

ELEMENT		COMPLIES (or NA)	DOES NOT COMPLY
<b>FHA - STUDENT HOUSING</b> (Student Apartments / Dormitory Rooms)			
FHA	Note that <b>ALL</b> sleeping units shall comply with the Fair Housing. <b>Accessible Units</b> , in addition, shall require special mobility features and comply with the <b>ACCESSIBLE TRANSIENT LODGING</b> section.		
OVERVIEW AND SCOPING	Note: See the <b>Fair Housing Act Design Manual</b> for detailed design and scoping requirements. It provides a statement of HUD's interpretation of the accessibility requirements of the Act, and it provides guidance in the form of guidelines and recommendations.		
	Following is a summary of the FHA requirements as they relate to the individual Dwelling Units. In addition, all common use areas (used by the residents and their guests) and public use areas (made available to the general public) shall comply with the requirements of the <b>Fair Housing Act Design Manual</b> .		
ENTRANCE	Common corridor side door (lever hardware)	<input type="checkbox"/>	<input type="checkbox"/>
	Common corridor side door (level, required door maneuvering area)	<input type="checkbox"/>	<input type="checkbox"/>
	Door opening width (32" min. clear for one door)	<input type="checkbox"/>	<input type="checkbox"/>
	If not automatic, force required to open door (maximum 8.5# of force permitted)	<input type="checkbox"/>	<input type="checkbox"/>
	Outside change in level (max. 1/2" below interior finish floor surface with a 1:2 bevel edge if > 1/4")	<input type="checkbox"/>	<input type="checkbox"/>
	Door threshold (max. 3/4" high with a 1:2 max. beveled edge)	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR ACCESSIBLE ROUTE	Shall be provided into and through the unit (except special design feature, i.e. sunken living area, loft etc. (only 1 special area per unit))	<input type="checkbox"/>	<input type="checkbox"/>
	Accessible route to bathroom, power rm. kitchen (no steps or stairs)	<input type="checkbox"/>	<input type="checkbox"/>
	Passage doors 31-5/8" nominal clear opening (including walk-in closets)	<input type="checkbox"/>	<input type="checkbox"/>
	Route width (36" min.)	<input type="checkbox"/>	<input type="checkbox"/>
	Route surface (smooth, slip resistant, no abrupt changes greater than 1/2")	<input type="checkbox"/>	<input type="checkbox"/>
	Threshold - transition strip (1/4" maximum; changes up to 1/2" allowed if a 1:2 maximum beveled edge)	<input type="checkbox"/>	<input type="checkbox"/>
	Ramp / lift required (changes in elevation greater than 1/2")	<input type="checkbox"/>	<input type="checkbox"/>
SWITCHES / CONTROLS	Electrical switches, outlets, phone jack, environmental controls, etc. (15"-48" AFF to centerline of plug opening)	<input type="checkbox"/>	<input type="checkbox"/>
	Thermostats (15"-48" AFF to operable part)	<input type="checkbox"/>	<input type="checkbox"/>
	Controls or outlets or controls that are out of the reach range are acceptable, provided that comparable controls that perform the same function are provided within the same area and are accessible.	<input type="checkbox"/>	<input type="checkbox"/>
POWDER ROOM	If this is the only toilet facility provided on the entry level of multistory unit (shall be accessible)	<input type="checkbox"/>	<input type="checkbox"/>
TYPE 'A' BATHROOM	Type 'A' Bathroom (all bathrooms in the unit shall comply) Note: see <b>FHA Design Manual</b> to determine if type 'A' or type 'B' bathroom is provided	<input type="checkbox"/>	<input type="checkbox"/>
	Walls (shall be reinforced for installation of grab bars at a future time)	<input type="checkbox"/>	<input type="checkbox"/>
	Door opening width (31-5/8" min.)	<input type="checkbox"/>	<input type="checkbox"/>
	Threshold (1/4" maximum; changes up to 1/2" allowed if a 1:2 maximum beveled edge)	<input type="checkbox"/>	<input type="checkbox"/>
	Clear floor space in-swinging door (min. 30" x 48", clear of door. Clear floor space may overlap knee and toe space below bathroom fixtures)	<input type="checkbox"/>	<input type="checkbox"/>

ELEMENT		COMPLIES (or NA)	DOES NOT COMPLY
	Clear floor space out-swinging door (ample space to use fixtures, re-open door & exit)	<input type="checkbox"/>	<input type="checkbox"/>
WATER CLOSETS	Water closet wet wall width (33" min.)	<input type="checkbox"/>	<input type="checkbox"/>
	WC centerline (18" from wall or tub when adjacent to wall side or tub)	<input type="checkbox"/>	<input type="checkbox"/>
	WC non-wall side (min. 15" from adjacent wall, vanity, or edge of lavatory)	<input type="checkbox"/>	<input type="checkbox"/>
	WC clear floor space (min. 48" x 56" side approach from 56", 48"x 66" front approach from 48", or 60" x 56" front or side approach)	<input type="checkbox"/>	<input type="checkbox"/>
	Lavatory, any other fixture, or wing wall projection into room (24" max. when within clear floor space of the WC)	<input type="checkbox"/>	<input type="checkbox"/>
LAVATORY	Lavatory clear floor space (min. 30" x 48" for front or parallel approach, <u>centered</u> on fixture unless removable cabinets below are provided)	<input type="checkbox"/>	<input type="checkbox"/>
	If front approach (cabinet can be removed)	<input type="checkbox"/>	<input type="checkbox"/>
	If removable cabinet (floor and wall finished below)	<input type="checkbox"/>	<input type="checkbox"/>
	Lavatory knee clearance (min. 27" AFF) front approach only	<input type="checkbox"/>	<input type="checkbox"/>
	Lavatory knee space depth (min. 17" deep / only 19" of required clear floor space can extend below) front approach only	<input type="checkbox"/>	<input type="checkbox"/>
BATHTUB	Bathtub clear floor space (30" x 60" w/ lavatory adjacent to tub and parallel approach; 48" x 60" w/ water closet adjacent to tub and perpendicular approach)	<input type="checkbox"/>	<input type="checkbox"/>
	Alternate Bathtub clear floor space (30"x48" measured from foot of bathtub)	<input type="checkbox"/>	<input type="checkbox"/>
SHOWER	Shower clear floor space (30" x 48", aligned front with shower head wall)	<input type="checkbox"/>	<input type="checkbox"/>
	Shower size (min. 36" x 36" w/ adjacent clear floor space.)	<input type="checkbox"/>	<input type="checkbox"/>
TYPE 'B' BATHROOM	Type 'B' Bathroom (if all do not comply with type 'A', then 1 must be a type 'B' and comply with following) <b>Note:</b> see <b>FHA Design Manual</b> to determine if type 'A' or type 'B' bathroom is provided	<input type="checkbox"/>	<input type="checkbox"/>
	Walls shall be reinforced for installation of grab bars at a future time (see FHA Design Manual diagrams)	<input type="checkbox"/>	<input type="checkbox"/>
	Door opening width (31-5/8" min.)	<input type="checkbox"/>	<input type="checkbox"/>
	Threshold (1/4" maximum; changes up to 1/2" allowed if a 1:2 maximum beveled edge)	<input type="checkbox"/>	<input type="checkbox"/>
	Clear fl. space in-swinging door (min. 30" x 48", clear of door. Clear floor space may overlap knee and toe space below bathroom fixtures)	<input type="checkbox"/>	<input type="checkbox"/>
	Clear fl. space out-swinging door (ample space to use fixtures, re-open door & exit)	<input type="checkbox"/>	<input type="checkbox"/>
	If both tub and shower ( <u>one</u> must comply with requirements of type 'A' above)	<input type="checkbox"/>	<input type="checkbox"/>
	If 2 or more lavatories provided, ( <u>one</u> must comply with clear floor requirements of type 'A' above)	<input type="checkbox"/>	<input type="checkbox"/>
WATER CLOSETS	Water closet wet wall width (33" min.)	<input type="checkbox"/>	<input type="checkbox"/>
	WC centerline (18" from wall or tub when adjacent to wall side or tub)	<input type="checkbox"/>	<input type="checkbox"/>
	WC non-wall side (min. 15" from adjacent wall, vanity, or edge of lavatory)	<input type="checkbox"/>	<input type="checkbox"/>
LAVATORY	Lavatory clear floor space (min. 30" x 48" for front or parallel approach, <u>centered</u> on fixture unless removable cabinets below are provided)	<input type="checkbox"/>	<input type="checkbox"/>
	If front approach (cabinet can be removed)	<input type="checkbox"/>	<input type="checkbox"/>
	If removable cabinet (floor and wall finished below)	<input type="checkbox"/>	<input type="checkbox"/>
	Lavatory or sink height (max. 34" AFF)	<input type="checkbox"/>	<input type="checkbox"/>
	Lavatory knee clearance (min. 27" AFF) front approach only	<input type="checkbox"/>	<input type="checkbox"/>
	Lavatory knee space depth (min. 17" deep / only 19" of required clear	<input type="checkbox"/>	<input type="checkbox"/>

ELEMENT		COMPLIES (or NA)	DOES NOT COMPLY
	floor space can extend below) front approach only		
BATHTUB & TUB SHOWERS	If both a tub and shower are provided, only one must be accessible (see below)		
	Bathtub clear floor space (30" x 60" w/ lavatory adjacent to tub and parallel approach; 48" x 60" w/ water closet adjacent to tub and perpendicular approach)	<input type="checkbox"/>	<input type="checkbox"/>
	Alternate Bathtub clear floor space (30"x 48" measured from foot of bathtub)	<input type="checkbox"/>	<input type="checkbox"/>
SHOWER	Shower clear floor space (30" x 48", aligned front with shower head wall)	<input type="checkbox"/>	<input type="checkbox"/>
	Shower size (min. 36" x 36" w/ adjacent clear floor space.)	<input type="checkbox"/>	<input type="checkbox"/>
KITCHEN	Door or passage opening width (31-5/8" min.)	<input type="checkbox"/>	<input type="checkbox"/>
	Threshold (1/4" maximum; changes up to 1/2" allowed if a 1:2 maximum beveled edge)	<input type="checkbox"/>	<input type="checkbox"/>
	Clearance between cabinets/counter/appliances/walls (min. 40" measured from face of counter to face of counter or opposite appliance not including handles)	<input type="checkbox"/>	<input type="checkbox"/>
	Clearance "U-shape" between cabinets / counter / appliances / walls (min. 60" measured from face of counter to face of counter or opposite appliance not including handles if appliance at base of U. 60" may be reduced if appliance at base of U allows forward approach and knee space)	<input type="checkbox"/>	<input type="checkbox"/>
SWITCHES & OUTLETS OVER OBSTRUCTION	Electrical switches, outlets, etc. located over counters (max. 46" AFF to centerline of plug opening or switch, max. 24" reach back over counter, max. 12" from corner or cabinet obstruction)	<input type="checkbox"/>	<input type="checkbox"/>
COUNTER, SINK, COOKTOP	Clear floor space (minimum 30" x 48" parallel and centered, or perpendicular if knee space below)	<input type="checkbox"/>	<input type="checkbox"/>
	Knee clearance (minimum 27" high, 30" wide, 19" deep, or removable cabinet below)	<input type="checkbox"/>	<input type="checkbox"/>
	Floor finish (shall extend below counter to wall)	<input type="checkbox"/>	<input type="checkbox"/>
SINK	Clear floor space (minimum 30" x 48" parallel approach and centered; or perpendicular approach if knee space below is provided and centered)	<input type="checkbox"/>	<input type="checkbox"/>
	If 'U'-shape & sink is located at base of 'U' (base cabinet shall be removable if less than 48" wide and front approach only)	<input type="checkbox"/>	<input type="checkbox"/>
	Pipe protection (provided if knee space below)	<input type="checkbox"/>	<input type="checkbox"/>
	Knee clearance (minimum 27" high, 30" wide, 19" deep or removable cabinet below)	<input type="checkbox"/>	<input type="checkbox"/>
	Sink depth (max. 9" deep)	<input type="checkbox"/>	<input type="checkbox"/>
RANGE / COOKTOP	Clear floor space (minimum 30" x 48" parallel approach and centered; or perpendicular approach if knee space below is provided and centered)	<input type="checkbox"/>	<input type="checkbox"/>
	If 'U'-shape & range / cook top is located at base of 'U' (base cabinet shall be removable if less than 48" wide and front approach only)	<input type="checkbox"/>	<input type="checkbox"/>
OVEN INCL. BUILT-IN MICROWAVE	Clear floor space (min. 30" x 48") parallel or perpendicular, centered on appliance	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER	Clear floor space (min. 30" x 48") parallel or perpendicular, centered on appliance or basket when in pulled out position.	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR / FREEZER	Clear floor space (min. 30" x 48") parallel or perpendicular, centered on appliance	<input type="checkbox"/>	<input type="checkbox"/>
TRASH COMPACTOR	Clear floor space (min. 30" x 48") parallel or perpendicular, centered on appliance	<input type="checkbox"/>	<input type="checkbox"/>
PANTRIES /	Walk-in Pantries and Laundry Rooms within the unit (min. 31-5/8" clear	<input type="checkbox"/>	<input type="checkbox"/>

ELEMENT		COMPLIES (or NA)	DOES NOT COMPLY	
LAUNDRY	door opening)	<input type="checkbox"/>	<input type="checkbox"/>	
BALCONY, TERRACE, PAIO, DECK	Threshold (max. 3/4" high with a 1:2 max. beveled edge on the inside)	<input type="checkbox"/>	<input type="checkbox"/>	
	Outside impervious surface (i.e. concrete, stone etc.) (max. 4" below interior floor surface)	<input type="checkbox"/>	<input type="checkbox"/>	
	Outside non-impervious surface (i.e. sand, wood, gravel, etc.) (max. 1/2" below interior floor surface)	<input type="checkbox"/>	<input type="checkbox"/>	
	Door opening width (31-5/8" min. clear for one door)	<input type="checkbox"/>	<input type="checkbox"/>	
TENNANT STORAGE ROOM	Door opening width (31-5/8" min.)	<input type="checkbox"/>	<input type="checkbox"/>	
	Threshold (1/4" maximum; changes up to 1/2" allowed if a 1:2 maximum beveled edge)	<input type="checkbox"/>	<input type="checkbox"/>	
GARAGES (direct access to/from unit)	Garage inside dimension (length) [ ____' - ____"]	<input type="checkbox"/>	<input type="checkbox"/>	
	Garage inside dimension (width) [ ____' - ____"]	<input type="checkbox"/>	<input type="checkbox"/>	
	Garage door size (width) [ ____' - ____"]	<input type="checkbox"/>	<input type="checkbox"/>	
	Level change from garage floor to DU floor (height) [ ____"]	<input type="checkbox"/>	<input type="checkbox"/>	
	If primary entrance is <u>not</u> accessible and there is an attached garage that serves <u>only</u> this individual unit --- continue below:			
	Garage side door (provided)	<input type="checkbox"/>	<input type="checkbox"/>	
	Garage side door (lever hardware)	<input type="checkbox"/>	<input type="checkbox"/>	
	Garage side door maneuvering area (see diagrams)	<input type="checkbox"/>	<input type="checkbox"/>	
	Door opening width (32" min. clear for one door)	<input type="checkbox"/>	<input type="checkbox"/>	
	If not automatic, force required to open door (maximum 8.5# of force permitted)	<input type="checkbox"/>	<input type="checkbox"/>	
	Garage side change in level (max. 1/2" below interior finish floor surface with a 1:2 bevel edge if > 1/4")	<input type="checkbox"/>	<input type="checkbox"/>	
	Garage side change in level (max. 4" below interior finish floor surface with room for a 1:12 ramp)	<input type="checkbox"/>	<input type="checkbox"/>	
	Door threshold (max. 3/4" high with a 1:2 max. beveled edge)	<input type="checkbox"/>	<input type="checkbox"/>	

Note: For graphics, refer to other applicable sections of the checklist.