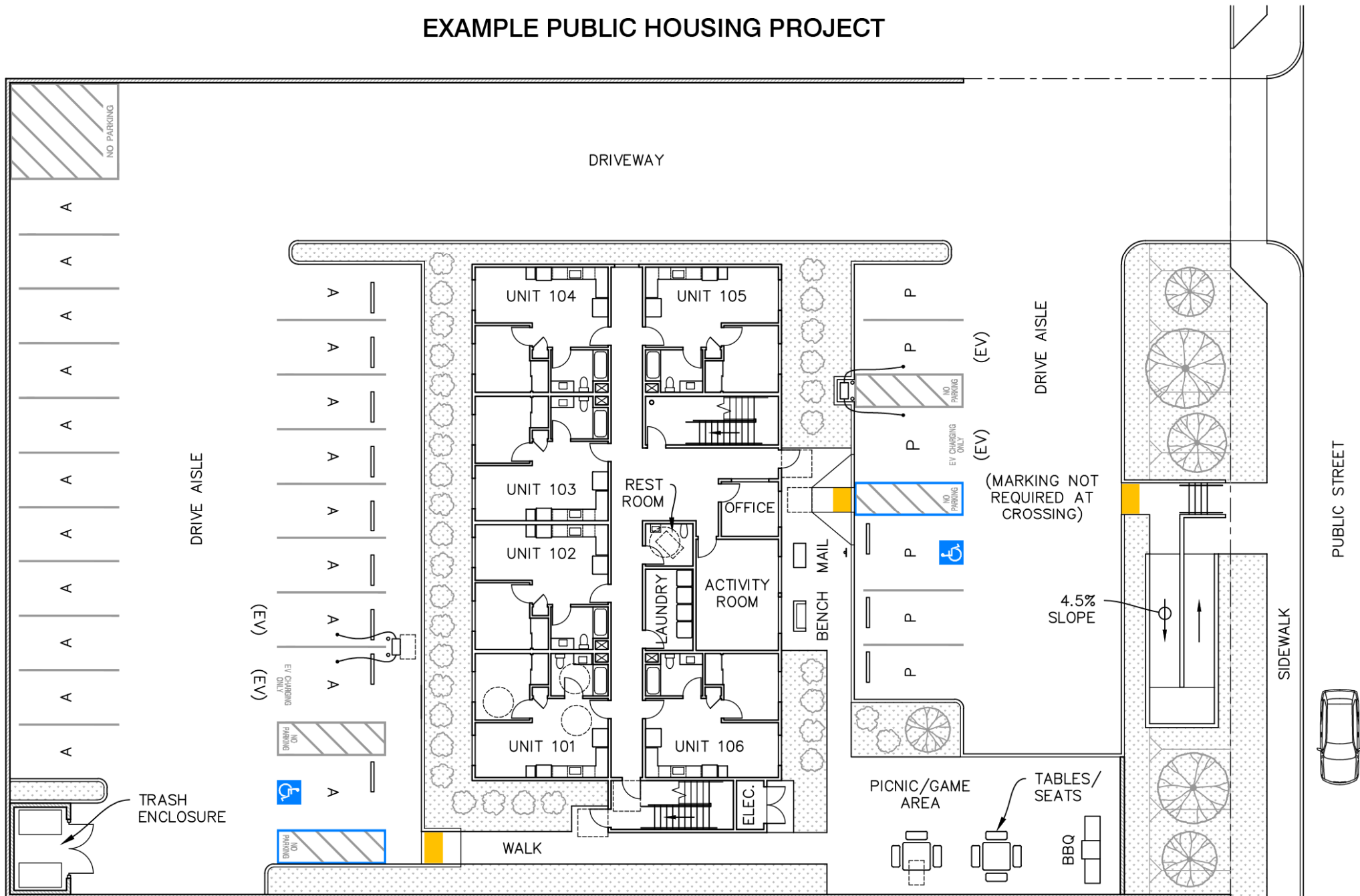


EXAMPLE PUBLIC HOUSING PROJECT

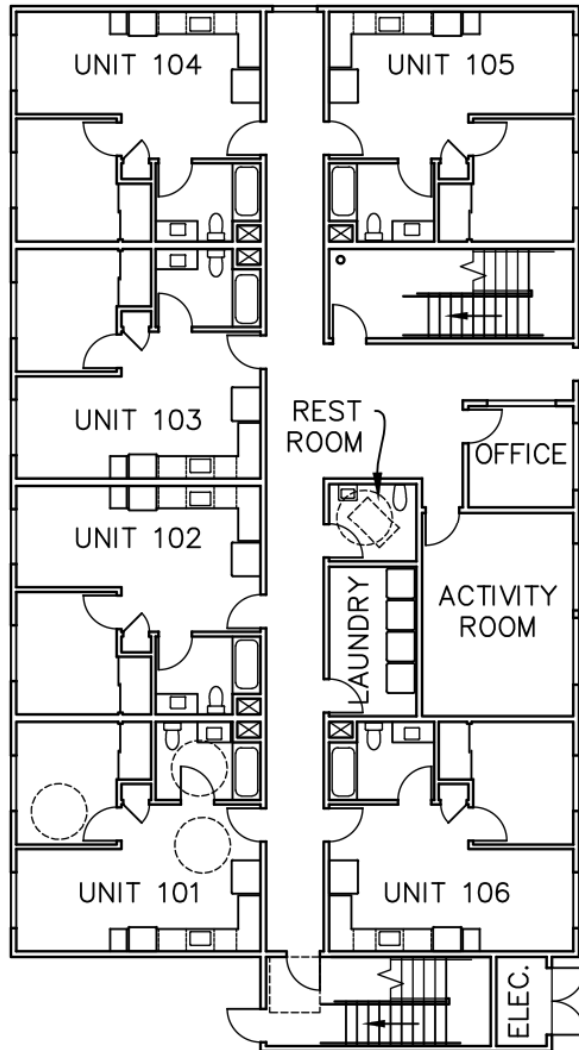


3-STORY BUILDING:
 1ST FLOOR: 6 DWELLING UNITS
 2ND FLOOR: 7 DWELLING UNITS
 3RD FLOOR: 7 DWELLING UNITS
 TOTAL: 20 DWELLING UNITS

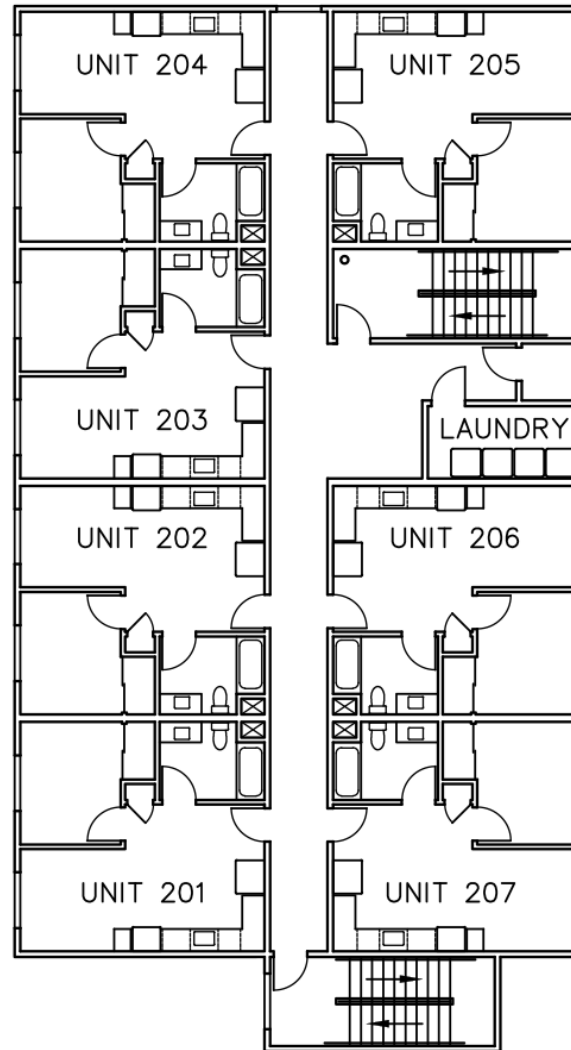
PARKING:
 ASSIGNED RESIDENT PARKING (A): 18 SPACES
 PUBLIC/EMPLOYEE PARKING (P): 4 SPACES

EV CHARGING SPACES (EVCS):
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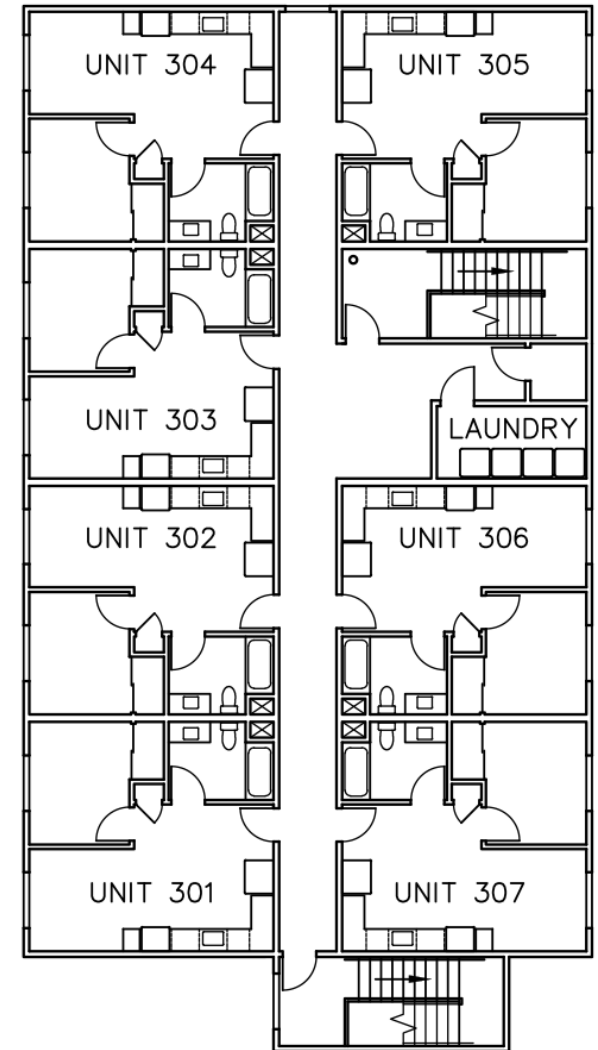
Public Housing Example Project Three-Story Building Floor Plans



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Construction of the project is partially funded by a local housing program.

Public Housing Example Project Questions

Which national accessibility regulations apply to the project?

The project meets the definition of “public housing.” The project shall comply with the ADA Standards. No federal financial assistance is being provided, so the HUD/UFAS regulations do not apply.

Which California accessibility regulations apply to the project?

The project meets the definition of “public housing.” The project shall comply with CBC Chapter 11B. CBC Chapter 11A is not applicable to public housing projects.

Is an elevator required in the building?

No. The upper floors have only dwelling units and common use areas serving those dwellings. Equivalent common use areas are provided to serve the dwellings on the first floor.

How many dwelling units are required to have accessible mobility features?

5% of the total number of dwelling units in the building shall be mobility units.

For this project $5\% \text{ of } 20 = 1 \text{ unit}$.

How many dwelling units are required to have accessible communication features?

2% of the total number of dwelling units in the building shall be communication units.

For this project $2\% \text{ of } 20 = 1 \text{ unit}$.

How many dwelling units are required to have adaptable features?

In a non-elevator building, all ground floor dwelling units shall be adaptable units (except for those units that are mobility units).

For this project there are 6 dwelling units on the ground floor - 1 mobility unit = 5 adaptable units.

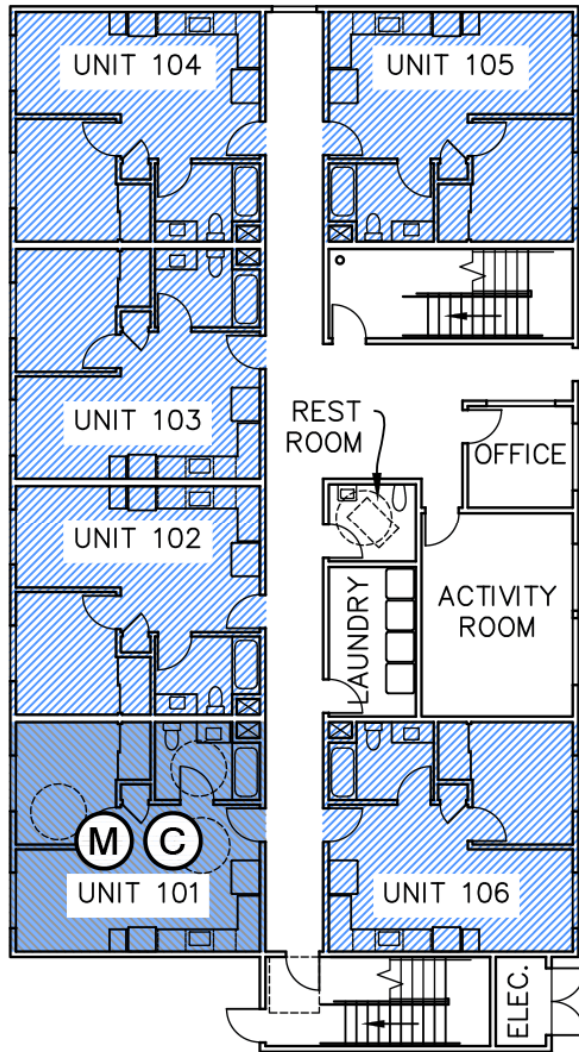
Which common use areas are required to be accessible?

All common use areas serving mobility dwellings and/or adaptable dwellings shall be accessible.

Where are accessible routes required?

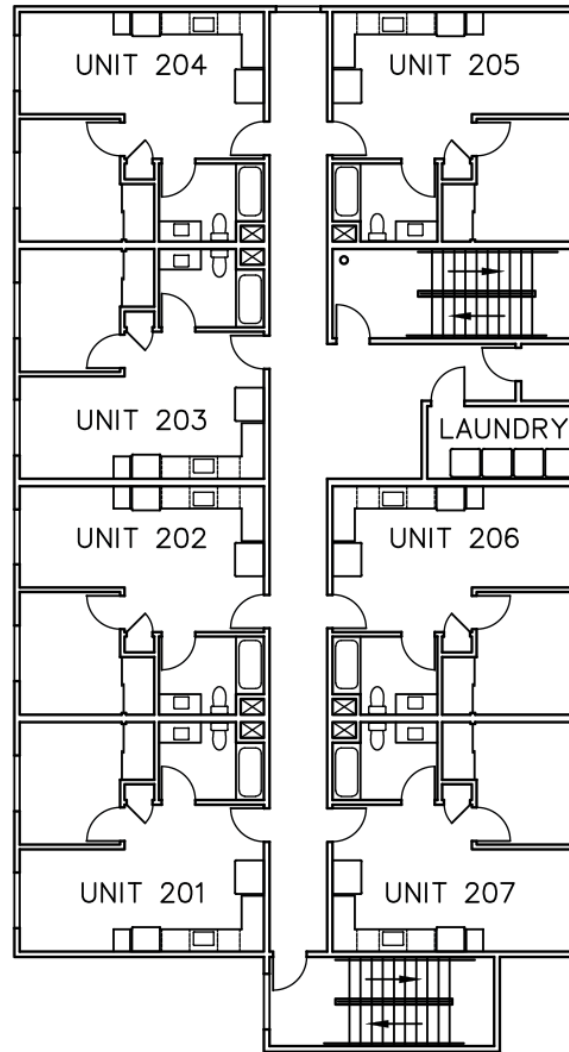
An accessible route is required to connect all mobility dwellings, adaptable dwellings, common use areas, and site arrival points (accessible parking spaces, accessible EV charging spaces, and the public way).

NON-ELEVATOR BUILDING






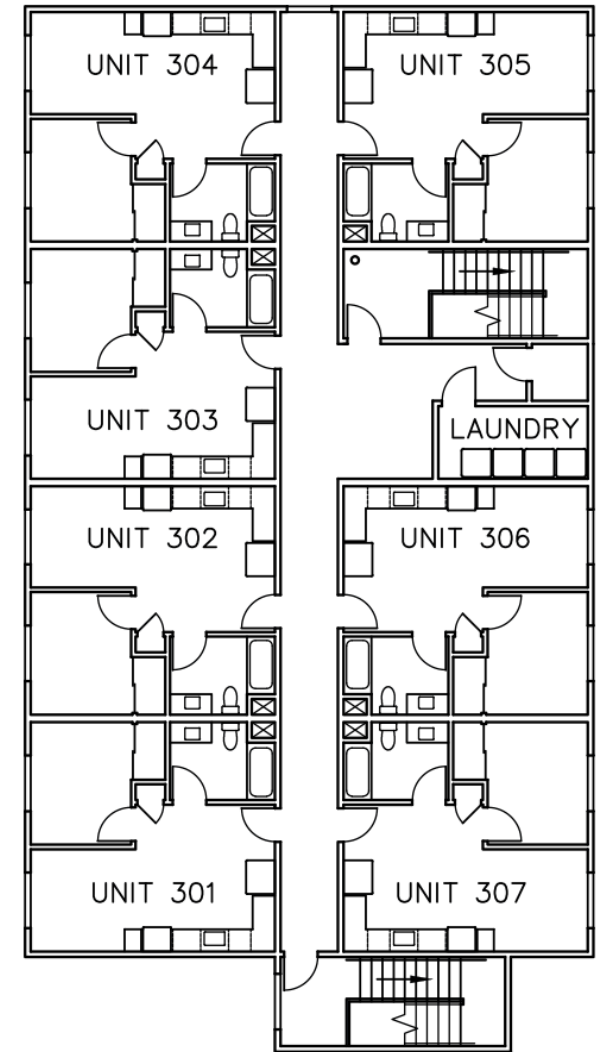
FIRST FLOOR

CBC Ch. 11B allows the mobility dwelling and the communication dwelling overlap in the same unit.



SECOND FLOOR

-  = MOBILITY DWELLING UNIT
-  = COMMUNICATION DWELLING UNIT
-  = ADAPTABLE DWELLING UNIT



THIRD FLOOR

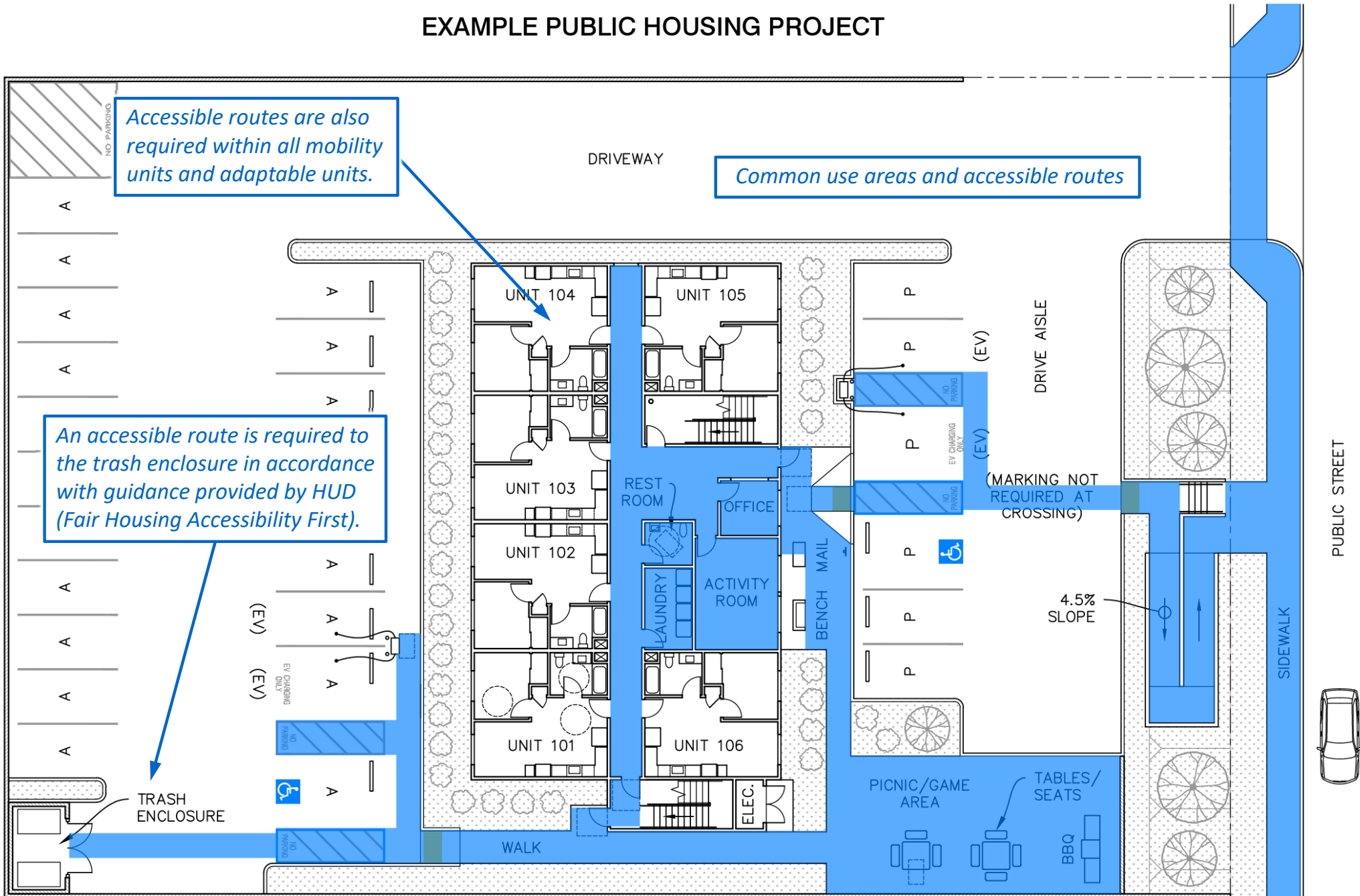
Common areas which do not serve mobility or adaptable dwellings are not required to comply with accessibility requirements. (11B-203.8)

EXAMPLE PUBLIC HOUSING PROJECT

Accessible routes are also required within all mobility units and adaptable units.

Common use areas and accessible routes

An accessible route is required to the trash enclosure in accordance with guidance provided by HUD (Fair Housing Accessibility First).



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EV CHARGING SPACES (EVCS):
ASSIGNED RESIDENT EVCS (A): 2 SPACES
PUBLIC/EMPLOYEE EVCS (P): 2 SPACES

Equipment rooms frequented only by service personnel are exempt from accessibility requirements.

Dog bag dispenser shall be within a wheelchair accessible reach range (48" maximum). Trash can shall be operable with one hand and not require grasping, pinching, or twisting of the wrist.



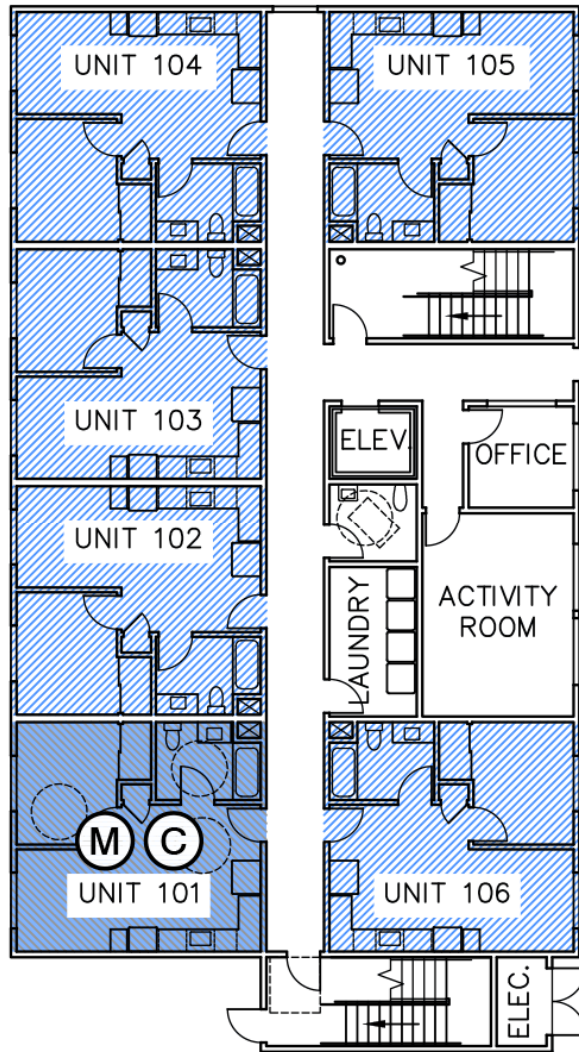
Detectable warning shall be 36" deep, not the full depth of the landing.

Mail boxes serving mobility units and adaptable units shall be within an accessible reach range (15" – 48").

Clear floor space at mail boxes is permitted to overlap the accessible route.

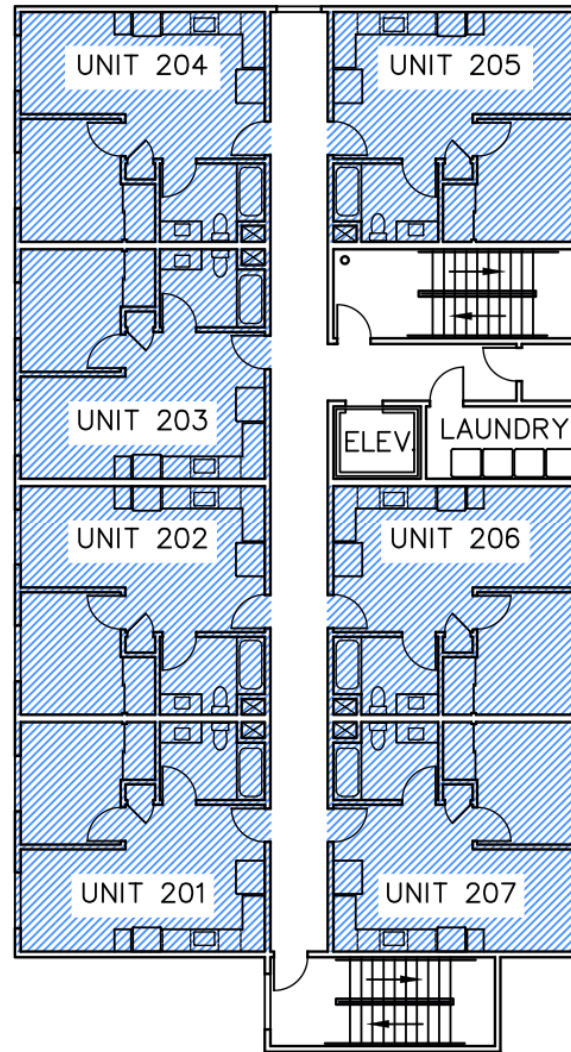


ELEVATOR BUILDING



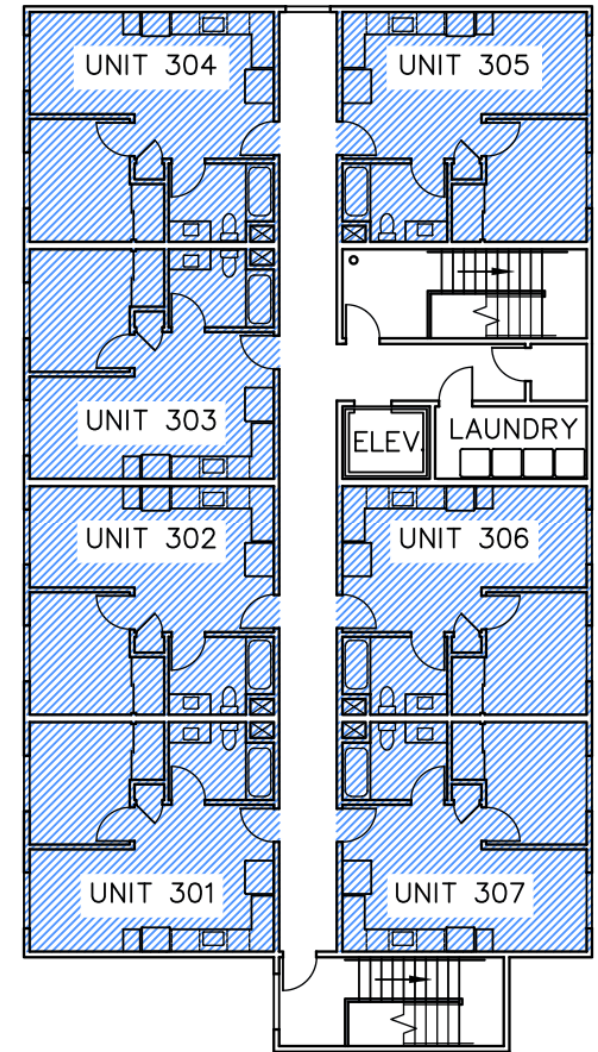
FIRST FLOOR

The building now has an elevator. All dwelling units in elevator buildings (other than mobility dwellings) shall be adaptable.



SECOND FLOOR

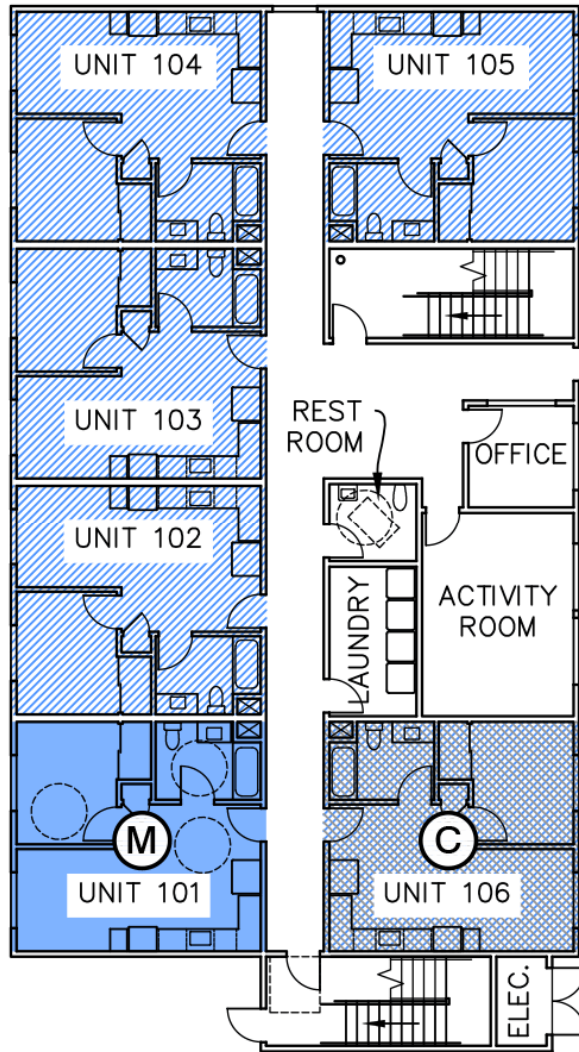
- = MOBILITY DWELLING UNIT
- = COMMUNICATION DWELLING UNIT
- = ADAPTABLE DWELLING UNIT



THIRD FLOOR

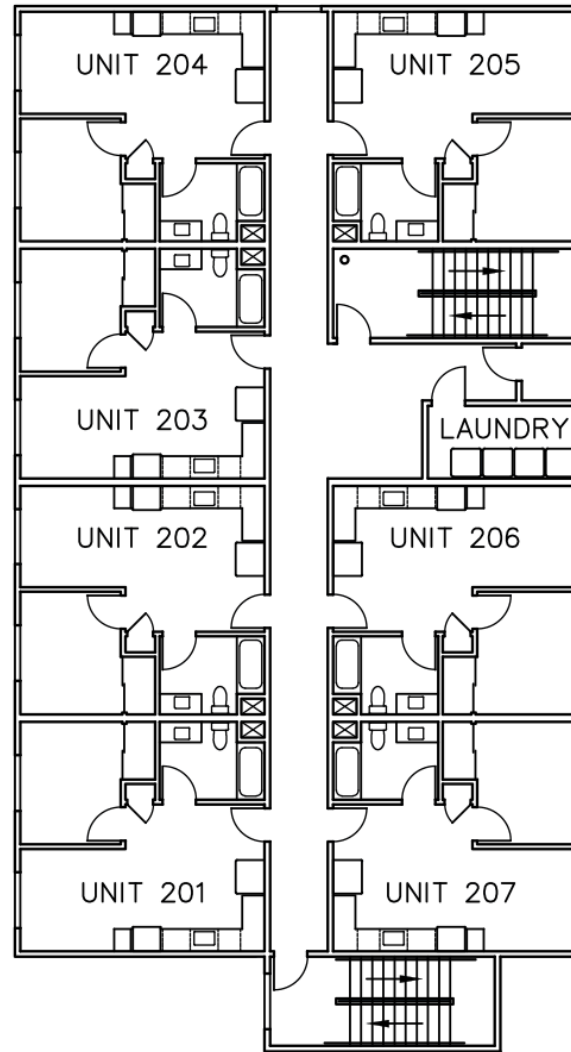
Common use areas on all floors in elevator buildings shall comply with accessibility requirements. (11B-201.1, 11B-248.1)

HUD/SECTION 504 NON-ELEVATOR BUILDING






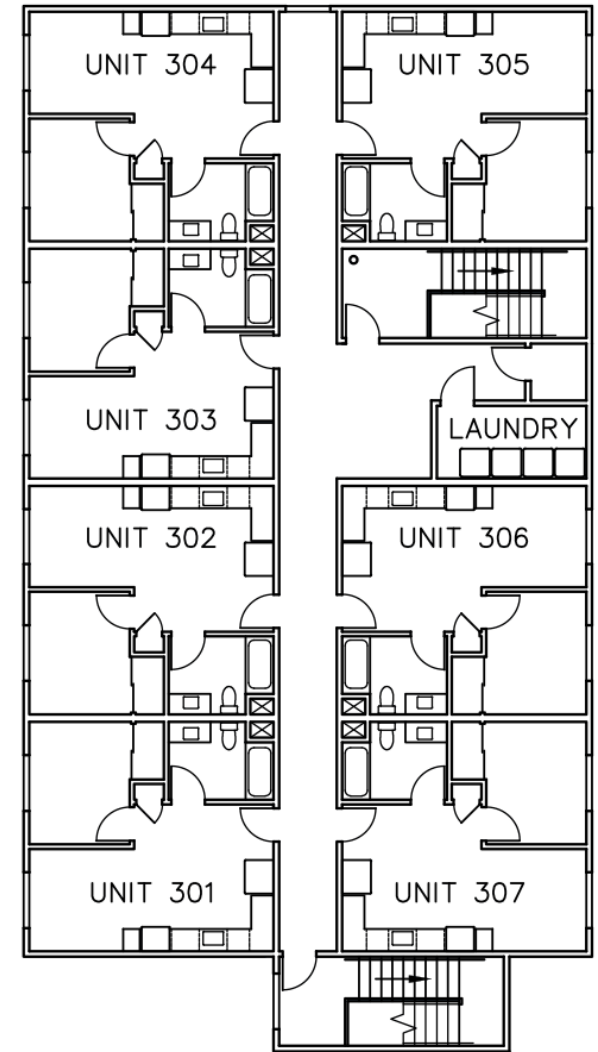
FIRST FLOOR

HUD/UFAS requires the mobility dwelling and the communication dwelling to be separate units.



SECOND FLOOR

-  = MOBILITY DWELLING UNIT
-  = COMMUNICATION DWELLING UNIT
-  = ADAPTABLE DWELLING UNIT



THIRD FLOOR

The project shall comply with the more restrictive HUD regulations (See HUD Deeming Notice).

Parking Serving Residential Facilities

Parking spaces provided to serve residential facilities shall comply with the following. (11B-208.2.3)

Parking for Residents

Where at least one parking space is provided for each residential dwelling unit, at least one accessible parking space shall be provided for each residential dwelling unit required to provide mobility features. Where fewer than one parking space is provided for each residential dwelling unit, accessible parking spaces complying shall be provided in accordance with Table 11B-208.2. (11B-208.2.3.1)

Accessible parking spaces serving dwelling units required to provide mobility features shall be located on the shortest accessible route to the residential dwelling unit entrance they serve. (11B-208.3.2)

Parking for Guests and Other Non-Residents

Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2. (11B-208.2.3.3)

Additional Parking Spaces for Residents

Where the total number of parking spaces provided for each residential dwelling unit exceeds one parking space per residential dwelling unit, 2%, but no fewer than one space, of all the parking spaces not covered by "Parking for residents" shall be accessible. (11B-208.2.3.2)

Additional accessible parking spaces for residents shall be dispersed throughout all types of parking provided for the residential dwelling units. (11B-208.3.2)

EXCEPTION:

- Additional parking spaces shall not be required to be dispersed throughout all types of parking if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance, parking fee, and user convenience. (11B-208.3.2, Exception)

DOJ advisory: Factors that could affect "user convenience" include, but are not limited to, protection from the weather, security, lighting, and comparative maintenance of the alternative parking site

Parking Serving Residential Facilities

DSA advisory: Sections 11B-208.2.3.1, 11B-208.2.3.2, and 11B-208.2.3.3 work in conjunction with each other and are to be used together to determine the correct number of accessible parking spaces. Where at least one parking space is provided for each dwelling unit, at least one accessible space is required for each mobility accessible unit provided (11B-208.2.3.1) and those spaces must be located on the shortest accessible route to the dwelling unit they serve (11B-208.3.2). If the total number of resident parking spaces is less than the total number of dwelling units, Table 11B-208.2 is used to determine the number of resident parking spaces required to be accessible, but providing one accessible space for each mobility accessible unit is advisable. When additional resident parking spaces are provided beyond one space per dwelling unit, Section 11B-208.2.3.2 requires at least 2%, but no fewer than one, of the resident parking spaces provided in excess of the one per unit total to also be accessible. These spaces must be dispersed among all types of resident parking, except where substantially equal or greater accessibility is provided in terms of distance from an accessible entrance, parking fee, and user convenience (Section 11B-208.3.2 Ex.). Parking for guests, employees, or other non-residents are subject to the scoping table at 11B-208.2.

EXAMPLE: A public housing development has 45 dwelling units. There are 90 parking spaces for residents and an additional 40 public/employee parking spaces.

CODE APPLICATION: Three mobility dwellings are required (5% of 45 = 2.25, round up to three). For the first 45 parking spaces provided for residents, three accessible parking spaces are required (one for each mobility dwelling). For the remaining 45 parking spaces for residents, one accessible parking space is required (2% minimum). For the employee/public parking, two accessible parking spaces are required (Table 11B-208.2). For the entire development, a total of six accessible parking spaces are required.

Parking Serving Residential Facilities

Private Garages

Private garages accessory to residential dwelling units shall comply with the following. Private garages include individual garages and multiple individual garages grouped together. (11B-208.3.3)

Detached private garages accessory to residential dwelling units, shall be accessible as required by "Parking, location." (11B-208.3.3.1)

Attached private garages directly serving a single residential dwelling unit shall provide at least one of the following options: (11B-208.3.3.2)

- A door leading directly from the residential dwelling unit which immediately enters the garage.
- An accessible route from the residential dwelling unit to an exterior door entering the garage.
- An accessible route from the residential dwelling unit's primary entry door to the vehicular entrance at the garage.

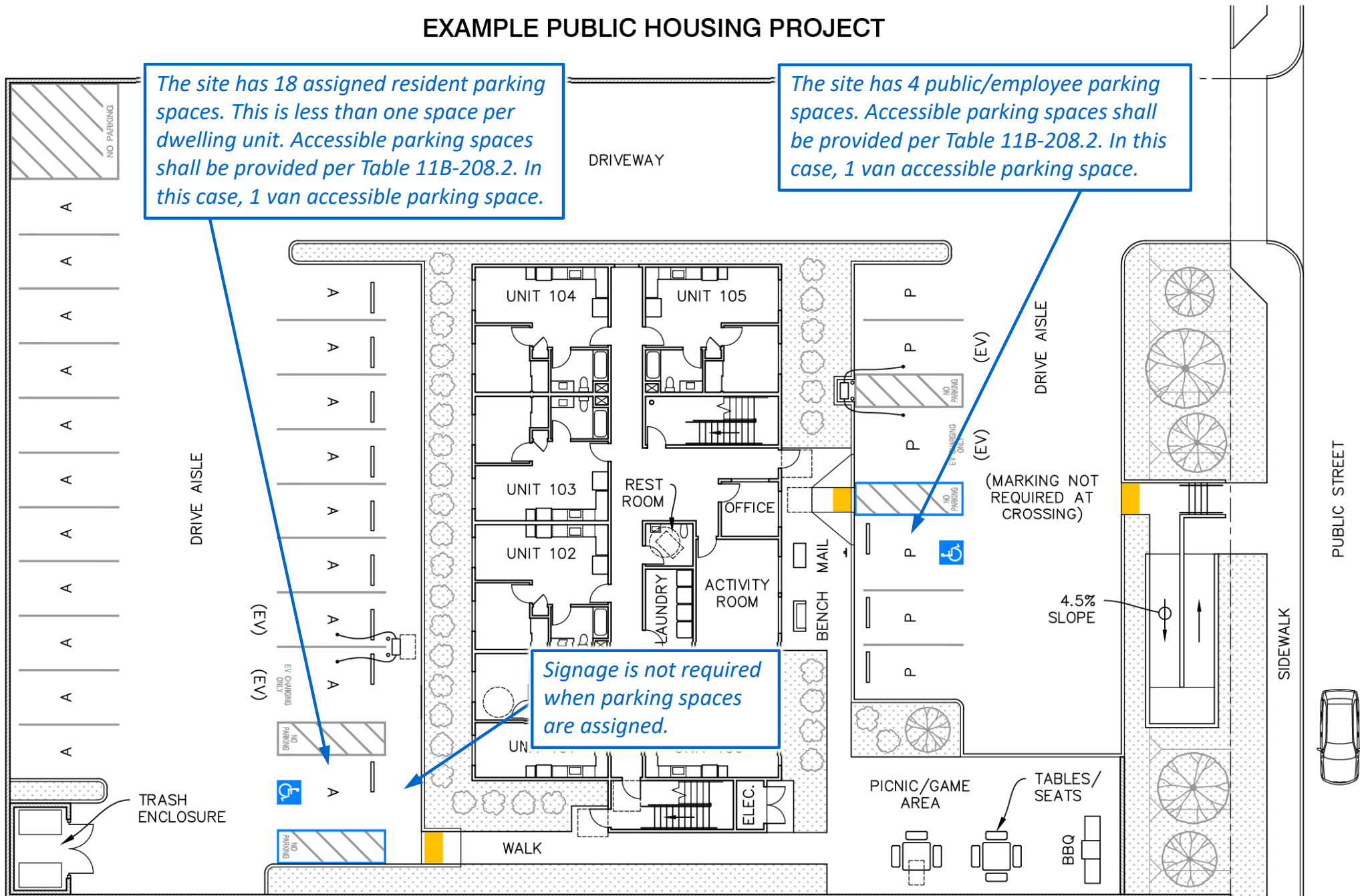
Sign Exemption for Assigned Resident Parking

In residential facilities, where parking spaces are assigned to specific residential dwelling units, identification of accessible parking spaces shall not be required. (11B-216.5.1, Exception 2)

EXAMPLE PUBLIC HOUSING PROJECT

The site has 18 assigned resident parking spaces. This is less than one space per dwelling unit. Accessible parking spaces shall be provided per Table 11B-208.2. In this case, 1 van accessible parking space.

The site has 4 public/employee parking spaces. Accessible parking spaces shall be provided per Table 11B-208.2. In this case, 1 van accessible parking space.



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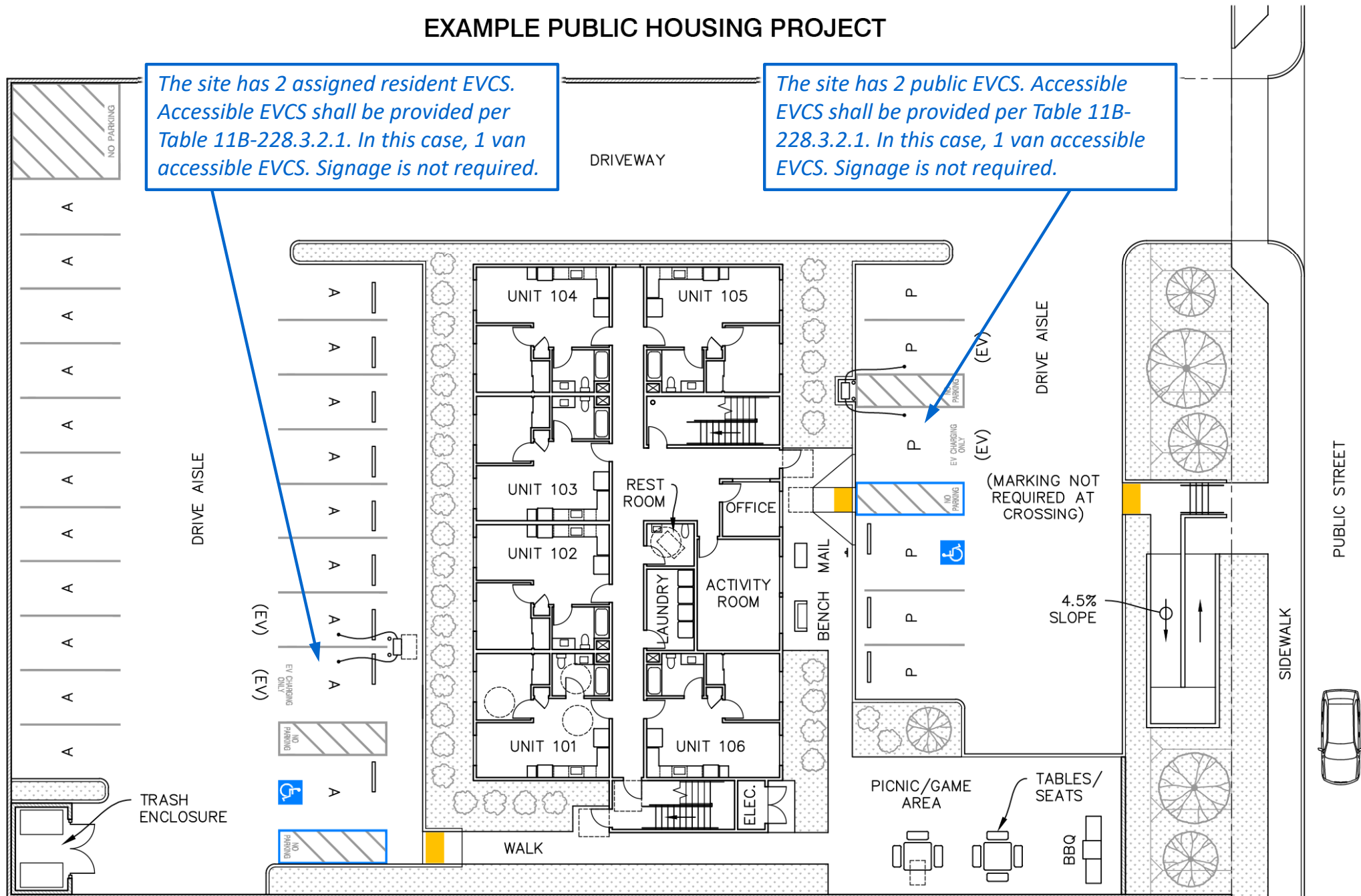
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ASSIGNED RESIDENT EVCS (A): 2 SPACES
PUBLIC/EMPLOYEE EVCS (P): 2 SPACES

EXAMPLE PUBLIC HOUSING PROJECT

The site has 2 assigned resident EVCS. Accessible EVCS shall be provided per Table 11B-228.3.2.1. In this case, 1 van accessible EVCS. Signage is not required.

The site has 2 public EVCS. Accessible EVCS shall be provided per Table 11B-228.3.2.1. In this case, 1 van accessible EVCS. Signage is not required.

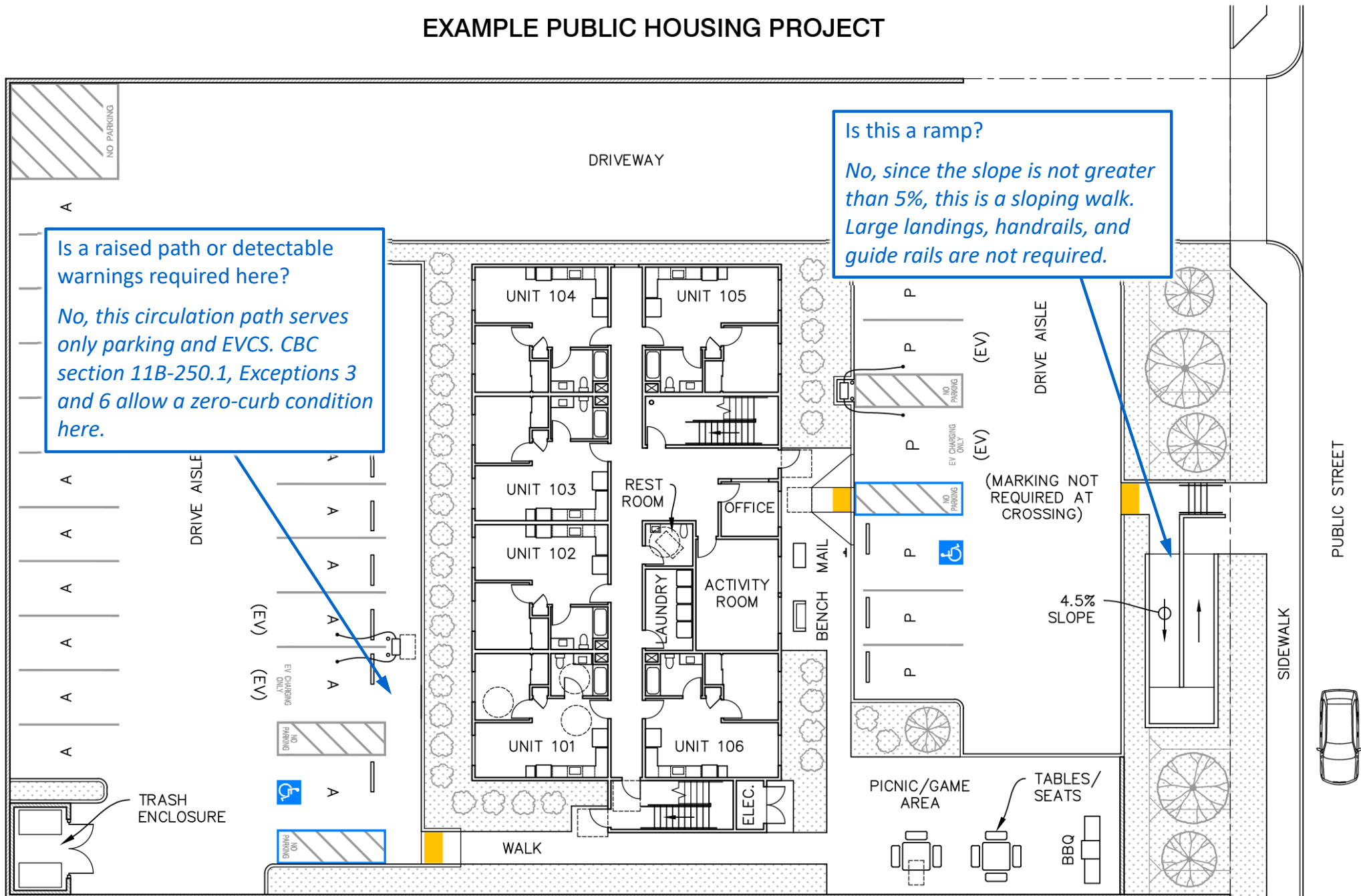


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EXAMPLE PUBLIC HOUSING PROJECT



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EXAMPLE PUBLIC HOUSING PROJECT

Stairways shall comply with Chapter 11B. Sprinkler risers are often located within stairways. Be sure the riser does not conflict with the minimum required stair landing dimensions and handrails at each level.

Indoor and outdoor common use facilities and public use facilities shall be accessible as required by Chapter 11B. This includes, but is not limited to: dining surfaces, kitchens, mail boxes, laundry rooms, offices, play areas, pools/spas, assembly rooms, and stairways.

Is this bench required to be accessible for wheelchair transfer?

No. Only benches in locker rooms, dressing rooms, saunas, and jail cells are required to be accessible.

Is the electrical room required to be accessible?

No. Spaces frequented only by service personnel are exempt from accessibility requirements.

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