

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

## DWELLING UNITS - TYPE A FULLY ACCESSIBLE

### KITCHEN SINK FOR TYPE A UNITS

**1003.12.4.1 Clear Floor Space.** A clear floor space, positioned for a forward approach to the sink, shall be provided. Knee and toe clearance complying with Section 305 shall be provided.

#### EXCEPTIONS:

- The requirement for knee and toe clearance shall not apply to more than one bowl of a multi-bowl sink.
- Cabinetry shall be permitted to be added under the sink, provided the following criteria are met:
  - The cabinet can be removed without removal or replacement of the sink.
  - The floor finish extends under the cabinetry, and
  - The walls behind and surrounding the cabinetry are finished.

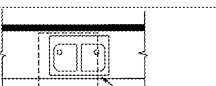


FIGURE C1004.12.4.1(a)  
CLEAR FLOOR SPACE AT DOUBLE BOWL SINK

### KITCHEN IN TYPE A UNIT



FIGURE C1004.12.4.1(b)  
CLEAR FLOOR SPACE AT KITCHEN SINK

## KITCHEN SINK CLEARANCES AND HEIGHTS

**1003.12.5.3 Dishwasher.** A clear floor space, positioned adjacent to the dishwasher door, shall be provided. The dishwasher door in the open position shall not obstruct the clear floor space for the dishwasher or an adjacent sink.

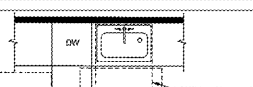


FIGURE C1003.12.5.3(b)  
DISHWASHER ACCESS OPTIONS

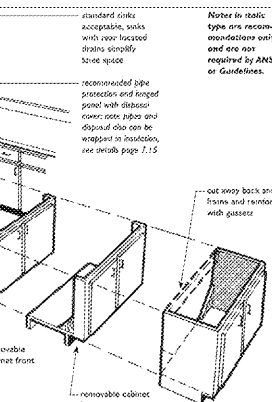
**1003.12.5.4 Cooktop.** Cooktops shall comply with Section 1003.12.5.4.

**1003.12.5.4.1 Approach.** A clear floor space, positioned for a parallel or forward approach to the cooktop, shall be provided.

**1003.12.5.4.2 Forward approach.** Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. The underside of the cooktop shall be insulated or otherwise configured to protect from burns, abrasions, or electrical shock.

**1003.12.5.4.3 Parallel approach.** Where the clear floor space is positioned for a parallel approach, the clear floor space shall be centered on the appliance.

**1003.12.5.4.4 Controls.** The location of controls shall not require reaching across burners.



Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) 90-Degree Kitchens

### REMOVABLE KITCHEN SINK

**1003.12.4.2 Height.** The front of the sink shall be 34 inches (865 mm) maximum above the floor, measured to the higher of the rim or counter surface.

**EXCEPTION:** A sink and counter that is adjustable to varying heights 29 inches (735 mm) minimum and 36 inches (915 mm) maximum above the floor, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors and structural elements, provided rough plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm), shall be permitted.

✦ The top rim of the sink, for over-the-counter or counter height for under-mount sinks must be at a maximum height of 34 inches (865 mm). This will allow for about a 6 1/2 inch deep (165 mm) sink and still have a 27-inch-high (685 mm) knee clearance.

### 1003.12.4.3 Faucets.

Faucets shall comply with Section 305.

✦ Any faucet controls that are provided, including the temperature and water flow, hand spray, spigot swivel, etc., must meet the operable parts provisions of Section 305. Single-lever controls for the faucet typically are the easiest for persons with limited hand mobility to use.

**1003.12.4.4 Exposed Pipes and Surfaces.** Water supply and drain pipes under sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

### FAUCETS

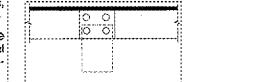
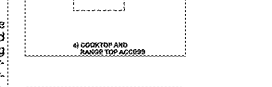
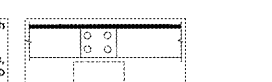


FIGURE C1003.12.4.3  
FAUCET ACCESS OPTIONS

## DISHWASHER AND COOKTOP CLEAR FLOOR SPACE

**1003.12.5.5 Oven.** Ovens shall comply with Section 1003.12.5.5. Ovens shall have controls on front panels, on either side of the door.

**1003.12.5.5.1 Clear floor space.** A clear floor space shall be provided. The oven door in the open position shall not obstruct the clear floor space for the oven.

**1003.12.5.5.2 Side-Hinged Door Ovens.** Side-hinged door ovens shall have a countertop positioned adjacent to the latch side of the oven door.

**1003.12.5.5.3 Bottom-Hinged Door Ovens.** Bottom-hinged door ovens shall have a countertop positioned adjacent to one side of the door.

**1003.12.5.5.4 Controls.** The location of controls shall not require reaching across burners.

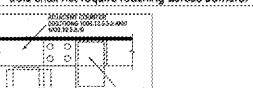


FIGURE C1003.12.5.5  
DISHWASHER AND COOKTOP CLEAR FLOOR SPACE

## OVEN AND REFRIGERATOR CLEAR FLOOR SPACE

**1003.12.5.6 Refrigerator/Freezer.** Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer 54 inches (1370 mm) maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches (610 mm) maximum from the centerline of the appliance.

**1003.12.5.6.1 Refrigerator/Freezer.** A clear floor space, positioned for a parallel approach to the refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches (610 mm) maximum from the centerline of the appliance.

**1003.12.5.6.2 Controls.** The location of controls shall not require reaching across burners.



FIGURE C1003.12.5.6  
OVEN AND REFRIGERATOR CLEAR FLOOR SPACE

## WINDOW CLEARANCES AND HEIGHTS

**1003.13 Windows.** Windows shall comply with Section 1003.13.

**1003.13.1 Natural ventilation.** Operable windows required to provide natural ventilation shall comply with Sections 309.2 and 309.3.

**1003.13.2 Emergency escape.** Operable windows required to provide an emergency escape and rescue opening shall comply with Section 309.2.



FIGURE C1003.13.1  
WINDOW CLEARANCES AND HEIGHTS

## OPERABLE PARTS

**1003.13.3 Operable Parts.** Operable parts shall comply with Section 305.

**EXCEPTION:** Kitchen cabinets shall not be required to comply with Section 1003.13.3.



FIGURE C1003.13.3  
OPERABLE PARTS

## STORAGE

**1003.14 Storage Facilities.** Where storage facilities are provided, at least one of each type shall comply with Section 305.

**EXCEPTION:** Kitchen cabinets shall not be required to comply with Section 1003.14.



FIGURE C1003.14  
STORAGE

## DWELLING UNITS - TYPE B

### 1004.1 Primary Entrance.

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

**1004.5 Accessible Route.** Accessible routes within Type B units shall comply with Section 1004.5.

**1004.5.1 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.

**EXCEPTIONS:**

- An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.
- One of the following is not required to be on an accessible route:
  - A raised floor area in a portion of a living, dining, or sleeping room;
  - A sunken floor area in a portion of a living, dining, or sleeping room; or
  - A mezzanine that does not have plumbing fixtures or an enclosed habitable space.

**1004.5.2 Clear Width.** Clear width of an accessible route shall comply with Section 403.5.

**1004.5.2.1 Changes in Level.** Changes in level shall comply with Section 303.

**EXCEPTION:** Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches (100 mm) maximum below the floor level of the adjacent interior spaces of the unit.

### UNIT PRIMARY ENTRY

**1004.6 Operable Parts.** Lighting controls, electrical switches and receptacle outlets, environmental controls, electrical panelboards, and user controls for security or alarm systems shall comply with Sections 309.2 and 309.3.

**EXCEPTIONS:**

- Receptacle outlets serving a dedicated use.
- Where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterupted by a sink or appliance, one receptacle outlet shall not be required to comply with Section 309.
- Floor receptacle outlets.
- HVAC diffusers.
- Controls mounted on ceiling fans.
- Controls or switches mounted on appliances.
- Plumbing fixture controls.
- Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.
- Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.
- Within kitchens and bathrooms, lighting controls, electrical switches and receptacle outlets are permitted to be located over cabinets with counter tops 36 inches (915 mm) maximum in height and 24 inches (610 mm) maximum in depth.

**1004.7 Security.** Security systems may include activation devices or access devices or speakers. Refer to Section 305 for additional specific fire, burglar, or other security features that are part of security or other systems.

**EXCEPTION:** Openings in the primary entrance door to the units are regulated by Section 1004.5.1 through a reference to Sections 404.2.2 and 404.3.5. Door hardware on other doors within the unit is not regulated by Section 1004.7.

**1004.8 Operable Parts.** Lighting controls, electrical switches and receptacle outlets, environmental controls, electrical panelboards, and user controls for security or alarm systems shall comply with Sections 309.2 and 309.3.

**EXCEPTIONS:**

- Receptacle outlets serving a dedicated use.
- Where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterupted by a sink or appliance, one receptacle outlet shall not be required to comply with Section 309.
- Floor receptacle outlets.
- HVAC diffusers.
- Controls mounted on ceiling fans.
- Controls or switches mounted on appliances.
- Plumbing fixture controls.
- Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.
- Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.
- Within kitchens and bathrooms, lighting controls, electrical switches and receptacle outlets are permitted to be located over cabinets with counter tops 36 inches (915 mm) maximum in height and 24 inches (610 mm) maximum in depth.

**1004.9 Security.** Security systems may include activation devices or access devices or speakers. Refer to Section 305 for additional specific fire, burglar, or other security features that are part of security or other systems.

**EXCEPTION:** Openings in the primary entrance door to the units are regulated by Section 1004.5.1 through a reference to Sections 404.2.2 and 404.3.5. Door hardware on other doors within the unit is not regulated by Section 1004.9.

**1004.10 Laundry Equipment.** Washing machines and clothes dryers shall comply with Section 1004.10.

**1004.10.1 Clear Floor Space.** A clear floor space complying with Section 305.3, shall be provided. A parallel approach shall be provided for a top loading machine. A forward or parallel approach shall be provided for a front loading machine.

**EXCEPTION:** Kitchen cabinets shall not be required to comply with Section 1004.10.1.

**1004.11 Toilet and Bathing Facilities.** Toilet and bathing fixtures shall comply with Section 1004.11.

**EXCEPTION:** Storm and screen doors serving individual dwelling or sleeping units are not required to comply with Section 404.2.1.

**1004.5.2.2 Clear Width.** Doorways shall have a clear opening of 31 1/2 inches (805 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

**1004.5.2.1 Double Leaf Doorways.** Where the operable parts on an inactive leaf of a double leaf doorway are located more than 48 inches (1220 mm) or less than 15 inches (380 mm) above the floor, the active leaf shall provide the clearance required by Section 1004.5.2.1.

**1004.5.2.2 Thresholds.** Thresholds shall comply with Section 303.

**EXCEPTION:** Thresholds at exterior sliding doors shall be permitted to be 7/8 inch (19 mm) maximum in height, provided they are beveled with a slope not steeper than 1:2.



FIGURE C1004.10(a)  
CLEAR FLOOR SPACE ARRANGEMENT AND LOCATION

**1004.10.1 Clear Floor Space.** A clear floor space complying with Section 305.3, shall be provided. A parallel approach shall be provided for a top loading machine. A forward or parallel approach shall be provided for a front loading machine.

### LAUNDRY EQUIPMENT

**1004.10.1 Clear Floor Space.** A clear floor space complying with Section 305.3, shall be provided. A parallel approach shall be provided for a top loading machine. A forward or parallel approach shall be provided for a front loading machine.

**EXCEPTION:** Kitchen cabinets shall not be required to comply with Section 1004.10.1.

**1004.5.1 Primary Entrance Door.** The primary entrance door to the unit shall comply with Section 404.

**EXCEPTION:** Storm and screen doors serving individual dwelling or sleeping units are not required to comply with Section 404.2.1.

**1004.5.2 User Passage Doorways.** Doorways intended for user passage shall comply with Section 1004.5.2.

**1004.5.2.1 Clear Width.** Doorways shall have a clear opening of 31 1/2 inches (805 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

**1004.5.2.1 Double Leaf Doorways.** Where the operable parts on an inactive leaf of a double leaf doorway are located more than 48 inches (1220 mm) or less than 15 inches (380 mm) above the floor, the active leaf shall provide the clearance required by Section 1004.5.2.1.

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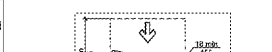


FIGURE C1004.5.2.1  
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

**1004.4.1 Clear Width.** Clear width of an accessible route shall comply with Section 403.5.

**1004.4.2 Changes in Level.** Changes in level shall comply with Section 303.

**EXCEPTION:** Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches (100 mm) maximum below the floor level of the adjacent interior spaces of the unit.

**1004.6 Operable Parts.** Lighting controls, electrical switches and receptacle outlets, environmental controls, electrical panelboards, and user controls for security or alarm systems shall comply with Sections 309.2 and 309.3.

**EXCEPTIONS:**

- Receptacle outlets serving a dedicated use.
- Where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterupted by a sink or appliance, one receptacle outlet shall not be required to comply with Section 309.
- Floor receptacle outlets.
- HVAC diffusers.
- Controls mounted on ceiling fans.
- Controls or switches mounted on appliances.
- Plumbing fixture controls.
- Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.
- Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.
- Within kitchens and bathrooms, lighting controls, electrical switches and receptacle outlets are permitted to be located over cabinets with counter tops 36 inches (915 mm) maximum in height and 24 inches (610 mm) maximum in depth.

**1004.7 Security.** Security systems may include activation devices or access devices or speakers. Refer to Section 305 for additional specific fire, burglar, or other security features that are part of security or other systems.

**EXCEPTION:** Openings in the primary entrance door to the units are regulated by Section 1004.5.1 through a reference to Sections 404.2.2 and 404.3.5. Door hardware on other doors within the unit is not regulated by Section 1004.7.

**1004.8 Operable Parts.** Lighting controls, electrical switches and receptacle outlets, environmental controls, electrical panelboards, and user controls for security or alarm systems shall comply with Sections 309.2 and 309.3.

**EXCEPTIONS:**

- Receptacle outlets serving a dedicated use.
- Where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterupted by a sink or appliance, one receptacle outlet shall not be required to comply with Section 309.
- Floor receptacle outlets.
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**1004.11 Toilet and Bathing Facilities.** Toilet and bathing fixtures shall comply with Section 1004.11.

**EXCEPTION:** Storm and screen doors serving individual dwelling or sleeping units are not required to comply with Section 404.2.1.

**1004.5.2.2 Clear Width.** Doorways shall have a clear opening of 31 1/2 inches (805 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

**1004.5.2.1 Double Leaf Doorways.** Where the operable parts on an inactive leaf of a double leaf doorway are located more than 48 inches (1220 mm) or less than 15 inches (380 mm) above the floor, the active leaf shall provide the clearance required by Section 1004.5.2.1.

**1004.5.2.2 Thresholds.** Thresholds shall comply with Section 303.

**EXCEPTION:** Thresholds at exterior sliding doors shall be permitted to be 7/8 inch (19 mm) maximum in height, provided they are beveled with a slope not steeper than 1:2.

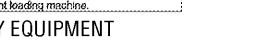


FIGURE C1004.5.2.1  
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

**1004.4.1 Clear Width.** Clear width of an accessible route shall comply with Section 403.5.

**1004.4.2 Changes in Level.** Changes in level shall comply with Section 303.

**EXCEPTION:** Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches (100 mm) maximum below the floor level of the adjacent interior spaces of the unit.

**1004.5.1 Primary Entrance Door.** The primary entrance door to the unit shall comply with Section 404.

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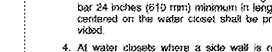


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**EXCEPTION:** Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches (100 mm) maximum below the floor level of the adjacent interior spaces of the unit.

**1004.6 Operable Parts.** Lighting controls, electrical switches and receptacle outlets, environmental controls, electrical panelboards, and user controls for security or alarm systems shall comply with Sections 309.2 and 309.3.

**EXCEPTIONS:**

- Receptacle outlets serving a dedicated use.
- Where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterupted by a sink or appliance, one receptacle outlet shall not be required to comply with Section 309.
- Floor receptacle outlets.
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