

APPENDIX B - ACCESSIBILITY, ADAPTABILITY, UNIVERSAL DESIGN AND VISITABILITY FEATURES CHECKLIST FOR DWELLING UNITS				
	Purpose and Use: <u>Appendix B</u> shall be used when conducting a physical and/or design inspection to report any known or observed deficiencies pursuant to the Request for Applications (RFA) requirements, accessibility requirements of the ADA, Section 504/UFAS, and Florida Building Code, Accessibility (as applicable) of the Subject Property.			
	Provider is responsible for confirmation of the measurements required to comply with the construction features, and to document existing conditions that present physical deficiencies in the dwelling units that would prohibit compliance with the Corporation's requirements.			
	This checklist consists of all the construction features that are required in the dwelling units of FHFC properties. When a feature is only to be included in a specified type of RFA, it will be noted in the "Notes to Provider" column.			
	The Citation column refers to the following components:			
	<ul style="list-style-type: none"> the RFA section that describes the required construction feature, or the section of the ADA Standards for Accessible Design that is applicable to the specific construction feature, or the section of UFAS (Uniform Federal Accessibility Standard) that is applicable to the specific construction feature. 			
Citation	RFA Section Four A.8. Construction Features	YES NO	Note to Provider	Comments
	A.8.c. Accessibility, Adaptability, and Universal Design and Visitability Features - General - All units			
A.8.c.	All units on an accessible route shall have a Primary entrance threshold with no more than a ½-inch rise			
A.8.c.	All door handles on primary entrance door and interior doors must have lever handles			
A.8.c.	Lever handles on all bathroom faucets and kitchen sink faucets			
A.8.c.	Mid-point on light switches and thermostats not more than 48 inches above finished floor level			
A.8.c.	Cabinet door and drawer handles in bathroom and kitchen shall be lever or D-pull type			
A.8.c.; ADA 604.5.1	Reinforced walls for future installation of grab bars in place around each toilet/tub/shower		May be a Corporation-approved alternative approach for grab bar installation; Family Demographic only	
	ELDERLY DEVELOPMENTS ONLY			
A.8.c.	All units on an accessible route shall have a Primary entrance threshold with no more than a ½-inch rise			
A.8.c.	All door handles on primary entrance door and interior doors must have lever handles			
A.8.c.	Lever handles on all bathroom faucets and kitchen sink faucets			
A.8.c.	Mid-point on light switches and thermostats not more than 48 inches above finished floor level			
A.8.c.	Cabinet door and drawer handles in bathroom and kitchen shall be lever or D-pull type			
A.8.c.	15 percent of units must have roll-in showers * - Newly constructed units only. There may be Developments that plan to have less than 50% of the proposed construction work consisting of new construction. If so, 15% of the newly constructed units must have roll-in showers.		A sufficient number of units must be inspected to ensure that roll-in showers are achievable in 15% of units	
A.8.c.	Horizontal grab bars in place around each tub and/or shower			
A.8.c.; ADA 607.4.1	<ul style="list-style-type: none"> If a bathtub/shower combination with a permanent seat is provided, grab bars shall be installed to meet or exceed ADA 607.4.1 			
A.8.c.; ADA 607.4.2	<ul style="list-style-type: none"> If bathtub/shower combination without a permanent seat is provided, grab bars shall be installed to meet or exceed ADA 607.4.2 			
A.8.c.; ADA 608.3.2	<ul style="list-style-type: none"> If roll-in shower or walk-in shower is provided, grab bars shall be installed to meet or exceed ADA 608.3.2 			
A.8.c.	Reinforced walls for future horizontal grab bars around each toilet		May be a Corporation-approved alternative approach for grab bar installation;	
A.8.c.	Roll-out shelving or drawers provided in all bottom bathroom cabinets		May be a Corporation-approved alternative approach;	
A.8.c.	Adjustable shelving provided in master bedroom closets		Shelves must be adjustable by resident	
A.8.c.	A large drawer with drawer slides that are beyond full extension in at least one of the kitchen's bottom or base cabinets		Drawer slides are also called "over-travel"	
	Section 504 accessibility features for persons with mobility impairments- Section 504 accessibility standards require a minimum of 5 percent of the total dwelling units, but not fewer than one unit, to be accessible for individuals with mobility impairments. These units must have the following features:		Five percent of total units must be in compliance with 24 CFR part 8 (Section 504 regulation) and UFAS (Uniform Federal Accessibility Standards); A sufficient number of units must be inspected to ensure that UFAS features are achievable in 5% of units;	
UFAS 4.34.2	The accessible dwelling units shall be on an accessible route, and shall have the accessible elements and spaces as a minimum as cited in UFAS 4.34.2 (1-12)			
	At least one full bathroom (contains sink, toilet, bathtub or shower) shall have following features and be in accordance with UFAS:			
UFAS 4.34.5; 4.3.3.; 4.4.1	<ul style="list-style-type: none"> Accessible route to bathroom 			
UFAS 4.34.5.1	<ul style="list-style-type: none"> Doors shall not swing into the clear floor space required for any fixture. 			
UFAS 4.34.5.2 (1-4)	Toilet requirements (clear floor space, height, structural reinforcement, toilet paper dispenser)			
UFAS 4.34.5.2(3); 4.26	<ul style="list-style-type: none"> Grab bars at toilet required 		UFAS Appendix A4.34.5 states that "although not required by these specifications, it is important to install grab bars at toilets, bathtubs, and showers if it is known that a dwelling unit will be occupied by elderly or severely disabled people." Please note that Corporation requires grab bars to be installed and to comply with UFAS.	
UFAS 4.34.5.3 (1-3)	Sinks, Mirrors, and Medicine Cabinets			
UFAS 4.34.5.4 (1-5)	Bathtubs			
UFAS 4.34.5.4 (3) Fig. 48	<ul style="list-style-type: none"> Grab bars at bathtub required 		UFAS Appendix A4.34.5 states that "although not required by these specifications, it is important to install grab bars at toilets, bathtubs, and showers if it is known that a dwelling unit will be occupied by elderly or severely disabled people." Please note that Corporation requires grab bars to be installed and to comply with UFAS.	

Citation	RFA Section Four A.8. Construction Features	YES	NO	Note to Provider	Comments
UFAS 4.34.5.5 (1-5)	Showers				
UFAS 4.34.5.5 (3) Fig. 37	<ul style="list-style-type: none"> Grab bars at showers required 			UFAS Appendix A4.34.5 states that "although not required by these specifications, it is important to install grab bars at toilets, bathtubs, and showers if it is known that a dwelling unit will be occupied by elderly or severely disabled people." Please note that Corporation requires grab bars to be installed and to comply with UFAS.	
UFAS 4.34.5.6	Enclosures for bathtubs or shower stalls shall not obstruct controls or transfer from wheelchairs onto shower or bathtub seats. Enclosures on bathtubs shall not have tracks mounted on their rims.				
UFAS 4.34.5.7	Clear Floor Space				
UFAS 4.34.6	Kitchen shall have the following features and be in accordance with UFAS.				
UFAS 4.34.6.1 *	Clearance between kitchen base cabinets, counter tops, appliances, or walls.				
* A4.34.6.1	The minimum clearances provide satisfactory maneuvering spaces for wheelchairs only if cabinets are removed at the sink.				
UFAS 4.34.6.2	Clear floor space in kitchens				
UFAS 4.34.6.3	Controls				
UFAS 4.34.6.4 (1-5)	Kitchen work surfaces				
UFAS 4.34.6.5 (1-8)	Kitchen sink				
UFAS 4.34.6.6	Ranges and cooktops				
UFAS 4.34.6.7 *	Ovens				
UFAS 4.34.6.8 (1-2)	Refrigerator/Freezer				
UFAS 4.34.6.9	Dishwashers				
UFAS 4.34.6.10 (1-2)	Kitchen Storage				
UFAS 4.34.7; 4.34.7.1; 4.34.7.2; 4.34.7.3	Laundry Facilities				
A.8.c.	Primary entrance threshold with no more than a ½-inch rise			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)	
A.8.c.	All door handles on primary entrance door and interior doors must have lever handles			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)	
A.8.c.	Lever handles on all bathroom faucets and kitchen sink faucets			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)	
A.8.c.	Mid-point on light switches and thermostats not more than 48 inches above finished floor level			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)	
A.8.c.	Cabinet door and drawer handles in bathroom and kitchen shall be lever or D-pull type			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)	
	Section 504 accessibility features for persons with visual/hearing impairments - Section 504 accessibility standards require a minimum of two percent of the total dwelling units, but not fewer than one unit, to be accessible for individuals with hearing/visual impairments. These units must have the following features:			Two percent of total units must be in compliance with 24 CFR part 8 (Section 504 regulation). Please note that ADA Standards for Accessible Design §809.5 are to be applied to the two percent of the units for the communication impaired. HUD has deemed the 2010 ADA Standards (with certain limitations) to be substantially equivalent to UFAS for the purpose of implementing their Section 504 regulations. A sufficient number of units must be inspected to ensure that UFAS features are achievable in 2% of units;	
ADA 809.5.1	Building Fire Alarm System. Where a building fire alarm system is provided, system wiring shall be extended to a point within the residential dwelling unit in the vicinity of the residential dwelling unit smoke detection system.				
ADA 809.5.1.1	Alarm Appliances. Where alarm appliances are provided within a residential dwelling unit as part of building alarm system, they shall comply with Section 702.				
ADA 702	Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance.				Incorporated by reference, see "Referenced Standards" in ADA Chapter 1 105
ADA 809.5.1.2	Activation. All visible alarm appliances provided within the residential dwelling unit for building fire alarm notification shall be activated upon activation of the building fire alarm in the portion of the building containing the residential dwelling unit.				
ADA 809.5.2	Residential Dwelling Unit Smoke Detection System. Residential dwelling unit smoke detection systems shall comply with NFPA 72 (1999 or 2002 edition)				Incorporated by reference, see "Referenced Standards" in ADA Chapter 1 105
ADA 809.5.2.1	Activation. All visible alarm appliances provided within the residential dwelling unit for smoke detection notification shall be activated upon smoke detection.				
ADA 809.5.3	Interconnection. The same visible alarm appliances shall be permitted to provide notification of residential dwelling unit smoke detection and building fire alarm activation.				
ADA 809.5.4	Prohibited Use. Visible alarm appliances used to indicate residential dwelling unit smoke detection or building fire alarm activation shall not be used for any other purpose within the residential dwelling unit.				

Citation	RFA Section Four A.8. Construction Features	YES	NO	Note to Provider	Comments
ADA 809.5.5	Residential Dwelling Unit Primary Entrance. Communication features shall be provided at the residential dwelling unit primary entrance complying with 809.5.5.				
ADA 809.5.5.1	Notification. A hard-wired electric doorbell shall be provided. A button or switch shall be provided outside the residential dwelling unit primary entrance. Activation of the button or switch shall initiate an audible tone and visible signal within the residential dwelling unit. Where visible doorbell signals are located in sleeping areas, they shall have controls to deactivate the signal.				
ADA 809.5.5.2	Identification. A means for visually identifying a visitor without opening the residential dwelling unit entry door shall be provided and shall allow for a minimum 180 degree range of view.				
ADA 809.5.6	Site, Building, or Floor Entrance. Where a system, including a closed-circuit system, permitting voice communication between a visitor and the occupant of the residential dwelling unit is provided, the system shall comply with 708.4.				
ADA 708.4	Residential Dwelling Unit Communication Systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with 708.4.				
ADA 708.4.1	708.4.1 Common Use or Public Use System Interface. The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.				
ADA 708.4.2	Residential Dwelling Unit Interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.				
	Level 1 Accessibility Requirements - For persons with mobility impairments: A percentage of the total units must meet the following requirements:			Level 1/Level 2 accessibility requirements are only found in specific RFAS. Confirm with credit underwriter if the RFA requires Level 1/Level 2 accessibility and the correct percentages of total units that must meet the requirements. A sufficient number of units must be inspected to ensure that the percentages are achievable.	
ADA 809.2; 809.2.1; 809.2.2	<ul style="list-style-type: none"> Must be on an accessible route 				
A.8.c	<ul style="list-style-type: none"> Must be equally distributed among different unit sizes and Development types and must be dispersed throughout the Development (not located in the same area, or on a single floor) 				
ADA 809.2.2; 304	Turning space in all rooms				
ADA 809.4; 603-610	At least one full bathroom (contains sink, toilet, bathtub or shower) shall have following features and be in accordance with ADA 809 Residential Dwelling Units				
ADA 603.2.3	<ul style="list-style-type: none"> Doors shall not swing into the clear floor space required for any fixture. Door shall be permitted to swing into the required turning space or clearance for each fixture. 				
ADA 604.3; 604.4 (2); 604.7	Toilet requirements (clear floor space, height, toilet paper dispenser)				
ADA 604.5 (2); 604.5.1; 604.5.2	<ul style="list-style-type: none"> Grab bars at toilet required 				
ADA 603.3	Mirrors				
ADA 606	Bathroom Sink				
ADA 606.2.3	Cabinetry shall be permitted under bathroom sink provided following conditions are met:				
ADA 606.2.3 (a)	<ul style="list-style-type: none"> cabinetry can be removed without removal or replacement of fixture 				
ADA 606.2.3 (b)	<ul style="list-style-type: none"> finish floor extends under cabinetry 				
ADA 606.2.3 (c)	<ul style="list-style-type: none"> walls behind and surrounding the cabinetry are finished 				
ADA 606.2;	<ul style="list-style-type: none"> dips in overflow of sink shall not be considered in determining knee and toe clearances 				
ADA 606.3.2	<ul style="list-style-type: none"> height of sink 				
ADA 305; 306	<ul style="list-style-type: none"> clear floor space at sink, including knee and toe clearance 				
ADA 606.2; 305	Clear floor space at bathroom fixtures				
ADA 606.4; 309	Controls				
ADA 606.5	Exposed pipes and surfaces				
ADA 809.4; 607	Bathtubs				
ADA 607.4; 607.4.1; 607.4.1.1; 607.4.1.2; 607.4.2; 607.4.2.1; 607.4.2.2 ;607.4.2.3 Fig. 607.4.1; Fig. 607.4.2; 609	<ul style="list-style-type: none"> Grab bars at bathtub required 				
ADA 809.4; 608	Showers				
ADA 608.3; 608.3.1; 608.3.2; 608.3.3; Fig. 608.3.1; Fig. 608.3.2; Fig. 608.3.3;	<ul style="list-style-type: none"> Grab bars at showers required 				
ADA 609	Grab bars, cross section, spacing, position, fittings, installation, structural strength				
ADA 809.3; 804	Kitchen shall have the following features and be in accordance with ADA 809 Residential Dwelling Units				
ADA 804.2.1 or 804.2.2	Clearance between kitchen base cabinets, counter tops, appliances, or walls.				
ADA 804.6.1; 606.2; 305; 303	Clear floor space at kitchen appliances				

Citation	RFA Section Four A.8. Construction Features	YES	NO	Note to Provider	Comments
ADA 606	Kitchen sink				
ADA 606.2.3	Cabinetry shall be permitted under kitchen sinks provided following conditions are met:				
ADA 606.2.3 (a)	• cabinetry can be removed without removal or replacement of fixture				
ADA 606.2.3 (b)	• finish floor extends under cabinetry				
ADA 606.2.3 (c)	• walls behind and surrounding the cabinetry are finished				
ADA 606.2;	• dips in overflow of sink shall not be considered in determining knee and toe clearances				
ADA 606.3.2	• height of sink				
ADA 305; 306	• clear floor space at sink, including knee and toe clearance				
ADA 606.2; 305	Clear floor space at kitchen appliances				
ADA 606.4; 309	Controls				
ADA 606.5	Exposed pipes and surfaces				
ADA 804.3	Kitchen work surfaces, clear floor space, height, exposed surfaces				
ADA 804.6.4; 306	Ranges and cooktops				
ADA 804.6.5.1 or 804.6.5.2; 804.6.5.3	Ovens				
ADA 804.6.6	Refrigerator/Freezer				
804.6.3	Dishwashers				
ADA 804.5; 811	Kitchen Storage				
	Level 1 Accessibility Requirements - For persons with visual and hearing impairments: An additional percentage of the total units must meet the following requirements. The units for the visual/hearing impaired shall not be the same units for the mobility impaired residents.				
ADA 809.5.1	Building Fire Alarm System. Where a building fire alarm system is provided, system wiring shall be extended to a point within the residential dwelling unit in the vicinity of the residential dwelling unit smoke detection system.				
ADA 809.5.1.1	Alarm Appliances. Where alarm appliances are provided within a residential dwelling unit as part of building alarm system, they shall comply with Section 702.				
ADA 702	Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance.				Incorporated by reference, see "Referenced Standards" in ADA Chapter 1 105
ADA 809.5.1.2	Activation. All visible alarm appliances provided within the residential dwelling unit for building fire alarm notification shall be activated upon activation of the building fire alarm in the portion of the building containing the residential dwelling unit.				
ADA 809.5.2	Residential Dwelling Unit Smoke Detection System. Residential dwelling unit smoke detection systems shall comply with NFPA 72 (1999 or 2002 edition)				Incorporated by reference, see "Referenced Standards" in ADA Chapter 1 105
ADA 809.5.2.1	Activation. All visible alarm appliances provided within the residential dwelling unit for smoke detection notification shall be activated upon smoke detection.				
ADA 809.5.3	Interconnection. The same visible alarm appliances shall be permitted to provide notification of residential dwelling unit smoke detection and building fire alarm activation.				
ADA 809.5.4	Prohibited Use. Visible alarm appliances used to indicate residential dwelling unit smoke detection or building fire alarm activation shall not be used for any other purpose within the residential dwelling unit.				
ADA 809.5.5	Residential Dwelling Unit Primary Entrance. Communication features shall be provided at the residential dwelling unit primary entrance complying with 809.5.5.				
ADA 809.5.5.1	Notification. A hard-wired electric doorbell shall be provided. A button or switch shall be provided outside the residential dwelling unit primary entrance. Activation of the button or switch shall initiate an audible tone and visible signal within the residential dwelling unit. Where visible doorbell signals are located in sleeping areas, they shall have controls to deactivate the signal.				
ADA 809.5.5.2	Identification. A means for visually identifying a visitor without opening the residential dwelling unit entry door shall be provided and shall allow for a minimum 180 degree range of view.				
ADA 809.5.6	Site, Building, or Floor Entrance. Where a system, including a closed-circuit system, permitting voice communication between a visitor and the occupant of the residential dwelling unit is provided, the system shall comply with 708.4.				
ADA 708.4	Residential Dwelling Unit Communication Systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with 708.4.				
ADA 708.4.1	708.4.1 Common Use or Public Use System Interface. The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.				
ADA 708.4.2	Residential Dwelling Unit Interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.				

Citation	RFA Section Four A.8. Construction Features	YES	NO	Note to Provider	Comments
	<p>Level 2 Accessibility Requirements - For persons with mobility impairments: A percentage of the total units must meet the features' requirements for the mobility impaired found in Level 1 Accessibility Requirements. The only difference is the percentage of the total units that must be provided.</p>			<p>Level 1/Level 2 accessibility requirements are only found in specific RFAS. Confirm with credit underwriter if the RFA requires Level 1/Level 2 accessibility and the correct percentages of total units that must meet the requirements. A sufficient number of units must be inspected to ensure that the percentages are achievable.</p>	
	<p>Level 2 Accessibility Requirements - For persons with visual and hearing impairments: A percentage of the total units must meet the features' requirements for the visual/hearing impaired found in Level 2 Accessibility Requirements. The unit(s) for the visual/hearing impaired shall not be the same units for the mobility impaired residents.</p>				