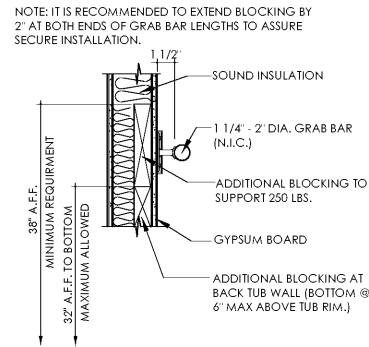
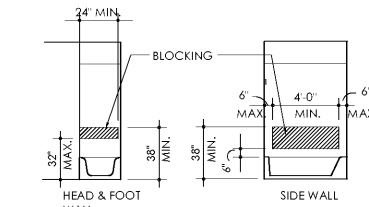


ACCESSIBILITY DESIGN CRITERIA: FAIR HOUSING ACT DESIGN MANUAL

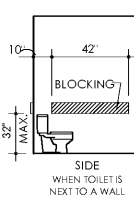
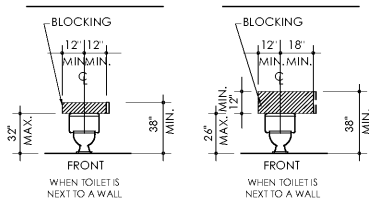
GRAB BAR ATTACHMENT



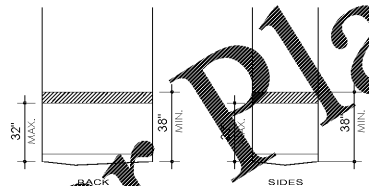
GRABBAR BLOCKING DETAIL



BATHTUB GRABBAR BLOCKING



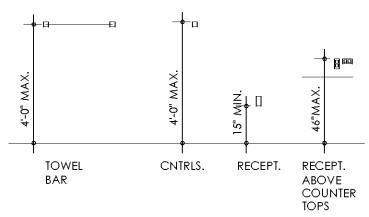
WATER CLOSET GRABBAR BLOCKING



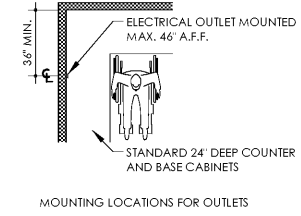
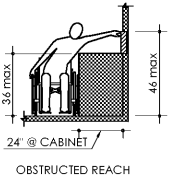
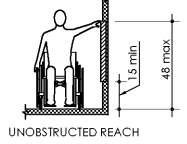
PORTABLE SHOWER GRABBAR BLOCKING

MOUNTING HEIGHTS

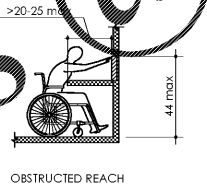
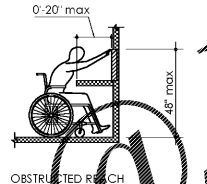
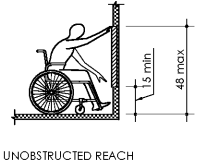
ALL DIMENSIONS ARE ABOVE FINISHED FLOOR (A.F.F.)



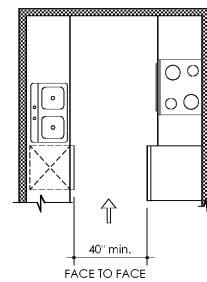
SIDE APPROACH - REACH



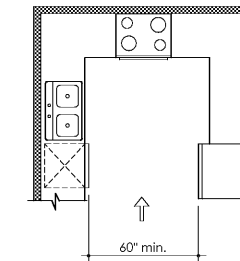
FORWARD APPROACH REACH



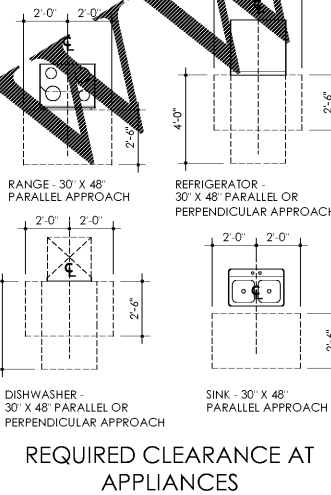
KITCHEN CLEARANCES



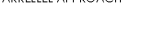
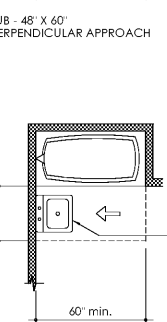
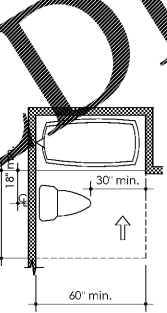
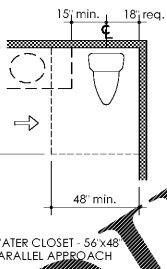
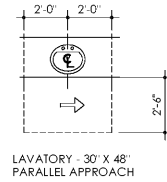
TYPICAL "U" SHAPED KITCHEN



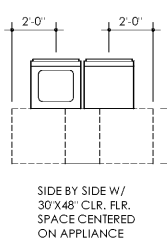
REQUIRED CLEARANCE AT APPLIANCES



BATHROOM CLEARANCES



LAUNDRY CLEARANCES



RECOMMENDED CLEARANCE AT LAUNDRY FIXTURES

NOTE: CLEARANCE AT WASHER AND DRYER IS NOT REQUIRED BY FLORIDA BUILDING CODE OR THE FAIR HOUSING ACT DESIGN MANUAL.

ACCESSIBILITY NOTES - UNITS

- ALL RENTAL UNITS IN THIS PROJECT ARE DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE FAIR HOUSING ACT DESIGN MANUAL 1998.
- ALL GROUND FLOOR UNITS ONLY ARE REQUIRED TO BE HANDICAP ACCESSIBLE IN ACCORDANCE WITH FAIR HOUSING ACT DESIGN MANUAL.
- DIAGRAMS AND DRAWINGS SHOWN ARE INCLUDED TO AID GENERAL CONTRACTOR IN PRICING AND CONSTRUCTION AND SHOULD NOT BE RELIED ON SOLELY. IT IS RECOMMENDED THAT GENERAL CONTRACTOR OBTAIN COPIES OF INTERNATIONAL BUILDING CODE 2015, ANSI A117.1 2003 AND FAIR HOUSING DESIGN MANUAL 1998.
- ALL EXTERIOR SIDES OF UNIT ENTRY DOORS AND DOORWAYS TO COMPLY WITH ANSI A117.1 - 2003. INSIDE FACE OF UNIT ENTRY DOORS AND OTHER DOORS AND DOORWAYS SHALL BE PER FAIR HOUSING ACT DESIGN MANUAL.
- UNIT ENTRY DOORS (ACCESSIBLE DOORS) SHALL HAVE A MINIMUM CLEAR PASSAGEWAY OF 32". ALL OTHER UNIT ENTRY DOORS SHALL HAVE A CLEAR OPENING OF 31 5/8" MIN. CLEAR OPENING OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND TOP OF THE DOOR OPEN 90 DEGREES.
- PROVIDE REINFORCED CONCRETE WALLS TO BURN THE FUTURE INSTALLATION OF GRAB BARS PER FAIR HOUSING ACT DESIGN MANUAL REQUIREMENT 6.
- LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, OPERABLE FIXTURES CONTROLS AND USER CONTROLS FOR SECURITY OR INTERCOM SHALL COMPLY WITH THE REACH REQUIREMENTS SHOWN ON THIS SHEET.
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAX.
- WASHING MACHINE AND CLOTHES DRYER ARE NOT REQUIRED TO MEET THE CLEAR FLOOR SPACE PER THE FAIR HOUSING ACT DESIGN MANUAL.
- KITCHENS:
 - A. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
 - SINK: PROVIDE CLEAR FLOOR SPACE FOR PARALLEL APPROACH AND CENTERED ON SINK BOWL. TOP OF FIXTURE RIM AT 36" MAX. ABOVE FINISHED FLOOR.
 - DW: PROVIDE A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE DISHWASHER.
 - COOKTOP/OVEN: PROVIDE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE COOKTOP/OVEN AND CENTERED ON THE CENTERLINE OF COOKTOP.
 - REF/FREEZER: PROVIDE A CLEAR FLOOR SPACE POSITIONED FOR A CENTERED PARALLEL OR FORWARD APPROACH.
- BATHROOMS:
 - LAV: PROVIDE A 30" X 48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL APPROACH AND CENTERED ON LAV. TOP OF FIXTURE RIM AT 34" MAX. ABOVE FINISHED FLOOR.
 - WC: THE LATERAL DISTANCE FROM THE CENTERLINE OF THE WATER CLOSET TO A BATHTUB OR LAVATORY SHALL BE 18" MIN. ON THE SIDE OPPOSITE THE DIRECTION OF APPROACH AND 15" MIN. ON THE OTHER SIDE. THE LATERAL DISTANCE FROM THE CENTERLINE OF THE WATER CLOSET TO AN ADJACENT WALL SHALL BE 18". THE LATERAL DISTANCE FROM THE CENTERLINE OF THE WATER CLOSET TO A LAVATORY OR BATHTUB SHALL BE 15" MIN. REFER TO DIAGRAMS ON THIS SHEET FOR CLEARANCE AROUND THE WATER CLOSET.
 - TUB: PROVIDE A CLEARANCE OF 60" MIN. IN LENGTH AND 48" MIN. IN WIDTH FOR A PERPENDICULAR APPROACH. A WATER CLOSET SHALL BE PERMITTED IN THE CLEARANCE AT THE CONTROL END OF THE BATHTUB. FOR SPEC 'B' BATHROOM, PROVIDE A 30" X 48" MIN. CLEAR FLOOR SPACE FOR A PARALLEL APPROACH WITH ONE END ALIGNING WITH THE CONTROL WALL.
- MAX. CARPET PILE HEIGHT SHALL BE 1/2"
- GRAB BARS, WHEN REQUIRED TO BE INSTALLED, SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2". STRUCTURAL STRENGTH OF THE GRAB BAR SHALL NOT SUPPORT LESS THAN 250 POUNDS. GRAB BARS ARE NOT REQUIRED TO BE INSTALLED AT TIME OF CONSTRUCTION. THIS ONLY APPLIES IF GRAB BARS ARE REQUESTED BY A SPECIFIC TENANT.
- ALL DIMENSIONS SHOWING CLEARANCE REQUIREMENTS SHALL BE TAKEN FROM THE FACE OF THE FINISH MATERIAL.
- CLEAR WIDTH AT KITCHENS TO BE MEASURED FROM THE FURTHEST PROJECTING ELEMENT SUCH AS THE FACE OF THE COUNTERTOP EDGE, FACE OF APPLIANCE OR FACE OF TRIM.

SWING UP GRAB BAR

PROVIDE BLOCKING TO SUPPORT THIS TYPE OF GRAB BAR AT TOILETS WITHIN UNITS WHERE INDICATED. GRAB BAR NOT REQUIRED.

Technical Data	SWING-UP GRAB BAR	B-4998
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Specify finish required: 1) Galv. Steel
2) Galv. Steel with powder coating surface (30" x 48" or 36" x 48" max.)

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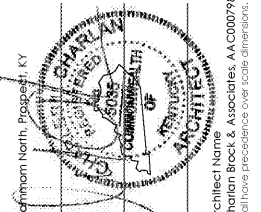
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ACCESSIBILITY REQUIREMENTS DWELLING UNITS

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drawn by: EGR JAC, TQT
reviewed by: CBA
issue history:
Δ Date

A4.71

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