

# 7 DESIGN & CONSTRUCTION REQUIREMENTS in the FAIR HOUSING ACT

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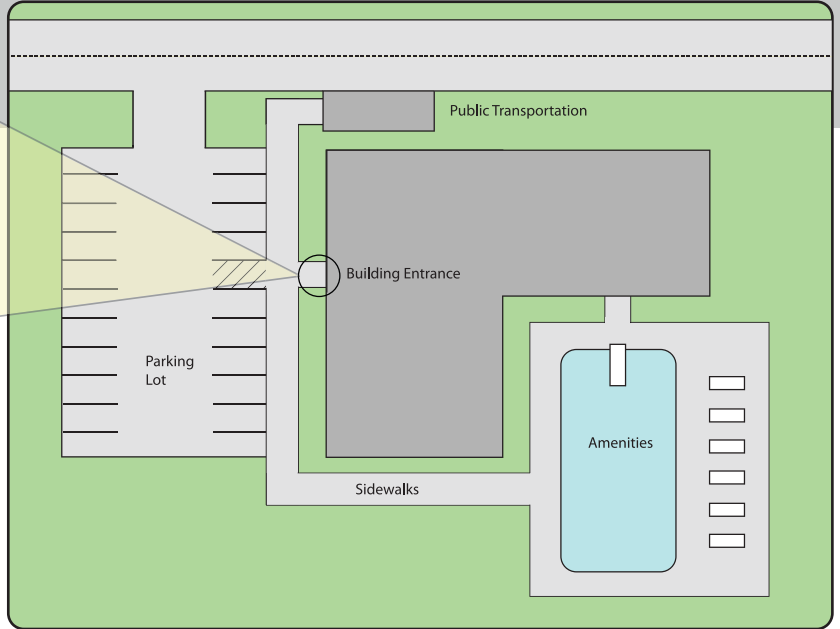
## ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

All covered multifamily dwellings must have at least one building entrance on an accessible route,

A 32" minimum clear door opening is required, as well as low beveled thresholds and usable hardware.



The step at this entrance landing make this building inaccessible.

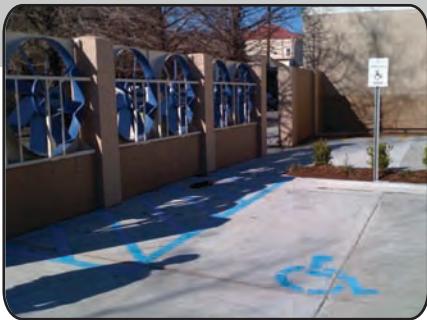


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## ACCESSIBLE COMMON & PUBLIC USE AREAS

Covered housing must have accessible and usable public and common-use areas, permitting people with disabilities access to and use of amenities.

This is an example of a compliant public space.



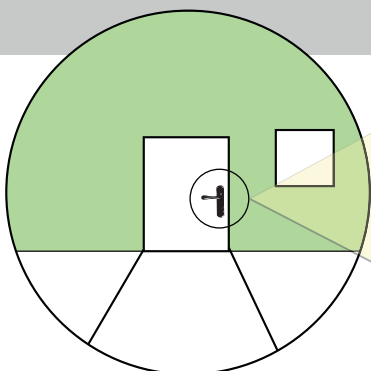
The lack of curb-cut makes this public space inaccessible.

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## USABLE DOORS (USABLE FOR A PERSON IN A WHEELCHAIR)

All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs. The exterior of the primary entrance doors and all public and common use doors are required to have usable hardware.

This exterior door hardware is compliant.

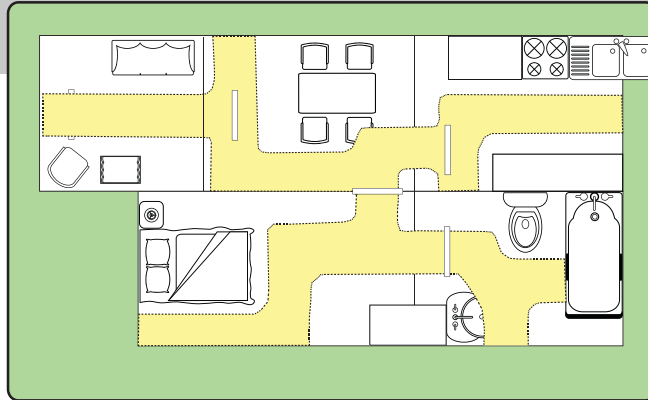
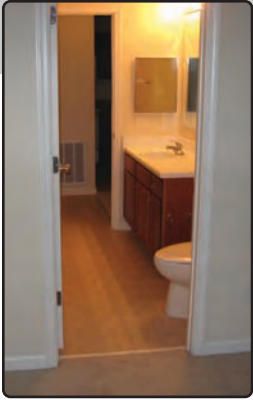


This 22" doorway is noncompliant; Doorway must be at least 32".

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## ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING UNIT

There must be an accessible route into and through each covered unit, beginning at the primary entrance door to a unit and continuing through the dwelling unit onto decks, balconies, and patios.



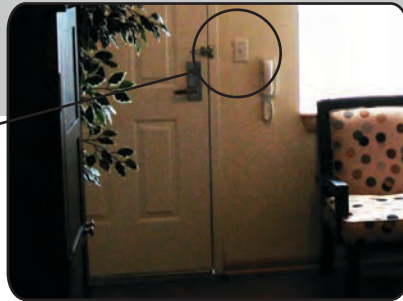
Compliant dwellings have an accessible route throughout that is a minimum of 36" wide.

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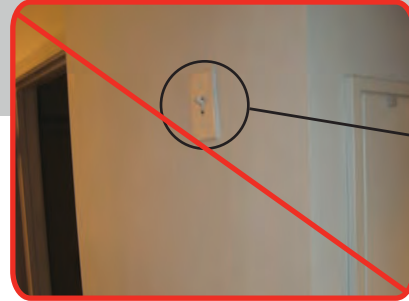
## LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS

Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations. Generally, outlets must be above 15" and below 48".

This outlet is correctly placed between 15" and 48".



This outlet is noncompliant because it is placed above 48".

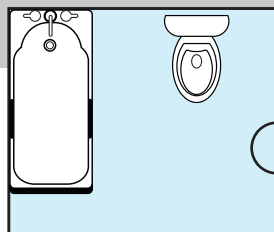


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## REINFORCED WALLS IN BATHROOM FOR LATER INSTALLATION OF GRAB BARS

Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.

This bathroom wall is correctly reinforced.

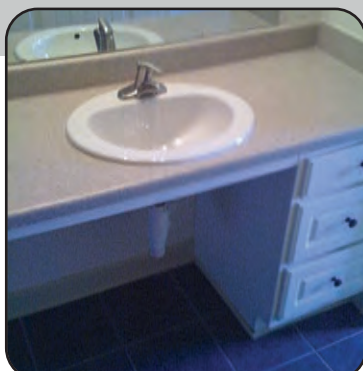


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## USABLE KITCHENS AND BATHROOMS

Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.

This accessible sink allows for use by a person in a wheelchair.



A lack of maneuvering space makes this bathroom inaccessible.

