



**FHA ACCESSIBILITY COMPLIANCE:
SITE REVIEW FORM***

Name of reviewer: _____

Date of site visit: _____

Name of complex: _____

Complex address and telephone number: _____

Review of apartment # _____ Representative of floor plan # (or type) _____

(use supplemental form for each additional floor plan you review)

Year in which complex was built for occupancy: _____

Manager _____

Manager's address and telephone number (if different from address and number for complex;
otherwise, indicate "same as complex"):

Name, address and telephone number of each owner:

Name, address and telephone number of builder:

Name, address and telephone number of architect:

List all amenities (laundry room, exercise room, pool, community room, etc.):

- * 1. This form is intended as a general guideline for Civil Rights Division Compliance Officers, but it is not all inclusive.
2. The Civil Rights Division recognizes all safe harbors that HUD recognizes for design and construction cases under the Fair Housing Act, as amended from time to time;
3. Actual conditions may affect the requirements;
4. The Civil Rights Division reserves the right to update this form and its investigative standards to reflect changes in the law or to add new safe harbors.

Number of buildings: _____ Total number of units: _____

Buildings have elevators _____ Yes _____ No; Elevators travel to (indicate floor #) _____

Number of ground floor units: _____ Number of floors: _____

Number of units on each floor _____

Identify all floor plans available within this complex _____

ACCESSIBILITY REQUIREMENTS

*At the bottom of each **requirement** section, note such things as unusual terrain, odd room configurations that impede usability/accessibility in some way, anything that requires additional explanation to be clearly understood, any exceptions noted under each of the categories, etc.*

REQUIREMENT 1: Accessible Building Entrance on an Accessible Route

Covered multifamily dwellings must be designed and constructed to have at least one building entrance on an accessible route unless it is impractical to do so because of terrain or unusual characteristics of the site. 42 U.S.C. 3604(f)(3)(C); A.R.S. 41-1491.19(D)(3); 24 CFR §100.205(a); 24 CFR 40, App. A, 4.1.1(1); Ariz. Admin. Code, Rule 10-2-109(A). Covered units include all ground floor units, and in a building with an elevator, all units on each floor that is accessible by elevator.

Yes	No	Actual	Accessible Route
			There is at least one accessible route within the boundary of the site, from public transportation stops, accessible parking spaces, passenger loading zones (where provided), and public streets or sidewalks, to an accessible building entrance. FFG, 56 FR 9497, 9504, 24 CFR 40, App. A (1993), 4.3.2 (1), ANSI 4.3
			a) There is a maximum change of 1/2" in level from the exterior pathway leading up to the dwelling unit entrance to the interior of the dwelling unit. FFG, 56 FR 9497, 9504, 24 CFR 40, App. A, 4.3.2, ANSI 4.14
			Slopes
			b) Slopes of all portions of the accessible path are less than or equal to 5%. (No ramp required.) FFG [†] 56 FR, 9504, 24 CFR 40, App. A., 4.3.7, ANSI 4.8
			c) Slopes are between 5% to 8.33%, and there is a ramp at each portion of the accessible path that has a slope in excess of 5% that complies with ANSI 4.3.8. FFG 56 FR at 9504, 24 CFR 40, App. A., 4.3.7, ANSI 4.3.7. (In the space below, indicate the actual slope measurements of each sloped area that exceeds this limit.)
			Width
			d) Routes from accessible parking, from public streets and from public transit stops have a minimum clear width of 36". FFG 56 FR at 9504 24 CFR 40, App. A., 4.3.3, ANSI 4.3.3. (Note below whether there are any obstructions in the pathway and whether the width with the obstruction is less than 36".)

[†] FFG Federal Final Guidelines 1991, as amended through June 24, 1991.

Notes

REQUIREMENT 2: Accessible and Usable Public and Common Use Areas

Public and common use areas must be readily accessible/usable. 42 U.S.C. 604(f)(3)(C)(i); A.R.S. 41-1491.19(D)(3)(a); 24 CFR §100.205(c)(1); Ariz. Admin. Code, Rule 10-2-109(B)(1).

PUBLIC AREAS

			Leasing Office
			Accessible Route to Leasing Office
			There is an accessible route from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks to the accessible entrance to the leasing office. FFG, 56 FR at 9505, 28 CFR 36, App. A, 4.3.2.(1), ANSI 4.3.2
			The slope of any each adjoining gutter, road surface or accessible route is a maximum of 5%. 28 CFR 36, App. A, 4.7.2.
			Curb Ramps
			There are curb ramps wherever an accessible route crosses a curb. FFG, 56 FR at 9505, ANSI 4.7.1, 28 CFR 36, App. A. 4.6.6, Fig. 10. p. 26
			Each curb ramp has a maximum slope of 8.33% and a maximum run of 30". 28 CFR 36, App. A, 4.7.2 and 4.8.2, Fig. 11, p.27. (Exception may apply to ramps to be constructed on existing sites or in existing buildings or facilities. See 4.8.2.)
			Each curb ramp has a minimum width of 36", exclusive of flared sides. FFG, 56 FR at 9505, 28 CFR 36, App. A. 4.7.3, ANSI 4.7.3
			The curb ramp is located where pedestrians must walk across the ramp or is unprotected by handrails or guardrails, and the curb ramp has flared sides with a maximum slope to the flared sides of 10%. 28 CFR 36, App. A, 4.7.5.
			Parking
			There is at least one accessible parking space by the leasing office, on the shortest possible accessible circulation route to an accessible building entrance. FFG, 56 FR at 9505, 28 CFR 36, App. A, 4.6.2, ANSI 4.6.1
			There is at least one van accessible parking space with an access aisle in the parking area by the leasing office. 28 CFR 36, App. A, 4.1.2(5)(b).
			Accessible parking spaces are at least 96" wide. FFG, 56 FR at 9505, 28 CFR 36, App. A. 4.6.2, ANSI 4.6.2.
			There is an access aisle by each accessible parking space with a minimum width of 60". 24 CFR 40, App. A, 4.6.3
			Access aisle is part of an accessible route to the building or facility entrance. FFG, 56 FR at 9505, 28 CFR 36, App. A. 4.6.3, ANSI 4.6.2.
			A maximum of two accessible parking spaces share an access aisle. FFG, 56 FR at 9505, 28 CFR 36, App. A. 4.6.3, Fig. 9, p.20, ANSI 4.6.2.

			Parking spaces and access aisles are level with surface slopes and do not exceed 2% in any direction. 28 CFR 36, App. A, 4.6.3.
			There is at least one passenger loading zone with an access aisle with a minimum width of 60" and length of 20', and the loading zone is adjacent and parallel to the vehicle pull-up space. FFG, 56 FR at 9505, 28 CFR 36, App. A. 4.6.3, Fig. 10, p.26, ANSI 4.6.3.
			There is a curb between the access aisle and the vehicle pull-up space by the passenger loading zone, and the curb has a curb ramp with a minimum width of 36" (exclusive of flared sides) and a maximum slope of 8.33%. 28 CFR 36, App. A, 4.6.6, 4.7.2 and 4.7.3, Fig. 10, p. 26.
			Signage
			Each accessible parking space has the appropriate international symbol of accessibility in a location that will not be obscured by a vehicle parking in the space. 28 CFR 36, App. A, 4.6.4, Fig. 43(a), p. 54.
Yes	No	Actual	Head Room
			h) Walks, halls, corridors, passageways, aisles, and other circulation spaces have at least 80" clear head room. 28 CFR 36, App. A, 4.3.5, 4.4.2
Yes	No	Actual	Carpeting and Gratings
			i) All carpeting is securely attached and has a maximum pile of ½". 28 CFR 36, App. A, 4.5.3.
			j) All gratings located in walking surfaces have spaces no greater than ½" in one direction, and the long dimension of any elongated opening is perpendicular to the dominant direction of travel. 28 CFR 36, App. A, 4.5.4, Fig. 8(h), p.25.
Yes	No	Actual	Passing Spaces
			k) The accessible route is less than 60" clear width, but there are passing spaces of at least 60" X 60", set at reasonable intervals of 200 feet or less along the route. (May be located at a T-intersection of two corridors or walk.) 28 CFR 36, App. A, 4.3.4

Space Allowance and Reach Ranges

28 CFR 36, App. A, 4.2, 56 FR 35605, 35620 –35621.

Yes	No	Actual	Space Allowance
			a) There is a clear width of 32" at each point where the passage area is less than 24", and 36" where the passage area is 24" or greater. (For any door where the casing is 24" or greater, the clear width requirement is 36".) 28 CFR 36, App. A, 4.2.1, Fig. 1, p.15.
Yes	No	Actual	Clear Floor Space
			b) There is clear floor space and ground space of at least 30" X 48". 28 CFR 36, App. A, 4.2.4.1, Fig. 4(a), p. 17.
			c) One side of the clear floor or ground space adjoins or overlaps an accessible route or adjoins another clear floor space. 28 CFR 36, App. A, 4.2.4.2.
Yes	No	Actual	Reach Ranges
			d) The clear floor space allows only forward approach to an object and the maximum high forward reach is 48". 28 CFR 36, App. A, 4.2.5, Fig. 5(a), p. 18.
			e) The clear floor space allows only forward approach to an object over an obstruction, and the maximum high forward reach is 48" when the obstruction is less than 20" in depth, and 44" when the obstruction is 20" to 25" in depth. 28 CFR 36, App. A, 4.2.5, Fig. 5(b), p.18.
			g) The clear floor space allows for a parallel approach to an object, and the maximum high side reach is 54". 28 CFR 36, App. A, 4.2.6. [Note: 54" with parallel approach is an acceptable minimum height for swimming pool gate latches under state building standards. A.R.S. § 36-1681(B)(3)(a). By setting the pool gate latch height at exactly 54" from the finished floor, both fair housing and state building code standards are satisfied. The 2006 International Building Code (IBC) contains a special exception which allows 54" to be used for the height of swimming pool gate latches. 2006 IBC §1109.13 exception 7.]
			h) The clear floor space allows for a parallel approach to an object, and the minimum low side reach is 9" above the floor. 28 CFR 36, App. A, 4.2.6. Fig. 19.
			i) The clear floor space allows for a parallel approach to an object over an obstruction of not greater than 24" in depth or 34" in height, and the maximum high reach is 46". 28 CFR 36, App. A, 4.2.6, Fig. 6(c).

Protruding Objects

28 CFR 36, App. A, 4.4, 56 FR 35605, 35627 –35628

Yes	No	Actual	Protruding Objects
			a) The leading edges of objects such as a telephone project from the wall at a height of greater than 27” – 80” above the finished floor, and protrude no more than 4” into walkways, hallways, corridors, passageways or aisles. 28 CFR 36, App. A, 4.4.1, Fig. 8(a), p.22.
			b) Free-standing objects are mounted at 27”– 80” above the ground or finished floor and overhang a maximum of 12”. 28 CFR 36, App. A, 4.4.1, Fig. 8(c) and (d), p.23.
			c) Protruding objects do not reduce the clear width of an accessible route or maneuvering space. 28 CFR 36, App. A, 4.4.1, Fig. 8(e), p.24.
			d)The vertical clearance of an area adjoining an accessible route is reduced to less than 80”, but there is a barrier to warn blind or visually-impaired persons. 28 CFR 36, App. A, 4.4.2 Fig. 8(c-1), p.23.

Ground and Floor Surfaces

28 CFR 36, App. A.4.5, 56 FR 35605, 35628 –35630.

Yes	No	Actual	Ground and Floor Surfaces
			a) The ground and all floor surfaces along accessible routes and in accessible rooms and spaces including floors, walks, ramps, stairs and curb ramps are stable, firm, and slip-resistant. 28 CFR 36, App. A, 4.5.1.
			b) Changes in level are a maximum of ¼ “. 28 CFR 36, App. A, 4.5.2, Fig. 7(c), p.20.
			c) Changes in level exceed ¼” but do not exceed ½”, and they are beveled and have a maximum slope of 1:2“. 28 CFR 36, App. A, 4.5.2, Fig. 7(d), p.20.
			d) Changes in level exceed ½” and there is a ramp. 28 CFR 36, App. A, 4.5.2.
Yes	No	Actual	Doors
			The entry door the door to bathrooms and any other doors intended for use by the public have a clear width of at least 32” when opened 90 degrees. FFG 56 FR 9497, 9506, 24 CFR 40, App. A., 4.13.5, 28 CFR 36, App. A, 4.13.5

Yes	No	Actual	Common Areas and Amenities
			b) Amenities
			<p>1. Recreational: There is an accessible route (i.e. a paved path, or at a minimum, vehicular access) to at least one of each type of recreational facility provided (e.g., swimming pool, tennis court, basketball court, picnic/barbecue area). If multiple recreational facilities exist, an accessible route is provided to sufficient accessible facilities of <i>each type</i> to assure equitable opportunity for use by persons with disabilities. Where practical, access to all or a portion of nature trails and jogging paths is provided. FFG 56 FR 9505 (see FFG chart to determine what is sufficient); ANSI A117.1 §§ 4.1 through 4.30.</p>
			<p>2. Non-Recreational: All non-recreational spaces and amenities in common use areas (e.g., laundry rooms, mailboxes) are accessible, unless located on the upper floors of a building with no elevators. In buildings without elevators, at least one of each type of non-recreational facility must be located on the ground floor. FFG 56 9505; ANSI A117.1 §§ 4.1 through 4.30.</p>
			<p>3. All entry doors to site amenities have a clear width of 32". (For any site amenity that does not meet this requirement, note below whether there is another identical amenity on site that does meet this requirement.)</p>
			<p>4. There is a clear path measuring at least 36" throughout each site amenity. (For any site amenity that does not meet this requirement, note below whether there is another identical amenity on site that does meet this requirement.)</p>
			c) Trash receptacles/dumpsters
			<p>1. The slope of pedestrian route leading to trash receptacles is less than or equal to 8.33%.</p>
			<p>2. The surface of the route to trash receptacle is smooth.</p>
			<p>3. Any entry doors to the trash receptacle area must have a clear width of 32". [For any site amenity that does not meet this requirement, note below whether there is another identical amenity on site that does meet this requirement.]</p>
			<p>4. Unless a trash room is located within a building, trash receptacles/dumpsters are appliances which are not regulated under FHA. However, it is recommended, but not required, that accessible outside trash receptacles/dumpsters be provided. Housing providers must grant requests for reasonable accommodation or reasonable modification when necessary for persons with disabilities to have equal opportunity to use and enjoy their dwellings which may include the ability to dispose of waste products on the premises.</p>

Yes	No	Actual	d) Mailboxes
			1. Mailboxes for all ground floor units are set at a maximum height of 54" with clear floor of at least 30" X 48". 28 CFR 36, App. A, 4.2.4.1, Fig. 4(a), p. 17
			2. The slope of the route leading to the mailbox area is less than or equal to 8.33%.
			3. The surface of the route to the mailbox area is smooth.
			[Note: The Division may allow non-compliant mailboxes in covered multifamily buildings without elevators to be retrofitted so that mailboxes for ground floor units only are no higher than 54", provided that sufficient clear floor space exists for an unobstructed parallel approach.]
			e) Parking area
			1. At least 2% of the parking spaces serving covered dwelling units (include all other covered dwelling units in each building that has an elevator) are accessible and signed. Federal Final Guidelines ("FFG") 56 FR 9497, 9505, ANSI-117.1-1986 ("ANSI"), 4.6. (24 CFR 40, 4.1.1 (1993) requires one accessible parking space for each accessible dwelling unit. (Note below, the total number of spaces as well as the number of spaces that are accessible and signed.)
			2. There is at least one accessible parking space at each site amenity serving buildings containing covered dwelling units. FFG 56 FR 9497, 9505, ANSI 4.6
			3. Visitor parking is available within the complex, and there is a sufficient number of accessible visitor parking spaces to allow access to each grade level entrance of covered multifamily dwelling units. FFG 56 FR 9497, 9505 ANSI 4.6.
			4. Designated, accessible parking is provided at the site with a full range of choices. (e.g. surface parking or garage parking) 56 FR 9497, 9505, ANSI 4.6.
			5. There are curb ramps wherever an accessible route crosses a curb. 56 FR 9497, 9505, 24 CFR 40, 4.7.1, ANSI 4.7.

Notes

REQUIREMENT 3: Usable Doors

All the doors designed to allow passage into and within all premises within the dwellings must be sufficiently wide to allow passage by handicapped persons in wheelchairs. 42 U.S.C. 42 U.S.C. 3604(f)(3)(C)(ii); A.R.S. 41-1491.19(D)(3)(b); 24 CFR §100.205(c)(2); Ariz. Admin. Code, Rule 10-2-109(B)(2). Doors include not only doors to "rooms" but also doors to walk-in closets, large storage areas, walk-in pantries, etc.

Yes	No	Actual	Doors
			a) All doors in the ground floor units have a clear width of at least 32" .
			b) All doors to closets or storage areas have at least 32" clear width . (Note: there is an exception for "reach in" areas that have not been designed for entry.) Record in the space below whether any of these areas are designed to be reached into only, and the actual clear width.)
			All interior hinged doors and sliding or folding doors can be pushed or pulled open with a maximum of 5 ‘ of pressure. 24 CFR 40, App. A 4.13.11.

Notes

REQUIREMENT 4: Accessible Route into and through the Covered Dwelling Unit

There must be an accessible route into and through the dwelling units, providing access for people with disabilities. . 42 U.S.C. 3604(f)(3)(C)(iii)(I); A.R.S. 41-1491.19(D)(3)(c)(i); 24 CFR §100.205(c)(3)(i); Ariz. Admin. Code, Rule 10-2-109(B)(3)(a).

Yes	No	Actual	Accessible Route into and through the Covered Dwelling Unit
			a) All hallways and routes through the unit are at least 36" in width.
			b) There is a clear width of 32" at each door where the casing of the door is less than 24" (For any door where the casing is 24" or greater, the clear width requirement is 36".)
			c) All level changes from one level to the next are a maximum of ¼".
			d) For any level change that is greater than ¼", the threshold is tapered and does not exceed ½".
			e) The threshold of the main entry door does not exceed ¾". FFG, 56 FR 9507
			f) At the main entry door, the maximum difference in level from the interior floor to the exterior level is ½".

Yes	No	Actual	<u>Accessible Route into and through the Covered Dwelling Unit (Continued)</u>
			The local building code requires a drop from the patio deck door or other secondary door that is greater than 4". FFG, 56 FR at 9507, 24 CFR
			g) The level change at patio deck doors or any other swinging secondary door is less than or equal to 4" and the patio is concrete or some other impervious material. If the exterior level is made of wood, then the maximum level change is ½". (Note below whether the exterior is made of concrete or wood, and indicate in the boxes to the left, either "Yes" or "No" applying the relevant requirement, above.) FFG, 56 FR at 9507, 24 CFR

Notes

REQUIREMENT 5: Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations

All light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations. 42 U.S.C. 3604(f)(3)(C)(iii)(II); A.R.S. 41-1491.19(D)(3)(c)(ii); 24 CFR §100.205(c)(3)(ii); Ariz. Admin. Code, Rule 10-2-109(B)(3)(b).

Yes	No	Actual	
			a) The thermostat is set at a maximum height of 48".*
			b) The A/C controls are set at a maximum height of 48".*
			c) The ceiling fan controls are set at a maximum height of 48".*
			d) The controls for electrically operated skylights are set at a maximum height of 48".*
			e) The light switches for each room are set at a maximum height of 48".*
			f) Both receptacles in each duplex electrical outlet are no higher than 15" from the floor.*
			g) Both receptacles in each duplex electrical outlet over the kitchen counter are no higher than 46".

***Note: If a parallel approach is possible, then the maximum upper reach is 54", and the maximum lower reach is 9". 24 CFR 40, App. A, 4.2.6**

Notes

REQUIREMENT 6: Reinforced Walls For Later Installation of Grab Bars*

Bathroom walls must be reinforced to allow later installation of grab bars around the toilet, tub, shower stall and shower seat. 42 U.S.C. 3604(f)(3)(C)(iii)(III); A.R.S. 41-1491.19(D)(3)(c)(iii); 24 CFR §100.205(c)(3)(iii); Ariz. Admin. Code, Rule 10-2-109(B)(3)(c).

Yes	No	Actual	
			a) Toilet FFG, 56 FR at 9509
			b) Tub** FFG, 56 FR at 9509
			c) Shower stall** FFG, 56 FR at 9509
			d) Shower seat** FFG, 56 FR at 9509

***Refer to diagrams section for illustration of the placement of grab bars.**

****Note below whether this is part of a prefabricated fiberglass unit**

Notes

REQUIREMENT 7: Usable Kitchens and Bathrooms

Dwelling units must contain usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space. 42 U.S.C. 3604(f)(3)(C)(iii)(IV); A.R.S. 41-1491.19(D)(3)(c)(iv); 24 CFR §100.205(c)(3)(iv); Ariz. Admin. Code, Rule 10-2-109(B)(3)(d).

***Refer to diagrams section for illustration of Galley, U-shaped Kitchens and A & B bathrooms.**

Yes	No	Actual	a) Galley Kitchen:
			1. There is at least 40" between counters and all opposing base cabinets, countertops, appliances and walls. FFG, 56 FR at 9511
			2. There is a minimum clear floor space of 30" X 48" to allow for a parallel approach in front of the range, cooktop and sink. FFG, 56 at 9511,
			3. There is a minimum clear floor space of 30" X 48" to allow for either a parallel or a forward approach in front of the oven, dishwasher, refrigerator/freezer or trash compactor. FFG, 56 at 9511,
			4. At least one outlet is a set at 15" or greater but does not exceed 48" in height.
			b) U-shaped Kitchen:
			1. There is a 5 foot (60") turning circle at the base of the "U."
			2. The turning circle is less than 60", and the base cabinets at the sink are removable.
			3. There is at least 30" X 48" perpendicular, clear floor space at each fixture and appliance.
			4. The sink sits by itself at the bottom of the "U," and there is at least 30" X 48" perpendicular, clear floor space in front of the sink.

Yes	No	Actual	b) U-shaped Kitchen: (Continued)
			5. The sink range or cooktop sits at the bottom of the “U,” and there is a turning circle of at least 60” to allow a parallel approach, or the base cabinets are removable at that location to allow knee space for a forward approach. FFG, 56 FR at 9511
			6.
			7. At least one outlet is a set at 15” or greater but does not exceed 48” in height
			Bathrooms:
			All bathrooms in the dwelling unit meet the requirements for “A” bathrooms. FFG, 56 FR at 9511
			At least one bathroom in the dwelling unit complies with the requirements for a “B” bathroom, and all other bathrooms and powder rooms are on an accessible route with usable entry doors. FFG, 56 FR at 9511
			c) “A” Bathroom* Requirements
			1. In each bathroom there is at least 30” x 48” clear floor space outside of door swing as the door is closed. FFG, 56 FR at 9511
			Vanity/sink
			2. There is at least 30” X 48” parallel, clear floor space in front of the vanity/sink. FFG, 56 FR at 9511 and 9514.
			3. The basin of the sink is centered over the 48” length in front of the vanity/sink. FFG, 56 FR at 9511 and 9514.
			4. The basin of the sink is centered over a 30” length in front of the vanity/sink and the base cabinets are removable. FFG, 56 FR at 9511 and 9514.
			Toilet area
			5. There is a minimum of 33 “ from the wall on one sign of the toilet to the vanity/sink or wall on the other side of the toilet. FFG, 56 FR at 9511 and 9513.
			6. There is a minimum of 18” from the centerline of the toilet seat to the side wall. FFG, 56 FR at 9511 and 9513.
			There is a minimum of 15” from the centerline of the toilet seat to the vanity. FFG, 56 FR at 9511 and 9513.
			7. There is a minimum of 56” from the wall behind toilet to wall in front of toilet. FFG, 56 FR at 9511 and 9513
			8. There is at least 30” X 48” parallel, clear floor space in front of the toilet. FFG, 56 FR at 9511 and 9513
			9. The bathrooms have been reinforced for the later installation of grab bars around the toilet, tub, shower stall and shower seat. FFG, 56 FR at 9510 – 9511

Yes	No	Actual	Bathtub
			10. There is at least 30" X 60" clear floor space at the bathtub, with 60" being the measurement from the wall behind the vanity/sink or toilet located next to the bathtub to the opposite wall. FFG, 56 FR at 9511 and 9513
			Stand alone shower
			11. There is at least 30" X 48" clear floor space parallel to the shower, with 48" being measured from the shower wall on which the shower controls are located. . FFG, 56 FR at 9511 and 9514
			The only bathing facility in the dwelling unit is a shower stall, and the stall measures at least 36" X 36". FFG, 56 at 9511 and 9514.
			12. All switches and controls in each bathroom are a maximum low reach of 15" (unless a parallel approach is possible, in which case the maximum low reach is 9")
			13. All switches and controls in each bathroom are a maximum high reach of 48" (unless a parallel approach is possible, in which case the maximum high reach is 54")
			d) "B" Bathroom*
			1. In at least one bathroom, there is a minimum of 30" x 48" clear floor space outside of door swing as the door is closed. FFG, 56 FR at 9511
			Where the door swings out, there is a clear space within the bathroom for a person using a wheelchair or other mobility aid to allow the person to use the fixtures, and reopen the door to exit. FFG, 56 FR at 9511
			The bathroom contains both a tub and shower and at least one is accessible. FFG, 56 FR at 9511.
			Vanity/sink
			The centerline of the vanity runs a minimum of 15" from the adjoining wall or fixture. FFG, 56 FR at 9511.
			The top of the vanity is a maximum height of 34" from the floor. FFG, 56 FR at 9512.
			Knee space of at least 17" is provided below the vanity, and the bottom of the apron of the vanity is at least 27" from the floor.. FFG, 56 FR at 9512.
			The centerline of the basin is at least 15" from the side wall and the base cabinets are removable.
			Toilet Area
			The toilet is adjacent to a wall or bathtub, and the centerline of the fixture is a minimum of 18" from the wall or bathtub. . FFG, 56 FR at 9511.
			The other side of the toilet fixture in a minimum of 15" from the finished surface of adjoining walls, vanities or from the edge of a lavatory. FFG, 56 FR at 9511.
			There is a minimum of 56" from the wall behind toilet to wall in front of toilet.

			There is at least 30" X 48" parallel, clear floor space in front of the toilet.
Yes	No	Actual	Bathtub
			There is at least 30" X 48" clear floor space at the bathtub, with 48" being measured from the foot of the bathtub. . FFG, 56 FR at 9512.
			Stand alone shower
			There is at least 30" X 48" clear floor space parallel to the shower, with 48" being measured from the shower wall on which the shower controls are located.** FFG, 56 FR at 9512 and 9514.
			All switches and controls in each bathroom are a maximum low reach of 15" (unless a parallel approach is possible, in which case the maximum low reach is 9")
			All switches and controls in each bathroom are a maximum high reach of 48" (unless a parallel approach is possible, in which case the maximum high reach is 54")

*If all bathrooms in the dwelling unit are "A" design, they must all meet the accessibility requirements for the "A" design. If the "B" design was used, only one bathroom must comply with the clear floor space requirements for "B" design bathrooms.

**In a "B" bathroom, if there is both a bathtub and stand alone shower, only one of these two must meet the space requirements described above.

Notes
