

OHFA: Fair Housing Accessibility

Development:

PIS Date:

If placed in service date is prior to March 31, 1991, the unit is exempt from Fair Housing Act regulations.

A. Site Accessibility

1. Are the handicap parking spaces oversized or do they include a painted access aisle?



Painted access aisle

2. Are the tenant mailboxes on an accessible route?



Wide sidewalk with access ramp

3. Do the mailboxes have a 5' x 5' clear turnaround space in front of them?



4. If the community has a playground, is it wheelchair accessible?



5. If community has public use amenities, (picnic areas, tennis courts, basketball courts, a swimming pool or gazebo), are they on an accessible route?



B. Common Buildings Accessibility

- 1. Is the Office and/or Community Building served with at least one handicap parking space with a painted or oversized access aisle?



- 2. Is the Office and/or Community Building and Laundry Room on an accessible route, free from inclines and steps?



- 3. Is the threshold height of the primary door to the Office and/or Community Building and Laundry Room one-half inch or less?



- 4. Are the primary door openings of the Office and/or Community Buildings and Laundry wider than 32"?



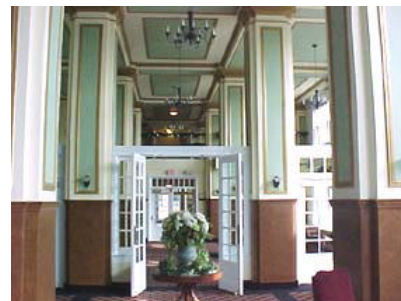
- 5. Does the primary door to the Office and/or Community Room and Laundry require little effort to open?

- 6. Are the hallways in the Office and/or Community Building 36" or wider?



Provides easy accessibility

- 7. Are the door openings to the habitable rooms in the Office and/or Community Building greater than 32"? Yes



Doorways provide accessibility throughout

8. Are the bathrooms in the Office and/or Community Building fully accessible, including grab bars around the toilets, wall hung sink, and a 5' x 5' turnaround space in front of the toilet and sink?



C. Dwelling Unit Accessibility

1. Is there an accessible route to the dwelling unit, free from inclines and steps?

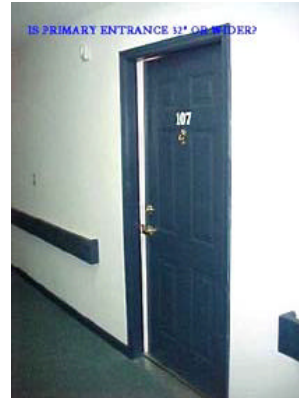


2. Is the threshold height at the primary entrance door one-half inch or less?



Threshold height exceeds 1/2" requiring extra effort for access

3. Is the primary entrance door opening 32" or wider?



4. Are the hallways 36" or wider throughout the dwelling unit?



5. Are the door openings to all habitable rooms 32" or wider?



Smaller doorways do not always allow access by wheelchair users

6. If there is a secondary entrance, is that opening 32" or wider?

7. Is there a 30" x 48" clear floor space in front of sink, toilet, and tub?



8. Is the toilet compartment space 33" or wider?



9. Is there 40" clearance between kitchen cabinets and appliances?



10. Is there 30" x 48" clear floor space in front of kitchen cabinets and appliances?

11. If there are walk-in closets, are the door openings 32" or greater?



12. Is the thermostat 48" or less above the floor?



A wheelchair user cannot read the settings on a thermostat mounted too high

13. Are the light switches 48" or less above the floor?

14. Is at least one electrical outlet 15" or higher above the floor?

15. Is there blocking in place, beside and behind toilet, and behind tub walls, for future grab bars?



Disclaimer: This checklist is only a guide. Owners and managers should not rely solely upon this checklist when assessing their compliance with the Fair Housing Act. OHFA does not in any way warrant that this checklist will ensure compliance with any laws or regulations regarding accessibility for disabled individuals. Owners and managers should consult with legal and architectural professionals for further guidance.