

**TRANSITION PLAN & 504 ACCESSIBILITY ISSUES ROUNDTABLE**  
**2011 TAAH Conference**

**DISCLAIMER**

The responses to the questions below were developed for informational purposes only and apply only to existing MFH properties financed through USDA Rural Development's Section 515 program prior to March 13, 1991. The intent of the responses below is to assist owners, managers, and their site staff in addressing outstanding transition plan items. The responses are not intended to address all accessibility requirements of any Federal, State, or local laws or regulations nor should the responses be relied upon for that purpose. To ensure full compliance, Section 515 property owners, their architects, managers, and staff; loan officials; contractors; and other interested persons should refer to the Uniform Federal Accessibility Standards, the HUD Fair Housing Accessibility Guidelines, the Americans with Disabilities Act Accessibility Guidelines, and all other applicable Federal, State, and local standards. Owners of MFH properties financed through USDA Rural Development's Section 515 program are responsible for compliance with all applicable accessibility laws and regulations.

1. How many parking places are required at the office?  
UFAS 4.6, ADAAG 4.1.2 and 4.6 : At least one van accessible space is required.
2. What is the required size of the parking space and access aisle at the office?  
UFAS 4.6, ADAAG 4.6 : 96 inches wide minimum and 96 inches minimum for the access aisle if it is van accessible. Regular access aisles (non-van accessible) may be reduced to 60 inches wide.
3. How tall do the handicap parking signs have to be?  
UFAS 4.6.4, ADAAG 4.6.4 : Signs shall not be obscured by a vehicle parked in the space. ADAAG 502.6 (2004) requires 60 inches minimum between the ground or pavement below the sign to the bottom of the sign. ADAAG 2004 has not been adopted for RD's MFH Programs.
4. Can the access aisle be on either side of the parking space?  
Yes, but it is recommended that access aisles for van accessible parking spaces be located on the right side of the parking space because the equipped vans typically unload/drop their hydraulic ramp on the right side of the van.
5. Can two handicap spaces share an access aisle?  
UFAS 4.6.3, ADAAG 4.6.3 : Handicap accessible parking spaces may share a common access aisle.
6. What is the maximum slope of the access aisle and the handicap parking space?  
UFAS 4.6.3, ADAAG 4.6.3 :The maximum slope of a handicap accessible parking space and access aisle is 2-percent or 1:50 in all directions.
7. Where do the handicap parking spaces need to be located in conjunction with the office?  
UFAS 4.6.2, ADAAG 4.6.2 : Accessible parking spaces serving a particular building (or feature) shall be located on the shortest accessible route of travel from adjacent parking to the accessible entrance.
8. Tips for parking spaces: Correcting a slope, easiest way to mark off spaces  
Each site must be considered individually. One should always compare the cost of remedial actions to provide compliant parking on an accessible route relative to the cost to relocate accessible dwelling units or features to a flatter location that doesn't require expensive parking and accessible route upgrades.
9. Getting from access aisle to the sidewalk: curb cut or ramp?  
UFAS 4.7, ADAAG 4.7 : Curb ramps, built-up curb ramps, diagonal curb ramps, and dropped sidewalks are acceptable. Dropped sidewalks are much simpler to design and construct...and to make sure that they comply with UFAS and ADAAG.

10. What is the maximum slope of the accessible route?  
UFAS 4.3.7, 4.8, and 4.1.6, ADAAG 4.3.7, 4.8, and 4.1.6: Accessible routes with slopes exceeding 5-percent or 1:20 are considered ramps. Ramps are generally limited to a maximum slope of 8.33-percent or 1:12, with an exception for limited space at existing construction only. For limited space exceptions, a slope between 1:12 and 1:10 is allowable for a rise not exceeding 6 inches and maximum run of 2 feet, and a slope between 1:8 and 1:10 is allowed for a rise not exceeding 3 inches and maximum run of 5 feet.
11. What should the width of the sidewalk be on an accessible route?  
UFAS 4.3, ADAAG 4.3 : The minimum clear width of an accessible route shall be 36 inches, except at doors. Accessible doors and maneuvering clearances through them are addressed in UFAS 4.13 and UFAS Figure 25, and in ADAAG 4.13 and ADAAG Figure 25.
12. Do you have to mark a route as accessible?  
No
13. When do you need handrails on an accessible route?  
UFAS 4.8.2 and 4.8.5, ADAAG 4.8.2 and 4.8.5: Accessible routes with slopes exceeding 5-percent (or 1:20) are considered ramps. Ramps with a rise exceeding 6 inches or horizontal projection (run) exceeding 72 inches require handrails on both sides.
14. What slope exceeds being able to use handrails?  
UFAS 4.3.7, 4.8, and 4.1.6, ADAAG 4.3.7, 4.8, and 4.1.6: The simple and safe answer is generally 8.33-percent or 1:12. Accessible routes with slopes exceeding 5-percent or 1:20 are considered ramps. Ramps with a rise exceeding 6 inches or horizontal projection (run) exceeding 72 inches require handrails on both sides. Ramps are generally limited to a maximum slope of 8.33-percent or 1:12, with an exception for limited space at existing construction only. For limited space exceptions, a slope between 1:12 (or 8.33-percent) and 1:10 (or 5-percent) is allowable for a rise not exceeding 6 inches and maximum run of 2 feet, and a slope between 1:8 (or 6.25-percent) and 1:10 (or 5-percent) is allowed for a rise not exceeding 3 inches and maximum run of 5 feet.
15. Does the accessible route need turn around room at the entrance to the office door?  
Accessible doors and maneuvering clearances through them are addressed in UFAS 4.13 and UFAS Figure 25, and in ADAAG 4.13 and ADAAG Figure 25.
16. What is the maximum height of the threshold for the entrance door to the office? Is this the same requirement for all entrances?  
UFAS 4.3.8 and 4.5.2, ADAAG 4.3.8 and 4.5.2 : The maximum change in level is ½ inch. Changes in level up to ¼ inch vertical without edge treatment (rounding or sloping) are allowed. Changes in level between ¼ inch and ½ inch shall be beveled with a slope no greater than 1:2. Changes in level exceeding ½ inch shall be accomplished by a ramp.
17. Tips for waterproofing the door once threshold is corrected.  
Should be addressed by your expert site maintenance professional on a case-by-case basis. An adjustable, extended door sweep is usually all that is required.
18. How can you tell if your automatic closure meets requirement?  
UFAS 4.13.11 and 4.13.12, ADAAG 4.13.11 and 4.13.12 : If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 in (75 mm) from the latch, measured to the leading edge of the door. The maximum force for pushing or pulling open a door shall be as follows:(1) Fire doors shall have the

minimum opening force allowable by the appropriate administrative authority, (2) Other Doors: (a) exterior hinged doors: (Reserved), (b) interior hinged doors: 5 lbf (22.2N), (c) sliding or folding doors: 5 lbf (22.2N).

19. Many offices are very small. How much free space or turn around room is required in the office?

UFAS 4.2.4.1 and ADAAG 4.2.4.1: The minimum required clear floor space is 30 inches by 48 inches. UFAS 4.2.3 and ADAAG 4.2.3: A 60-inch turning diameter or 36-inch wide T-shaped space is required for turning a wheelchair 180 degrees. UFAS 4.2.4.2 and ADAAG 4.2.4.2: One clear, unobstructed side of the turning space must adjoin or overlap an accessible route.

20. Is it reasonable to use the community room or laundry room to conduct business with a person in a wheelchair if the office is too small for a wheelchair?

That question would be best addressed by the Rural Development Area Specialist in consultation with Ms. Teri Sneed, Rural Development's Civil Rights Coordinator after they have reviewed your site specific situation. If the correct clear floor space, turning space, and accessible route are provided as required, then use of the community room or laundry room wouldn't be necessary.

21. Are you required to use a specific carpet in the office?

UFAS 4.5.3 and ADAAG 4.5.3: If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad, or backing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2 in (13 mm). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with 4.5.2. If carpet tile is used on an accessible ground or floor surface, it shall have a maximum combined thickness of pile, cushion, and backing height of 1/2 in (13 mm).

22. Can you make your restroom in the office private?

UFAS 4.1.1(6) and ADAAG 4.1.1(6), UFAS 4.16 through 4.19, 4.22, and 4.23 and ADAAG 4.16 through 4.19, 4.22, and 4.23: Not if it's the only bathroom available. If a bathroom is available, then at least one such amenity must be fully accessible.

23. If you have two restrooms in the office/community room do you have to make both accessible or can you make one accessible.

UFAS 4.1.1(6) and ADAAG 4.1.1(6), UFAS 4.16 through 4.19, 4.22, and 4.23 and ADAAG 4.16 through 4.19, 4.22, and 4.23: Only one must be fully accessible, but it must be available to both genders.

24. Is the restroom in the office required to have a specific amount of clear space?

UFAS 4.1.1(6) and ADAAG 4.1.1(6), UFAS 4.16 through 4.19, 4.22, and 4.23 and ADAAG 4.16 through 4.19, 4.22, and 4.23: It depends on whether it's in a stall configuration or a toilet room.

25. What size grab bars are required, where are they required and at what height and position?

Grab bars are required in accessible public and common area bathrooms and in at least one bathroom in the 5% of dwelling units that are required to be accessible. UFAS 4.16.4, 4.17 (for toilet stalls), 4.20 (for bathing rooms not in dwelling units) and ADAAG 4.16.4, 4.17 (for toilet stalls), 4.20 (for bathing rooms not in dwelling units) and UFAS 4.34 (for dwelling units, ADAAG doesn't apply to dwelling units): In general, a 36-inch minimum length grab bar is required behind water closets and a 42-inch minimum length grab bar is required beside water closets. Grab bars for bathtubs are shown in UFAS and ADAAG Figure 34. Grab bars for showers are shown in UFAS and ADAAG Figures 35, 36, and 37.

26. Can you put a floor length mirror in the bathroom instead of lower the mirror over the sink?  
UFAS 4.19.6 and 4.22.6 , ADAAG 4.19.6 and 4.22.6, and UFAS 4.34.5.3: Yes, as long as the bottom of the mirror is lower than 40 inches above the floor surface.
27. What is the proper location of the toilet paper holder?  
UFAS 4.16.6 and 4.34.5.2 and ADAAG 4.16.6: The center of the dispenser shall be 19-inches minimum above the floor surface and the front of the dispenser shall be no more than 36 inches from the rear wall. The 2004 ADAAG is more specific, but RD hasn't adopted it for our Programs to date.
28. Can you explain side reach and forward reach?  
UFAS 4.2.5 and 4.2.6, ADAAG 4.2.5 and 4.2.6: If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 in if the depth of the obstruction is less than 20 inches and 40 inches height if the obstruction is between 20 and 25 inches. The minimum low forward reach is 15 inches. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 inches and the low side reach shall be no less than 9 inches above the floor. If the side reach is over an obstruction with a maximum height of 34 inches, the reach maximum height is 46 inches and the width of the obstruction can be no more than 24 inches. Figures 5 and 6 in UFAAS and ADAAG provide an excellent graphic explanation of the allowable reach ranges.
29. Are you required to have Braille signage at office and restroom?  
UFAS 4.1.2(7) and ADAAG 4.1.2(7): Yes, in new construction and when construction is altered (i.e. renovation).
30. What is the required height for signs, bulletin boards, switches, etc.?  
UFAS 4.1, 4.30, and Appendix A4.30 and ADAAG 4.1, 4.30, and Appendix A4.30: Switch reach ranges are Interior signage shall be located alongside the door on the latch side and shall be mounted at a height of between 54 inches and 66 inches above the finished floor. Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10. Characters and symbols shall contrast with their background - either light characters on a dark background or dark characters on a light background. Letters and numbers on signs shall be raised 1/32 in (0.8 mm) minimum and shall be sans serif characters. Raised characters or symbols shall be at least 5/8 in (16 mm) high, but no higher than 2 in (50 mm). Symbols or pictographs on signs shall be raised 1/32 in (0.8 mm) minimum. Accessible facilities required to be identified by 4.1, shall use the international symbol of accessibility. The mounting heights for switches and bulletin boards would be covered by the allowable reach ranges in UFAS 4.2.5 and 4.2.6, ADAAG 4.2.5 and 4.2.6
31. Does the Community Room kitchen have to meet the same requirements as the handicap unit kitchen?  
UFAS 4.24: No. The community room must be accessible, including an accessible route, accessible doors, switches and outlets at proper height, etc. The kitchen area must have an accessible sink per UFAS 4.24. This includes a mounting height no higher than 34" (or adjustable to 34"), knee clearance underneath, clear floor space at the sink, insulated piping, and an accessible faucet. UFAS 4.25 and 4.1.2(11) further requires that a portion of the storage provided (shelves, drawers, and cabinets) have clear floor space and be within the reach range. This requirement is normally met with standard kitchen base cabinets. The kitchen must have a 60" turning circle or "T" turn around for maneuverability. Space in the community room or a hallway immediately outside the kitchen may be used to meet this requirement. **There is no requirement in a common use kitchen for an accessible work surface, range or cooktop with accessible controls, self cleaning wall oven, or an accessible refrigerator (side by side or with 50% of freezer space within**

reach ranges). These requirements appear in UFAS 4.34, and only apply to an accessible dwelling unit.

32. How do I determine which way my doors should open? Is there a required space outside a door?

UFAS and ADAAG Figure 25 provides an excellent graphic of the clearances required for door swing and approach configurations. UFAS 4.1, 4.3.9 and 4.13, ADAAG 4.1, 4.3.9 and 4.13: Doors cannot swing into required clear floor spaces such as in bathrooms. Doorways shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the stop (see 0, (c), and (d)). Openings more than 24 in (610 mm) in depth shall comply with 4.2.1 and 4.3.3 (see Fig. 24(e)). EXCEPTION: Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20 in (510 mm) minimum. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Fig. 25. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension "x" in Fig. 25) if the door is at least 44 in (1120 mm) wide. The minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors (see Fig. 26). Thresholds at doorways shall not exceed 3/4 in (19 mm) in height for exterior sliding doors or 1/2 in (13 mm) for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2 (see 4.5.2). Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. In dwelling units, only doors at accessible entrances to the unit itself shall comply with the requirements of this paragraph. Doors to hazardous areas shall have hardware complying with 4.29.3. Mount no hardware required for accessible door passage higher than 48 in (1220 mm) above finished floor. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 in (75 mm) from the latch, measured to the leading edge of the door. (The maximum force for pushing or pulling open a door shall be as follows: (1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. (2) Other doors:(a) exterior hinged doors: (Reserved), (b) interior hinged doors: 5 lbf (22.2N), (c) sliding or folding doors: 5 lbf (22.2N). These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.) If an automatic door is used, then it shall comply with American National Standard for Power-Operated Doors, ANSI A156.10-1979. Slowly opening, low-powered, automatic doors shall be considered a type of custom design installation as described in paragraph 1.1.1 of ANSI A156.10-1979. Such doors shall not open to back check faster than 3 seconds and shall require no more than 15 lbf (66.6N) to stop door movement. If a power-assisted door is used, its door-opening force shall comply with 4.13.11 and its closing shall conform to the requirements in section 10 of ANSI A156.10-1979.

33. If I have a sink in my community room kitchen and the laundry room do I have to lower both or can I lower one? Can I install another sink in the community room that meets requirements without lowering the sinks in the kitchen and laundry?

UFAS 4.1.3(3) and 4.24: At least one of each type of common area and amenity in each project shall be accessible and shall be located on an accessible route to any accessible dwelling unit. Both sinks serve different functions in distinctly different common areas and therefore must be lowered. Think about it: We wouldn't want to require the tenant to use the laundry sink for washing their turnip greens or

cleaning dishes and we certainly wouldn't want them to wash their non-kitchen items in the kitchen sink.

34. How much counter space is needed at the sink in laundry room? Do I have to provide counter space?  
UFAS 4.27 and 4.32: Counter space is not required at the laundry sink.

35. Is it reasonable to install an apartment size washer and dryer in the handicap units if it is not feasible to make the laundry room accessible?

Providing the handicapped tenant a greater degree of accessibility is always preferable. However, such actions may result in reasonable accommodation requests for similar equipment from other, non-handicapped tenants. Rural Development will not advise on or otherwise become involved in decisions regarding reasonable accommodation requests.

36. What is an accessible route?

UFAS and ADAAG Definitions and UFAS 4.3 and ADAAG 4.3: A continuous unobstructed path connecting all accessible elements and spaces in a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor space at fixtures. Exterior accessible routes may include parking access aisles, curb ramps, walks, ramps, and lifts.

37. What is clear head space along an accessible route?

UFAS 4.4.2 and ADAAG 4.4.2: Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 in (2030 mm) minimum clear head room. If vertical clearance of an area adjoining an accessible route is reduced to less than 80 in (nominal dimension), a barrier to warn blind or visually-impaired persons shall be provided, e.g. cane detection barriers.

38. How do I know what should be included in an accessible route?

UFAS 4.3 and ADAAG 4.3: All walks, halls, corridors, aisles, and other spaces that are part of an accessible route shall comply. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility. An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

39. Do all buildings with units have to be part of the accessible route or just the building with the handicap units?

UFAS 4.3 and ADAAG 4.3: All walks, halls, corridors, aisles, and other spaces that are part of an accessible route shall comply. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility. An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

40. How do I make my dumpster area accessible? What if the vendor who picks up the trash requires a dumpster that is not side opening? Can you provide tenants in the handicap unit trash cans on the accessible route? Is it reasonable for the tenant to drive to the dumpster?

If the site amenity is located at a considerable distance from the accessible unit and its accessible parking space or if site terrain is such that an accessible route along sidewalks is not possible, a vehicle can be used. This requires an accessible parking space at the site amenity, with an accessible route from that parking space to the site amenity. In this situation, the disabled individual must travel from their unit to their accessible parking space, transfer to their vehicle, drive to the site amenity, transfer back to their wheelchair, and then go to the site amenity. As you can see, this is not a convenient solution, and should be used only on existing properties in cases where no other solution is possible.

41. Does the parking space in front of the handicap unit have to be van accessible?

UFAS 4.1.2(5) and 4.6, and ADAAG 4.1.2(5)(b) and 4.6. No, a van accessible parking spot is required at the public area (office) and at least one in every eight accessible parking spaces must be van accessible.

42. If the office sits in the middle of the complex on an island and the handicap unit is across the drive how do you make an accessible route to the office?

If the site amenity is located at a considerable distance from the accessible unit and its accessible parking space or if site terrain is such that an accessible route along sidewalks is not possible, a vehicle can be used. This requires an accessible parking space at the site amenity, with an accessible route from that parking space to the site amenity. In this situation, the disabled individual must travel from their unit to their accessible parking space, transfer to their vehicle, drive to the site amenity, transfer back to their wheelchair, and then go to the site amenity. As you can see, this is not a convenient solution, and should be used only on existing properties in cases where no other solution is possible.

43. Is there a specific flooring required for a handicap unit?

UFAS 4.5.3 and ADAAG 4.5.3: If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad, or backing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2 in (13 mm). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with 4.5.2. If carpet tile is used on an accessible ground or floor surface, it shall have a maximum combined thickness of pile, cushion, and backing height of 1/2 in (13 mm).

44. How much counter space is required in the kitchen of a handicap unit? What is the proper height?

UFAS 4.34.6.4: At least one 30 in (760 mm) section of counter shall provide a work surface that complies with the following requirements. (1) The counter shall be mounted at a maximum height of 34 in (865 mm) above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28 in, 32 in, and 36 in (710 mm, 815 mm, and 915 mm), measured from the top of the counter surface. (2) Base cabinets, if provided, shall be removable under the full 30 in (760 mm) minimum frontage of the counter. The finished floor shall extend under the counter to the wall. (3) Counter thickness and supporting structure shall be 2 in (50 mm) maximum over the required clear area. (4) A clear floor space 30 in by 48 in (760 mm by 1220 mm) shall allow a forward approach to the counter. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the counter. The knee space shall have a minimum clear width of 30 in (760 mm) and a minimum clear depth of 19 in (485 mm). (5) There shall be no sharp or abrasive surfaces under such counters.

45. What is the required depth of the kitchen sink in a handicap unit? What is the proper height?

UFAS 4.34.6.5: The sink and surrounding counter shall be mounted at a maximum height of 34 inches above the floor, measured from the floor to the top of the counter surface. The depth of a sink bowl shall be no greater than 6-1/2 inches. Only one bowl of double- or triple-bowl sinks needs to meet this requirement.

46. Do you have to have a side by side or refrigerator with the freezer on the bottom in the handicap unit?

UFAS 4.34.6.8: No, units with a top-positioned freezer are acceptable, provided that at least 50 percent of the freezer space is below 54 inches from the floor surface.

47. Does the stove have to be self cleaning in a handicap unit?

UFAS 4.34.6.7: Ovens shall comply with 4.34.6.2 and 4.34.6.3. Ovens shall be of the self-cleaning type or be located adjacent to an adjustable height counter with knee space below. For side-opening ovens, the door latch side shall be next to the open counter space, and there shall be a pull-out shelf under the oven extending the full width of the oven and pulling out not less than 10 in (255 mm) when fully extended. Ovens shall have controls on front panels; they may be located on either side of the door.

48. I'm having trouble finding a handicap stove without knobs that twist. Any suggestions?

UFAS 4.27.4 and ADAAG 4.27.4: Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf.

49. How much clear space do you need in the kitchen?

UFAS 4.34.6.2: A clear floor space at least 30 in by 48 inches complying with 4.2.4 that allows either a forward or a parallel approach by a person in a wheelchair shall be provided at all appliances in the kitchen, including the range or cooktop, oven, refrigerator/freezer, dishwasher, and trash compactor.

50. What height should the switch for the fan and light on the stove be located in a handicap unit?

UFAS 4.2.5 and 4.2.6, ADAAG 4.2.5 and 4.2.6: If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 in if the depth of the obstruction is less than 20 inches and 40 inches height if the obstruction is between 20 and 25 inches. The minimum low forward reach is 15 inches. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 inches and the low side reach shall be no less than 9 inches above the floor. If the side reach is over an obstruction with a maximum height of 34 inches, the reach maximum height is 46 inches and the width of the obstruction can be no more than 24 inches. Figures 5 and 6 in UFAAS and ADAAG provide an excellent graphic explanation of the allowable reach ranges.

51. What height should the light switches and thermostat be located in the handicap unit?

UFAS 4.2.5 and 4.2.6, ADAAG 4.2.5 and 4.2.6: If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 in if the depth of the obstruction is less than 20 inches and 40 inches height if the obstruction is between 20 and 25 inches. The minimum low forward reach is 15 inches. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 inches and the low side reach shall be no less than 9 inches above the floor. If the side reach is over an obstruction with a maximum height of 34 inches, the reach maximum height is 46 inches and the width of the obstruction can be no more than 24

inches. Figures 5 and 6 in UFAAS and ADAAG provide an excellent graphic explanation of the allowable reach ranges.

52. What height should the electrical plugs be located in the handicap unit?

UFAS 4.2.5 and 4.2.6, ADAAG 4.2.5 and 4.2.6: The minimum low forward reach is 15 inches. Figures 5 and 6 in UFAAS and ADAAG provide an excellent graphic explanation of the allowable reach ranges.

53. How much clear space is needed in the bathroom?

Public and common area bathrooms have different clear space requirements than bathrooms in dwelling units. There is also a distinction between toilet stalls and toilet rooms in public and common areas. For public and common area toilet stalls and toilet rooms, UFAS 4.2.3, and 4.16 through 4.24 and ADAAG 4.2.3 and 4.16 through 4.24 apply. A 5-foot turning diameter is required, unless only one lavatory and water closet is provided. Toilet stalls have larger clear space requirements for water closets. For bathrooms in dwelling units, generally speaking, clear floor spaces measuring 30 inches by 48 inches at the water closet and sink are acceptable and they may overlap. Bathtub clear spaces will either be 30 inches by 60 inches if the seat is in the tub and 30 inches by 75 inches if the seat is built in at the head of the tub. **Some Transition Plans and rehab plan sheets are indicating a need to enlarge the bathroom in an accessible dwelling unit to provide a 5' turning circle, which UFAS requires in a common use bathroom. Writers of Transition Plans and many architects are incorrectly applying this requirement to a dwelling unit. Agency staff should understand that an accessible dwelling unit bathroom must have clear floor space at the tub/shower and commode, but a 5' turning circle is not required within a dwelling unit bath. Also,**

54. What is the height of a handicap commode?

UFAS 4.16.3 and ADAAG 4.16.3: 17-19 inches in public and common areas and UFAS 4.34.5.2: 15-19 inches in dwelling units.

55. What is the distance the commode is required to be from the wall?

18 inches from the center line of the water closet to the side wall.

56. By moving the commode the required distance from the wall it is now sitting against the sink on the opposite side. Is there a required distance on the opposite of the commode to objects on that side? The sink sits next to the bathtub and can not be moved. If there is a required distance what can be done?

UFAS 4.34.5.7: For bathrooms in dwelling units, clear floor spaces measuring 30 inches by 48 inches at the water closet and sink are required. Bathtub clear spaces will either be 30 inches by 60 inches if the seat is in the tub and 30 inches by 75 inches if the seat is built adjacent to the head of the tub. **Clear floor spaces at bathroom fixtures may overlap.**

57. Is there an alternative to busting the concrete and moving the commode?

Yes, if it is too far from the wall, build out the wall to the correct 8-inch distance between the side wall and the center line of the water closet. If the water closet is located at 16 inches from the wall and the side wall is not a load bearing wall or an exterior wall, then remove the wall board, rotate the studs 90 degrees, and reinstall the wall board and refinish. By rotating the wall studs, you can gain 2 extra inches of clearance. If the center line of the water closet is located between 16 and 18 inches from the side wall, rotate the studs and then fur the wall to achieve the required 18-inch dimension.

58. What are the requirements for the grab bars in the bathroom in the handicap unit around the commode and in the bathtub?

UFAS 4.16.4 and ADAAG 4.16.4: Minimum 36-inch rear bar and minimum 42-inch side bar. The centerline of the bars must be located between 33 and 36 inches above the floor surface.

59. Where should the faucet be located in the bathtub in a handicap unit?

The correct location is offset from the centerline of the tub back toward the front of the tub, in a square area approximately 12 inches by 12 inches.

60. Is there anything that can be done to meet the requirements for the faucet other than tearing out the bathtub and reworking the plumbing?

Not really.

61. Will the ADA and UFAS requirements be changing? If they do change will the property be required to comply with those changes too?

Will they change? Sure, they have several times. Will RD adopt them for our programs? Who knows? ADAAG changed in 2004 and RD didn't adopt it for our programs....to date. That could change. We'll all find out together and then figure out how best to deal with the changes at that time.