

SITE ACCESSIBILITY CHECKLIST

The following checklist is a good start to assess the accessibility of your site. It represents some, but not all, of the accessible and adaptive design and construction requirements of the Fair Housing Act. The IRS, Justice Department, and HUD have jointly prepared it.

Please note that adoption of these items into the design and construction of a project will not guarantee that your site complies with all applicable FHA accessibility requirements.

ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

- The accessible route is a continuous, unobstructed path (no stairs) through the development that connects all buildings containing covered units and all public and common use facilities.
- The accessible route also connects to parking lots and to at least one public street, public sidewalk, and to a public transportation stop, when provided.
- All slopes on the accessible route are no steeper than 8.33 percent.
- All slopes on the accessible route between 5 percent and 8.33 percent have handrails.
- Covered units have at least one entrance on an accessible route.
- There are sufficient numbers of curb cut ramps for a person using a wheelchair to reach every building in the development.
- Ramp slope and cross slope meet specifications.

ACCESSIBLE COMMON AND PUBLIC USE AREA

- At least 2 percent of all parking spaces serving covered units are designated as accessible handicapped parking spaces.
- At least one parking space at each common and public use amenity is designated as handicapped-accessible parking.
- All handicapped-accessible parking spaces have adequate signage.
- All handicapped-accessible parking spaces are at least 96" wide with a 60" wide access aisle that can be shared between two spaces.
- The accessible aisle is adjacent to the accessible route.
- The rental office is readily accessible and usable by persons with disabilities as required by both the Fair Housing Act and the Americans with Disabilities Act.
- A sufficient number of mailboxes, swimming pools, tennis courts, clubhouses, restrooms, showers, laundry facilities, trash facilities, drinking fountains, public telephones, and other common and public use amenities offered by the development are readily accessible and usable by persons with disabilities.

USABLE DOORS

- All doors into and through covered units and common use facilities provide a clear opening of at least 32" nominal width.
- All doors leading into common use facilities have lever door handles or other operating hardware that does not require grasping and twisting.
- Thresholds at doors to common use facilities are no greater than one-half inch.

- All primary entrance doors to covered units have lever door handles or other operating hardware that does not require grasping and twisting.
- Thresholds at exterior primary entrance doors to covered units are beveled and no greater than three-quarters of an inch.

ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT

- All routes through all rooms in the covered units are no less than 36" wide.

ACCESSIBLE ENVIRONMENTAL CONTROLS

- All light switches, electrical outlets, thermostats, and other environmental controls are no less than 15" and no greater than 48" from the floor.

REINFORCED BATHROOM WALLS FOR GRAB BARS

- Reinforcements are built into the bathroom walls surrounding toilets, showers, and bathtubs for the later installation of grab bars.

USABLE KITCHENS

- There's a 30" x 48" clear floor space centered at each fixture and appliance.
- There are 40" of clear floor space between opposing elements (such as cabinets, appliances, etc.).
- U-shaped kitchens with a sink or cooktop at the end have 60" diameter turning space or have a sink or cooktop base with removable cabinets.
- Appliances and controls conform to the required accessibility design standards.

USABLE BATHROOMS

Bathrooms must comply with the clear floor space requirements of Type A or Type B. If Type A is selected, the clear floor spaces apply to all of the bathrooms in the unit and each fixture in those bathrooms. If Type B is selected, the clear floor spaces apply to just one bathroom and to just one of each type of fixture in the bathroom.

► Type A Bathroom

- 30" x 48" clear floor space outside the swing of the door.
- 30" x 48" clear floor space at the lavatory (if centered for parallel approach, cabinet may be fixed).
- Toilet next to the tub allowing a perpendicular approach.
- Centerline of toilet is 18" from the bathtub and 15" from the lavatory.
- Toilets comply with the required design standards for height and location.

► Type B Bathroom

- 30" x 48" of clear floor space outside the swing of the door.
- 30" x 48" of clear floor space centered in front of the sink.
- 30" x 48" of clear floor space adjacent to the bathtub.
- Toilets comply with the required design standards for height and location.