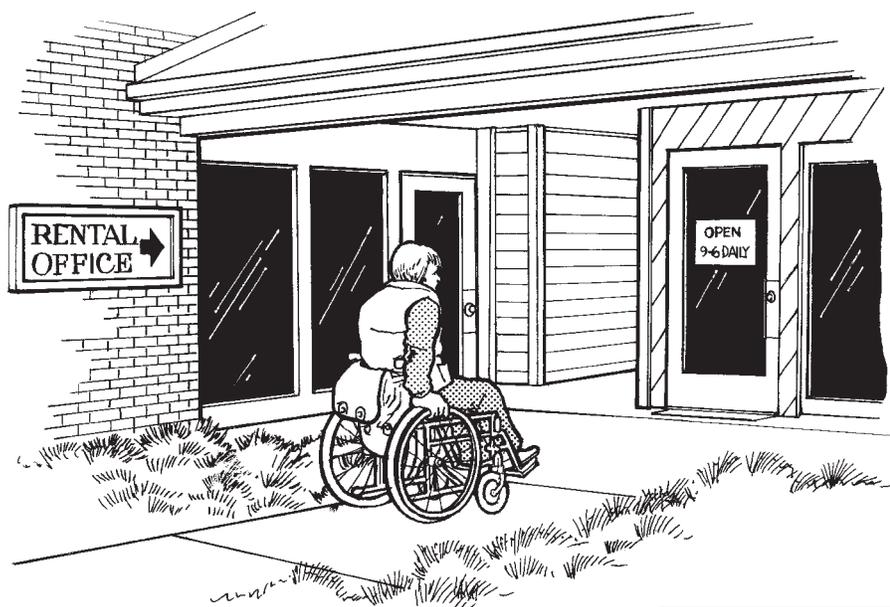
Of course, public and common use facilities must be accessible and cannot be located on upper floors of buildings which do not have an elevator(s), unless similar facilities also are located on the ground floor. For example, it would not be acceptable to have a common use trash room on the second floor of a building and not have one on the ground floor of the same building.

IMPACT OF THE AMERICANS WITH DISABILITIES ACT (ADA) ON PUBLIC AND COMMON USE SPACES

The dwelling units of private multifamily housing developments generally are not required to meet the accessibility provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG). However, some public and common use spaces such as rental offices and sales offices are considered “public accommodations” under Title III of the ADA because, by their nature, they are open to people other than residents and their guests. They, therefore, must comply with the ADA requirements in addition to all applicable requirements of the Fair Housing Act.

Other buildings and amenities in a housing development, such as laundry buildings and recreational facilities (clubhouses, swimming pools, spas, game rooms, and exercise rooms), will be covered by the ADA **only** if they are available for use by people other than residents and their guests. If such facilities are made available to the public only periodically, such as for a festival or seasonal event, they must comply with the ADA during the event.

Fortunately the ANSI and the ADAAG have similar technical specifications for most features. However, there are some differences in scope and technical requirements. For example, the ADAAG requires designated parking spaces for vans. For more discussion of this, see page 2.20 “Access Aisles.” Since this document presents the ANSI specifications cited in the Fair Housing Act, the reader is advised to consult ADAAG only when public and common use facilities are to be available to the general public.



MULTIPLE RECREATIONAL FACILITIES

Where multiple recreational facilities of the same type are provided at the same location on the site (e.g., tennis courts), not all but a “sufficient” number of the facilities must be accessible to ensure an equitable opportunity for use by people with disabilities. It is recommended that all recreational facilities be accessible when the site is relatively flat and this can be easily achieved. Whenever only one of a type of recreational facility is provided at a particular location on the site, it must be accessible and connected by an accessible route to the covered dwelling units. In instances where each building or cluster of buildings is served by its own recreational facility e.g., a swimming pool, then the facility must be on an accessible route from the covered dwelling units.

In the case of recreational facilities, special equipment and features are not required by the Guidelines. For example, play areas for children and swimming pool aprons must be accessible and

meet ANSI specifications for all commonly constructed elements, but special mechanical pool lifts or wheelchair accessible play equipment are not required. The Guidelines do not require an accessible route (ramp or lift) down into the water at pools.

Public and Common Use Space Covered by the ADA

Places of public accommodation subject to the requirements of Title III of the ADA include:

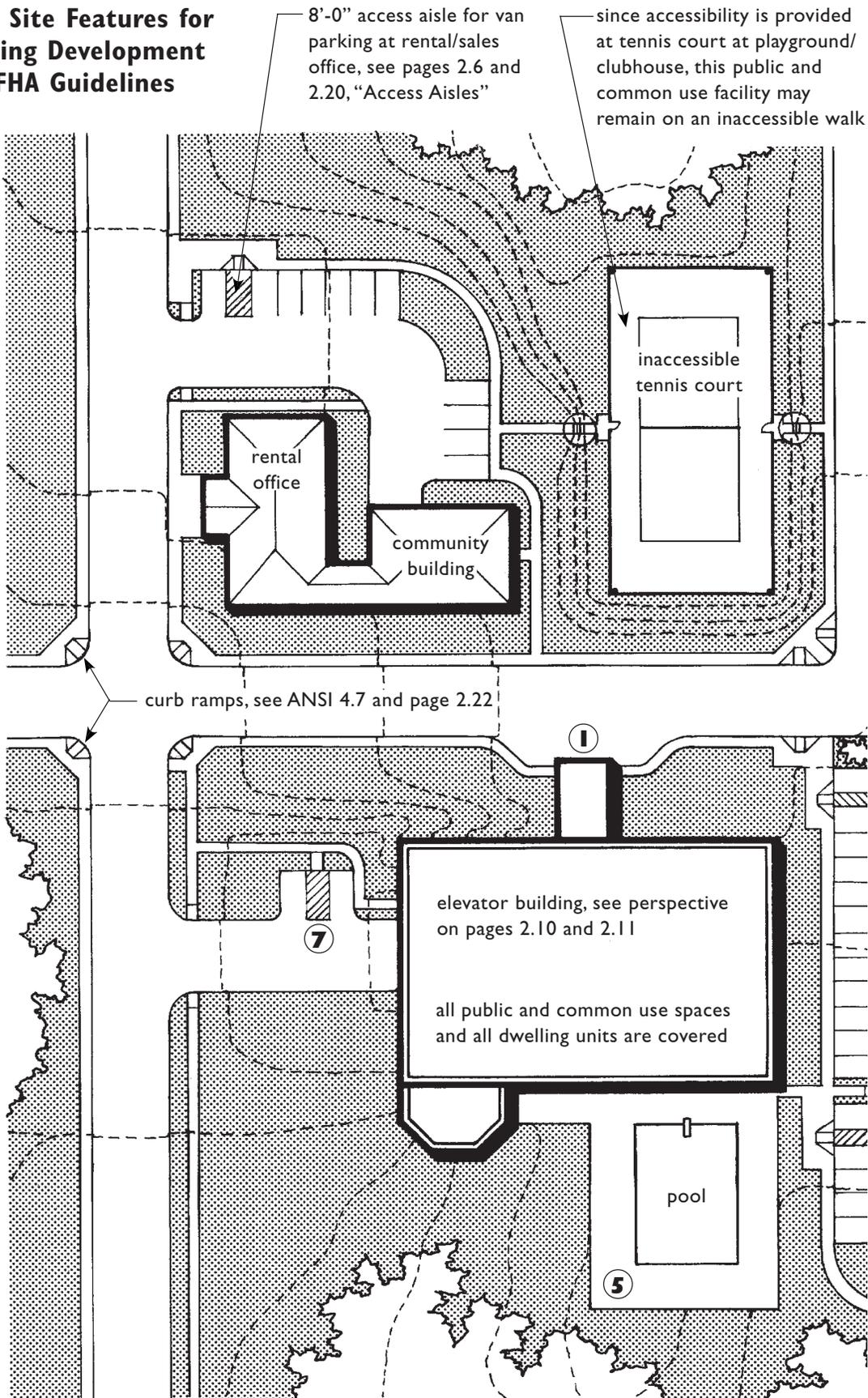
1. places of lodging, 2. establishments serving food or drink,
3. places of exhibition or entertainment, 4. places of public gathering,
5. sales or rental establishments, 6. service establishments, 7. stations used for specified public transportation, 8. places of public display or collection, 9. places of recreation,
10. places of education, 11. social service center establishments, and 12. places of exercise or recreation.

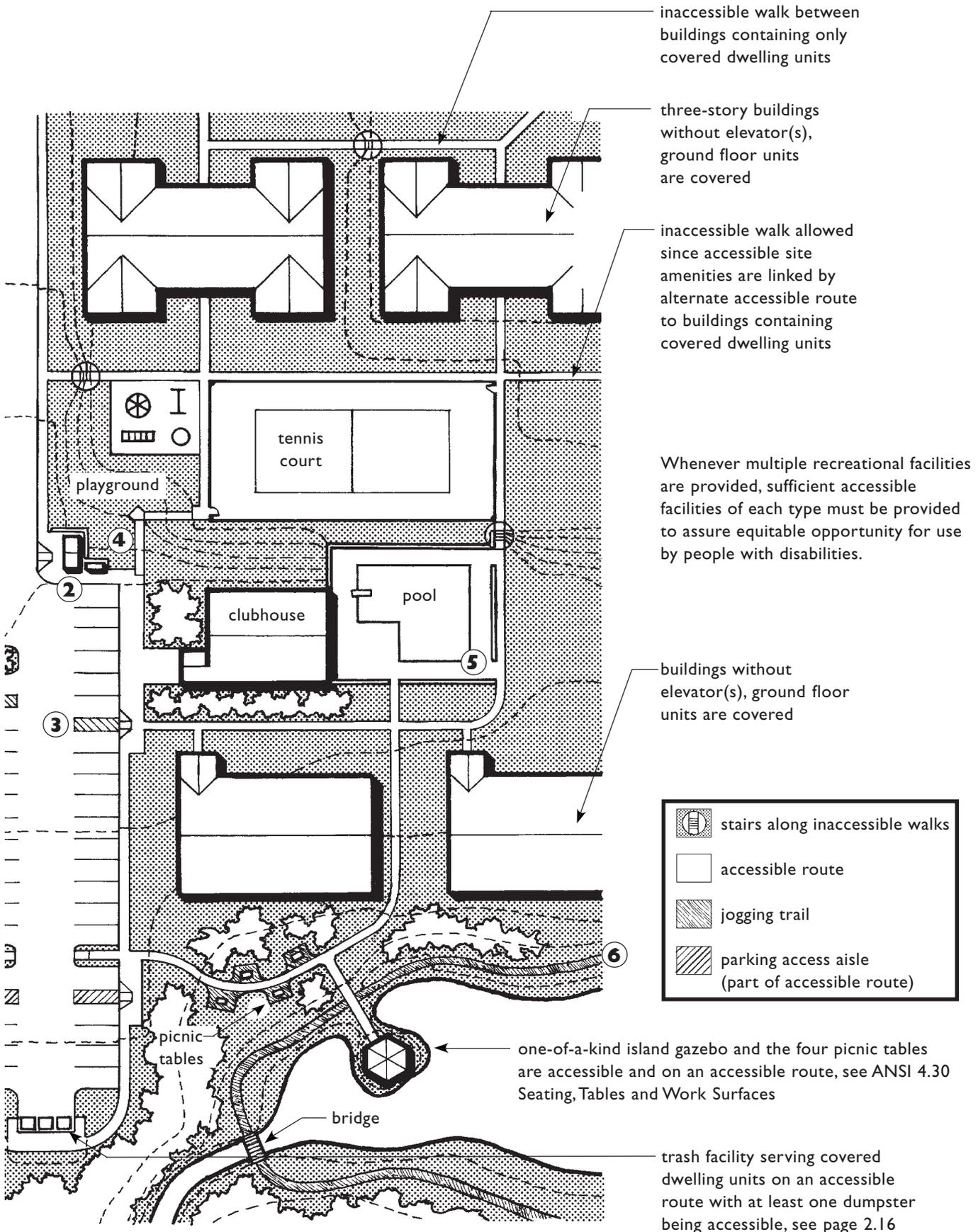
28 CFR Part 36, Section 36.104.

Definitions

Example: Accessible Site Features for a Multifamily Housing Development Covered by the FHA Guidelines

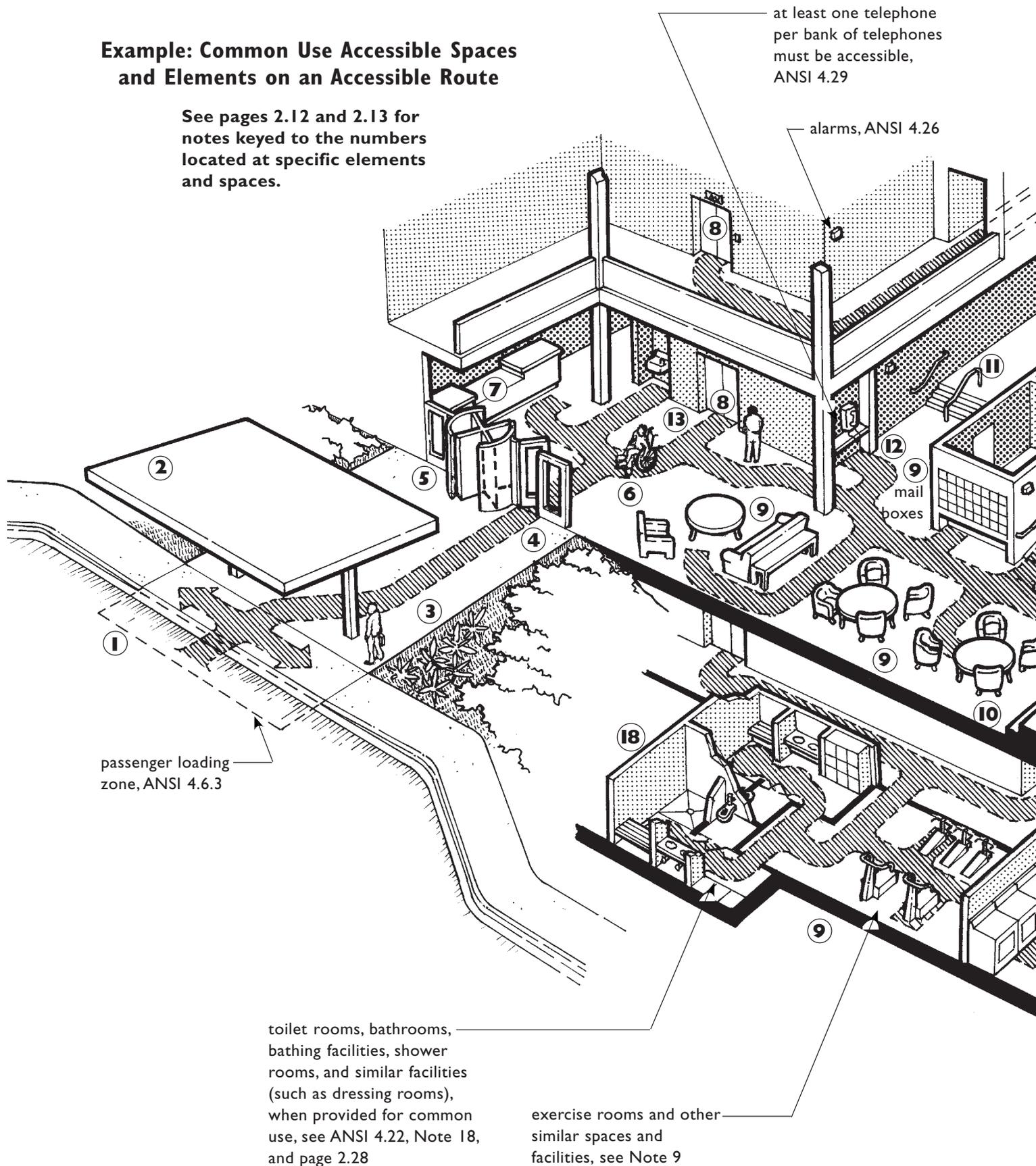
- ① accessible passenger loading zone, see ANSI 4.6
- ② accessible bus shelter (pedestrian arrival point) on an accessible route, see drawing on page 1.6
- ③ accessible resident and visitor parking, see page 2.23
- ④ ramp from upper level of site with tennis court to lower level with clubhouse is part of a required accessible route and must meet ANSI 4.8 Ramps
- ⑤ both pools must be on an accessible route that continues around the apron (access into water not required) since they serve separate buildings containing covered dwelling units
- ⑥ all or a portion of jogging trails must be accessible where practical; this trail is accessible from this point to bridge (smooth, level, paved surface with no abrupt change in level); beyond bridge, trail is inaccessible
- ⑦ van accessible space, see page 2.13, note 16

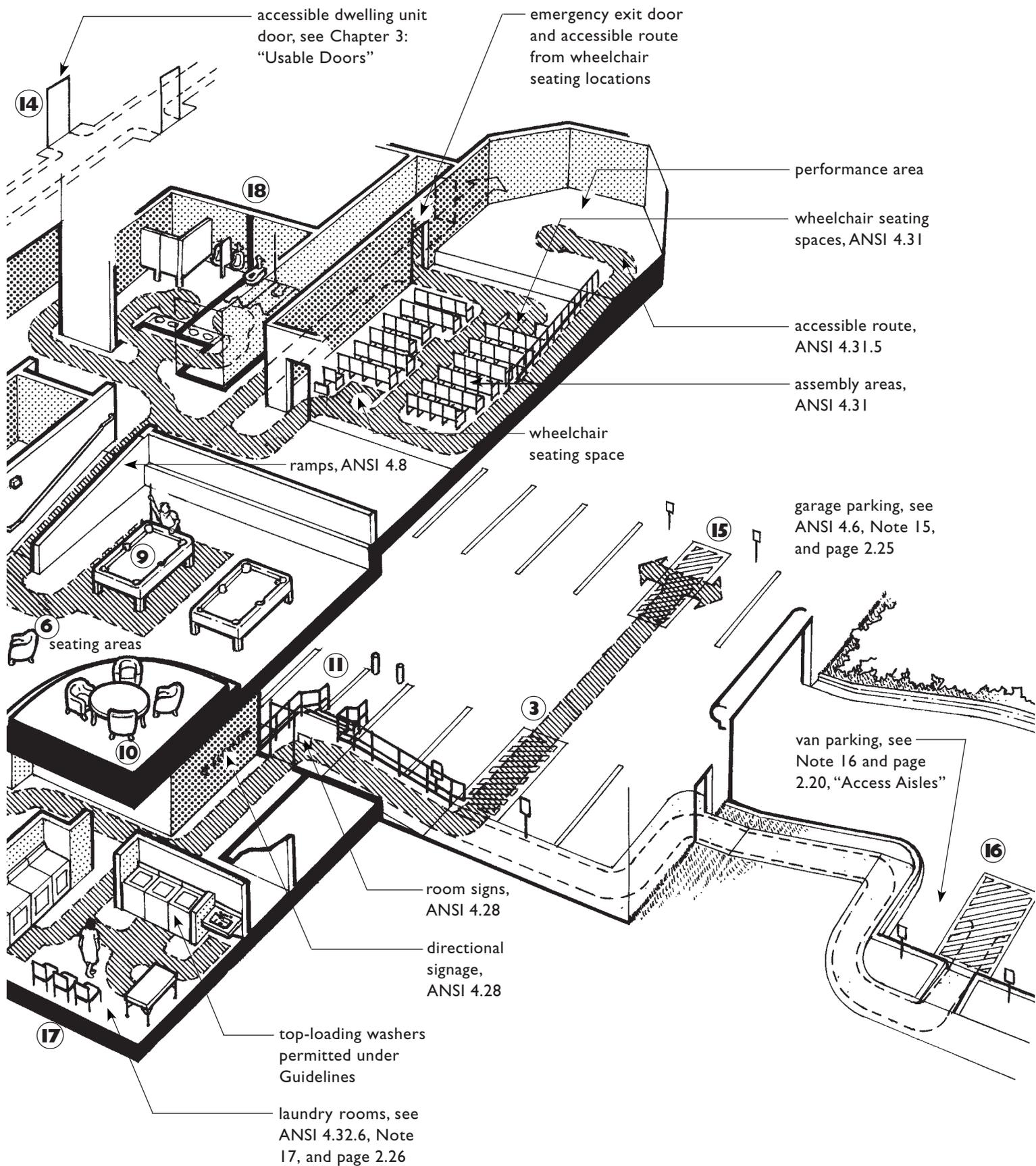




Example: Common Use Accessible Spaces and Elements on an Accessible Route

See pages 2.12 and 2.13 for notes keyed to the numbers located at specific elements and spaces.





The following numbered notes are keyed to the perspective “Example: Common Use Accessible Spaces and Elements on an Accessible Route” appearing on pages 2.10 and 2.11. Each note contains selected technical design references and explanations based on the FHA Guidelines and the ANSI A117.1 - 1986.

1

Passenger Loading Zones. Passenger loading zones must have a large clear pedestrian access aisle connected by an accessible route to accessible building entrances. They also must have sufficient headroom to clear buses or vans with high roofs. See ANSI 4.6 and Notes 2 and 3 below.

2

Overhanging Objects. Roofs, tree limbs, or other elements that overhang passenger loading zones must be kept high enough to clear buses or vans with high roofs. See ANSI 4.6.

3

Accessible Route. Accessible routes must connect accessible transportation stops, parking spaces, passenger loading zones, and public streets and sidewalks within the boundaries of the site to accessible entrances. See ANSI 4.3, Note 6, and page 2.15.

4

Accessible Entrance. Doors along accessible routes must meet ANSI 4.13. See also Chapter 1: “Accessible Building Entrance on an Accessible Route.”

5

Revolving Doors. Revolving doors generally cannot meet the requirements of ANSI 4.13, and, therefore, cannot be the only means of passage at an accessible entrance or on an accessible route.

6

Accessible Route. An accessible route must connect accessible building or facility entrances with accessible spaces and elements within the building or facility, including adaptable (or covered) dwelling units. See also ANSI 4.3, Note 3, and page 2.15.

7

Reception Desk. Accessible reception desks are not specifically described in ANSI. This common use facility must be accessible to people with disabilities and should comply with the applicable specifications of ANSI 4.1 - 4.31. See also Note 9.

8

Elevators. All elevators, if provided, must comply with ANSI 4.10.

9

Multiple Elements, Features, or Spaces.

Whenever one of a type of element, feature, or space is provided for public or common use of residents, it must be on an accessible route and meet the applicable specifications of ANSI. Whenever multiple features or facilities are provided, sufficient accessible features of each type must be provided to assure equitable opportunity for use by people with disabilities.

When ANSI does not contain specifications for the specific facility or feature in question, then related human factors and performance specifications must be used to achieve accessibility. Such specifications include, but are not limited to, 4.2 Space Allowances and Reach Ranges, 4.3 Accessible Route, 4.4 Protruding Objects, 4.5 Ground and Floor Surfaces, and 4.25 Controls and Operating Mechanisms.

10

Raised or Sunken Floor Areas. Small raised or sunken floor areas within a single space or room not connected by an accessible route may be allowed, provided that any facilities or elements on the raised or lowered area also are provided on the main or accessible floor area in the same room or space. In many building codes raised areas, such as mezzanines, are limited to a maximum of 33-1/3 percent of the floor area of the space in which they are located. This seems to be a reasonable limiting percentage for a cumulative total of the entire inaccessible raised and lowered floor areas. The majority of all facilities or elements must be on the accessible floor area and be served by an accessible route. The raised or sunken area must not prevent an accessible route from serving other accessible areas, facilities, or elements; it must not require people with disabilities to take a circuitous route or travel an inordinate additional distance to reach the accessible space.

11

Stairs Along Accessible Routes. A properly designed ramp is considered to be an acceptable part of an accessible route. However, since some users are safer on stairs than on ramps, it is best if stairs are provided in combination with ramps. This is especially true when they are located along an accessible route connecting levels not connected by an elevator. Such stairs are required to meet the ANSI requirements since they will be used by people with particular disabilities for whom steps are easier to traverse than ramps. See page 2.17 for further discussion of stairs along accessible routes.

12

Protruding Objects. The corridor space is an accessible route and like all accessible routes and maneuvering areas, it must be free of hazardous protruding objects that project from walls and posts and are dangerous to someone who is inobservant or a person with a visual impairment. See ANSI 4.4 Protruding Objects and page 2.18.

13

Drinking Fountains and Water Coolers. Where drinking fountains or water coolers are provided, 50 percent on each floor, or at least one, must be on an accessible route and comply with ANSI 4.15.

14

Doors to Covered Units. Doors to adaptable (or covered) dwelling units must meet ANSI 4.13 on the exterior or public and common use side, but need only meet Guidelines Requirement Three: Usable Doors on the inside. See Chapter 3: “Usable Doors.”

15

Parking. Where parking is provided on a multifamily building site, accessible parking spaces on an accessible route are required for residents and visitors. To comply with the Guidelines, such spaces must meet the ANSI 4.6 specifications for parking. The accessible parking that serves a particular building should be located on the shortest possible accessible circulation route to an accessible entrance of the building.

16

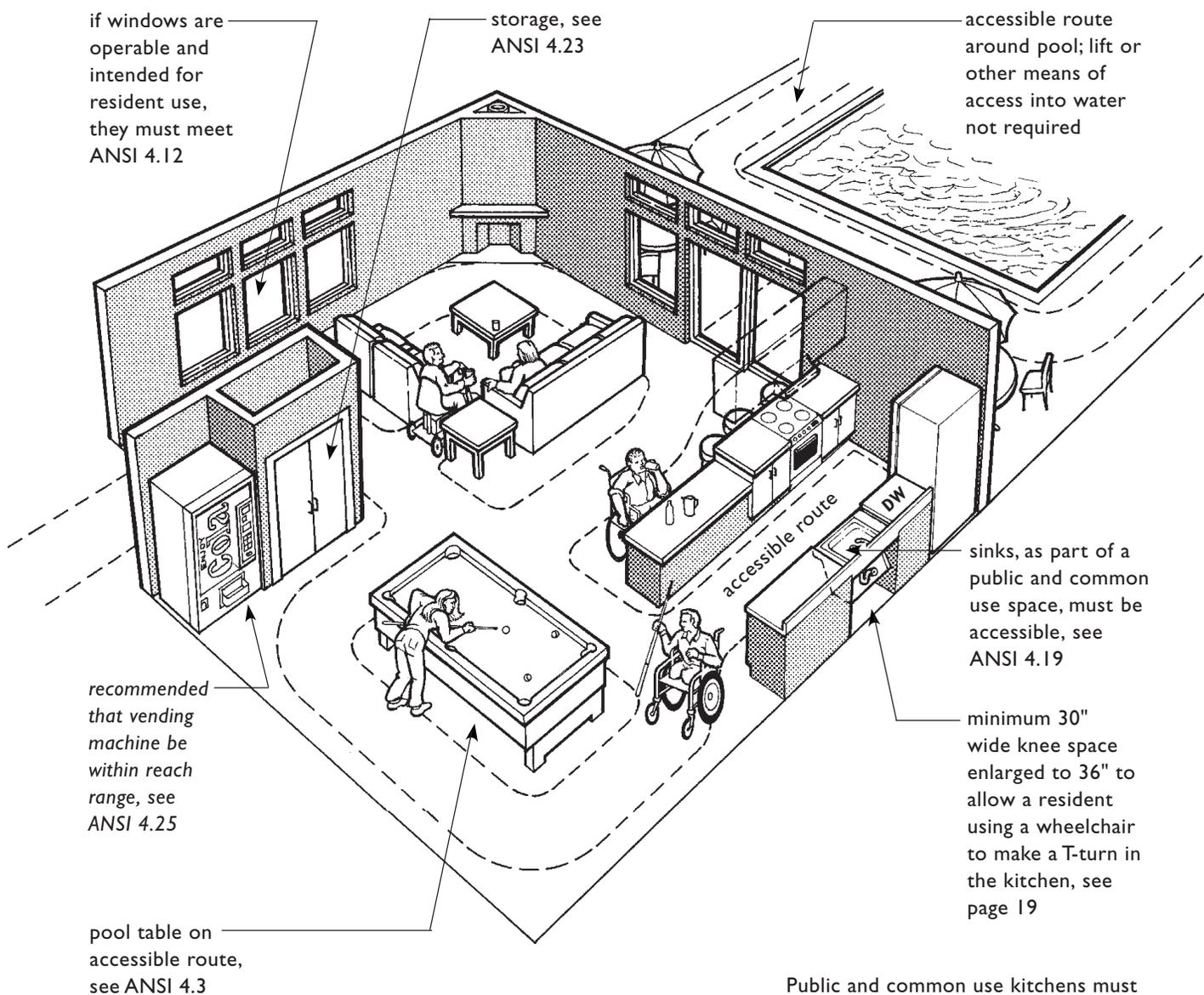
Van Parking. The Guidelines do not require special van parking, but they do require headroom over passenger loading zones for vans. ANSI accessible parking spaces, when located in parking garages, may or may not have sufficient headroom to accommodate vans. Also, the 60-inch access aisle specified in ANSI is not wide enough for vans with side-mounted lifts. For these reasons, it is recommended, where accessible parking is located in garages not having headroom equal to that required by ANSI at loading zones, additional supplemental designated van parking spaces be placed outdoors and furnished with an 8-foot (96 inches) wide access aisle and an accessible route to the garage or other entrances of the building.

17

Laundry Rooms. Where laundry rooms are provided for common use of residents, at least one of each type of appliance provided in each laundry area must be accessible, see ANSI 4.32.6. Note, however, front-loading machines are not required. The accessible route into the room must adjoin a clear floor space to permit a person using a wheelchair to make a parallel or forward approach (see page 5.5) to at least one of each type of appliance, i.e., washing machines, dryers, and soap dispensers. If related features are provided in laundry rooms, such as wash sinks, tables, and storage, at least one of each type must be accessible and comply with applicable ANSI specifications. See page 2.26.

18

Toilet Rooms, Bathrooms, Bathing Facilities, and Shower Rooms. Where toilet rooms and bathing facilities are provided for public use or common use of residents, at least one fixture of each type provided must be accessible per room. See page 2.28 and ANSI 4.22. If related features are provided, such as lockers, at least one of each type must be accessible and comply with applicable ANSI specifications including 4.2 Space Allowances and Reach Ranges, 4.25 Controls and Operating Mechanisms, and 4.23 Storage.



Accessible Elements and Features of a Public and Common Use Clubhouse

Public and common use kitchens must be usable and at least meet the requirements in the Guidelines for kitchens. If preferred, the requirements for kitchens in ANSI 4.32 could be followed.

Notes in italic type are recommendations only and are not required by ANSI or the Guidelines. All recommended features are helpful to people with and without disabilities.

SELECTED TOPICS ON ACCESSIBLE PUBLIC AND COMMON USE SPACES AND FACILITIES

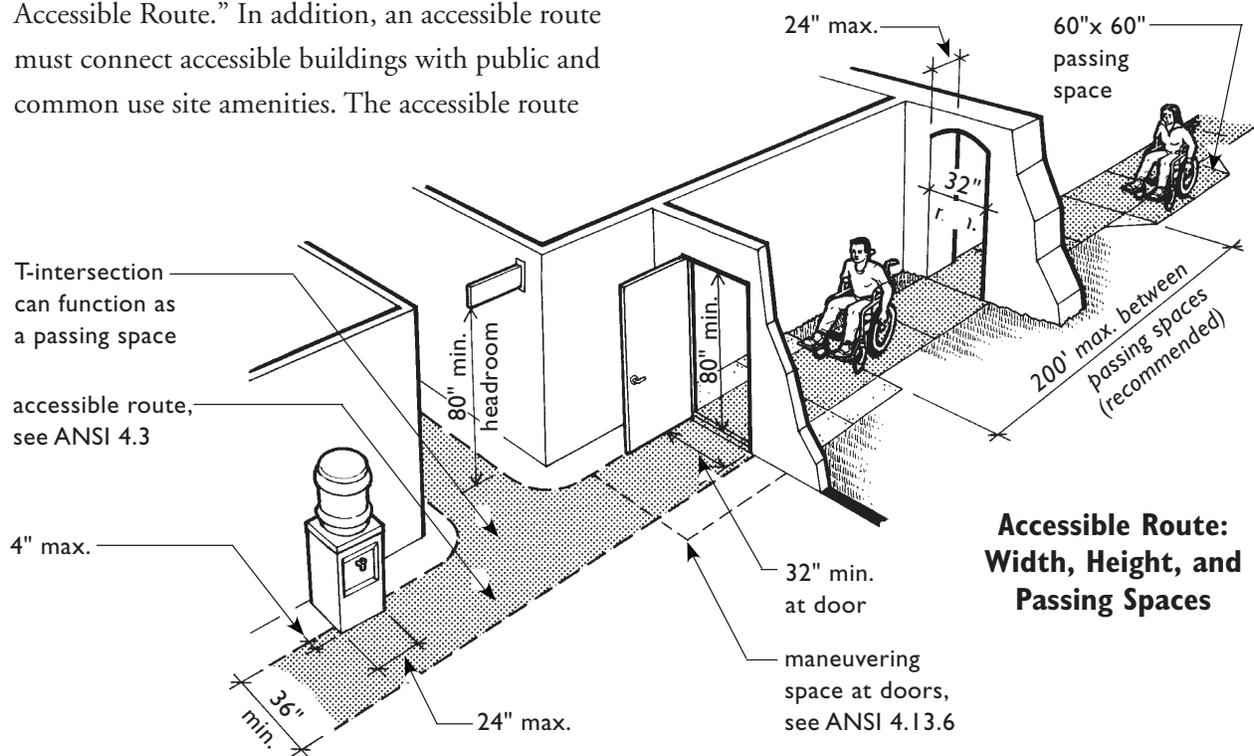
The following is additional explanatory text and illustrations describing selected topics related to accessible public and common use spaces and facilities covered by the Guidelines.

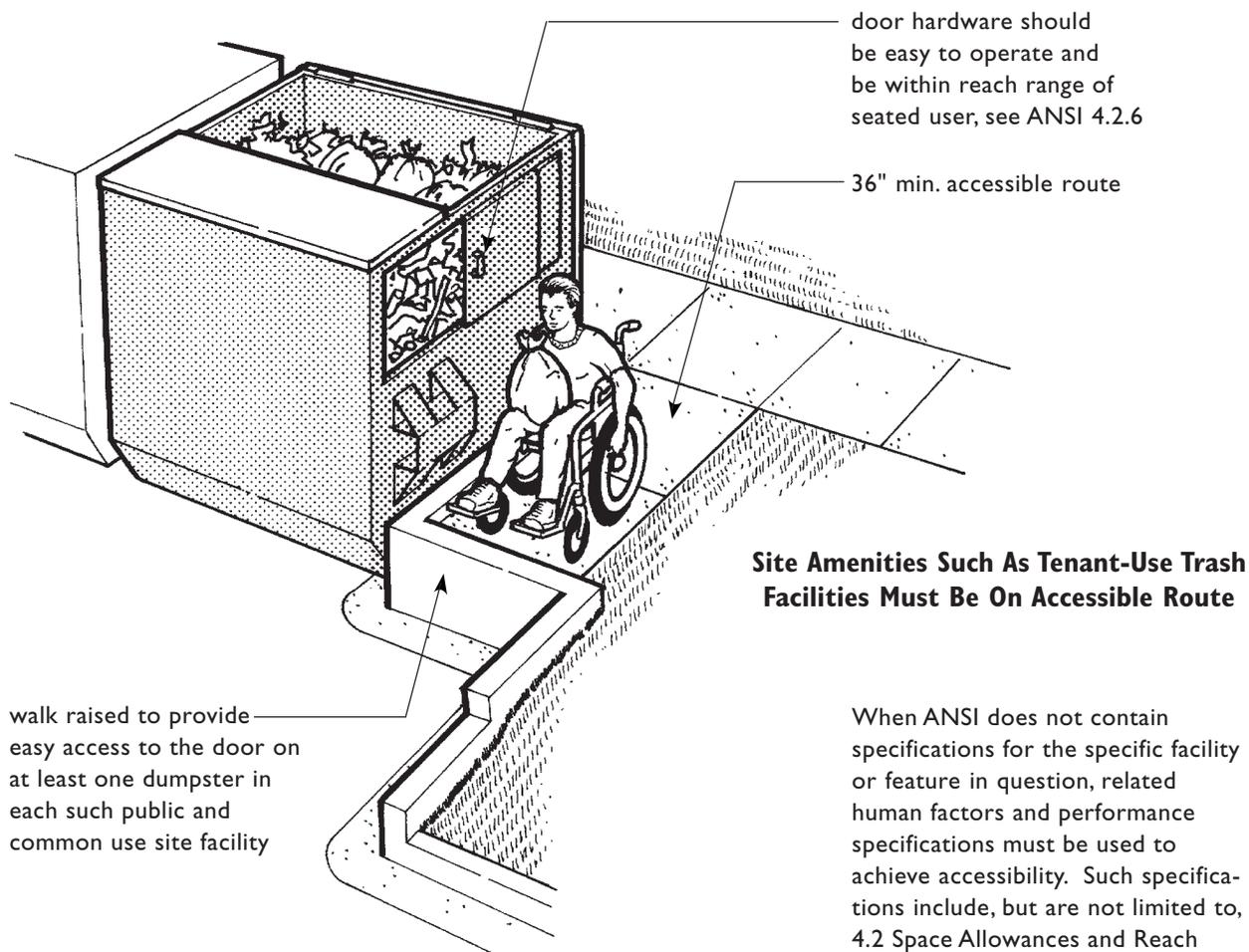
ACCESSIBLE ROUTE

An accessible route is a path that is at least 36 inches wide, smooth, as level as possible, and without hazards or obstructions. Within the boundary of the site, an accessible walk or route on a site must connect public transportation stops, accessible parking spaces, accessible passenger loading zones, and public streets and sidewalks to accessible building entrances. Such accessible walks and routes are subject to site constraints discussed in Chapter 1: “Accessible Building Entrance on an Accessible Route.” In addition, an accessible route must connect accessible buildings with public and common use site amenities. The accessible route

links all accessible elements and features on a site and within a building, making it possible for people with a wide range of disabilities to maneuver safely and use a facility successfully.

Exterior accessible routes include but are not limited to parking access aisles, passenger loading zones, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts. See Chapter 1: “Accessible Building Entrance on an Accessible Route” for additional discussion of accessible routes on sites. As the accessible route continues into a building, it may include corridors, doorways, floors, ramps, elevators, lifts, and clear floor space at fixtures. Accessible routes also may include sky walks, tunnels, garages, and parts of many public and common use spaces. ANSI 4.3 contains complete technical specifications for accessible routes, including width, headroom, surface texture, slope, changes in level, doors, and egress in emergencies.





Site Amenities Such As Tenant-Use Trash Facilities Must Be On Accessible Route

When ANSI does not contain specifications for the specific facility or feature in question, related human factors and performance specifications must be used to achieve accessibility. Such specifications include, but are not limited to, 4.2 Space Allowances and Reach Ranges, 4.3 Accessible Route, 4.4 Protruding Objects, 4.5 Ground and Floor Surfaces, and 4.25 Controls and Operating Mechanisms.

WALKS EXEMPT FROM ACCESSIBLE ROUTE REQUIREMENTS

On-grade walks between separate buildings containing only covered dwelling units are not required to be accessible. However, if the grade of walks between buildings containing only dwelling units does not exceed 8.33%, it is recommended that these walks meet the requirement for accessible routes and not be interrupted by steps. If these walks are made accessible, handrails will not be required on any part of the walk where the slope is between 5% and 8.33%.

It is important to note, however, that if walks between buildings containing only covered dwelling units are also part of a required accessible route—for example, if the walk serves as the route to a common use facility located nearby—then the route would be required to be accessible. (See page 1.8, “Accessible Routes and Walks Between Accessible Buildings and Site Facilities.”)

STAIRS AND ACCESSIBLE ROUTES

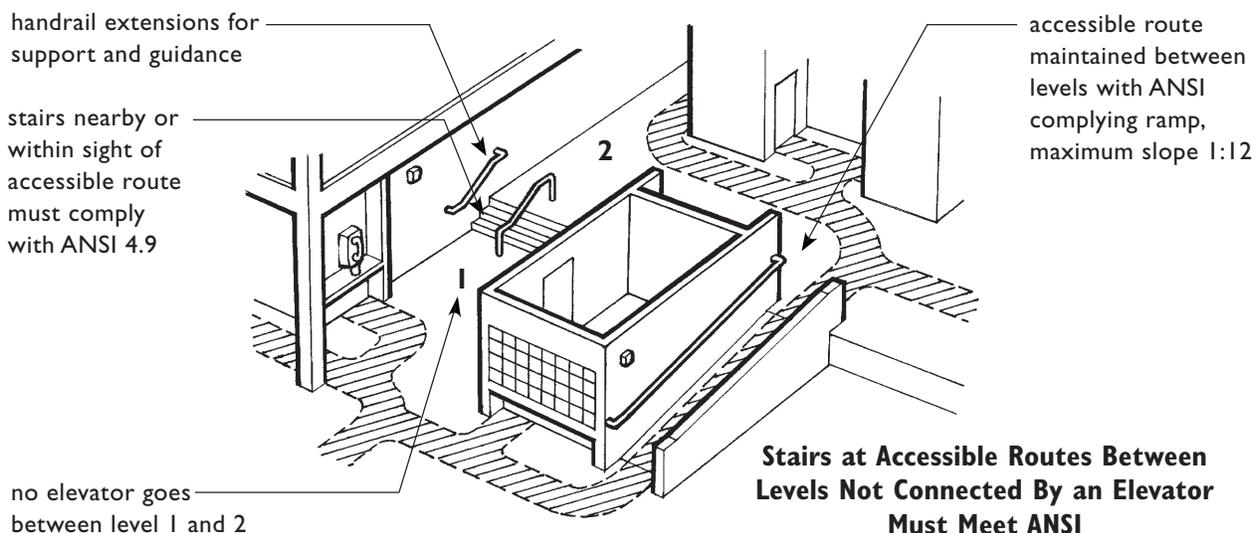
By definition and ANSI 4.3.8 Changes in Level, a stair can never be part of an accessible route, i.e., a stair can never interrupt or be part of the path of an accessible route. Elevators, ramps, and mechanical lifts, however, can be part of an accessible route. In view of the fact that some users have difficulty walking on ramps and are safer using appropriately designed stairs, it is always best that stairs be placed adjacent to or nearby ramps that are used to provide an accessible route between levels not served by elevators.

The ANSI and the Guidelines “Application” charts both state “stairs on accessible routes connecting levels not connected by an elevator” must comply with ANSI 4.9 Stairs. However, the preamble to the Guidelines states “stairs are subject to the ANSI Standard only when they are located **along** an accessible route not served by an elevator.” Therefore, “along” and “on” are interpreted to have the same meaning, especially given the definition of an accessible route that states a stair cannot be part of an accessible route. Thus, “along” and “on” are intended to mean either “adjacent to” or “nearby.”

Nearby in this case means within the same area or within sight of the accessible route or at an unseen location indicated by directional signage. See the example in the illustration below.

In buildings that do not have elevator(s), the Guidelines do not require stairs serving floors above or below the ground floor to meet the ANSI standard. It should be noted, however, that any applicable state or local law or code that sets a stricter standard, may require the stairs to be accessible.

For example, if the local building code has adopted the 1986 ANSI A117.1 Standard, then ANSI 4.9.1 would be applicable. ANSI 4.9.1 states, “Stairs that are required as a means of egress and stairs between floor levels not connected by an elevator shall comply with 4.9.” Because most stairs in nonelevator buildings are provided either to connect floors not connected by an elevator or are stairs required as a means of egress, this would mean that virtually all stairs, including monumental or decorative stairs, would have to comply. Therefore, it is important to check state or local laws for their applicability to stairs.



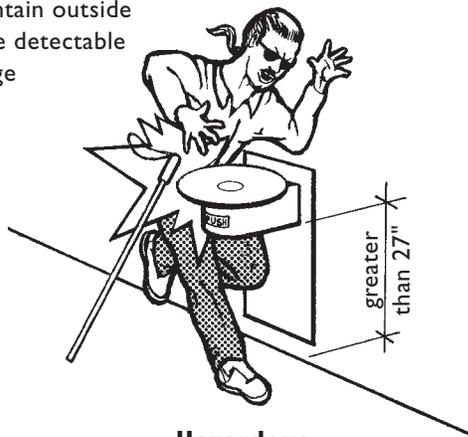
PROTRUDING OBJECTS

Many people with visual impairments use a long cane for guidance. The cane is used to follow a “shoreline” such as the edge of a sidewalk or a curb or, indoors, the baseboard of a wall. The cane, when swept ahead of the user, also detects obstacles in the path. Objects which protrude from walls or hang from overhead are not detectable and are, therefore, hazardous because a person with a visual disability can not avoid running into them.

Detectable items are obstacles that can be maneuvered around.

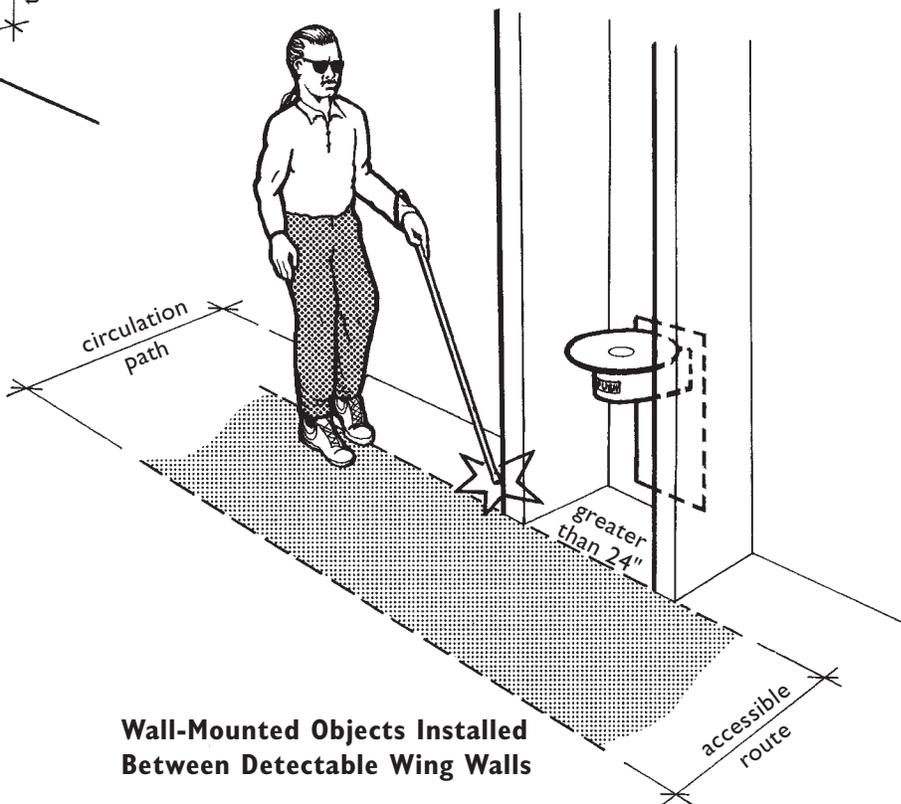
There must always be a 36-inch wide accessible route around any obstacle. Large wall-mounted items such as fire extinguishers and telephone enclosures must be recessed, set in alcoves, or designed so they have structures extending close to the floor, no higher than 27 inches, and within the long cane detectable area.

bottom edge of fountain outside cane detectable range

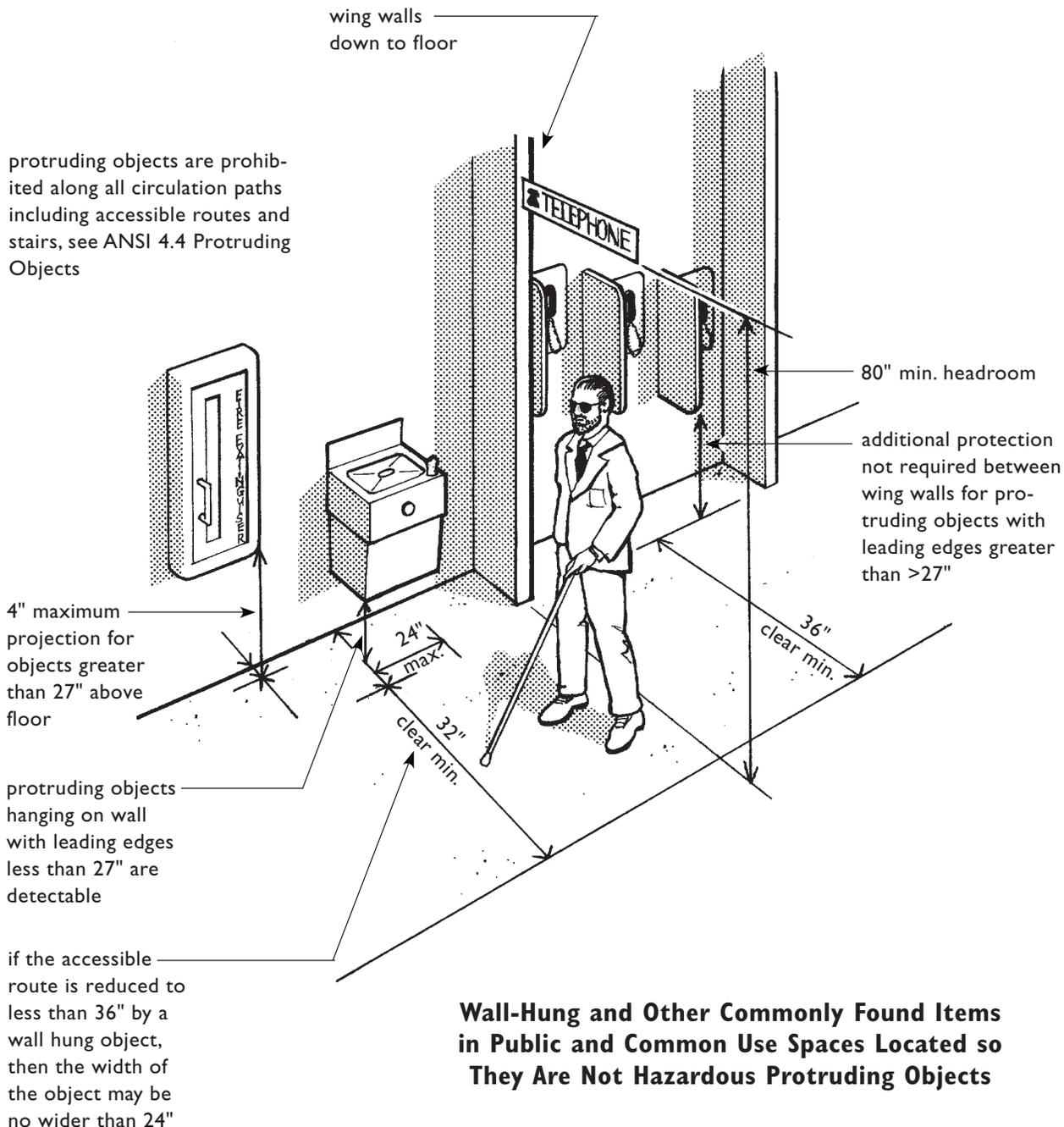


Hazardous Protruding Objects

wing walls or other detectable warning barrier must not reduce accessible route



Wall-Mounted Objects Installed Between Detectable Wing Walls

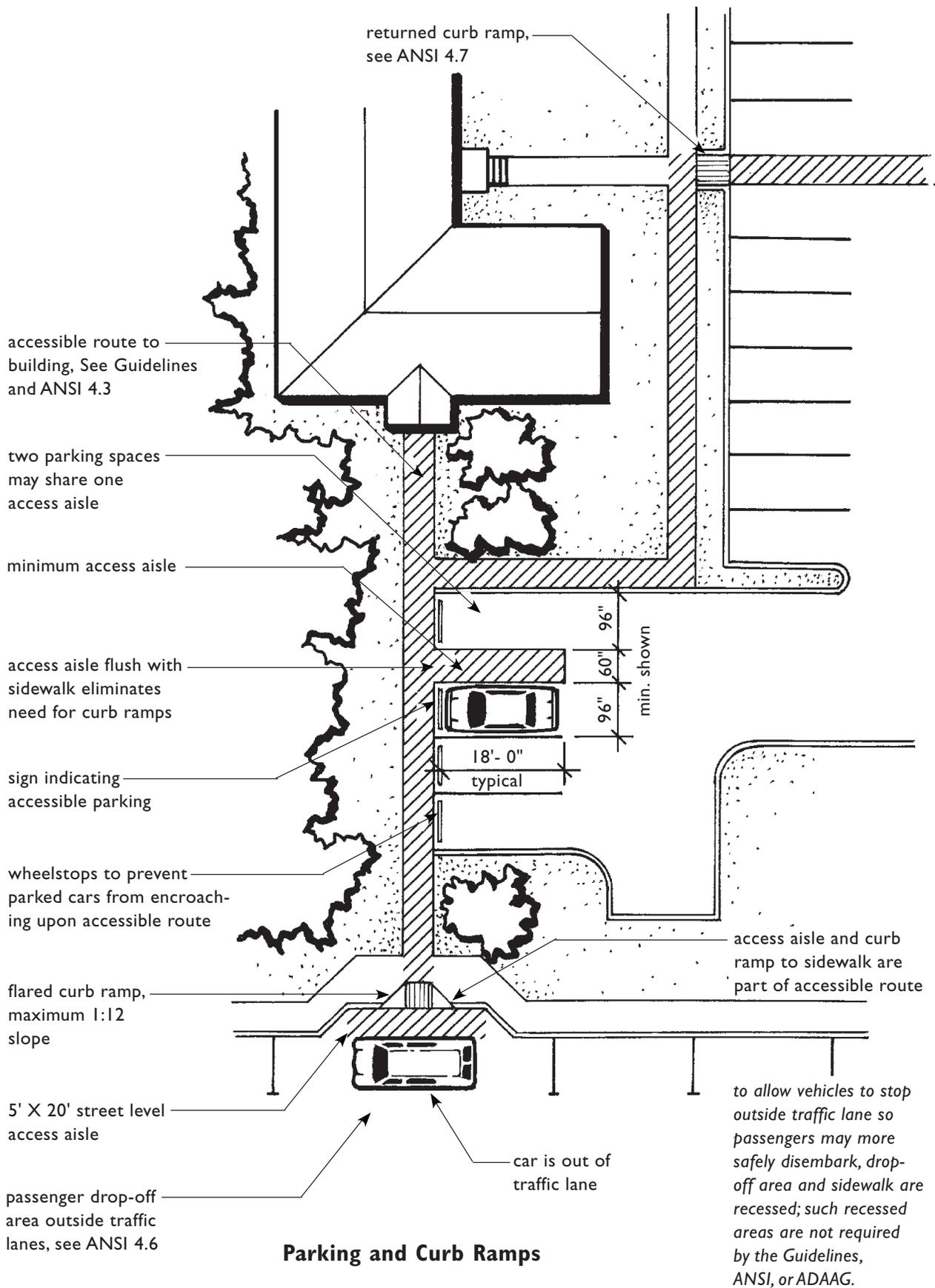


ACCESSIBLE PARKING ON AN ACCESSIBLE ROUTE

When parking is provided on a residential site, accessible parking spaces on an accessible route must be provided for residents and visitors. Accessible parking spaces must meet the requirements for parking in ANSI 4.6 and be located on the shortest possible accessible circulation route to an accessible entrance, subject to site considerations in Chapter 1.

Access Aisles. Parking spaces must be wide enough to allow people using wheelchairs or mobility aids to move between cars and to enter cars or vans. Accessible parking spaces must be at least 96 inches wide and have an adjacent access aisle that is 60 inches wide. This 60-inch access aisle is regarded as a minimum, and although it is adequate for people using wheelchairs who can transfer into and out of cars, it is too narrow for safe and comfortable use for people who drive vans. The Guidelines do not require nor specify the size of van-accessible access aisles. The only nationally accepted design standard that contains such a specification is the Americans with Disabilities Act Accessibility Guidelines (ADAAG), which specify that a van parking access aisle must be at least 96 inches wide and is required at sales and rental offices. See page 2.6.

Curb Ramps. Curb ramps are transitions between roads, parking areas, access aisles, and sidewalks that allow a pedestrian route to remain accessible to people who use wheelchairs and other mobility aids, see ANSI 4.7. Curb ramps are a necessity for people with mobility impairments but are a hazard to people who are blind who use the curb as a “cue” to know when they are entering the street. The ANSI Standard requires a texture on curb ramp surfaces to make them detectable. These textures often do not provide enough of a cue and a person with a visual impairment may inadvertently enter the street. Locating curb ramps out of the usual line of pedestrian flow and “shorelines” (edge between sidewalk and grass or other cane detectable surface) is one solution to this problem. See drawing at the bottom of page 2.22.

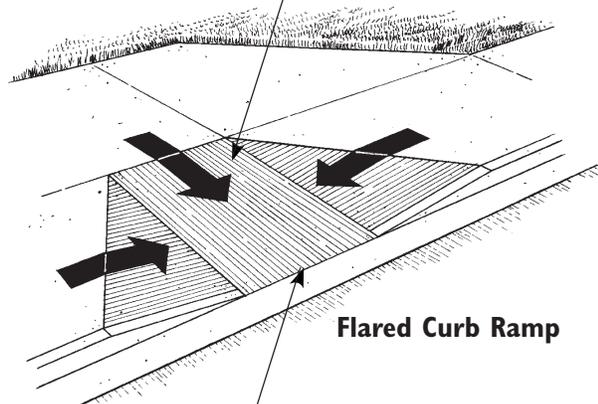


Parking and Curb Ramps

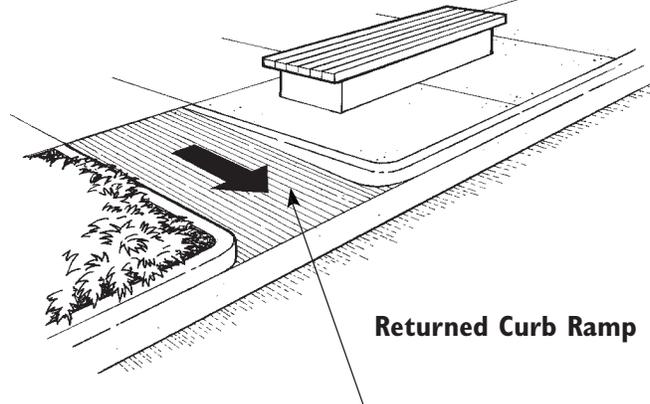
required textures on curb ramps, see ANSI 4.7.7

flared curb ramp allows people to walk safely across it

returned curb ramp needs protection so people will not trip on it



Flared Curb Ramp



Returned Curb Ramp

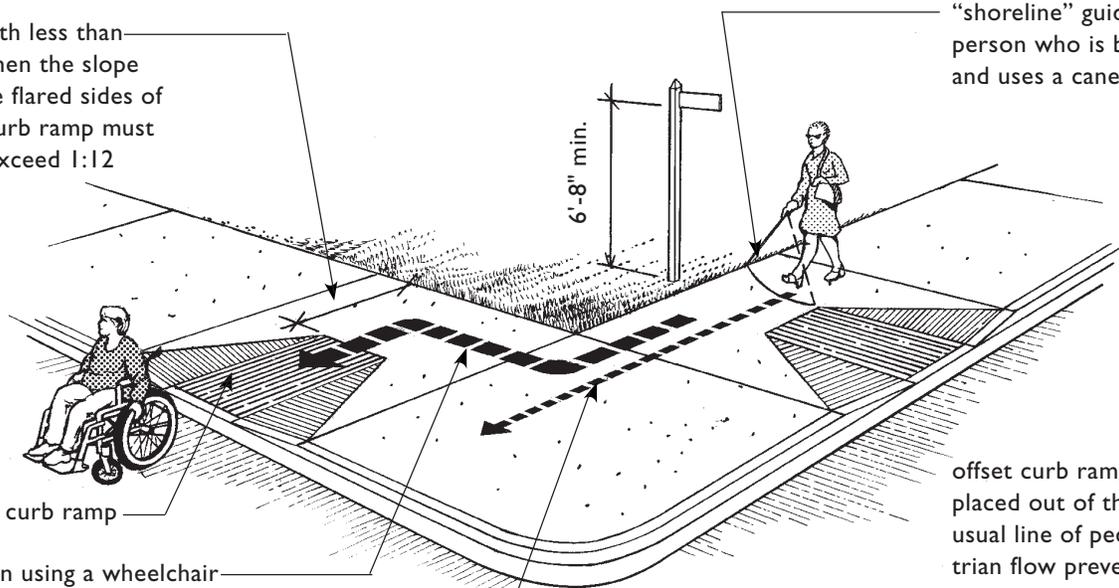
smooth transition with no lip or drop-off here

The "flared curb" ramp is safest and allows people to enter the ramp directly or from a side angle. This design is best used where pedestrians are likely to walk across the ramp.

The "returned curb" ramp has the curb "turned back" the full depth of the ramp. This design can be a tripping hazard to pedestrians and should be used only where adjacent plant beds or other features will prevent approach from the sides.

required textures on curb ramps, see ANSI 4.7.7

if width less than 48" then the slope of the flared sides of the curb ramp must not exceed 1:12



flared curb ramp

person using a wheelchair must take short detour

path of a person with visual disability to the curb

6'-8" min.

"shoreline" guides person who is blind and uses a cane

Offset Curb Ramps

offset curb ramp placed out of the usual line of pedestrian flow prevents person with visual disability from walking out into road before realizing it

Types of Curb Ramps

RESIDENT ACCESSIBLE PARKING

Minimum Number. The Guidelines provide that a minimum of two percent of the parking spaces serving covered dwelling units be made accessible and be located on an accessible route. For example, if 100 units are covered, then a minimum of two accessible spaces is required.

$$100 \times 2\% = 2$$

If the development provides different types of parking, such as surface parking, garage, or covered spaces, at least one of each must be made accessible. Since many people with disabilities require more time to get in and out of vehicles, covered parking is especially important; therefore, where covered parking is provided, such covered parking must include at least one, and preferably more than one, accessible parking space. Accessible covered surface parking may be substituted for garage parking if the latter is not accessible. While the total number of spaces required to be accessible is only two percent, at least one space for each type of parking must be made accessible even if this number exceeds two percent.

Many state or local codes may require a greater percentage of accessible parking spaces for both residents and visitors. Builders/developers must follow the local or state code whenever it is stricter. Note also that accessible spaces benefit a wide range of users, residents and visitors with disabilities, residents carrying packages, families with strollers, movers, and delivery personnel.

Requested Parking Spaces. If buyers or renters request an accessible space at the time of first sale or rental, it may be necessary to provide additional

accessible parking spaces if the two percent are already reserved. These must be offered on the same terms and with the full range of choices offered other residents, i.e., surface, garage, or covered parking. If the spaces that make up the two percent count are not being used by residents with disabilities, such space(s) may be moved to a resident requested location near a building or unit entrance. These new parking spaces must be on an accessible route including curb ramps.

Number of Accessible Parking Spaces

For Residents

- 2% of parking spaces serving covered dwelling units
- minimum of one at each site amenity

For Visitors, When Visitor Parking Is Provided

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

PARKING AT PUBLIC AND COMMON USE FACILITIES

If parking spaces are available at a facility, such as a swimming pool, then at least one accessible parking space must be provided and be on an accessible route. A specific number or percentage of spaces is not defined in the Guidelines; however, to provide equitable use of facilities by people with disabilities, parking should be provided in accordance with the local code, or, at a minimum, at least one accessible parking space must be provided at each facility serving buildings containing covered dwelling units.

The Guidelines allow a vehicular route as an alternative to an accessible pedestrian route between dwellings and accessible public or common use site amenities when the site conditions are deemed extreme or where other physical barriers or legal restrictions prevent the installation of an accessible pedestrian route. See page 1.9 for additional discussion of “Use of Vehicles for Access to Site Amenities.” When use of a vehicle is the only means for a person with a mobility disability to reach a facility, it is recommended that more than one accessible parking space on an accessible route to the facility be provided. Since there is no accessible pedestrian route, it is important to provide ample parking at such public and common use facilities that may be accessed only via a vehicular route. If a person who uses a wheelchair must drive to a site facility, he or she should not be further inconvenienced and frustrated by finding the only accessible space already occupied.

VISITOR ACCESSIBLE PARKING

If visitor parking is provided, accessible parking spaces for visitors also must be provided. The Guidelines do not specify a number or percentage of accessible visitor spaces, but provide that such parking must be “sufficient” to provide access to grade level entrances of covered multifamily dwellings. To allow people with disabilities to visit and have access to such entrances on an equitable basis, it is recommended that accessible visitor spaces be dispersed throughout the site, and that several spaces be provided at a building with large numbers of dwelling units.

IMPRACTICAL SITES

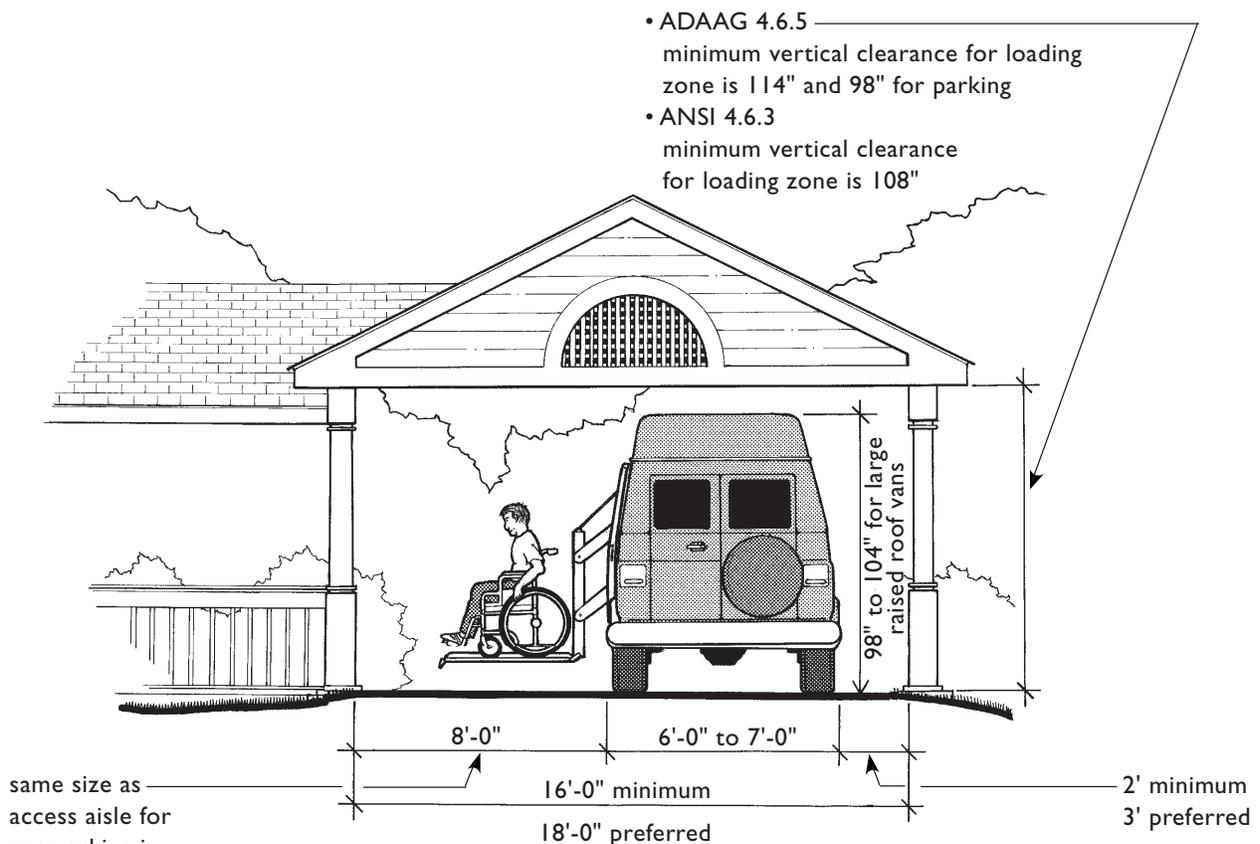
Where site conditions make it impractical to provide an accessible route from the designated general parking area to a building containing covered dwelling units, accessible parking spaces at a minimum of two percent of the covered dwelling units must be provided on an accessible route to the entrance. It is strongly recommended that every effort be made to provide this parking from an adjacent location. If visitor parking is provided, there also must be accessible parking spaces on an accessible route for use by visitors. See Chapter 1: “Accessible Building Entrance on an Accessible Route,” and the illustration on page 1.50 of that chapter.

CLEARANCES FOR COVERED PARKING

If a project provides detached parking garages for assignment or rental to its tenants, it is considered public and common use parking. In the “Supplemental Questions and Answers,” item 14 (see Appendix), it is suggested that at least two percent of the garages should be at least 14’-2” wide and the passage door for the vehicle should be at least 10’-0” wide. The width of such garages would be adequate for cars, but to provide sufficient space for a van, it is recommended that the width be increased to between 16 and 18 feet. The door width of the garage could remain the same.

Neither the Guidelines nor ANSI give specifications for vertical clearance in parking

garages or at other sheltered parking to accommodate vans. However, ANSI does give specifications for vertical clearance of 108 inches at accessible passenger loading zones. The ADAAG specifies 98 inches of vertical clearance for van parking and 114 inches of vertical clearance for van parking and 114 inches of clearance at accessible passenger loading zones. The dimensions shown below are a compilation of available figures from commonly accepted accessibility standards that may be used to assist the building industry when planning to provide covered van parking. Such parking is not required by the Guidelines nor ANSI.



Reference Dimensions for Vertical and Horizontal Clearances for Raised Roof Van with Lift Extended

LAUNDRY ROOMS

Where common use laundry rooms are provided, at least one of each type of appliance provided in each laundry area must be accessible and be on an accessible route, see ANSI 4.32.6. Such appliances include washing machines, dryers, soap dispensers, and any related features such as wash sinks, tables, and storage areas.

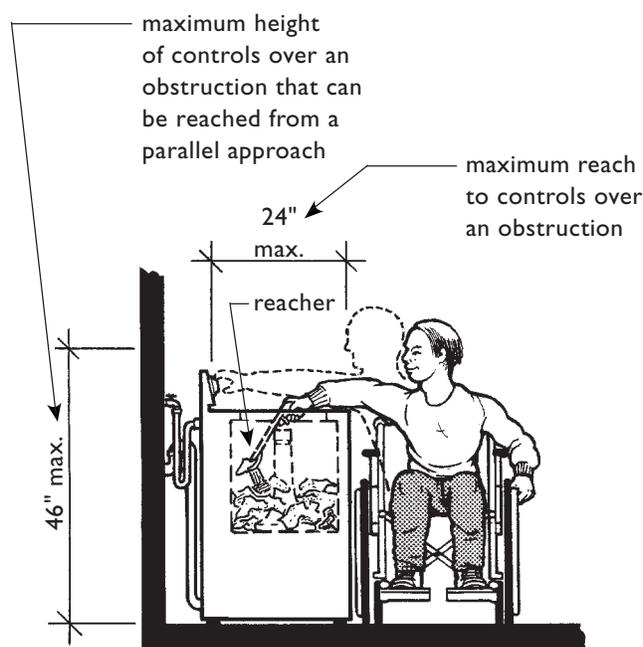
Where there are laundry rooms that serve each floor of an elevator building, each laundry room must be accessible. Likewise, where there is one laundry room on a ground floor in each building, each must be accessible. In the rare situation where there is a laundry room on the ground floor of a building and another located in the basement, it is acceptable to have only the ground floor laundry room accessible.

Front-loading washing machines are not required in common use laundry rooms if management, upon request, provides assistive devices (reachers) to enable a resident to use a top-loading washer. However, for people who use wheelchairs, front-loading washers generally are easier to reach into than top-loading machines.

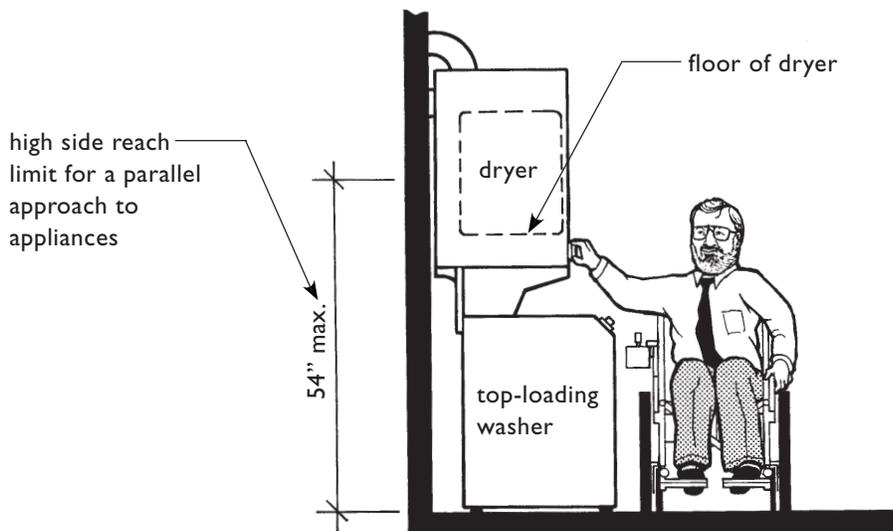
Top-loading machines with rear-mounted controls should not be installed on elevated pads that place the top of the cabinet and the controls beyond the reach range of a seated user. Dryers with either side-hinged or bottom-hinged doors may be installed in public and common use laundry rooms. Dryers with side-hinged doors usually are easier to reach into than those with bottom-hinged doors which, when open, obstruct floor space in front of the dryer.

The washer and dryer must have controls (including coin slots) within the reach range of a seated user. Since the Guidelines permit the installation of stacked washers and dryers, this same requirement for controls applies to at least one of these stacked units. Controls should be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. If they can be operated with a closed fist they would work well for most users. See ANSI 4.25 Controls and Operating Mechanisms.

It is possible that management will be requested to provide, in addition to the grabbers, a knob turner that would allow someone with limited grasp to operate washer/dryer controls more easily. See Product Resource List in Appendix A, under "Assistive Devices" for manufacturers that carry knob turners in addition to reachers/grabbers.



Use of Top-Loading Machine Made Possible With Assistance of a Mechanical Reacher



Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User

Utility sink must meet ANSI 4.19 with regard to faucet controls and height. Since deep sinks are usually provided in these locations, knee space is not possible as per ANSI 4.19; therefore, a 30" X 48" clear floor space parallel to the sink must be provided

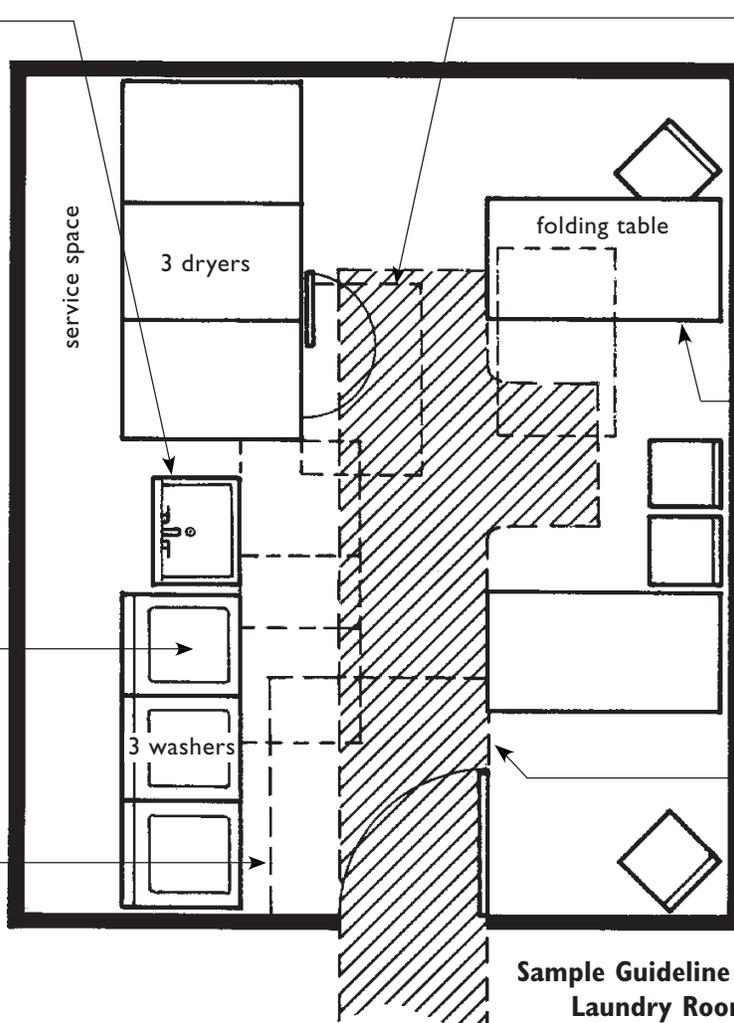
30" X 48" clear floor space in front of at least one of each type of fixture

top-loading washers permitted (see text, page 2.26)

top from 28" to 34" above floor, knee space below at least 27" high, see ANSI 4.30

maneuvering clearances at doors, see ANSI 4.13.6

accessible route



Sample Guideline Complying Laundry Room Plan

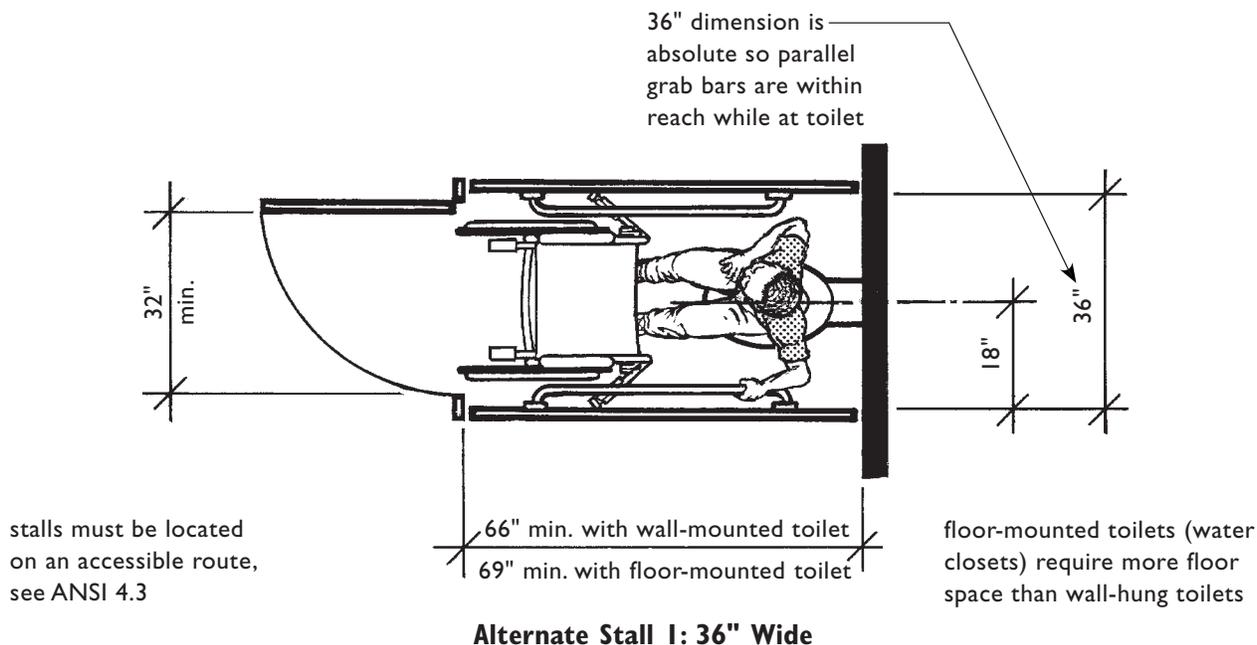
TOILET ROOMS, BATHROOMS, BATHING FACILITIES, AND SHOWER ROOMS

The Guidelines require that all toilet rooms and bathing facilities in all public and common use facilities must be on an accessible route and at least one of each fixture type in each room or space must be accessible. The ANSI Standard addresses the types of fixtures and their mounting heights, the types of controls, and the amount of clear floor space required at accessible fixtures. These specifications, combined with clearances for doors and turning spaces for wheelchairs, determine the minimum toilet room requirements. See ANSI 4.22 Toilet Rooms, Bathrooms, Bathing Facilities, and Shower Rooms.

Toilet and bathing facilities that are required to be accessible include shower/dressing rooms located on the site for use of residents and their guests in addition to such spaces as common use public toilet rooms. Although neither the Guidelines nor the ANSI contain specifications for

shower/dressing rooms, such as those which may serve a swimming pool, the applicable sections of ANSI for similar components apply in these spaces and must be provided.

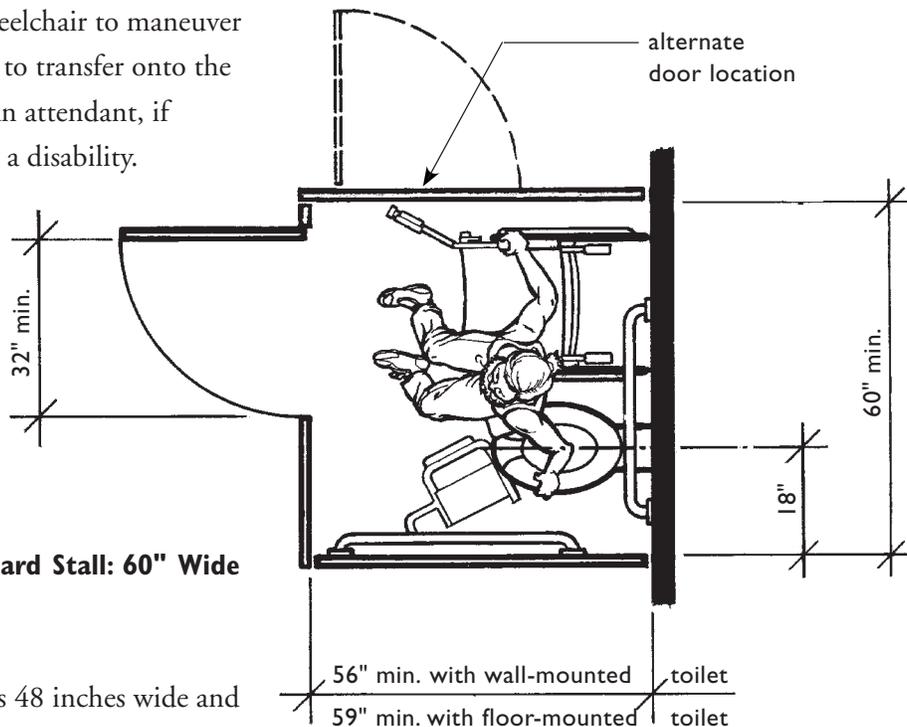
Three Types of Toilet Stalls. The ANSI Standard allows considerable flexibility in the size and layout of toilet rooms. There are three types of accessible toilet stalls for use by people with different disabilities. The narrow stall is 36 inches wide and varies in length, depending on whether it has a floor-mounted or wall-hung toilet fixture. This stall was originally intended for people who walk with difficulty, many of whom use crutches and braces and who need grab bars to steady themselves when sitting down and standing up. Such people generally have good upper body strength, a characteristic not always true of people who use wheelchairs. This 36-inch wide stall, although space efficient, does not work well for many people who use wheelchairs.



The 60-inch wide stall is a significant improvement over the narrow one because it accommodates most users. The extra floor space allows a person who uses a wheelchair to maneuver into his/her own best position to transfer onto the toilet. It also allows space for an attendant, if needed, to assist a person with a disability.

stalls must be located on an accessible route, see ANSI 4.3

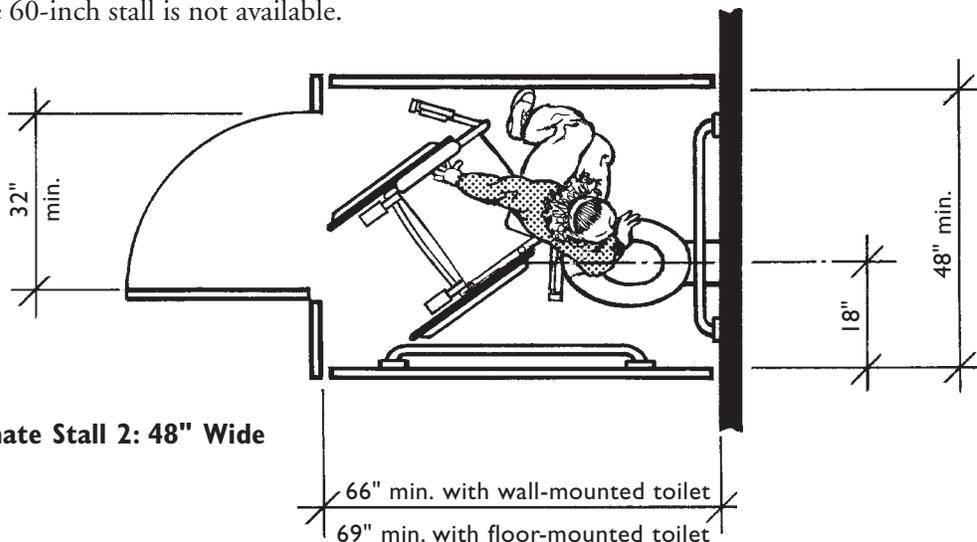
Standard Stall: 60" Wide



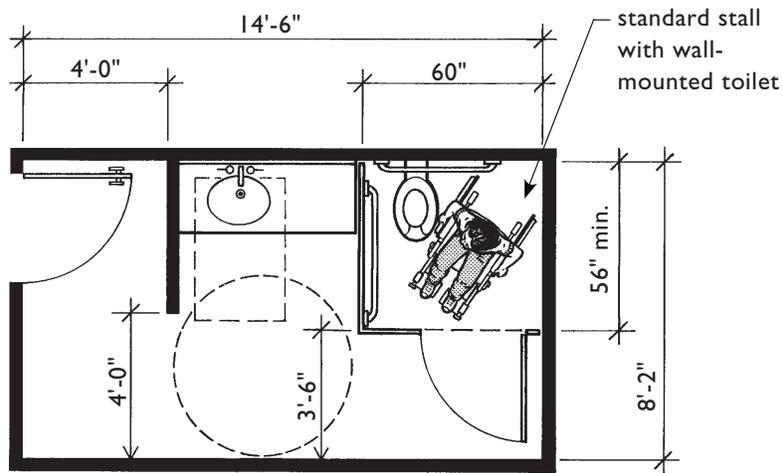
The third ANSI stall is 48 inches wide and is a compromise between the first two. This stall offers slightly more flexibility in the manner it is used by people with disabilities than the 36-inch wide stall. Since it cannot be used the same way as either of the others, it is limited in its usefulness. Often it is designed into renovation projects where sufficient space for the 60-inch stall is not available.

stalls must be located on an accessible route, see ANSI 4.3

Alternate Stall 2: 48" Wide

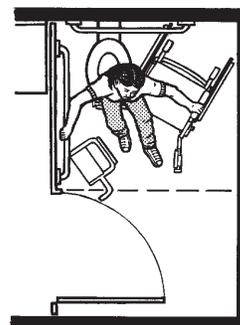


Sample plans of toilet rooms and shower/dressing rooms are presented to offer examples of how fixtures and elements can be combined into modest efficient spaces that comply with the ANSI.

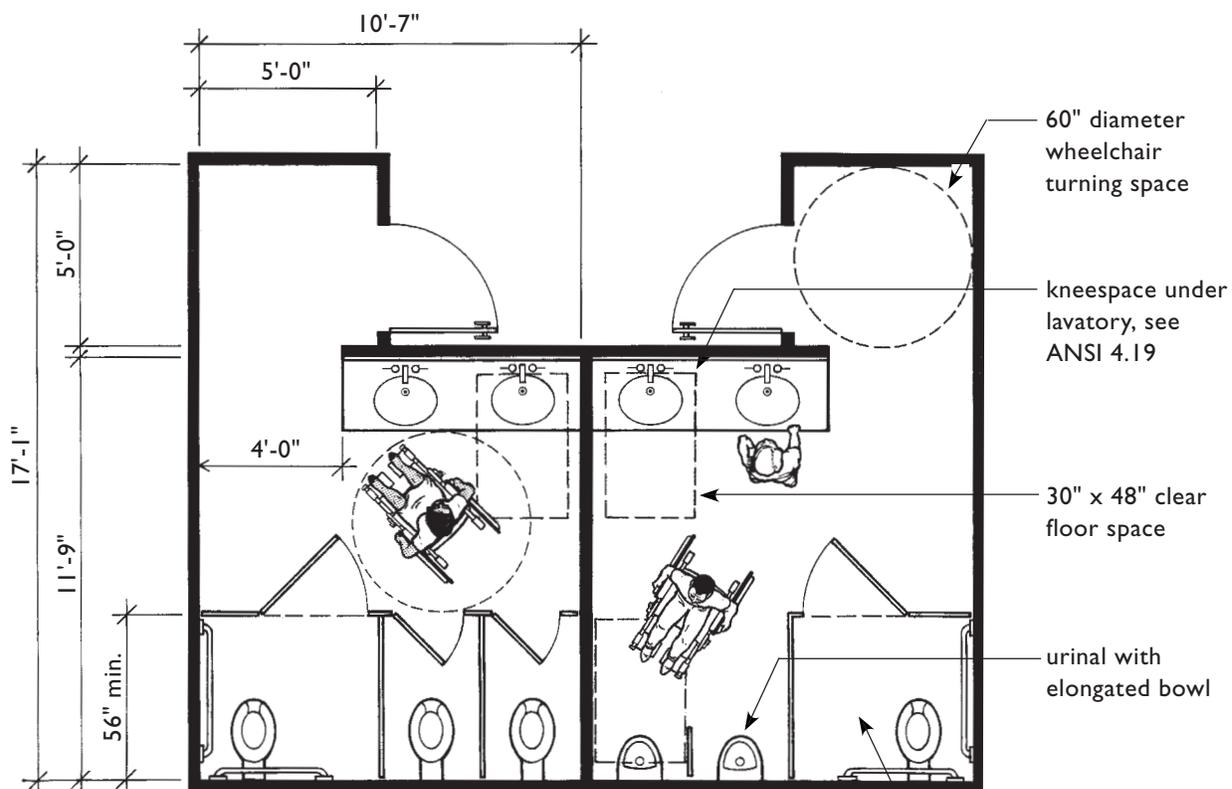


Small Toilet Room with Single Standard Stall
 Scale 3/16"=1'-0"

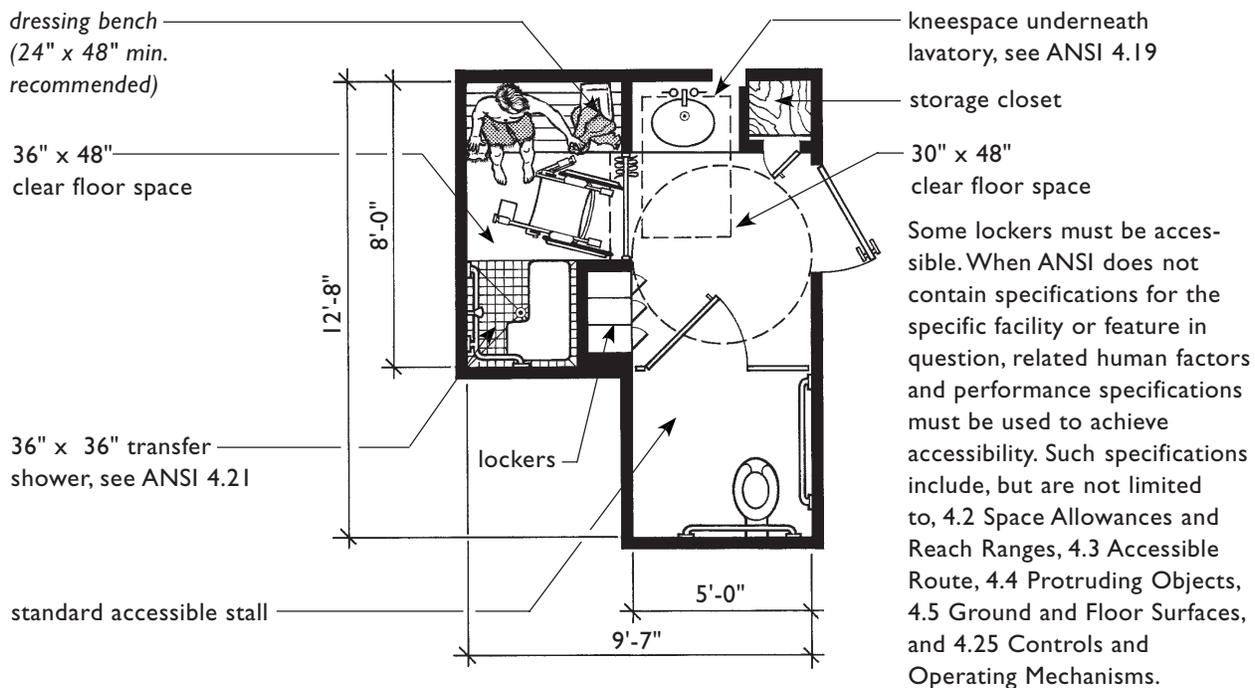
By repositioning the partition layout, additional space can be added to the toilet compartment to provide more maneuvering space without adding additional square footage to the room.



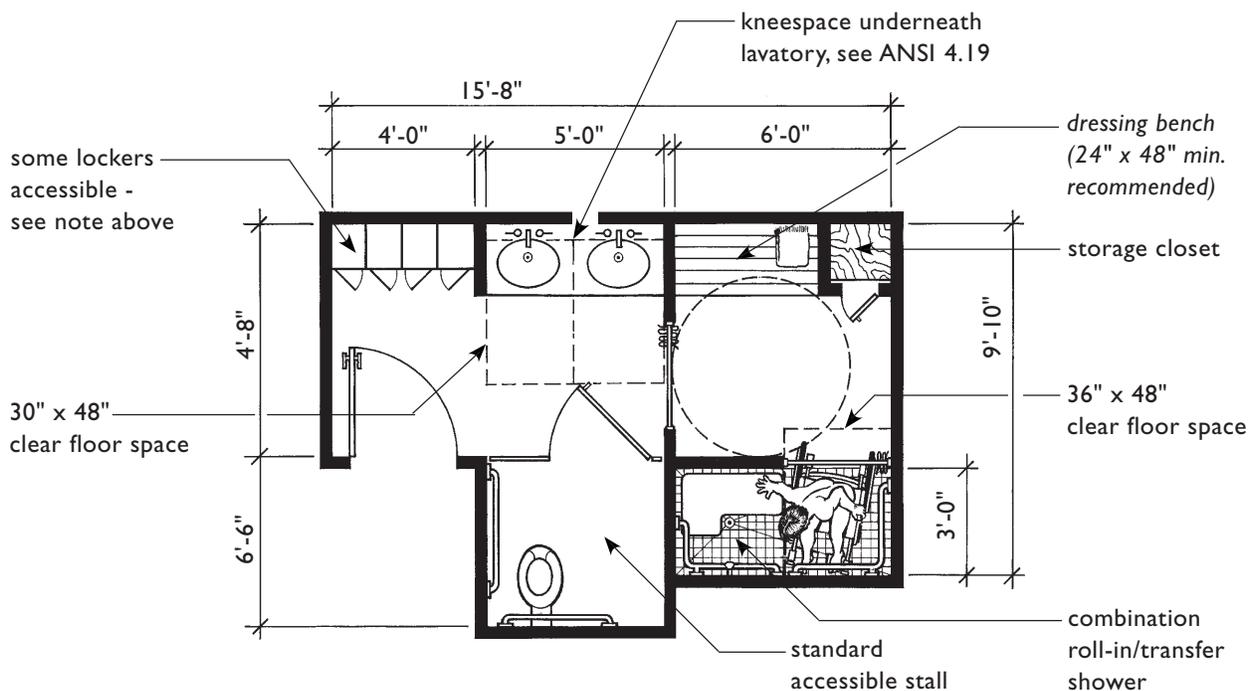
Standard Alcove or "End of Row" Stall
 Scale 3/16"=1'-0"



Larger Public and Common Use Toilet Room
 Scale 3/16"=1'-0"



**Small Toilet/Dressing Room
with 36-Inch x 36-Inch Transfer Shower**
Scale 3/16"=1'-0"



**Small Toilet/Dressing Room
with Combination Roll-in/Transfer Shower**
Scale 3/16"=1'-0"