

SRDP Appendix DD

Final Accessibility Inspection Checklist

The Information outlined in the SC Housing Final Accessibility Inspection Checklist form is required to be Included as part of the minimum SC Housing reporting standards as identified in **Appendix CC: SC Housing Certification of Minimum Scope and Reporting Standards.**

Property Information

Award Number(s): _____

Project Name: _____

Address: _____ City: _____ Zip: _____

Number of Buildings: _____ Total number of units: _____

The SRDP project will have the following minimum sensory (A/V) and mobility units at a rate of 2% and 5% (rounded up) of the total project units, respectively.

Minimum number of A/V accessible units: _____ Minimum number of mobility accessible units: _____

	1BR	2BR	3BR	4BR	SRO
Number of each bedroom type:					
Number of H/C accessible units:					

Short*	Type	Address/Building**	Unit**	Beds	SqFt
S-1	Sensory				
S-2	Sensory				
M-1	Mobility				
M-2	Mobility				
M-3	Mobility				
M-4	Mobility				

* This designation will be used to identify the unit in the sections on following pages.

** Projects could have multiple addresses/buildings with or without units.

Parking Spaces: Total: _____ Accessible: _____

Check All Applicable Accessibility Policies:

ADA Fair Housing Section 504/UFAS SC (Section 504/UFAS) Housing

*** Every project, at minimum, is subject to SC Housing policy (which adopts Section 504/UFAS and recommends Visitability) and ADA.

Consult SC Housing's Appendix B Development Design Criteria for further information.

LEGEND:

(UFAS) Uniform Federal Accessibility Standards, page numbers noted - download Standards and Checklist at:
<http://www.access-board.gov/indexes/pubsindex.htm>

(ADA/AG) American with Disabilities Act / Accessibility Guide, page numbers noted.-download Guide and Checklist at:
<http://www.access-board.gov/indexes/pubsindex.htm>

(ADA) American with Disabilities Act

(DM) Fair Housing Act Design Manual, page numbers noted. ANSI references listed are specifically noted in the Fair Housing Act Design Manual. -download at <http://www.huduser.org/>

Note: The most restrictive code or regulation applies.

For the remaining sections, select whether the units are in compliance with the corresponding features for the appropriate units.

Sensory (A/V) Units Equipped for Sight/Hearing Impaired (2%)

S-1	S-2		
		1	All rooms equipped with smoke detectors have strobe lights.
		2	Doorbell with light indicator.
		3	Capability for light indicator at phone.
		4	If these items are not provided in the units, they may be kept in storage on site.

Comments:

All Accessible Units

Accessible Units								References	
S-1	S-2	M-1	M-2	M-3	M-4			Fair Housing (DM)	Sect 504/UFAS (UFAS)
						1	Entrance threshold max. 1/2" at entry		(4.13.8)
						2	All rooms on an accessible route (min. 32" clear openings)	(3.5 & 4.3)	(4.32.2)
						3	Lowered peephole (recommended)	DM	
						4	Lever type hardware on doors on accessible route	(3.5 & 4.3)	(4.25.4)
						5	Switches, electric outlets, phone outlets, thermostat within reach range (15" from floor for outlets-48" max. height for others, CA)	(5.3)	(4.27.3)
						6	Clothes closets-rod within reach (max. 54")		(4.2.5, 4.25.3)
						7	Storage (linen, etc.) - shelving within reach (between 9" and 54" above the floor. for side approach, between 9" and 48" for front approach)		(4.2.5, 4.25.3)
						8	Required low pile carpeting		(4.5.3)
						9	Walk in closets, if provided, Min. 32" doors	(3.15)	

Kitchen									
						1	Clearances / turning circles		(4.34.6.1)
						2	30" X 48" clear space at appliances		(4.34.6.2)
						3	One counter 30" long and 34" above floor-clear knee space		(4.34.6.4)
						4	Sink no more than 34" above floor or adjustable in height & 30" wide min.		(4.34.6.5(1))
						5	Accessible sink control (height and lever type controls)		(4.27),4.34.6.5(4))
						6	Knee / toe clearance under sink		(4.34.6.5(5-7))
						7	Sink pipes insulated / covered		(4.34.6.5(8))
						8	Cabinet hardware accessible		(4.34.6.10)
						9	Front mounted range controls		(4.34.6.6)
						10	Refrigerator meets requirements		(4.34.6.8)
						11	Separate switch for range hood / light within reach areas (height from floor and NOT on back wall above counter unless counter is 34" max. height)		(4.34.6.3, 4.27,4.1.2(12))
						12	Cabinet storage accessible (48" max height for at least one shelf)		(4.34.6.10, 4.25.3)

All Accessible Units (continued)

Bathroom:							References		
S-1	S-2	M-1	M-2	M-3	M-4		Fair Housing (DM)	Sect 504/UFAS (UFAS)	
						1		Maneuvering space	(4.22.3)
						2		Clearances at toilet	(4.34.5.2(1))
						3		Clearances at tub / shower	(4.34.5.4, 4.34.5.5)
						4		Knee / toe clearance under lavatory	(4.34.5 & 4.19.2)
						5		Grab bars properly placed and anchored securely	(4.34.5)*
						6		Mirror 40" off floor or tilt / accessible	(4.22.6)
						7		Lavatory pipes insulated / covered	(4.34.5.3, 4.19.4)
						8		Tub controls located properly	(4.34.5.4(4))
						9		Tub seat provided	(4.34.5.4(2))
						10		Hand held shower nozzle	(4.34.5.4(5))

* (toilet and tub/shower)

Comments:

Site

Parking:			References			
Compliant			Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
	1	Proper number of accessible spaces?	(2.23)**	(4.1.(5)(d))		
	2	Proper width? (8' wide min.)	(2.21)	(4.6.3)		
	3	Access aisle adjacent? (5' wide min.)	(2.21)	(4.6.3)		
	4	Visible designation sign (not obscured by vehicle in parking space due to placement on pavement or height of sign post)	(2.21)	(4.6.4)		
	5	Shortest distance (closest space to apt or office)	(2.20)	(4.6.2)		
	6	Slope of accessible parking / access aisle (1:50 in all directions)		(4.6.3)		
	7	Accessible space provided at each separate site amenity that has parking (community room, laundry, etc.)	(2.23)			
	8	Covered parking meets requirements, if provided	(2.25)			

** (minimum 2% of parking)

*** (minimum 1/accessible unit +1 visitor/office space)

Comments:

Site (continued)

Public Areas - (on site office, community room / etc. if open to more than tenants and guests)		References			
Compliant		Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
1	Van accessible parking space with proper width (8' wide min.)?	(2.6 & 2.8)		(4.6.3)	
2	Visible H/C designation sign and "Van-accessible" sign? (not obscured by vehicle in parking space due to placement on pavement or height of sign post)	(2.21)	(4.6.4)	(4.6.4)	
3	Access aisle adjacent to van space (8" wide)?	(2.8)		(4.6.6)	
4	Slope of accessible parking / access aisle (1: 50 all directions)?			(4.6.3)	
5	Accessible parking located on shortest accessible route to accessible entrance?			(4.6.2)	

Comments:

COMMON AREAS- (Halls, community rooms, laundries, lobby, etc.)					
1	Entrance threshold max, 1/2" at entry	(1.11)	(4.13.8)		(4.13.8)
2	Doorways 32" min. wide	(1.11)	(4.13.5)		(4.13.5)
3	Required lever hardware provided	(1.11)	(4.13.9)		(4.13.9)
4	Interior stairs: uniform risers and treads, closed risers, handrails both sides	(2.17)	(4.9.2)		(4.9)
5	Handrail extensions		(4.9.4)		
6	Cane detection barrier under stairs		(4.4.1)		
7	Toilets fully accessible- 18" clearance pull side of door, maneuvering room (5' circle or T-shape), grab bars, 34" high lavatory, open beneath, pipes covered, mirror 40" above floor or tilt	(2.28 - 2.30)	(4.19 & 4.22, fig 28,29 & 30))		(4.22)
8	Required low pile carpeting provided		(4.5.3)		
9	Laundry-at least one front loading washer and dryer		(4.34.7.2)		
10	Laundry- washer/dryer controls within reach, maneuvering room at doors / washers / dryer folding table / sink	(2.26 - 2.27)			
11	Switches / outlets / thermostats / controls within reach range (15" from floor for outlets-48" max. height for others, CA)				
12	Kitchen-access route through, sink accessible	(2.14)			
13	Playground - if provided, must be on an accessible route	(2.9)			
14	Mailboxes - interior or exterior - 30" X 48" access space, some boxes within 15" - 48" reach (both postal delivery and postal drop boxes, if provided)	(1.6 & 2.10)			

Comments:

Site (continued)

Accessible Route:		References			
Compliant		Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
1	Site / building impracticality test for accessibility?	(1.40-1.55)			
2	Accessible route linked all elements on site (min. 3' wide, 5% slope max.)- to each building	(2.8-2.9)			
	- site amenity, common areas, mailboxes	(1.6)			
	- trash areas	(2.16)			
	- common laundry		(4.34.7.1)		
	- public street / transportation, etc		(4.3.2,4.3.3)		
	<i>(other requirements for some site amenities may be mentioned elsewhere)</i>				
3	Curb cuts with flared sides (1:10 max) from parking to sidewalk	(2.22)	(4.7.5)		(4.7.7)
4	All curb cuts have access aisle or means to avoid cars parking to obstruct	(2.11 & 2.15)	(4.7.8)		
5	If accessible route greater than 200', is there a 5'X5' min. passing area provided?(required if width less than 5')		(4.3.4)		
6	If sidewalk less than 48" wide beyond curb cut, max. slope less than 1:12		(4.7.5 Fig. 12(a))		
7	Curb cuts with flared sides wherever required by accessible route (between unit and amenities if walk is accessible route)		(4.7.1)		
8	Ramps provided have max. 8% (1:12) slope?		(4.8.2)		
9	Ramps provided have max. height 30" rise without a level "rest area"		(4.8.2)		
10	Ramps- min. 36" width and cross slope max. 1:50		(4.8.6)		
11	Ramps with greater than a 6" rise have handrails on both sides	(1.8)	(4.8.6)		(4.8.5)

Comments:

ACCESSIBLE UNITS - (entire site)					
1	5% of total units fully accessible (ALWAYS ROUND UP)		(Section 504) (UFAS 4.1.4(11))		
2	Unit mix of accessible units reflects unit mix of all apartments		(Section 504)		
3	Accessible units located within the complex so that common and public use facilities are easily accessible, but not so that the accessible units are all in one area or segregated from the others		(Section 504)		

Comments:

ADAPTABLE UNITS (Fair Housing ONLY) - (Remaining first floor units in buildings of 4+ units or all units in buildings with elevator)

General:					
1	Switches, outlets, controls in accessible locations	(7.33)			
2	Accessible route to the unit				(4.13.11)
3	Entrance thresholds	(3.10)			
4	Accessible through the unit to all rooms				

Kitchen:					
1	30" X 48" clear floor space at each fixture				
2	32" min. entrance to kitchen				
3	Min. 40" between facing counters (in "U" kitchen, min. 60" if any fixture at bottom of "U" OR 40" min. if sink has removable front)	(7.7-7.11)	(4.34.6.2)		

ADAPTABLE UNITS (Fair Housing ONLY) - (Continued)

Bathroom:			References			
Compliant			Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
	1	Blocking for grab bars in place				
	2	32" min. entrance to bath	(7.33)			
	3	Maneuvering space	(7.33)	(4.22.3)		

Comments (Adaptable Units):

Additional Project Comments