***ARCHITECTURAL BARRIERS***

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| **Code of Federal Regulations Number** | **Act/Section Application** | **Uniform Federal Accessibility Standards Apply (USFAS)\*** | **Accessibility Requirements** |
| 42 USC 4151-4157 | Certain buildings financed with Federal funds are so designed and constructed as to be accessible to the physically handicapped.Projects financed with Federal funds including:1. Section 202/811 capital advances
2. All newly constructed low-income public housing projects or;
3. Public housing projects undergoing rehabilitation financed by Comprehensive Improvement Assistance Program (CIAP) funds.
 | Yes |  |

***SECTION 504 OF THE REHABILITATION ACT OF 1973***

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| **Code of Federal Regulations Number** | **Act/Section Application** | **Uniform Federal Accessibility Standards Apply (USFAS)\*** | Accessibility Requirements |
| 24 CFR Part 8 | Projects receiving Federal financial assistance including:1. Section 202/811 capital advances
2. Section 8 project based assistance
3. Newly constructed public housing projects or;
4. Public housing projects undergoing rehabilitation financed by Comprehensive Improvement Assistance Program (CIAP) funds.
 | Yes | **New Construction (24 CFR 8.22 (6)):**1. 5% or a minimum of one dwelling unit (DU) must meet mobility impairment regulations
2. An additional 2% or a minimum of one DU must meet hearing and visual impairment regulations

**Substantial Alteration (24 CFR 8.32(a)):** 1. Buildings undergoing substantial alteration are only affected if they contain 15 or more DU and the cost of the alterations is 75% or more of the replacement cost.

**Other Alterations / Clarifications (25 CFR 8.23(b)):**1. Regulation states that alterations “shall to the maximum extent feasible, be made to be readily accessible to and usable by individuals with handicaps. *NOTE: This also applies to alterations to common parts of facilities that affect accessibility of existing housing facilities.*
2. Alterations to DUs or common areas that affect accessibility of existing housing facilities must be completed to allow access for all persons.
3. Owners and sponsors are not required to make the prescribed alterations if doing so would impose an undue financial or administrative burden on the operation of the multifamily housing project.
4. If alterations, when considered together, to single elements or spaces of a DU, amount to an alteration of a DU, the entire unit must be made readily accessible.
5. If 5% of DU are readily accessible to the mobility impaired, no further alterations are necessary. This section is silent on visual/hearing impairments. However, additional requirements *to* include these may be prescribed by the field office.

 (24CFR 8.23(b)(2)) |

***FAIR HOUSING AMENDMENTS ACT OF 1988***

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| **Code of Federal Regulations Number** | **Act/Section Application** | **Uniform Federal Accessibility Standards Apply (USFAS)\*** | Accessibility Requirements |
|  | 24 CFR Part 100 | No | 1. At least one unit must be on an accessible route unless impractical due to terrain. (24 CFR 100.205(a))
2. All public and common use areas must be accessible. (24 CFR 100.205(c)(1))
3. All external and internal doors must be wide enough to accommodate wheel chair access. (24 CFR 100.205 (c)(21))
4. All dwelling units must contain the following features of adaptable design:
5. Accessible route into and through the DU

(24 CFR 100.205 (C)(3)(i))1. Light switches in accessible locations

(24 CFR 100.205 (C)(3)(ii))1. Reinforcements in bathroom walls for grab bars and;

(24 CFR 100.205 (C)(3)(iii))1. Usable kitchens and bathrooms for persons in wheelchairs (24 CFR 100.205 (C)(3)(iv))
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