

FAIR HOUSING ACT ACCESSIBILITY REQUIREMENTS

BUILDERS, ARCHITECTS OR DESIGNERS BUILDING MULTIFAMILY HOUSING CONSISTING OF FOUR OR MORE DWELLING UNITS NEED TO KNOW THE FOLLOWING:

- All new multifamily housing consisting of four or more dwelling units must meet specific design and construction standards required by the federal Fair Housing Act and local fair housing laws to ensure that they are accessible to persons with disabilities.
- There are ten design and construction standards that offer safe harbors guaranteeing compliance with the federal Fair Housing Act and local fair housing laws.
- If a builder, architect, or designer chooses one set of access standards, they must comply with all of the provisions of that set of standards in order to have a safe harbor. Selecting provisions randomly from the different access standards will not fulfill the Fair Housing requirements.

The following standards provide safe harbors for compliance under the Fair Housing Act's design and construction requirements:

1. HUD Fair Housing Accessibility Guidelines published on March 6, 1991 and **Supplemental Notice to Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines**, published on June 28, 1994. The Fair Housing Accessibility Guidelines are free and available online at: <http://www.hud.gov/offices/fheo/disabilities/fhefhag.cfm>. The Supplemental Notice to Fair Housing Accessibility Guidelines is free and available online at: <http://www.huduser.org/Publications/pdf/fairhousing/fairappC.pdf>.

2. ANSI A117.1(1986) with the Fair Housing Act, HUD's regulations and the Guidelines

This is available from IHS, 15 Inverness Way East, Englewood, CO 80112, (877) 413-5184, www.global.ihs.com (enter "A117.1" in Document Number field, then click on "View Historical Revisions" under the link for the current version of ANSI A117.1). Cost \$43.

3. CABO/ANSI A117.1 (1992) with the FHA, HUD's regulations and the Guidelines

This is available from IHS, 15 Inverness Way East, Englewood, CO 80112, (877) 413-5184, www.global.ihs.com (enter "A117.1" in Document Number field, then click on "View Historical Revisions" under the link for the current version of ANSI A117.1). Cost \$40.

4. ICC/ANSI A117.1 (1998) with the FHA, HUD's regulations and the Guidelines

This is available from IHS, 15 Inverness Way East, Englewood, CO 80112, (877) 413-5184, www.global.ihs.com (enter "A117.1" in Document Number field, then click on "View Historical Revisions" under the link for the current version of ANSI A117.1). Cost \$40.

5. FHA Design Manual (1998)

Order online at: <http://www.huduser.org/publications/destech/fairhousing.html>. Cost: \$5.00.

6. Code Requirements for Housing Accessibility 2000

This is available online at <http://www.iccsafe.org/>. Click on "ICC Store" then enter item number 7001S00 in "Search Products." Cost: \$19. Discounts for ICC membership or large quantity orders. International Code Council Store: (800) 786-4452.

7. International Building Code 2000 with 2001 Supplement *

Both are available in different formats at <http://www.iccsafe.org/>. Search under "Building and Residential Codes." Cost starts at \$82 for the Code and \$13 for the Supplement. International Code Council Store: (800) 786-4452.

8. International Building Code 2003**

This is available in different formats at <http://www.iccsafe.org/>. Cost starts at \$96.50. International Code Council Store: (800) 786-4452.

** Effective February 28, 2005 HUD determined that the IBC 2003 is a safe harbor, conditioned upon ICC publishing and distributing a statement to jurisdictions and past and future purchasers of the 2003 IBC stating, "ICC interprets Section 1104.1, and specifically, the exception to Section 1104.1, to be read together with Section 1107.4, and that the Code requires an accessible pedestrian route from site arrival points to accessible building entrances, unless site impracticality applies. Exception 1 to Section 1107.4 is not applicable to site arrival points for any Type B dwelling units because site impracticality is addressed under Section 1107.7."

9. ICC/ANSI A117.1 (2003) with the FHA, HUD's regulations and the Guidelines

This is available from American National Standards Institute for electronic download only at <http://webstore.ansi.org>. In Search box, enter A117.1. ANSI Customer Service: (212) 642-4900. Cost \$35.

10. International Building Code 2006, with the January 31, 2007 Errata

This is available in different formats at <http://www.iccsafe.org/>. Cost starts at \$105. International Code Council Store: (800) 786-4452.

Accessibility Resources

Fair Housing Accessibility FIRST: <http://www.fairhousingfirst.org/index.asp> (888) 341-7781

The Center for Universal Design: College of Design, North Carolina State University, Campus Box 8613, Raleigh, NC 27695-8613, (800) 647-6777, <http://www.centerforuniversaldesign.org/>

Iowa Program for Assistive Technology: Center for Disabilities & Development, 100 Hawkins Dr., Rm S295, Iowa City, IA 52242-1011, (319) 356-0550 or (800) 331-3027.



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