

VI. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS

- * Operable parts of controls must be no lower than 15" and no higher than 48".
- * Switches, outlets, thermostats, and controls must be accessible to people in wheelchairs.

VII. KITCHEN AND BATHROOM SPACE ORGANIZED SO AN INDIVIDUAL IN A WHEEL-CHAIR CAN MANEUVER ABOUT THE SPACE

- * A minimum of 40" of **clear** floor space is required in kitchens to allow a person in a wheelchair to maneuver between opposing base cabinets, countertops, appliances, or walls.
- * A U-shaped design requires a minimum of 5' in diameter of **clear** space is required for a parallel of forward approach.
- * Appliances must be located so they can be used by a person in a wheelchair. A 30" x48" **clear** floor space is required for a parallel of forward approach.
- * Adequate maneuvering space is required in bathrooms so that a person in a wheelchair can easily enter, close the door, use the facilities and fixtures, and exit.
- With Option A, **all** bathrooms must include providing a basic degree of maneuverability to meet Option A requirements.
- With Option B, only one bathroom must meet Option B requirements, which provide for a stricter degree of maneuverability. Other bathrooms require usable walls, reinforced walls, switches/outlets in accessible locations, and must be on an accessible route.

ADDITIONAL REQUIREMENTS UNDER THE FAIR HOUSING ACT

The Fair Housing Amendments Act does not invalidate any law of a State or local government that requires dwellings to be designed and constructed in a manner that affords persons with disabilities greater accessibility than the requirements of the Fair Housing Amendments Act. Likewise, other Federal laws which require greater accessibility in certain housing, such as Section 504 of the Rehab Act of 1973 or the Architectural Barriers Act of 1968, are not invalidated or replaced by the Fair Housing Act.

PENALTIES FOR NON-COMPLIANCE

Responsibility for complying with the law rests with any and all persons involved in the design and construction of covered multi-family dwellings. When the law has been violated, and administrative law judge or a Federal District Court will order relief. Such relief may include actual and compensatory damages, attorneys' fees and costs, and may also include civil penalties ranging from \$10,000 to \$50,000. In the case of buildings that have already been completed, structural changes can be ordered.

If you have questions about fair housing accessibility issues or believe that you have experienced illegal housing discrimination, please contact:

FAIR HOUSING ADVOCATES ASSOCIATION (330) 253-2450

Contact us online at www.fairhousingadvocates.com

You can also contact :

OHIO CIVIL RIGHTS COMMISSION

1-888-278-7101

U.S. DEPARTMENT OF HUD

1-800-669-9777

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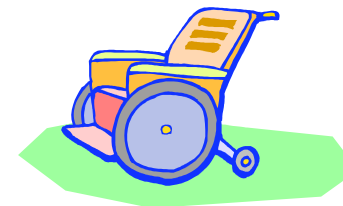
Mission Statement: The Mission of the Fair Housing Advocates Association is to eliminate housing discrimination, lending and homeowners insurance discrimination, and racial and sexual harassment and ensure housing opportunities for all people. Specifically, the FHAA seeks to eliminate housing discrimination against all persons because of race, color, religion, national origin, sex, disability, or familial status. In furthering this goal, FHAA engages in activities designed to encourage fair housing practices through educational efforts; assists persons who believe they have been victims of housing discrimination; identifies barriers to fair housing in order to help counteract and eliminate discriminatory housing practices; works with elected and government representatives to protect and improve fair housing laws; and takes all appropriate and necessary action to ensure that fair housing laws are properly and fairly enforced throughout Summit County, City of Barberton, and Ohio.

Vision Statement: The Fair Housing Advocates Association recognizes the importance of a "home" as a component of the American dream and envisions a community and a state free of housing discrimination where every individual, group and community enjoys equal housing opportunity and access in a bias free and open housing market where integrated neighborhoods are the norm, and the private and public sector guarantees civil rights in an open and barrier free community committed to healing the history of discrimination in America."

Disclaimer: The Fair Housing Advocates Association (FHAA) seeks to be accurate in providing housing information to prospective and existing tenants and landlords, home seekers, housing providers, and the general public. It recognizes that errors may occur and they will be corrected when discovered. The information presented in this brochure is only intended to provide its readers with information. Should persons want legal advice, an attorney should be contacted.



FAIR HOUSING ACCESSIBILITY GUIDELINES



FAIR HOUSING ADVOCATES ASSOCIATION

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Vincent B. Curry
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RECIPIENT OF A 2000 HUD BEST PRACTICES AWARD AS ONE OF THE TOP 50 FAIR HOUSING GROUPS IN THE UNITED STATES

THE FAIR HOUSING ACT & ACCESSIBILITY

The Fair Housing Amendments Act of 1988 amends Title VIII of the Civil Rights Act of 1968, which prohibits discrimination on the basis of race, color, sex, handicap, familial status, or national origin in the sale, rental, and financing of dwellings. The 1988 Amendments also establish certain design and construction requirements for new multifamily housing built for first occupancy on or after March 13, 1991.

CONSTRUCTION REQUIREMENTS UNDER THE FAIR HOUSING ACT

The Fair Housing Amendments Act of 1988 requires that covered multifamily dwellings built for first occupancy after March 13, 1991 include certain features of accessible design. Therefore, architects, builders, and other persons involved the design and construction of housing must be aware of the Fair Housing Act design and construction requirements..

The Act requires that all ground floor units, including ground floors at different levels in the same building, be accessible. In addition, in buildings with an elevator, all units are required to be accessible.

DEFINING COVERED MUTIFAMILY DWELLINGS

Covered multifamily dwellings are buildings consisting of four or more dwelling units, if such buildings have one or more, and ground floor dwelling units in other buildings have four or more dwelling units. This includes apartments, condominiums, single-story townhouses, vacation time-sharing, homeless shelters and other similar residential buildings.

OTHER DEFINITIONS

Accessible-Public or common use areas of the building that can be approached, entered, and used by disabled persons.

Accessible Route-Continuous unobstructed path connecting accessible elements and spaces in a building or within a site that can be negotiated by a person with severe disability using a wheelchair and that is also safe for and usable by people with other disabilities. Interior accessible routes may include corridors, floors, ramps, elevators, and lifts. Exterior accessible routes may include parking access aisles, curb ramps, walks, ramps, and lifts.

Building Entrance On An Accessible Route- An accessible entrance to a building that is connected by an accessible route to public transportation stops, to parking or passenger loading zones, or to public streets or sidewalks, if available.

PARTIES WHO MUST COMPLY WITH THE FAIR HOUSING ACT

* Architects, builders, contractors, developers, owners, and any other person (s) involved in the design and construction of residential housing

FAIR HOUSING ACCESSIBILITY GUIDELINES

The purpose of the Fair Housing Accessibility Guidelines is to provide technical guidance on designing dwelling units as required by the Fair Housing Amendments Act of 1988. These guidelines are intended to provide a safe harbor for compliance with the accessibility requirements of the Fair Housing Act.

I. AN ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE

- * If separate entrances for ground-floor units, each entrance must be accessible.
- * If common entrances to a multi-unit building, at least one entrance—typically used by residents for entering the building—must be accessible.
- * An accessible entrance must be located on a route that a person in a wheelchair can easily travel, leading to and from meaningful locations; e.g., parking, public transportation, other buildings, in the complex amenities such as laundry room, recreational facilities.

II. ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS

- * Parking areas, curb ramps, passenger loading areas, building lobbies, lounges, halls and corridors, elevators, public use restrooms, and rental or sales offices must be accessible to people with disabilities.
- * Included are drinking fountains/water coolers, mailboxes, laundry rooms, community and exercise rooms, swimming pools, playgrounds, recreation facilities, and nature trails.

III. DOORS DESIGNED TO BE USABLE BY PERSONS IN WHEELCHAIRS

- * Doors must be wide enough to enable a person in a wheelchair to maneuver through them easily.
- * Included are public common-use doors, doors leading into an individual dwelling unit, and all doors within the dwelling unit itself.
- * For wheelchairs, doors must have a minimum clear opening width of 32" (measure from face of door to the stop, with door open 90 degrees).
- * All types of doors are covered— hinged doors, sliding doors, folding doors, etc.
- * Doors leading to any outdoor amenities the dwelling may have...balcony, patio, deck...are covered. If a deck or patio or patio has door ways leading into two or more separate rooms, all of these doors must be usable.

IV. AN ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT

- * Thresholds of unit's exterior doors may not exceed 3/4" (also applies to sliding door tracks).
- * In single-story units, changes in height of 1/4" to 1/2" must be beveled. Those greater than 1/2" must be ramped or have other means of access.
- * Minimum **clear** width for accessible route inside the unit is 36".
- * Hallways, passages, and corridors must be wide enough to allow room to maneuver a wheelchair throughout the unit.

V. REINFORCEMENTS IN BATHROOM WALLS FOR LATER INSTALLATION OF GRAB BARS

- * Walls in bathrooms must be reinforced so that grab bars near the toilet, tub, shower, and shower seat, if provided, can be added later.