

The Fair Housing Act - Design & Construction

COMMON VIOLATIONS



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Accessibility Laws

- Fair Housing Act - ANSI
- ADA - American's with Disabilities Act
- ABA - Architectural Barriers Act
- Section 504 - UFAS: Uniform Federal Accessibility Standards
- State & Local Codes

Laws establish basic accessibility standards in housing and housing-related facilities.

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Fair Housing Act

Fair Housing Design Manual

- Funded by HUD
- Provides Design & Construction Guidance
- Safe Harbor*
- 7 Design Requirements
- Utilizes ANSI (American National Standards Inst.)

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Note regarding Reasonable Accommodations/Modifications

Not Reasonable Accommodation/modification

- Separate concepts/legal authorities
 - RA/RM is specific request for changes to policies/unit (or related areas) made by disabled person.
 - D & C requirements apply to all covered units at construction (not requested by tenant)

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Covered Dwelling Units

- **The D & C requirements apply to:**
 - “Covered multifamily dwellings”
 - Designed and constructed for 1st occupancy after **March 13, 1991**
- **Covered Multifamily Dwellings Include:**
 - Elevator = All dwelling units in buildings containing four or more units
 - No Elevator = All ground floor units in buildings containing four or more units
 - FYI - Can have more than one ground floor.

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7 Design Requirements

- **1 – Accessible Building Entrance on an Accessible Route**
- **2 – Accessible and Usable Public and Common Use Areas**
- **3 – Usable Doors**
- **4 – Accessible Route into and Through the Covered Unit**
- **5 – Light Switches, Electrical Outlets, Thermostats, & Other Environmental Controls in Accessible Locations**
- **6 – Reinforced Walls for Grab Bars**
- **7 – Usable Kitchens and Bathrooms**

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7 Design Requirements

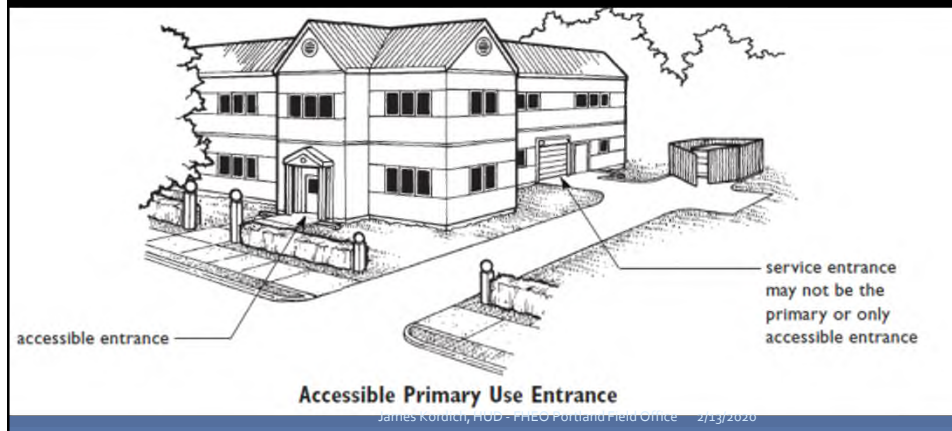
- 1 – Accessible Building Entrance on an Accessible Route
 - Covered multifamily dwellings must have at least one building entrance on an accessible route



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7 Design Requirements

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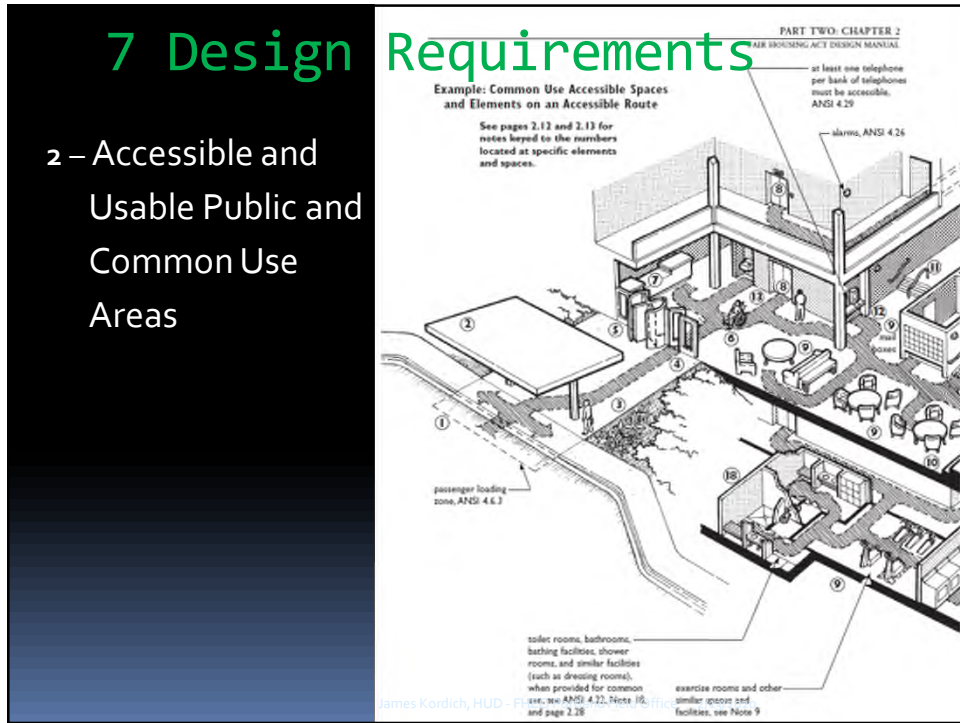
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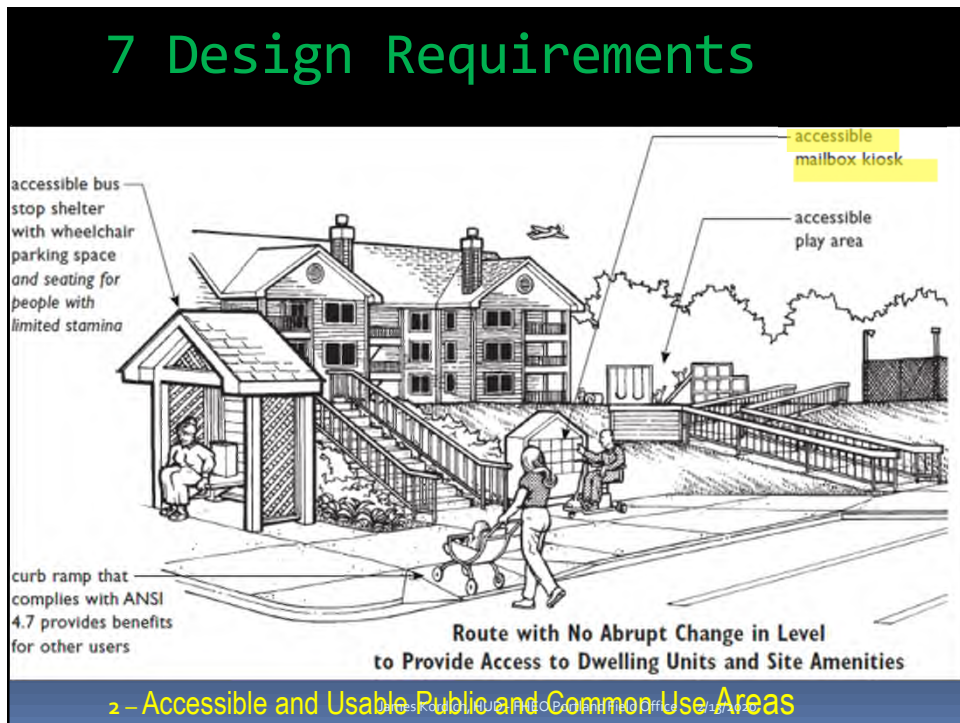
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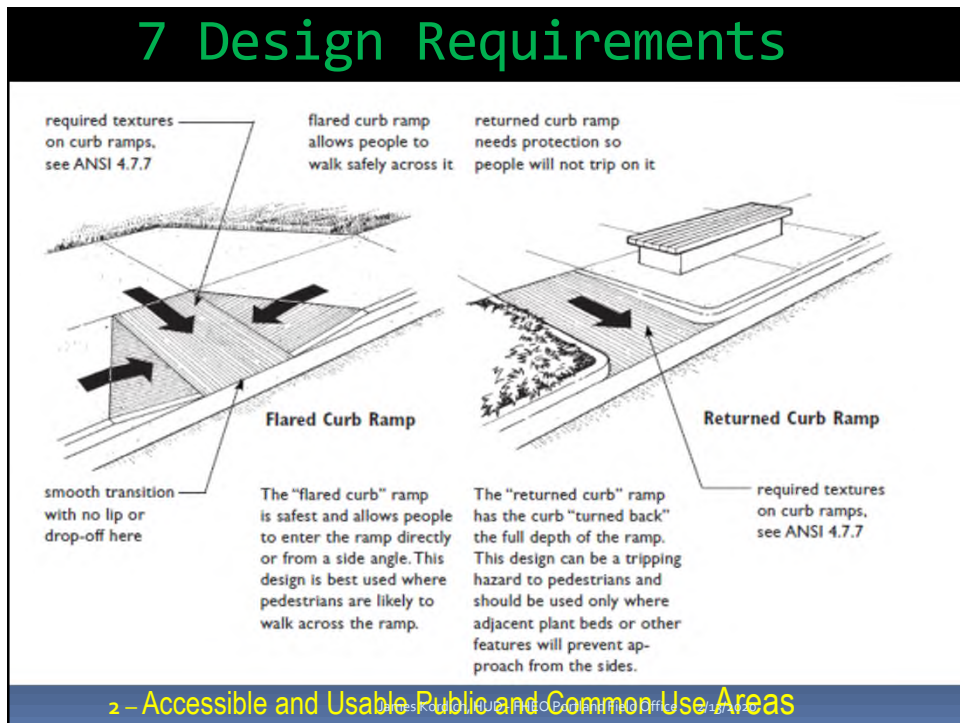
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Basic UFAS Accessible Route

3- Usable Doors

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7 Design Requirements

Accessible Route into and Through the Covered Unit

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Basic UFAS Accessible Route

