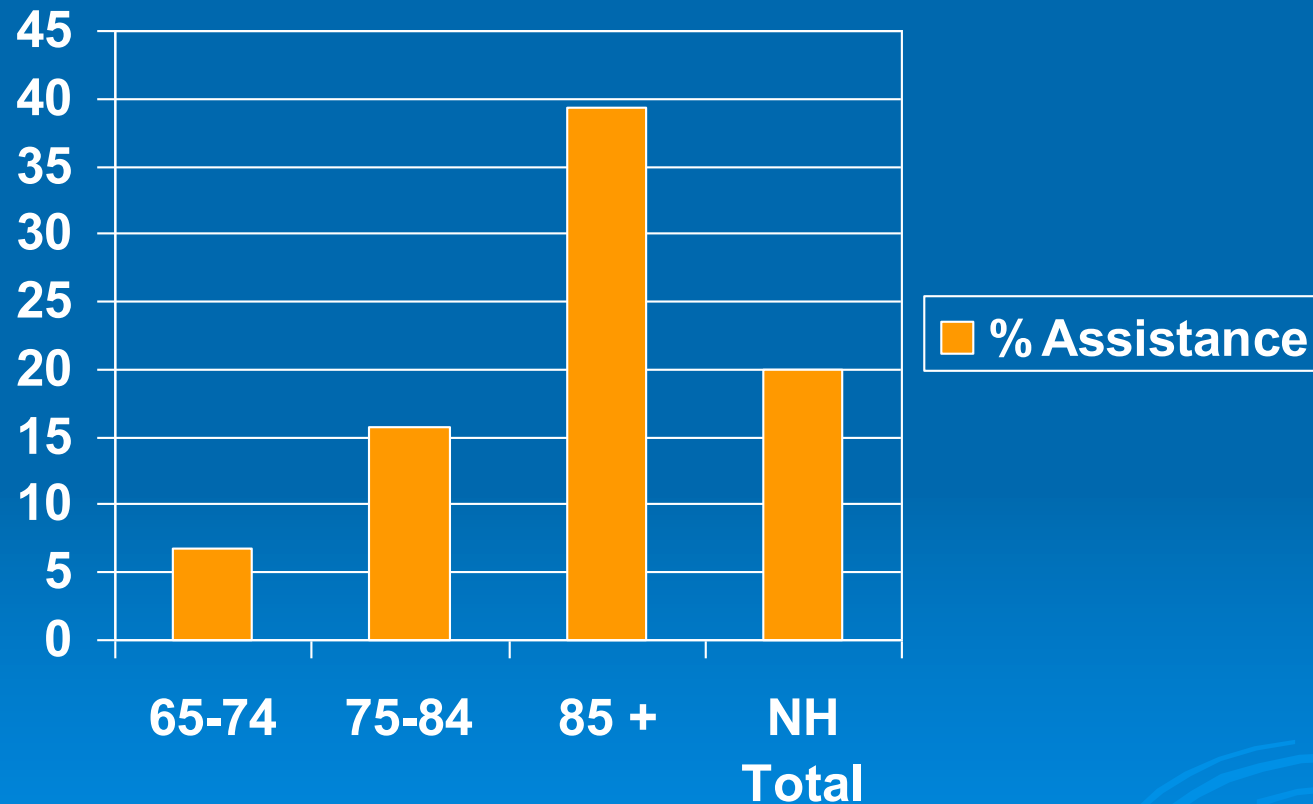


REAL ESTATE DIVERSITY INITIATIVE

ACCESSIBILITY OVERVIEW

PRESENTED BY
Mary Anderies
Housing Consultant

ASSISTANCE WITH DAILY LIVING



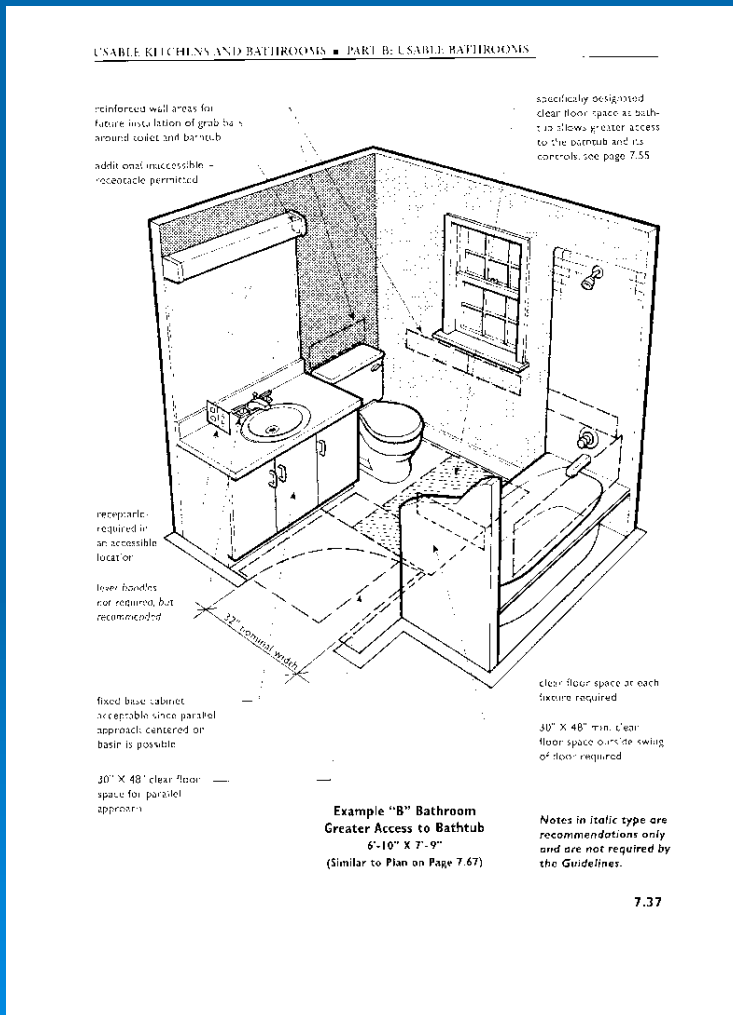
COMPARISON OF ACCESSIBILITY STANDARDS

	BUILDING/ PROJECT TRIGGER # REQUIRED	SINGLE FAMILY DETACHED	TOWN HOMES	REHABILITATION
ADA	Common areas, public spaces, employee accommodations	N/A	N/A	Yes
FAIR HOUSING	By building of 4 or more units Seven features of accessibility -usability standard All ground floor All in elevator structure	No	No	No
IBC/ANSI	By project of 20 or more units- 2% "A" By building of 4 or more units- similar to Fair Housing "B" units	No	No	Yes- for most building codes
VISITABILITY	Some local jurisdictions <u>may</u> adopt new ANSI C visitability requirements	Yes	Yes	
COLORADO STATE STATUTE	By project of 7 or more units. Provides point system tied to level of accessibility	No- one or two family detached	Yes	Yes for portion altered & for additions; waived for technical infeasibility
504/ UFAS	By project of 5 or more units. 5% (at least one)-mobility, 2% (at least one)-vision & hearing) Applies to all housing using Federal funds. **As of 7/2/2025- 10% & 4% **	No	Yes	Yes based on % of work

Fair Housing Requirements

- Accessible building entrance on an accessible route
- Accessible and usable public and common use areas
- Usable Doors
- Accessible route into and through the covered unit
- Light switches, electrical outlets, thermostats and other environmental controls in accessible locations
- Reinforced walls for grab bars
- Usable kitchens and bathrooms

BATHROOMS



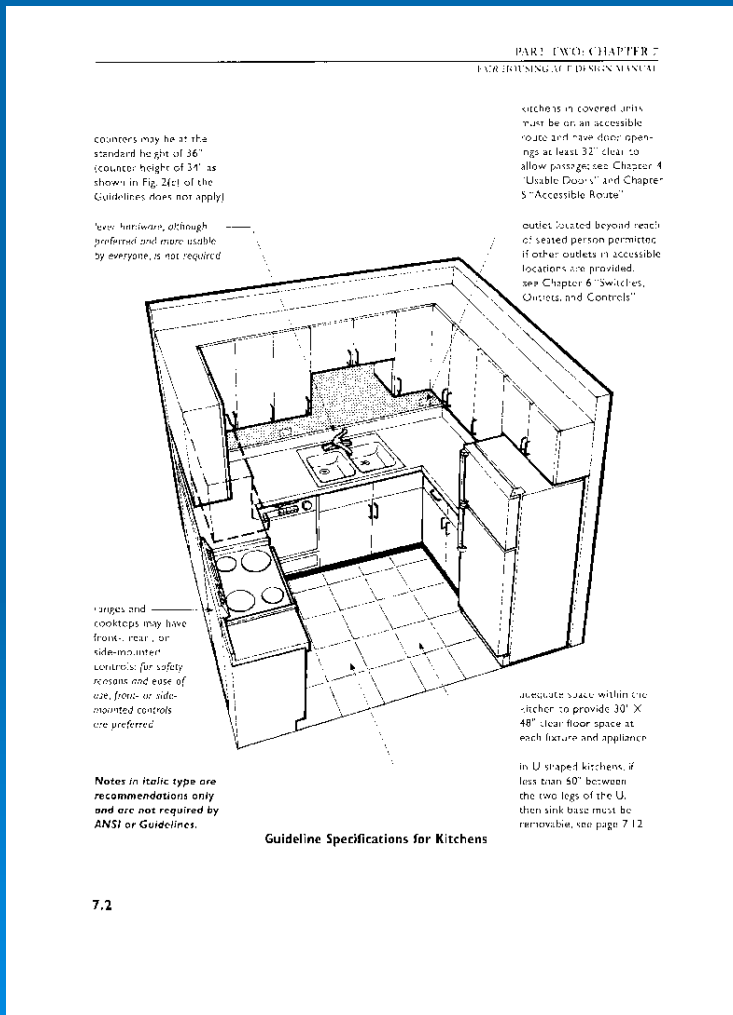
ANSI "A"

- Interior doors- 32 inch clear
- 5 foot turning circle or T-turn
- Grab bars installed
- Raised toilet
- Knee space below sink

ANSI "B"

- Interior doors- 32" nominal
- 48 x 30 CFS
- Blocking for grab bars
- Removable sink cabinet if no parallel approach

KITCHENS



- **ANSI “A”**
- 5 foot turning circle or T-turn
- Lower counter @ sink & work space
- Knee space below sink & work space
- **ANSI “B”**
- 48 x 30 Clear Floor Space
- Removable sink cabinet if no parallel approach