## A.8. Construction Features

### Bathtubs
- **Grab bars at toilet required**

### Sinks, Mirrors, and Medicine Cabinets
- **Lever handles on all bathroom faucets and kitchen sink faucets**
- **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.

Note to Provider: May be a Corporation-approved alternative approach for grab bar installation; Family Demographic.

### UFAS Appendix A4.34.5 (3) Fig. 48
- **Grab bars at bathtub required**

### UFAS Appendix A4.34.5 (3) 4.216
- **Grab bars at toilet required**

### UFAS Appendix A4.34.5 (3) 4.217
- **Door requirements [clear floor space, height, structural reinforcement, toilet paper dispenser]**

### UFAS Appendix A4.34.5 (3) 4.218
- **Toilet grab bars**

### UFAS Appendix A4.34.5 (3) 4.219
- **Lavatories, Mirrors, and Medicine Cabinets**

### UFAS Appendix A4.34.5 (3) 4.220
- **Bathtubs**

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.

## APPENDIX B - ACCESSIBILITY, ADAPTABILITY, UNIVERSAL DESIGN AND VISIBILITY FEATURES CHECKLIST FOR DWELLING UNITS

**Purpose:** This 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 confirming 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.

The Checklist consists of all the construction features that are required in the dwelling units of FHA 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:
- the RFA section that describes the required construction feature, or
- the section of the UFAS 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

- UFAS 4.34.2
- UFAS 4.26
- ADA 608.3.2
- ADA 607.4.1
- ADA 607.4.2
- ADA 604.5.1
- UFAS 4.34.5.4 (1-5)
- UFAS 4.34.5.4.4 (3)
- UFAS 4.34.5.4 (3) Fig. 48

### Notes to Provider

- All units on an accessible route shall have a Primary entrance threshold with no more than a ½-inch rise.
- All door handles on primary entrance door and interior doors must have lever handles.
- Lever handles on all bathroom faucets and kitchen sink faucets.
- Mid-point on light switches and thermostats not more than 48 inches above finished floor level.
- Cabinet door and drawer handles in bathroom and kitchen shall be lever or D-pull type.
- Reinforced walls for future installation of grab bars in place around each toilet/tub/shower.
- Accessible route to bathroom.
- May be a Corporation-approved alternative approach for grab bar installation; Family Demographic.
- May be a Corporation-approved alternative approach for grab bar installation.
- Roll-out shelving or drawers provided in all bottom bathroom cabinets.
- Adjacent shelving provided in master bedroom closets.
- Drip tray must be provided by resident.
- Sections 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:
  - 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:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Notes to Provider</th>
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<tbody>
<tr>
<td>Accessible route to bathroom</td>
<td></td>
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<tr>
<td>Door requirements [clear floor space, height, structural reinforcement, toilet paper dispenser]</td>
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<tr>
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</tr>
<tr>
<td>Grab bars at toilet and/or shower required</td>
<td></td>
</tr>
<tr>
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<tr>
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</tr>
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</table>
RFA Section Four A.8. Construction Features

Incorporated by reference, see "Referenced Clear Floor Space Residential Dwelling Unit Smoke Detection System. Residential dwelling unit smoke detection systems shall comply with NFPA 72 (1999 or 2002 edition)

Feature required in all units, including the units for mobility/communication impaired

Alarm Appliances. Where alarm appliances are provided within a residential dwelling unit as part of building alarm systems, they shall comply with Section UFAS.

Feature required in all units, including the units for mobility/communication impaired

Activation. All visible alarm appliances provided within the residential dwelling unit for smoke detection shall be activated upon smoke detection.

Feature required in all units, including the units for mobility/communication impaired

Primary entrance threshold with no more than a ¼-inch rise

Primary entrance door and interior doors must have lever handles

Lever handles on all bathroom faucets and kitchen sink faucets

Mid-point on light switches and thermostats not more than 48 inches above finished floor level

Cabinet door and drawer handles in bathroom and kitchen shall be lever or D-pull type

A.8.c. 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 B (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.

Building Fire Alarm Systems. 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.

Alarm Appliances. Where alarm appliances are provided within a residential dwelling unit as part of building alarm system, they shall comply with Section UFAS.

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.

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.


Alarm appliances shall be permitted to provide notification of residential dwelling unit smoke detection and building fire alarm activation.

Prohibited. 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 Identification: 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 Residential Dwelling Unit Interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the residential dwelling unit 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 Must be on an accessible route

A.8.c 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 809.4; 603-610 Turning space in all rooms

ADA 809.4.1; 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 603.2.3 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 604.2.3 (a) Cabinetry shall be permitted under bathroom sink provided following conditions are met:

ADA 604.2.3 (b) • finish floor extends under cabinet

ADA 604.2.3 (c) • walls behind and surrounding the cabinetry are finished

ADA 606.2.3 (d) • grab bars at bathtub required

ADA 606.2 (d) • grab bars at shower required

ADA 606.3.2 • height of sink

ADA 606.5 • clear floor space at sink, including knee and toe clearance

ADA 606.7 • clear floor space at bathroom fixtures

ADA 606.9 • clear floor space at kitchen appliances

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 • grab bars at bathtub required

ADA 609.4; 609.1 Grinding, 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 809.3.1 Bathroom

ADA 809.3.2; 809.3.3; 809.3.4.1; 809.3.4.2; 809.3.4.3; 809.3.4.4; 809.3.4.5; 809.3.4.6 Footnotes

ADA 809.4; 809.4.1; 809.4.2 CLEARANCE BETWEEN KITCHEN SINK, COUNTER TOPS, APPLIANCES, OR WALLS

ADA 809.5.1; 809.5.2; 809.5.3 Footnotes
### ADA 606: Kitchen sink

- 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): Finishes floor extends under cabinetry
  - ADA 606.2.3 (c): Walls behind and surrounding the cabinetry are finished
  - ADA 606.2; 306: Clear floor space at kitchen appliances
  - ADA 606.4; 109: Countertops
  - ADA 606.5: Exposed pipes and surfaces

### ADA 606.2.3

- 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

- ADA 606.3.2: Height of sink
- ADA 606.4; 306: Clear floor space at kitchen appliances
- ADA 606.5: Countertops

### ADA 606.4.3

- ADA 606.4.3: Clear floor space at kitchen appliances

### ADA 804.6.5

- ADA 804.6.5: Exposed pipes and surfaces
- ADA 804.6.1: Kitchen work surfaces, clear floor space, height, exposed surfaces

#### 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 809.5.2


### ADA 809.5.2.1

Communication. 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 809.5.3

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 entrance door shall be provided and shall allow for a minimum 80-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.
<table>
<thead>
<tr>
<th>Citation</th>
<th>RFA Section Four A.8. Construction Features</th>
<th>YES/NO</th>
<th>Note to Provider</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td>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.</td>
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