

APPENDIX B - ACCESSIBILITY, ADAPTABILITY, UNIVERSAL DESIGN AND VISITABILITY FEATURES CHECKLIST FOR PROPERTIES SERVING PERSONS WITH DEVELOPMENTAL DISABILITIES Community Residential Homes and Supported Living Units					
<b>NOTE: Confirm with Credit Underwriter if Development is a Community Residential Home or a Development with Supported Living Units.</b>					
Purpose and Use: Appendix B 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 accessibility, adaptability, Universal Design and Visitability construction features that are required in the dwelling units of FHFC properties.					
The Citation column refers to the following components:					
<ul style="list-style-type: none"> <li>the RFA section that describes the required construction feature or,</li> <li>the section of the ADA Standards for Accessible Design that is applicable to the specific construction feature.</li> </ul>					
Citation	Required Design and Construction Features - Accessibility, Adaptability, Universal Design and Visitability Features All units, All Development Categories	YES	NO	Note to Provider	Comments
7. c.	Number of full bathrooms in each unit of the proposed Development must be equal to or greater than the number of existing full bathrooms				
7. c.	A full-size range and oven in all units				
<b>Development Category: Acquisition/Rehabilitation</b>				<b>Confirm with credit underwriter the correct Development Category: Acquisition/ Rehabilitation or Renovation of existing units serving Persons with Developmental Disabilities or Renovation serving Residents with a physical disability</b>	
7. c.; ADA 809.2; 809.2.1; 809.2.2	Development must provide an accessible route; A continuous, unobstructed path throughout the site and the building that connects all the accessible features, elements, and spaces shall be provided. This shall include the back yard and all amenities of the Development				
7. c.	Community Residential Homes - 50 percent of the Bedrooms and a minimum of one (1) bathroom must contain the following features for mobility-impaired persons, in accordance with the 2010 ADA Standards for Accessible Design:				
7.c.	Supported Living Units - minimum of 50 percent of the total Units must contain the following features for mobility-impaired persons, in accordance with the 2010 ADA Standards for Accessible Design:				
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 conformance with ADA 809 Residential Dwelling Units:				
ADA 603.2.3 Exception 2	Clear floor space beyond the arc of the bathroom door swing. Door shall be permitted to swing into the clear floor space or clearance required for any 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	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"> <li>cabinetry can be removed without removal or replacement of fixture</li> </ul>				
ADA 606.2.3 (b)	<ul style="list-style-type: none"> <li>finish floor extends under cabinetry</li> </ul>				
ADA 606.2.3 (c)	<ul style="list-style-type: none"> <li>walls behind and surrounding the cabinetry are finished</li> </ul>				
ADA 606.2;	<ul style="list-style-type: none"> <li>dips in overflow of sink shall not be considered in determining knee and toe clearances</li> </ul>				
ADA 606.3.2	<ul style="list-style-type: none"> <li>height of sink</li> </ul>				
ADA 305; 306	<ul style="list-style-type: none"> <li>clear floor space at sink, including knee and toe clearance</li> </ul>				
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"> <li>Grab bars at bathtub required</li> </ul>				
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"> <li>Grab bars at showers required</li> </ul>				
ADA 609	<ul style="list-style-type: none"> <li>Grab bars, cross section, spacing, position, fittings, installation, structural strength</li> </ul>				
7. c.	Community Residential Home - At least one of the total Bedrooms shall be accessible to persons with visual and hearing impairments and have the following features in accordance with the 2010 ADA Standards for Accessible Design:				

Citation	Required Design and Construction Features - Accessibility, Adaptability, Universal Design and Visitability Features	YES	NO	Note to Provider	Comments
7. c.	Supported Living Units - At least one of the total Units shall be accessible to persons with visual and hearing impairments and have the following features in accordance with the 2010 ADA Standards for Accessible Design:				
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.				
7. c.	The primary entrance door shall have a threshold with no more than a ½-inch rise				
7. c.	Thresholds at doorways of exterior sliding doors shall not exceed ½-inch in height				
7. c.	When a secondary exterior door exits onto decks, patios, or balcony surfaces constructed of impervious materials, such as concrete or asphalt, the accessible route may be interrupted. In this case, the outside landing surface may be dropped a maximum of 4 inches below the floor level of the interior of the dwelling unit to prevent water infiltration at door sills, as allowed in the Fair Housing Act Guidelines				
7. c.	If the exterior surface is constructed of pervious material, such as a wood deck that will drain adequately, that surface must be maintained to within ¼-inch of the interior floor level				
7. c.	All exterior doors shall provide a clear opening of not less than 32 inches. This includes the primary entrance door, all sliding glass doors, French doors, other double-leaf doors, doors that open onto private decks, balconies, and patios, and any other exterior doors				
7. c.	All door handles on primary entrance door and interior doors must have lever handles				
7. c.	Interior doorways shall provide a clear opening of not less than 32 inches				
7. c.	All interior doorways must have flush thresholds				
7. c.	Hall widths must be at least 36 inches wide to allow a person in a wheelchair to make a 90 degree turn into or out of a 32" door opening				
7. c.	Lever handles on all bathroom faucets and kitchen sink faucets				
7. c.	Toilets must be at least 16.5 inches in height as measured from the finished floor to the top of the toilet seat				
7. c.	Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level				
7. c.	<b>Development Category - Renovation of existing units serving Persons with Developmental Disabilities</b>			Confirm with credit underwriter the correct Development Category: Acquisition/ Rehabilitation <u>or</u> Renovation of existing units serving Persons with Developmental Disabilities <u>or</u> Renovation serving Residents with a physical disability	

Citation	Required Design and Construction Features - Accessibility, Adaptability, Universal Design and Visitability Features	YES	NO	Note to Provider	Comments
7. c.	Applicants that propose to add Bedrooms and a bathroom to an existing Community Residential Home are required to make the rooms accessible as follows:				
7. c.	50 percent of the Bedrooms and a minimum of one (1) bathroom must contain the features for mobility-impaired persons in accordance with the 2010 ADA Standards for Accessible Design. List of features is described above in "Development Category: Rehabilitation" section.				
7. c.	At least one of the total Units shall be accessible to persons with visual and hearing impairments in accordance with the 2010 ADA Standards for Accessible Design. List of features is described above in "Development Category: Rehabilitation" section.				
7. c.	The primary entrance door shall have a threshold with no more than a ½-inch rise				
7. c.	Thresholds at doorways of exterior sliding doors shall not exceed ½-inch in height				
7. c.	When a secondary exterior door exits onto decks, patios, or balcony surfaces constructed of impervious materials, such as concrete or asphalt, the accessible route may be interrupted. In this case, the outside landing surface may be dropped a maximum of 4 inches below the floor level of the interior of the dwelling unit to prevent water infiltration at door sills, as allowed in the Fair Housing Act Guidelines				
7. c.	If the exterior surface is constructed of pervious material, such as a wood deck that will drain adequately, that surface must be maintained to within ½-inch of the interior floor level				
7. c.	All exterior doors shall provide a clear opening of not less than 32 inches. This includes the primary entrance door, all sliding glass doors, French doors, other double-leaf doors, doors that open onto private decks, balconies, and patios, and any other exterior doors				
7. c.	All door handles on primary entrance door and interior doors must have lever handles				
7. c.	Interior doorways shall provide a clear opening of not less than 32 inches				
7. c.	All interior doorways must have flush thresholds				
7. c.	Hall widths must be at least 36 inches wide to allow a person in a wheelchair to make a 90 degree turn into or out of a 32" door opening				
7. c.	Lever handles on all bathroom faucets and kitchen sink faucets				
7. c.	Toilets must be at least 16.5 inches in height as measured from the finished floor to the top of the toilet seat				
7. c.	Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level				
7. c.	<b>Development Category - Existing Units or portions of a Unit that are to be Renovated and are serving Residents with a physical disability</b>			<b>Confirm with credit underwriter the correct Development Category: Acquisition/ Rehabilitation or Renovation of existing units serving Persons with Developmental Disabilities or Renovation serving Residents with a physical disability</b>	
ADA 809.4; 603-610	At least one full bathroom (contains sink, toilet, bathtub or shower) shall have following features and be in conformance with ADA 809 Residential Dwelling Units				
ADA 603.2.3 Exception 2	Clear floor space beyond the arc of the bathroom door swing. Door shall be permitted to swing into the clear floor space or clearance required for any fixture				
	Clear floor space around toilet, sink, and tub/shower				
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	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)	• 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 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	• 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;	• Grab bars at showers required				
ADA 609	• Grab bars, cross section, spacing, position, fittings, installation, structural strength				
	Bathroom shall contain one of the following. Selection must conform to ADA sections 607 or 608, as applicable.			Please note in Comments column (Column F) which one was selected. Please put "N/A" in Column C for those that were not selected.	

Citation	Required Design and Construction Features - Accessibility, Adaptability, Universal Design and Visitability Features	YES	NO	Note to Provider	Comments
ADA 608	Roll-in shower;				
ADA 608	Shower with a transfer seat; or				
ADA 607	Bathtub with a seat, either a permanent seat or a removable in-tub seat.				
7.c.	Primary entrance doorway with a clear opening not less than 32 inches;				
7.c.	Primary entrance door must have threshold with no more than a ½-inch rise;				
7.c.	An accessible route that connects all spaces and elements that are part of the residential dwelling unit				
7.c.	All doorways to bedrooms and common space rooms must have clear opening not less than 32 inches				