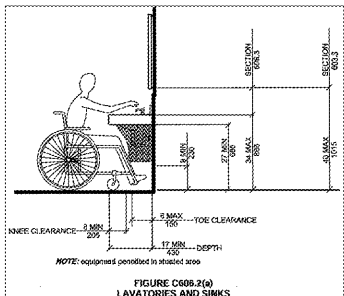


FAIR HOUSING ACT (1998) & ANSI 117.1 2009 ACCESSIBLE SPECIFICATIONS (ALL ACCESSIBLE UNITS)

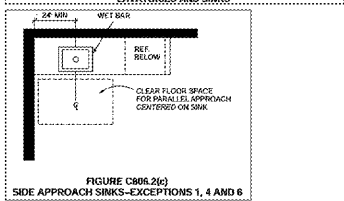
PLUMBING ELEMENTS CONTINUED



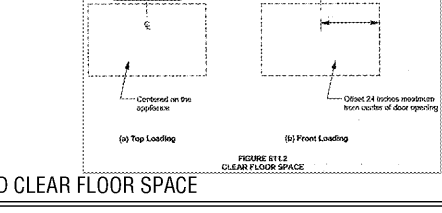
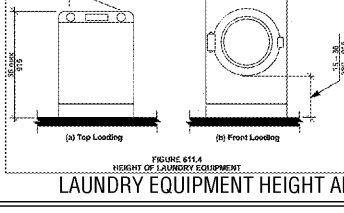
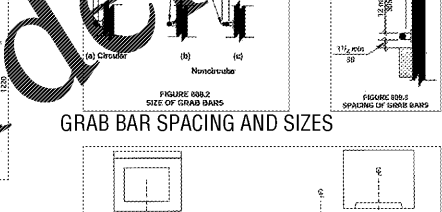
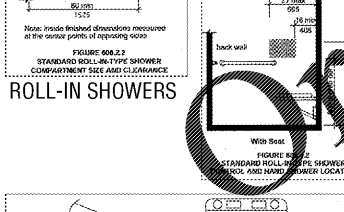
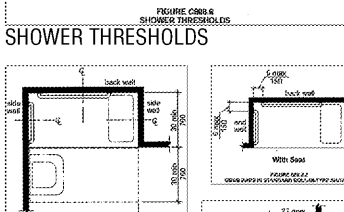
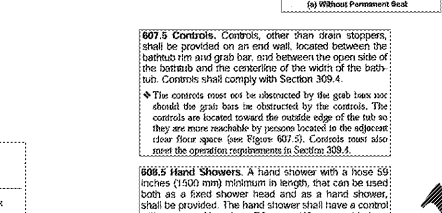
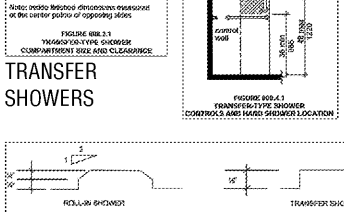
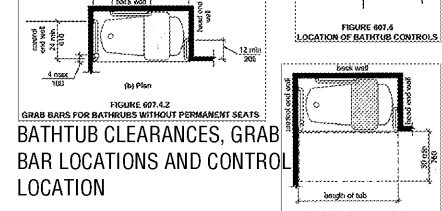
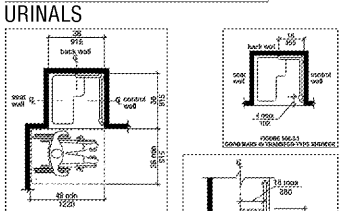
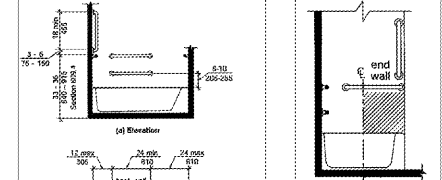
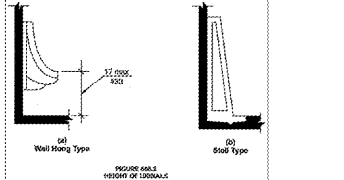
606.2 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 308 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.

EXCEPTIONS:

1. A parallel approach complying with Section 305 and centered on the sink, shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided.
2. The requirement for knee and toe clearance shall not apply to a lavatory in a toilet or bathing facility for a single occupant, accessed only through a private office and not for common use or public use.
3. A knee clearance of 24 inches (610 mm) minimum above the floor shall be permitted at lavatories and sinks used primarily by children ages 6 through 12 where the rim or counter surface is 31 inches (785 mm) maximum above the floor.
4. A parallel approach complying with Section 305 and centered on the sink, shall be permitted at lavatories and sinks used primarily by children ages 5 and younger.
5. The requirement for knee and toe clearance shall not apply to more than one bowl of a multi-bowl sink.
6. A parallel approach complying with Section 305 and centered on the sink, shall be permitted at rest bars.

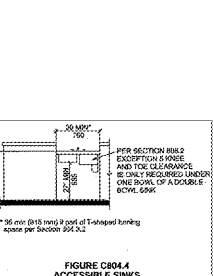
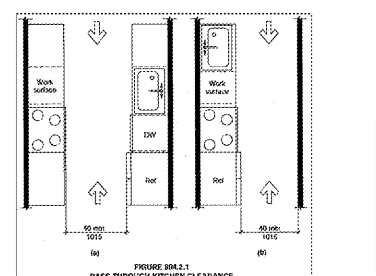
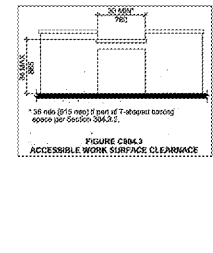
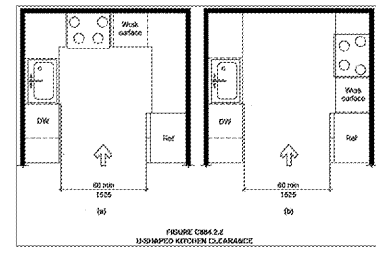


ACCESSIBLE SINK HEIGHTS, CLEARANCES AND NOTES



LAUNDRY EQUIPMENT HEIGHT AND CLEAR FLOOR SPACE

SPECIAL ROOMS AND SPACES (CLUBHS.)



KITCHEN AND KITCHENETTE CLEARANCES

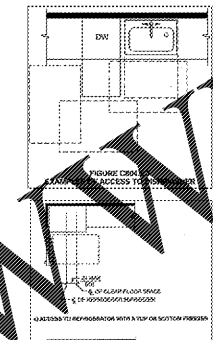
602 Dining Surfaces and Work Surfaces

The requirements in this section establish the necessary dimensions and clearances that must be maintained to provide access to built-in tables or counters that are used for dining surfaces and work surfaces.

Dining surfaces are tables or counters where people consume food or drink, such as fixed tables in restaurants, picnic tables in park shelters, or bars in nightclubs or ice cream parlors. Dining surfaces are typically provided with lounge seats, booth seating or fixed stools, but they can also have adjacent standing space.

Work surfaces include tables and counters intended to be accessible surfaces where work can be performed, such as writing, filling out forms, operating a computer, preparing food, reading, personal grooming, etc. Examples include writing counters in banks, admission counters in hospitals, reading and writing surfaces in libraries and classrooms, student laboratory stations and baby changing stations. Counters at visitor areas in courthouses and recreational and detention facilities would be considered work surfaces [see Commentary Figure C902(a) through (f)].

Seating, counters and work surfaces that must be accessible must be located on an accessible route.

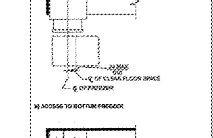


602.4 Height.

The top of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum in height above the floor.

The height of any type of table top, counter, work surface or similar furnishing is determined by the intended use as well as by the needs of the person using the wheelchair. These provisions apply to the specific furnishing and do not change because of the particular furnishing of the building.

When booths are installed for accessible seating, the accessible space can be either at the side or end of the table. Tables with booth seating on one side and lounge chairs on the other side are called banquettes. If accessible seating is provided at a bar, the length of the accessible section should be a minimum of 60 inches (1525 mm) to better accommodate a companion at the same level.



602.5 Controls.

Controls, other than drain stoppers, shall be provided on an end wall, located between the bathroom rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with Section 309.4.

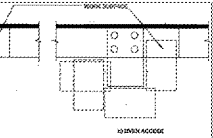
The controls must not be obstructed by the grab bars and shall be located toward the outside edge of the tub so they are more reachable by persons located in the adjacent clear floor space [see Figure 607.2]. Controls must also meet the operation requirements in Section 309.4.



606.5 Hand Showers.

A hand shower with a hose 59 inches (1500 mm) minimum in length, that can be used both as a hand shower head and as a hand shower, shall be provided. The hand shower shall have a control with an adjustable shut-off feature. Where provided, an adjustable-height hand shower mounted on a grab bar shall be installed so as to not obstruct the use of grab bars.

EXCEPTION: In roll-in showers, hand showers are not required. In roll-in showers, hand showers are not required in lavatories where the shower is not used for bathing [see Section 309.4].



607.5 Controls.

Controls, other than drain stoppers, shall be provided on an end wall, located between the bathroom rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with Section 309.4.

The controls must not be obstructed by the grab bars and shall be located toward the outside edge of the tub so they are more reachable by persons located in the adjacent clear floor space [see Figure 607.2]. Controls must also meet the operation requirements in Section 309.4.



608.5 Hand Showers.

A hand shower with a hose 59 inches (1500 mm) minimum in length, that can be used both as a hand shower head and as a hand shower, shall be provided. The hand shower shall have a control with an adjustable shut-off feature. Where provided, an adjustable-height hand shower mounted on a grab bar shall be installed so as to not obstruct the use of grab bars.

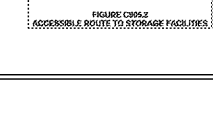
EXCEPTION: In roll-in showers, hand showers are not required. In roll-in showers, hand showers are not required in lavatories where the shower is not used for bathing [see Section 309.4].



609.5 Hand Showers.

A hand shower with a hose 59 inches (1500 mm) minimum in length, that can be used both as a hand shower head and as a hand shower, shall be provided. The hand shower shall have a control with an adjustable shut-off feature. Where provided, an adjustable-height hand shower mounted on a grab bar shall be installed so as to not obstruct the use of grab bars.

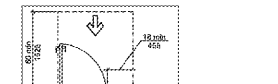
EXCEPTION: In roll-in showers, hand showers are not required. In roll-in showers, hand showers are not required in lavatories where the shower is not used for bathing [see Section 309.4].



DWELLING UNITS - TYPE A FULLY ACCESSIBLE

1003.2 Primary Entrance.

The accessible primary entrance shall be on an accessible route from public circulation areas. The primary entrance shall not be to a bedroom unless it is the only entrance.



1003.3 Accessible Route.

Accessible routes within Type A units shall comply with Section 1003.3.



1003.3.1 Location.

At least one accessible route shall connect all spaces and elements that are a part of the unit. Accessible routes shall coincide with or be located in the same area as a general circulation path.

EXCEPTION: An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.

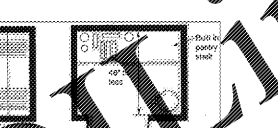


1003.3.2 Turning Space.

All rooms served by an accessible route shall provide a turning space complying with Section 304.

EXCEPTIONS:

1. A turning space is not required in toilet rooms and bathrooms that are not required to comply with Section 1003.11.2.
2. A turning space is not required within closets or pantries that are 48 inches (1220 mm) maximum in depth.



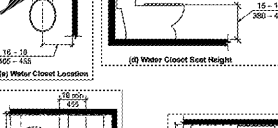
1003.3.3 Grab Bar and Shower Reinforcement.

Reinforcement shall be provided for the installation of grab bars complying with Section 607.4 at showers and grab bars and shower seats complying with Section 609.3. Reinforcement shall be provided for the installation of grab bars and shower seats complying with Section 609.3. Reinforcement shall be provided for the installation of grab bars and shower seats complying with Section 609.3.



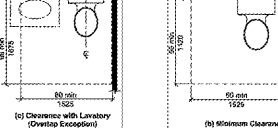
1003.11 Toilet and Bathing Facilities.

At least one toilet and bathing facility shall comply with Section 1003.11.2. All toilet and bathing facilities shall comply with Section 1003.11.1.



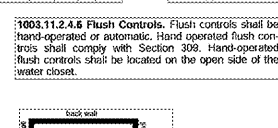
1003.11.1 Grab Bar and Shower Reinforcement.

Reinforcement shall be provided for the installation of grab bars complying with Section 607.4 at showers and grab bars and shower seats complying with Section 609.3. Reinforcement shall be provided for the installation of grab bars and shower seats complying with Section 609.3.



1003.11.2.4.6 Flush Controls.

Flush controls shall be hand-operated or automatic. Hand-operated flush controls shall be located on the open side of the water closet.



1003.11.2.5.2 Bathing Fixtures.

The accessible bathing fixture shall be a bathtub complying with Section 1003.11.2.5.1 or a shower compartment complying with Section 1003.11.2.5.2.

This section coordinates with the provisions of Section 1003.11.2 to indicate either a bathtub or a shower compartment with the applicable sections and be the accessible bathing fixture. Remember that although only one of the fixtures is required to be accessible, all bathing facilities throughout the unit must comply with the reinforcement provisions in Section 1003.11.1 [see Section 1003.11.1].

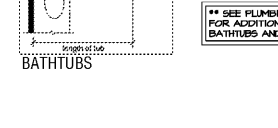


1003.11.2.5.1 Bathtub.

Bathtubs shall comply with Section 607.

EXCEPTIONS:

1. The removable-in-tub seat required by Section 607.4 is not required.
2. Counter tops and cabinetry shall be permitted at one end of the clearance, provided the following criteria are met:
 - (a) The countertop and cabinetry can be removed.
 - (b) The floor finish extends under the countertop and cabinetry, and
 - (c) The walls behind and surrounding the countertop and cabinetry are finished.

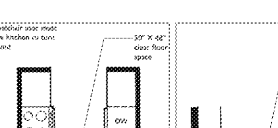


1003.12 Bathing Fixtures.

At least one section of counter shall provide a work surface 30 inches (760 mm) minimum in length complying with Section 1003.12.3.

An accessible work surface is a critical component of a kitchen for persons who use wheelchairs. Without an accessible work surface, many of the tasks necessary for preparing a meal, such as mixing, chopping, cutting and cleaning, become very difficult, and for some people routine tasks may even become impossible. Although Accessible units require the accessible work surface adjacent to the oven (Section 1003.12.5.2 and 1003.12.5.3). Therefore, the work surface can be located anywhere within the kitchen. It is not the intent of this provision to require all work surfaces in the kitchen to meet this section, only a 30-inch (760 mm) minimum length segment. The provisions in this section are consistent with the general requirements for accessible work surfaces in Section 302.

If the space under the work surface is to be used as part of a T-turning space, the minimum width of the clearance will be 36 inches (915 mm) instead of 30 inches (760 mm) [see Section 304.3.2] [see Figure 1003.12.3].



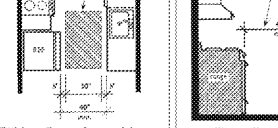
1003.12.1 Minimum Clearance.

Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum.

The minimum clear width between opposing cabinets, appliances, or a cabinet/appliance and wall or other type of obstruction is 40 inches (1015 mm). This measurement is face-to-face and does not include cabinet/appliance handles [see Figure 1003.12.1].

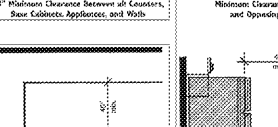
The need for a turning space is an exception to this minimum clearance. The 40-inch (1015 mm) width between opposing cabinets. The knee and toe clearance under the work surface (Sections 1003.12.2.1 and 1003.12.2.2) [see Section 1003.12.2.1].

Once adapted, are available for use as part of the required turning space within the kitchen. Unlike accessible unit kitchens (Sections 1003.12 and 804.2.2), a galley-style kitchen in a Type A unit with an opening on one end is not considered a U-shaped kitchen and is not required to comply with the adapted kitchen provisions of Section 1003.12.1.2 [see Commentary Section 1003.12.1.2 for additional related discussion].



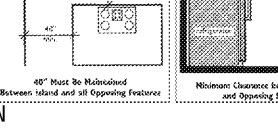
1003.12.1.2 U-Shaped Kitchens.

In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 50 inches (1265 mm) minimum.



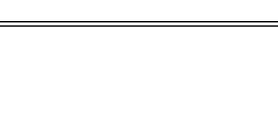
1003.12.1.2.2 U-Shaped Kitchens.

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1003.12.1.2.2 U-Shaped Kitchens.

In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 50 inches (1265 mm) minimum.



1003.5 Doors and Doorways.

The primary entrance door to the unit and all other doorways intended for user passage shall comply with Section 404.

1003.9 Operable Parts.

Lighting controls, electrical panelboards, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or alarm systems shall comply with Section 306.

1003.10 Laundry Equipment.

Washing machines and clothes dryers shall comply with Section 611.

Where laundry equipment is placed in a room, Section 1003.2 requires a turning space within the room, and Section 1003.5 requires maneuvering clearance at the door.

1003.11.2.5.2 Bathing Fixtures.

The accessible bathing fixture shall be a bathtub complying with Section 1003.11.2.5.1 or a shower compartment complying with Section 1003.11.2.5.2.

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