



October 15, 2024

Tyler Percell  
Associate  
Related Affordable  
30 Hudson Yards, 72<sup>nd</sup> Floor  
New York NY 10001  
[tpercell@related.com](mailto:tpercell@related.com)

**Re: SC Housing Accessibility Consultant**

Dear Mr. Percell,

Thank you for your interest in using our team of attorneys, Accessibility Specialists, Certified Code Enforcement Officials/Building Inspectors, Design Professionals and Plan Examiners to review LIHTC and/or other SC Housing federally funded properties for compliance with federal, state, and agency accessibility laws and requirements, including, but not limited to: Title II and III of the Americans with Disabilities Act and all applicable compliance standards; Section 504 of the Rehabilitation Act of 1973 and all applicable compliance standards; the Fair Housing Act and all applicable compliance standards; the requirements of the SC Housing Qualified Allocation Plan (QAP) applicable to the Project and the SC Housing Appendix B Development Design Criteria; any other accessibility laws and regulations applicable to the project.

#### **Firm Profile:**

United Spinal Association's Accessibility Services and its predecessor organization, Eastern Paralyzed Veterans Association (EPVA), have been deeply involved in the development of accessibility codes and standards to enhance the quality of life of all people living with spinal cord injuries and disorders, including veterans, for over 75 years.

The team of architects, accessibility specialists, code officials, attorneys, plans examiners and developers of Accessibility Codes & Standards provide consulting services to assist building owners and designers navigate the myriad of city, state and federal accessibility requirements by applying the organization's 75 years of experience in working to develop and interpret federal accessibility requirements including the Americans with Disabilities Act Accessibility Guidelines (ADAAG), Section 504 of the Rehabilitation Act of 1973, the Fair Housing Accessibility Guidelines and the 2010 ADA Standards. The team also works to develop the accessibility requirements of the International Building Code (IBC), the International Existing Building Code (IEBC), and the International Code Council (ICC) Accessible and Usable Buildings and Facilities Standards (ICC A117.1).

As one of the longest tenured providers of continuing education for the American Institute of Architects (AIA); United Spinal Association also provides accredited training and technical assistance on these accessibility requirements for builders, code enforcement officials, developers, and design professionals throughout the country.

#### **Accessibility Services:**

United Spinal Association's Accessibility Services Program will provide the following services:

- **Review of the 100% Schematic Design Documents** – We will review the 100% Schematic Design (SD) documents for compliance with all applicable accessibility codes and submit a report detailing our findings. We will be available to discuss our findings via conference calls and virtual meetings.

- **Review of the Design Development Documents** – We will review the Design Development (DD) documents for compliance with all applicable accessibility codes and submit a report detailing our findings. We will be available to discuss our findings via conference calls and virtual meetings.
- **Review of the Construction Documents** – We will review the Construction Documents (CD) for compliance with all applicable accessibility codes and submit a report detailing our findings. We will be available to discuss our findings via conference calls and virtual meetings.
- **Technical Assistance/ Shop Drawing Review** – We will be available to answer questions throughout construction of the project. We will review kitchen and bathroom shop drawings and product submittals for compliance.
- **Accessibility Inspections** – We will conduct as-built inspections at various stages of construction. We will submit a report after each inspection detailing our findings. We will be available to discuss our findings via conference calls and virtual meetings.

Accessibility Services will keep this Agreement; any information obtained from the client and any reports, documents, and notes created during the course of its business relationship confidential.

Services requested beyond the scope described in this proposal will be agreed upon by both parties.

Sincerely,



Dominic Marinelli  
Vice President  
Accessibility Services  
United Spinal Association



**Dominic Marinelli**  
**Vice President**

[DMarinelli@accessibility-services.com](mailto:DMarinelli@accessibility-services.com)

(716) 713-1768



### **Education**

Masters of Science: SUNY Buffalo

### **Licensing/Certifications**

- Certified Code Enforcer (NYS)
- Accessibility Specialist / Plans Examiner
- Registered Accessibility Specialist (TDLR)
- California Certified Accessibility Specialist

### **Bio**

Dominic Marinelli, a certified New York State Code Enforcement Official, has been with the United Spinal Association for over 35 years and heads the organization's Accessibility Services (ACS) team. Accessibility Services (ACS) team of Attorney's, Architects, Accessibility Specialists, Certified Code Enforcement Officials/Building Inspectors and Plans Examiners, assist builders, building owners, design professionals, municipalities, colleges/universities as well as other entities comply with city, state and federal accessibility requirements.

United Spinal Association  
Accessibility Services Program  
120-34 Queens Blvd. #320  
Kew Gardens, New York 11415  
718-803-3782

### **Code Development**

- New York State Building Codes Council
- New York City Accessibility Committee (2018 Edition)
- Voting Member National Accessibility Standard's ANSI A117.1 (Chairperson – Residential (Chapter 10 Committee))
- Develop, streamline Accessibility Requirements within International Building Code (IBC) International Existing Building Code (IEBC)
- Accessible Emergency Transportable Housing U.S. Access Board Federal Advisory Committee

### **Projects**

#### **Residential**

- Alliance Residential
- Beacon Communities
- Brodsky Organization
- Dunn Development
- Ginsburg Development
- Housing Authority of the City of Pittsburgh (HACP)
- L&M Development
- NYCHA PACT projects
- Related Companies
- Toll Brothers
- Tri Bridge Residential
- The US Department of Housing and Urban Development

#### **Educational**

- Cornell University
- Grand Canyon University
- Lafayette College
- Rochester Institute of Technology
- Stephens Institute of Technology
- Syracuse University
- Yale University



**Kane / Samet**  
**Park City South Phase 2**  
 927 S Saunders Rd  
 Raleigh, NC

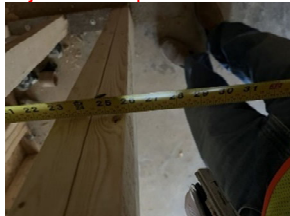


Inspection #	Inspection Date	Inspector	Inspection Description
Inspection 1	8/16/2023	Robert Reed	Rough electrical, plumbing and framing as completed
Inspection 2	11/7/2023	Robert Reed	Rough electrical, plumbing and framing as completed




**\*Applicable Accessibility Codes & Standards:**

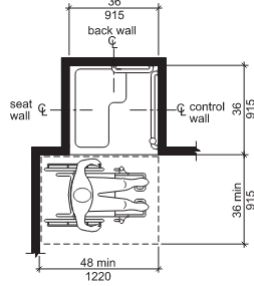
2018 North Carolina Building Code (ANSI A117.1 – 2009 *safe harbor* for compliance with the Federal Fair Housing Act Accessibility Guidelines)

#	Date	Location	Item	Issue	Recommendation	Citation*	Status
<b>Exterior</b>							
1	8/16/2023	Parking		Exterior site work not yet completed			
2	8/16/2023	Accessible Route between Accessible Entrance and Public Street & Sidewalk		Exterior site work not yet completed			
<b>Interior</b>							
3		Retail A1		Not ready for inspection			
4		Retail A2		Not ready for inspection			
5		Retail		Not ready for inspection			
6		Retail		Not ready for inspection			
7		Flex A		Not ready for inspection			
8		Flex B		Not ready for inspection			
9		Flex C		Not ready for inspection			
<b>Clubhouse – Amenities</b>							
10		2 <sup>nd</sup> Floor Terrace		Not ready for inspection			
11	8/16/2023	7 <sup>th</sup> Floor		Not ready for inspection			



		<b>Amenity</b>					
12		<b>7<sup>th</sup> Floor Exterior Terrace</b>		Not ready for inspection			
13	8/16/2023	<b>Club</b>		Not ready for inspection			
14	8/16/2023	<b>Leasing</b>		Not ready for inspection			
15	8/16/2023	<b>Mail / Package</b>		Not ready for inspection			
16	8/16/2023	<b>Fitness</b>		Not ready for inspection			
17	8/16/2023	<b>Residential Lobby</b>		Not ready for inspection			
18	8/16/2023	<b>Pool</b>		Not ready for inspection			
19	8/16/2023	<b>Pool Toilet Rooms</b>		Not ready for inspection			
20	8/16/2023	<b>Zen room</b>		Not ready for inspection			
21	8/16/2023	<b>Sauna</b>		Not ready for inspection			
22	8/16/2023	<b>Spa</b>		Not ready for inspection			
23	8/16/2023	<b>Co-working</b>		Not ready for inspection			
24	8/16/2023	<b>Retail</b>		Not ready for inspection			
25		<b>Bike Storage</b>		Not ready for inspection			
26	8/16/2023	<b>Model</b>		Not ready for inspection			
<b>Spa Toilet Room – Men's</b>							
27				Not ready for inspection			
<b>Spa Toilet Room – Women's</b>							
28				Not ready for inspection			
<b>Public Toilet Room – Men's Fitness</b>							
29				Not ready for inspection			
<b>Gang toilet room – Women's Fitness</b>							
30				Not ready for inspection			
<b>Lobby / Office Toilet Room</b>							
31				Not ready for inspection			
<b>Section A</b>							


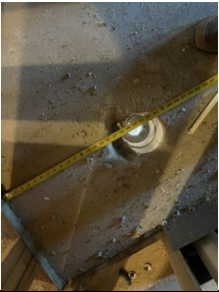
Type A Units							
32	11/7/2023	315 A3-A	Pantry End Wall	<div>The end wall adjacent to the Pantry is 25 ¾ inches deep, which will not allow 25 ½ inch maximum reach depth for adjacent receptacle due to depth of Range</div> <div></div>	Shorten end wall so side reach will run off end of countertop length	A117.1 § 308.3.2	Open
33	11/7/2023		Patio Door Threshold	<div>The patio deck to bottom of door threshold is ¾ inch and will not allow maximum door threshold height to deck of ½ inch.</div> <div></div>	Float concrete	A117.1 § 303.2	Open
34	11/7/2023		Kitchen	<div>Due to appliance depth, there are Two (2) receptacles in a corner where only One (1) is exempt</div> <div></div>	Relocate corner receptacle by Sink / Refrigerator to the left side of the triple stud	A117.1 § 1003.9 exc. 2	Open
35	11/7/2023		Parallel (Side) Wall grab Bar Reinforcement	Parallel (Side) Wall grab bar blocking in the Type A Bathroom is short 1 stud space	Add to more stud space blocking	A117.1 § 609.8	Open



							
36	11/7/2023	316 S2 - A	Appliance Location	The microwave is planned on being located at the left of the sink at countertop edge which will leave a noncompliant receptacle immediately to the right of the Range	Place the microwave circuit immediately to the right of the Range	A117.1 § 1003.9 (1)	Open
37	11/7/2023		Water Closet Location	The water closet stub is at 15 ½ inches centerline to closest framed wall and will not allow finished dimension of 16 – 18 inches centerline as required 	Relocate stub to between 16 5/8 and 18 5/8 inches from closest framed wall	A117.1 § 1003.11.2.4	Open
38	11/7/2023		Lavatory Receptacle	The lavatory receptacle is located on the rear wall, not the side wall within 10 inches of the lavatory front 	Relocate the receptacle to lavatory side wall	A117.1 § 1003.9 (1)	Open
39		A1.1+-A		Not ready for inspection			
40		A3.1-A		Not ready for inspection			
41		B10-A		Not ready for inspection			
42		C1.1-A		Not ready for inspection			
Type B units							

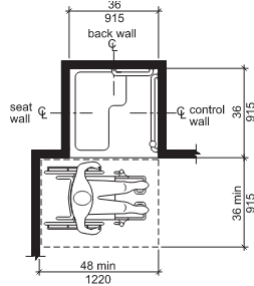
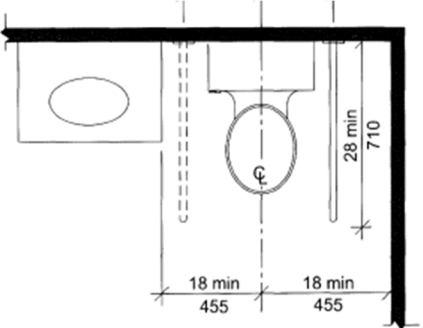
43	11/7/2023	All	Showers	48 inch minimum clear floor space required from shower control wall	Install base unit of shower (shower pan) 5/8 inch in front of perpendicular framing to allow 5/8 sheetrock to butt flush to shower pan 	A117.1 § 1004.11.3.1.3.3	Open
44	8/16/2023	363 S1		No Issues at this time			
45		S1.1		Not ready for inspection			
46		S1A		Not ready for inspection			
47	11/7/2023	303 S1B	Kitchen	Due to appliance depth, there are two (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only one (1) is exempt	Install a 2 inch extension box to the receptacle right of the Range from 5% attic stock upon request	A117.1 § 1004.9	Open
48	11/7/2023	314 S1C	Kitchen	Due to appliance depth, the receptacle to the right of the appliance will be > 25 ½ inches	Install an additional receptacle mid counter on the right side wall	A117.1 § 1004.9	Open
49		S2		Not ready for inspection			
50	11/7/2023	323 S3	Kitchen	Due to appliance depth, there are two (2) receptacles right of the refrigerator that may exceed 25 ½ inch side reach, where only one (1) is exempt. Refrigerator pocket is 7 ¼ inch deep not 8 inches as other units	Install a 2 inch extension box to the receptacle right of the Range	A117.1 § 1004.9	Open
51		S3.1		Not ready for inspection			
52	8/16/2023	365 S4		Reach to outlet between Range and Refrigerator exceeds 25 ½ inches maximum reach required due to appliance depth	Relocate outlet on sidewall 10 inches maximum from face of Range	A117.1 § 1004.9	Open
53	8/16/2023			Reach to outlet between Range and Refrigerator exceeds 25 ½ inches maximum reach required due to appliance depth	Option 1: Build out backsplash or rear wall, or Option 2: Use extension boxes to achieve maximum reach depth allowed	A117.1 § 1004.9	Open
54		S4.1		Not ready for inspection			
55	11/7/2023	317 S5	Kitchen	Due to appliance depth, there are two (2) receptacles left of the range that may exceed 25 ½ inch side reach, where only one (1) is exempt	Install a 2 inch extension box to the receptacle right of the Range	A117.1 § 1004.9	Open
56		S5.1		Not ready for inspection			
57		A1		Not ready for inspection			



58	8/16/2023	370 A1+	Kitchen	There are (2) receptacles in a corner condition exceeding 25 ½ inch side reach, where only one (1) is exempt 	Relocate receptacle left of the range 1 stud space towards the range	A117.1 § 1004.9	Open
59		A1.1+					
60	11/7/2023	321 A2+	Kitchen	Due to appliance depth, there are (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only one (1) is exempt	Install a 2 inch extension box to the receptacle right of the Range	A117.1 § 1004.9	Open
61		A2.1+		Not ready for inspection			
62	11/7/2023	301 A3+	Kitchen	There are (2) receptacles in a corner condition exceeding 25 ½ inch side reach, where only (one) 1 is exempt 	Relocate to receptacle right of the Range 1 stud space toward the corner, and eliminate the corner receptacle on the refrigerator wall	A117.1 § 1004.9	Open
63	11/7/2023	309 A1A	Kitchen	Due to appliance depth, there are (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only one (1) is exempt	Install a 2 inch extension box to the receptacle right of the Range	A117.1 § 1004.9	Open
64	8/16/2023	371 A1B	Kitchen	There are (2) receptacles in a corner condition exceeding 25 ½ inch side reach, where only 1 is exempt	Relocate to the receptacle left of the range toward the corner, and eliminate the corner receptacle on the range wall	A117.1 § 1004.9	Open

							
65		A1.1B		Not ready for inspection			
66		A1C		Not ready for inspection			
67		A1D		Not ready for inspection			
68		A1E		Not ready for inspection			
69	11/7/2023	733 A1F	Kitchen	Due to appliance depth, there are two (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only one (1) is exempt	Install a 2 inch extension box to the receptacle right of the Range	A117.1 § 1004.9	Open
70		A1.1F		Not ready for inspection			
71		A1G		Not ready for inspection			
72	11/7/2023	307 A2	Kitchen	Due to appliance depth, there are two (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only one (1) is exempt	Install a 2 inch extension box to the receptacle right of the Range	A117.1 § 1004.9	Open
73	11/7/2023		Water closet stub option B bathroom	Water closet stub is 20 ½ inches from closest parallel (side) wall framed wall, will not allow finished dimension of 16 – 18 inches centerline from closest wall. 	Relocate stub to 18 5/8 inches from closest framed wall to centerline of water closet	A117.1 § 1004.11.1.1	Open
74		A2B		Not ready for inspection			
75		A3		Not ready for inspection			
76		A3.1		Not ready for inspection			
77	8/16/2023	368 A4	Kitchen	Reach to outlet between Range and Refrigerator exceeds 25 ½ inches maximum reach required due to appliance depth	Option 1: Build out backsplash or rear wall, or Option 2: Use extension boxes to achieve maximum reach depth allowed	A117.1 § 1004.9	Open

78		A4.1		Not ready for inspection			
79	11/7/2023	318 A5	Kitchen	Due to appliance depth, there are two (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only one (1) is exempt		A117.1 § 1004.9	Open
80		A5.1		Not ready for inspection			
81	11/7/2023	327 A6	Kitchen	Due to appliance depth, there are two (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only one (1) is exempt	Install a 2 inch extension box to the receptacle right of the Range	A117.1 § 1004.9	Open
82		A6.1		Not ready for inspection			
83	11/7/2023	325 A7	Kitchen	The end wall adjacent to the Pantry is 25 ¾ inches deep, which will not allow 25 ½ inch maximum reach depth for adjacent receptacle due to depth of Range 	Shorten end wall to 25 ½ inches, side reach 48 in box will extend past end of wall	A117.1 § 1004.9	Open
84		A7.1		Not ready for inspection			
85		B1		Not ready for inspection			
86	11/7/2023	306 B2		No issues at this time			
87	11/7/2023	302 B3	Kitchen	Due to appliance depth, there are two (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only one (1) is exempt	Install a 2 inch extension box to the receptacle right of the Range	A117.1 § 1004.9	Open
88	11/7/2023	300 B4	Water closet stub option B bathroom	Water closet stub as positioned will not allow finished dimension of 16 – 18 inches centerline from finished parallel (side) wall. 	Position stub at closest edge of core hole to framed wall when grouted in place so that 16 – 18 inches to centerline of water closet can be achieved	A117.1 § 1004.11.1.1	Open

89	11/7/2023		Kitchen	Due to appliance depth, there are (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only one (1) is exempt	Install a 2 inch extension box to the receptacle right of the Range	A117.1 § 1004.9	Open
90		B5		Not ready for inspection			
91	11/7/2023	311 B6	Kitchen	Due to appliance depth, there are (2) receptacles right of the Range that may exceed 25 ½ inch side reach, where only 1 is exempt	Install a 2 inch extension box to the receptacle right of the Range from 5% attic stock upon request	A117.1 § 1004.9	Open
92	8/16/2023	361 B7	Kitchen	Reach to outlet between Range and Refrigerator exceeds 25 ½ inches maximum reach required due to appliance depth	Option 1: Build out backsplash or rear wall, or Option 2: Use extension boxes to achieve maximum reach depth allowed	A117.1 § 1004.9	Open
93		B7.2		Not ready for inspection			
94	11/7/2023	329 B8	Shower	48 inch minimum clear floor space required from shower control wall	Install base unit of shower (shower pan) 5/8 inch in front of perpendicular framing to allow 5/8 sheetrock to butt flush to shower pan 	A117.1 § 1004.11.3.1.3.3	Open
95		B8.1		Not ready for inspection			
96	8/16/2023	372 B9	Bath	The centerline of the water closet drains is at 19 inches from closest framed wall, not 18 inches finished as required to allow future drop down grab bar	Relocate the drain so finished dimension to closest wall will be 18 inches 	A117.1 § 1004.11.1.1	Open
97	8/16/2023		Kitchen	The obstructed side reach for electrical outlets exceeds 25 1/2 inches due to appliance depth	Add a receptacle to the left side wall mid counter depth by range	A117.1 § 1004.9	Open
98		B9.1		Not ready for inspection			

99	11/7/2023	754 B10	Kitchen	Due to appliance depth, there is a receptacle between the Range and Refrigerator that will exceed 25 ½ inch maximum reach permitted	Install a 2 inch extension box to the receptacle	A117.1 § 1004.9	Open
100	11/7/2023	750 B11	Kitchen	Due to appliance depth, the receptacles right of the Range will exceed 25 ½ inch side reach	Install a receptacle to the wall right of the Range mid counter depth	A117.1 § 1004.9 (2)	Open
101	11/7/2023	752 B12	Kitchen	Due to appliance depth, the receptacles right of the Range will exceed 25 ½ inch side reach	Install an additional receptacle mid counter on the right side wall	A117.1 § 1004.9 (2)	Open
102	11/7/2023		Kitchen	Due to appliance depth, there are (2) receptacles left of the range that may exceed 25 ½ inch side reach, where only 1 is exempt	Install a 2 inch extension box to the receptacle left of the range from 5% attic stock upon request	A117.1 § 1004.9	Open
103	8/16/2023	373 C1	Bath	The centerline of the water closet drain is at 19 1/2 inches from closest parallel (side) wall.	Relocate the drain so that 16 – 18 inches to centerline of water closet can be achieved	A117.1 § 1004.11.1.1	Open
014		C1.1		Not ready for inspection			
105		TH1		Not ready for inspection			
106		TH2		Not ready for inspection			
107		TH3		Not ready for inspection			
108		TH4		Not ready for inspection			

End of Report

**H.E.L.P. Cluster Rehab – Curtis + Ginsberg**

1233 White Plains Road

Bronx NY, 10472


UFAS Accessibility Compliance


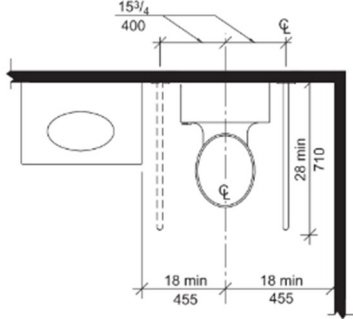

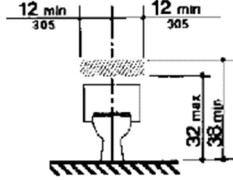
Unit 1D

Unit 1E



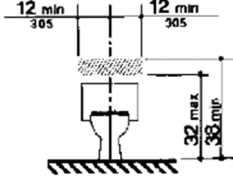
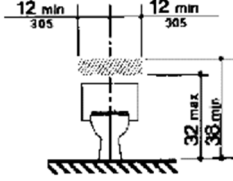
**Applicable Accessibility Code & Standard\***

Uniform Federal Accessibility Standard (UFAS)



#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
1.	09-14-2023	Entrance	Accessible Route	Accessible Route was not required to unit by HPD/BLDS for project		UFAS § 4.3	Closed
2.	09-14-2023	Unit 1D	Entry Door	Door clear opening measures 29.5 inches. 32 inches clear minimum clear width was not required by HPD/BLDS for project		UFAS § 4.13.5	Closed
3.	09-14-2023			Door maneuvering clearance measures 41 inches perpendicular to door. 48 inches minimum maneuvering clearance was not required by HPD/BLDS for project		UFAS § 4.13.6	Closed
4.	09-14-2023			Vertical change in elevation measures 1 inch. Required to be ½ inch maximum beveled 1:2. 	Replace DOOR threshold to provide ½ inch maximum vertical change in elevation beveled 1:2.	A117.1 2009 § 303 UFAS § 4.3.8	Open




#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
5.	09-14-2023	Bathroom	Entry Door	Door maneuvering clearance measures 40 inches perpendicular to door. 48 inches minimum maneuvering clearance (depth) was not required by HPD/BLDS for project			
6.	09-14-2023		Hand Shower	Hand shower does not have non-positive shut off feature. Non-positive shut off feature is required on hand showers.	Replace hand shower to provide non-positive shut off.	A117.1 2009 § 607.6	Open
7.	09-14-2023		Grab Bar	Swing Up Grab Bar measures 14 inches from the center line of the water closet to the center line of the Swing Grab Bar. Required to be 15.75 inches. 	Reinstall Swing Grab Bar 15.75 inches from the center line of the water closet. 	A117.1 2009 § 1004.11.1.1 UFAS § 4.16.4	Open
8.	09-14-2023			The horizontal rear Grab Bar measures 10 inches from the center line of the water closet to the center line of the escutcheon Grab bar. Required to be 12 inches. 	Defend installation of 24 inch rear grab bar by applying <b>1003.11.1, A117.1 - 2009</b> 	<b>1003.11.1, A117.1 - 2009</b> 4. Where the lavatory overlaps the water closet clearance in accordance with the exception to Section 1003.11.2.4.4 reinforcement at the water closet rear wall for a 24-inch (610 mm) minimum length grab bar, centered on the water closet, shall be provided.	Open








#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
9.	09-14-2023		Lavatory	<p>Pipe protection is not provided beneath lavatory. Required to be provided on exposed pipes.</p> 	Provide pipe protection beneath lavatory.	A117.1 2009 § 606.6 UFAS § 4.19.4	Open
10.	09-14-2023		Mirror	<p>Bottom edge of reflecting surface of mirror measures 40.25 inches AFF. Required to be 40 inches AFF maximum.</p> 	Permit ¼ inch tolerance	UFAS § 4.19.6	Closed
11.	09-14-2023		Grab Bar	<p>At the back wall of the bathtub, the centerline of escutcheon of back wall grab bars measure &gt;12 inches from control wall. Required to be 12 inches maximum from control end wall. Grab bar is required to be 24 inches minimum in length.</p> 	<p>Defend installation of 24 inch rear grab bar by applying <b>1003.11.1, A117.1 - 2009</b></p> 	<b>1003.11.1, A117.1 - 2009</b> 4. Where the lavatory overlaps the water closet clearance in accordance with the exception to Section 1003.11.2.4.4 reinforcement at the water closet rear wall for a 24-inch (610 mm) minimum length grab bar, centered on	Open







#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
						the water closet, shall be provided.	
12.	09-14-2023		Closets	<p>All closets with &gt;24 inches in depth shall provide at least one door leaf with a 32 inches minimum door passage.</p> 	Fur-out closet depth so it does not exceed 24 inches	UFAS § 4.13.5	Open
13.	09-14-2023		Kitchen	<p>At work surface, the existing cabinet interior clearance measures &lt;30 inches. Removable cabinet bracket is not installed. Required base cabinet to be removable with a minimum of 30 inches clear knee space.</p> 	Adjust so that when base cabinet is removed, 30 inch minimum wide work surface for forward approach will be available	UFAS § 4.34.6.4	Open



#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
							
14.	09-14-2023		Sink Cabinet	<p>Pipe protection is not provided beneath sink cabinet. Required to be provided on exposed pipes.</p> 	Provide pipe protection beneath lavatory.	A117.1 2009 § 606.6 UFAS § 4.19.4	Open
15.	09-14-2023			<p>The existing cabinet interior clearance measures &lt;30 inches. Required base cabinet to be removable with a minimum of 30 inches clear knee space.</p> 	Adjust so that when base cabinet is removed, 30 inch minimum wide work surface for forward approach will be available	UFAS § 4.34.6.5	Open

#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
16.	09-14-2023			<p>The top of the lowest shelf is 48.5 inches. Required to be 48 inches maximum.</p> 	Lower wall cabinets so that they are 48 inches maximum AFF	UFAS § 4.34.6.10	Open
17.	09-14-2023	Unit 1E	Entry Door	<p>Pull side clearance measures 13 inches.</p>  <p>Maneuvering clearance was not required by HPD/BLDS for project</p>	Reduce depth of closet so it will not exceed 24 inches	UFAS § 4.13.6	Closed
18.	09-14-2023			<p>Door clear opening measures 29.5 inches. 32 inches clear minimum clear width was not required by HPD/BLDS for project</p>	Replace door to provide 32 inch clear door opening width.	UFAS § 4.13.5	Closed


#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
							
19.	09-14-2023			<p>Vertical change in elevation measures 1 inch. Required to be ½ inch maximum beveled 1:2.</p> 	Replace DOOR threshold to provide ½ inch maximum vertical change in elevation beveled 1:2.	A117.1 2009 § 303 UFAS § 4.3.8	Open
20.	09-14-2023		Kitchen	<p>At work surface, the existing cabinet interior clearance measures &lt;30 inches. Removable cabinet bracket is not installed. Required base cabinet to be removable with a minimum of 30 inches clear knee space.</p> 	Adjust so that when base cabinet is removed, 30 inch minimum wide work surface for forward approach will be available	UFAS § 4.34.6.4	Open

#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
21.	09-14-2023				Confirm Oven is self-cleaning	UFAS §4.34.6.7	Open
22.	09-14-2023		Sink Cabinet	<p>Pipe protection is not provided beneath sink cabinet. Required to be provided on exposed pipes.</p> 	Provide pipe protection beneath lavatory.	A117.1 2009 § 606.6 UFAS § 4.19.4	Open
23.	09-14-2023			<p>The existing cabinet interior clearance measures &lt;30 inches. Required base cabinet to be removable with a minimum of 30 inches clear knee space.</p>	Adjust so that when base cabinet is removed, 30 inch minimum wide work surface for forward approach will be available	UFAS § 4.34.6.5	Open

#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
							
24.	09-14-2023			<p>The top of the lowest shelf is 48.5 inches. Required to be 48 inches maximum.</p> 	Lower wall cabinets so that they are 48 inches maximum AFF	UFAS § 4.34.6.10	Open
25.	09-14-2023	Bathroom	Hand Shower	Hand shower does not have non-positive shut off feature. Non-positive shut off feature is required on hand showers.	Replace hand shower to provide non-positive shut off.	A117.1 2009 § 607.6	Open

#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
26.	09-14-2023		Lavatory	<p>Pipe protection is not provided beneath lavatory. Required to be provided on exposed pipes.</p> 	Provide pipe protection beneath lavatory.	A117.1 2009 § 606.6 UFAS § 4.19.4	Open
27.	09-14-2023						
28.	09-14-2023		Mirror	<p>Bottom edge of reflecting surface of mirror measures 40.25 inches AFF. Required to be 40 inches AFF maximum.</p> 	Permit ¼ inch tolerance	UFAS § 4.19.6	Closed
29.	09-14-2023		Grab Bar	<p>At the back wall of the bathtub, the centerline of escutcheon of back wall grab bars measure &gt;12 inches from control wall. Required to be 12 inches maximum from control end wall. Grab bar is required to be 24 inches minimum in length.</p>	Relocate grab bars to provide 12 inches maximum from centerline of escutcheon to control end wall.	A117.1 2009 § 607.4.2.1	Open



#	Date	Location	Item	Issue	Recommendation	Applicable Citation*	Status
30.	09-14-2023			Centerline of the vertical grab bar measures 40 from the centerline to the rear wall. Required to be 30 inches 	Relocate vertical wall grab bar to provide centerline of the bar at 30 inches absolute off rear wall.	NYC BC 2014 § P.102.8	Open

End of Report



# Residential Project List

Client Name	Contact Information	Description of Services Provided by ACS
Ryan A+E, Inc.	Ryan A+E, Inc. 50 South Tenth Street, Suite 300, Minneapolis, MN 55403-2012 (612) 492-4652	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the federal Fair Housing Act, and the Uniform Federal Accessibility Standards. Projects are located in Minnesota, Iowa, and Illinois.
Beyer Blinder Belle Architects & Planners LLP	Carlos J. Cardoso, AIA Associate Partner Beyer Blinder Belle Architects & Planners LLP 41 East 11th Street 212 777 7800 x 319 <a href="mailto:ccardoso@bbbarch.com">ccardoso@bbbarch.com</a>	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the New York City Building Code and the federal Fair Housing Act. Performed as-built inspections to ensure the construction complies with the approved plans. In mixed use developments, ensured compliance with the Americans with Disabilities Act in all retail spaces.
SLCE Architects	SLCE Architects, LLP 1359 Broadway, 14th Floor New York, NY 10018 Tel.: 212.979.8400	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the New York City Building Code and the federal Fair Housing Act.
Rockrose	Allen Dzbanek SVP Design and Construction Rockrose Development Corp. 666 Fifth Avenue, 5th Floor New York, NY 10103 T: 212.847.3737 <a href="mailto:allen.dzbanek@rockrose.com">allen.dzbanek@rockrose.com</a>	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the New York City Building Code and the federal Fair Housing Act. Performed as-built inspections to ensure the construction complies with the approved plans. In mixed use developments, ensured compliance with the Americans with Disabilities Act in all retail spaces.
Dunn Development Corp.	Mark Zimet Dunn Development Corp. 316 Douglass Street Brooklyn, NY 11217 (718) 388-9407 x11 Mark Zimet <a href="mailto:mzimet@dunndev.com">mzimet@dunndev.com</a>	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the New York City Building Code and the federal Fair Housing Act Accessibility Standards. Performed as-built inspections to ensure the construction complies with the approved plans.
L & M Development	L+M Development Partners 1865 Palmer Avenue, Suite 201 Larchmont, NY 10538 (914) 833-3000	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the New York City Building Code, the federal Fair Housing Act, and the Uniform Federal Accessibility Standards. Performed as-built inspections to ensure the construction complies with the approved plans. In mixed use developments, ensured compliance with the Americans with Disabilities Act in all retail spaces.
Rose Associates, Inc.,	Rose Associates, Inc., 200 Madison Avenue New York, New York 10016 (212) 210-6707 <a href="mailto:cwasoff@rosenyc.com">cwasoff@rosenyc.com</a>	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the New York City Building Code, the federal Fair Housing Act, and the Uniform Federal Accessibility Standards. Performed as-built inspections to ensure the construction complies with the approved plans.
Beacon Communities	Beacon Communities Development LLC Two Center Plaza, Suite 700 Boston, MA 02108	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the federal Fair Housing Act, the Uniform Federal Accessibility Standards,

United Spinal Association  
Accessibility Services program  
120-34 Queens Blvd #320  
Kew Gardens NY 11415  
718-803-3782

# Residential Project List

	(617) 574-1142 <a href="http://www.beaconcommunitiesllc.com">www.beaconcommunitiesllc.com</a>	and the Mass Access Code. Performed as-built inspections to ensure the construction complies with the approved plans. Projects are located in Massachusetts, New York, and Pennsylvania.
Fairfield Properties	Fairfield Properties 66 Commack Road Commack, NY 11725 (631) 499-6386	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the New York State Building Code and the federal Fair Housing Act. Also inspected renovations to existing units to ensure compliance with provisions in Consent Decree entered into with the New York State attorney General's office.
Housing Authority of City of Pittsburgh	Disability Compliance Office HACP 100 Ross St., 2nd Floor Pittsburgh, PA 15219 (412) 456-5282 ext. 3 <a href="mailto:robin.smith@hacp.org">robin.smith@hacp.org</a>	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the Uniform Federal Accessibility Standards. Performed as-built inspections to ensure the construction complies with the approved plans.
Hudson Park Investors, LLC	Arthur Collins, President Collins Enterprises, LLC 2001 West Main Street, Suite 175 Stamford, CT 06902 (203) 541-1301 <a href="mailto:acollins@collins-llc.com">acollins@collins-llc.com</a>	Act as third party inspectors to ensure renovations to existing units were done in compliance with provisions in Consent Decree entered into with the New York State attorney General's office.
TriBridge Residential	TriBridge Residential 1575 Northside Dr., Bldg. 100, Ste 200 Atlanta, GA 30318 (404) 367-6549 <a href="http://www.TriBridgeResidential.com">www.TriBridgeResidential.com</a>	Reviewed architectural plans and construction drawings for compliance with the Accessibility requirements of the federal Fair Housing Act. Performed as-built inspections to ensure the construction complies with the approved plans.