

APPENDIX B- ACCESSIBILITY, ADAPTABILITY, UNIVERSAL DESIGN AND VISITABILITY FEATURES CHECKLIST FOR DWELLING UNITS -									
	Purpose and Use: Appendix B shall be used when conducting a physical and/or design inspection to report any known or observed deficiencies pursuant to the Request for Applications (RFA) or Non-Competitive Application Package requirements, accessibility requirements of the ADA, Section 504/UFAS, and Florida Building Code, Accessibility (as applicable) of the Subject Property.								
	Provider is responsible for confirmation of the measurements required to comply with the construction features, and to document existing conditions that present physical deficiencies in the dwelling units that would prohibit compliance with the Corporation's requirements.								
	This checklist consists of all the construction features that are required in the dwelling units of FHFC properties. When a feature is only to be included in a specified type of RFA, it will be noted in the "Notes to Provider" column. For Florida Housing-specific requirements, the below requirements are representative of requirements in place at the time Appendix B was generated. The CNA Provider should consult the applicable RFA or version of the Non-Competitive Application Package for current requirements. The CNA Provider should also refer to the project application to determine the applicable demographic commitment(s) and development type(s).								
	The Citation column refers to the following components:								
	• Request for Applications (RFA) or Non-Competitive Application Package section that describes the required construction feature or,								
	• the section of the ADA Standards for Accessible Design that is applicable to the specific construction feature, or								
	• the section of UFAS (Uniform Federal Accessibility Standard) that is applicable to the specific construction feature;								
Citation	RFA Section Four A.8. Construction Features	YES	NO	Note to Provider	Comments				
	A.8.c. Accessibility, Adaptability, and Universal Design and Visitability Features - General - All units								
A.8.c. / 11.a.(2)	Areas required to be made accessible to mobility-impaired residents and their visitors, including those in wheelchairs, shall include, but not be limited to, accessible routes and entrances, paths of travel, primary function areas, parking, trash bins, mail and package receiving areas for residents, pool and other amenities, including paths of travel to amenities and laundry rooms, including washers and dryers.			An accessible route is required for ground floor dwelling units in buildings without elevators. A continuous, unobstructed path throughout the site and the building that connects all the accessible features, elements, and spaces shall be provided. This shall include all amenities of the Development.					
A.8.c.(1) / 11.a.(2)(a)	Primary entrance doors on an accessible route shall have a threshold with no more than a ½-inch rise								
A.8.c.(1) / 11.a.(2)(a)	All door handles on primary entrance door and interior doors must have lever handles								
A.8.c.(1) / 11.a.(2)(a)	Lever handles on all bathroom faucets and kitchen sink faucets								
A.8.c.(1) / 11.a.(2)(a)	Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level								
A.8.c.(1) / 11.a.(2)(a)	Cabinet drawer handles and cabinet door handles in bathroom and kitchen shall be lever or D-pull type that operate easily using a single closed fist.								
	FAMILY DEVELOPMENTS ONLY								
A.8.c.(2) / 11.a.(2)(b); ADA 604.5.1	Reinforced walls for future installation of horizontal grab bars in place around each tub/shower and toilet, or a Corporation-approved alternative approach for grab bar installation.			May be a Corporation-approved alternative approach for grab bar installation; Family Demographic only					
	ELDERLY DEVELOPMENTS ONLY								
A.8.c.(3) / 11.a.(2)(c)	20 percent of the new construction units must have roll-in showers								
A.8.c.(3) / 11.a.(2)(c)	Horizontal grab bars in place around each tub and/or shower or a Corporation-approved alternative approach for grab bar installation:			May be a Corporation-approved alternative approach for grab bar installation.					
A.8.c.(3) / 11.a.(2)(c); ADA 607.4.1	• If a bathtub/shower combination with a permanent seat is provided, grab bars shall be installed to meet or exceed ADA 607.4.1								
A.8.c.(3) / 11.a.(2)(c); ADA 607.4.2	• If bathtub/shower combination without a permanent seat is provided, grab bars shall be installed to meet or exceed ADA 607.4.2								
A.8.c.(3) / 11.a.(2)(c); ADA 608.3.2	• If a roll-in shower is provided, grab bars shall be installed to meet or exceed ADA 608.3.2								
A.8.c.(3) / 11.a.(2)(c)	Reinforced walls for future installation of horizontal grab bars in place around each toilet, or a Corporation-approved alternative approach for grab bar installation			May be a Corporation-approved alternative approach for grab bar installation;					
A.8.c.(3) / 11.a.(2)(c)	All bathrooms in all new construction units must have vanity cabinets with at least one roll-out shelf or drawer in bottom of cabinet								
A.8.c.(3) / 11.a.(2)(c)	Adjustable shelving in master bedroom closets (must be adjustable by resident); and			Shelves must be adjustable by resident					
A.8.c.(3) / 11.a.(2)(c)	In one of the kitchen's base cabinets, there shall be a large bottom drawer that opens beyond full extension, also referred to as an "over-travel feature." Drawers with the over-travel feature allow drawers to extend completely past the cabinet front so all the contents can be accessed. The drawer shall be deep and wide enough to store pots and pans and the drawer slides shall have a weight load rating of a minimum of 100 pounds. The drawers shall be mounted on a pair of metal side rails that are ballbearing.			Drawer slides are also called "over-travel"					
	Section 504 accessibility features for persons with mobility impairments- Section 504 accessibility standards require a minimum of 5 percent of the total dwelling units, but not fewer than one unit, to be accessible for individuals with mobility impairments. These units must have the following features:			Five percent of total units must be in compliance with 24 CFR part 8 (Section 504 regulation) and UFAS (Uniform Federal Accessibility Standards); A sufficient number of units must be inspected to ensure that UFAS features are achievable in 5% of units;					
UFAS 4.34.2	The accessible dwelling units shall be on an accessible route, and shall have the accessible elements and spaces as a minimum as cited in UFAS 4.34.2 (1-12)								
	At least one full bathroom (contains sink, toilet, bathtub or shower) shall have following features and be in accordance with UFAS:								
UFAS 4.34.5; 4.3.3.; 4.4.1	• Accessible route to bathroom								
UFAS 4.34.5.1	• Doors shall not swing into the clear floor space required for any fixture.								
UFAS 4.34.5.2 (1-4)	Toilet requirements (clear floor space, height, structural reinforcement, toilet paper dispenser)								
UFAS 4.34.5.2(3); 4.26	• Grab bars at toilet required			UFAS Appendix A4.34.5 states that "although not required by these specifications, it is important to install grab bars at toilets, bathtubs, and showers if it is known that a dwelling unit will be occupied by elderly or severely disabled people." Please note that Corporation requires grab bars to be installed and to comply with UFAS.					
UFAS 4.34.5.3 (1-3)	Sinks, Mirrors, and Medicine Cabinets								
UFAS 4.34.5.4 (1-5)	Bathtubs								
UFAS 4.34.5.4 (3) Fig. 48	• Grab bars at bathtub required			UFAS Appendix A4.34.5 states that "although not required by these specifications, it is important to install grab bars at toilets, bathtubs, and showers if it is known that a dwelling unit will be occupied by elderly or severely disabled people." Please note that Corporation requires grab bars to be installed and to comply with UFAS.					
UFAS 4.34.5.5 (1-5)	Showers								
UFAS 4.34.5.5 (3) Fig. 37	• Grab bars at showers required			UFAS Appendix A4.34.5 states that "although not required by these specifications, it is important to install grab bars at toilets, bathtubs, and showers if it is known that a dwelling unit will be occupied by elderly or severely disabled people." Please note that Corporation requires grab bars to be installed and to comply with UFAS.					

Citation	RFA Section Four A.8. Construction Features	YES	NO	Note to Provider	Comments		
UFAS 4.34.5.6	Enclosures for bathtubs or shower stalls shall not obstruct controls or transfer from wheelchairs onto shower or bathtub seats. Enclosures on bathtubs shall not have tracks mounted on their rims.						
UFAS 4.34.5.7	Clear Floor Space						
UFAS 4.34.6	Kitchen shall have the following features and be in accordance with UFAS.						
UFAS 4.34.6.1 *	Clearance between kitchen base cabinets, counter tops, appliances, or walls.						
* A4.34.6.1	The minimum clearances provide satisfactory maneuvering spaces for wheelchairs only if cabinets are removed at the sink.						
UFAS 4.34.6.2	Clear floor space in kitchens						
UFAS 4.34.6.3	Controls						
UFAS 4.34.6.4 (1-5)	Kitchen work surfaces						
UFAS 4.34.6.5 (1-8)	Kitchen sink						
UFAS 4.34.6.6	Ranges and cooktops						
UFAS 4.34.6.7 *	Ovens						
UFAS 4.34.6.8 (1-2)	Refrigerator/Freezer						
UFAS 4.34.6.9	Dishwashers						
UFAS 4.34.6.10 (1-2)	Kitchen Storage						
UFAS 4.34.7; 4.34.7.1; 4.34.7.2; 4.34.7.3	Laundry Facilities						
A.8.c.(1) / 11.a.(2)(a)	Primary entrance doors on an accessible route shall have a threshold with no more than a ½-inch rise;			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)			
A.8.c.(1) / 11.a.(2)(a)	All door handles on primary entrance door and interior doors must have lever handles;			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)			
A.8.c.(1) / 11.a.(2)(a)	Lever handles on all bathroom faucets and kitchen sink faucets;			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)			
A.8.c.(1) / 11.a.(2)(a)	Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level; and			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)			
A.8.c.(1) / 11.a.(2)(a)	Cabinet drawer handles and cabinet door handles in bathroom and kitchen shall be lever or D-pull type that operate easily using a single closed fist.			Feature required in all units, including the units for mobility/communication impaired (5%/2% of total units)			
	Section 504 accessibility features for persons with visual/hearing impairments - Section 504 accessibility standards require a minimum of two percent of the total dwelling units, but not fewer than one unit, to be accessible for individuals with hearing/visual impairments. These units must have the following features:			Two percent of total units must be in compliance with 24 CFR part 8 (Section 504 regulation). Please note that ADA Standards for Accessible Design §809.5 are to be applied to the two percent of the units for the communication impaired. HUD has deemed the 2010 ADA Standards (with certain limitations) to be substantially equivalent to UFAS for the purpose of implementing their Section 504 regulations. A sufficient number of units must be inspected to ensure that UFAS features are achievable in 2% of units;			
ADA 809.5.1	Building Fire Alarm System. Where a building fire alarm system is provided, system wiring shall be extended to a point within the residential dwelling unit in the vicinity of the residential dwelling unit smoke detection system.						
ADA 809.5.1.1	Alarm Appliances. Where alarm appliances are provided within a residential dwelling unit as part of building alarm system, they shall comply with Section 702.						
ADA 702	Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance.				Incorporated by reference, see “Referenced Standards” in ADA Chapter 1 105		
ADA 809.5.1.2	Activation. All visible alarm appliances provided within the residential dwelling unit for building fire alarm notification shall be activated upon activation of the building fire alarm in the portion of the building containing the residential dwelling unit.						
ADA 809.5.2	Residential Dwelling Unit Smoke Detection System. Residential dwelling unit smoke detection systems shall comply with NFPA 72 (1999 or 2002 edition)				Incorporated by reference, see “Referenced Standards” in ADA Chapter 1 105		
ADA 809.5.2.1	Activation. All visible alarm appliances provided within the residential dwelling unit for smoke detection notification shall be activated upon smoke detection.						
ADA 809.5.3	Interconnection. The same visible alarm appliances shall be permitted to provide notification of residential dwelling unit smoke detection and building fire alarm activation.						
ADA 809.5.4	Prohibited Use. Visible alarm appliances used to indicate residential dwelling unit smoke detection or building fire alarm activation shall not be used for any other purpose within the residential dwelling unit.						
ADA 809.5.5	Residential Dwelling Unit Primary Entrance. Communication features shall be provided at the residential dwelling unit primary entrance complying with 809.5.5.						
ADA 809.5.5.1	Notification. A hard-wired electric doorbell shall be provided. A button or switch shall be provided outside the residential dwelling unit primary entrance. Activation of the button or switch shall initiate an audible tone and visible signal within the residential dwelling unit. Where visible doorbell signals are located in sleeping areas, they shall have controls to deactivate the signal.						
ADA 809.5.5.2	Identification. A means for visually identifying a visitor without opening the residential dwelling unit entry door shall be provided and shall allow for a minimum 180 degree range of view.						
ADA 809.5.6	Site, Building, or Floor Entrance. Where a system, including a closed-circuit system, permitting voice communication between a visitor and the occupant of the residential dwelling unit is provided, the system shall comply with 708.4.						
ADA 708.4	Residential Dwelling Unit Communication Systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with 708.4.						
ADA 708.4.1	708.4.1 Common Use or Public Use System Interface. The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.						
ADA 708.4.2	Residential Dwelling Unit Interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.						

Citation	RFA Section Four A.8. Construction Features	YES	NO	Note to Provider	Comments		
	Level 1 Accessibility Requirements - For persons with mobility impairments: A percentage of the total units must meet the following requirements:			Level 1/Level 2 accessibility requirements are only found in specific RFAS. Confirm with credit underwriter if the RFA requires Level 1/Level 2 accessibility and the correct percentages of total units that must meet the requirements. A sufficient number of units must be inspected to ensure that the percentages are acheivable.			
ADA 809.2; 809.2.1; 809.2.2	<ul style="list-style-type: none"> Must be on an accessible route 						
A.8.c	<ul style="list-style-type: none"> Must be equally distributed among different unit sizes and Development types and must be dispersed throughout the Development (not located in the same area, or on a single floor) 						
ADA 809.2.2; 304	Turning space in all rooms						
ADA 809.4; 603-610	At least one full bathroom (contains sink, toilet, bathtub or shower) shall have following features and be in accordance with ADA 809 Residential Dwelling Units						
ADA 603.2.3	<ul style="list-style-type: none"> Doors shall not swing into the clear floor space required for any fixture. Door shall be permitted to swing into the required turning space or clearance for each fixture. 						
ADA 604.3; 604.4 (2); 604.7	Toilet requirements (clear floor space, height, toilet paper dispenser)						
ADA 604.5 (2); 604.5.1; 604.5.2	<ul style="list-style-type: none"> Grab bars at toilet required 						
ADA 603.3	Mirrors						
ADA 606	Bathroom Sink						
ADA 606.2.3	Cabinetry shall be permitted under bathroom sink provided following conditions are met:						
ADA 606.2.3 (a)	<ul style="list-style-type: none"> cabinetry can be removed without removal or replacement of fixture 						
ADA 606.2.3 (b)	<ul style="list-style-type: none"> finish floor extends under cabinetry 						
ADA 606.2.3 (c)	<ul style="list-style-type: none"> walls behind and surrounding the cabinetry are finished 						
ADA 606.2;	<ul style="list-style-type: none"> dips in overflow of sink shall not be considered in determining knee and toe clearances 						
ADA 606.3.2	<ul style="list-style-type: none"> height of sink 						
ADA 305; 306	<ul style="list-style-type: none"> clear floor space at sink, including knee and toe clearance 						
ADA 606.2; 305	Clear floor space at bathroom fixtures						
ADA 606.4; 309	Controls						
ADA 606.5	Exposed pipes and surfaces						
ADA 809.4; 607	Bathtubs						
ADA 607.4; 607.4.1; 607.4.1.1; 607.4.1.2; 607.4.2; 607.4.2.1; 607.4.2.2 ;607.4.2.3 Fig. 607.4.1; Fig. 607.4.2; 609	<ul style="list-style-type: none"> Grab bars at bathtub required 						
ADA 809.4; 608	Showers						
ADA 608.3; 608.3.1; 608.3.2; 608.3.3; Fig. 608.3.1; Fig. 608.3.2; Fig. 608.3.3;	<ul style="list-style-type: none"> Grab bars at showers required 						
ADA 609	Grab bars, cross section, spacing, position, fittings, installation, structural strength						
ADA 809.3; 804	Kitchen shall have the following features and be in accordance with ADA 809 Residential Dwelling Units						
ADA 804.2.1 or 804.2.2	Clearance between kitchen base cabinets, counter tops, appliances, or walls.						
ADA 804.6.1; 606.2; 305; 303	Clear floor space at kitchen appliances						
ADA 606	Kitchen sink						
ADA 606.2.3	Cabinetry shall be permitted under kitchen sinks provided following conditions are met:						
ADA 606.2.3 (a)	<ul style="list-style-type: none"> cabinetry can be removed without removal or replacement of fixture 						
ADA 606.2.3 (b)	<ul style="list-style-type: none"> finish floor extends under cabinetry 						
ADA 606.2.3 (c)	<ul style="list-style-type: none"> walls behind and surrounding the cabinetry are finished 						
ADA 606.2;	<ul style="list-style-type: none"> dips in overflow of sink shall not be considered in determining knee and toe clearances 						
ADA 606.3.2	<ul style="list-style-type: none"> height of sink 						
ADA 305; 306	<ul style="list-style-type: none"> clear floor space at sink, including knee and toe clearance 						
ADA 606.2; 305	Clear floor space at kitchen appliances						
ADA 606.4; 309	Controls						
ADA 606.5	Exposed pipes and surfaces						
ADA 804.3	Kitchen work surfaces, clear floor space, height, exposed surfaces						
ADA 804.6.4; 306	Ranges and cooktops						
ADA 804.6.5.1 or 804.6.5.2; 804.6.5.3	Ovens						
ADA 804.6.6	Refrigerator/Freezer						
804.6.3	Dishwashers						
ADA 804.5; 811	Kitchen Storage						
	Level 1 Accessibility Requirements - For persons with visual and hearing impairments: An additional percentage of the total units must meet the following requirements. The units for the visual/hearing impaired shall not be the same units for the mobility impaired residents.						
ADA 809.5.1	Building Fire Alarm System. Where a building fire alarm system is provided, system wiring shall be extended to a point within the residential dwelling unit in the vicinity of the residential dwelling unit smoke detection system.						
ADA 809.5.1.1	Alarm Appliances. Where alarm appliances are provided within a residential dwelling unit as part of building alarm system, they shall comply with Section 702.						
ADA 702	Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance.				Incorporated by reference, see “Referenced Standards” in ADA Chapter 1 105		
ADA 809.5.1.2	Activation. All visible alarm appliances provided within the residential dwelling unit for building fire alarm notification shall be activated upon activation of the building fire alarm in the portion of the building containing the residential dwelling unit.						

Citation	RFA Section Four A.8. Construction Features	YES	NO	Note to Provider	Comments		
ADA 809.5.2	Residential Dwelling Unit Smoke Detection System. Residential dwelling unit smoke detection systems shall comply with NFPA 72 (1999 or 2002 edition)				Incorporated by reference, see “Referenced Standards” in ADA Chapter 1 105		
ADA 809.5.2.1	Activation. All visible alarm appliances provided within the residential dwelling unit for smoke detection notification shall be activated upon smoke detection.						
ADA 809.5.3	Interconnection. The same visible alarm appliances shall be permitted to provide notification of residential dwelling unit smoke detection and building fire alarm activation.						
ADA 809.5.4	Prohibited Use. Visible alarm appliances used to indicate residential dwelling unit smoke detection or building fire alarm activation shall not be used for any other purpose within the residential dwelling unit.						
ADA 809.5.5	Residential Dwelling Unit Primary Entrance. Communication features shall be provided at the residential dwelling unit primary entrance complying with 809.5.5.						
ADA 809.5.5.1	Notification. A hard-wired electric doorbell shall be provided. A button or switch shall be provided outside the residential dwelling unit primary entrance. Activation of the button or switch shall initiate an audible tone and visible signal within the residential dwelling unit. Where visible doorbell signals are located in sleeping areas, they shall have controls to deactivate the signal.						
ADA 809.5.5.2	Identification. A means for visually identifying a visitor without opening the residential dwelling unit entry door shall be provided and shall allow for a minimum 180 degree range of view.						
ADA 809.5.6	Site, Building, or Floor Entrance. Where a system, including a closed-circuit system, permitting voice communication between a visitor and the occupant of the residential dwelling unit is provided, the system shall comply with 708.4.						
ADA 708.4	Residential Dwelling Unit Communication Systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with 708.4.						
ADA 708.4.1	708.4.1 Common Use or Public Use System Interface. The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.						
ADA 708.4.2	Residential Dwelling Unit Interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.						
	Level 2 Accessibility Requirements - For persons with mobility impairments: A percentage of the total units must meet the features' requirements for the mobility impaired found in Level 1 Accessibility Requirements. The only difference is the percentage of the total units that must be provided.			Level 1/Level 2 accessibility requirements are only found in specific RFAS. Confirm with credit underwriter if the RFA requires Level 1/Level 2 accessibility and the correct percentages of total units that must meet the requirements. A sufficient number of units must be inspected to ensure that the percentages are acheivable.			
	Level 2 Accessibility Requirements - For persons with visual and hearing impairments: A percentage of the total units must meet the features' requirements for the visual/hearing impaired found in Level 2 Accessibility Requirements. The unit(s) for the visual/hearing impaired shall not be the same units for the mobility impaired residen ts.						
	ACCESSIBILITY, ADAPTABILITY, UNIVERSAL DESIGN AND VISITABILITY FEATURES CHECKLIST FOR PROPERTIES SERVING PERSONS WITH DEVELOPMENTAL DISABILITIES All Community Residential Homes and Supported Living Units - Only Development Category for these units is New Construction, per RFA requirement.						
	Specific RFA describes the features all Community Residential Homes and Supported Living Units consisting of Shared Housing must provide. These accessibility features shall be in all common areas, including the kitchen.						
	All CRH and SLU units- Only Development Category for these units is New Construction, per RFA requirement						
	As part of the predevelopment inspection, review, and credit underwriting process, the costs associated with the required accessibility items will be incorporated in the scope of the work to be done.						
	Florida Housing Finance Corporation (Form CNA Guide Appendix B Rev. 07-24)						