

HPD

Accessibility Guide

Version 1.1



NYCTM

Department of
Housing Preservation
& Development

DISCLAIMER

This document describes NYC Housing Preservation and Development's (HPD) most current understanding of accessibility requirements, and is intended as a guide for navigating through all the layers of accessibility regulations that apply to multifamily housing. This document is not to be construed as a definitive legal interpretation. It is the responsibility of the development team to ensure that building plans comply with applicable rules, regulations, codes, and design requirements as mandated by city, state, and federal authorities having jurisdiction.



Department of
Housing Preservation
& Development

Office of Development
Division of Building and Land
Development Services

Table of Contents

CHAPTER I – PREFACE

Introduction	4
Abbreviations & Legend	6
Presumed Dimensions	8
General Notes	11
Scenarios - Bathrooms in Dwelling Units	14
Scenarios - Common/Public Single-User Toilets	18
Scenarios - Kitchens in Dwelling Units	21
Scenarios - Common/Public Kitchens	22
Preservation Notes	25
Scenarios - Bathrooms in Preservation Projects	28

CHAPTER II – DWELLING UNIT BATHROOMS

SECTION 1: REFERENCES

Reference Sheets	BR-5
------------------	------

SECTION 2: BATHROOM LAYOUTS

Layouts per FHA, BC-Appendix “P”	B-1
Layouts per FHA, BC-Appendix “P” & Section 504-UFAS	B-11
Layouts per FHA, BC-Sec. 1107.2.2 Exception 1 & Section 504-UFAS	B-31
Layouts per FHA, BC-Appendix “P” & Section 504-ADA	B-41
Layouts per FHA, BC-Sec. 1107.2.2 Exception 1 & Section 504-ADA	B-51
Layouts per FHA, BC-Sec. 1107.2.2 Exception 2	B-61

SECTION 3: HALF-BATH LAYOUTS

Layouts per BC-Appendix “P”	HB-1
Layouts per BC-Sec. 1107.2.2 Exception 2	HB-11

CHAPTER III – COMMON/PUBLIC SINGLE-USER TOILETS

SECTION 1: REFERENCES

Reference Sheets	TR-5
------------------	------

SECTION 2: LAYOUTS

Layouts per BC-Appendix “P” & ANSI & UFAS & ADA	T-1
Layouts per ANSI & UFAS	T-11
Layouts per ANSI & BC & ADA	T-21
Layouts per ANSI	T-31

CHAPTER IV — DWELLING UNIT KITCHENS

SECTION 1: REFERENCES

Reference Sheets KR-5

SECTION 2: LAYOUTS

Layouts per FHA & BC & UFAS & ADA K-1
Layouts per FHA & BC & Section 504-UFAS K-11
Layouts per FHA & BC & Section 504-ADA K-21

CHAPTER V — COMMON/PUBLIC KITCHENS

SECTION 1: REFERENCES

Reference Sheets CKR-5

SECTION 2: LAYOUTS

Layouts per FHA & BC & UFAS & ADA CK-1
Layouts per FHA & BC & Section 504-UFAS CK-11
Layouts per FHA & BC & Section 504-ADA CK-21

CHAPTER VI — DWELLING UNIT MISCELLANEOUS AREAS

SECTION 1: REFERENCES

Reference Sheets MR-5

CHAPTER VII — COMMON/PUBLIC MISCELLANEOUS AREAS

SECTION 1: REFERENCES

Reference Sheets CMR-5

CHAPTER I

PREFACE

Introduction

HPD-assisted projects must comply with federal, state, and local accessibility laws and regulations, including Section 504 of the *Rehabilitation Act of 1973*, the *Fair Housing Act*, and HUD's implementing Regulations (24 CFR Parts 8' and 100, respectively), and Chapter 11 of the New York City Building Code. Projects must also affirmatively further the goals of the *Fair Housing Act*. These, and related laws and regulations, prohibit discrimination based on disability and establish design requirements for program accessibility and physical accessibility in connection with housing programs.

Special thanks to United Spinal Association and Steven Winter Associates for their feedback on the development of these standards and to Bharati Gandhi, Deputy Director of Codes and Standards, for her work on these Guidelines and her dedication to helping build better, more accessible affordable housing.

Accessibility Statement

As a confirmation that HPD-assisted projects meet all the applicable accessibility laws and regulations, each architect or engineer must provide an "Accessibility Statement", pre-construction and post-completion, certifying that the design and construction of the project complies with the accessibility requirements of the *New York City Building Code*, Section 504 of the *Rehabilitation Act of 1973*, and the *Fair Housing Act*, as applicable. All public spaces shall also comply with *2010 ADA Standard for Accessible Design*.

How to Use This Document

The *HPD Accessibility Guide (Accessibility Guide)* is primarily organized around applicable codes in various areas of a multi-family residential building. Therefore, chapters that address areas within Dwelling Units are separated from chapters that address areas within Common/Public areas to avoid confusion and clarify applicable regulations. Within each chapter, general rules are separately explained and illustrated in the 'References' section, and specific layout examples are indicated in the 'Layouts' section. The layouts are illustrations of references in consolidated examples, and it is important to consult the references in order to understand the underlying requirements in each layout. In the last two chapters (Miscellaneous Areas), the two sections are combined to illustrate the constraints more concisely.

While users of this document are encouraged to familiarize themselves with the 'Reference' section, this document may be navigated through the 'Scenarios'. Using the interactive features of the *Accessibility Guide*, the scenarios are designed to help users identify the specific requirements of each space, and immediately access the sample layouts. Within each layout, applicable references are cited for clarity and to enable flexibility in design variations.

FAIR HOUSING ACT

All new construction housing projects built for first occupancy after March 13, 1991 consisting of four or more units are required to comply with the design and construction requirements of the Fair Housing Act. A Joint Statement of The United States Department of Housing and Urban Development and U.S. Department of Justice, Accessibility (Design and Construction) Requirements for Covered Multi-family Dwellings Under the Fair Housing Act, dated April 30, 2013 included ten (10) safe harbors to satisfy these requirements. The Joint Statement is available at https://www.ada.gov/doj_hud_statement.pdf. HUD adopted five (5) additional safe harbors on December 8, 2020. Information on the Fair Housing Act design and construction requirements is also available at <https://www.fairhousingfirst.org/>

SECTION 504 OF THE REHABILITATION ACT OF 1973

All HPD-assisted projects with five or more dwelling units must comply with the accessibility requirements of Section 504 of the *Rehabilitation Act of 1973*. Section 504 requires that, for projects involving the new construction of housing containing five or more dwelling units and for projects involving the substantial alteration of housing containing 15 or more dwelling units and where the cost of alteration is 75% or more of the replacement cost of the completed facility, a minimum of five percent (5%) of the total number of dwelling units must be accessible and designated for households with a person with a mobility-impairment. An additional minimum of two percent (2%) of the total dwelling units must be designated for households with a person with a hearing or vision impairment. These units must be distributed throughout the project and made available in a sufficient range of sizes as not to limit the choice of individuals/households with physical impairments; refer to Section 8.22 and 8.23(a).

The *Uniform Federal Accessibility Standards (UFAS)* or the *2010 ADA Standards for Accessible Design* serve as the technical standards for compliance with Section 504 of the *Rehabilitation Act of 1973*. The requirements for new construction and substantial alteration projects differ from those for moderate (other) alterations of existing housing; refer to Section 8.23(b) "Alterations of Existing Housing Facilities" of the implementing regulations.

2010 ADA STANDARDS

Places of public accommodation and commercial facilities (e.g. retail spaces, community facilities, leasing offices, etc.) must comply with the *Americans with Disabilities Act (ADA)* guidelines, *2010 ADA Standards for Accessible Design*.

For architects or engineers seeking to use the 2010 ADA standards to meet the Section 504 requirement, HUD has identified certain provisions in the 2010 Standards that provide less accessibility than is currently required by UFAS and/or HUD's Section 504 regulation. As a result, HUD is not deeming use of those specific provisions of the 2010 Standards as a means of providing accessibility under Section 504. For more information and instructions for use of this alternative design standard, please refer to the HUD notice.

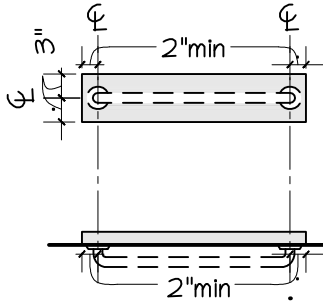
Abbreviations

504	Section 504 of the <i>Rehabilitation Act of 1973</i>	H/V	Hearing/Vision Impaired
"A"	Type "A" Bathroom	ICC	International Code Council -ICC/A117.1-2009
ADA	The Americans with Disabilities Act - 2010 ADA Standards	K	Kitchen Layout Sheet (e.g. K-1)
ADD	Additional	Kit	Kitchen
AFF	Above Finished Floor	KR	Kitchen Reference Sheet (e.g. KR-1)
ANSI	American National Standards Institute -ANSI/A117.1-1986	Lav	Lavatory
APT	Apartment	max	Maximum
B	Full Bathroom Layout Sheet (e.g. B-1)	min	Minimum
BLDS	Building Land & Development Services	M/I	Mobility Impaired
Bet	Between	MW	Microwave
BC	2014 New York City Building Code	NYC	New York City
BR	Bathroom Reference Sheet (e.g. BR-1)	"P"	Appendix "P" of 2014 NYC BC
CFR	Code of Federal Regulation	P	Plan
CFS	Clear Floor Space	RBC	Removable Base Cabinet
CKR	Common/Public Kitchen Reference Sheet (e.g. CKR-1)	Ref	Refrigerator
¢	Centerline	SC	Sink & Surrounding Counter
Dia	Diameter	Sec	Section
Dim	Dimension	T	Common/Public Single-user Toilet Layout Sheet (e.g. T-1)
DW	Dishwasher	TPH	Toilet Paper Holder/Dispenser
DMC	Door Maneuvering Clearance	TR	Common/Public Single-user Toilet Reference Sheet (e.g. TR-1)
E	Elevation	UFAS	Uniform Federal Accessibility Standards
FHA	Fair Housing Act	VGB	Vertical Grab Bar
Fig	Figure	W/	With
GB	Grab Bar	W/O	Without
HB	Half-Bath Layout Sheet	WC	Water Closet
HPD	Housing Preservation & Development	W.I.C.	Walk-in-Closet
HUD	Housing & Urban Development	WS	Work Surface

Legend



Vertical Grab Bar

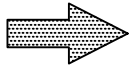


Grab Bar (GB) & Reinforcement in Elevation (for Dwelling Units)

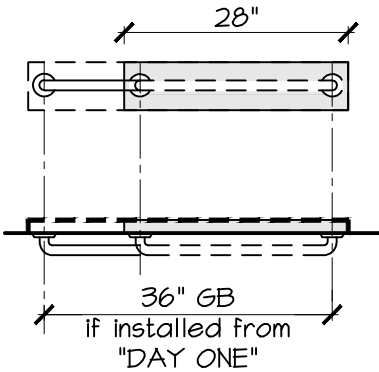
Grab Bar (GB) & Reinforcement in Plan (for Dwelling Units)



Direction of Approach to Water Closet (WC)

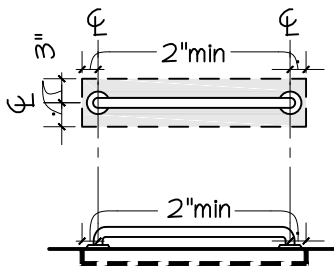


Direction of Approach to Door



Grab Bar (GB) & Reinforcement for UFAS Bathroom in Elevation (for Dwelling Units)

Grab Bar (GB) & Reinforcement for UFAS Bathroom in Plan (for Dwelling Units)



Grab Bar (GB) & Reinforcement in Elevation (for Single-User Toilets)

Grab Bar (GB) & Reinforcement in Plan (for Single-User Toilets)

Standard Dimensions

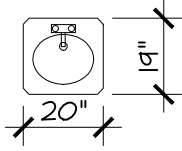
Project specifications may deviate from the dimensions described here, though any changes may affect layouts.

Lavatory	20" w x 19" d
Vanity Countertop	25" w x 19 1/2" d
Removable Vanity	24" w x 19" d
Water Closet	14 1/2" w (width of toilet bowl) x 30" d (including the required space behind the toilet tank)
Toilet Tank	20" w x 10" d
TPH (surface mounted with one 5 1/4' roll)	6 1/4" w x 6" d (at dwelling unit bathrooms and half-baths)
TPH (surface mounted with two 5 1/4" rolls)	6" w x 6" d x 11" h (at common/public toilets)
TPH (surface mounted with one 9" roll)	11 1/2" w x 5 1/2" d x 11 1/2" h (at common/public toilets)
Grab Bar Escutcheon	3" dia
Bathtub	30" w x 60" d
Transfer-Type Shower	36" w x 36" d
Roll-in Type Shower	30" w x 60" d (unless otherwise noted)
Roll-in Type Shower Seat	7" d (in folded position)
Alternate Roll-in Type Shower	36" w x 60" d
Grab Bars	1 1/2" outside dia
Door Projection	36" w door, when open 90 degrees, is presumed to project 36 1/2" to 37" depending on the type of hinge used
Work Surface	30" w or 36" w (with 25" d counter, including backsplash)
Kitchen Sink w/ Surrounding Counter	30" w or 36" w (with 25" d counter, including backsplash)
Dishwasher	24" w x 26" d
Refrigerator	30" w x 31" d (w/o handle); 30" w x 33" d (w/ handle) plus 1" air space behind the Refrigerator and 1/2" air space on both sides
Range/Oven (Slide-In, Freestanding)*	30" w x 27" d (w/o handle); 30" w x 29" d (w/ handle)
Base Cabinet	24" d (w/ 25" d counter, including backsplash)
Kitchen Countertop Thickness	1 1/4"
Countertop Microwave	19" w x 16" d x 11 1/2" h

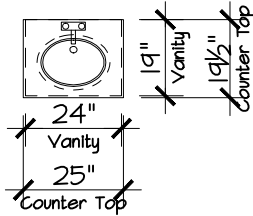
*When a wall is located on left or right side of the range, provide the space between the range and the wall, as required by the manufacturer.
When a wall cabinet is located on the side of the range, provide vertical and horizontal clearances as required by the manufacturer.

Standard Dimensions (Diagrams)

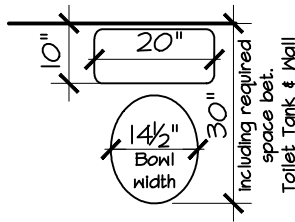
Project specifications may deviate from the dimensions described here, though any changes may affect layouts.



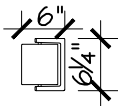
Wall-hung Lavatory



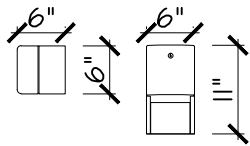
Wall-hung Countertop with Drop-in Lavatory & Removable Vanity



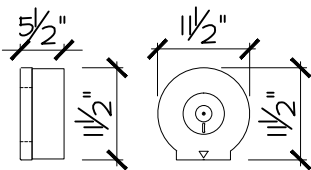
Water Closet



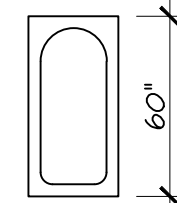
Toilet-Paper Holder (Surface Mounted, for Dwelling Units)



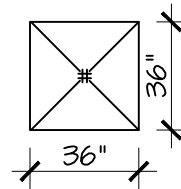
Toilet-Paper Holder w/ two 5 1/4" Rolls (Surface Mounted, for Single-User Toilets)



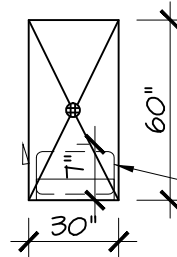
Toilet-Paper Holder w/ one 9" Roll (Surface Mounted, for Single-User Toilets)



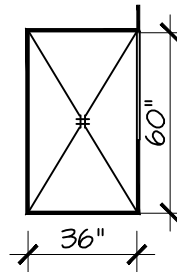
Bathtub



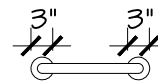
Transfer-Type Shower



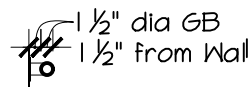
Roll-in Type Shower & Wall-Mounted Folding Shower Seat



Alternate Roll-in Type Shower



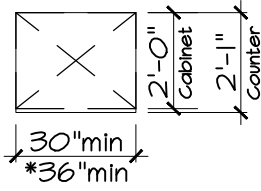
Escutcheon Plate for GB



GB Size

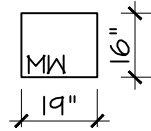
Standard Dimensions (Diagrams)

Project specifications may deviate from the dimensions described here, though any changes may affect layouts.

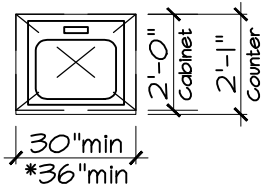


Work Surface

1. Min 30" wide w/removable base cabinet below
OR
2. Min 36" wide if used for a T-shaped turning space

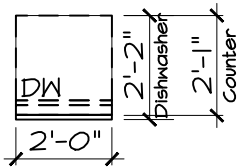


Counter-Top Microwave

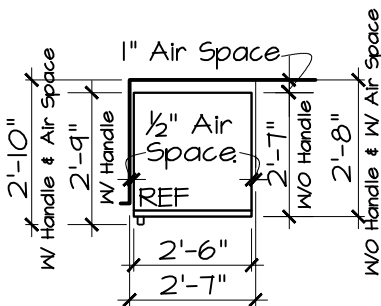


Kitchen Sink & Surrounding Counter

1. Min 30" wide w/removable base cabinet below
OR
2. Min 36" wide if used for a T-shaped turning space

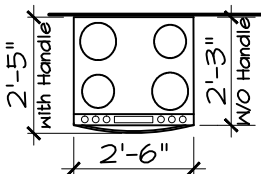


Dishwasher



Refrigerator

(check manufacturer's instructions for required air space behind and on the sides of the refrigerator)



Slide-In / Freestanding Range/Oven

(check manufacturer's instructions for required air space between Range & adjacent walls, and between top of range and bottom of cabinets)

General Notes for HPD-Assisted Projects

- 1. All HPD-assisted projects must comply with the following:
 - a. The federal **Fair Housing Act** (One of the 15 HUD-approved Safe Harbors; see list on Appendix One. The layouts in this document assume Safe Harbor #1 or #2)
 - Applies to multifamily housing consisting of four (4) or more dwelling units.
 - b. **New York City Building Code** (accessibility requirements)
 - Applies to structures with four (4) or more dwelling units or sleeping units intended to be occupied as residence.
 - c. **Section 504** of the Rehabilitation Act of 1973
 - Applies to multifamily housing projects, containing five (5) or more dwelling units (including scattered sites.)
 - d. **The Americans with Disabilities Act** for public and commercial spaces

* Where multiple laws and technical standards apply to a project, the project must comply with the most stringent laws and technical standards.

For example, if a building has 5 or more units:

- a. all units must comply with FHA and BC
- b. the Mobility Impaired (M/I) units must additionally comply with UFAS or ADA.
- c. the Hearing/Visual Impaired (H/V) units must additionally comply with UFAS Section 4.28 or ADA Sections 809.5

- 2. To develop this document the following standards were used:
 - a. HUD Fair Housing Accessibility Guidelines published on March 6, 1991 & The Supplement to Notice of **Fair Housing Accessibility Guidelines**, Questions & Answers about Guidelines published on June 28, 1994, and some Sections of the **HUD Fair Housing Act Design Manual**.
 - ANSI A117.1-1986 (Sections as cited in the Guidelines)
 - b. **Chapter 11**, applicable provisions of **Chapter 10, Appendix "E", "N" & "P"** of NYC Building Code, 2014
 - ICC A117.1-2009 (Sections as cited in the NYC Building Code)
 - c. **UFAS** (Uniform Federal Accessibility Standard)
 - d. **2010 ADA** Standard for Accessible Design with 11 exceptions
- 3. Many layouts in this document refer to compliance standards that may not apply to every project or unit (e.g. UFAS and/or ADA). Please refer to the Appendices for some important overlaps and exceptions.

General Notes for Bathrooms & Toilets

- 1. The width and length of a bathroom, half-bath, & single-user toilet may change depending on the size of:
 - Lavatory or countertop with drop-in lavatory
 - Depth of the water closet, width of the toilet bowl
 - Width and depth of the toilet tank
 - Size and location of the grab bars
 - Size and location of surface-mounted toilet paper holder (TPH)
 - Space behind the door
 - Size and location of towel bar, baby changing station, hand dryer, soap dispenser, paper towel dispenser, trash receptacle, etc.

- 2. Space behind the door shall be 3" min. (unless otherwise noted) when the door is located in the corner or adjacent to the tub.

- 3. All dimensions are from finished wall surfaces, including wall tiles.

- 4. Knee and toe clearances cannot be included in required Door Maneuvering Clearances. DMC shall be clear of grab bars, toilet paper holder, towel bars, baby-changing station, hand dryer, paper towel dispenser, soap dispenser, trash receptacle, etc.

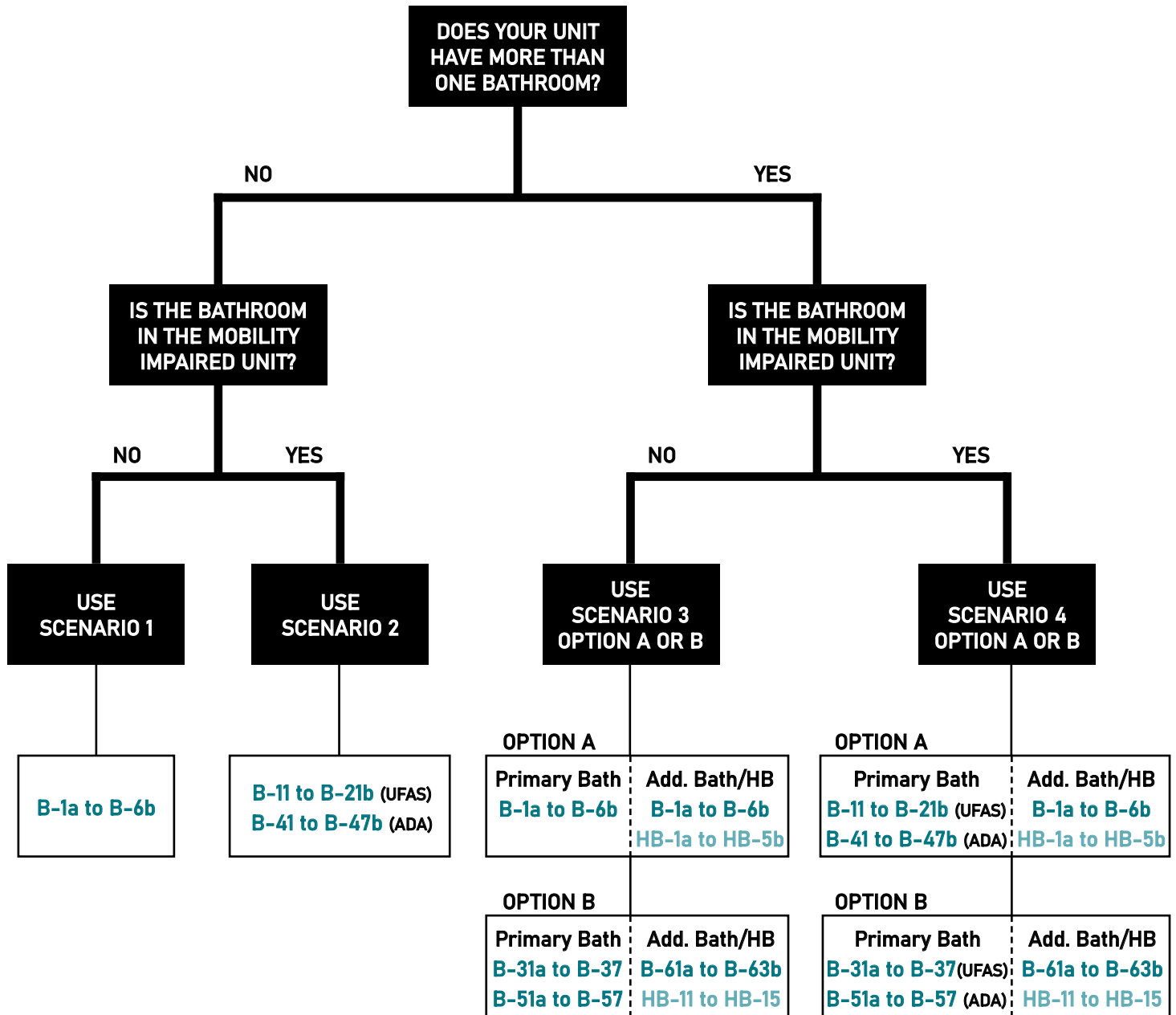
- 5. Heating units, if provided, shall not overlap Clear Floor Space of any fixture. Installing fully recessed heating units will avoid any conflicts.

General Notes for Kitchens & Pantries

- 1. In Dwelling Units, only the primary kitchen shall comply with the kitchen layouts. (K-1 to K-23)
- 2. "Kitchen" is used when conventional range or cooktop is installed, while "Pantry" denotes conditions where conventional range or cooktop is not installed.
- 3. All dimensions are from finished wall surface, including wall tiles.
- 4. The width and length of Dwelling Unit kitchen and common/public use kitchen & pantry may change depending on the size of:
 - refrigerator ● range/oven ● dishwasher
 - depth of the counter (including back splash)
- 5. Locate the required work surface in the Dwelling Unit kitchen against a full height wall so as to facilitate required wall cabinet or shelf above (see reference sheet KR-5c & 9a to 9c).
- 6. Locate the refrigerator (Ref) so that the doors can swing open to facilitate required 30" x 48" parallel approach to the Ref and all storage bins can open completely.
- 7. When the base cabinets under WS & sink are removed in the Dwelling Unit kitchen, brackets shall be used for support. If full height supports are provided then the thickness of the supports shall be included in calculating required width of the removable base cabinets under WS & sink with surrounding counter.
- 8. In common/public kitchens, WS & sink shall be accessible at the time of construction. (i.e. base cabinets under WS & sink shall not be provided.)
- 9. In common/public kitchens, if full height supports are provided to support WC & SC, the thickness of the supports shall be included in calculating the required clear width for forward approach for WC & SC.
- 10. Heating unit, if provided, shall not overlap CFS of any fixture. Installing a fully recessed heating unit will avoid any conflicts.
- 11. Floor finish shall extend under the WS & sink, and wall behind; and surrounding the base cabinetry shall be finished.
- 12. When a range/oven with an unfinished side is specified, a finish panel shall be installed if WS or sink is installed adjacent to them.
 - The size of the kitchen shall be increased depending on the width of the panel installed.
- 13. When a DW is installed adjacent to sink, a finish panel shall be installed on open side.
 - The size of the kitchen shall be increased depending on the width of the panel installed.

WHAT IS YOUR SCENARIO?

ALL BATHROOMS & HALF-BATHS
WITHIN A RESIDENTIAL BUILDING
MUST COMPLY WITH FHA AND BC



CONTINUE TO NEXT PAGE FOR SCENARIO DETAILS
SEE CHAPTER II / SECTION 1 FOR BATHROOM REFERENCE SHEETS

SCENARIO 1

BC-compliant Adaptable Unit or Section 504 Hearing/Vision Impaired Unit with 1 Bath shall comply with:

1. FHA (as per Requirements 3 to 6 & 7(2)(b))
2. Appendix "P" (as per BC-Sec. 1107.2.2)



Full Bath

Use Layouts
B-1a to B-6b

SCENARIO 2

Section 504 Mobility Impaired Unit with 1 Bath shall comply with:

1. FHA (as per Requirements 3 to 6 & 7(2)(b))
2. Appendix "P" (as per BC-Sec. 1107.2.2)
3. UFAS Sec. 4.34.5 or ADA Sec. 603 to 610 (as per Sec. 809.4)



Full Bath

Use Layouts
B-11 to B-21b (UFAS)
B-41 to B-47b (ADA)

SCENARIO 3

BC-compliant Adaptable Unit or Section 504 Hearing/Vision Impaired Unit with 2 or more bathrooms, including one Full Bath; and one or more additional Full Baths or Half Baths

Option A

Main Full Bath shall comply with:

1. FHA (as per Requirements 3 to 6 & 7(2)(b))
2. Appendix "P" (as per BC-Sec. 1107.2.2)

Additional Full Bath or Half Bath shall comply with:

1. Appendix "P" (as per BC-Sec 1107.2.2)



Use Layouts
B-1a to B-6b



Use Layouts
B-1a to B-6b or
HB-1a to HB-5b

Option B

Main Full Bath shall comply with:

1. FHA (as per Requirements 3 to 6 & 7(2)(b))
2. Type "A" of ICC-Sec 1003.11 (as per BC-Sec. 1107.2.2. Exception I)

Additional Full Bath or Half Bath shall comply with:

1. Following Sections of ICC & BC (as per BC-Sec. 1107.2.2. Exception 2)
 - ICC-Sec. 1004.3, 1004.4, 1004.5.2, 1004.9, 1004.11.1
 - BC-Sec. 1107.2.2, Exception 5



Use Layouts
B-31a to B-37 &
B-51a to B-57



Use Layouts
B-61a to B-63b or
HB-11 to HB-15

SCENARIO 4

Section 504 Mobility Impaired Unit with 2 or more Bathrooms including one Full Bath, and one or more additional Full Baths or Half Baths.

Option A

Main Full Bath shall comply with:

1. FHA (as per Requirements 3 to 6 & 7(2)(b))
2. Appendix "P" (as per BC-Sec. 1107.2.2)
3. UFAS-Sec. 4.34.5 or ADA-Sec.603 to 610 (as per Sec. 809.4)

Additional Full Bath or Half Bath shall comply with:

1. Appendix "P" (as per BC-Sec 1107.2.2)



Use Layouts
B-11 to B-21b (UFAS)
B-41 to B-47b (ADA)



Use Layouts
B-1a to B-6b or
HB-1a to HB-5b

Option B

Main Full Bath shall comply with:

1. FHA (as per Requirements 3 to 6 & 7(2)(b))
2. Type "A" of ICC-Sec 1003.11 (as per BC-Sec. 1107.2.2. Exception I)
3. UFAS-Sec. 4.34.5 or ADA-Sec. 603 to 610 (as per Sec. 809.4)

Additional Full Bath or Half Bath shall comply with:

1. Following Sections of ICC & BC (as per BC-Sec. 1107.2.2. Exception 2)
 - ICC-Sec. 1004.3, 1004.4, 1004.5.2, 1004.9, 1004.11.1
 - BC-Sec. 1107.2.2, Exception 5



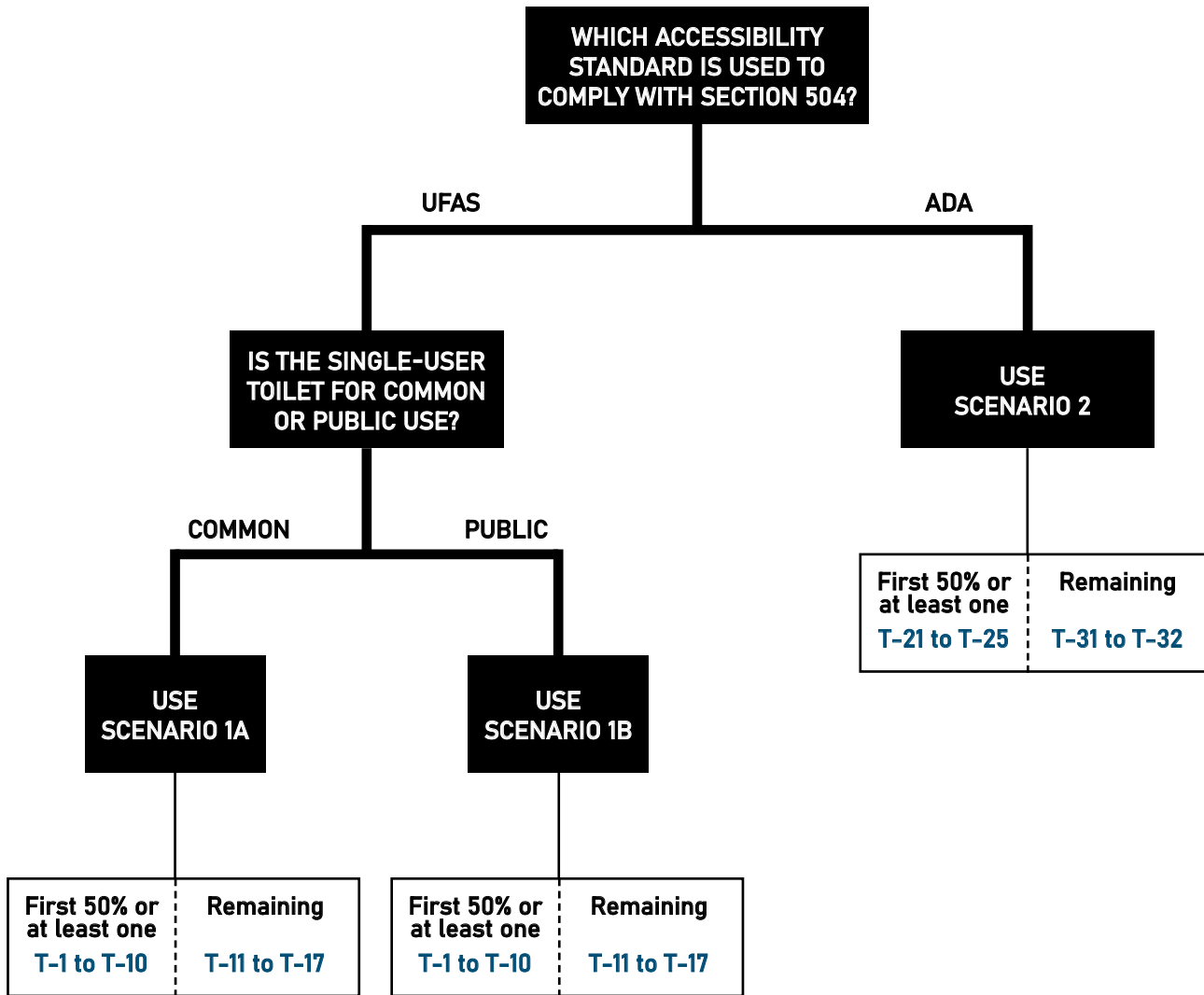
Use Layouts
B-31a to B-37 (UFAS)
B-51a to B-57 (ADA)



Use Layouts
B-61a to B-63b or
HB-11 to HB-15

WHAT IS YOUR SCENARIO?

ALL COMMON/PUBLIC TOILETS
WITHIN A RESIDENTIAL BUILDING
MUST COMPLY WITH FHA AND BC



CONTINUE TO NEXT PAGE FOR SCENARIO DETAILS

SEE CHAPTER III / SECTION 1 FOR SINGLE-USER TOILET REFERENCE SHEETS

SCENARIO 1A

Cluster of multiple Single-User toilets for Common Use when UFAS is used to comply with Section 504.

First 50 percent or at least one toilet shall comply with:

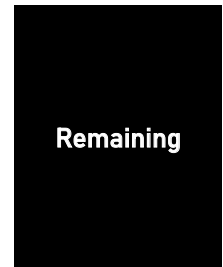
1. ANSI-Sec. 4.22 (as per Requirement 2)
2. ICC-Sec. 603 to 606 & 609
3. UFAS-Sec. 4.22 (as per Sec. 4.1.2(10))

The remaining shall comply with:

1. ANSI-Sec. 4.22 (as per Requirement 2)
2. UFAS-Sec. 4.22 (as per Sec. 4.1.2(10))



Use Layouts
T-1 to T-10



Use Layouts
T-11 to T-17

SCENARIO 1B

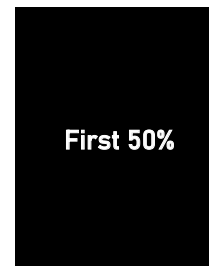
Cluster of multiple Single-User toilets for Public Use when UFAS is used to comply with Section 504.

First 50 percent or at least one toilet shall comply with:

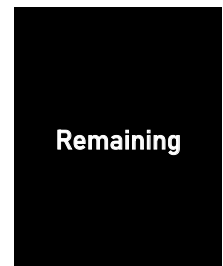
1. ANSI-Sec. 4.22 (as per Requirement 2)
2. ICC-Sec. 603 to 606 & 609
3. UFAS-Sec. 4.22 (as per Sec. 4.1.2(10))
4. ADA-Sec. 603 to 606 & 609

The remaining shall comply with:

1. ANSI-Sec. 4.22 (as per Requirement 2)
2. UFAS-Sec. 4.22 (as per Sec. 4.1.2(10))



Use Layouts
T-1 to T-10



Use Layouts
T-11 to T-17

NOTES

1. Where toilet rooms are provided for common use of residents or for public use, at least one fixture of each type provided must be accessible per room, as per

FHA Guidelines, Requirement 2, Chart-Item #11

2. If multiple single-user toilets, unisex or same-sex (male & female toilets shall be calculated separately) for common and public use are clustered to be within sight of, or adjacent to one another at a single location:

a. at least 50% but not less than one for each use at each cluster shall be accessible as per

BC-Sec 1109.2 Exception (3)

b. no more than 50% or at least one for each use at each cluster shall be accessible as per

ADA-Sec 213.3, Exception (4)

3. If toilet facilities are provided, then each common and public use toilet room shall be accessible as per

UFAS-Sec 4.1.2 (10)

SCENARIO 2

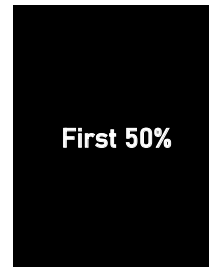
Cluster of multiple Single-User toilets for Common/
Public Use when ADA is used to comply with Section 504.

First 50 percent or at least one toilet shall comply with:

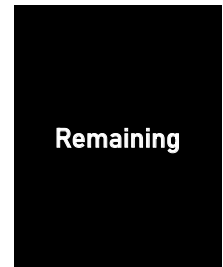
1. ANSI-Sec. 4.22 (as per Requirement 2)
2. ICC-Sec. 603 to 606 & 609
4. ADA-Sec. 603 to 606 & 609

The remaining shall comply with:

1. ANSI-Sec. 4.22 (as per Requirement 2)



Use Layouts
T-21 to T-25



Use Layouts
T-31 to T-32

NOTES

1. Where toilet rooms are provided for common use of residents or for public use, at least one fixture of each type provided must be accessible per room, as per **FHA Guidelines, Requirement 2, Chart-Item #11**

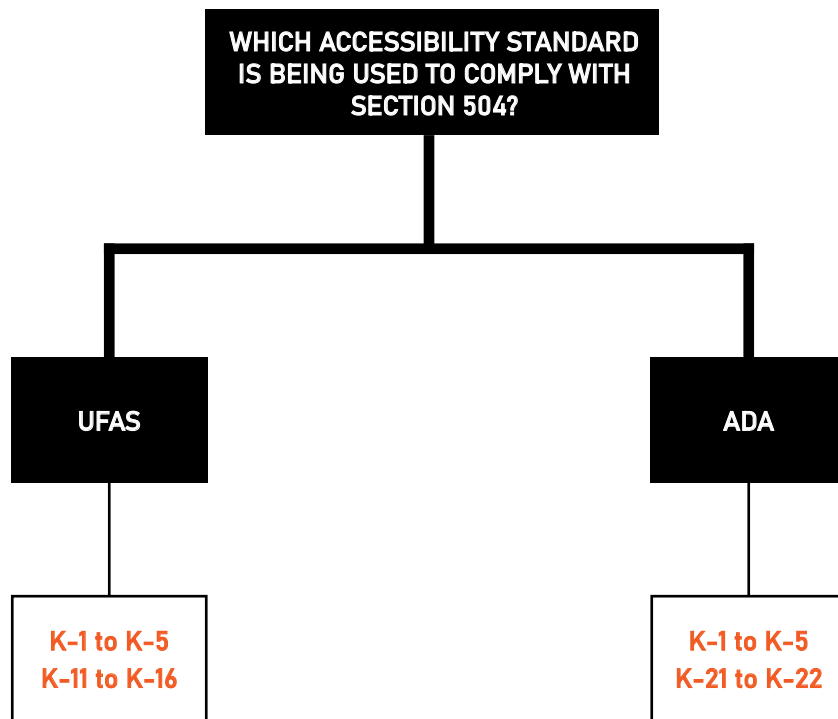
2. If multiple single-user toilets, unisex or same-sex (male & female toilets shall be calculated separately) for common and public use are clustered to be within sight of, or adjacent to one another at a single location at least 50% but not less than one for each use at each cluster shall be accessible as per

BC-Sec 1109.2 Exception (3)

ADA-Sec 213.3, Exception (4)

WHAT IS YOUR SCENARIO?

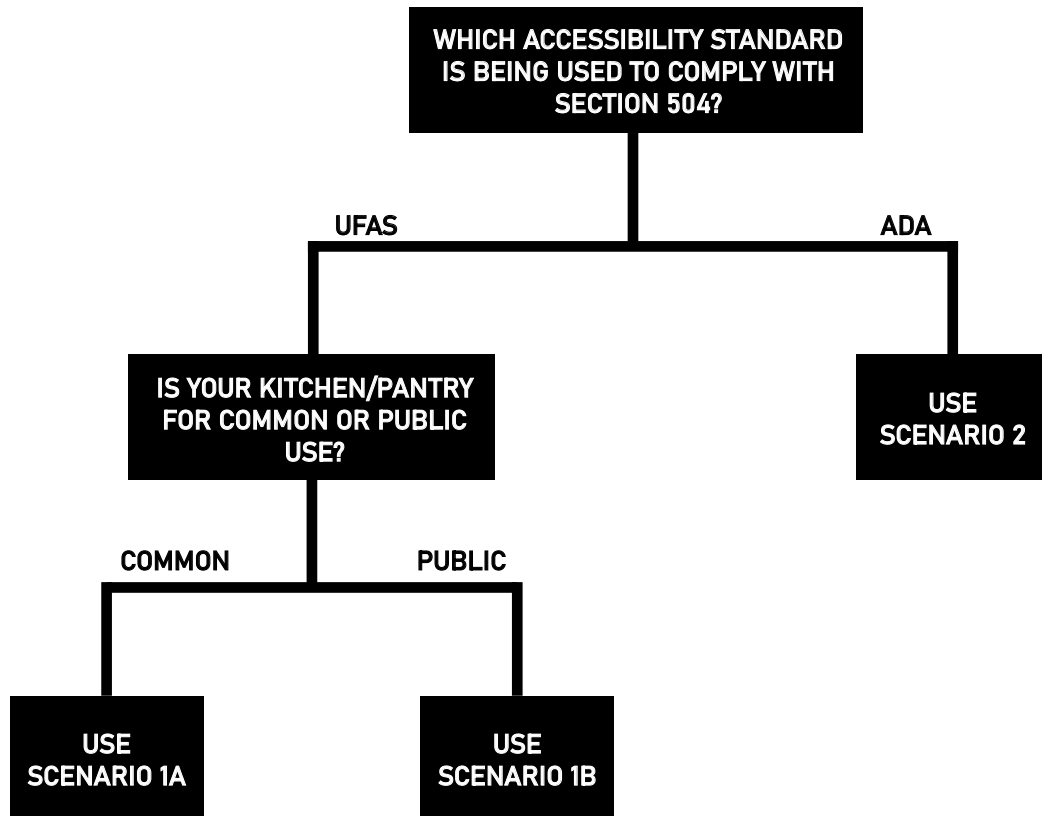
AT LEAST ONE KITCHEN WITHIN A
RESIDENTIAL UNIT MUST COMPLY
WITH FHA AND BC



CONTINUE TO NEXT PAGE FOR SCENARIO DETAILS
SEE CHAPTER IV / SECTION 1 FOR KITCHEN REFERENCE SHEETS

WHAT IS YOUR SCENARIO?

ALL COMMON / PUBLIC AREA KITCHENS
& PANTRIES IN R2 OCCUPANCY MUST
COMPLY WITH FHA AND BC



CONTINUE TO NEXT PAGE FOR SCENARIO DETAILS

SEE CHAPTER V / SECTION 1 FOR COMMON/PUBLIC KITCHENS & PANTRIES REFERENCE SHEETS

SCENARIO 1A

Kitchen / Pantry in Common Use Spaces when UFAS is used to comply with Sec 504 shall comply with:

1. ANSI-Sec 4.1-4.30
2. ICC-Sec 804
3. UFAS-Sec 4.2-4.33

Common/Public
Kitchen

SCENARIO 1B

Kitchen / Pantry in Public Use Spaces when UFAS is used to comply with Sec 504 shall comply with:

1. ANSI-Sec 4.1-4.30
2. ICC-Sec 804
3. UFAS-Sec 4.2-4.33
4. ADA-Sec 804

Common/Public
Kitchen

1. If provided in the facility or at the site, where multiple recreational facilities (e.g. tennis courts) are provided sufficient accessible facilities of each type to assure equitable opportunity for use by persons with disabilities and shall comply with ANSI-Sec 4.1 - 4.30 as per **FHA Guidelines, Requirement 2, Chart-Item #14**

2. Where kitchen, kitchenettes and wet bars not located within dwelling or sleeping units are provided in accessible spaces or rooms, they shall be accessible in accordance with ICC A117.1 including Section 804 as per **BC-Sec 1109.4**

3. Common spaces and facilities serving individual accessible dwelling units (for example, entry walks, trash disposal facilities, and mail boxes) shall comply with 4.2 through 4.33 as per **UFAS-Sec 4.34.2(1)**

4. Where provided, kitchens, kitchenettes shall comply with section 804 as per **ADA-Sec 212**

SCENARIO 2

Kitchen / Pantry in Public Use Spaces when ADA is used to comply with Sec 504 shall comply with:

1. ANSI-Sec 4.1-4.30
2. ICC-Sec 804
3. ADA-Sec 804

Common/Public
Kitchen

1. If provided in the facility or at the site, where multiple recreational facilities (e.g. tennis courts) are provided sufficient accessible facilities of each type to assure equitable opportunity for use by persons with disabilities and shall comply with ANSI-Sec 4.1 - 4.30 as per **FHA Guidelines, Requirement 2, Chart-Item #14**

2. Where kitchen, kitchenettes and wet bars not located within dwelling or sleeping units are provided in accessible spaces or rooms, they shall be accessible in accordance with ICC A117.1 including Section 804 as per **BC-Sec 1109.4**

3. Where provided, kitchens, kitchenettes shall comply with section 804 as per **ADA-Sec 212**

General Notes for Preservation Projects

Entire Building and/or Entire Project in all HPD-assisted Preservation Projects shall comply with the following:

■ 1. FHA (one of the 15 HUD approved Safe Harbors, see list on page A1-1)

Only for buildings with First Occupancy after March 13, 1991, as per 24 CFR 100.205:

- A Building is NOT covered by Fair Housing Act new construction requirements if:
 - a. It was occupied on or before March 13, 1991

OR

- b. The last building permit or renewal of such permit was issued by a state, county, or local government on or before June 15, 1990.

■ 2. 2014 NYC Building Code

Alterations, including minor alterations, of buildings and changes of use or occupancy, shall be governed by Chapter 11 of 2014 NYC BC, subject to special provisions for prior code buildings as set forth therein.

A. The entire building shall comply with Chapter 11 when:

- a. There is a change of main use or dominant occupancy (as per BC-Sec. 1101.3.1.1)
- b. The value of alterations exceed 50% of the value of the existing building (as per BC-Sec. 1101.3.2.1)

OR

B. The entire space shall comply with Chapter 11 when:

- a. Change of occupancy group or zoning use group occurs (as per BC-Sec. 1101.3.1.2)

OR

C. Only the portion of the building being altered, to the extent of the alteration, including minor alterations shall comply with Chapter 11 when:

- a. The value of alterations does not exceed 50% of the value of the existing building (as per BC-Sec. 1101.3.2.2)

OR

D. Buildings with first occupancies on or before March 13, 1991, bathrooms & powder rooms (half baths) located in dwelling units in such portions being altered shall be permitted to comply with prototype established by the rule §RCNY 1101-01 Effective from December 30, 2015 (as per BC-Sec. 1101.3.2.2.1)

General Notes for Preservation Projects (Cont.)

3. Section 504 Rehabilitation Act of 1973 (as per 24 CFR §8.23)

A. Substantial alteration:

If alterations are undertaken to a project that has 15 or more units and the cost of the alterations is 75 percent or more of the replacement cost of the completed facility, then the provisions of CFR 24 §8.22 shall apply.

B. Other alterations:

Alterations to dwelling units in a multifamily housing project shall, to the maximum extent feasible, be made to be readily accessible to and usable by individuals with handicaps. If alterations of single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire dwelling unit shall be made accessible (see note below). Once five percent of the dwelling units in a project are readily accessible to and usable by individuals with mobility impairments, then no additional elements of dwelling units, or entire dwelling units, are required to be accessible under this paragraph. Alterations to common areas or parts of facilities that affect accessibility of existing housing facilities shall, to the maximum extent feasible, be made to be accessible to and usable by individuals with handicaps. For purposes of this paragraph, the phrase to the maximum extent feasible shall not be interpreted as requiring that a recipient make a dwelling unit, common area, facility or element thereof accessible if doing so would impose undue financial and administrative burdens on the operation of the multifamily housing project.

Note: Alteration of an entire unit is considered to be when at least all of the following individual elements are replaced:

- a. renovation of whole kitchens, or at least replacement of kitchen cabinets
- b. renovation of the bathroom, if at least bathtub or shower is replaced or added, or a toilet and flooring is replaced
- c. replacement of entrance door jambs

When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5% of the units in the development are accessible. However, the Department strongly encourages a recipient to make 5% of the units in a development readily accessible to and usable by individuals with mobility impairments, since that will avoid the necessity of making every element altered accessible, which often may result in having partially accessible units which may be of little or no value for persons with mobility impairments. It is also more likely that the cost of making 5% of the units accessible up front will be less than making each and every element altered accessible. Alterations must meet the applicable sections of the UFAS which govern alterations.

To comply with Section 504 one of the following Standards can be used:
UFAS or 2010 ADA Standards for Accessible Design

General Notes for Preservation Projects (Cont.)

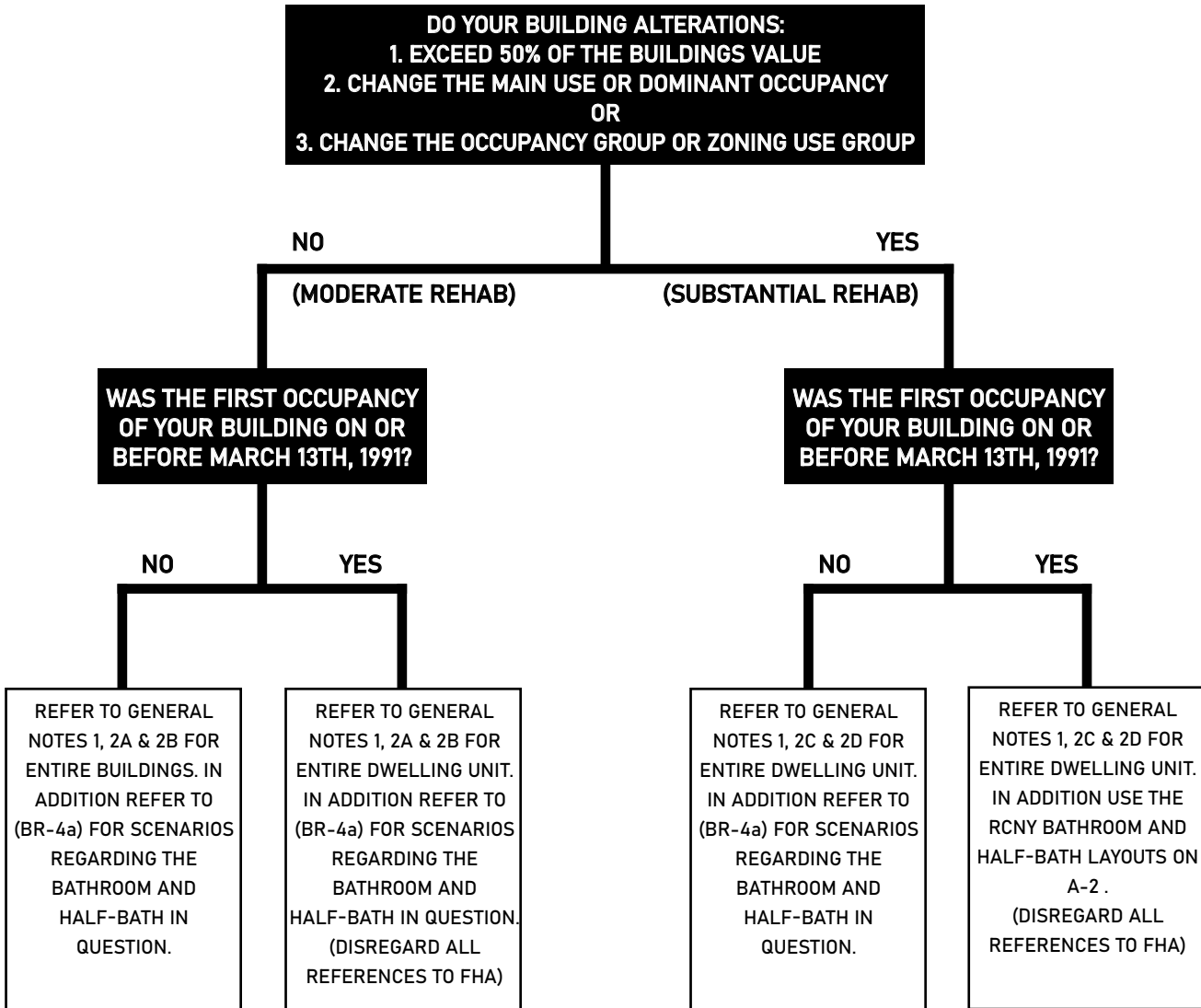
- 4. Public accommodations and Commercial Facilities in all HPD-assisted Preservation Projects shall comply with the ADA in addition to FHA, BC, and Section 504 (refer to General Notes 1, 2, and 3)

Public accommodations and commercial facilities must follow the requirements of the 2010 Standards, including both the Title III regulations at 28 CFR part 36, subpart D; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D.

Refer to ADA Sections 101.1, 101.2, and 202 for more specific requirements.

- 5. Where multiple laws and technical standards apply to a project, the project shall comply with the most stringent laws & technical standards.

WHAT IS YOUR SCENARIO?



NOTES

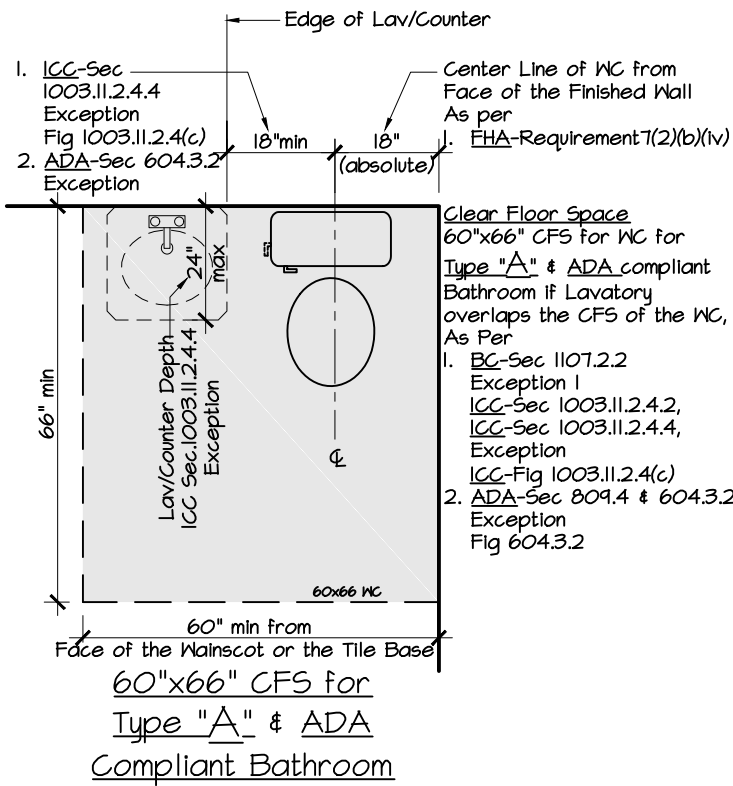
1. Refer to all BR Reference Sheets & all Bathroom and Half-Bath Layouts for projects that do not fall under the RCNY scenario.
2. Refer to all Reference Sheets TR, KR, CKR, MR, CMR, and all Toilet Layouts, Kitchen Layouts for all projects.

CHAPTER II

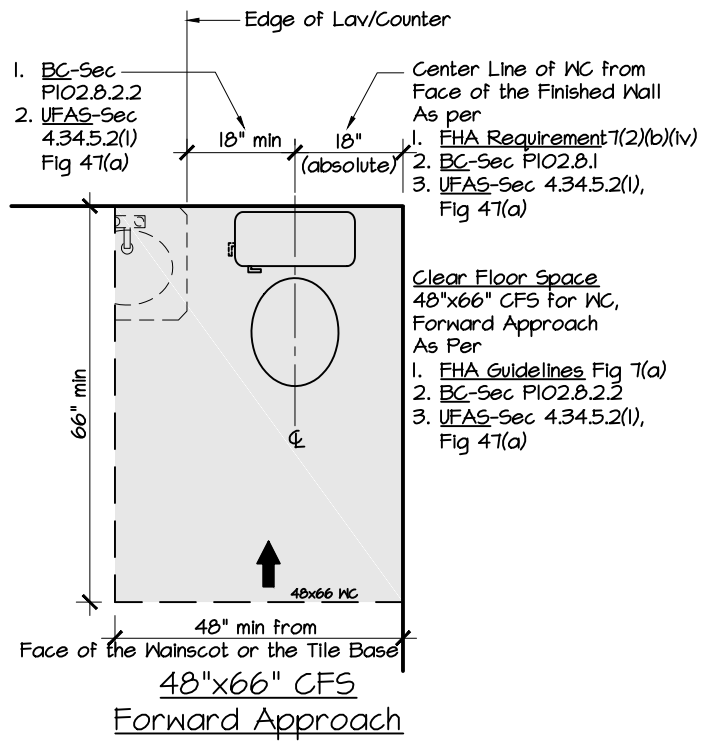
**DWELLING UNIT
BATHROOMS**

SECTION 1

REFERENCES

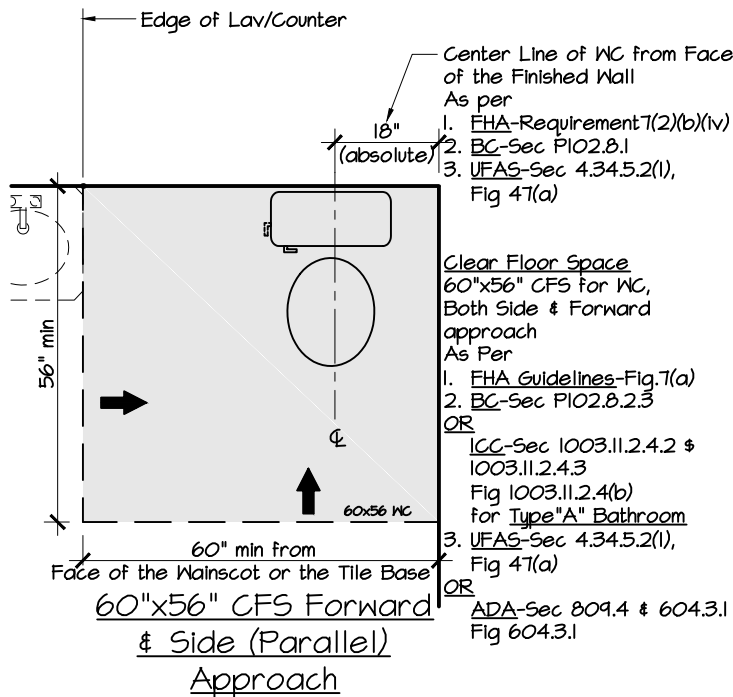


Plan A (PA)

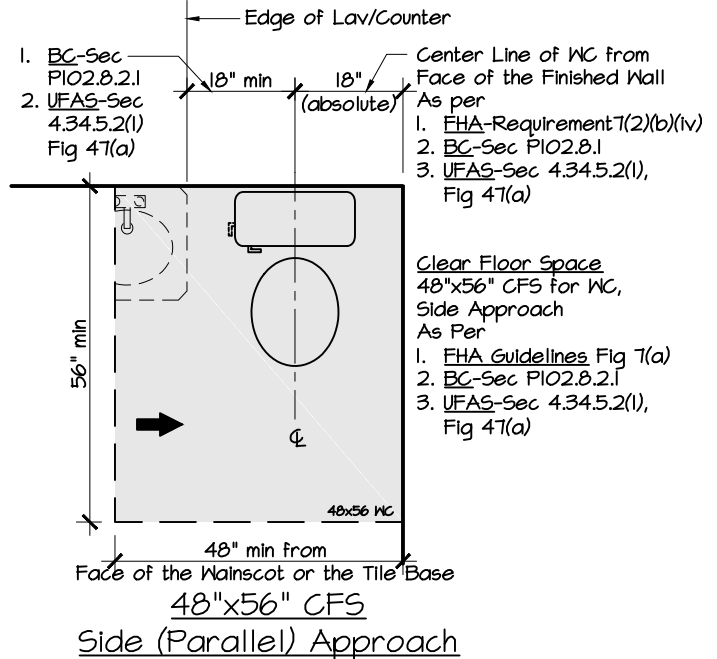


Plan D (PD)

NOTE:
For ADA compliant M/I unit & Type "A" bathrooms this option shall not be used



Plan B (PB)



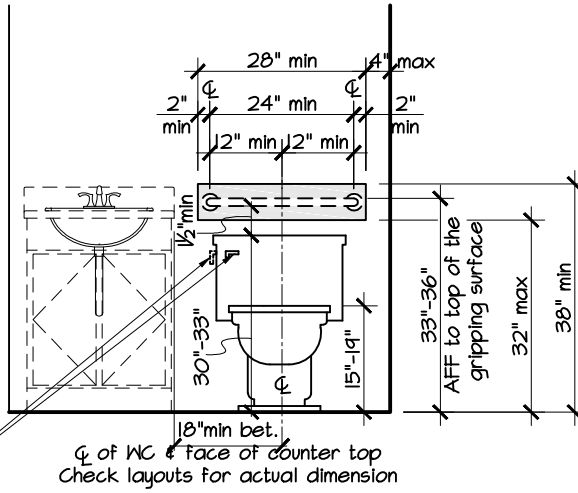
Plan C (PC)

NOTE:
For ADA compliant M/I unit & Type "A" bathrooms this option shall not be used

- GB size & location**
As per
1. BC-Sec P102.8.3.2
Exception
ICC-Sec 609.4.1
- OR
1. ICC-Sec 1003.11.1
Exception 4
for Type "A" Bathroom

- Seat Height**
Top of the Seat AFF
As per
1. BC-Sec P102.8.4
- OR
1. ICC-Sec 1003.11.2.4.5
for Type "A" Bathroom
 2. UFAS-Sec 4.34.5.2(2)

Flush Control on the open/wide side of WC



Elevation A (EA)
(24" Horizontal GB)

This complies with FHA, BC, Type "A" & UFAS

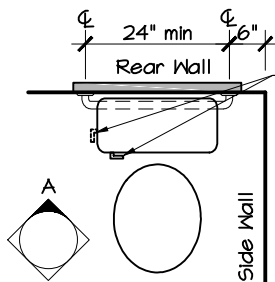
- Reinforcement height location**
As per
1. FHA Requirement 6
Fig 3
 2. UFAS-Sec 4.34.5.2(3)
Fig 47(b)

Reinforcement length for 24"
Horizontal Grab bar shall be 28" min., i.e. it shall be 4" longer than the length of the Grab Bar to provide full support for the Escutcheon plates

When GBs are installed the min spacing bet the GB & top of Toilet Tank shall be 1/2" min
As per

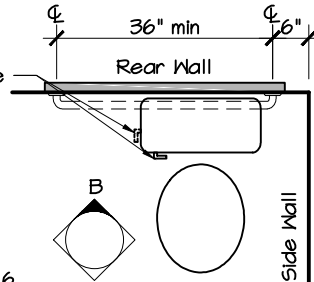
1. ICC-Sec 609.3
Fig 609.3

i.e. Max height of the Toilet Tank shall be 30"-33", depending on the installation height of the GB



Plan A (PA)
(24" Horizontal GB)

- Flush Control on open/wide side of the WC
As per
1. BC-Sec P102.8.5
- OR
1. ICC-Sec 1003.11.2.4.6
for Type "A" Bathroom
 2. UFAS-Sec 4.16.5
- OR
- ADA-Sec 809.4 & 604.6



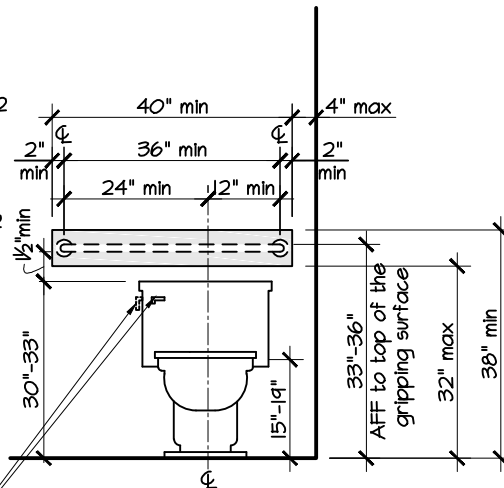
Plan B (PB)
(36" Horizontal GB)

- GBs are not required to be installed where reinforcement for such grab bars is installed & located to permit future installation of grab bars
As per
1. FHA-Requirement 6
 2. BC-Sec P102.8.3 Exception
OR
ICC-Sec 1003.11.1
for Type "A" Bathroom
 3. UFAS-Sec 4.34.5.2(3)
OR
ADA-Sec 809.4 & 604.5
Exception 2

- GB size & location**
As per
1. BC-Sec P102.8.3.2,
ICC-Sec 609.4.1,
- OR
1. ICC-Sec 1003.11.1 & 604.5.2
for Type "A" Bathroom
 2. UFAS-Sec 4.34.5.2(3)
Fig 29(a)
- OR
- ADA-Sec 809.4 & 604.5.2
Fig 604.5.2

- Seat Height**
Top of the Seat AFF
As per
1. BC-Sec P102.8.4
- OR
1. ICC-Sec 1003.11.2.4.5
for Type "A" Bathroom
 2. UFAS-Sec 4.34.5.2(2)
- OR
- ADA-Sec 809.4 & 604.4
Exception 2

Flush Control on the open/wide side of WC



Elevation B (EB)
(36" Horizontal GB)

This complies with FHA, BC, Type "A", UFAS & ADA

- Reinforcement height location**
As per
1. FHA-Requirement 6
Fig 3
 2. UFAS-Sec 4.34.5.2(3)
Fig 47(b)

Reinforcement length for 36"
Horizontal Grab bar shall be 40" min., i.e. it shall be 4" longer than the length of the Grab Bar to provide full support for the Escutcheon plates

When GB are installed the min spacing bet the GB & top of Toilet Tank shall be 1/2" min
As per

1. ICC-Sec 609.3
Fig 609.3
2. ADA-Sec 609.3
Fig 609.3

i.e. Max height of the Toilet Tank shall be 30"-33", depending on the installation height of the GB

NOTE:

The following applies to UFAS compliant M/I Bathroom when GBs are installed from "DAY ONE" and ADA compliant M/I Bathrooms

- A. Top of the gripping surface of the GB shall be 36" AFF
- B. Top of the rim of the Lavatory for drop-in Lav or top of the Counter for under-mount Lav shall be 33" max AFF, so the spacing between the bottom of the GB and the rim of the Lav or the Counter below is 1/2" min
As per
 - 1. ICC-Sec 609.3
 - 2. ADA-Sec 609.3
- C. Knee clearance shall be 27" min
- D. The depth of the Lav shall be 6" max
- E. The Counter shall not have a back splash as it will conflict with the GB overlapping.

UFAS

If GB is installed from "DAY ONE" then it shall be 36" long min
As per
1. UFAS-Sec 4.34.5.2(3)
Fig 29(a)

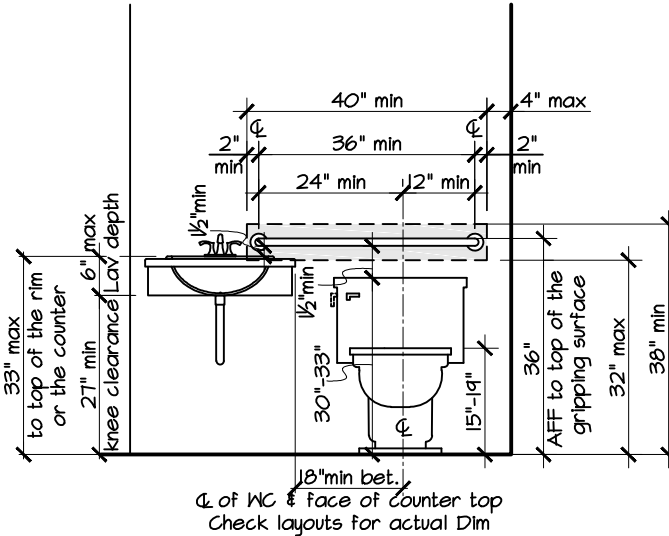
If only reinforcement is provided, then refer to BR-6b, PA & EA, for size & locations

ADA

GBs are not required to be installed where reinforcement for such GB is installed & located to permit future installation of GB
As per
1. ADA-Sec 809.4 & 604.5
Exception 2

GB shall be 36" when installed.
As per
2. ADA-Sec 809.4 & 604.5.2

GB shall be permitted to be 24" long min, centered on the WC, where wall space does not permit a length of 36" min due to the location of the recessed fixture adjacent to the WC
As per
3. ADA-Sec 809.4 & 604.5.2
Exception 1



Reinforcement height location
As per
1. FHA-Requirement 6
Fig 3
2. UFAS-Sec 4.34.5.2(3)
Fig 47(b)

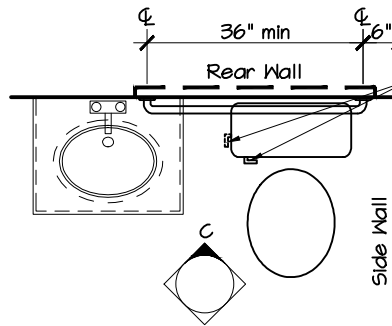
Reinforcement length for 36" Horizontal GB shall be 40" min, i.e. it shall be 4" longer than the length of the GB to provide full support for the escutcheon plates

When GBs are installed the min spacing bet the GB & top of Toilet Tank shall be 1/2" min
As per
1. ADA-Sec 609.3
Fig 609.3
i.e. max height of the Toilet Tank shall be 33"

Elevation C (EC)
(36" Horizontal GB)
GB can partially overlap Lav
This complies with UFAS & ADA
only when certain requirements are met
See NOTE above

Top of the Seat AFF
As per
1. UFAS-Sec 4.34.5.2(2)
OR
ADA-Sec 809.4 & 604.4
Exception 2

GBs are not required to be installed where reinforcement for such GB is installed & located to permit future installation of GB
As per
1. FHA-Requirement 6
2. BC-Sec P102.8.3 Exception
OR
ICC-Sec 1003.11.1
for Type "A" Bathroom
3. UFAS-Sec 4.34.5.2(3)
OR
ADA-Sec 809.4 & 604.5
Exception 2



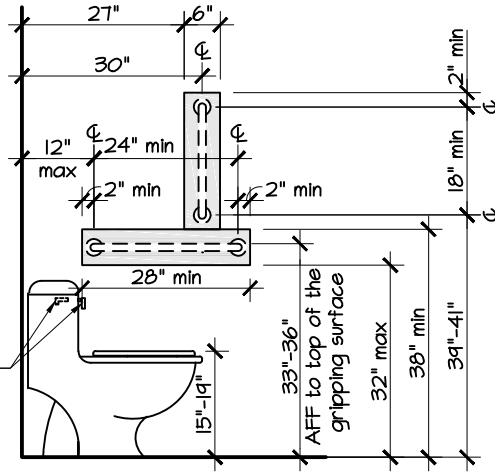
Flush Control on open/wide side of the WC
As per
1. BC-Sec P102.8.5
OR
ICC-Sec 1003.11.2.4.6
for Type "A" Bathroom
2. UFAS-Sec 4.16.5
OR
ADA-Sec 809.4 & 604.6

Plan C (PC)
(36" Horizontal GB)
GB can partially overlap Lav
This complies with UFAS & ADA
only when certain requirements are met
See NOTE above

Horizontal GB
size & location
As per
1. BC-Sec P102.8.3.1
Exception
ICC-Sec 609.4.1

Vertical GB
size & location
As per
1. BC-Sec P102.8.3.1

Flush Control on the open/wide side of WC



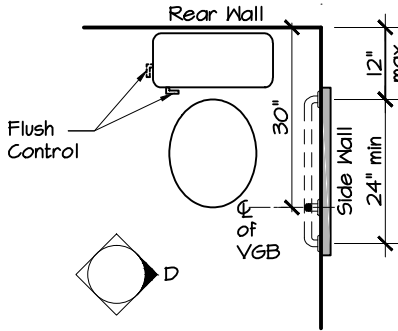
Reinforcement height location for Horizontal GB
As per
1. FHA-Requirement 6
Fig 3
2. UFAS-Sec 4.34.5.2(3)
Fig 47(b)

Reinforcement width for 24" Horizontal GB shall be 28" min, i.e. it shall be 4" longer than the length of the GB to provide full support for the Escutcheon plates

Reinforcement size for 18" vertical GB shall be 6" wide & 22" long to provide full support for the Escutcheon plates

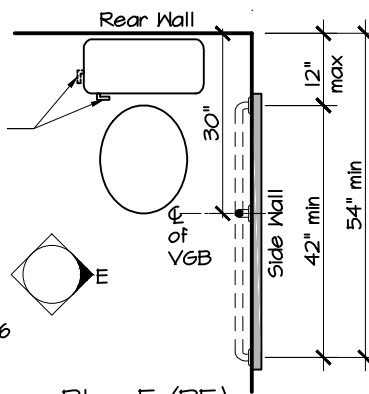
Elevation D (ED)
(24" Horizontal GB)

24" GB can not be used for
Sec 504 M/I Units & Type "A" Bathroom



Plan D (PD)
(24" Horizontal GB)

Flush Control on open/wide side of the WC
As per
1. BC-Sec P102.8.5
OR
ICC-Sec 1003.11.2.4.6
for Type "A" Bathroom
2. UFAS-Sec 4.16.5
OR
ADA-Sec 809.4 & 604.6



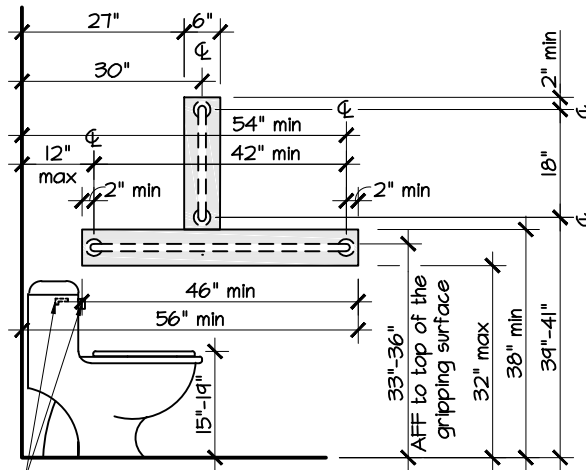
Plan E (PE)
(36" Horizontal GB)

GBs are not required to be installed where reinforcement for such GB is installed & located to permit future installation of GB
As per
1. FHA-Requirement 6
2. BC-Sec P102.8.3
Exception
OR
ICC-Sec 1003.11.1
for Type "A" Bathroom
3. UFAS-Sec 4.34.5.2(3)
OR
ADA-Sec 809.4 & 604.5
Exception 2

Horizontal GB
size & location
As per
1. BC-Sec P102.8.3.1,
ICC-Sec 609.4.1,
OR
ICC-Sec 1003.11.1
for Type "A" Bathroom
2. UFAS-Sec 4.34.5.2(3)
Fig 29(b)
OR
ADA-Sec 809.4, 604.5.1
Fig 604.5.1

Vertical GB
size & location
As per
1. BC-Sec P102.8.3.1,

Flush Control on the open/wide side of WC



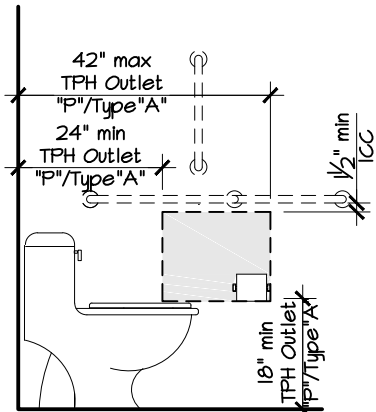
Reinforcement height location for Horizontal GB
As per
1. FHA-Requirement 6
Fig 3
2. UFAS-Sec 4.34.5.2(3)
Fig 47(b)

Reinforcement length for 42" Horizontal GB shall be 46" min, i.e. it shall be 4" longer than the length of the GB to provide full support for the Escutcheon plates

Reinforcement size for 18" vertical GB shall be 6" wide & 22" long to provide full support for the Escutcheon plates

Elevation E (EE)
(42" Horizontal GB)

Only this alternate shall be used for
Sec 504 M/I unit & Type "A" Bathroom



Location of Toilet Paper Holder/Dispenser (TPH)
As per

1. BC-Sec P102.8.6 Fig P102.8.6(a)
ICC-Sec 609.3 Fig 609.3

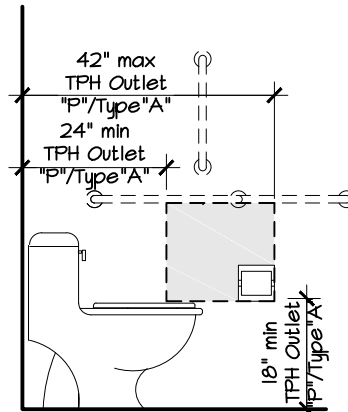
OR

1. BC-Sec 1107.2.2 Exception 1.2
ICC-Sec 604.7 for Type "A" Bathroom

Elevation

Protruding/Surface Mounted TPH Location Below GB

This complies with Appendix "P" & Type "A"



Location of Toilet Paper Holder/Dispenser (TPH)
As per

1. BC-Sec P102.8.6 Fig P102.8.6(c)
ICC-Sec 609.3 Fig 609.3

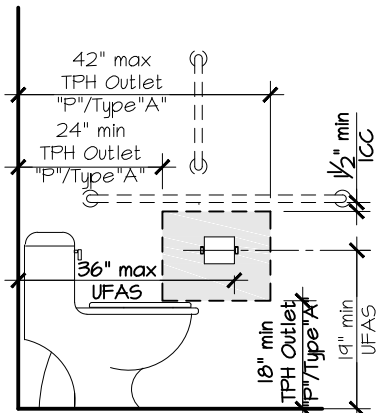
OR

1. BC-Sec 1107.2.2 Exception 1.2
ICC-Sec 604.7 for Type "A" Bathroom

Elevation

Recessed TPH Location Below GB

This complies with Appendix "P" & Type "A"



Location of Toilet Paper Holder/Dispenser (TPH)
As per

1. BC-Sec P102.8.6 Fig P102.8.6(a)
ICC-Sec 609.3 Fig 609.3

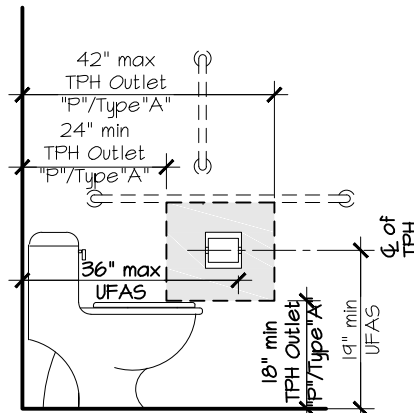
OR

1. BC-Sec 1107.2.2 Exception 1.2
ICC-Sec 604.7 for Type "A" Bathroom
2. UFAS-Sec 4.34.5.2(4) Fig 47(b)

Elevation

Protruding/Surface Mounted TPH Location Below GB

This complies with Appendix "P", Type "A" & UFAS



Location of Toilet Paper Holder/Dispenser (TPH)
As per

1. BC-Sec P102.8.6 Fig P102.8.6(c)
ICC-Sec 609.3 Fig 609.3

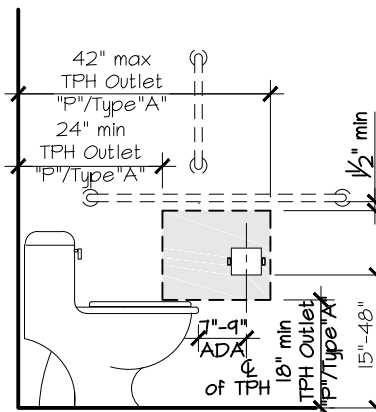
OR

1. BC-Sec 1107.2.2 Exception 1.2
ICC-Sec 604.7 for Type "A" Bathroom
2. UFAS-Sec 4.34.5.2(4) Fig 47(b)

Elevation

Recessed TPH Location Below GB

This complies with Appendix "P", Type "A" & UFAS



Location of Toilet Paper Holder/Dispenser (TPH)
As per

1. BC-Sec P102.8.6 Fig P102.8.6(a)
ICC-Sec 609.3 Fig 609.3

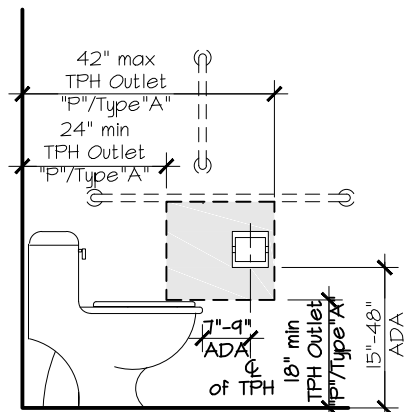
OR

1. BC-Sec 1107.2.2 Exception 1.2
ICC-Sec 604.7 for Type "A" Bathroom
2. ADA-Sec 604.7 & 609.3 Fig 604.7 & 609.3(a)

Elevation

Protruding/Surface Mounted TPH Location Below GB

This complies with Appendix "P", Type "A" & ADA



Location of Toilet Paper Holder/Dispenser (TPH)
As per

1. BC-Sec P102.8.6 Fig P102.8.6(c)
ICC-Sec 609.3 Fig 609.3

OR

1. BC-Sec 1107.2.2 Exception 1.2
ICC-Sec 604.7 for Type "A" Bathroom
2. ADA-Sec 604.7 & 609.3 Fig 604.7 & 609.3(b)

Elevation

Recessed TPH Location Below GB

This complies with Appendix "P", Type "A" & ADA

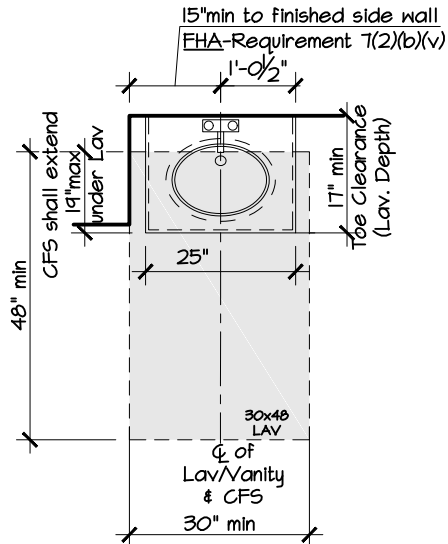


NOTE:

If Vanity Counter Top with either a Drop-in Lav or an Under-mount Lav is provided in non Sec 504 M/I units then in Sec 504 M/I units a wall Hung Lave will not promote equal access or equal enjoyment of the unit

- It is imperative to provide similar amenities in all dwelling units to promote equal access or equal enjoyment of the unit.

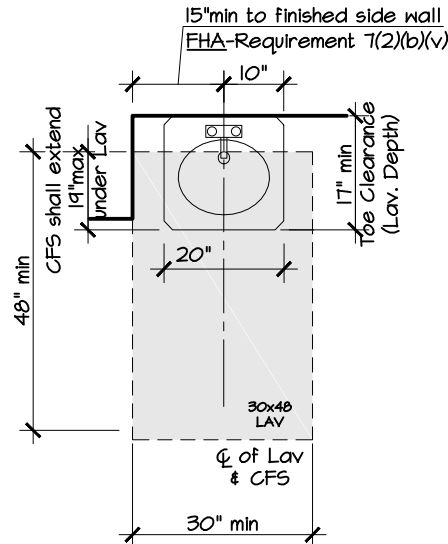
Wall-hung Countertop with Drop-in Lavatory



30"x48" CFS
Forward Approach
Plan A (PA)



Wall-hung Lavatory



30"x48" CFS
Forward Approach
Plan B (PB)



Clear Floor Space

30"x48" CFS with knee & toe clearance, positioned for Forward Approach to the Lavatory, shall be provided

As per

1. FHA-Requirement 7(2)(b)(v) Fig 7(c)
2. BC-Sec P102.6
ICC-Sec 606.2

OR

ICC-Sec 1003.11.2.2 & 606.2 for Type "A" Bathroom

3. UFAS-Sec 4.34.5.3(1), 4.22.6 & 4.19.3
Fig 32

OR

ADA-Sec 809.4 & 606.2

Knee & Toe Clearance

A. 30"x48" CFS for forward approach with knee & toe clearance shall extend a min of 17" & max of 19" underneath the Lavatory

As per

1. FHA-Requirement 7(2)(b)(v) Fig 7(c)
2. UFAS-Sec. 4.34.5.3(1), 4.22.6, 4.19.2 & 4.19.3
Fig 31 & 32

B. 30"x48" CFS for forward approach with knee & toe clearance shall extend a min of 17" & max of 25" underneath the element & shall be 30" min in width

As per

1. BC-Sec P102.6
ICC-Sec 306.2 & 306.3
Fig 306.2 & 306.3
- OR
ICC-Sec 1003.11.2.2, 306.2 & 306.3
Fig 306.2 & 306.3
2. ADA-Sec 809.4 & 306.2, & 306.3
Fig 306.2 & 306.3

Height

34" max AFF to top of rim for Vanity Counter Top with drop-in Lav &

34" max AFF to top of the Counter for Vanity Counter Top with Under-mount Lav

NOTE:

IN UFAS compliant M/I Bathroom when GBs are installed from "DAY ONE" and ADA compliant M/I Bathrooms when Rear wall Grab Bar overlaps the Lav refer to BR-6C (EC) for installation height of the Lav

Knee & Toe clearance

As per

1. FHA-Requirement 7(2)(b)(v)
Fig 7(c)
2. BC-Sec P102.6
ICC-Sec 606.2, 306
Fig 306.2 & 306.3

OR

1. ICC-Sec 1003.11.2.2, 606.2 & 306
for Type "A" Bathroom
3. UFAS-Sec 4.34.5.3(1), 4.22.6 & 4.19.2
Fig 31

OR

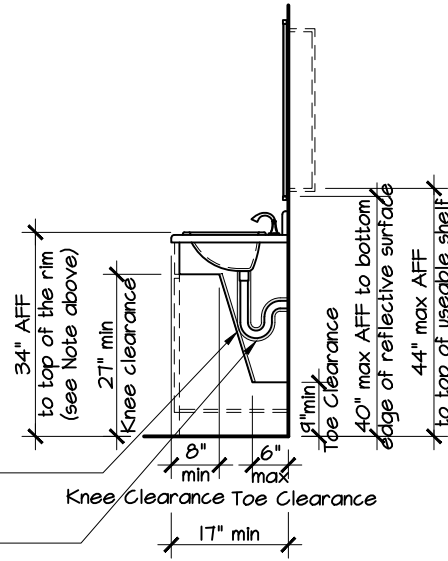
1. ADA-Sec 809.4, 606.2 & 306
Fig 306.2 & 306.3

Water supply & drainpipes shall be insulated or otherwise configure to protect against contact.

- Removable protection panel mounted directly on support brackets

OR

- Removable Foam or Fiber Insulation on drain, hot water & sharp edges



Section A (SA)
(SB) Similar

Medicine Cabinet: if provided above the Lav, must include a storage shelf no higher than 44" AFF (to top of the useable shelf)

As per

1. BC-Sec P102.7
- OR
1. BC-Sec 1107.2.2
Exception 1.3
for Type "A" Bathroom
2. UFAS-Sec 4.34.5.3(3),

Mirror above Lav shall have the bottom edge of the reflecting surface 40" max AFF

As per

1. FHA-Requirement 7(2)(b)(v)
2. BC-Sec P102.7

OR

1. ICC-Sec 1003.11.2.3
for Type "A" Bathroom
3. UFAS-Sec 4.34.5.3(1), 4.22.6 & 4.19.6
Fig 31

OR

1. ADA-Sec 213.3.5 & 603.3

Removable Vanity

Cabinetry shall be permitted under the lavatory, provided:

- a. Such cabinetry can be removed without removal or replacement of the lavatory; and
- b. The finish floor extends under such cabinetry; and
- c. The walls behind and surrounding cabinetry are finished.

As per

1. BC-Sec P102.6
Exception 2 & 3

OR

1. ICC-Sec 1003.11.2.2
Exception (b) & (c)
for Type "A" Bathroom
2. ADA-Sec 809.4, 606.2
Exception 3(b) & (c)

Exposed Pipes & Surfaces

Water supply & drainpipes shall be insulated or otherwise configure to protect against contact. There shall be no sharp or abrasive surface under lav As per

1. FHA Design Manual- Requirement TB,
page 7.50 & 7.51
2. BC-Sec P102.6
ICC-Sec 606.6

OR

1. ICC-Sec 1003.11.2.2, 606.6
for Type "A" Bathroom
3. UFAS-Sec 4.34.5.3(1), 4.22.6, 4.19.4

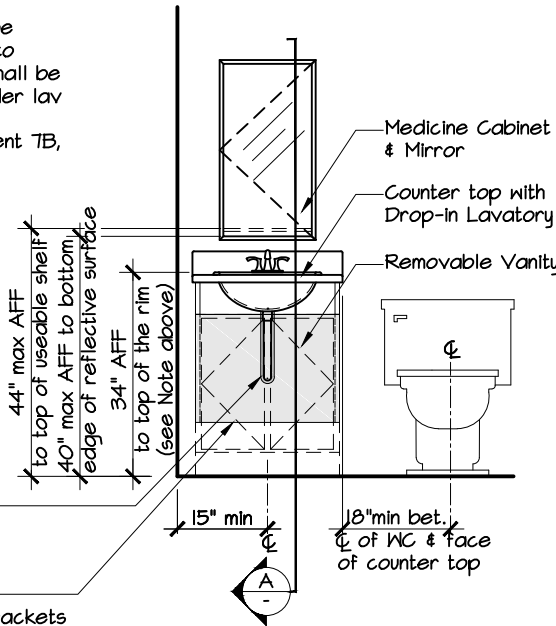
OR

1. ADA-Sec 809.4, 606.5

- Removable Foam or Fiber Insulation on drain, hot water & sharp edges

OR

- Removable protection panel mounted directly on support brackets



Elevation A (EA)
(EB) Similar

Height

The front of lav shall be 34" max AFF, measured to the higher of the rim or the Counter Surface

As per

1. FHA-Requirement 7(2)(b)(v)
2. BC-Sec P102.6
ICC-Sec 606.3
Fig 606.3

OR

1. ICC-Sec 1003.11.2.2 & 606.3
Fig 606.3
for Type "A" Bathroom
3. UFAS-Sec 4.34.5.3(1), 4.22.6 & 4.19.2
Fig 31

OR

1. ADA-Sec 809.4 & 606.3

The Vanity Cabinet shall be removable if provided

As per

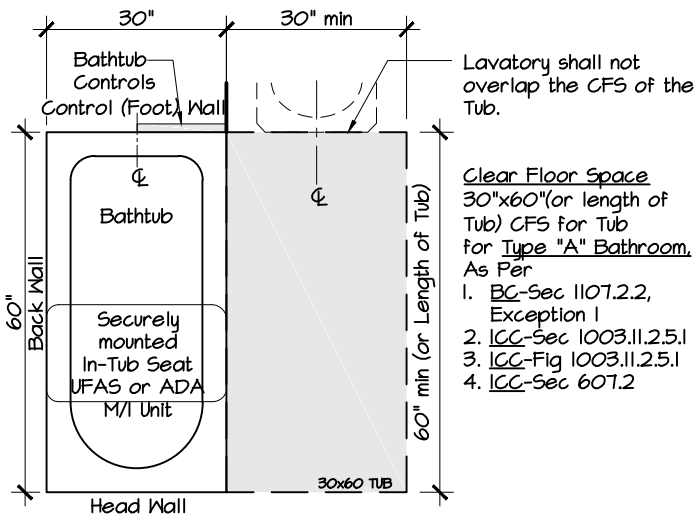
1. FHA Design Manual- Requirement TB, page 7.44
2. BC-Sec P102.6
Exception 1

OR

1. ICC-Sec 1003.11.2.2
Exception 1
for Type "A" Bathroom
3. UFAS-Sec 4.34.5.3(2)

OR

1. ADA-Sec 809.4, 606.2
Exception 3

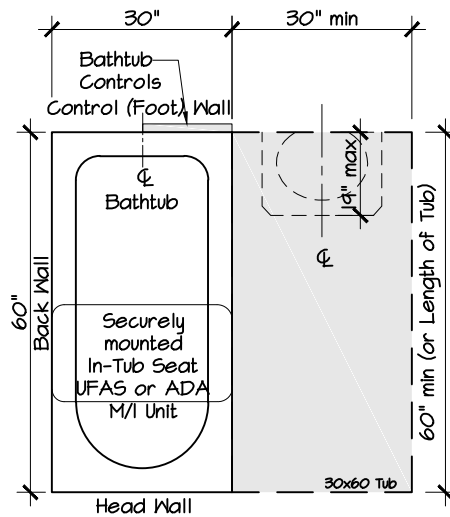


Clear Floor Space
30"x60" (or length of Tub) CFS for Tub for Type "A" Bathroom, As Per

1. BC-Sec 1107.2.2, Exception 1
2. ICC-Sec 1003.11.2.5.1
3. ICC-Fig 1003.11.2.5.1
4. ICC-Sec 607.2

30"x60" CFS for Type "A" Compliant Bathroom

Plan A (PA)



Clear Floor Space
30"x60" (or length of Tub) CFS for Tub As Per

1. FHA Guidelines Fig 7(b)
2. BC-Sec P102.9.1, ICC-Sec 607.2 Fig 607.2(a)
3. UFAS-Sec 4.34.5.4(1), Fig 33(a)

OR
ADA-Sec 809.4 & 607.2 Fig 607.2(a)

30"x60" CFS

Plan B (PB)

Lav shall be permitted as shown
As per

1. FHA Guidelines Fig 7(b)
2. BC-Sec P102.9.1
3. UFAS-Sec 4.34.5.4(1) Fig 33(a)

OR
ADA-Sec 809.4 & 607.2 Fig 607.2(a)

In-Tub Seat

A. Removable In-Tub Seat is required only in Sec 504 M/I Units.

In-tub Seat shall be capable of secure placement & shall not slip during use As per

1. UFAS-Sec 4.34.5.4(2) Fig 33(a)

OR

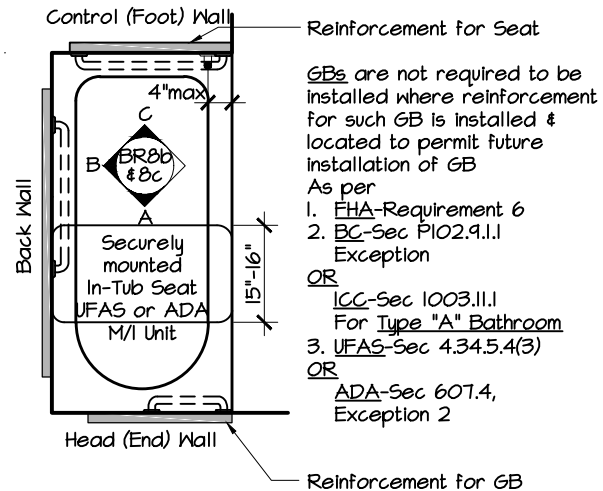
ADA-Sec 809.4, 607.3 & 610.2 Fig 610.2(a)

B. In Non Sec 504 M/I Unit In-tub Seat is not required As per

1. BC-Sec P102.9.1

OR

ICC-Sec 1003.11.2.5.1 Exception 1 For Type "A" Bathroom



Plan C (PC)
Bathtub without Permanent Seat

GB size & location
As per

1. BC-Sec P102.9.1.1,
ICC-Sec 609.4.1 & 607.4.2.3,
Fig 607.4.2

OR

1. ICC-Sec 1003.11.2.5.1,
609.4.1, & 607.4.2.3
Fig 607.4.2

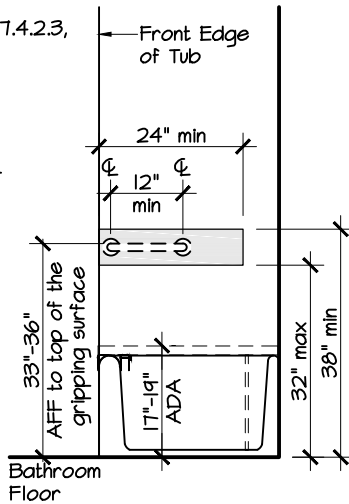
2. UFAS-Sec 4.34.5.4(3)
Fig 34(a)

OR

1. ADA-Sec 809.4 &
607.4.2.3
fig 607.4.2

Reinforcement
size & location
As per

1. FHA-Requirement 6
Fig 4
2. UFAS-Sec 4.34.5.4(3)
Fig 48(a)



Elevation A (EA)

GB size & location
As per

1. BC-Sec P102.9.1.1
ICC-Sec 609.4.1 & 607.4.2.1
Fig 607.4.2

OR

1. ICC-Sec 1003.11.2.5.1,
609.4.1, & 607.4.2.1
Fig 607.4.2

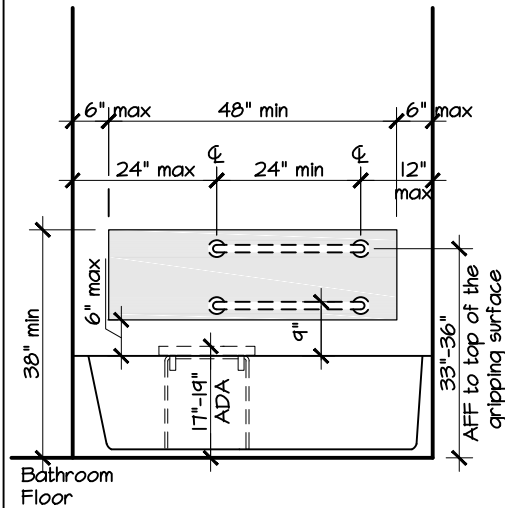
2. UFAS-Sec 4.34.5.4(3)
Fig 34(a)

OR

1. ADA-Sec 809.4 & 607.4.2.1
Fig 607.4.2

Reinforcement size & location
As per

1. FHA-Requirement 6
Fig 4
2. UFAS-Sec 4.34.5.4(3)
Fig 48(a)



Elevation B (EB)

Height

Top of Tub Seat shall be
17"-19" above bathroom finish
floor

As per

1. ADA-Sec 809.4 & 610.2

Horizontal GB
size & location
As per

1. BC-Sec P102.9.1.1,
ICC-Sec 609.4.1,
607.4.2.2 & 607.4.1.2.1
Fig 607.4.2

OR

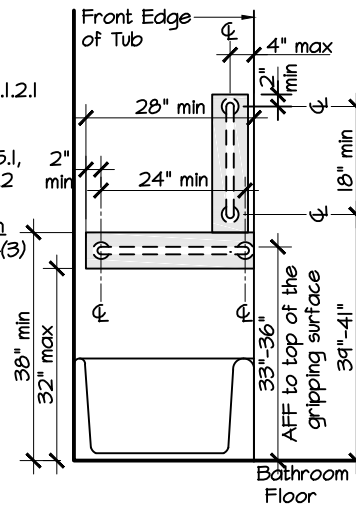
1. ICC-Sec 1003.11.2.5.1,
609.4.1, & 607.4.2.2
Fig 607.4.2 for
Type "A" Bathroom
2. UFAS-Sec 4.34.5.4(3)
Fig 34(a)

OR

1. ADA-Sec 809.4,
607.4.2.2
fig 607.4.2

Vertical GB
size & location
As per

1. BC-Sec P102.9.1.1,
ICC-Sec 607.4.2.2 &
607.4.1.2.2
Fig 607.4.2



Elevation C (EC)
GB & Reinforcement
Location

Reinforcement height
location for Horizontal
Grab bar

As per

1. FHA-Requirement 6
Fig 4
2. UFAS-Sec 4.34.5.4(3)
Fig 48(a)

Reinforcement width for
24" Horizontal GB shall
be 28" min., i.e. it shall
be 4" longer than the
length of the GB to
provide full support for
the Escutcheon plates

Reinforcement size for
18" vertical Grab bar
shall be 6" wide & 22"
long to provide full
support for the
Escutcheon plates

NOTE:

A. In Sec 504 M/I unit & Type "A" Bathroom hand shower shall be installed from "Day One"

B. Only in Appendix "P" Bathroom Hand Shower can be provided by owner at the time a person with disability takes occupancy or within 10 days of the request

- As per
1. EC-Sec P102.9.1
Exception

Hand Shower

A. Hand Shower with min 59" long hose & non-positive shut-off valve

- As per
1. EC-Sec P102.9.1
ICC-Sec 607.6

- OR
ICC-Sec 1003.11.2.5.1 & 607.6 for Type "A" Bathroom
2. ADA-Sec 809.4 & 607.6

B. Hand Shower with min 60" long hose & non-positive shut-off valve

- As per
1. UFAS-Sec 4.34.5.4(5)

Controls shall be provided on an end wall located between bathtub rim & grab bar, and between the open side of the bathtub & the centerline of the width of the bathtub. (including diverter)

1. EC-Sec P102.9.1
ICC-Sec 607.5
Fig 607.5

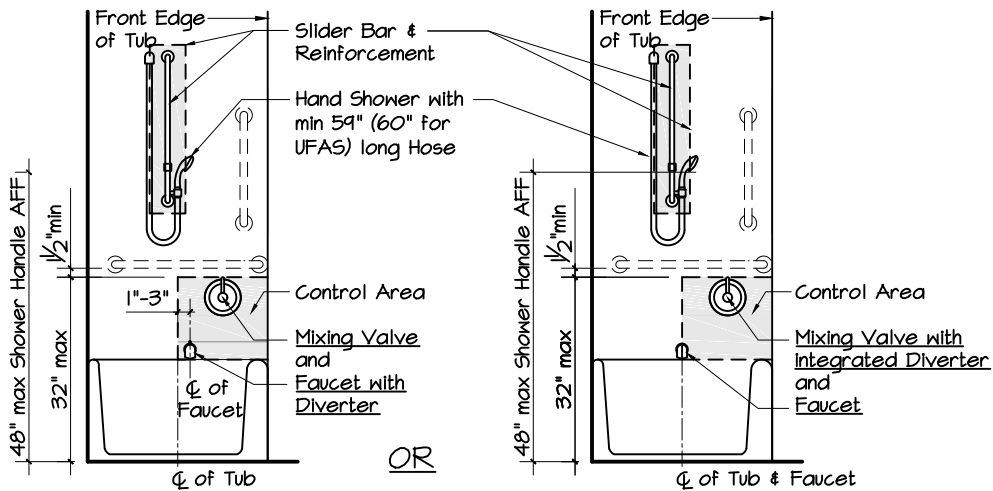
- OR
ICC-Sec 1003.11.2.5.1 & 607.5
Fig 607.5
for Type "A" Bathroom

2. UFAS-Sec 4.34.5.4(4)
Fig 34(a)

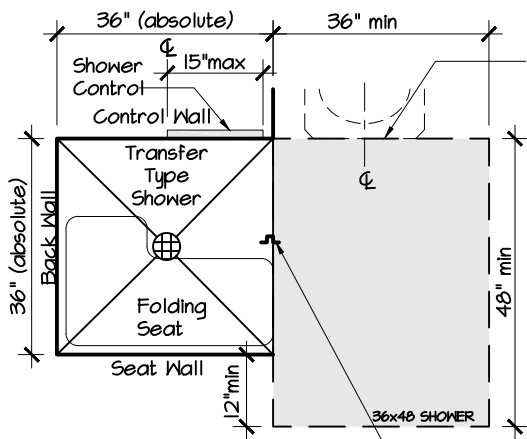
- OR
ADA-Sec 809.4 & 607.5
Fig 607.5

The min spacing bet the GB & the control area shall be 1/2" min as shown
As per

1. ICC-Sec 609.3
Fig 609.3



Elevation C (EC)
Tub Control &
Hand Shower Location



36"x48" CFS

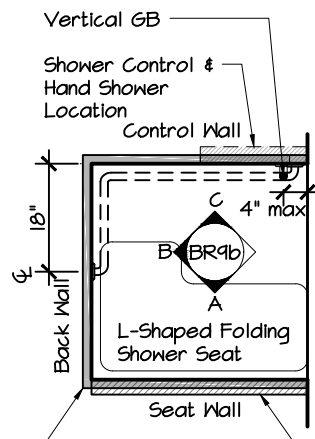
Plan A (PA)
Transfer
Type Shower

Lavatory shall not overlap the CFS of the Transfer-Type Shower

Size & Clear Floor Space
36"x48" min CFS for
36"x36" Transfer-Type
Shower

- As Per
1. BC-Sec P102.9.2
ICC-Sec 608.2.1.1 & 608.2.1.2
Fig 608.2.1
- OR
1. ICC-Sec 1003.11.2.5.2, 608.2.1.1 & 608.2.1.2
Fig 608.2.1 for Type "A" Bathroom
 2. UFAS-Sec 4.34.5.5(1)
Fig 35(a)
- OR
1. ADA-Sec 809.4 & 608.2.1
Fig 608.2.1

- Curb/Threshold
Curb shall be 1/2" max, & shall be beveled, rounded or vertical
- As Per
1. BC-Sec P102.9.2
ICC-Sec 608.6
- OR
1. ICC-Sec 1003.11.2.5.2 & 608.6
for Type "A" Bathroom
 2. ADA-Sec 809.4 & 608.7



GB are not required to be installed where reinforcement for such grab bars is installed & located to permit future installation of GB

As per

1. FHA-Requirement 6
2. BC-Sec P102.9.2.1
Exception

OR

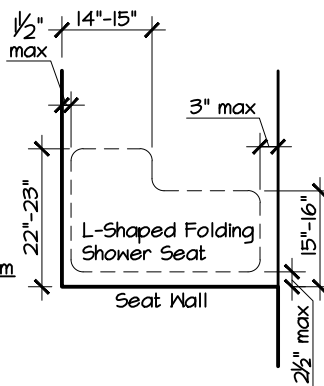
1. ICC-Sec 1003.11.1 for Type "A" Bathroom
3. UFAS-Sec 4.34.5.5(3)
Fig 49(a)

OR

1. ADA-Sec 809.4, 608.3
Exception 2

Plan B (PB)
Transfer Type
Shower

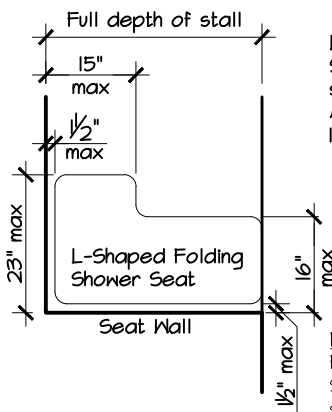
- L-Shaped Folding Shower Seat size & location
- As per
1. BC-Sec P102.9.2.1, ICC-Sec 610.3.2 & 610.4
- OR
1. ICC-Sec 1003.11.2.5.2; 608.2.1.3, 610.3.2 & 610.4 for Type "A" Bathroom
 2. ADA-Sec 809.4, 608.4 & 610.3.2
Fig 610.3(b) & 610.3.2(b)



- Seat is not required to be installed where reinforcement for such seat is installed & located to permit future installation of the seat
- As per
1. FHA-Requirement 7(2)(b)(vii)
 2. BC-Sec P102.9.2.1
Exception
- OR
1. ICC-Sec 1003.11.1 for Type "A" Bathroom
 3. ADA-Sec 809.4, 608.4
Exception

Plan C (PC)
Transfer Type Shower Seat
Size & Location

This complies with
Appendix "P", Type "A" & ADA



- L-Shaped Folding Shower Seat size & location
- As per
1. UFAS-Sec 4.34.5.5(2) & 4.26.3
Fig 35(a) & 36

NOTE:
For UFAS compliant, Sec 504 M/I units Seat shall be provided from "DAY ONE"

Plan D (PD)
Transfer Type Shower Seat
Size & Location

This complies with
Appendix "P", Type "A", UFAS & ADA

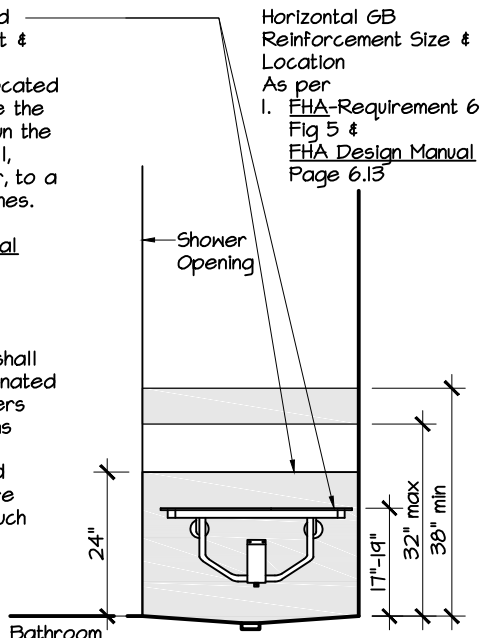
Wall mount L-Shaped Folding Shower Seat & Reinforcement
The reinforcing is located on the wall opposite the controls and must run the full width of the stall, starting at the floor, to a min height of 24 inches.
As per

1. FHA Design Manual -Requirement 6 Page 6.13

- The seat Reinforcement shall also be co-ordinated with Manufacturers recommendations

Seat is not required to be installed where reinforcement for such seat is installed & located to permit future installation of the seat
As per

1. FHA-Requirement Floor 7(2)(b)(vii)
 2. BC-Sec P102.9.2.1 Exception
- OR
1. ICC-Sec 1003.11.1 for Type "A" Bathroom
 3. ADA-Sec 809.4 & 608.4 Exception



Elevation A (EA)
Seat Location & Seat Reinforcement Location

Horizontal GB Reinforcement Size & Location
As per
1. FHA-Requirement 6 Fig 5 & FHA Design Manual Page 6.13

Back wall GB Size & Location
As per

1. BC-Sec P102.9.2.1, ICC-Sec 609.4.1, 608.3.1.1 Fig 608.3.1

OR

1. ICC-Sec 1003.11.2.5.2, 609.4.1, 608.3.1.1 Fig 608.3.1 for Type "A" Bathroom

2. UFAS-Sec 4.34.5.5(3) Fig 37(a)

OR

1. ADA-Sec 809.4, 608.3.1

Horizontal GB Reinforcement Size & Location
As per

1. FHA-Requirement 6 Fig 5 & FHA Design Manual Page 6.13
2. UFAS-Sec 4.34.5.5(3) Fig 49(a)

The top of the Seat shall be 17"-19" above bathroom finish floor
As per

1. BC-Sec P102.9.2.1, ICC-Sec 610.3

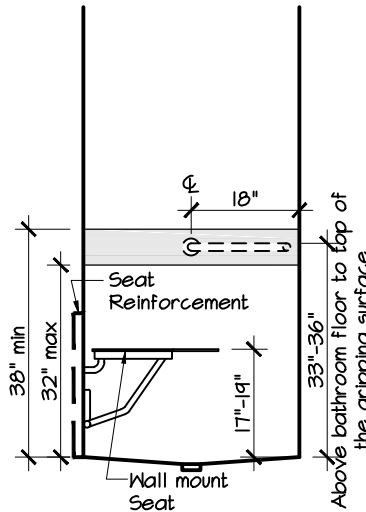
OR

1. ICC-Sec 1003.11.2.5.2 608.2.2.3 & 610.3 for Type "A" Bathroom

2. UFAS-Sec 4.34.5.5(2)

OR

1. ADA-Sec 809.4 & 608.4 & 610.3



Elevation B (EB)
Back Wall GB Reinforcement & Seat Location

Vertical GB size & location
As per

1. BC-Sec P102.9.2.1 ICC-Sec 609.4.1 & 608.3.1.2 Fig 608.3.1

Reinforcement size for 18" min vertical GB shall be 6" min wide & 22" min long to provide full support for the Escutcheon plates

Horizontal GB size & location
As per

1. BC-Sec P102.9.2.1 ICC-Sec 609.4.1 & 608.3.1.1 Fig 608.3.1

OR

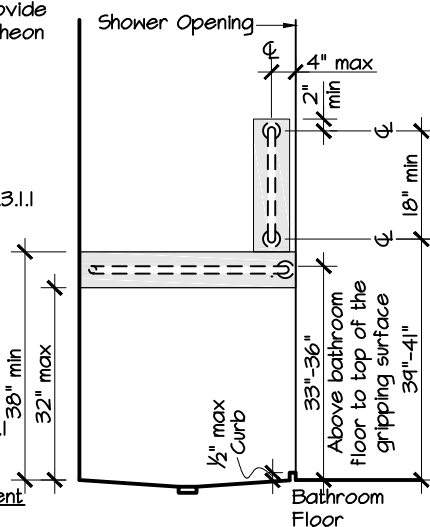
1. ICC-Sec 1003.11.2.5.2, 609.4.1, 608.3.1.1 Fig 608.3.1 for Type "A" Bathroom
2. UFAS-Sec 4.34.5.5(3) Fig 37(a)

OR

1. ADA-Sec 809.4, 608.3.1 Fig 608.3.1

Horizontal GB Reinforcement Size & Location
As per

1. FHA-Requirement 6 Fig 5 & FHA Design Manual Page 6.13
2. UFAS-Sec 4.34.5.5(3) Fig 49(a)



Elevation C (EC)
Control Wall GB Location

NOTE:

- A. In Sec 504 M/I unit & Type "A" Bathroom hand shower shall be installed from "Day One"
- B. Only in Appendix "P" Bathroom Hand Shower can be provided by owner at the time a person with disability takes occupancy or within 10 days of the request

As per

1. BC-Sec P102.9.2 Exception 2

Hand Shower

- A. Hand Shower with min 59" long hose & non-positive shut-off valve

As per

1. BC-Sec P102.9.2 ICC-Sec 608.5

OR

1. ICC-Sec 1003.11.2.5.2 & 608.5 for Type "A" Bathroom
2. ADA-Sec 809.4 & 608.6

- B. Hand Shower with min 60" long hose & non-positive shut-off valve

As per

1. UFAS-Sec 4.34.5.5(5)

Shower Control & Hand Shower Location
As per

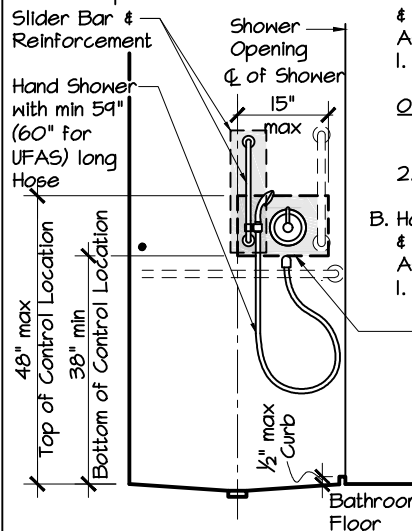
1. BC-Sec P102.9.2 ICC-Sec 608.4.1 Fig 608.4.1

OR

1. ICC-Sec 1003.11.2.5.2 & 608.4.1 Fig 608.4.1 for Type "A" Bathroom
2. UFAS-Sec 4.34.5.5(4) & (5) Fig 37(a)

OR

1. ADA-Sec 809.4 & 608.5.1

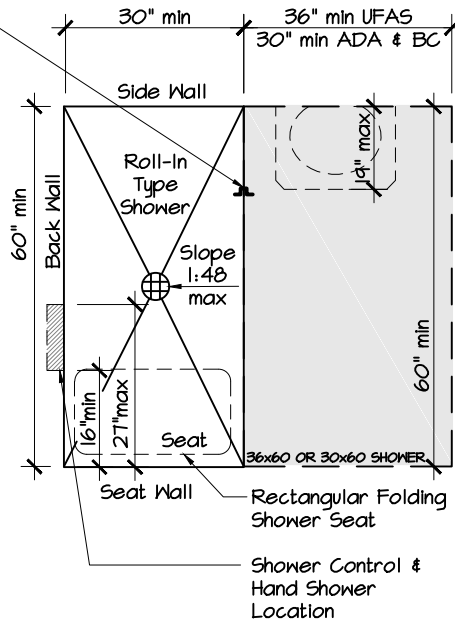


Elevation C (EC)
Shower Control & Handshower Location

Curb/Threshold

- A. No Curb/Threshold if shower area is used for turning space, DMC &/or CFS
 OR
 B. 1/2" high max, Curb shall be beveled with a slope no more than 1:2
 As per
 1. BC-Sec P102.9.2, ICC-Sec 608.6
 OR
 ICC-Sec 1003.11.2.5.2 & 608.6 for Type "A" Bathroom
 2. ADA-Sec 809.4 & 608.7

Roll-in shower shall not have more than 1:48 (2% max) pitch; & No level change (i.e. no threshold) between shower area & rest of the bathroom as shower area is used for 60" Dia turning space/"T" shaped turning space, &/or DMC &/or CFS.



36"x60" CFS OR 30"x60" CFS
UFAS ADA & "P"

Plan A (PA)

Standard Roll-in Type Shower

NOTE:

- If FHA Design Manual is used as a Safe Harbor then - 32"x60" Roll-In Type Shower shall be used in lieu of 30"x60". Also overall length of the Bathroom Types B-19, B-20, B-36a/b, 46 & 56 shall be increased by 2".

Size & Clear Floor Space

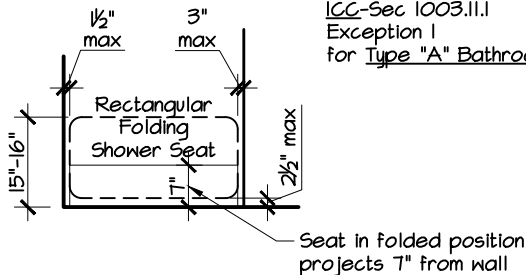
- A. 36"x60" min CFS for 30"x60" Roll-in Type Shower
 As per
 1. UFAS-Sec 4.34.5.5(1) Fig 35(b)
 OR
 B. 30"x60" min CFS or 30"x60" Roll-in Type Shower
 As per
 1. BC-Sec P102.9.2 ICC-Sec 608.2.2.2 Fig 608.2.2
 OR
 ICC-Sec 1003.11.2.5.2, 608.2.2.2 Fig 608.2.2 for Type "A" Bathroom
 2. ADA-Sec 809.4 & 608.2.2.1 Fig 608.2.2

Layout shall be permitted as shown
As per

1. BC-Sec P102.9.2 ICC-Sec 608.2.2.2 Exception Fig 608.2.2
 OR
 ICC-Sec 1003.11.2.5.2 & 608.6.2.2.2 Exception Fig 608.2.2 for Type "A" Bathroom
 2. UFAS-Sec 4.34.5.5(1) Fig 35(b)
 OR
 ADA-Sec 809.4 & 608.2.2.1 Exception Fig 608.2.2

Rectangular Folding Shower Seat
Size & Location

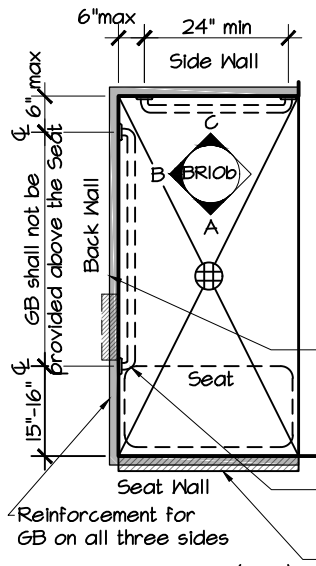
- As per
 1. BC-Sec P102.9.2.1 ICC-Sec 608.2.2.3, 610.3, 610.3.1 & 610.4
 OR
 ICC-Sec 1003.11.1, 608.2.1, 610.3, 610.3.1 & 610.4 for Type "A" Bathroom



Plan B (PB)
Roll-in Shower Seat
Size & Location

Seat Reinforcement

- Seat is not required to be installed where reinforcement for such seat is installed & located to permit future installation of the seat
 As per
 1. FHA-Requirement 6
 2. BC-Sec P102.9.2.1, Exception
 OR
 ICC-Sec 1003.11.1 Exception 1 for Type "A" Bathroom



Plan C (PC)
Standard Roll-in Type Shower

- GBs are not required to be installed where reinforcement for such GBs is installed & located to permit future installation of GBs
 As per
 1. FHA-Requirement 6
 2. BC-Sec P102.9.2.1 Exception
 OR
 ICC-Sec 1003.11.1 for Type "A" Bathroom
 3. UFAS-Sec 4.34.5.5(3)
 OR
 ADA-Sec 809.4 & 608.3 Exception 2

- Provide continuous reinforcement on all three sides of shower for GB
 As per
 1. UFAS-Sec 4.34.5.5(3) Fig 49(b)
 GB shall be provided beginning at the edge of the seat
 Reinforcement for Seat

NOTE:

- A. In Sec 504 M/I unit & Type "A" Bathroom hand shower shall be installed from "Day One"
- B. Only in Appendix "P" Bathroom Hand Shower can be provided by owner at the time a person with disability takes occupancy or within 10 days of the request
As per
 1. BC-Sec P102.9.2 Exception 2

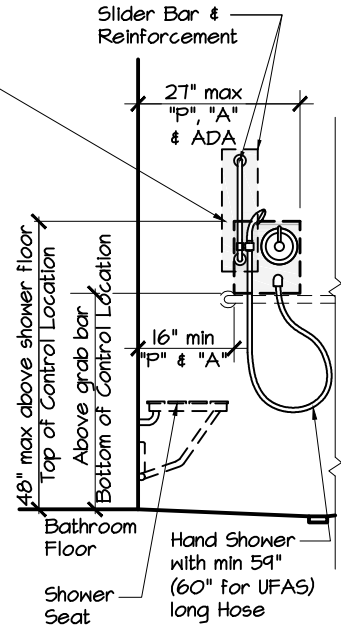
Shower Control & Hand Shower Location
As per

1. BC-Sec P102.9.2
ICC-Sec 608.4.2
Fig 608.4.2
- OR
- ICC-Sec 1003.11.2.5.2, 608.4.2
Fig 608.4.2 for Type "A" Bathroom
2. ADA-Sec 809.4, 608.5.2

Hand Shower:

- A. Hand Shower with min 59" long hose & non-positive shut-off valve
As per
 1. BC-Sec P102.9.2
ICC-Sec 608.5
 - OR
 - ICC-Sec 1003.11.2.5.2 & 608.5 for Type "A" Bathroom

- B. Hand Shower with min 60" long hose & non-positive shut-off valve
As per
 1. UFAS-Sec 4.34.5.5(5)



**Elevation B (EB)
Shower Control &
Hand Shower Location**

**Back wall GB
Size & Location**
As per

1. BC-Sec P102.9.2.1,
ICC-Sec 609.4.1 & 608.3.2
Fig 608.3.2
- OR
- ICC-Sec 1003.11.2.5.2
609.4.1 & 608.3.2
Fig 608.3.2 for Type "A" Bathroom
2. ADA-Sec 809.4 & 608.3.2
Fig 608.3.2(b)

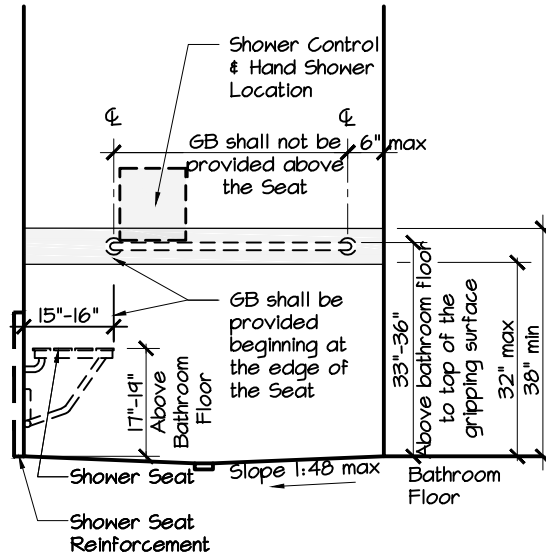
**Continuous GB
Reinforcement
Size & Location**
As per

1. FHA-Requirement 6
Fig 5
2. UFAS-Sec 4.34.5.5(3)
Fig 49(b)

Seat Height

The top of the Seat shall be 17"-19" above bathroom finish floor
As per

1. BC-Sec P102.9.2.1,
ICC-Sec 610.3
- OR
- ICC-Sec 1003.11.2.5.2
608.2.2.3 & 610.3 for Type "A" Bathroom



**Elevation B (EB)
GB & Seat Location;
& Reinforcement**

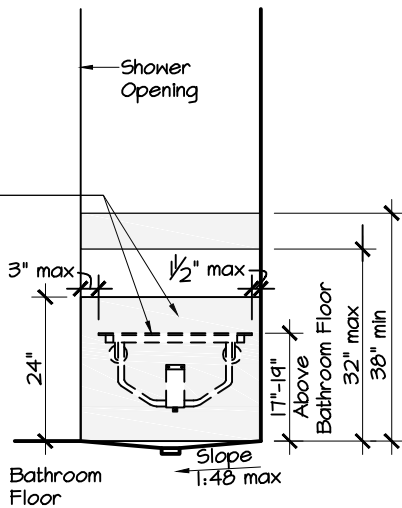
**Continuous GB
Reinforcement Size &
Location**
As per

1. FHA-Requirement 6
Fig 5
2. UFAS-Sec 4.34.5.5(3)
Fig 49(b)

**Wall mount Rectangular
Folding Shower Seat &
Reinforcement**

The reinforcing is located on the wall opposite the controls and must run the full width of the stall, starting at the floor, to a min height of 24 inches.

- As per
1. FHA Design Manual -Requirement 6
Page 6.13
 - The seat Reinforcement shall also be Coordinated with Manufacturers recommendations



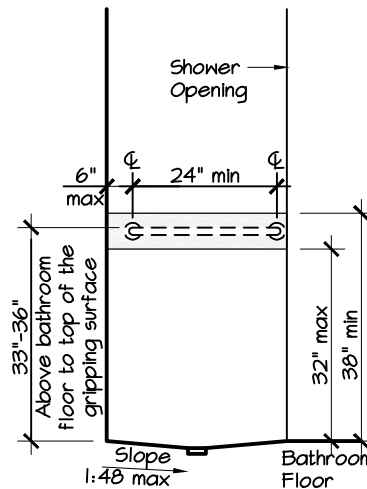
**Elevation A (EA)
GB & Seat Reinforcement
& Seat Location**

**Side wall GB
Size & Location**
As per

1. BC-Sec P102.9.2.1,
ICC-Sec 609.4.1, 608.3.2
Fig 608.3.2
- OR
- ICC-Sec 1003.11.2.5.2,
609.4.1, 608.3.2
Fig 608.3.2 for Type "A" Bathroom
2. ADA-Sec 809.4, 608.3.2
Fig 608.3.2(b)

**Continuous GB
Reinforcement
Size & Location**
As per

1. FHA-Requirement 6
Fig 5
2. UFAS-Sec 4.34.5.5(3)
Fig 49(b)



**Elevation C (EC)
GB & Reinforcement
Location**

Curb/Threshold

A. No Curb/Threshold If shower area is used for turning space, DMC &/or CFS

OR

B. 1/2" high max, Curb shall be beveled with a slope no more than 1:2

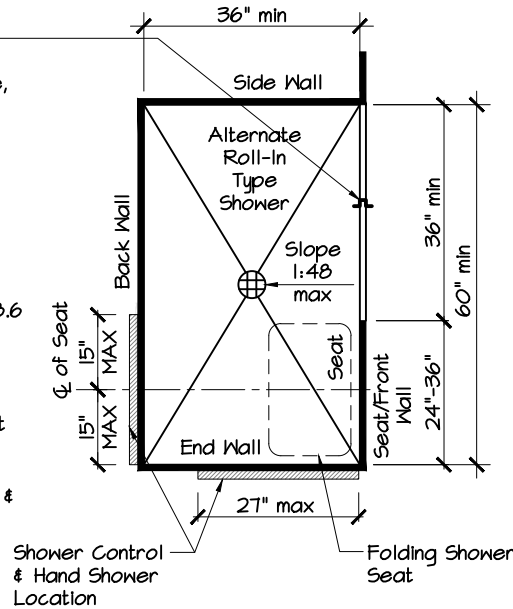
As per

1. BC-Sec P102.9.2, ICC-Sec 608.6

OR

1. ICC-Sec 1003.11.2.5.2 & 608.6 for Type "A" Bathroom
2. ADA-Sec 809.4 & 608.7

Alternate Roll-in shower shall not have more than 1:48 (2% max) pitch; & no level change (i.e. no threshold) between shower area & rest of the bathroom as shower area is used for 60" Dia turning space/'T' shaped turning space, &/or DMC &/or CFS.



Size & Clearance

36"x 60" min Compartment Size & 36" min wide Entry for Alternate Roll-in Type Shower As Per

1. BC-Sec P102.9.2, ICC-Sec 608.2.3.1, Fig 608.2.3

OR

1. ICC-Sec 1003.11.2.5.2 & 608.2.3.1, Fig 608.2.3 for Type "A" Bathroom
2. ADA-Sec 809.4 & 608.2.3, Fig 608.2.3

36" min wide Entry

Plan A (PA)

Folding Shower Seat Size & Location

As per

1. BC-Sec P102.9.2.1, ICC-Sec 608.2.3.2, 610.3.1 & 610.4

OR

1. ICC-Sec 1003.11.2.5.2, 608.2.3.2, 610.3.1 & 610.4 for Type "A" Bathroom

Seat Reinforcement

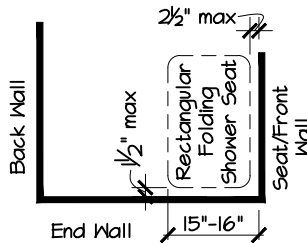
Seat is not required to be installed where reinforcement for such seat is installed & located to permit future installation of the seat

As per

1. FHA-Requirement 6
2. BC-Sec P102.9.2.1, Exception

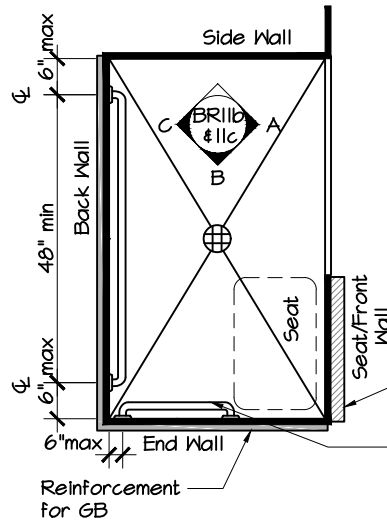
OR

1. ICC-Sec 1003.11.1 for Type "A" Bathroom



Plan B (PB)

Alternate Roll-in Shower Seat Size & Location



Plan C (PC)
Alternate Roll-in Type Shower

GBs are not required to be installed where reinforcement for such grab bars is installed & located to permit future installation of grab bars As per

1. FHA-Requirement 6
2. BC-Sec P102.9.2.1, Exception

OR

1. ICC-Sec 1003.11.1 for Type "A" Bathroom
3. UFAS-Sec 4.34.5.5(3)

OR

1. ADA-Sec 809.4 & 608.3, Exception 2

Reinforcement for Seat

GB shall not be provided above the Seat As per

1. BC-Sec P102.9.2.1, ICC-Sec 608.3.3

OR

1. ICC-Sec 1003.11.2.5.2, 608.3.3 for Type "A" Bathroom
2. ADA-Sec 809.4 & 608.3.3

Side wall GB
Size & Location
As per

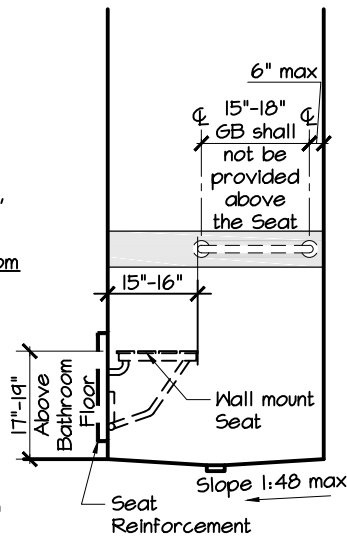
1. BC-Sec P102.9.2.1,
ICC-Sec 609.4.1,
608.3.3
Fig 608.3.3

OR

1. ICC-Sec 1003.11.2.5.2,
609.4.1, 608.3.3
Fig 608.3.3
for Type "A" Bathroom
2. ADA-Sec 809.4,
608.3.3
Fig 608.3.3

Continuous GB
Reinforcement
Size & Location
As per

1. FHA-Requirement 6
Fig 5
2. UFAS-Sec 4.34.5.5(3)
Fig 49(b)



Elevation B (EB)
GB & Seat Location;
& Reinforcement
on End Wall

Back wall GB
Size & Location
As per

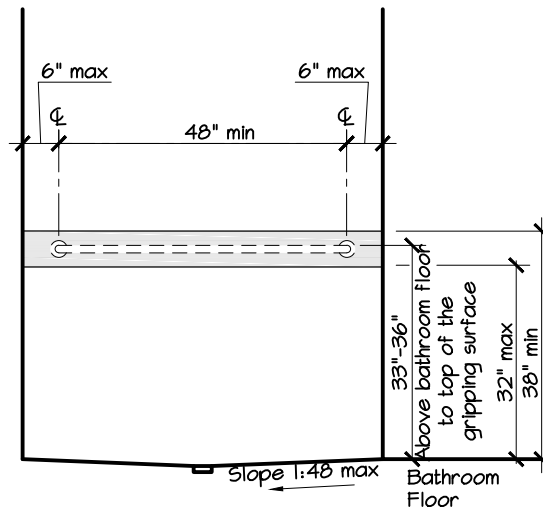
1. BC-Sec P102.9.2.1,
ICC-Sec 609.4.1 &
608.3.3
Fig 608.3.3

OR

1. ICC-Sec 1003.11.2.5.2,
609.4.1 & 608.3.3
Fig 608.3.3
for Type "A" Bathroom
2. ADA-Sec 809.4 &
608.3.3
Fig 608.3.3

Continuous GB
Reinforcement
Size & Location
As per

1. FHA-Requirement 6
Fig 5
2. UFAS-Sec 4.34.5.5(3)
Fig 49(b)



Elevation C (EC)
GB & Seat Location;
& Reinforcement,
on Back Wall

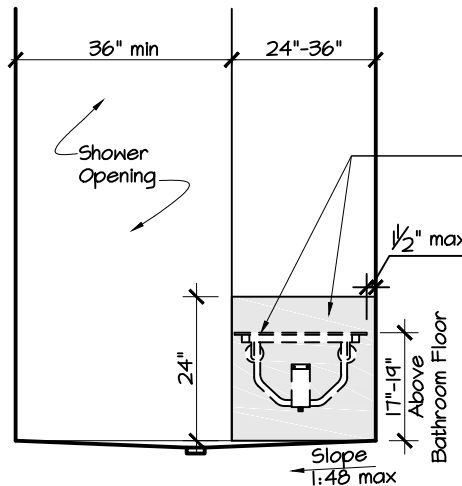
Seat Reinforcement

Seat is not required to be installed where reinforcement for such seat is installed & located to permit future installation of the seat
As per

1. FHA-Requirement 7(2)(b)(vii)
2. BC-Sec P102.9.2.1
Exception

OR

1. ICC-Sec 1003.11.1
for Type "A" Bathroom



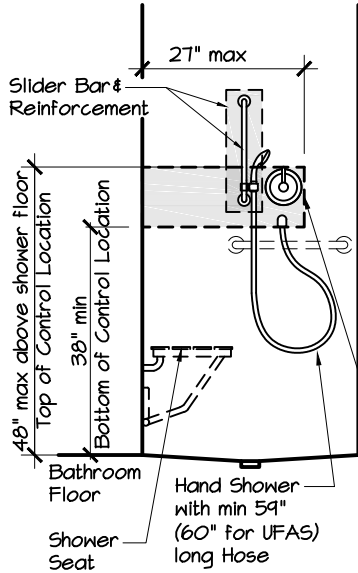
Wall mount Rectangular Folding Shower Seat & Reinforcement

- The seat Reinforcement shall also be coordinated with Manufacturers recommendations

Elevation A (EA)
Seat Reinforcement
& Seat Location
on Seat Wall

NOTE:

- A. In Sec 504 M/I unit & Type "A" Bathroom hand shower shall be installed from "Day One"
 - B. Only in Appendix "P" Bathroom Hand Shower can be provided by owner at the time a person with disability takes occupancy or within 10 days of the request
- As per
1. BC-Sec P102.9.2
Exception 2



Elevation B (EB)
Shower Control &
Hand Shower Location
on End Wall

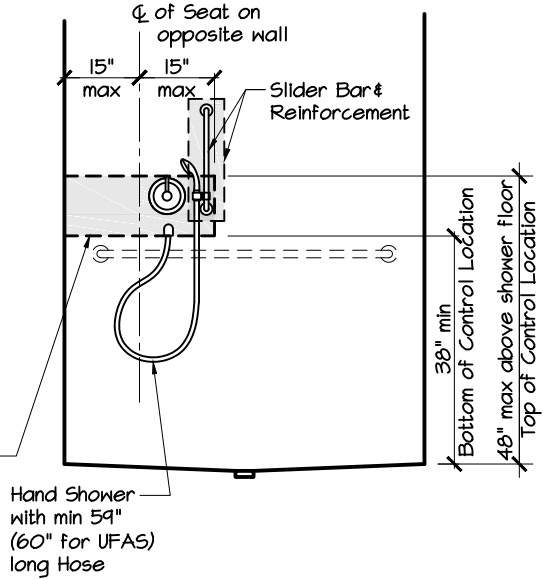
Hand Shower:

- A. Hand Shower with min 59" long hose & non-positive shut-off valve
- As per
1. BC-Sec P102.9.2
ICC-Sec 608.5
- OR
- ICC-Sec 1003.11.2.5.2 & 608.5
for Type "A" Bathroom
 - 2. ADA-Sec 809.4 & 608.6

- B. Hand Shower with min 60" long hose & non-positive shut-off valve
- As per
1. UFAS-Sec 4.34.5.5(5)

Shower Control & Hand Shower Location (It can be installed on either wall as shown)

- As per
1. BC-Sec P102.9.2
ICC-Sec 608.4.3
Fig 608.4.3(a) & (b)
- OR
- ICC-Sec 1003.11.2.5.2, 608.4.3
Fig 608.4.3(a) & (b)
for Type "A" Bathroom
 - 2. ADA-Sec 809.4, 608.5.3



Elevation C (EC)
Shower Control &
Hand Shower Location
on Back Wall

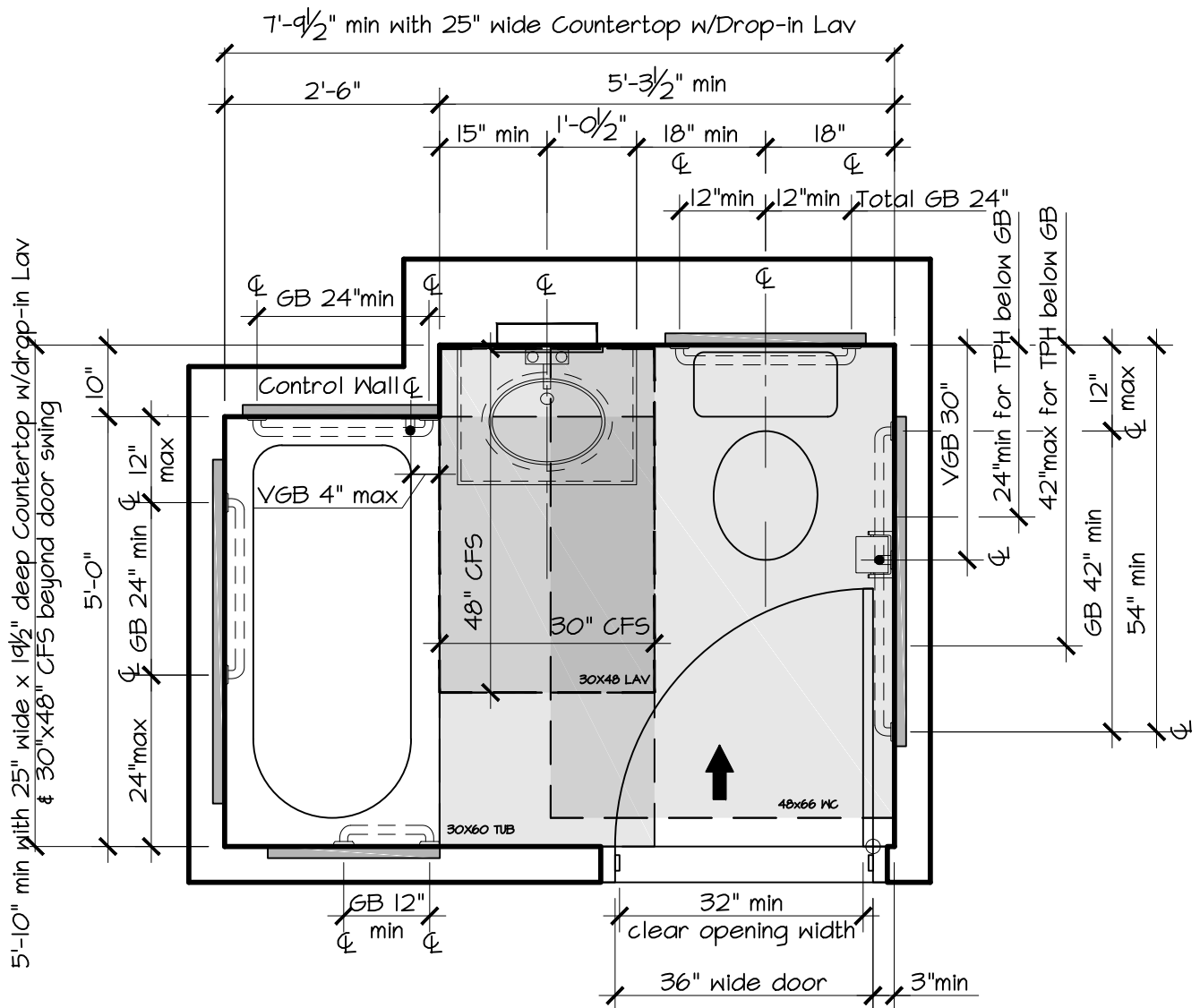
CHAPTER II

**DWELLING UNIT
BATHROOMS**

SECTION 2

LAYOUTS

LAYOUTS PER
FHA, BC-APPENDIX "P"



For this Layout Refer to:

BR-6a(PD), 7a(PA), 8a(PB)
BR-6b(PA), (EA)

BR-6d(PE), (EE)
BR-6e(IA)

BR-7b
BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures
GB & Reinforcement @ WC Rear Wall
& Flush Control
GB & Reinforcement @ WC Side Wall
TPH
Lav Vanity, Mirror Medicine Cab
GB & Reinforcement @ Tub,
Tub Control & Hand Shower

- When TPH is Surface Mounted, it shall be installed so as not to limit full 90 degree door swing

- DMC is required only outside of the bathroom.

COMPLIANCE

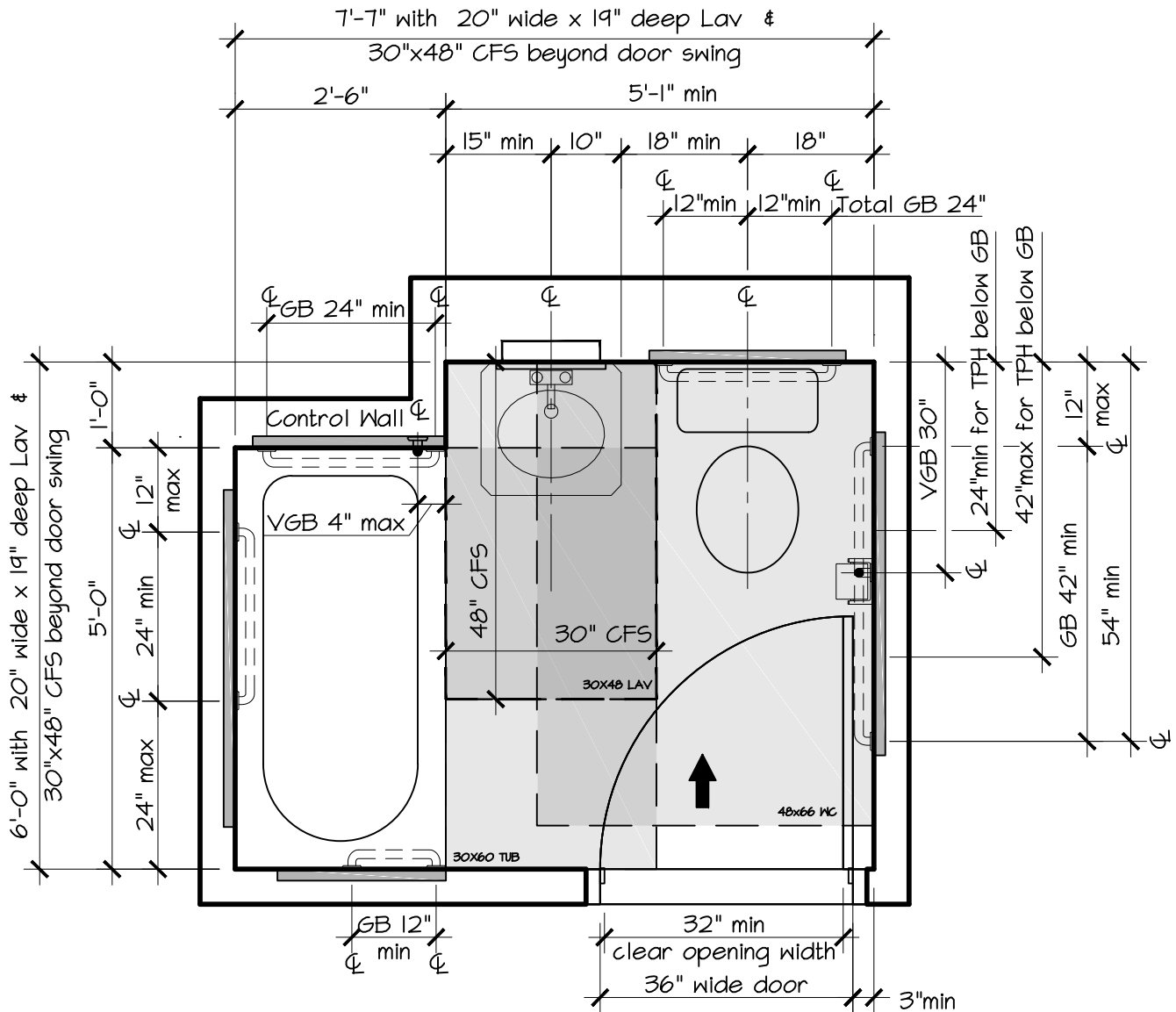
OVERALL DIMENSIONS

LAYOUT

FHA / BC-Appendix "P"

7'-9 1/2" x 5'-10"

B-1a



For this Layout Refer to:

BR-6a(PD), 7a(PB), 8a(PB)
BR-6b(PA), (EA)

BR-6d(PE), (EE)
BR-6e(IA)

BR-7b
BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures
GB & Reinforcement @ WC Rear Wall
& Flush Control
GB & Reinforcement @ WC Side Wall
TPH
Lav Vanity, Mirror Medicine Cab
GB & Reinforcement @ Tub,
Tub Control & Hand Shower

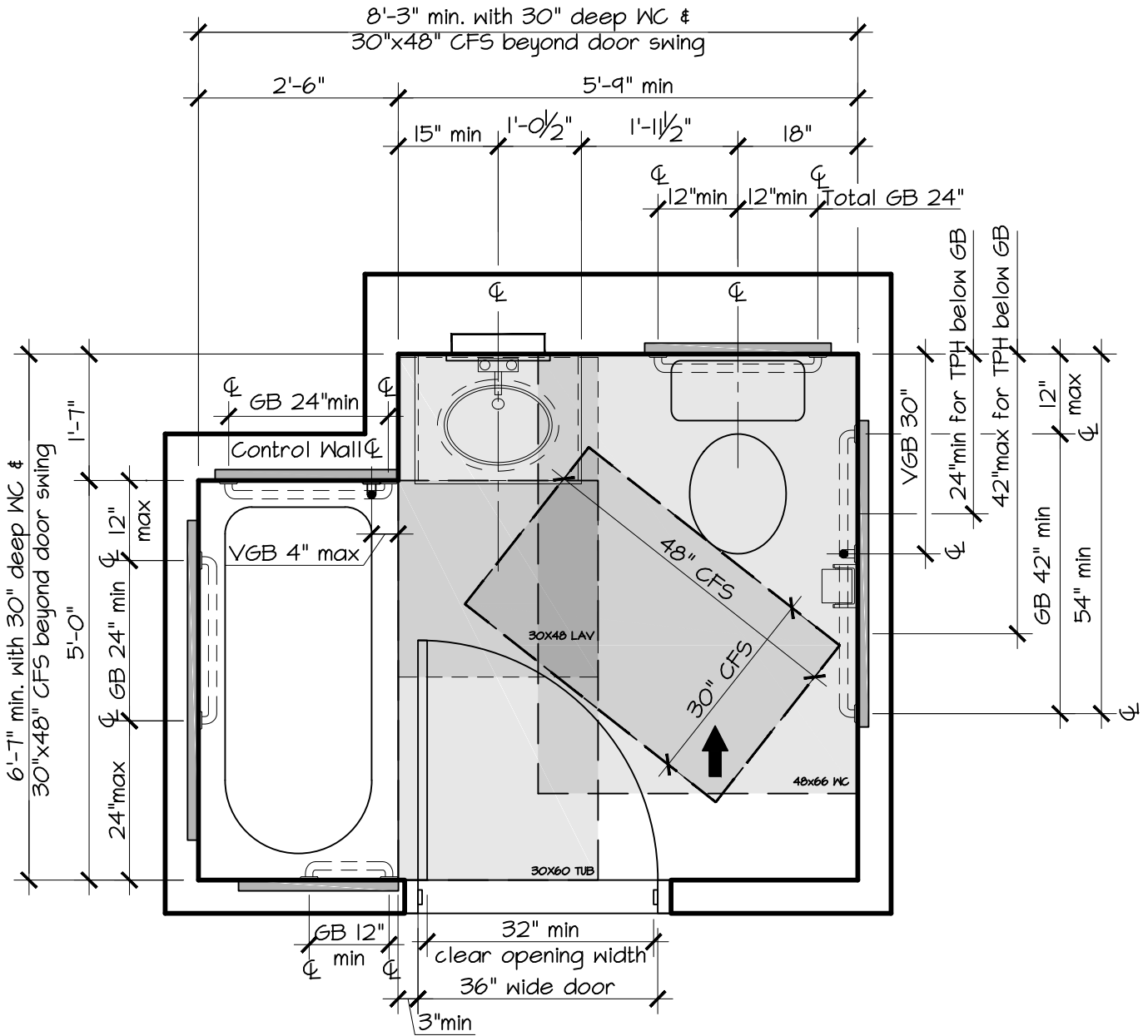
- When TPH is Surface Mounted, it shall be installed so as not to limit full 90 degree door swing

- DMC is required only outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

BR-6a(PD), 7a(PA), 8a(PB)
BR-6b(PA), (EA)

BR-6d(PE), (EE)

BR-6e(IA)

BR-7b

BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall
& Flush Control

GB & Reinforcement @ WC Side Wall
TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,
Tub Control & Hand Shower

- When TPH is Surface Mounted, it shall be installed so as not to limit full 90 degree door swing

- DMC is required only outside of the bathroom.

COMPLIANCE

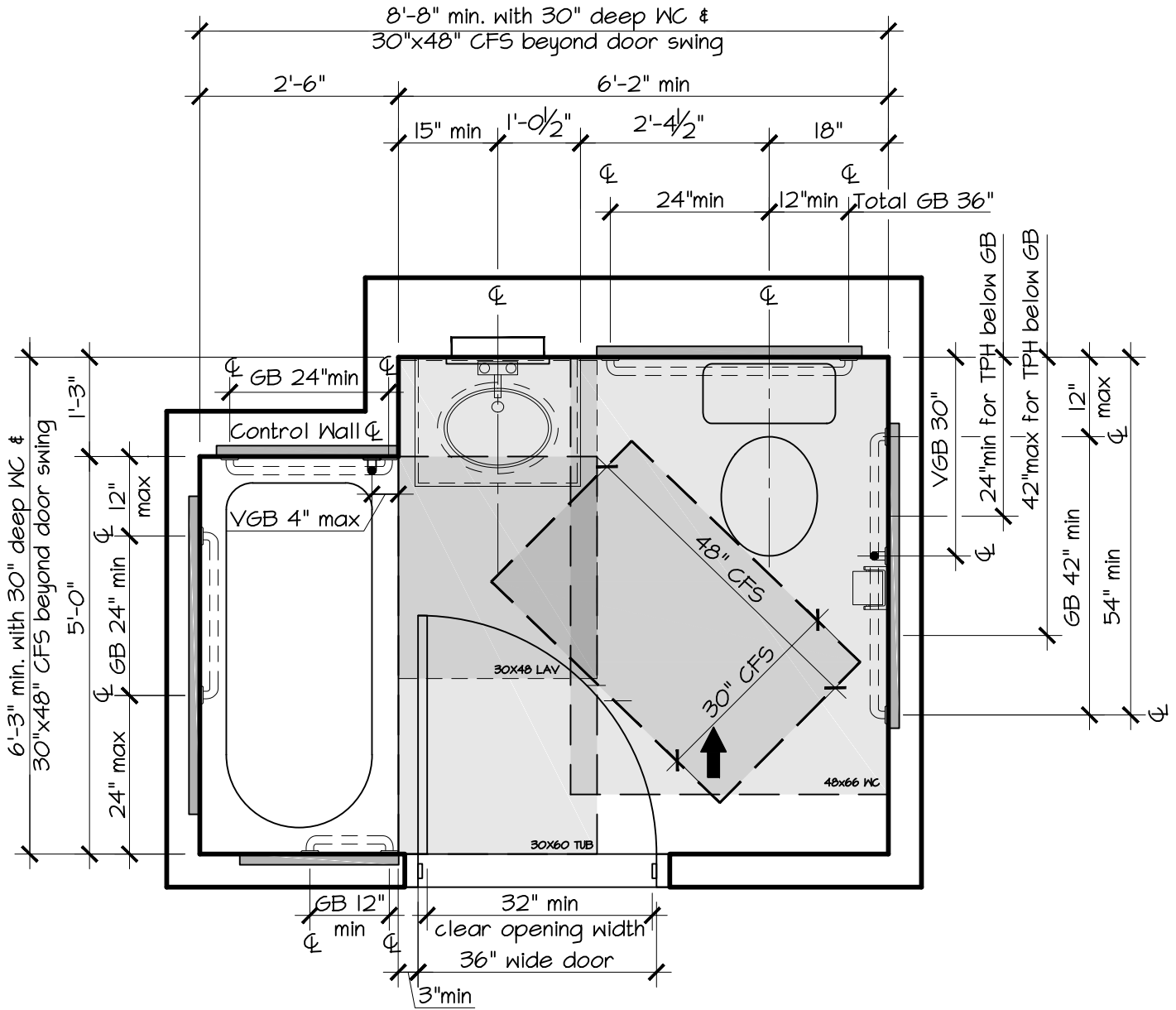
FHA / BC-Appendix "P"

OVERALL DIMENSIONS

8'-3" x 6'-7"

LAYOUT

B-2a



For this Layout Refer to:

BR-6a(PD), 7a(PA), 8a(PB)
BR-6b(PB), (EB)

BR-6d(PE), (EE)
BR-6e(IA)

BR-7b
BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures
GB & Reinforcement @ WC Rear Wall
& Flush Control
GB & Reinforcement @ WC Side Wall
TPH
Lav Vanity, Mirror Medicine Cab
GB & Reinforcement @ Tub,
Tub Control & Hand Shower

- When TPH is Surface Mounted, it shall be installed so as not to limit full 90 degree door swing
- DMC is required only outside of the bathroom

COMPLIANCE

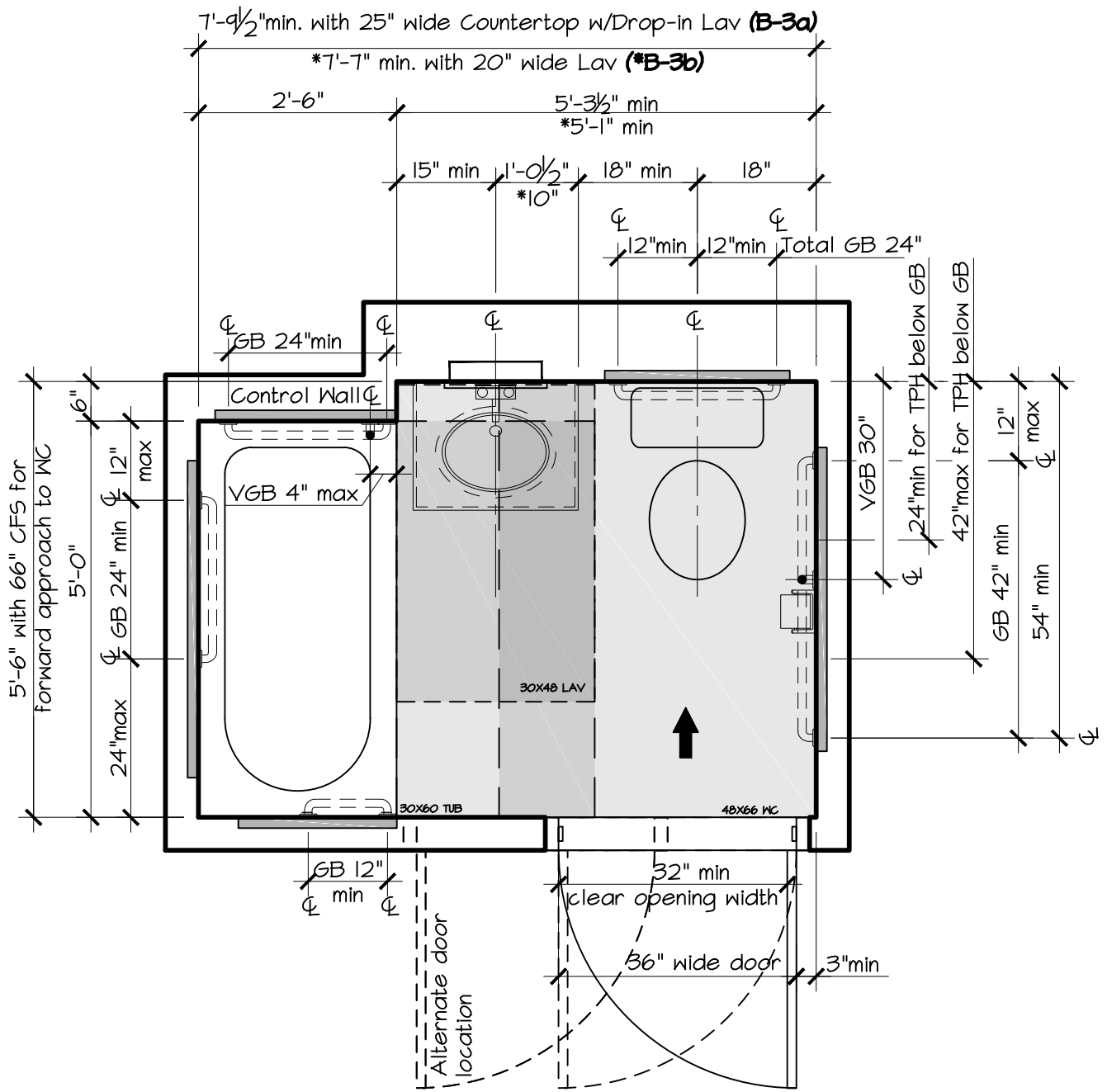
FHA / BC-Appendix "P"

OVERALL DIMENSIONS

8'-8" x 6'-3"

LAYOUT

B-2b



For this Layout Refer to:

BR-6a(PD), 7a(PA), (PB),
 8a(PB)

BR-6b(PA), (EA)

BR-6d(PE), (EE)

BR-6e(1A)

BR-7b

BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall
 & Flush Control

GB & Reinforcement @ WC Side Wall

TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,
 Tub Control & Hand Shower

• DMC is required only
 outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P"

OVERALL DIMENSIONS

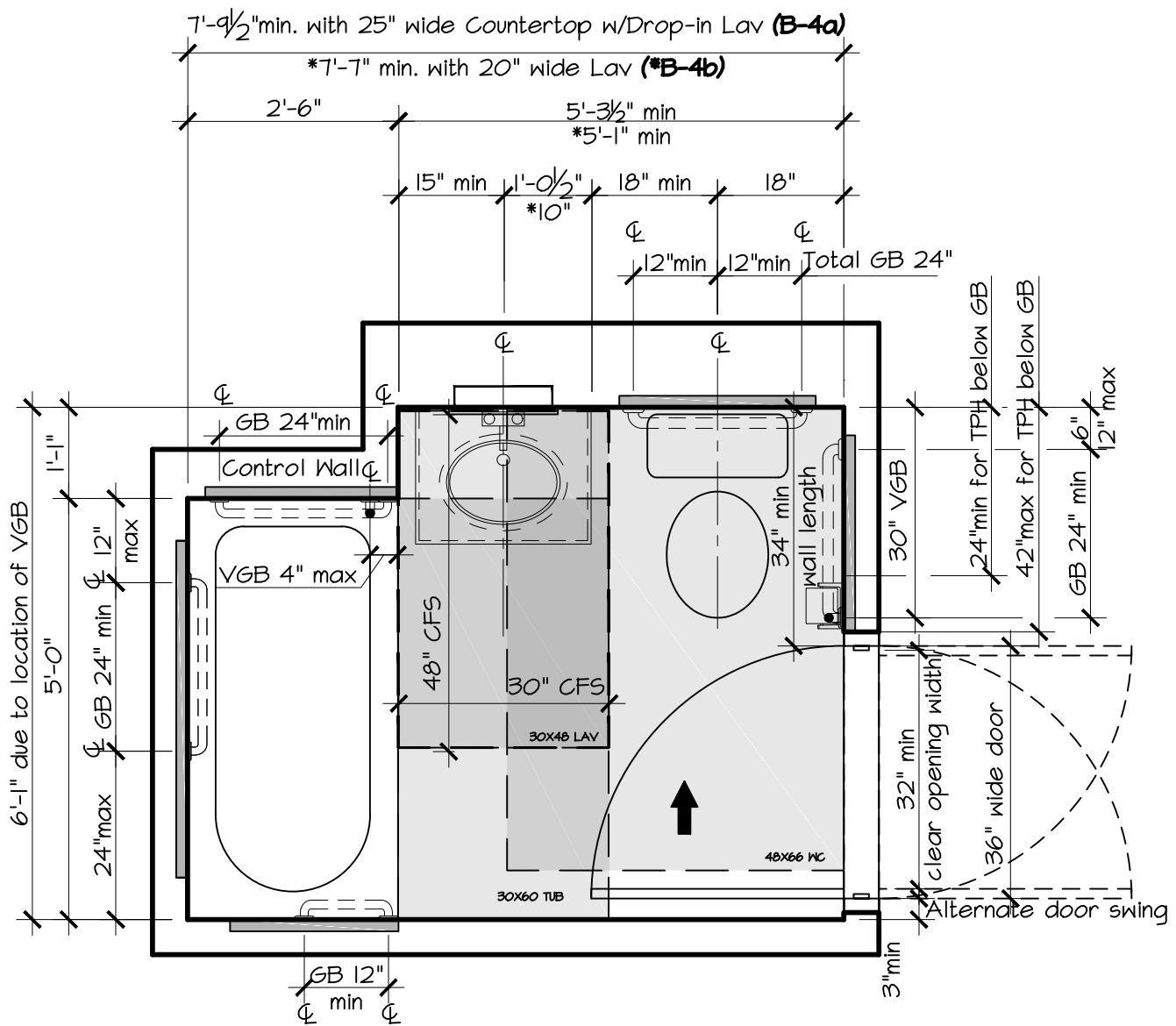
7'-9 1/2" x 5'-6"

7'-7" x 5'-6"

LAYOUT

B-3a

B-3b



For this Layout Refer to:

BR-6a(PD), 7a(PA), (PB),
8a(PB)

BR-6b(PA), (EA)

BR-6d(PD), (ED)

BR-6e(IA)

BR-7b

BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall
& Flush Control

GB & Reinforcement @ WC Side Wall
TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,
Tub Control & Hand Shower

• DMC is required only
outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P"

OVERALL DIMENSIONS

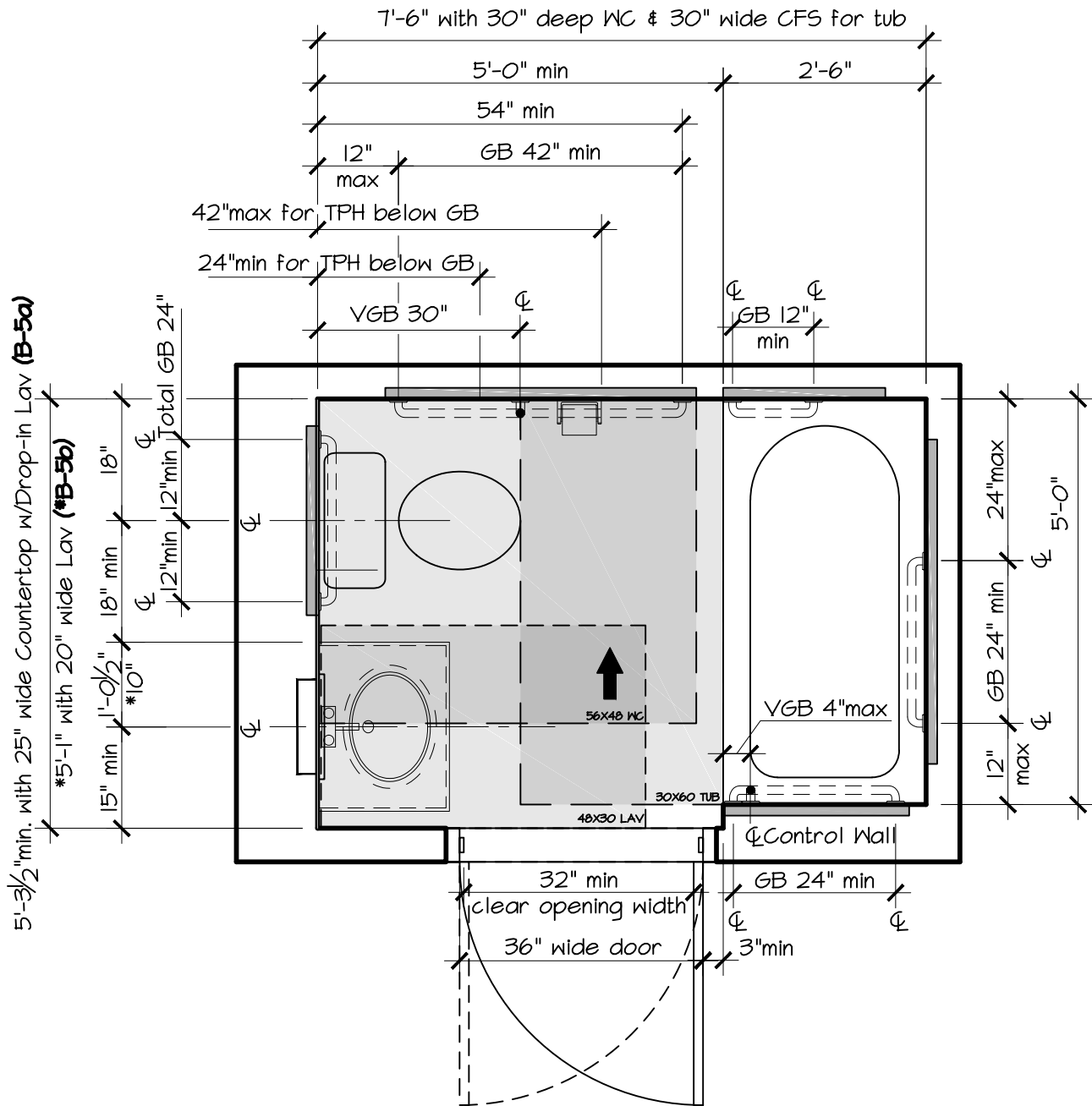
7'-9 1/2" x 6'-1"

7'-7" x 6'-1"

LAYOUT

B-4a

B-4b



For this Layout Refer to:

BR-6a(PD), 7a(PA), (PB),
8a(PB)

BR-6b(PA), (EA)

BR-6d(PE), (EE)

BR-6e(IA)

BR-7b

BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall
& Flush Control

GB & Reinforcement @ WC Side Wall
TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,
Tub Control & Hand Shower

• DMC is required only
outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P"

OVERALL DIMENSIONS

7'-6" x 5'-3 1/2"

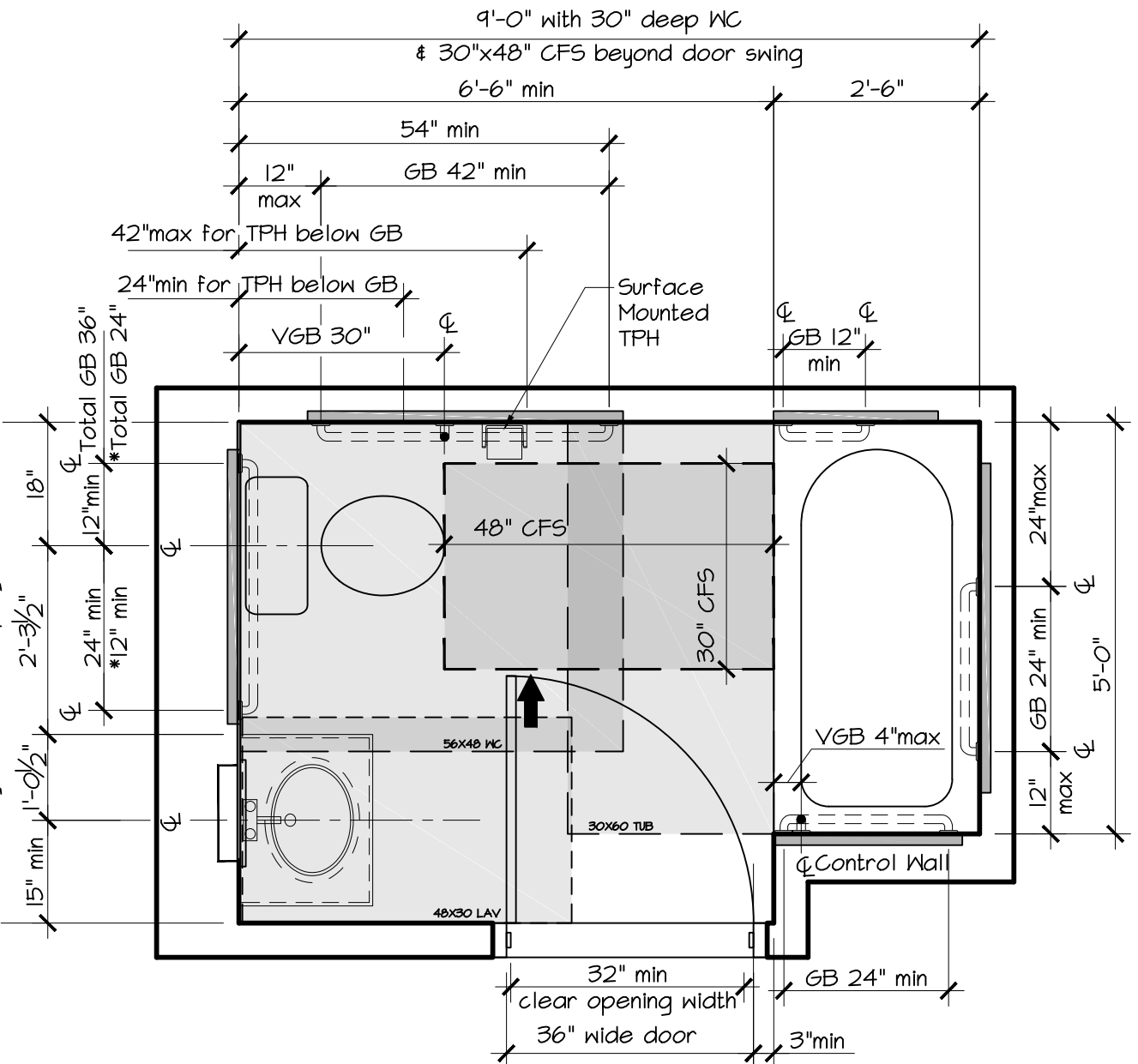
7'-6" x 5'-1"

LAYOUT

B-5a

B-5b

6'-1" with 30" CFS beyond 37" door projection & Surface Mounted TPH (B-6a)
 *5'-10" with 30" CFS beyond 37" door projection & GB Recessed TPH (*B-6b)



For this Layout Refer to:

BR-6a(PC), 7a(PA), 8a(PB)
 BR-6b(PB), (EB)

BR-6d(PE), (EE)
 BR-6e(IA)

BR-7b
 BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall & Flush Control
 GB & Reinforcement @ WC Side Wall
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Tub,
 Tub Control & Hand Shower

• DMC is required only outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P"

OVERALL DIMENSIONS

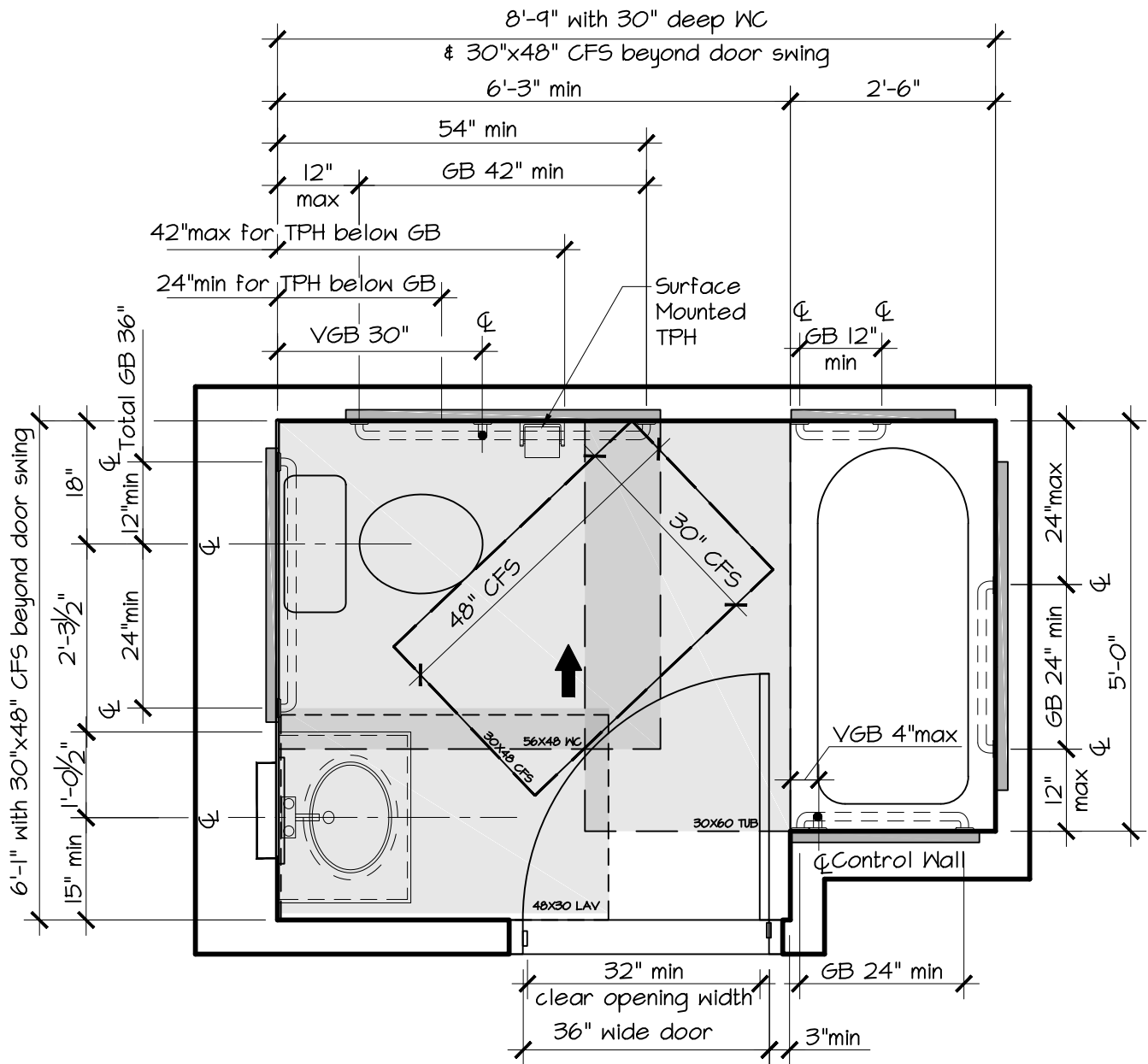
9'-0" x 6'-1"

9'-0" x 5'-10"

LAYOUT

B-6a

B-6b



• *5'-6" relates to other dimensions with *

For this Layout Refer to:

BR-6a(PC), 7a(PA), 8a(PB)
BR-6b(PB), (EB)

BR-6d(PE), (EE)
BR-6e(IA)

BR-7b
BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures
GB & Reinforcement @ WC Rear Wall
& Flush Control
GB & Reinforcement @ WC Side Wall
TPH
Lav Vanity, Mirror Medicine Cab
GB & Reinforcement @ Tub,
Tub Control & Hand Shower

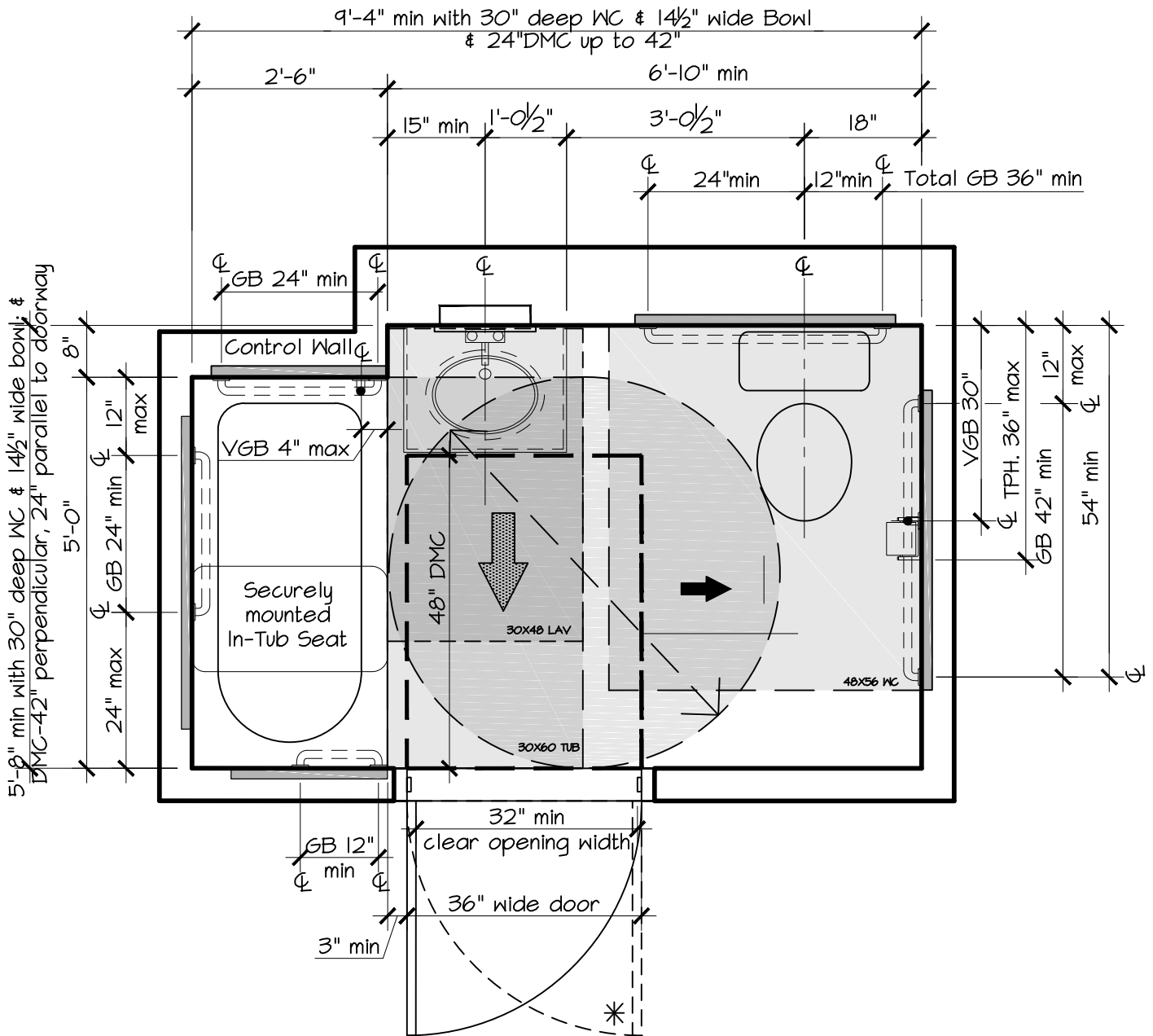
• DMC is required only
outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

LAYOUTS PER
**FHA, BC-APPENDIX "P"
& SECTION 504-UFAS**



For this Layout Refer to:

BR-6a(PC), 7a(PA), 8a(PB)
BR-6b(PB), (EB)
BR-6d(PE), (EE)

BR-6e(2A)
BR-7b
BR-8a(PC), 8b & 8c

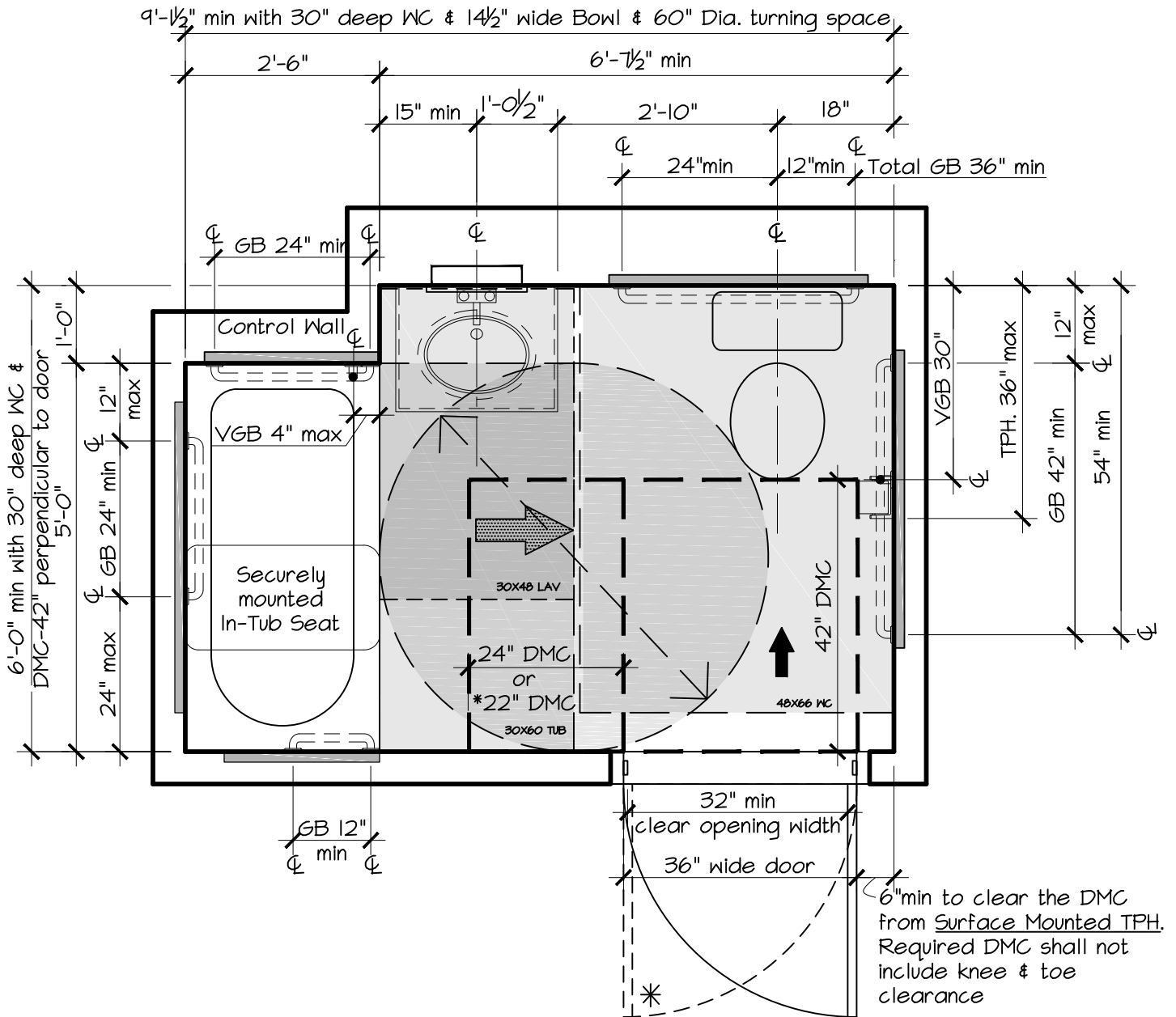
CFS @ Bathroom fixtures
GB & Reinforcement @ WC Rear Wall
GB & Reinforcement @ WC Side Wall
Toilet Seat Height & Flush Control
TPH
Lav Vanity, Mirror Medicine Cab
GB & Reinforcement @ Tub,
Tub Control & Hand Shower

• DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



•*22" DMC relates to the door shown with * in dotted line

For this Layout Refer to:

- BR-6a(PD), 7a(PA), 8a(PB)
- BR-6b(PB), (EB)
- BR-6d(PE), (EE)

- BR-6e(2A)
- BR-7b
- BR-8a(PC), 8b & 8c

- CFS @ Bathroom fixtures
- GB & Reinforcement @ WC Rear Wall
- GB & Reinforcement @ WC Side Wall
- Toilet Seat Height & Flush Control
- TPH
- Lav Vanity, Mirror Medicine Cab
- GB & Reinforcement @ Tub,
- Tub Control & Hand Shower

• DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

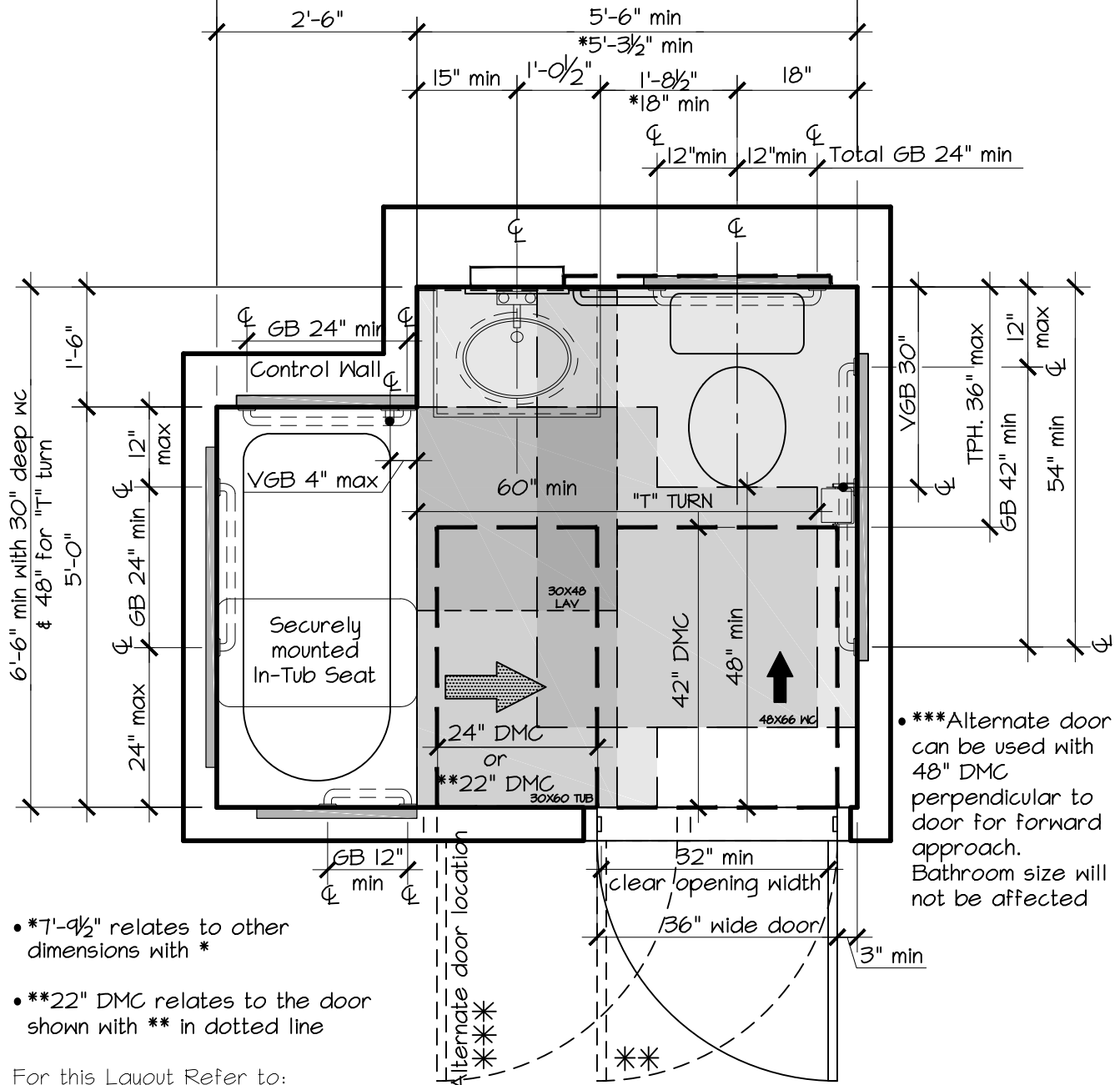
FHA / BC-Appendix "P"
/ Section 504 - UFAS

9'-9 1/2" x 6'-0"

B-12

8'-0" min with 60" for "T" turn & Surface Mounted TPH upto 30" wide Countertop w/Drop-in Lav. can be used (25" shown) (B-13a)

*7'-9 1/2" min with 60" for "T" turn & Recessed TPH with 25" wide Countertop w/Drop-in Lav. (**B-13b)



• *7'-9 1/2" relates to other dimensions with *

• **22" DMC relates to the door shown with ** in dotted line

For this Layout Refer to:

- BR-6a(PD), CFS @ Bathroom fixtures
- Ta(PA), 8a(PB)
- BR-6c GB & Reinforcement @ WC Rear Wall
- BR-6d(PE), (EE) GB & Reinforcement @ WC Side Wall
- BR-6e(2A) TPH Toilet Seat Height & Flush Control
- BR-7b Lav Vanity, Mirror Medicine Cab
- BR-8a(PC), 8b & 8c GB & Reinforcement @ Tub, Tub Control & Hand Shower

• The Surface Mounted TPH shall not overlap the 42" DMC of the door

• DMC is required both inside & outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P" / Section 504 - UFAS

OVERALL DIMENSIONS

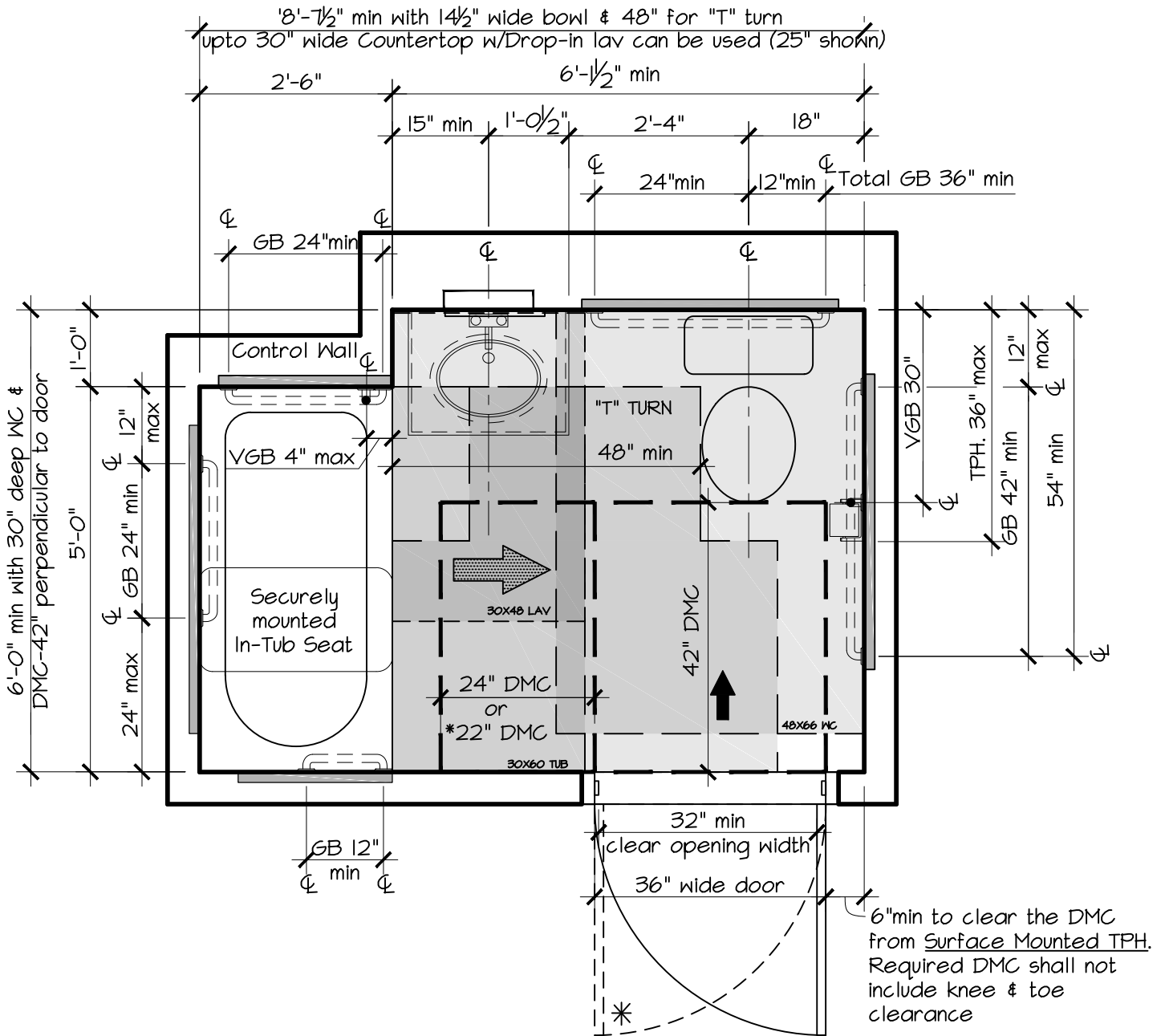
8'-0" x 6'-6"

7'-9 1/2" x 6'-6"

LAYOUT

B-13a

B-13b



- *22" DMC relates to the door shown with * in dotted line

For this Layout Refer to:

BR-6a(PD), 7a(PA), 8a(PB)
 BR-6b(PB), (EB)
 BR-6d(PE), (EE)

BR-6e(2A)

BR-7b

BR-8a(PC), 8b & 8c

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall

GB & Reinforcement @ WC Side Wall

Toilet Seat Height & Flush Control

TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,

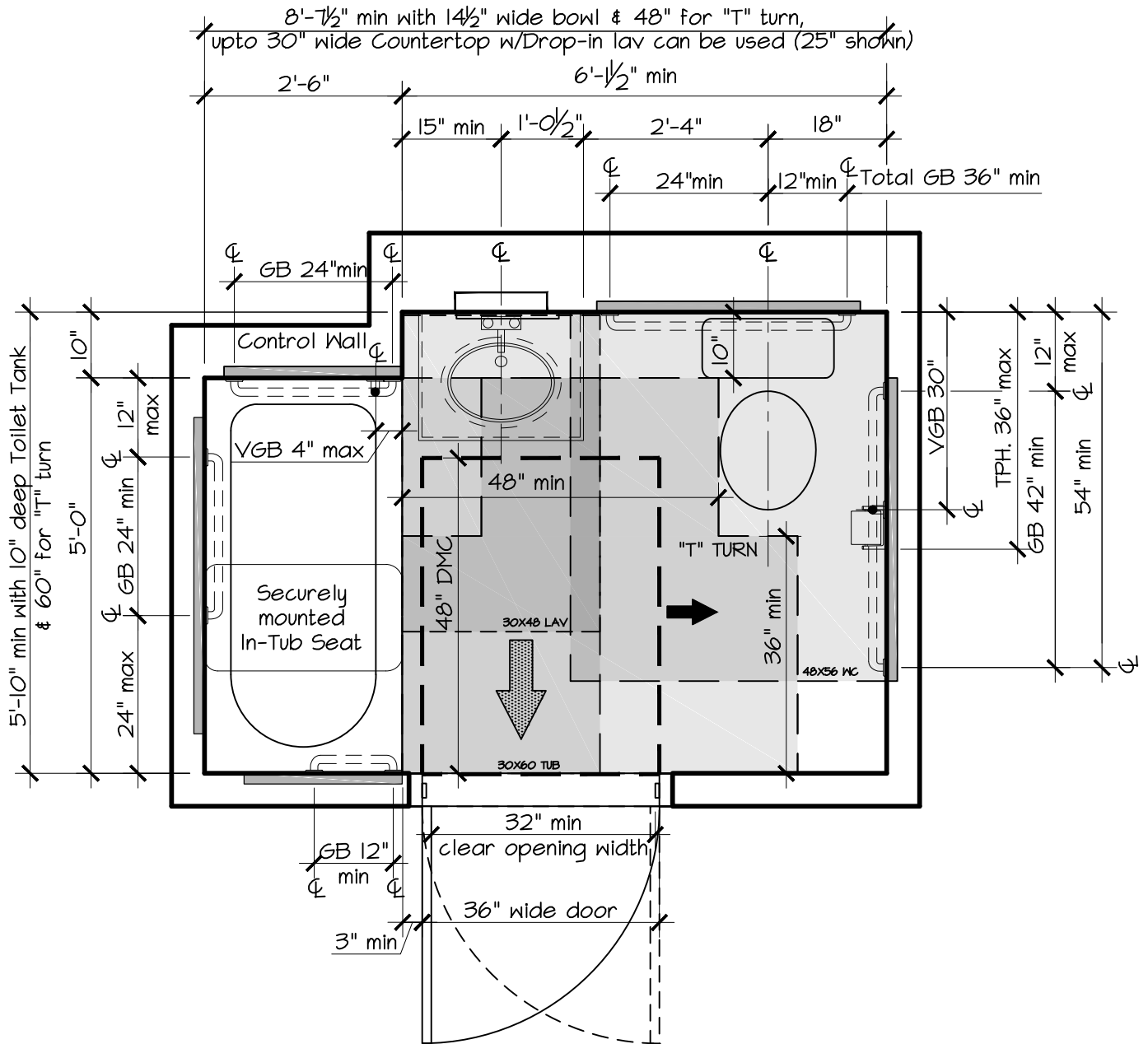
Tub Control & Hand Shower

- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

BR-6a(PC), 7a(PA), 8a(PB)
BR-6b(PB), (EB)
BR-6d(PE), (EE)

BR-6e(2A)
BR-7b
BR-8a(PC), 8b & 8c

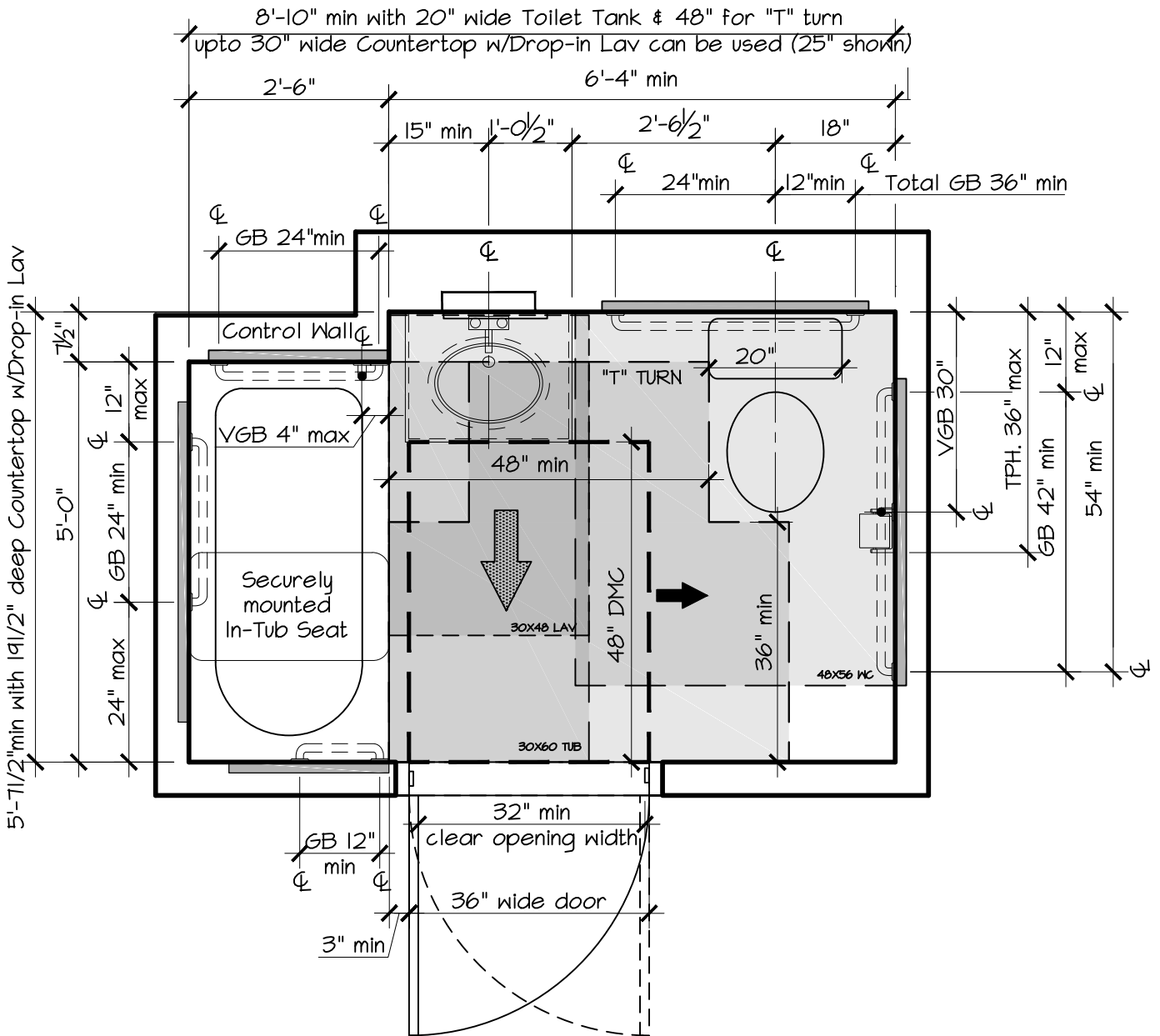
CFS @ Bathroom fixtures
GB & Reinforcement @ WC Rear Wall
GB & Reinforcement @ WC Side Wall
Toilet Seat Height & Flush Control
TPH
Lav Vanity, Mirror Medicine Cab
GB & Reinforcement @ Tub,
Tub Control & Hand Shower

• DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

BR-6a(PC), 7a(PA), 8a(PB)
 BR-6b(PB), (EB)
 BR-6d(PE), (EE)

BR-6e(2A)
 BR-7b
 BR-8a(PC), 8b & 8c

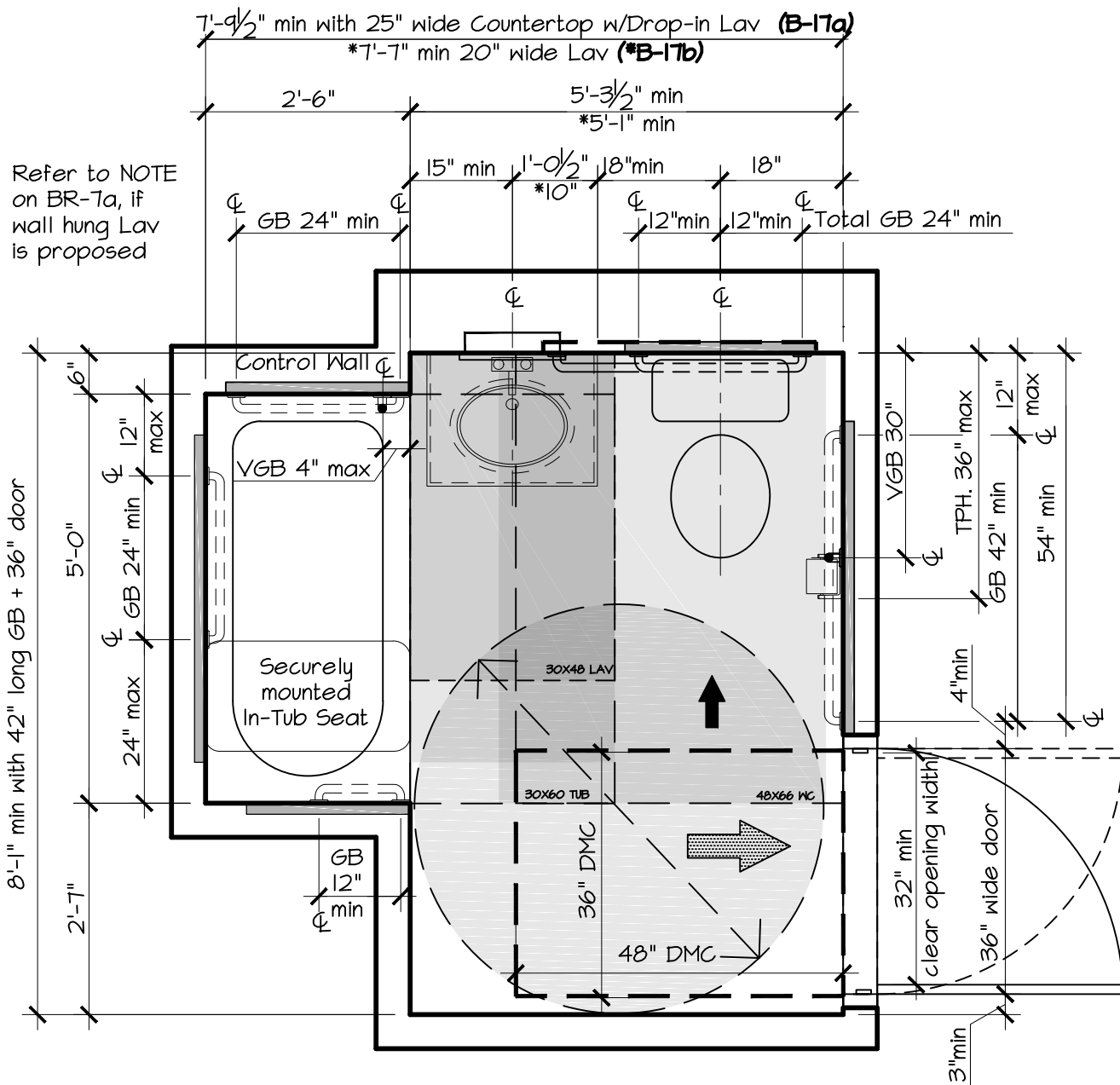
CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall
 GB & Reinforcement @ WC Side Wall
 Toilet Seat Height & Flush Control
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Tub,
 Tub Control & Hand Shower

• DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



Refer to NOTE on BR-7a, if wall hung Lav is proposed

• *7'-7" relates to other dimensions with *

For this Layout Refer to:

BR-6a(PD), 7a(PA) or (PB), CFS @ Bathroom fixtures

8a(PB)

BR-6c

BR-6d(PE), (EE)

BR-6e(2A)

BR-7b

BR-8a(PC), 8b & 8c

GB & Reinforcement @ WC Rear Wall

GB & Reinforcement @ WC Side Wall

Toilet Seat Height & Flush Control

TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,

Tub Control & Hand Shower

• DMC is required both inside & outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P" / Section 504 - UFAS

OVERALL DIMENSIONS

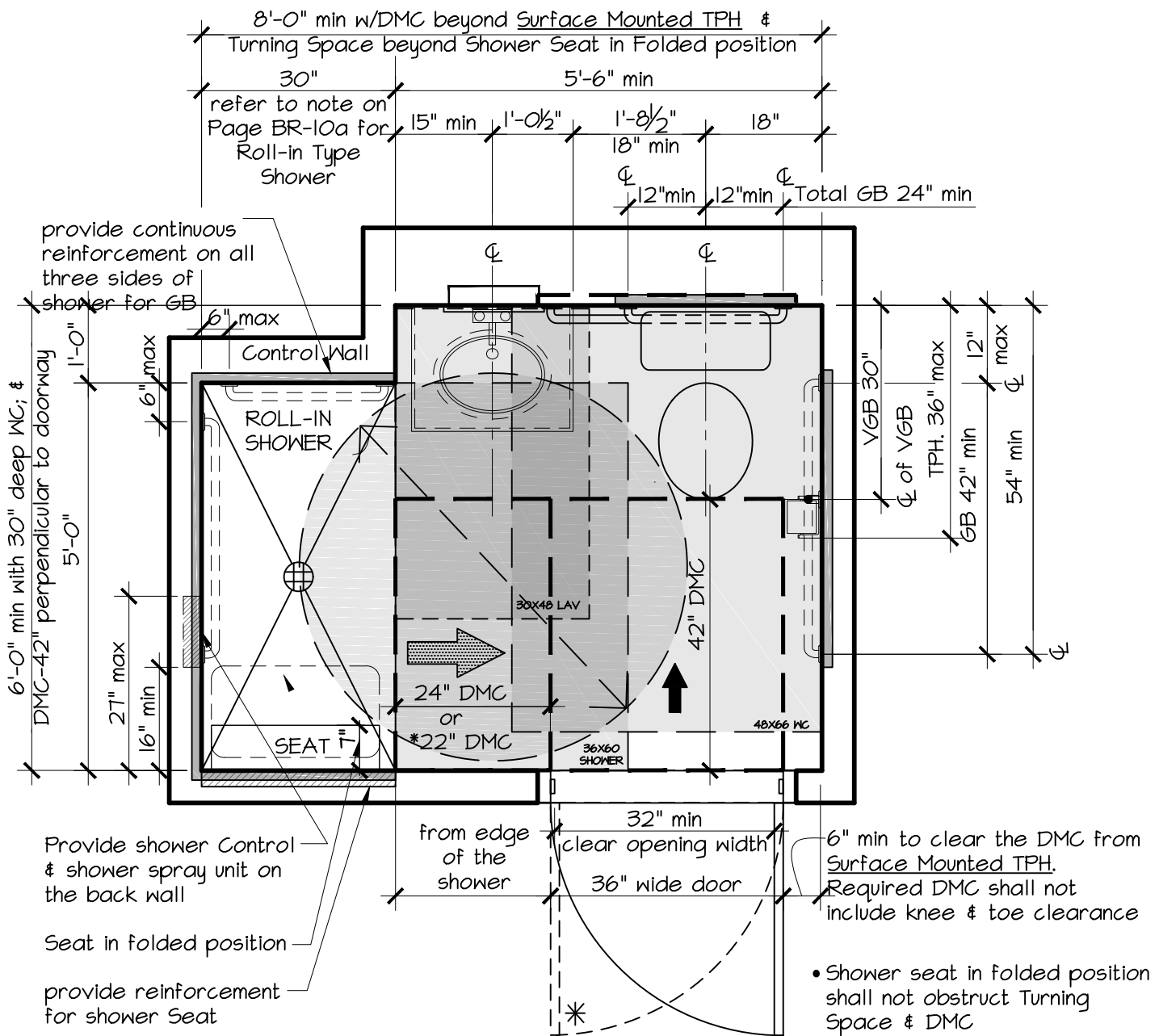
7'-9 1/2" x 8'-1"

7'-7" x 8'-1"

LAYOUT

B-17a

B-17b



• *22" DMC relates to the door shown with * in dotted line

For this Layout Refer to:
 BR-6a(PD), 7a(PA), 10a(PA)
 BR-6c
 BR-6d(PE), (EE)

BR-6e(2A)
 BR-7b
 BR-10a(PC), 10b

BR-10a(PC), 10b(EA), (EB)

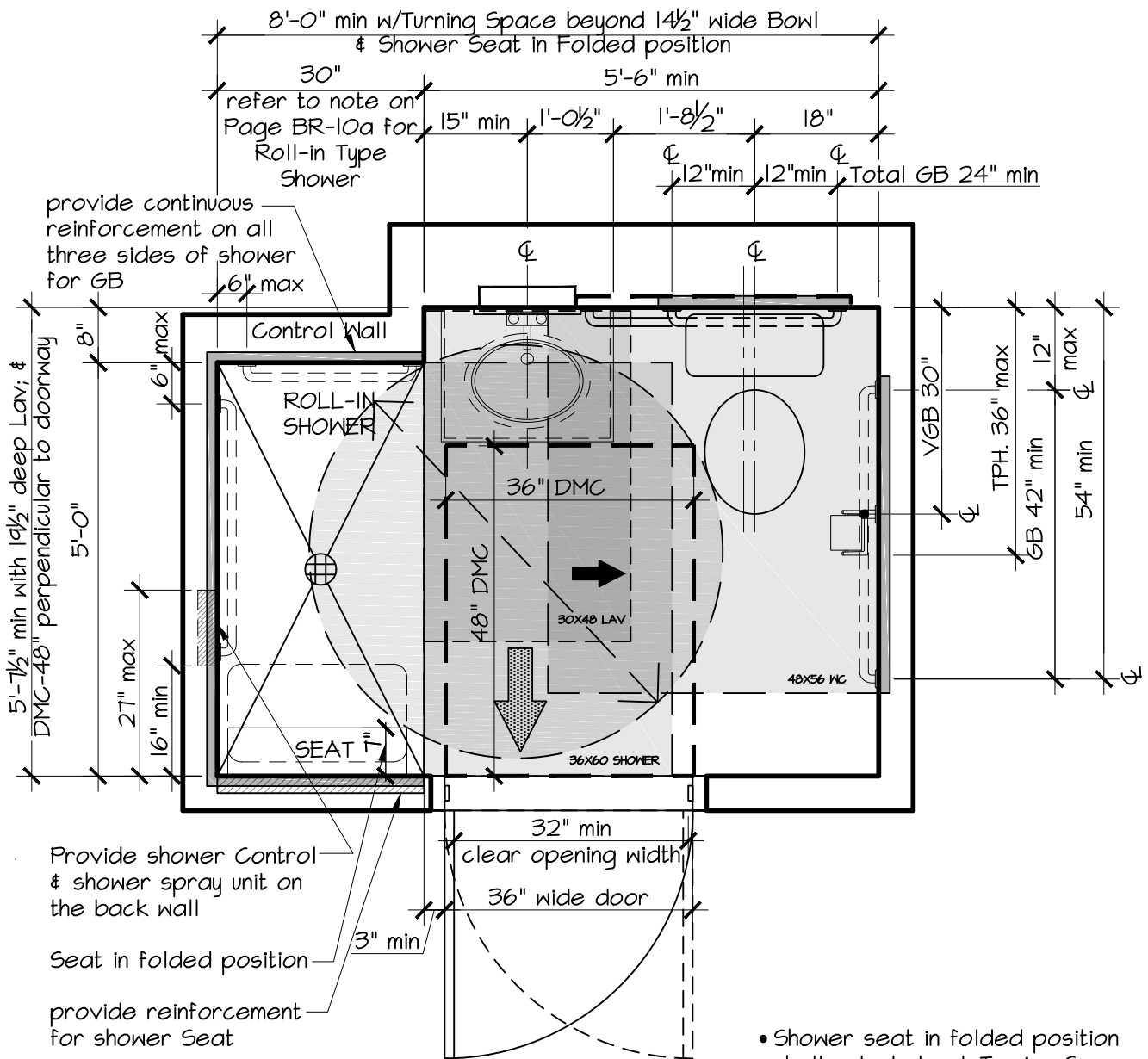
CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall
 GB & Reinforcement @ WC Side Wall
 Toilet Seat Height & Flush Control
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Roll-In Shower,
 Control & Hand Shower
 Seat @ Roll-in Shower

- Shower seat in folded position shall not obstruct Turning Space & DMC
- Roll-in shower shall not have more than 1:48 slope (2% max.) & no level change (i.e. no threshold) between shower area & rest of the bathroom as the shower area is used for 60" Dia turning space & DMC
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



Provide shower Control & shower spray unit on the back wall

Seat in folded position

provide reinforcement for shower Seat

- Shower seat in folded position shall not obstruct Turning Space
- Roll-in shower shall not have more than 1:48 slope (2% max.) & no level change (i.e. no threshold) between shower area & rest of the bathroom as the shower area is used for 60" Dia turning space
- DMC is required both inside & outside of the bathroom

For this Layout Refer to:

BR-6a(PC),	CFS @ Bathroom fixtures
7a(PA), 10a(PA)	
BR-6c	GB & Reinforcement @ WC Rear Wall
BR-6d(PE), (EE)	GB & Reinforcement @ WC Side Wall
	Toilet Seat Height & Flush Control
BR-6e(2A)	TPH
BR-7b	Lav Vanity, Mirror Medicine Cab
BR-10a(PC), 10b	GB & Reinforcement @ Roll-In Shower, Control & Hand Shower
	Seat @ Roll-in Shower
BR-10a(PC), 10b(EA), (EB)	

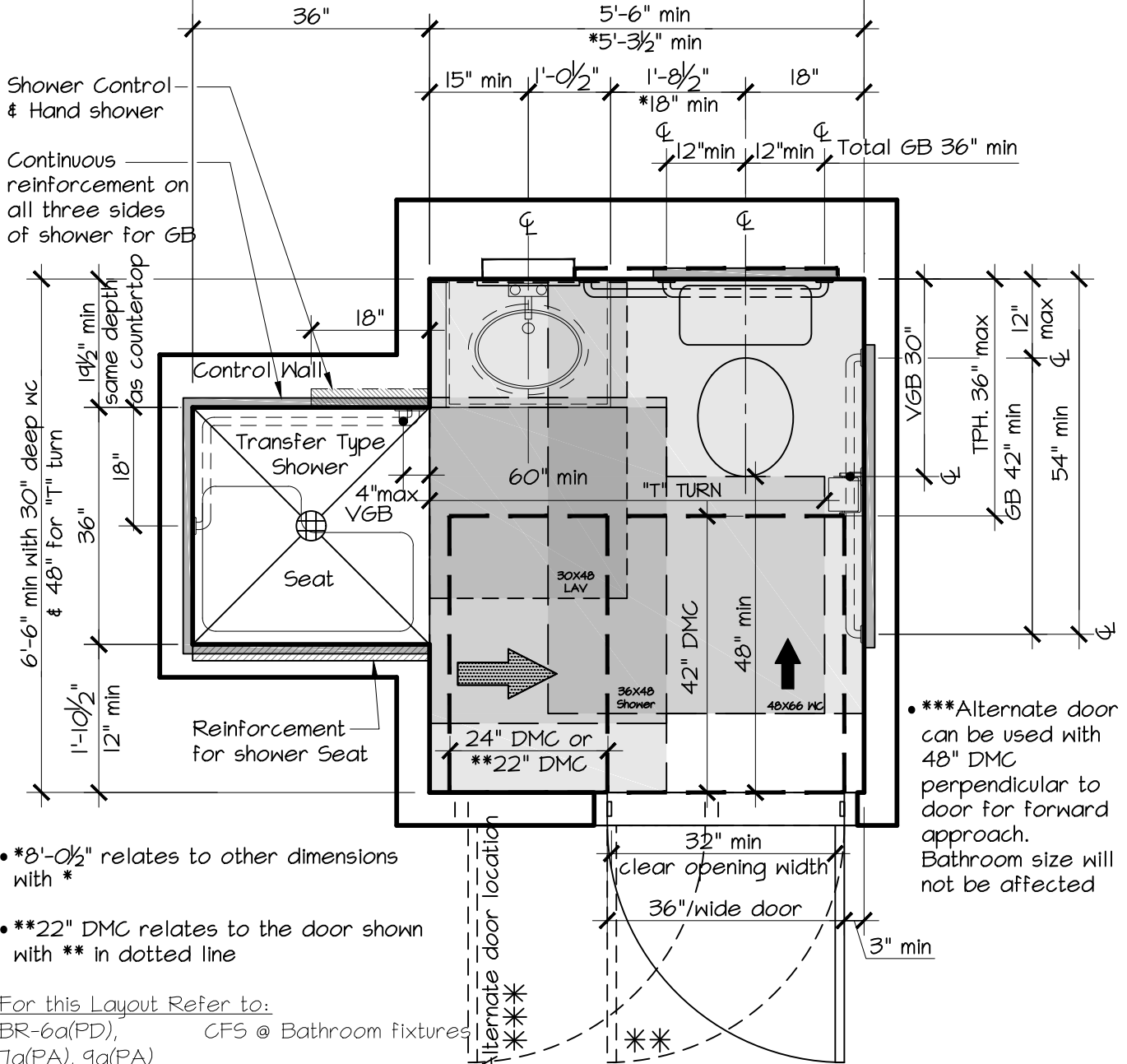
COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

8'-6" min with 60" for "T" turn & Surface Mounted TPH upto 30" wide Countertop w/Drop-in Lav. can be used (25" shown) (B-20a)

*8'-3 1/2" min with 60" for "T" turn & Recessed TPH with 25" wide Countertop w/Drop-in Lav. (*B-20b)



- *8'-0 1/2" relates to other dimensions with *
- **22" DMC relates to the door shown with ** in dotted line

• ***Alternate door can be used with 48" DMC perpendicular to door for forward approach. Bathroom size will not be affected

- For this Layout Refer to:
- BR-6a(PD), CFS @ Bathroom fixtures
 - 7a(PA), 9a(PA)
 - BR-6c GB & Reinforcement @ WC Rear Wall
 - BR-6d(PE), (EE) GB & Reinforcement @ WC Side Wall
 - BR-6e(2A) Toilet Seat Height & Flush Control
 - BR-7b Lav Vanity, Mirror Medicine Cab
 - BR-9a(PD), 9b GB & Reinforcement @ Transfer-Type Shower, Control & Hand Shower
 - BR-9a(PD), 9b Seat @ Transfer-Type Shower
 - BR-9a(PD), 9b(EA), (EB)

- Location of the Surface Mounted TPH shall not overlap the 42" DMC of the door
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

FHA / BC-Appendix "P" / Section 504 - UFAS

8'-6" x 6'-6"

B-20a

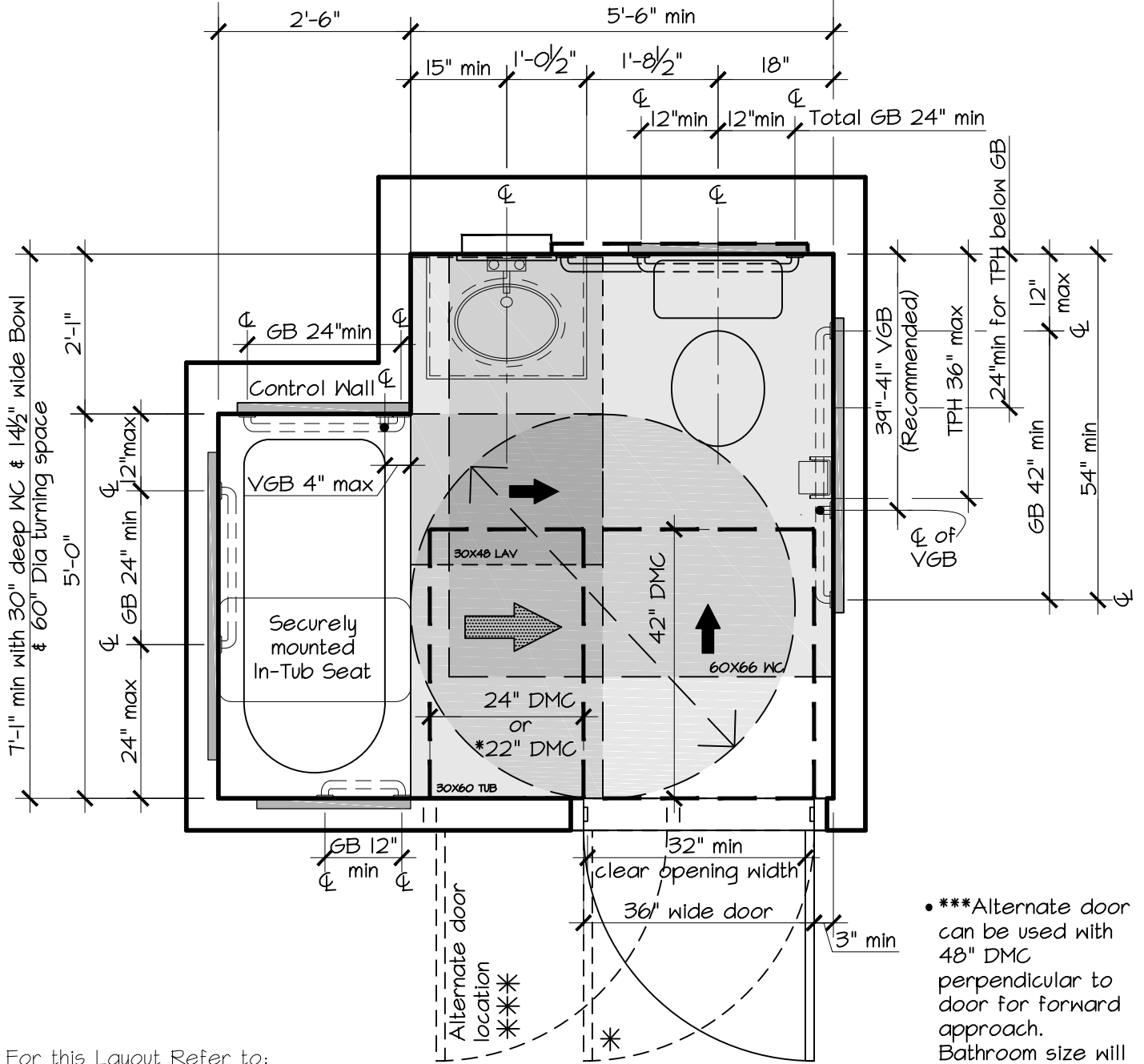
8'-3 1/2" x 6'-6"

B-20b

LAYOUTS PER

**BC-SEC. 1107.2.2 EXCEPTION 1,
FHA & SECTION 504-UFAS**

8'-0" min with 30" deep WC, 14½" wide Bowl & 60" Dia turning space
upto 30" wide Countertop w/Drop-in Lav can be used (25" shown)



For this Layout Refer to:

BR-6a(PA), 7a(PA), 8a(PA)

BR-6c

BR-6d(PE), (EE)

BR-6e(2A)

BR-7b

BR-8a(PC), 8b & 8c

BR-8a(PC), 8b(EB)

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall

GB & Reinforcement @ WC Side Wall

Toilet Seat Height & Flush Control

TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,

Tub Control & Hand Shower

In-Tub Seat

- Lav cannot overlap the required CFS of the tub

- DMC is required both inside & outside of the bathroom

- ***Alternate door can be used with 48" DMC perpendicular to door for forward approach. Bathroom size will not be affected

COMPLIANCE

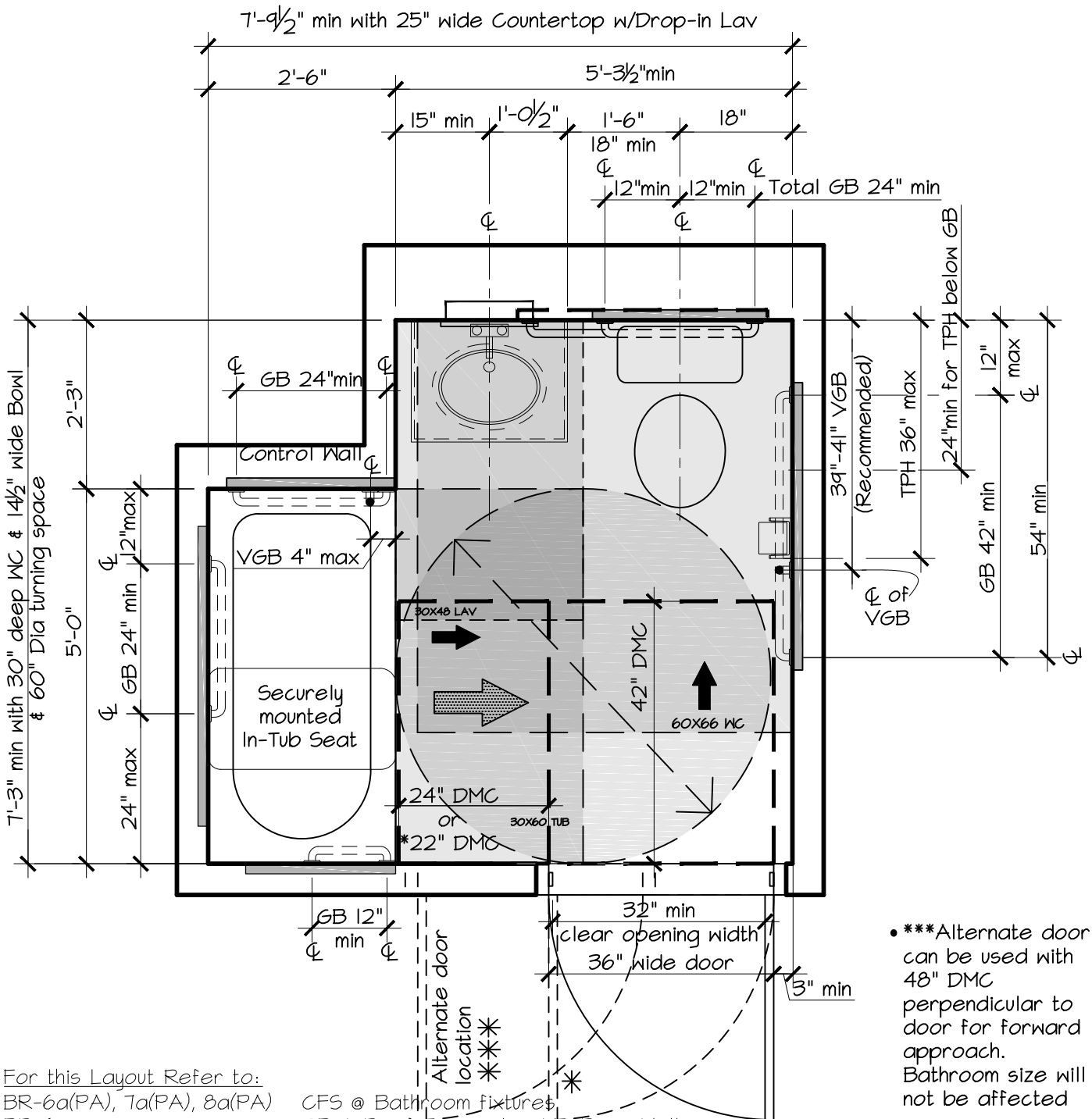
BC-Sec. 1107.2.2 Exception 1
/ FHA / Section 504 - UFAS

OVERALL DIMENSIONS

8'-0" x 7'-1"

LAYOUT

B-31a



For this Layout Refer to:
 BR-6a(PA), 7a(PA), 8a(PA)
 BR-6c
 BR-6d(PE), (EE)

BR-6e(2A)
 BR-7b
 BR-8a(PC), 8b & 8c
 BR-8a(PC), 8b(EB)

CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall
 GB & Reinforcement @ WC Side Wall
 Toilet Seat Height & Flush Control
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Tub,
 Tub Control & Hand Shower
 In-Tub Seat

- Lav cannot overlap the required CFS of the tub
- DMC is required both inside & outside of the bathroom

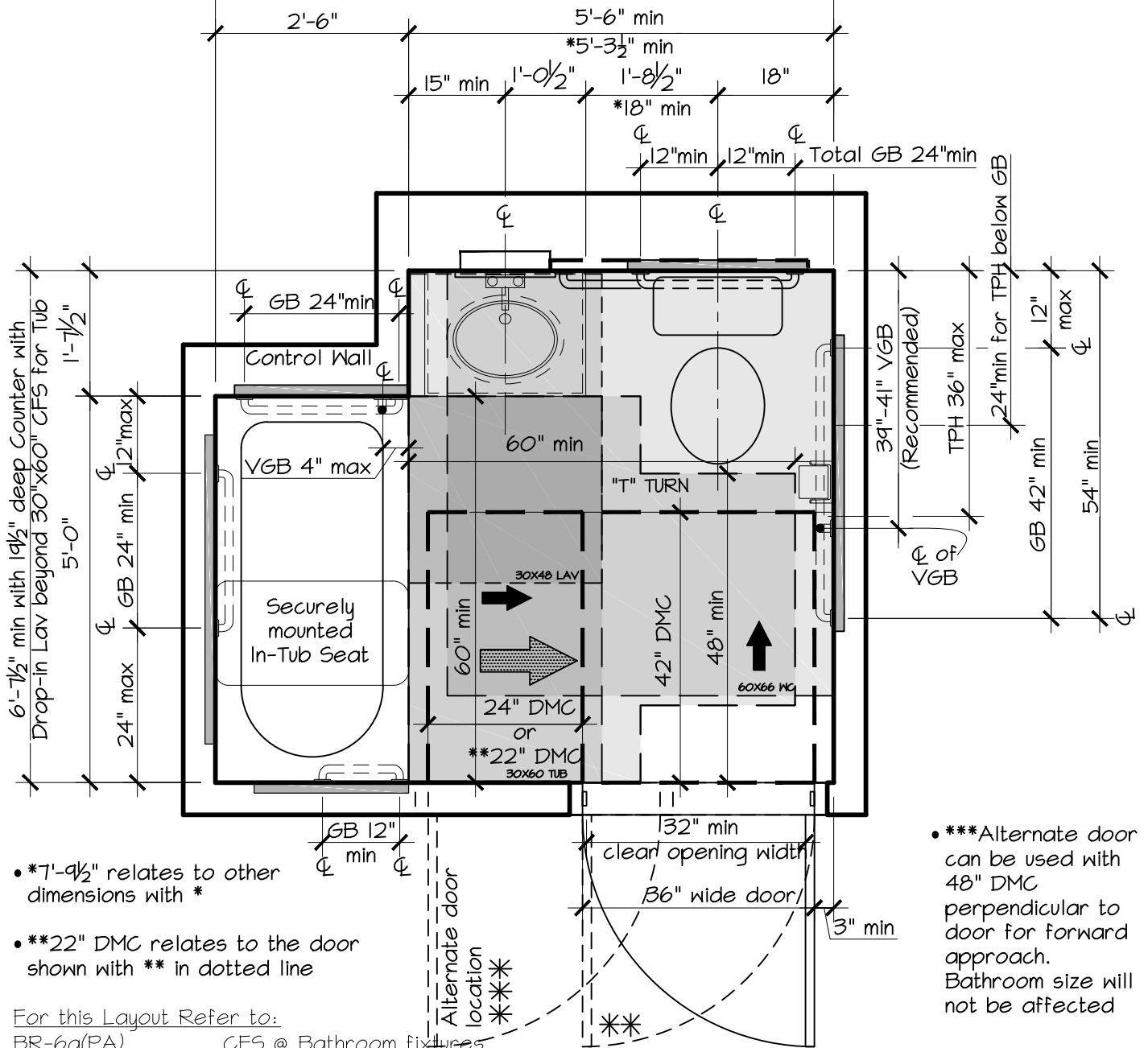
COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

8'-0" min with 60" for "T" turn beyond Surface Mounted TPH, upto 30" wide Countertop w/Drop-in Lav can be used **(B-32a)**

*7'-9 1/2" min with 60" for "T" turn beyond Recessed TPH with 25" wide Countertop w/Drop-in Lav. **(*B-32b)**



- *7'-9 1/2" relates to other dimensions with *
- **22" DMC relates to the door shown with ** in dotted line

For this Layout Refer to:

- BR-6a(PA), CFS @ Bathroom fixtures
- 7a(PA), 8a(PA) GB & Reinforcement @ WC Rear Wall
- BR-6c GB & Reinforcement @ WC Side Wall
- BR-6d(PE), (EE) Toilet Seat Height & Flush Control
- BR-6e(2A)or(2B) TPH
- BR-7b Lav Vanity, Mirror Medicine Cab
- BR-8a(PC), 8b&8c GB & Reinforcement @ Tub, Tub Control & Hand Shower
- BR-8a(PC), 8b(EB) In-Tub Seat

- ***Alternate door can be used with 48" DMC perpendicular to door for forward approach. Bathroom size will not be affected

- Lav cannot overlap the required CFS of the tub
- DMC is required both inside & outside of the bathroom

COMPLIANCE

BC-Sec. 1107.2 Exception 1 / FHA / Section 504 - UFAS

OVERALL DIMENSIONS

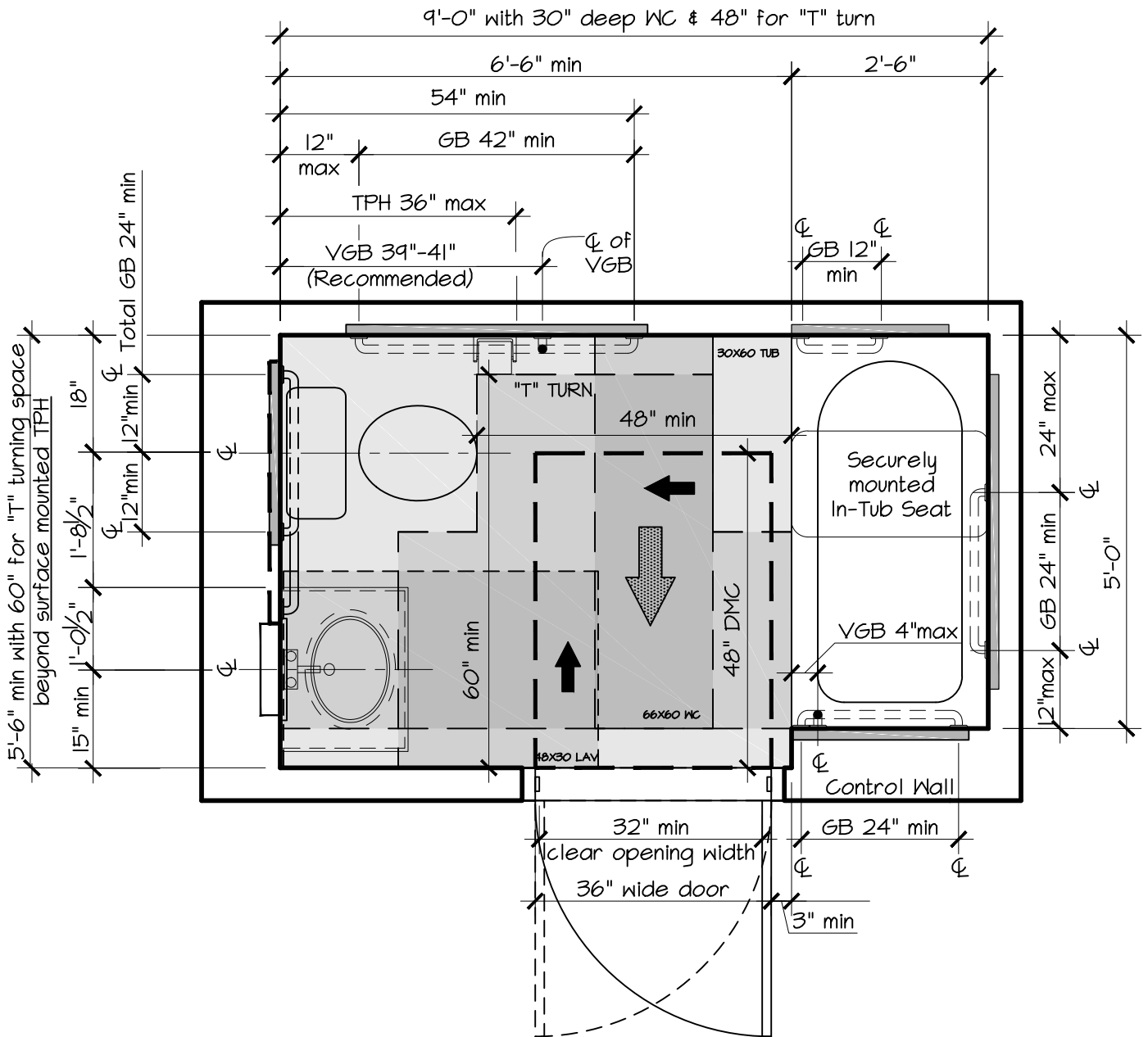
8'-0" x 6'-7 1/2"

7'-9 1/2" x 6'-7 1/2"

LAYOUT

B-32a

B-32b



For this Layout Refer to:

BR-6a(PA), 7a(PA), 8a(PA)

BR-6c

BR-6d(PE), (EE)

BR-6e(2A)

BR-7b

BR-8a(PC), 8b & 8c

BR-8a(PC), 8b(EB)

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall

GB & Reinforcement @ WC Side Wall

Toilet Seat Height & Flush Control

TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,

Tub Control & Hand Shower

In-Tub Seat

- DMC is required both inside & outside of the bathroom

COMPLIANCE

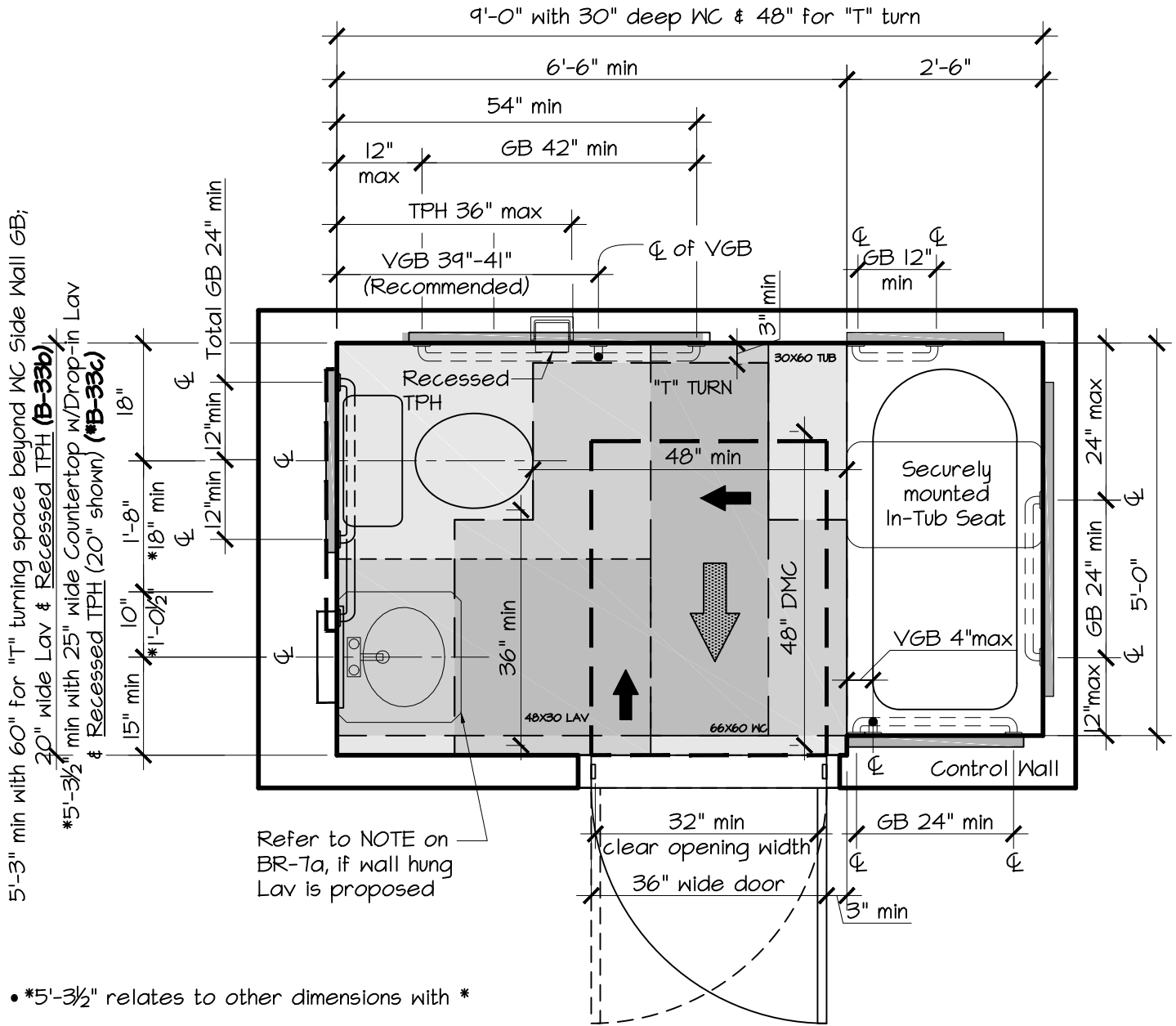
BC-Sec. 1107.2.2 Exception 1 / FHA / Section 504 - UFAS

OVERALL DIMENSIONS

9'-0" x 5'-6"

LAYOUT

B-33a



For this Layout Refer to:

BR-6a(PA), 7a(PA) or (PB), CFS @ Bathroom fixtures

8a(PA)

BR-6c

BR-6d(PE), (EE)

BR-6e(2B)

BR-7b

BR-8a(PC), 8b & 8c

BR-8a(PC), 8b(EB)

GB & Reinforcement @ WC Rear Wall

GB & Reinforcement @ WC Side Wall

Toilet Seat Height & Flush Control

TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,

Tub Control & Hand Shower

In-Tub Seat

• DMC is required both inside & outside of the bathroom

COMPLIANCE

BC-Sec. 1107.2.2 Exception 1 / FHA / Section 504 - UFAS

OVERALL DIMENSIONS

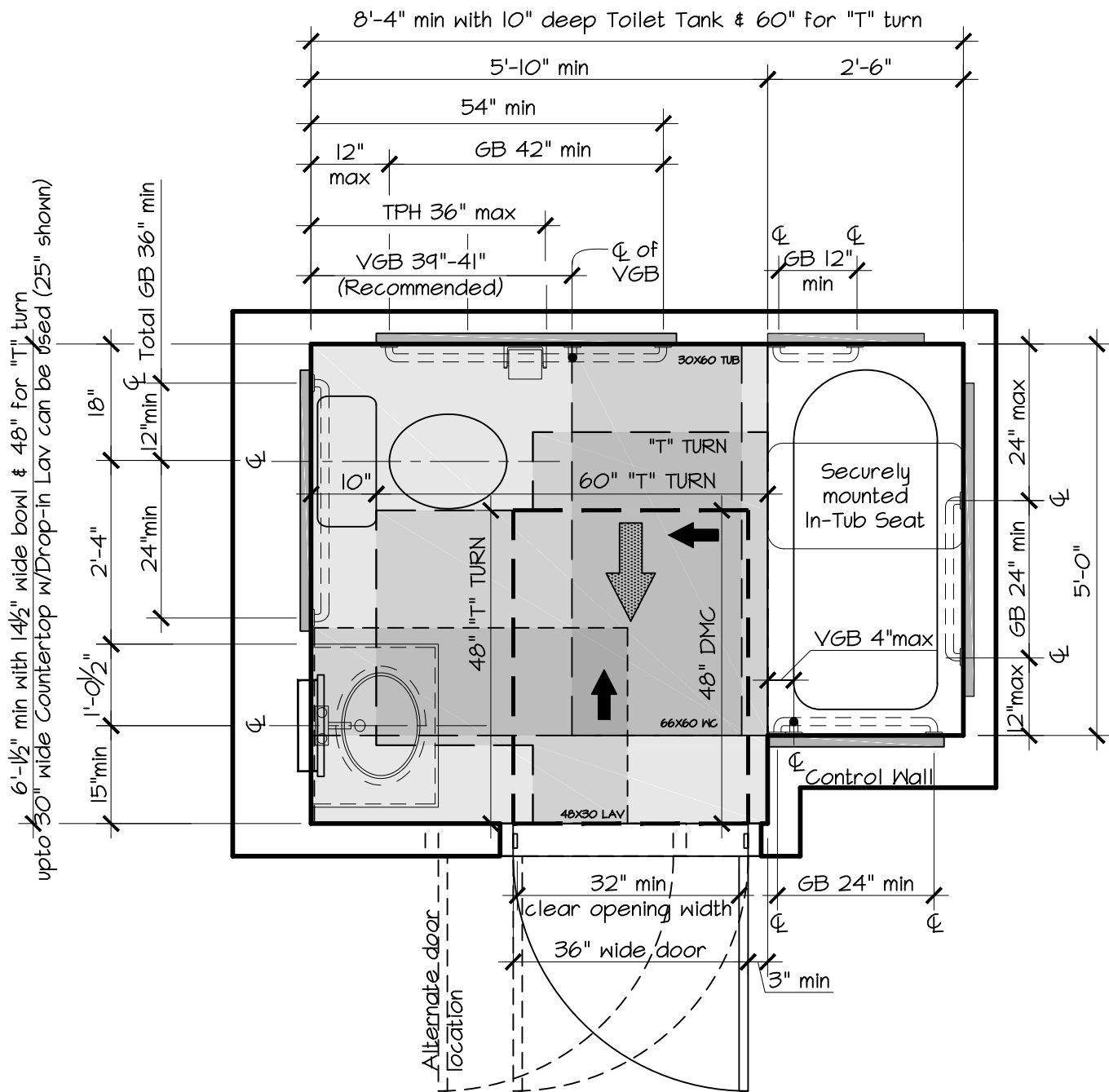
9'-0" x 5'-3"

9'-0" x 5'-3 1/2"

LAYOUT

B-33a

B-33b



For this Layout Refer to:

BR-6a(PA), 7a(PA), 8a(PA)

BR-6b(PB), (EB)

BR-6d(PE), (EE)

BR-6e(2A)

BR-7b

BR-8a(PC), 8b & 8c

BR-8a(PC), 8b(EB)

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall

GB & Reinforcement @ WC Side Wall

Toilet Seat Height & Flush Contrall

TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,

Tub Control & Hand Shower

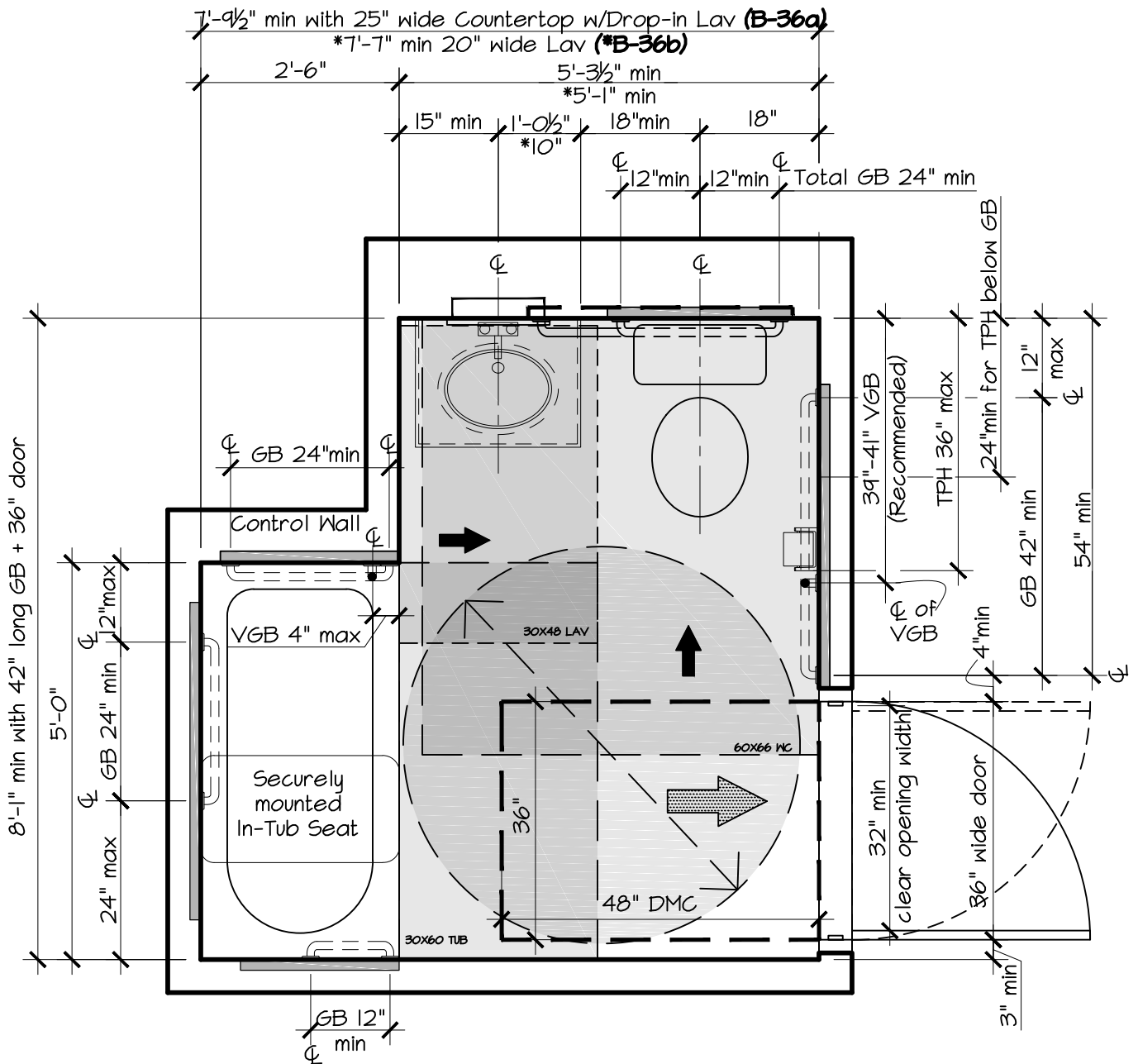
In-Tub Seat

• DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



• *7'-7" relates to other dimensions with *

For this Layout Refer to:

- | | |
|------------------------|------------------------------------|
| BR-6a(PA), | CFS @ Bathroom fixtures |
| 7a(PA) or (PB), 8a(PA) | |
| BR-6c | GB & Reinforcement @ WC Rear Wall |
| BR-6d(PE), (EE) | GB & Reinforcement @ WC Side Wall |
| | Toilet Seat Height & Flush Control |
| BR-6e(2A) | TPH |
| BR-7b | Lav Vanity, Mirror Medicine Cab |
| BR-8a(PC), 8b & 8c | GB & Reinforcement @ Tub, |
| | Tub Control & Hand Shower |
| BR-8a(PC), 8b(EB) | In-Tub Seat |

• DMC is required both inside & outside of the bathroom

COMPLIANCE

BC-Sec. 1107.2.2 Exception 1 / FHA / Section 504 - UFAS

OVERALL DIMENSIONS

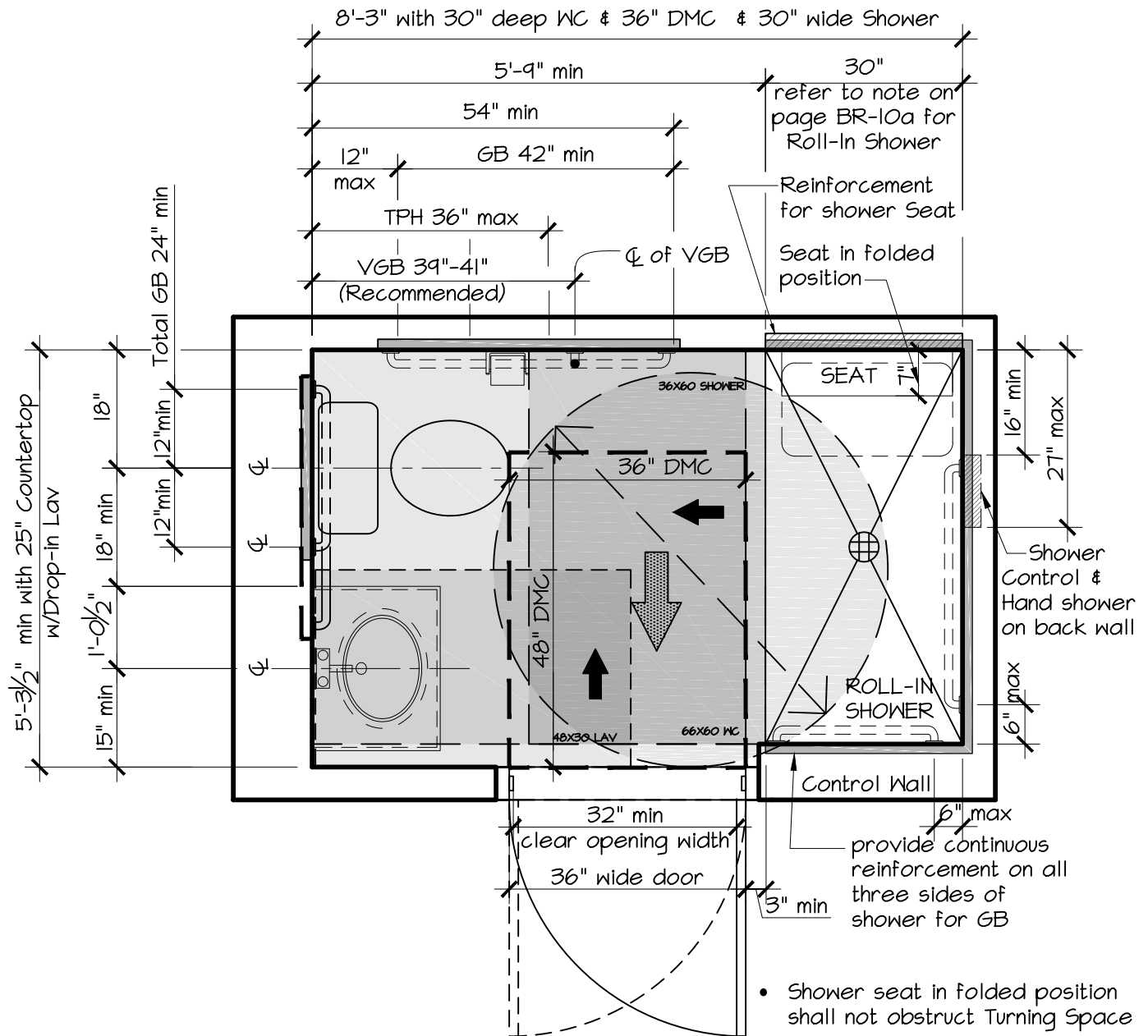
7'-9 1/2" x 8'-1"

7'-7" x 8'-1"

LAYOUT

B-35a

B-35b



For this Layout Refer to:

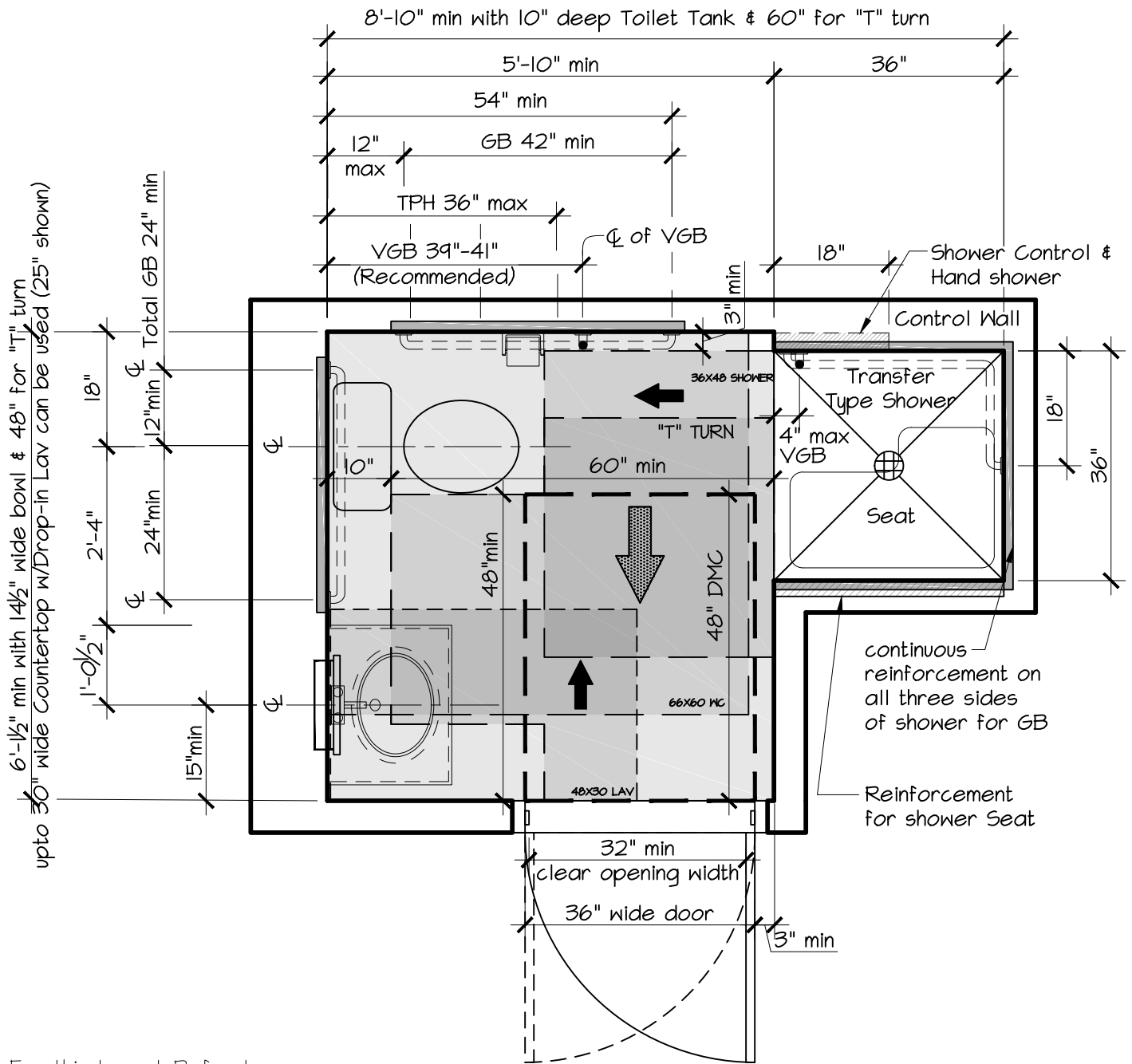
- | | |
|-----------------|--------------------------------------|
| BR-6a(PA), | CFS @ Bathroom fixtures |
| 7a(PA), 10a(PA) | |
| BR-6c | GB & Reinforcement @ WC Rear Wall |
| BR-6d(PE), (EE) | GB & Reinforcement @ WC Side Wall |
| | Toilet Seat Height & Flush Control |
| BR-6e(2A) | TPH |
| BR-7b | Lav Vanity, Mirror Medicine Cab |
| BR-10a(PC), 10b | GB & Reinforcement @ Roll-In Shower, |
| | Control & Hand Shower |
| BR-10a(PB), | Seat @ Roll-In Shower |
| 10b(EA), (EB) | |

- Shower seat in folded position shall not obstruct Turning Space
- Roll-in shower shall not have more than 1:48 slope (2% max.) & no level change (i.e. no threshold) between shower area & rest of the bathroom as the shower area is used for 60" Dia turning space
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

BR-6a(PD), CFS @ Bathroom fixtures

7a(PA), 9a(PA)

BR-6b(PB), (EB) GB & Reinforcement @ WC Rear Wall

BR-6a(PE), (EE) GB & Reinforcement @ WC Side Wall

Toilet Seat Height & Flush Control

BR-6e(2A) TPH

BR-7b Lav Vanity, Mirror Medicine Cab

BR-9a(PB), 9b GB & Reinforcement @ Transfer-Type Shower,

Control & Hand Shower

BR-9a(PD), Seat @ Transfer-Type Shower

9b(EA), (EB)

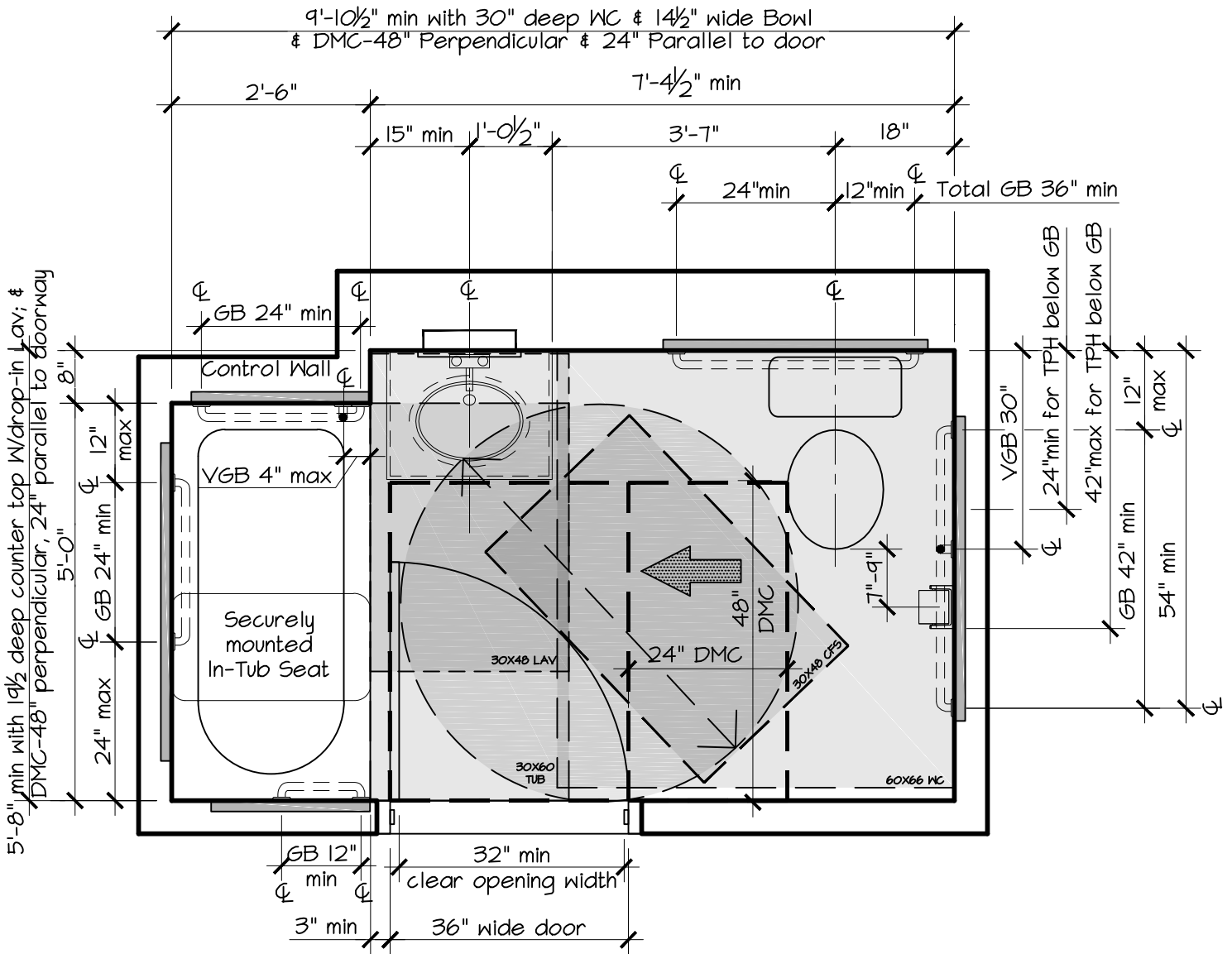
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

LAYOUTS PER
**FHA, BC-APPENDIX "P"
& SECTION 504-ADA**



For this Layout Refer to:

BR-6a(PA), 7a(PA), 8a(PB)
 BR-6b(PB), (EB)
 BR-6d(PE), (EE)

BR-6e(3A)
 BR-7b
 BR-8a(PC), 8b & 8c

BR-8a(PC), 8b(EB)

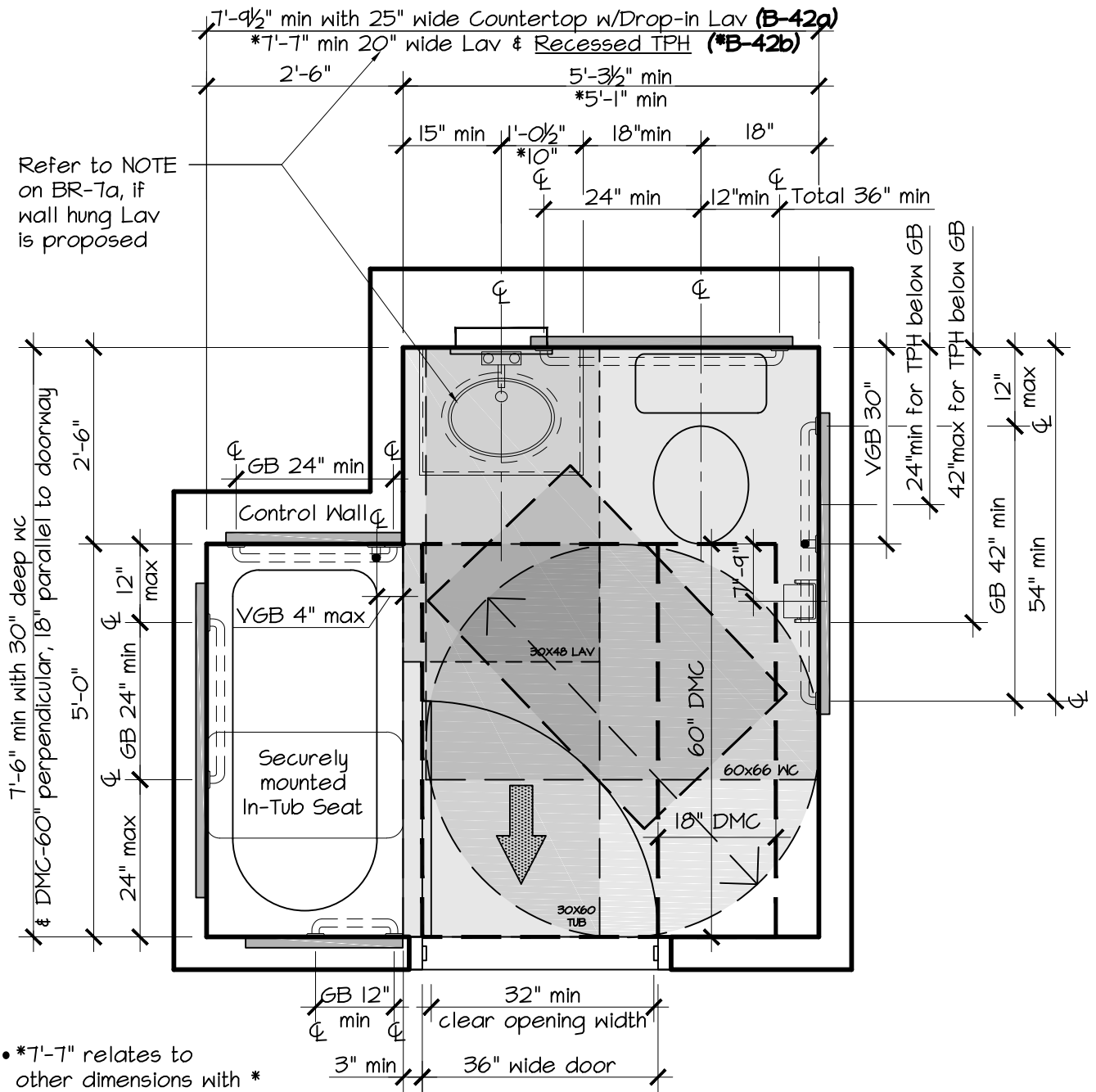
CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall
 GB & Reinforcement @ WC Side Wall
 Toilet Seat Height & Flush Control
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Tub,
 Tub Control & Hand Shower
 In-Tub Seat

• DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

- BR-6a(PA), CFS @ Bathroom fixtures
- 7a(PA) or (PB), 8a(PB)
- BR-6c GB & Reinforcement @ WC Rear Wall
- BR-6d(PE), (EE) GB & Reinforcement @ WC Side Wall
- BR-6e(3A) Toilet Seat Height & Flush Control
- BR-7b Lav Vanity, Mirror Medicine Cab
- BR-8a(PC), 8b & 8c GB & Reinforcement @ Tub, Tub Control & Hand Shower
- BR-8a(PC), 8b(EB) n-Tub Seat

• DMC is required both inside & outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P"
 Section 504 - ADA

OVERALL DIMENSIONS

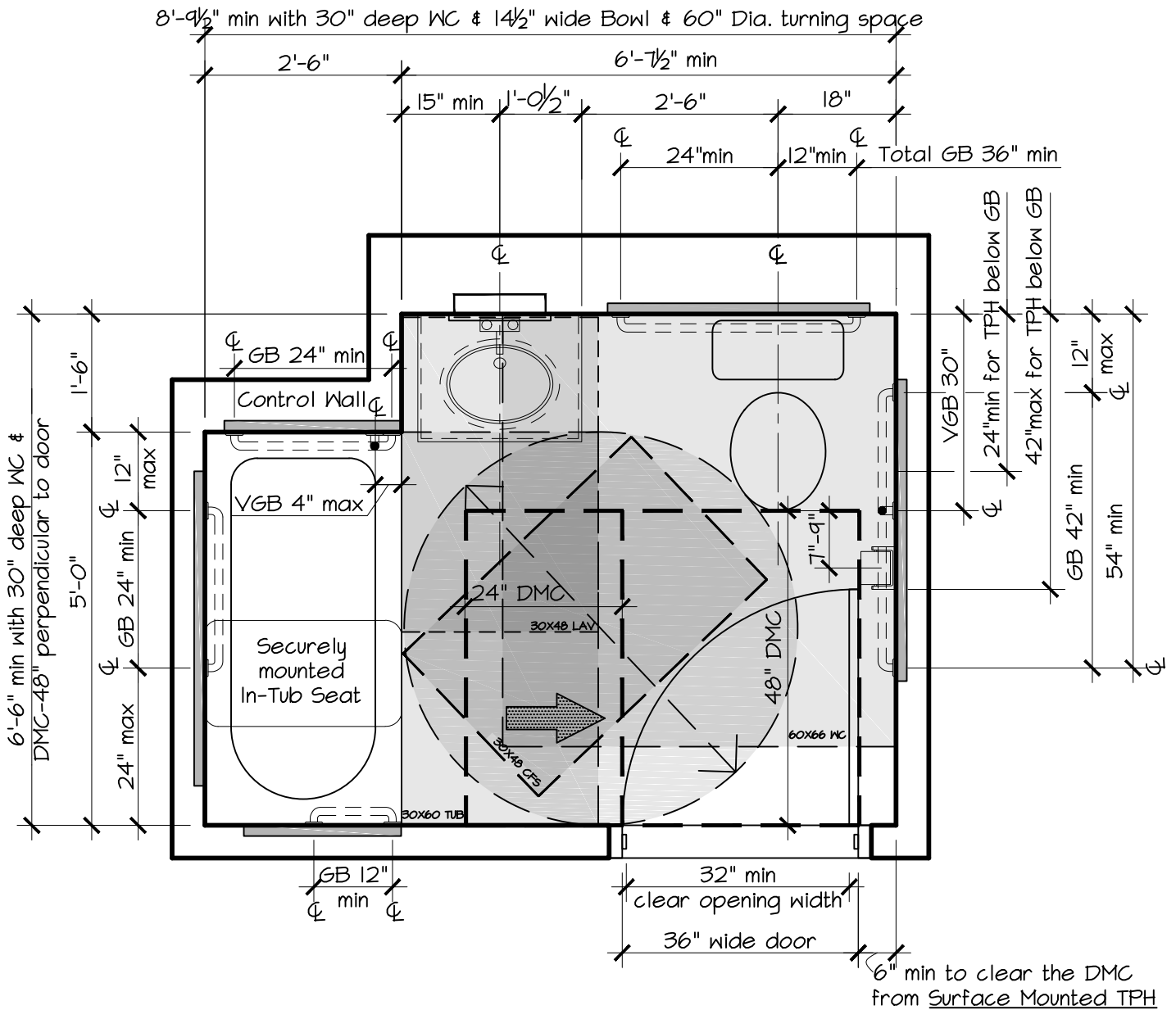
7'-9 1/2" x 8'-1"

7'-7" x 8'-1"

LAYOUT

B-42a

B-42b



For this Layout Refer to:

BR-6a(PA), 7a(PA), 8a(PB)
 BR-6b(PB), (EB)
 BR-6d(PE), (EE)

BR-6e(3A)
 BR-7b
 R-8a(PC), 8b & 8c

BR-8a(PC), 8b(EB)

CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall
 GB & Reinforcement @ WC Side Wall
 Toilet Seat Height & Flush Control
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Tub,
 Tub Control & Hand Shower
 n-Tub Seat

• DMC is required both inside & outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P"
 Section 504 - ADA

OVERALL DIMENSIONS

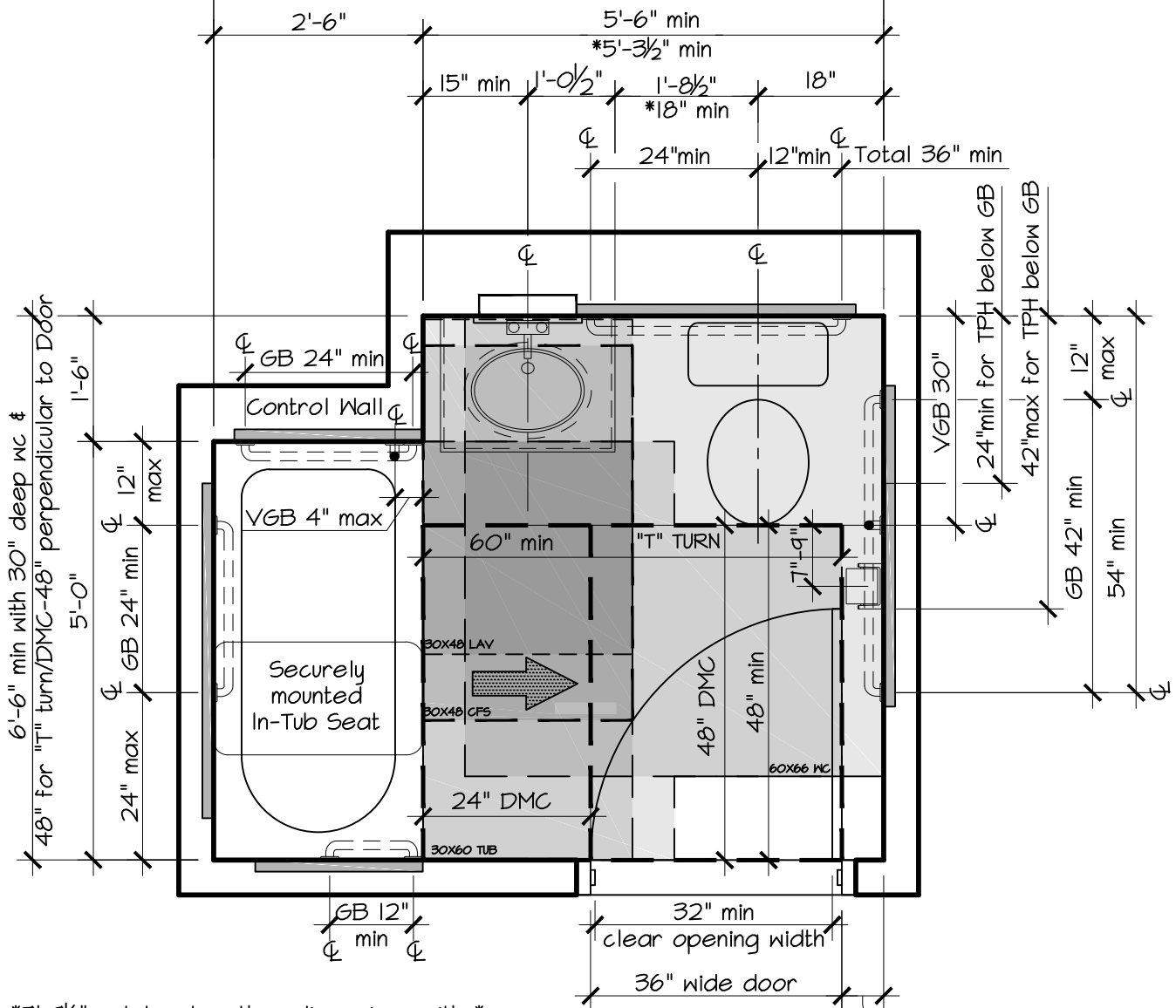
8'-9 1/2" x 6'-6"

LAYOUT

B-43

8'-0" min with 60" for "T" turn beyond Surface Mounted TPH upto 30" wide Countertop w/Drop-in Lav. can be used (25" shown) **(B-44a)**

*7'-9 1/2" min with 60" for "T" turn & Recessed TPH with 25" wide Countertop w/Drop-in Lav. **(*B-44b)**



• *7'-9 1/2" relates to other dimensions with *

6" min to clear the DMC from Surface Mounted TPH

For this Layout Refer to:

- | | |
|-------------------|------------------------------------|
| BR-6a(PA), | CFS @ Bathroom fixtures |
| 7a(PA), 8a(PB) | |
| BR-6c | GB & Reinforcement @ WC Rear Wall |
| BR-6d(PE), (EE) | GB & Reinforcement @ WC Side Wall |
| | Toilet Seat Height & Flush Control |
| BR-6e(3A)or(3B) | TPH |
| BR-7b | Lav Vanity, Mirror Medicine Cab |
| BR-8a(PC), 8b&8c | GB & Reinforcement @ Tub, |
| | Tub Control & Hand Shower |
| BR-8a(PC), 8b(EB) | In-Tub Seat |

- Location of the surface mounted TPH shall not overlap the 48" DMC of the door
- DMC is required both inside & outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P"
Section 504 - ADA

OVERALL DIMENSIONS

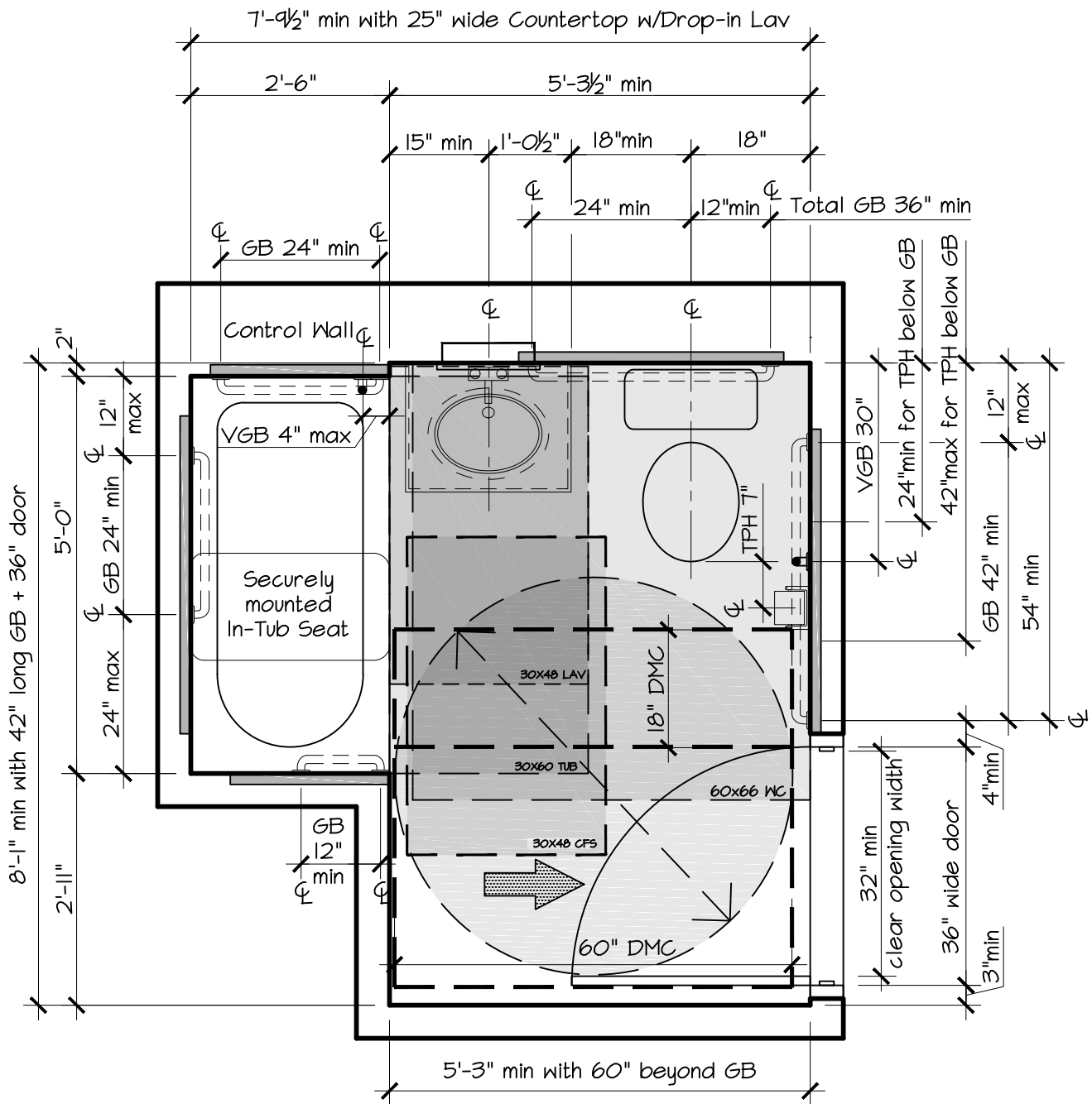
8'-0" x 6'-6"

7'-9 1/2" x 6'-6"

LAYOUT

B-44a

B-44b



For this Layout Refer to:

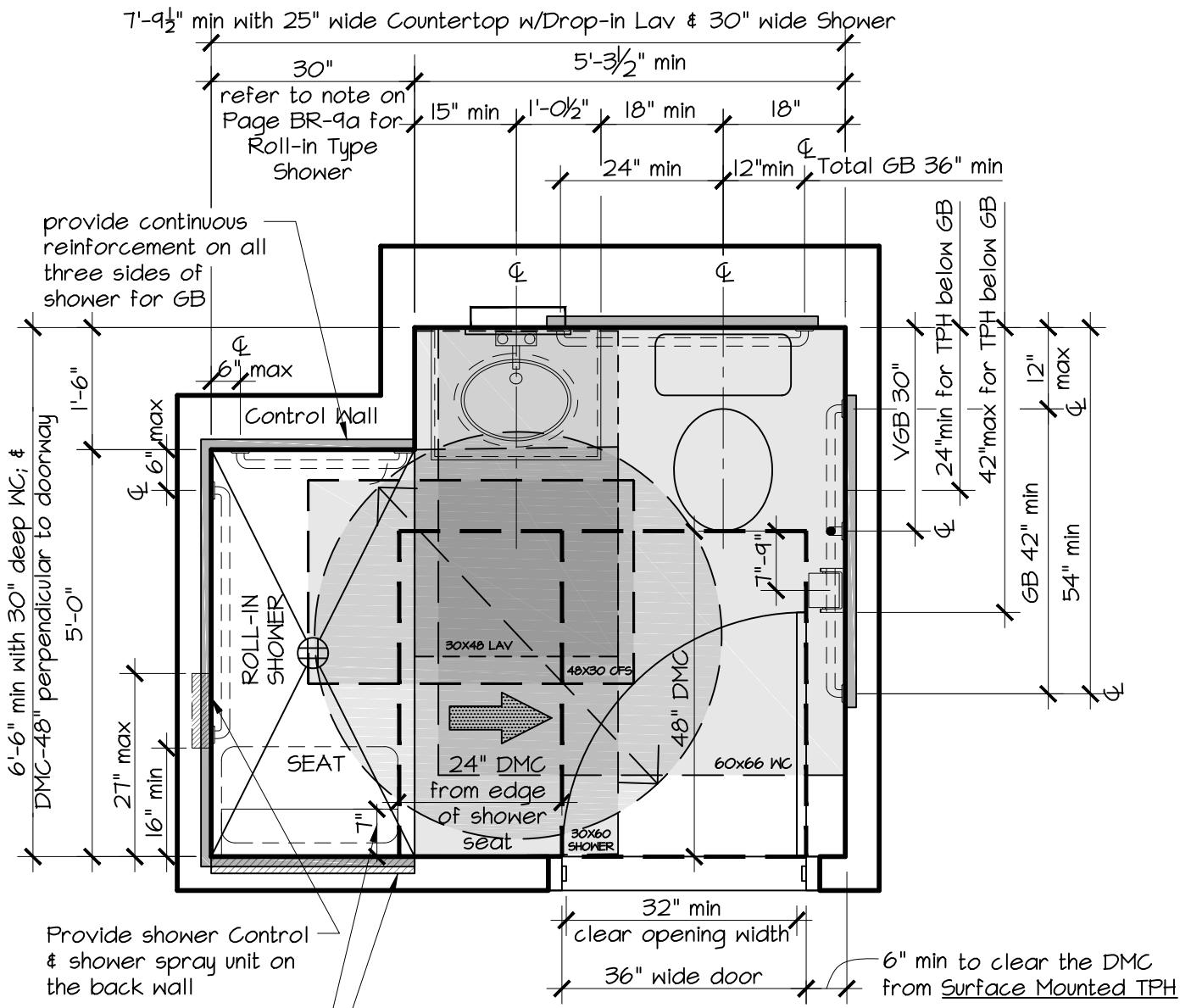
- BR-6a(PA), CFS @ Bathroom fixtures
- 7a(PA) or (PB), 8a(PB)
- BR-6c GB & Reinforcement @ WC Rear Wall
- BR-6d(PE), (EE) GB & Reinforcement @ WC Side Wall
- BR-6e(3A) TPH
- BR-7b Lav Vanity, Mirror Medicine Cab
- BR-8a(PC), 8b & 8c GB & Reinforcement @ Tub, Tub Control & Hand Shower
- BR-8a(PC), 8b(EB) In-Tub Seat

- Surface Mounted TPH shall be installed so as not to overlap DMC.
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:
 BR-6a(PA), 7a(PA), 10a(PA)
 BR-6c
 BR-6d(PE), (EE)
 BR-6e(3A)
 BR-7b
 BR-10a(PC), 10b
 BR-10a(PB), 10b(EA), (EB)

CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall
 GB & Reinforcement @ WC Side Wall
 Toilet Seat Height & Flush Control
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Roll-In Shower,
 Control & Hand Shower
 Seat @ Roll-In Shower

- Shower seat in folded position shall not obstruct Turning Space or DMC
- Roll-in shower shall not have more than 1:48 pitch (2% max.) & no level change (i.e. no threshold) between shower area & rest of the bathroom as the shower area is used for 60" Dia turning space & DMC
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

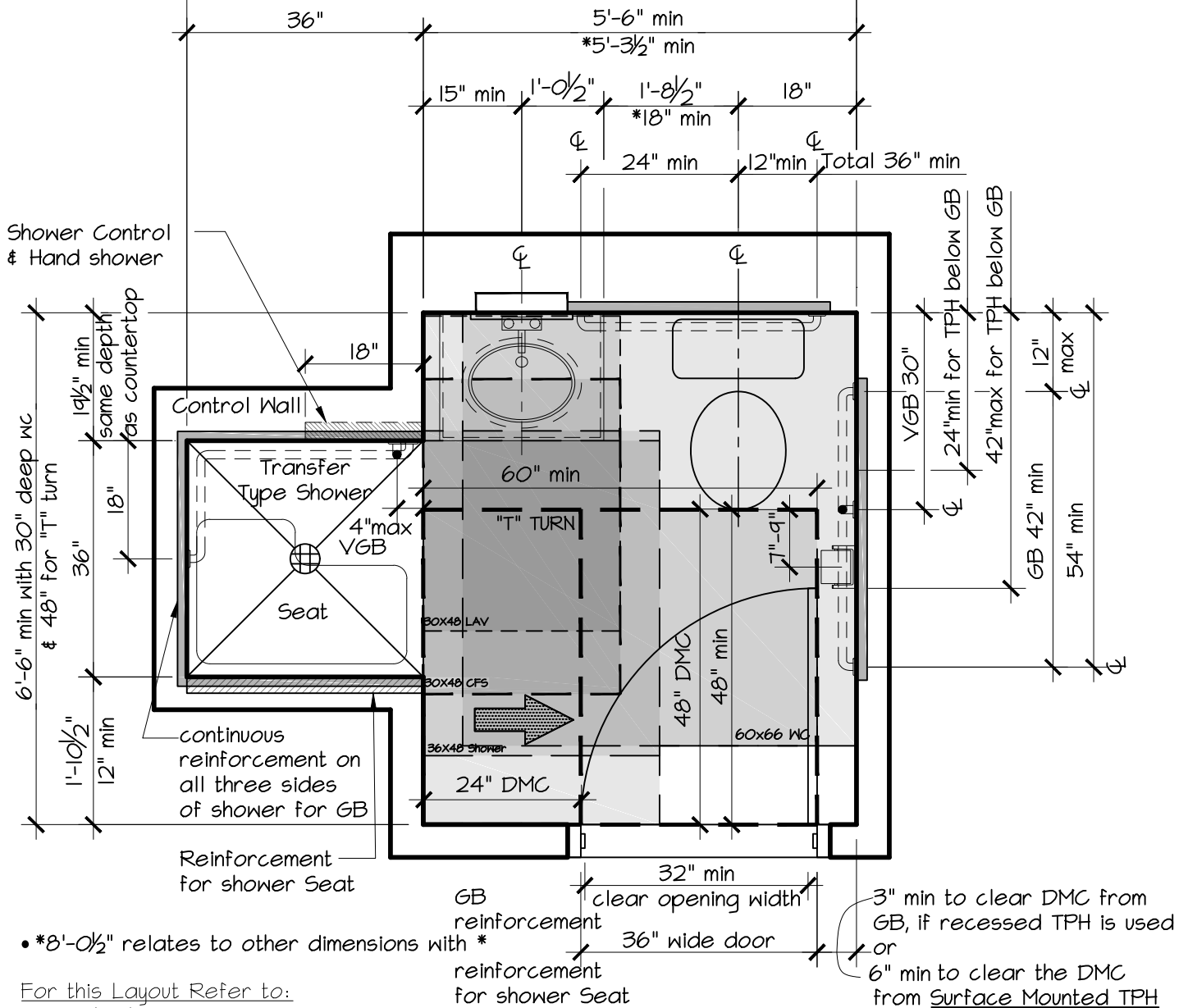
FHA / BC-Appendix "P"
 Section 504 - ADA

7'-9 1/2" x 6'-0"

B-46

8'-6" min with 60" for "T" turn & surface mounted TPH upto 30" wide Countertop w/Drop-in Lav. can be used (25" shown) **(B-47a)**

*8'-3 1/2" min with 60" for "T" turn & Recessed TPH with 25" wide Countertop w/Drop-in Lav. **(*B-47b)**



• *8'-0 1/2" relates to other dimensions with * reinforcement for shower Seat

For this Layout Refer to:

- BR-6a(PA), CFS @ Bathroom fixtures
- 7a(PA), 9a(PA)
- BR-6c
- BR-6d(PE), (EE)
- BR-6e(3A)or(3B)
- BR-7b
- BR-9a(PB), 9b
- BR-9a(PC),
- 9b(EA), (EB)
- GB & Reinforcement @ WC Rear Wall
- GB & Reinforcement @ WC Side Wall
- Toilet Seat Height & Flush Control
- TPH
- Lav Vanity, Mirror Medicine Cab
- GB & Reinforcement @ Trasfer-Type Shower, Control & Hand Shower
- Seat @ Trasfer-Type Shower

• DMC is required both inside & outside of the bathroom

COMPLIANCE

FHA / BC-Appendix "P"
Section 504 - ADA

OVERALL DIMENSIONS

8'-6" x 6'-6"

8'-3 1/2" x 6'-6"

LAYOUT

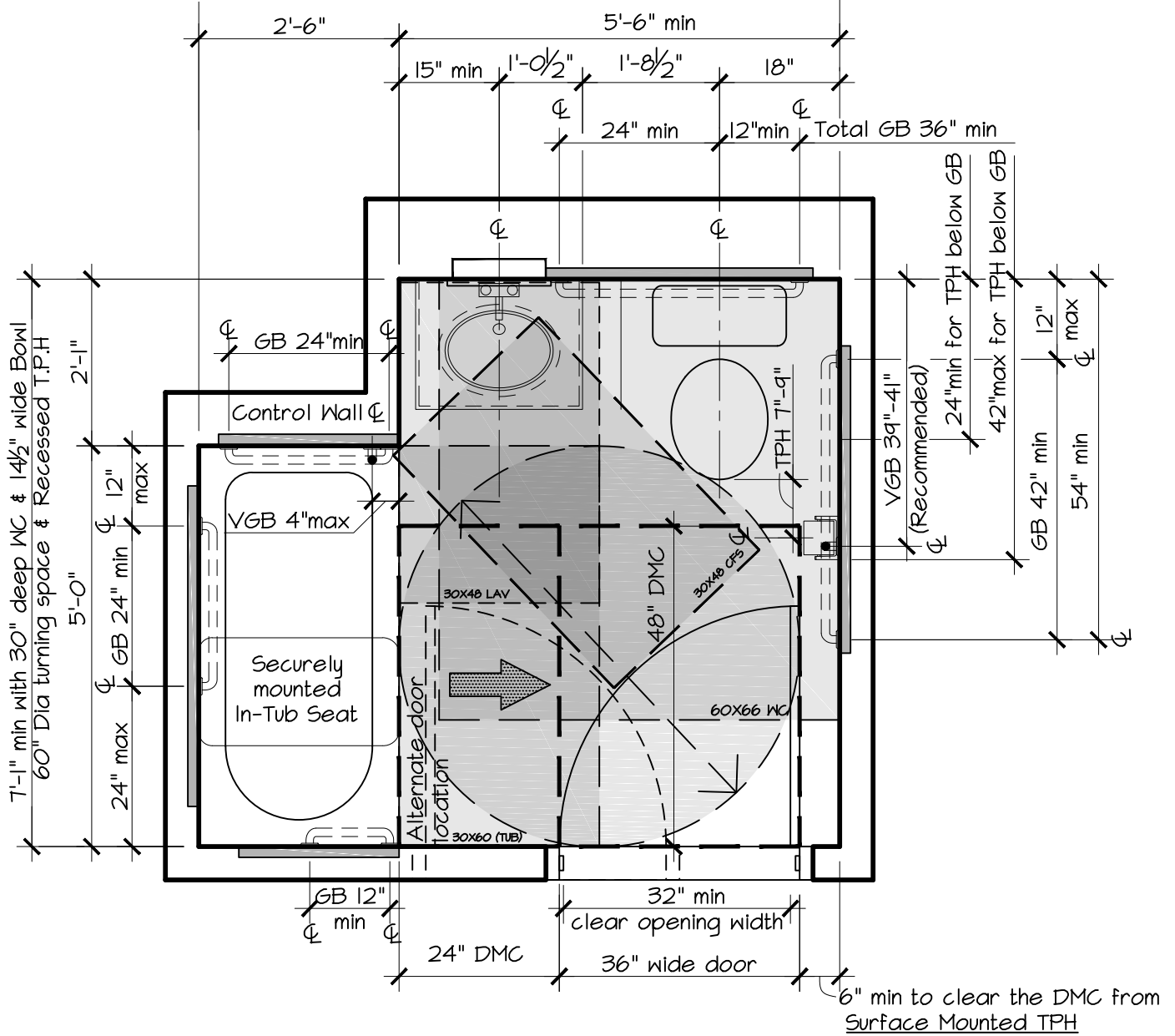
B-47a

B-47b

LAYOUTS PER

**BC-SEC.1107.2.2 EXCEPTION 1
FHA & SECTION 504-ADA**

8'-0" min with 30" deep WC & 14½" wide Bowl & 60" Dia turning space upto 30" wide Countertop w/Drop-in Lav can be used (25" shown)



For this Layout Refer to:

BR-6a(PA), 7a(PA), 8a(PA)
 BR-6c
 BR-6d(PE), (EE)

BR-6e(3A)
 BR-7b
 BR-8a(PC), 8b

BR-8a(PC), 8b(EB)

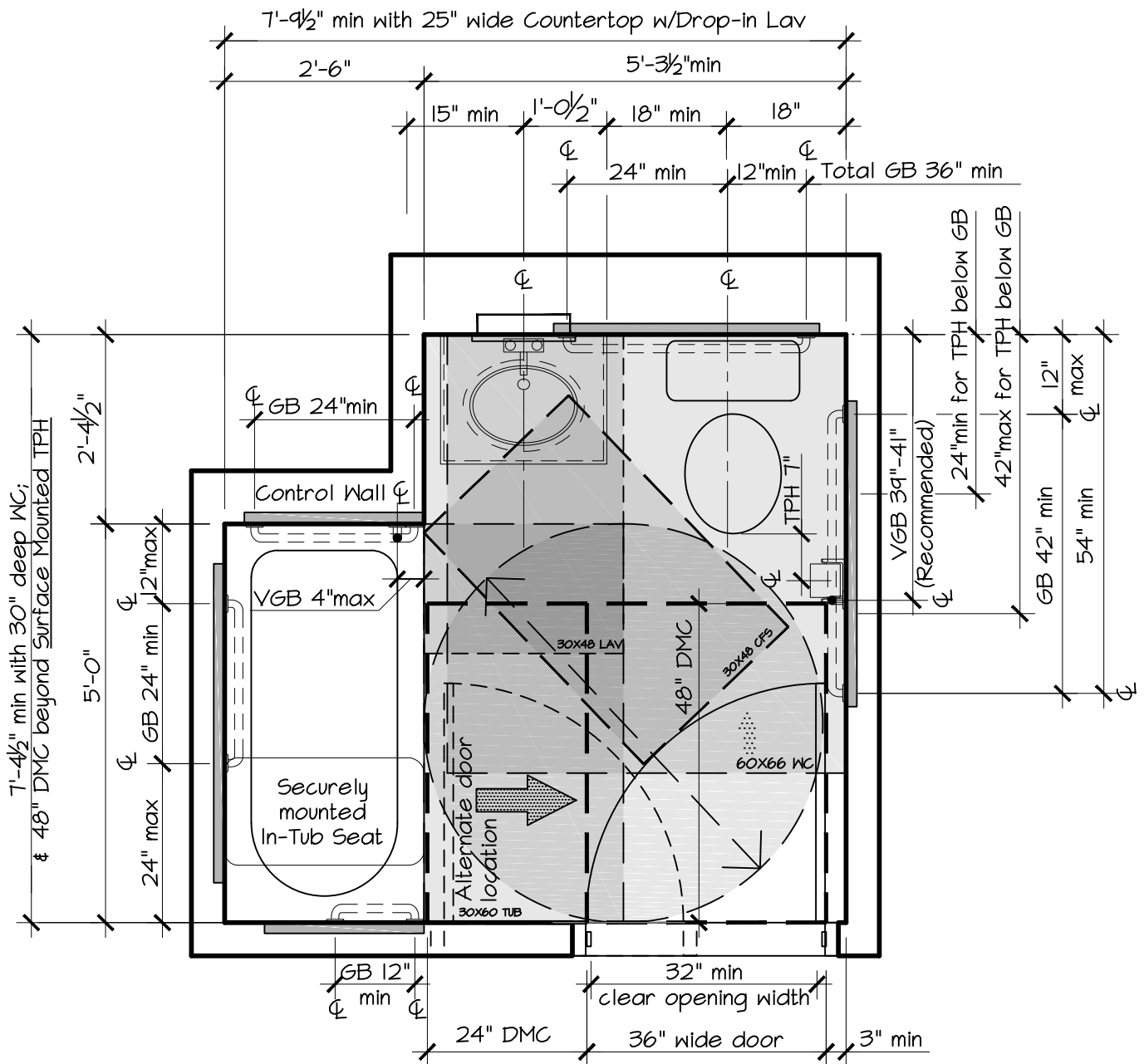
CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall
 GB & Reinforcement @ WC Side Wall
 Toilet Seat Height & Flush Control
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Tub,
 Tub Control & Hand Shower
 In-Tub Seat

- Lav cannot overlap the required CFS of the tub
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

BR-6a(PA), 7a(PA), 8a(PA)

BR-6c

BR-6d(PE), (EE)

BR-6e(3A)

BR-7b

BR-8a(PC), 8b

BR-8a(PC), 8b(EB)

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall

GB & Reinforcement @ WC Side Wall

Toilet Seat Height & Flush Control

TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,

Tub Control & Hand Shower

In-Tub Seat

- Lav cannot overlap the required CFS of the tub

- Surface Mounted TPH shall be installed so as not to overlap DMC.

- DMC is required both inside & outside of the bathroom

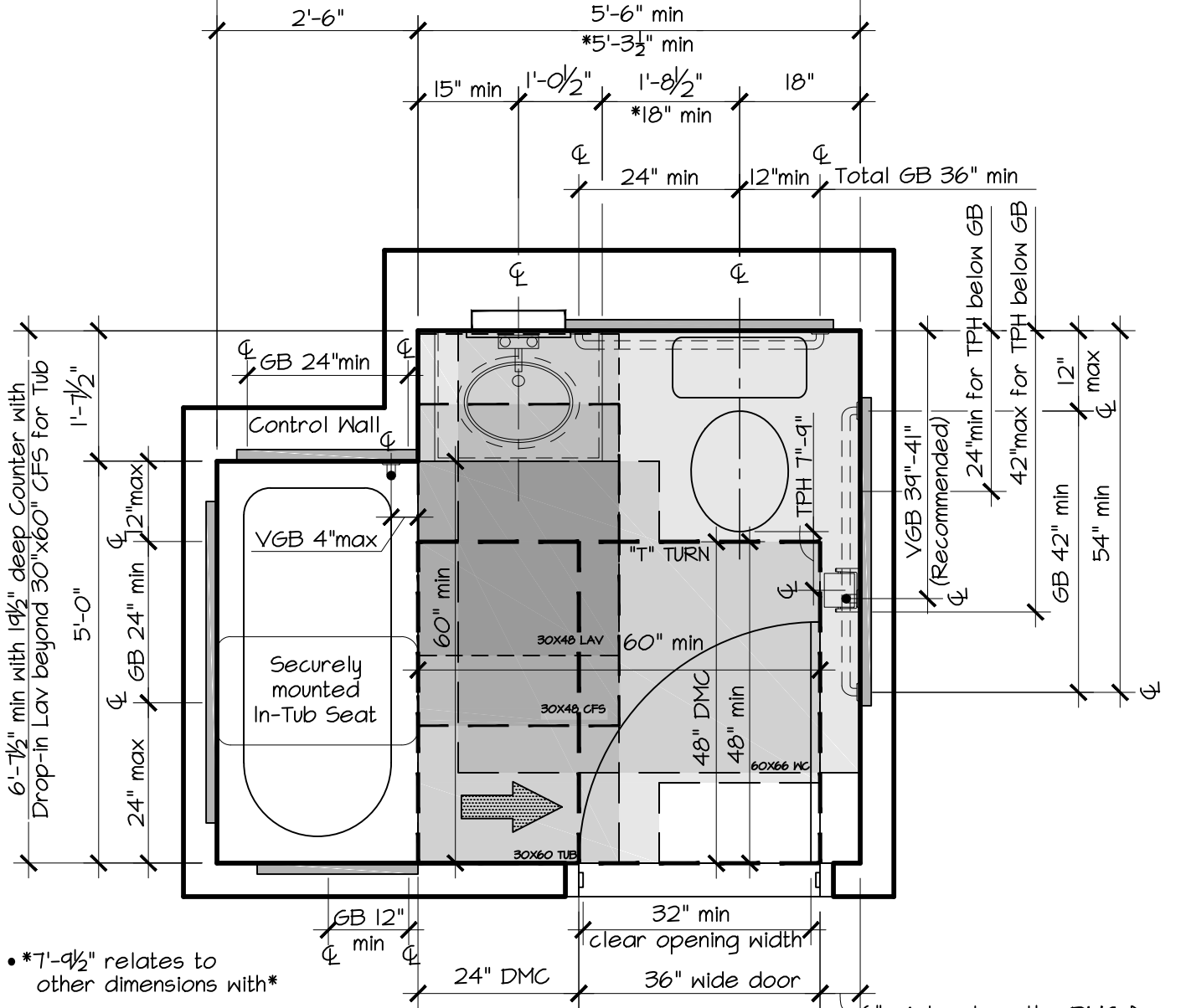
COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

8'-0" min with 60" for "T" turn & Surface Mounted TPH, (B-52a)

*7'-9 1/2" min with 60" for "T" turn & Recessed TPH
with 25" wide Countertop w/Drop-in Lav. (*B-52b)



• *7'-9 1/2" relates to other dimensions with*

For this Layout Refer to:

- | | |
|-------------------|------------------------------------|
| BR-6a(PA), | CFS @ Bathroom fixtures |
| Ta(PA), 8a(PA) | |
| BR-6c | GB & Reinforcement @ WC Rear Wall |
| BR-6d(PE), (EE) | GB & Reinforcement @ WC Side Wall |
| | Toilet Seat Height & Flush Control |
| BR-6e(3A)or(3B) | TPH |
| BR-7b | Lav Vanity, Mirror Medicine Cab |
| BR-8a(PC), 8b | GB & Reinforcement @ Tub, |
| | Tub Control & Hand Shower |
| BR-8a(PC), 8b(EB) | In-Tub Seat |

- Lav cannot overlap the required CFS of the tub
- DMC is required both inside & outside of the bathroom

COMPLIANCE

BC-Sec. 1107.2.2 Exception 1 / FHA / Section 504 - ADA

OVERALL DIMENSIONS

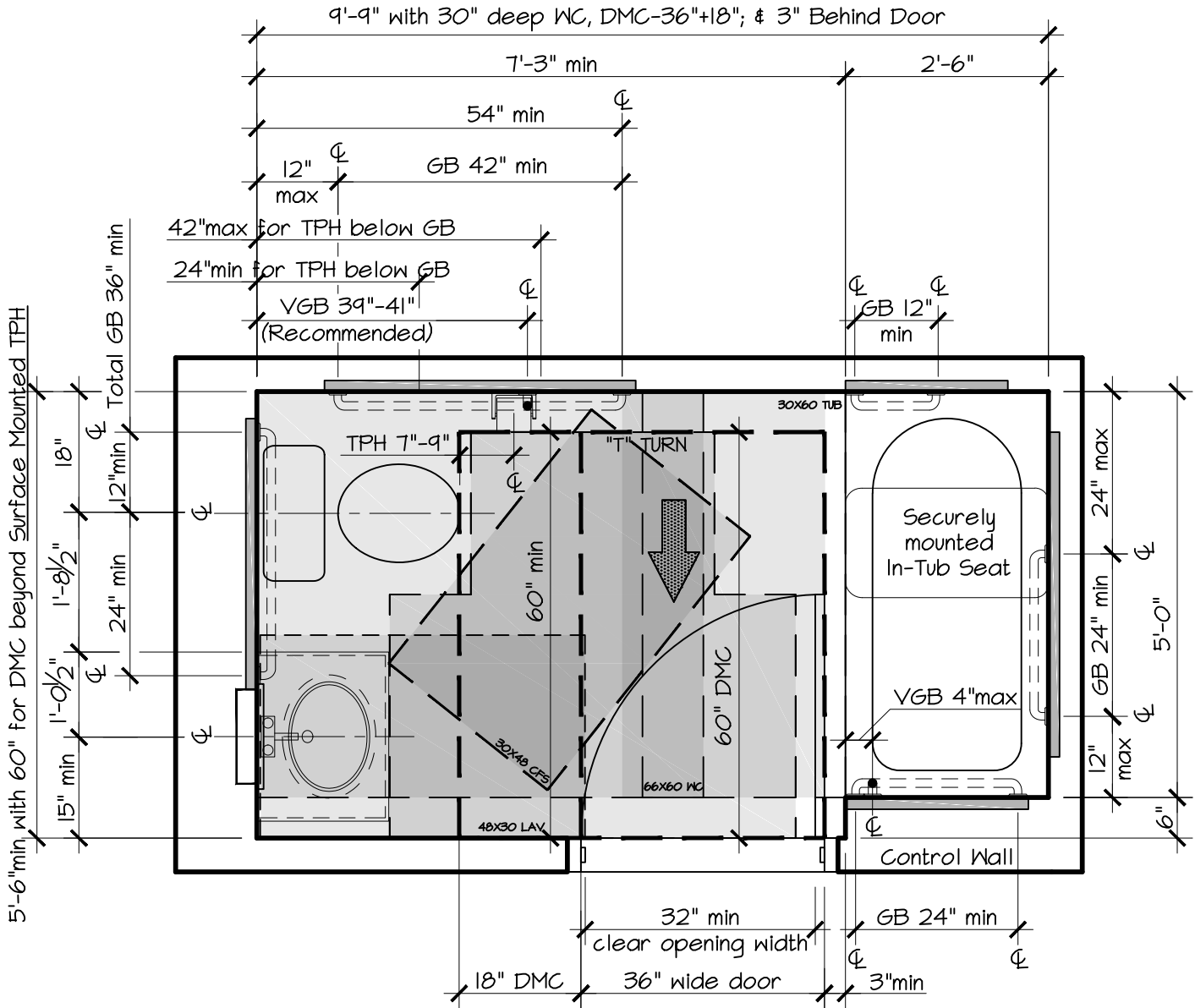
8'-0" x 6'-7 1/2"

7'-9 1/2" x 6'-7 1/2"

LAYOUT

B-52a

B-52b



For this Layout Refer to:

BR-6a(PA), 7a(PA), 8a(PA)
 BR-6c
 BR-6d(PE), (EE)

BR-6e(3A)
 BR-7b
 BR-8a(PC), 8b

BR-8a(PC), 8b(EB)

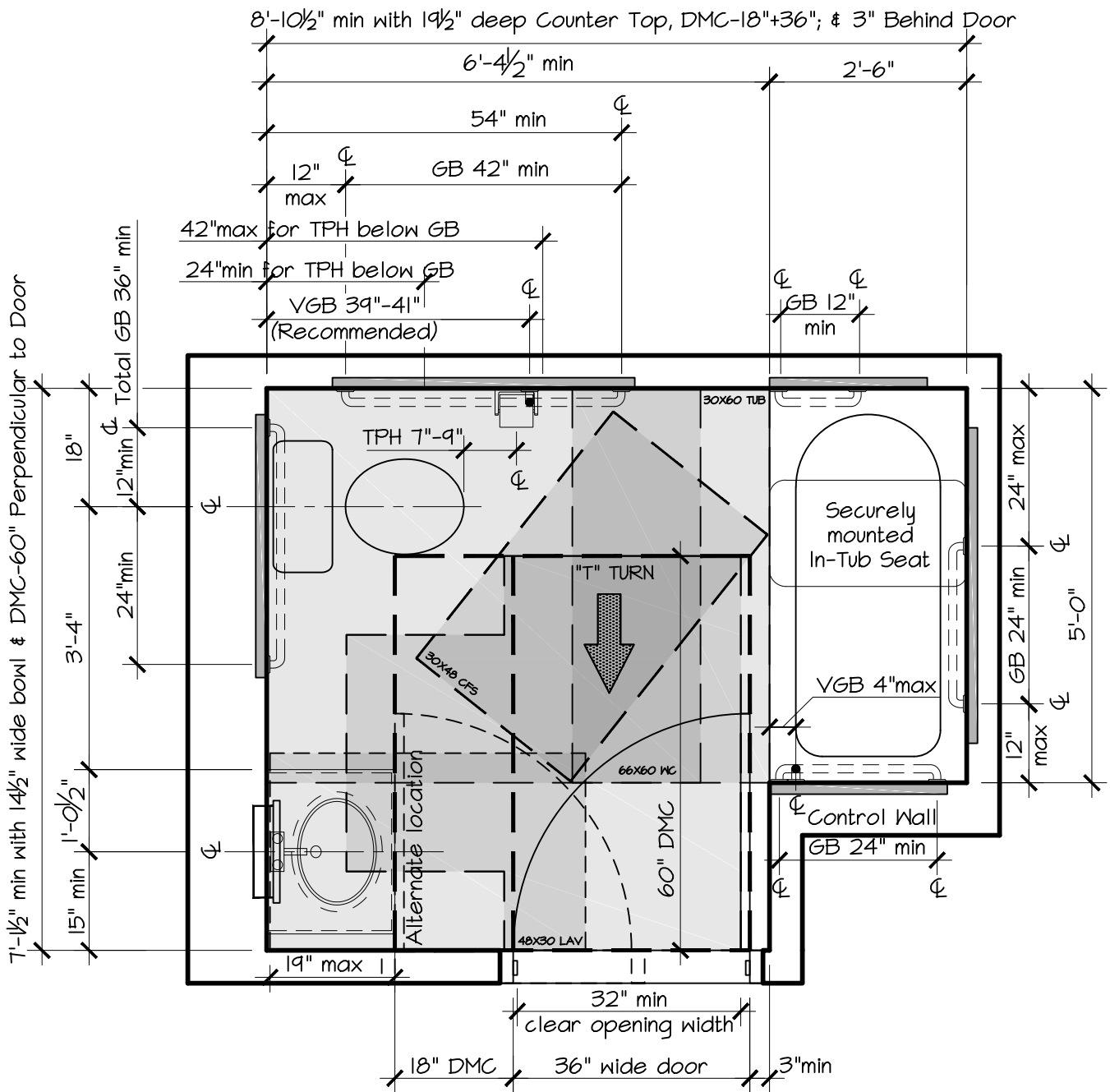
CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall
 GB & Reinforcement @ WC Side Wall
 Toilet Seat Height & Flush Control
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Tub,
 Tub Control & Hand Shower
 In-Tub Seat

- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

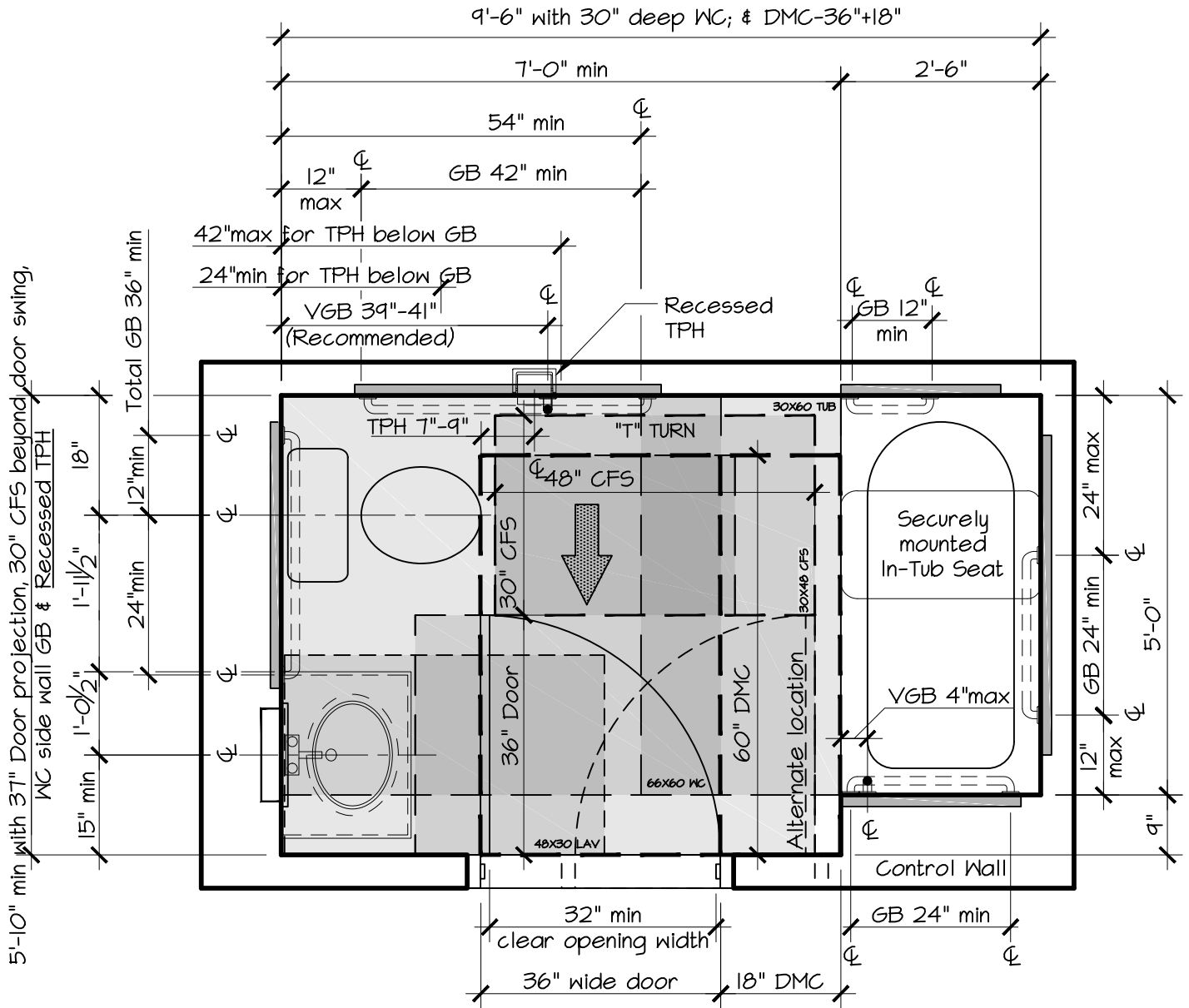
BR-6a(PA), 7a(PA), 8a(PA)	CFS @ Bathroom fixtures
BR-6b(PB), (EB)	GB # Reinforcement @ WC Rear Wall
BR-6d(PE), (EE)	GB # Reinforcement @ WC Side Wall
	Toilet Seat Height # Flush Control
BR-6e(3A)	TPH
BR-7b	Lav Vanity, Mirror Medicine Cab
BR-8a(PC), 8b	GB # Reinforcement @ Tub, Tub Control # Hand Shower
BR-8a(PC), 8b(EB)	In-Tub Seat

- DMC is required both inside # outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

BR-6a(PA), 7a(PA), 8a(PA)

BR-6c

BR-6d(PE), (EE)

BR-6e(3B)

BR-7b

BR-8a(PC), 8b

BR-8a(PC), 8b(EB)

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall

GB & Reinforcement @ WC Side Wall

Toilet Seat Height & Flush Control

TPH

Lav Vanity, Mirror Medicine Cab

GB & Reinforcement @ Tub,

Tub Control & Hand Shower

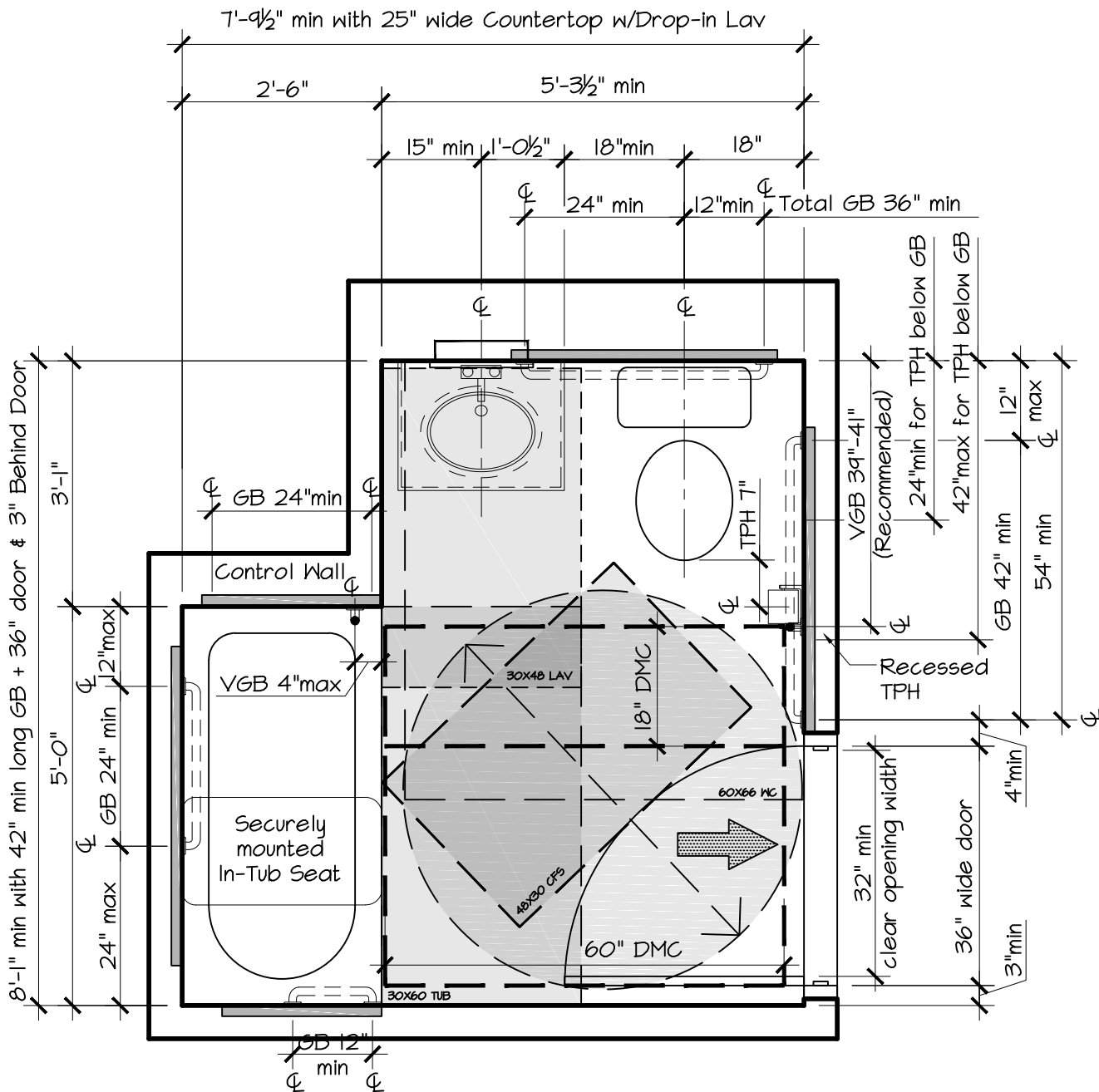
In-Tub Seat

- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

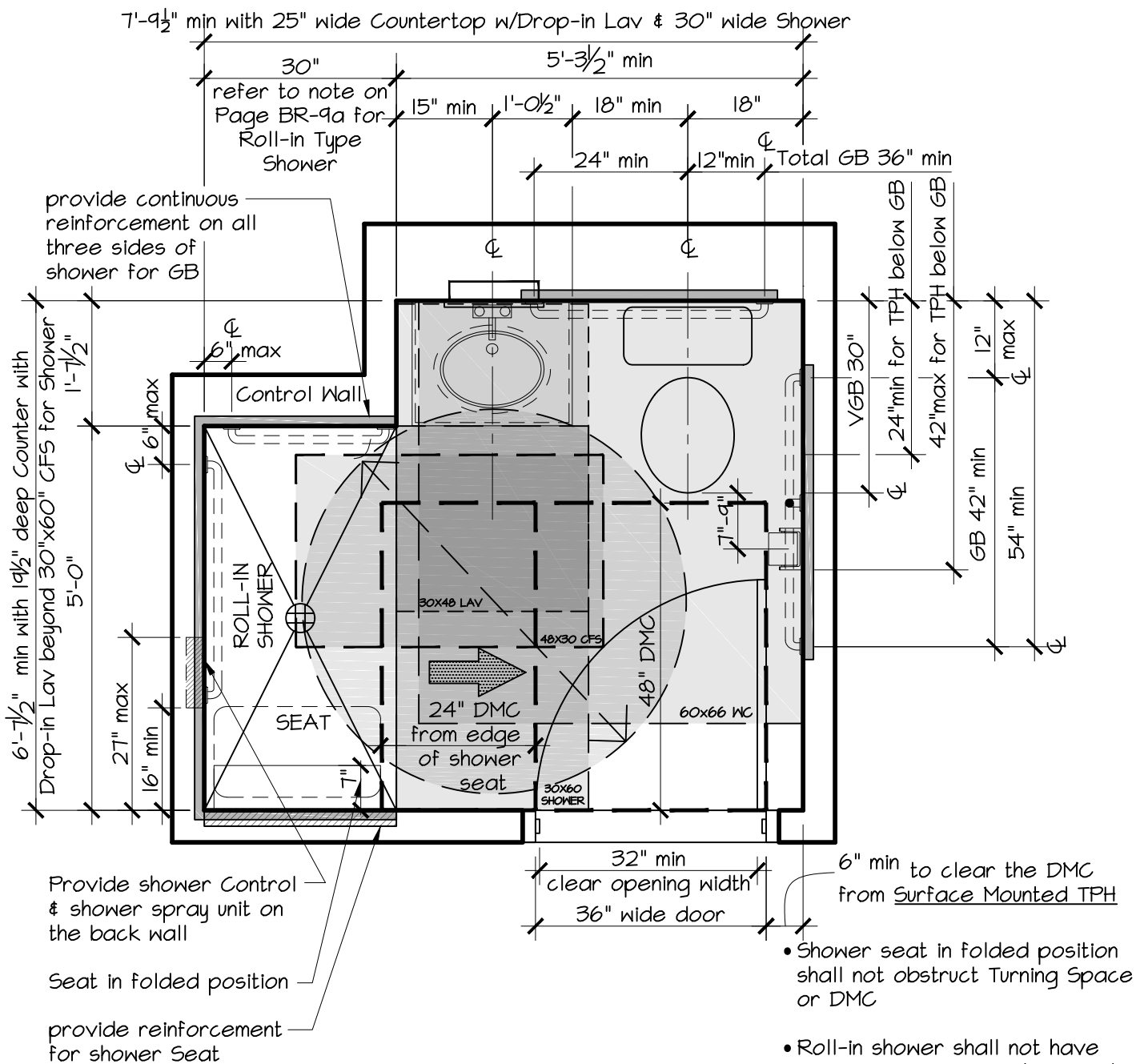
- | | |
|------------------------------------|--|
| BR-6a(PA),
7a(PA)or(PB), 8a(PA) | CFS @ Bathroom fixtures |
| BR-6c
BR-6d(PE), (EE) | GB & Reinforcement @ WC Rear Wall
GB & Reinforcement @ WC Side Wall
Toilet Seat Height & Flush Control |
| BR-6e(3A)
BR-7b | TPH
Lav Vanity, Mirror Medicine Cab |
| BR-8a(PC), 8b | GB & Reinforcement @ Tub,
Tub Control & Hand Shower |
| BR-8a(PC), 8b(EB) | In-Tub Seat |

- WC side wall GB shall not overlap DMC
- Surface Mounted TPH shall be installed so as not to overlap DMC
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:
 BR-6a(PA), 7a(PA), 10a(PA)
 BR-6c
 BR-6d(PE), (EE)
 BR-6e(3A)
 BR-7b
 BR-10a(PC), 10b
 BR-10a(PB), 10b(EA), (EB)

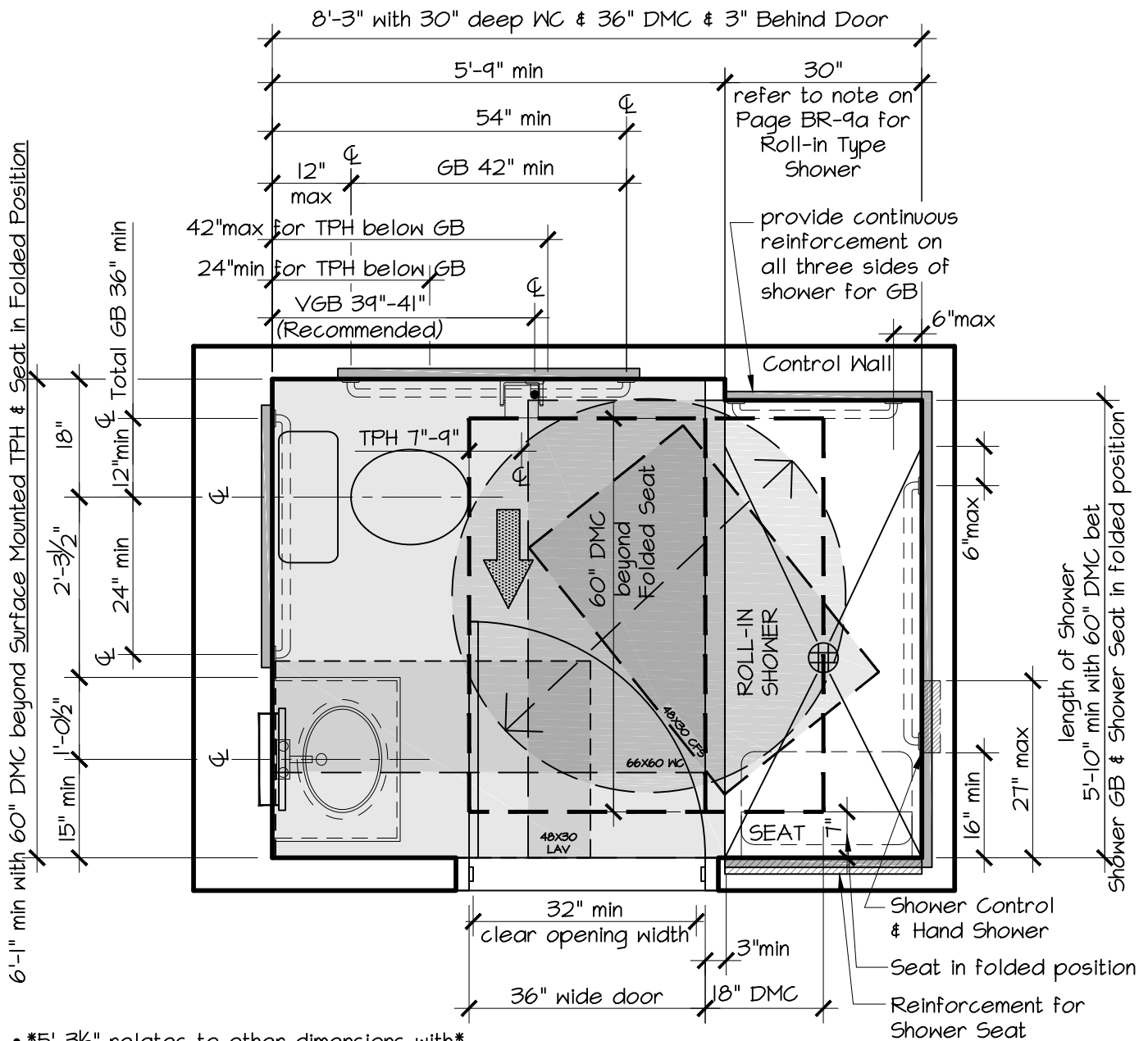
CFS @ Bathroom fixtures
 GB & Reinforcement @ WC Rear Wall
 GB & Reinforcement @ WC Side Wall
 Toilet Seat Height & Flush Control
 TPH
 Lav Vanity, Mirror Medicine Cab
 GB & Reinforcement @ Roll-In Shower,
 Control & Hand Shower
 Seat @ Roll-In Shower

- Shower seat in folded position shall not obstruct Turning Space or DMC
- Roll-in shower shall not have more than 1:48 pitch (2% max.) & no level change (i.e. no threshold) between shower area & rest of the bathroom as the shower area is used for 60" Dia turning space & DMC
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



• 5'-3 1/2" relates to other dimensions with*

For this Layout Refer to:

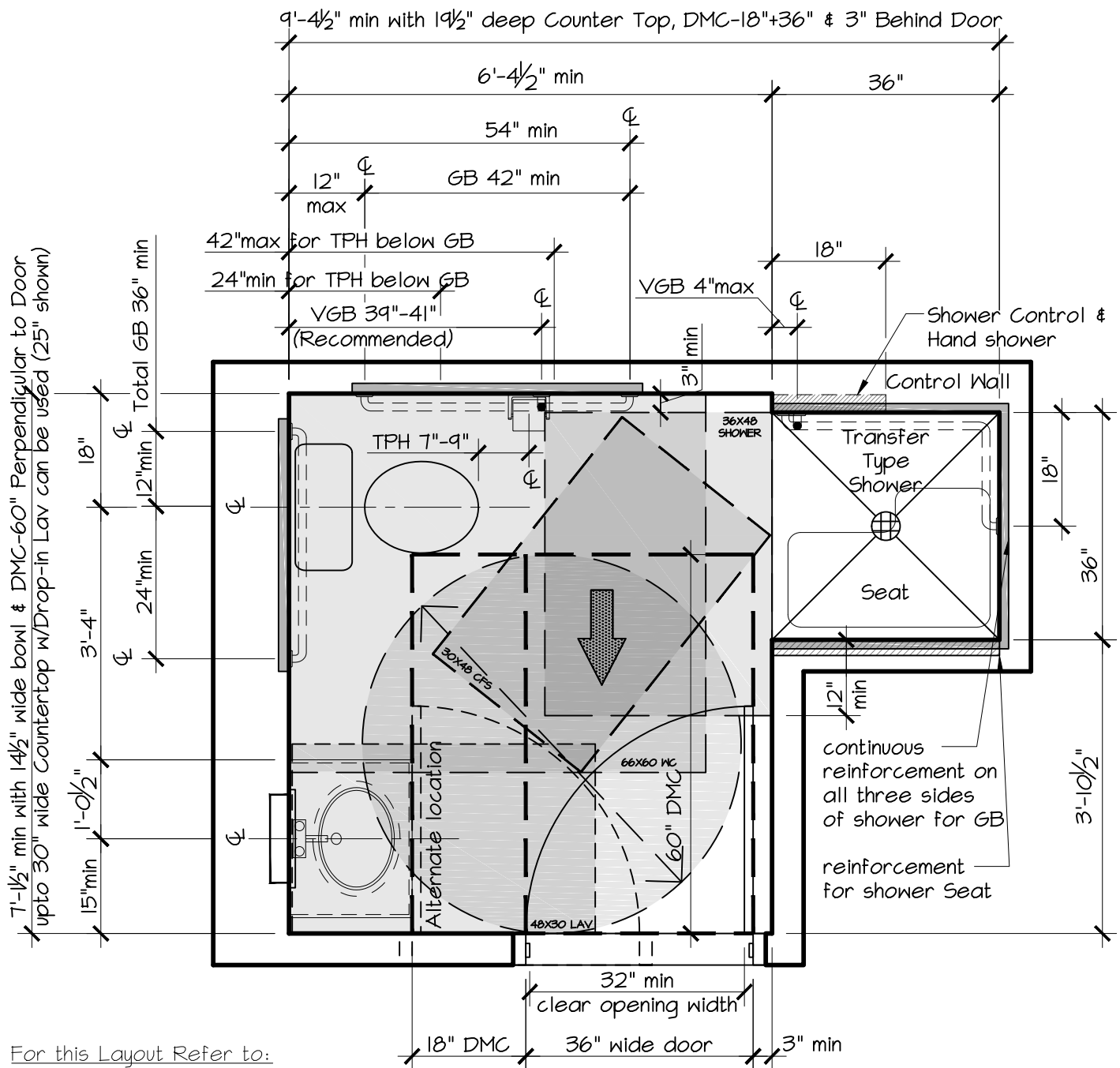
- | | |
|-----------------|--------------------------------------|
| BR-6a(PA), | CFS @ Bathroom fixtures |
| 7a(PA), 10a(PA) | |
| BR-6b(PB), (EB) | GB & Reinforcement @ WC Rear Wall |
| BR-6d(PE), (EE) | GB & Reinforcement @ WC Side Wall |
| | Toilet Seat Height & Flush Control |
| BR-6e(3A) | TPH |
| BR-7b | Lav Vanity, Mirror Medicine Cab |
| BR-10a(PC), 10b | GB & Reinforcement @ Roll-In Shower, |
| | Control & Hand Shower |
| BR-10a(PB), | Seat @ Roll-In Shower |
| 10b(EA), (EB) | |

- Shower seat in folded position shall not obstruct Turning Space or DMC
- Roll-in shower shall not have more than 1:48 pitch (2% max.) & no level change (i.e. no threshold) between shower area & rest of the bathroom as the shower area is used for 60" Dia turning space
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

BR-6a(PA),
7a(PA), 9a(PA)
BR-6b(PB), (EB)
BR-6d(PE), (EE)

BR-6e(3A)
BR-7b
BR-9a(PB), 9b

BR-9a(PC), 9b(EA), (EB)

CFS @ Bathroom fixtures

GB & Reinforcement @ WC Rear Wall
GB & Reinforcement @ WC Side Wall
Toilet Seat Height & Flush Control
TPH
Lav Vanity, Mirror Medicine Cab
GB & Reinforcement @ Transfer-Type
Shower, Control & Hand Shower
Seat @ Transfer-Type

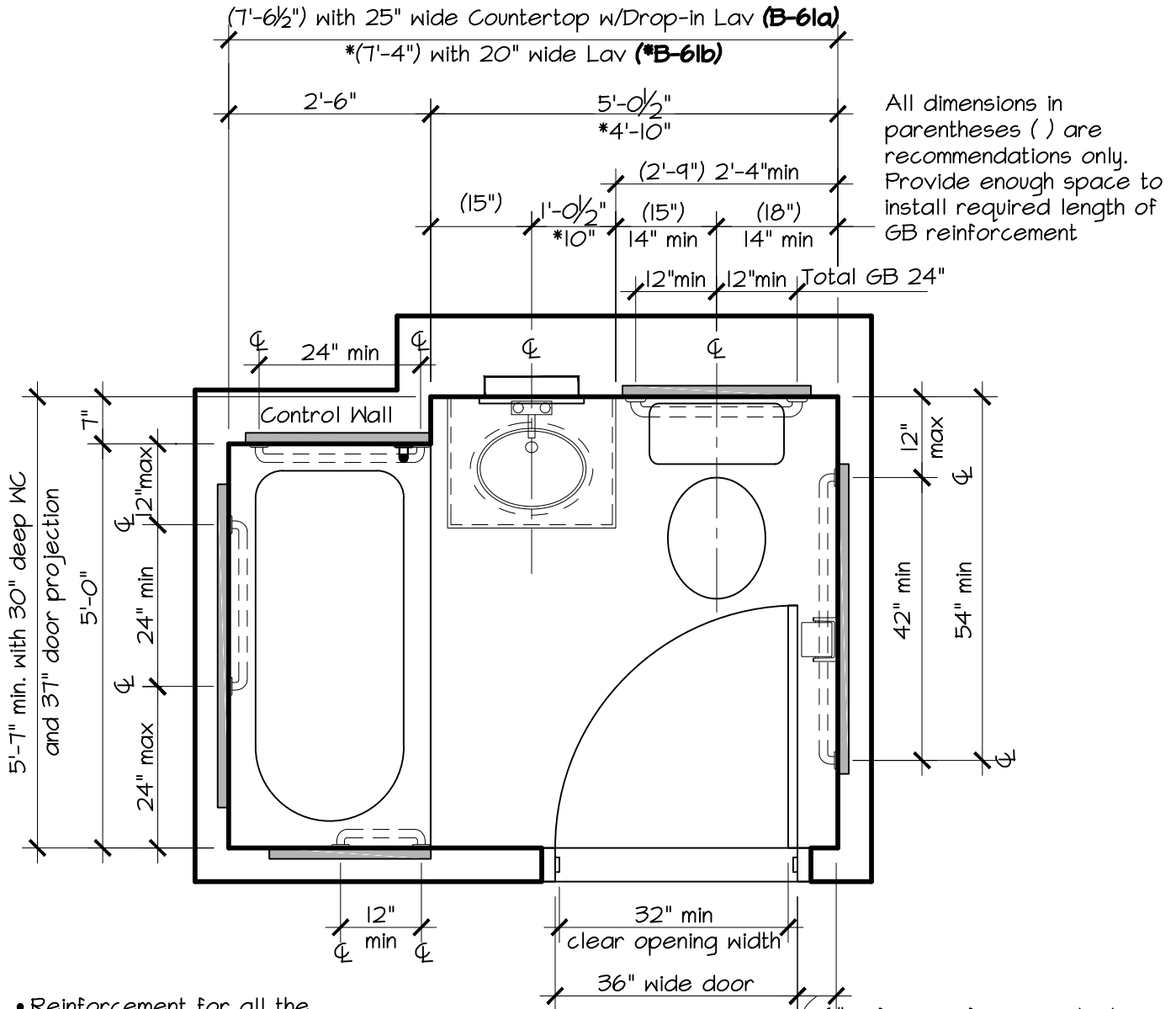
- DMC is required both inside & outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

LAYOUTS PER
BC-SEC.1107.2.2 EXCEPTION 2



- Reinforcement for all the GBs shall comply with:
 ICC-Sec 1004.11.1,
 604.5, 607.4, & 608.3
 As per
 BC-Sec 1107.2.2, Exception 2

- *7-4" relates to other dimensions with *

For this Layout Refer to:

BR-6b(PA), (EA)	GB & Reinforcement @ WC Rear Wall
BR-6d(PE), (EE)	GB & Reinforcement @ WC Side Wall
BR-8a(PC) & 8b	GB & Reinforcement @ Tub

COMPLIANCE

BC-Sec. 1107.2.2 Exception 2

OVERALL DIMENSIONS

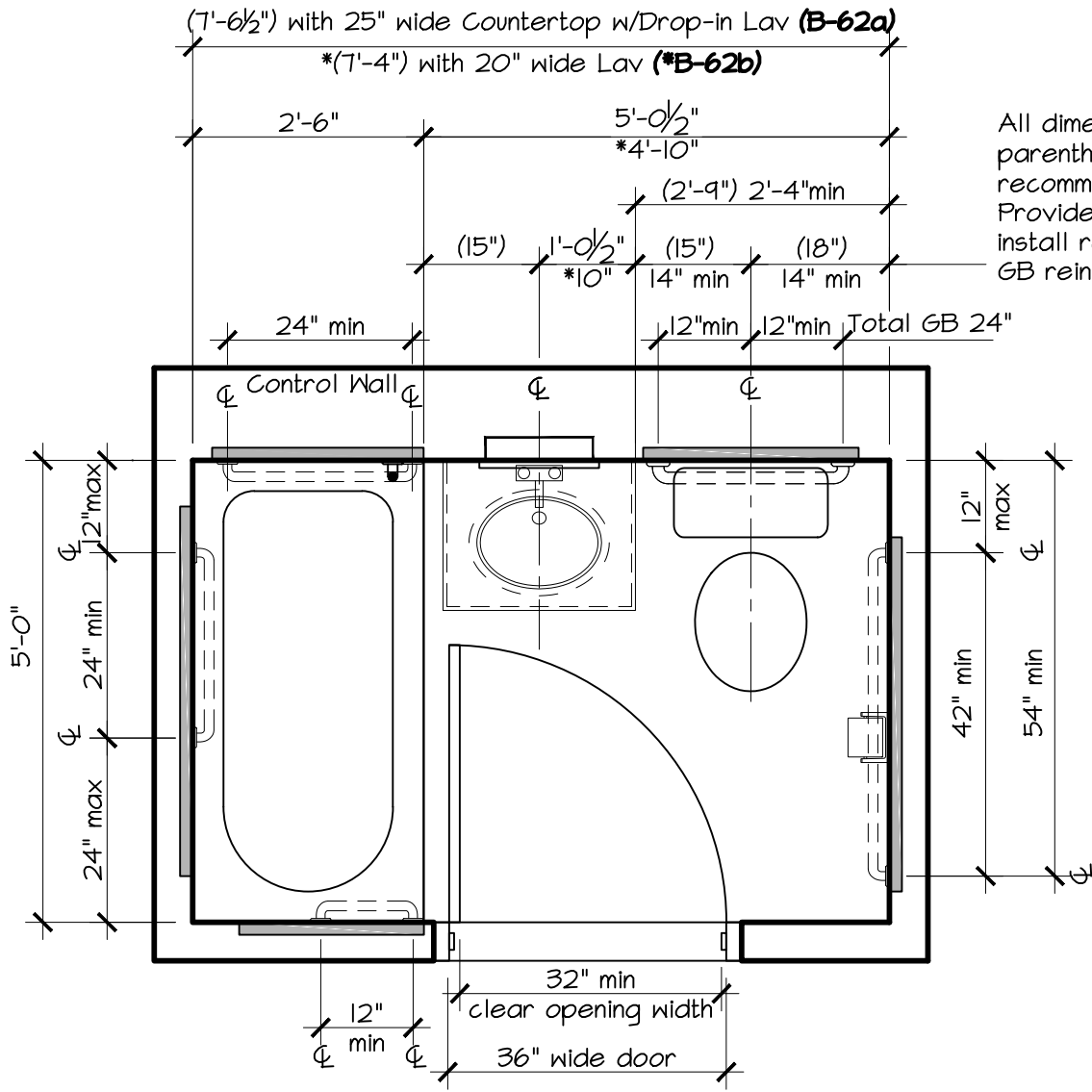
7'-6 1/2" x 5'-7"

7'-4" x 5'-7"

LAYOUT

B-61a

B-61b

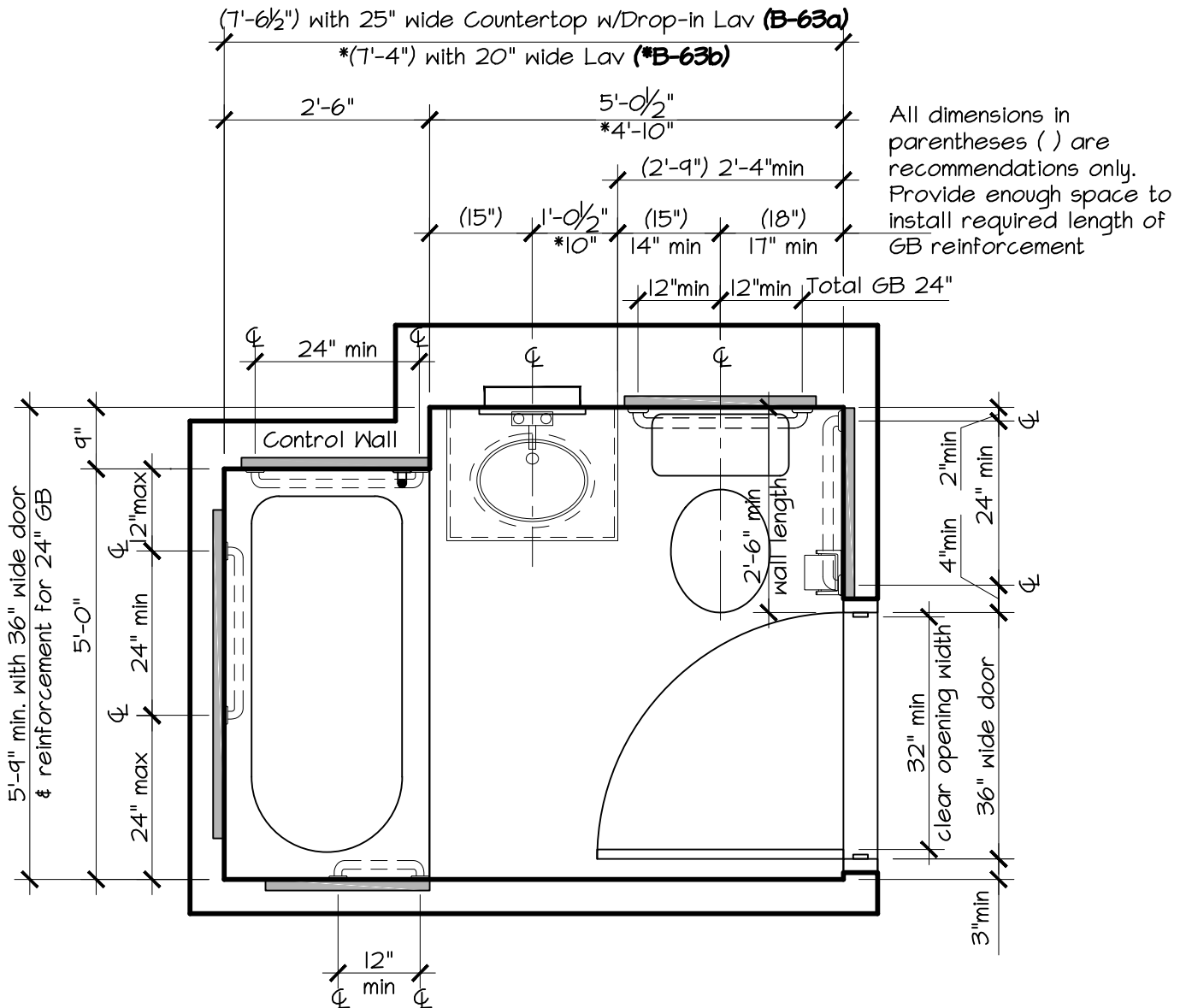


All dimensions in parentheses () are recommendations only. Provide enough space to install required length of GB reinforcement

- Reinforcement for all the GBs shall comply with:
 ICC-Sec 1004.11.1,
 604.5, 607.4, & 608.3
 As per
 BC-Sec 1107.2.2, Exception 2
- *7-4" relates to other dimensions with *

For this Layout Refer to:
 BR-6b(PA), (EA) GB & Reinforcement @ WC Rear Wall
 BR-6d(PE), (EE) GB & Reinforcement @ WC Side Wall
 BR-8a(PC) & 8b GB & Reinforcement @ Tub

Dwelling Unit Bathrooms	COMPLIANCE	OVERALL DIMENSIONS	LAYOUT
	BC-Sec. 1107.2.2 Exception 2	7'-6 1/2" x 5'-0"	B-62a
		7'-4" x 5'-0"	B-62b



- Reinforcement for all the GBs shall comply with:
 ICC-Sec 1004.11.1,
 604.5, 607.4, & 608.3
 As per
 BC-Sec 1107.2.2, Exception 2

• *7'-4" relates to other dimensions with *

For this Layout Refer to:

BR-6b(PA), (EA)	GB & Reinforcement @ WC Rear Wall
BR-6d(PD), (ED)	GB & Reinforcement @ WC Side Wall
BR-8a(PC) & 8b	GB & Reinforcement @ Tub

COMPLIANCE

BC-Sec. 1107.2.2 Exception 2

OVERALL DIMENSIONS

7'-6 1/2" x 5'-9"

7'-4" x 5'-9"

LAYOUT

B-63a

B-63b

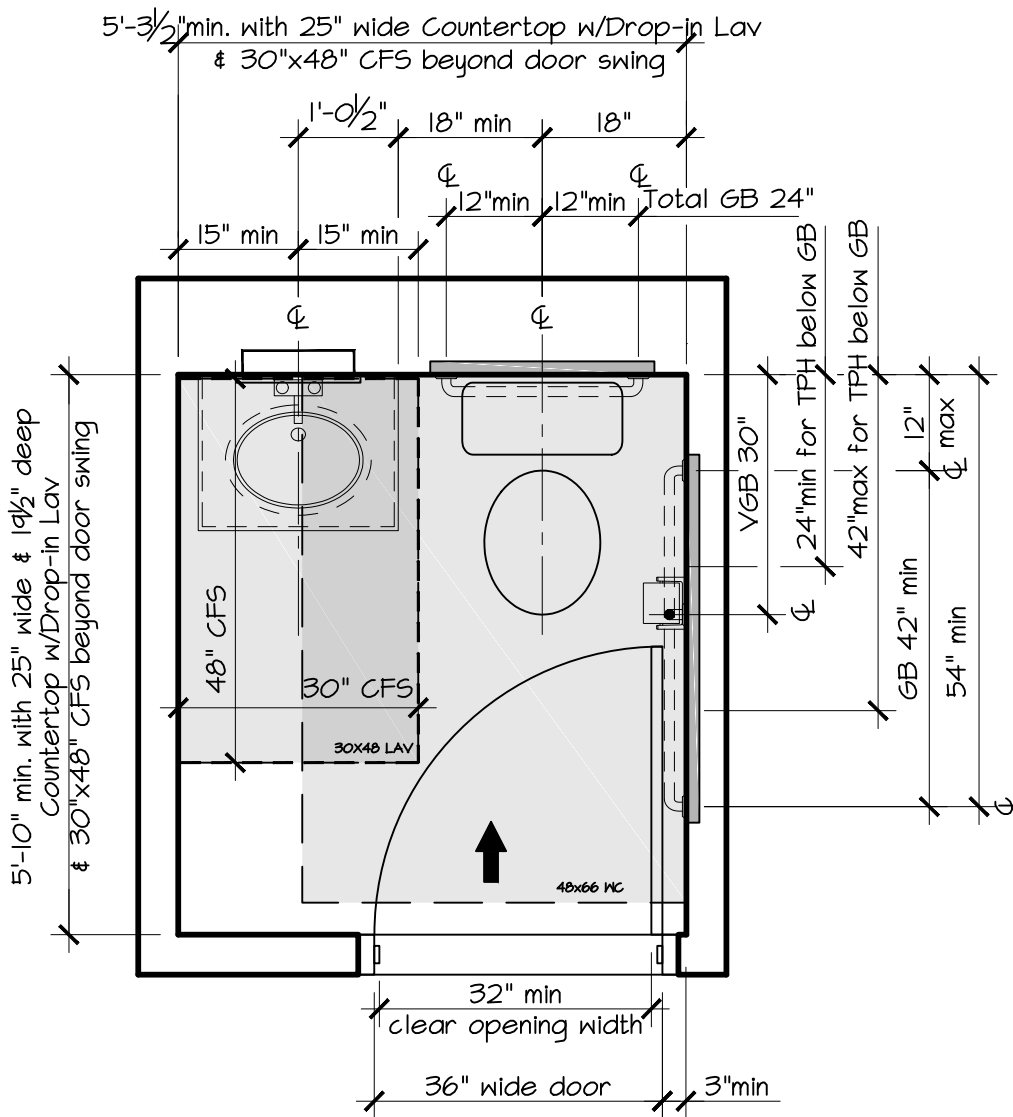
CHAPTER II

**DWELLING UNIT
BATHROOMS**

SECTION 3

HALF-BATH LAYOUTS

LAYOUTS PER
BC-APPENDIX "P"



- When TPH is Surface Mounted, it shall be installed so as not to limit full 90 degree door swing
- DMC is required only outside of the bathroom.

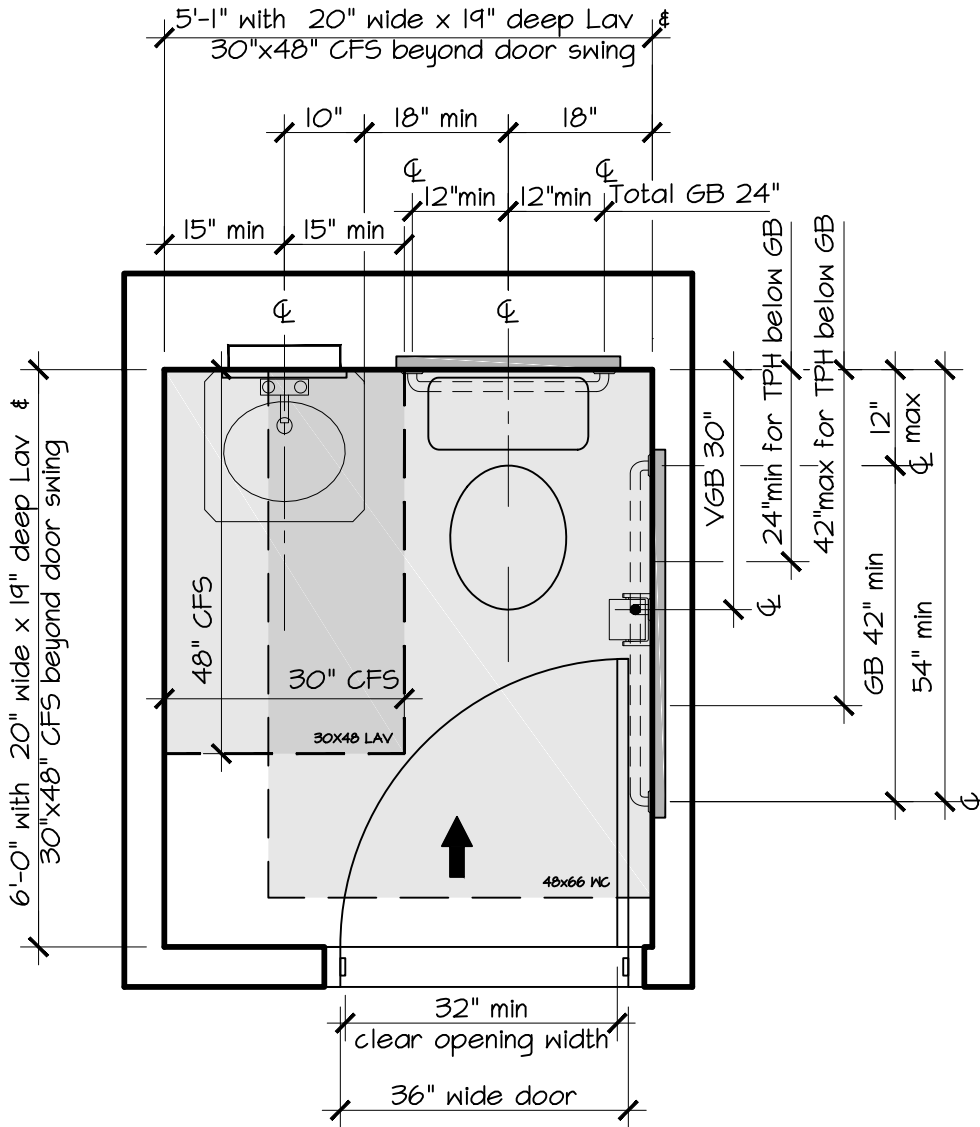
For this Layout Refer to:

BR-6a(PD), 7a(PA)	CFS @ Bathroom fixtures
BR-6b(PA), (EA)	GB & Reinforcement @ WC Rear Wall
BR-6d(PE), (EE)	GB & Reinforcement @ WC Side Wall
B-R6e (IA)	TPH
B-R7b	Lav Vanity, Mirror & Medicine Cab

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

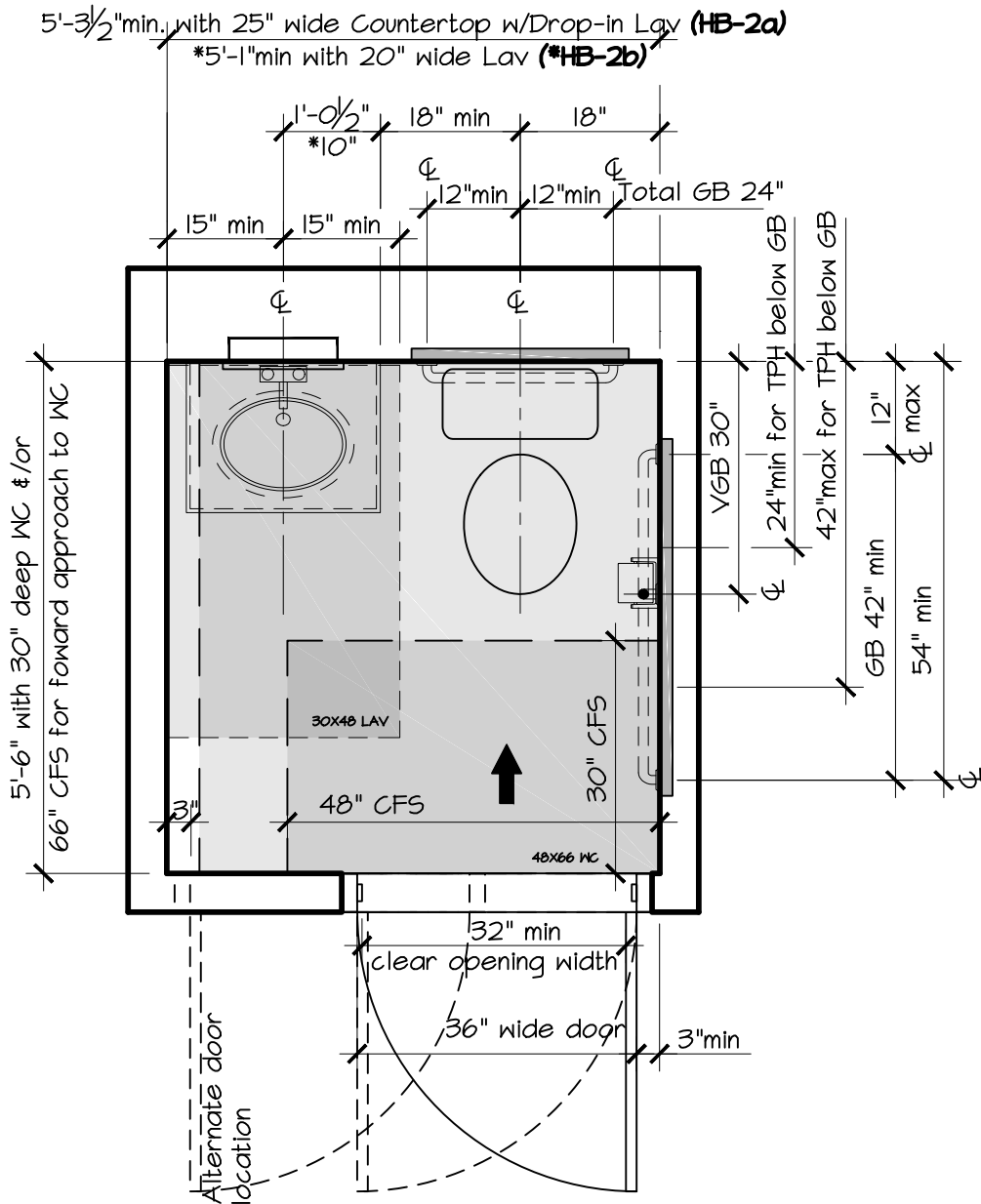
BR-6a(PD), 7a(PB)	CFS @ Bathroom fixtures
BR-6b(PA), (EA)	GB & Reinforcement @ WC Rear Wall
BR-6d(PE), (EE)	GB & Reinforcement @ WC Side Wall
B-R6d (IA)	TPH
B-R7b	Lav Vanity, Mirror & Medicine Cab

- When TPH is Surface Mounted, it shall be installed so as not to limit full 90 degree door swing
- DMC is required only outside of the bathroom.

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

- | | |
|-----------------|-----------------------------------|
| BR-6a(PD), | CFS @ Bathroom fixtures |
| 7a(PA) or (PB) | |
| BR-6b(PA), (EA) | GB & Reinforcement @ WC Rear Wall |
| BR-6d(PE), (EE) | GB & Reinforcement @ WC Side Wall |
| B-R6e (IA) | TPH |
| B-R7b | Lav Vanity, Mirror & Medicine Cab |

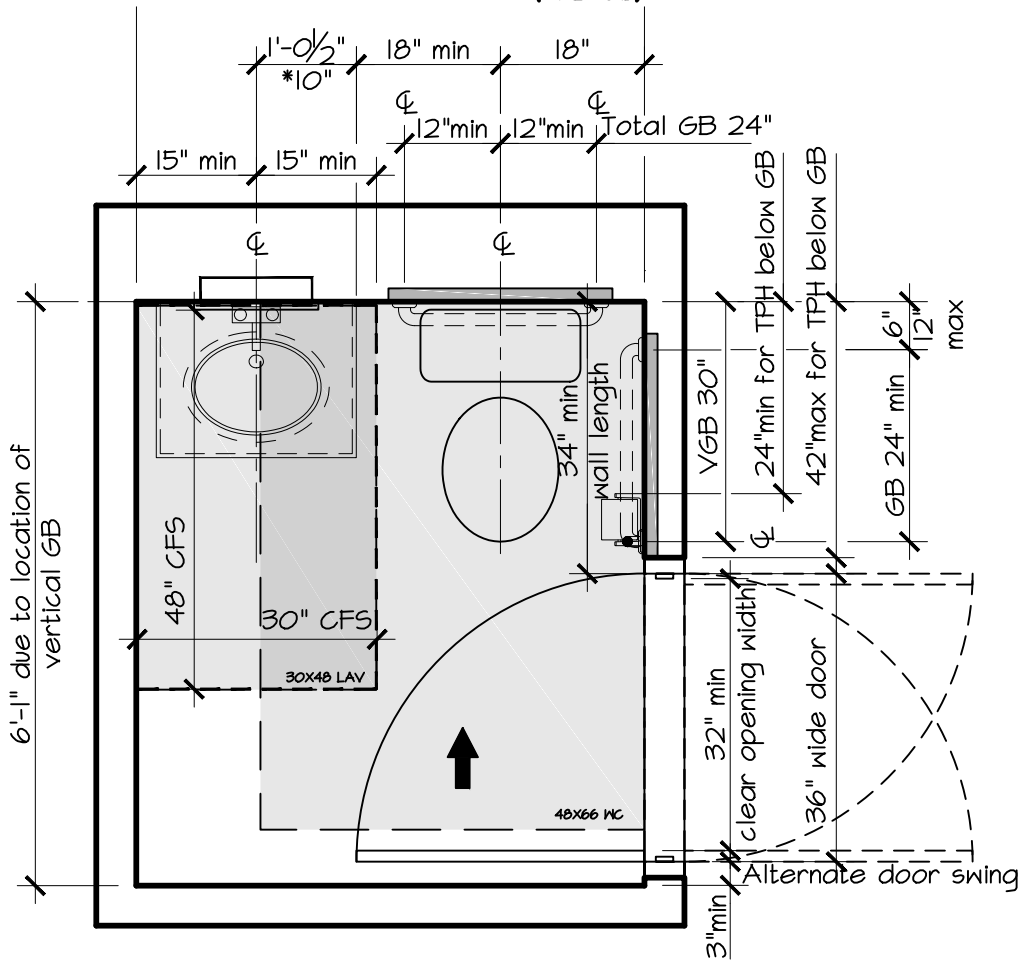
- DMC is required only outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

5'-3 1/2" min, with 25" wide Countertop w/Drop-in Lav **HB-3a)**
 or *5'-1" min with 20" wide Lav (***HB-3b)**



For this Layout Refer to:

- | | |
|----------------------------|-----------------------------------|
| BR-6a(PD),
7a(PA)or(PB) | CFS @ Bathroom fixtures |
| BR-6b(PA), (EA) | GB & Reinforcement @ WC Rear Wall |
| BR-6d(PD), (ED) | GB & Reinforcement @ WC Side Wall |
| B-R6e (IA) | TPH |
| B-R7b | Lav Vanity, Mirror & Medicine Cab |

- DMC is required only outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

Dwelling Unit
Half-Baths

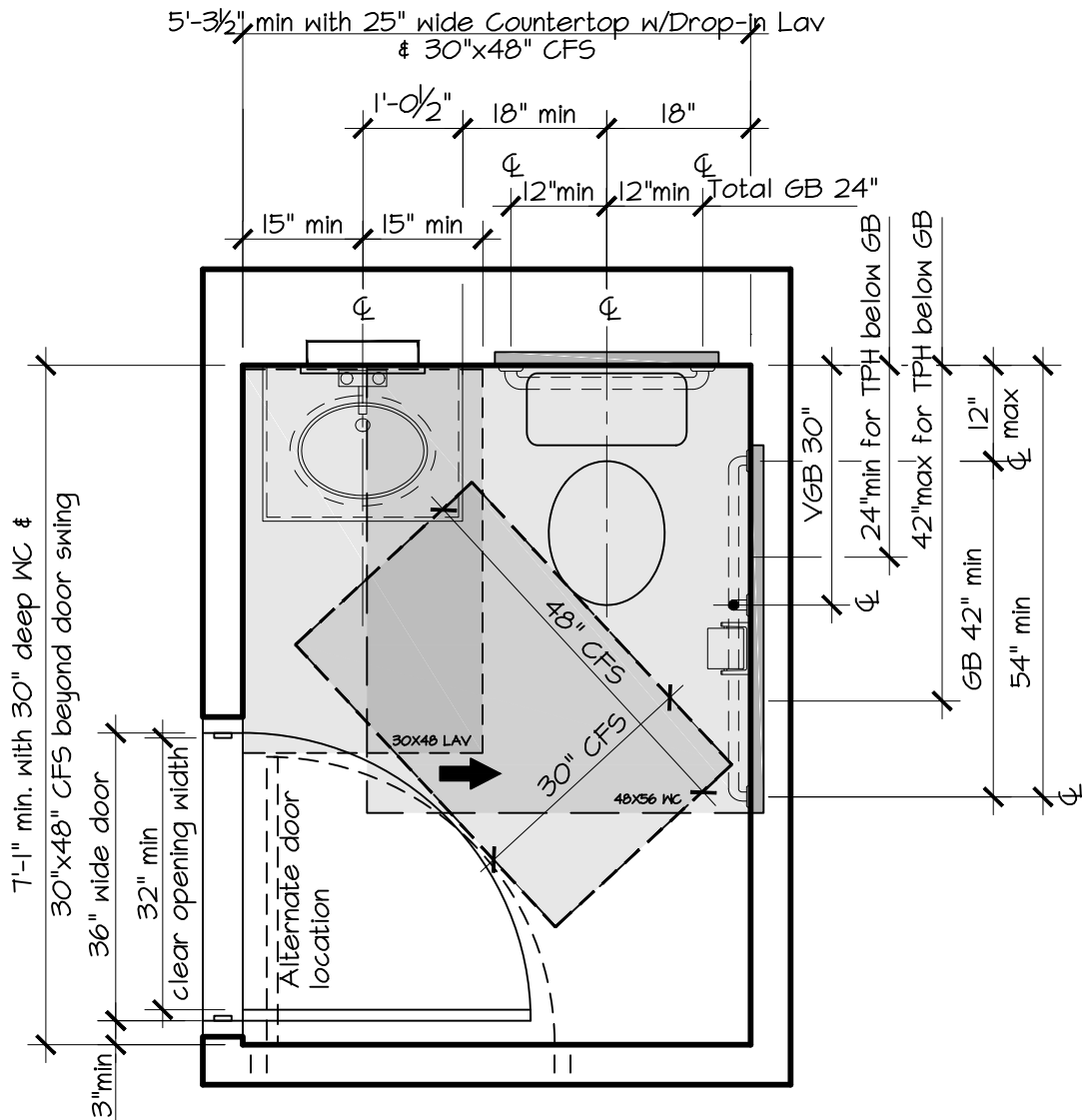
BC-Appendix "P"

5'-3 1/2" x 6'-1"

HB-3a

5'-1" x 6'-1"

HB-3b



For this Layout Refer to:

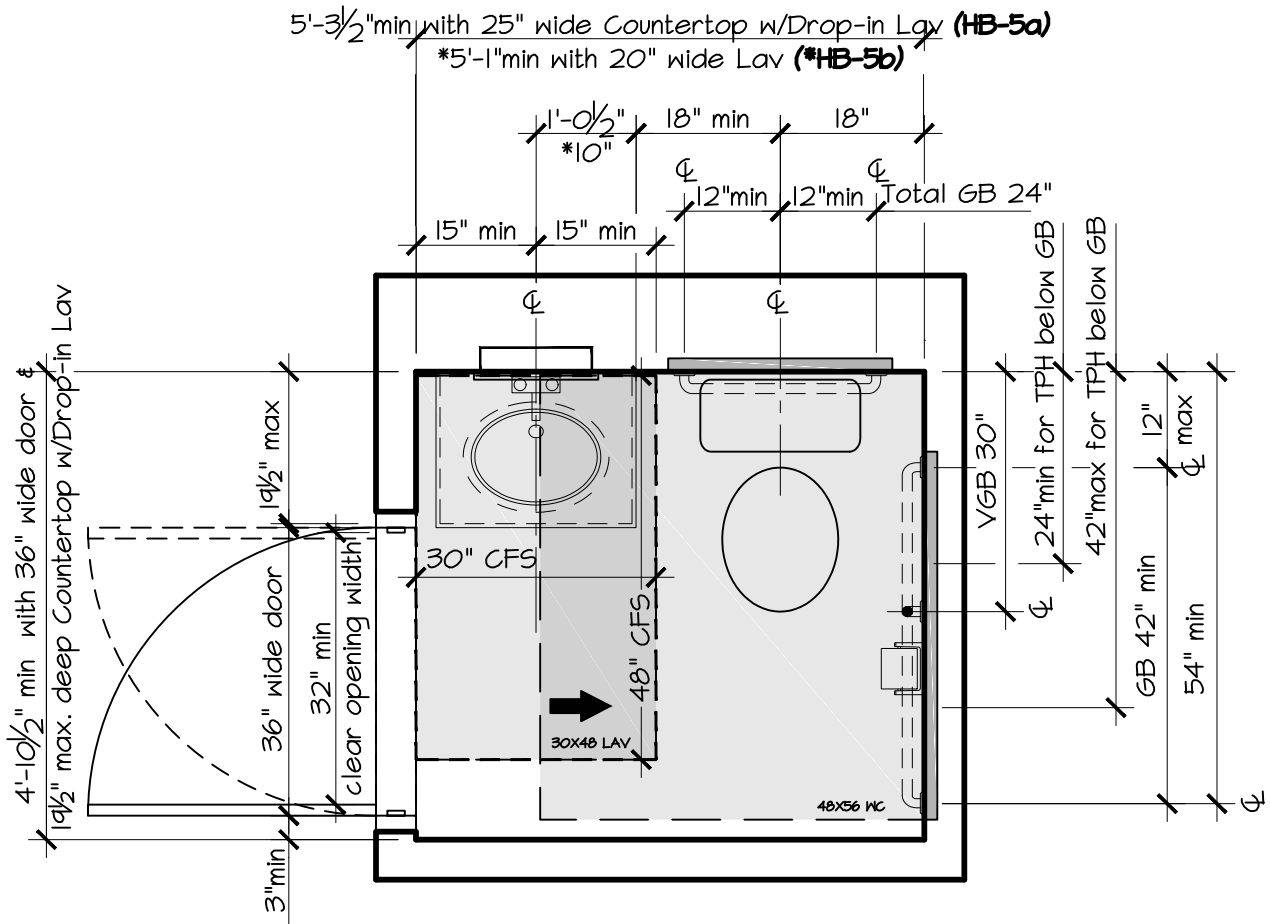
- | | |
|-------------------|-----------------------------------|
| BR-6a(PC), 7a(PA) | CFS @ Bathroom fixtures |
| BR-6b(PA), (EA) | GB & Reinforcement @ WC Rear Wall |
| BR-6d(PE), (EE) | GB & Reinforcement @ WC Side Wall |
| B-R6e (IA) | TPH |
| B-R7b | Lav Vanity, Mirror & Medicine Cab |

- DMC is required only outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



• *5'-1" relates to other dimensions with *

For this Layout Refer to:

BR-6a(PD), 7a(PA) or (PB)	CFS @ Bathroom fixtures
BR-6b(PA), (EA)	GB & Reinforcement @ WC Rear Wall
BR-6d(PE), (EE)	GB & Reinforcement @ WC Side Wall
B-R6d (IA)	TPH
B-R7b	Lav Vanity, Mirror & Medicine Cab

• DMC is required only outside of the bathroom

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

Dwelling Unit
Half-Baths

BC-Appendix "P"

5'-3 1/2" x 4'-10 1/2"

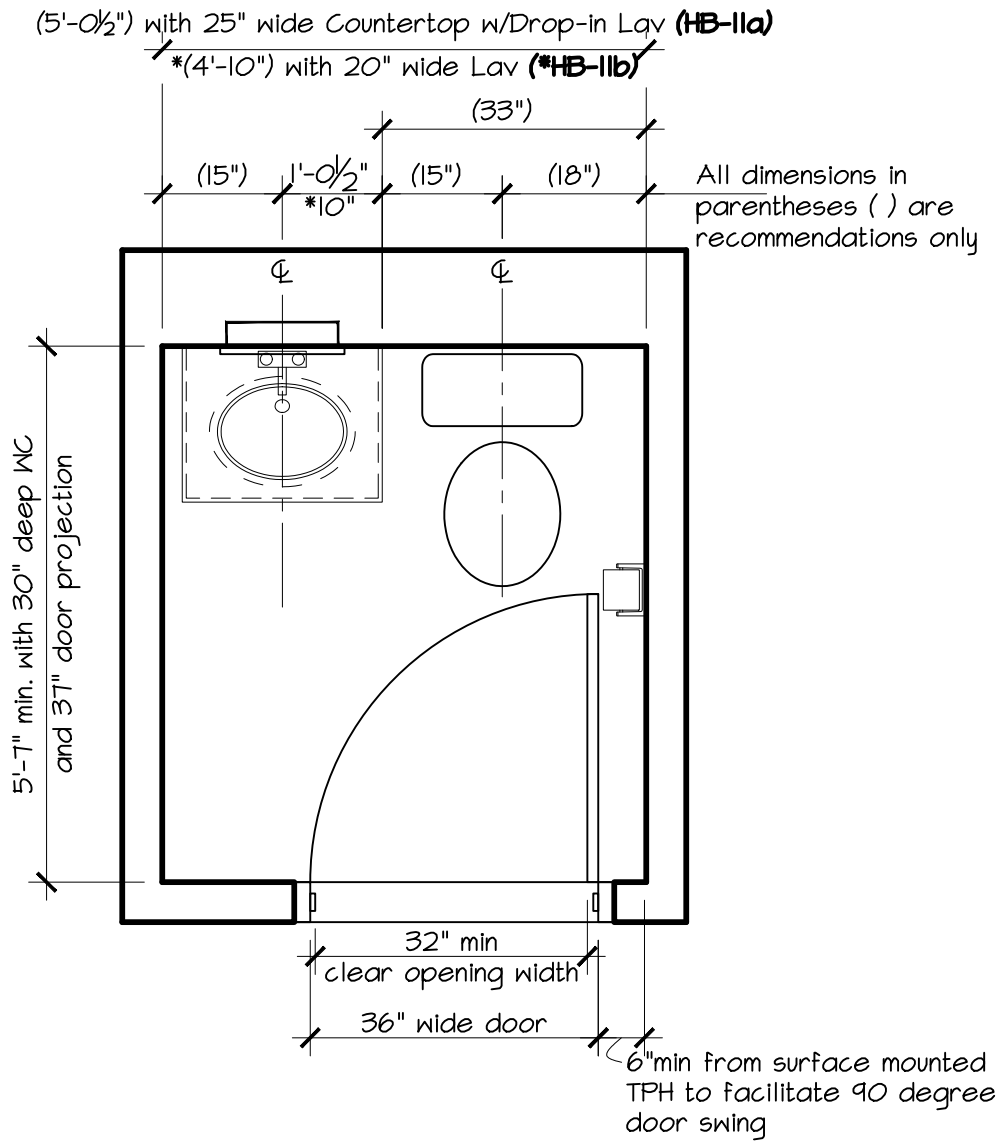
HB-5a

5'-1" x 4'-10 1/2"

HB-5b

LAYOUTS PER

BC-SEC 1107.2.2 EXCEPTION 2



- *4'-10" relates to other dimensions with *

COMPLIANCE

BC-Sec. 1107.2.2 Exception 2

OVERALL DIMENSIONS

5'-0 1/2" x 5'-7"

4'-10" x 5'-7"

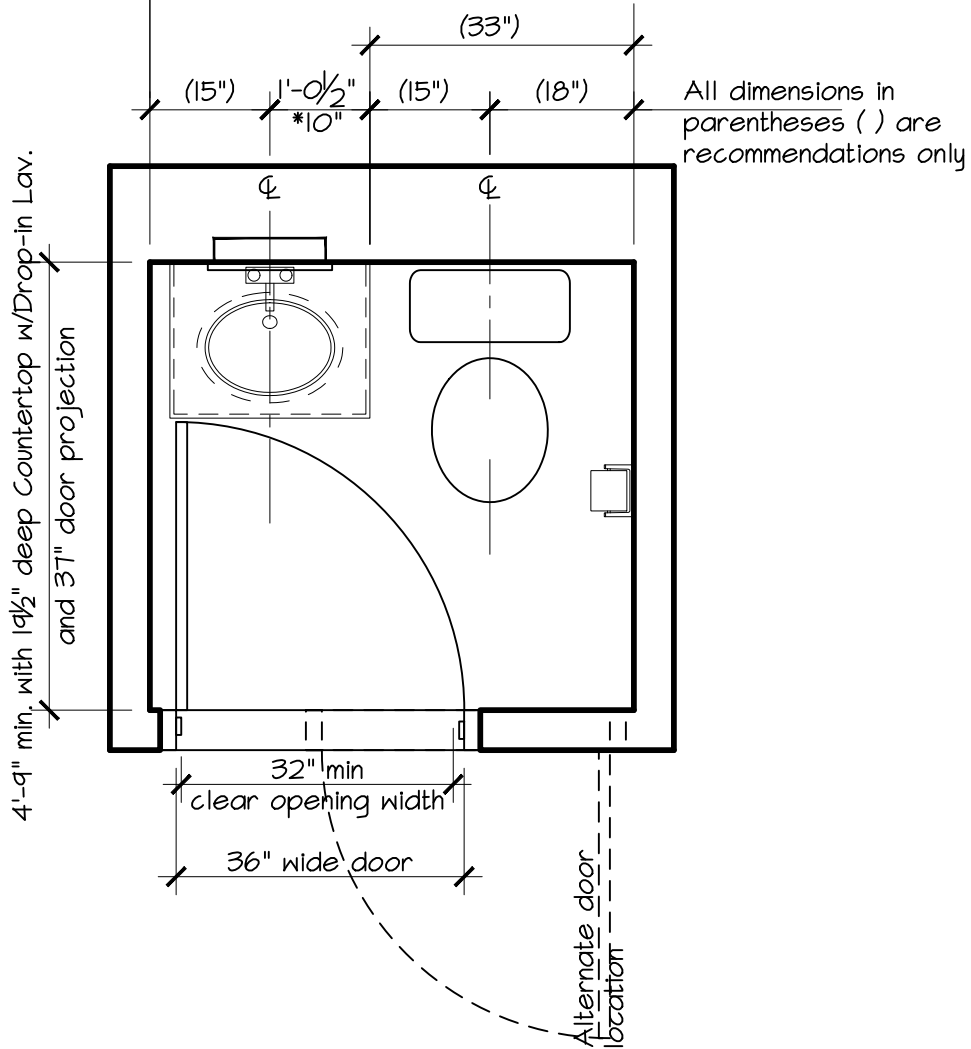
LAYOUT

HB-11a

HB-11b

(5'-0 1/2") with 25" wide Countertop w/Drop-in Lav (HB-12a)

* (4'-10") with 20" wide Lav (*HB-12b)

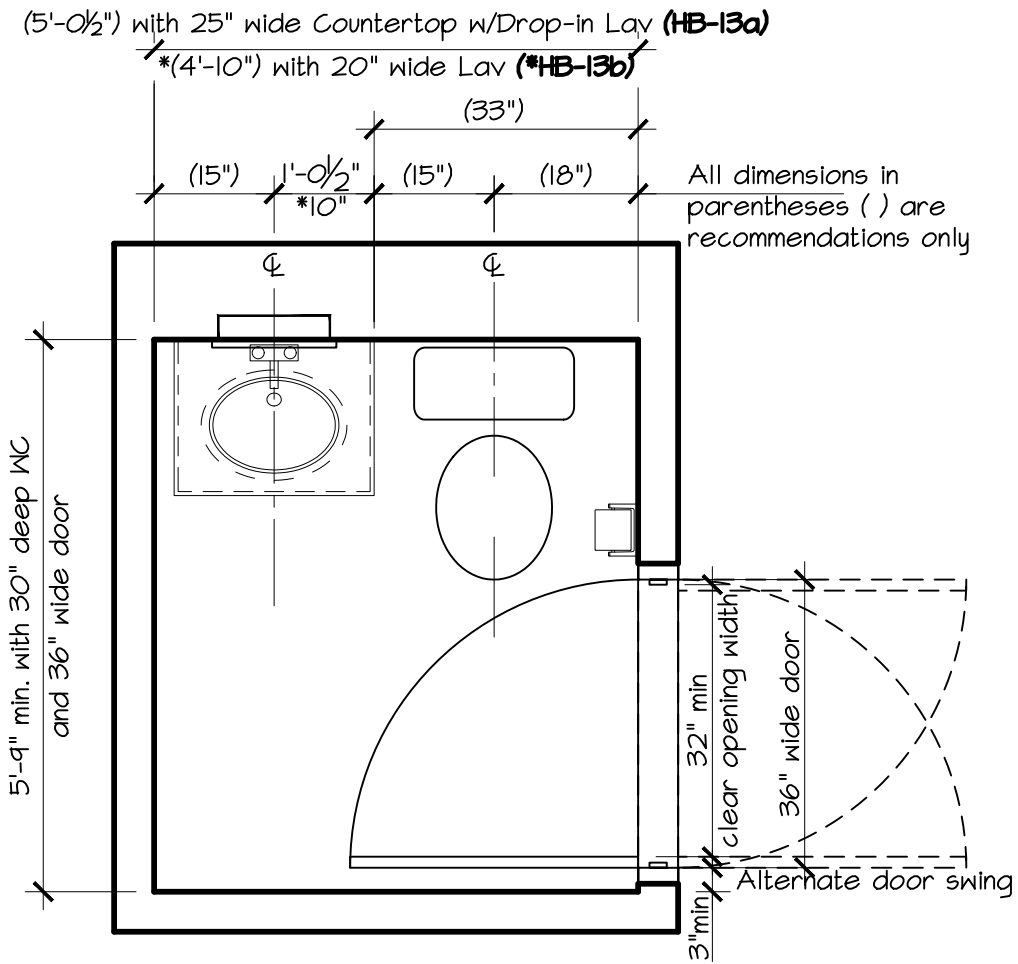


- *4'-10" relates to other dimensions with *

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



- *4'-10" relates to other dimensions with *

COMPLIANCE

BC-Sec. 1107.2.2 Exception 2

OVERALL DIMENSIONS

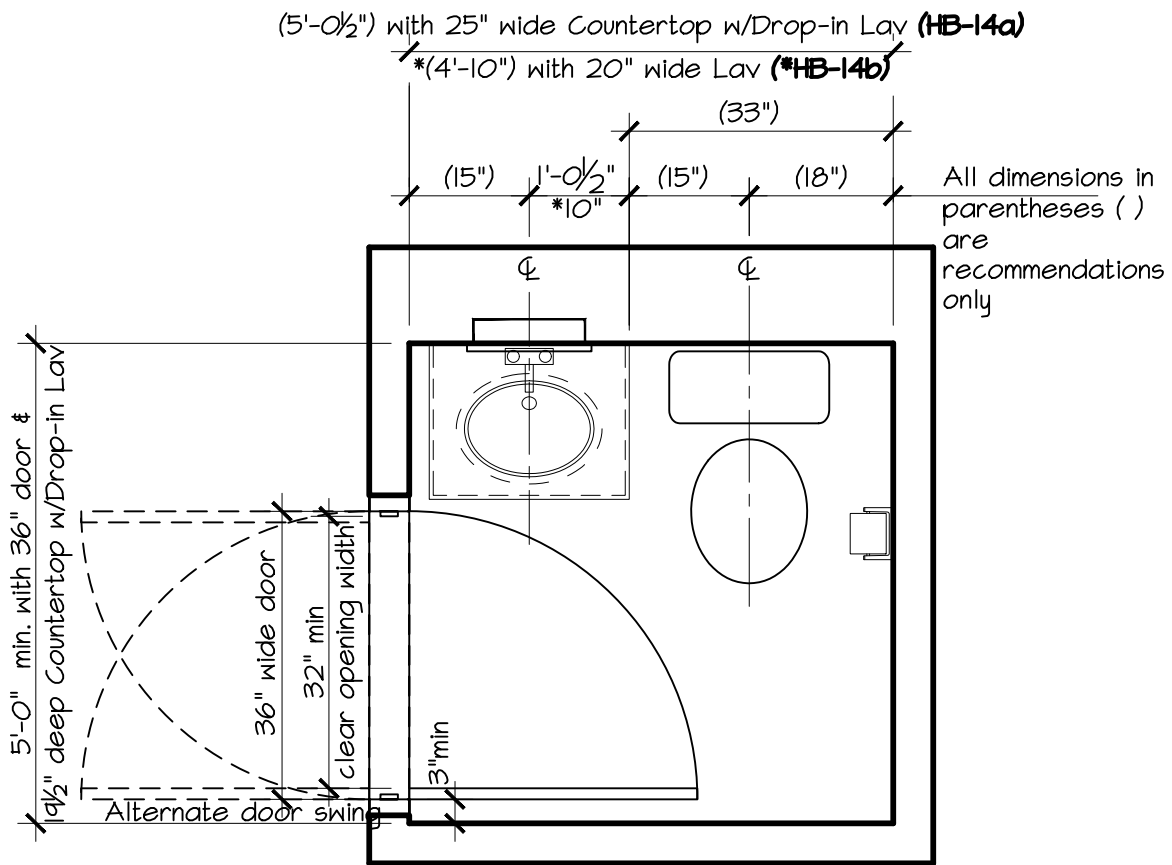
5'-0 1/2" x 5'-9"

4'-10" x 5'-9"

LAYOUT

HB-13a

HB-13b



- *4'-10" relates to other dimensions with *

COMPLIANCE

BC-Sec. 1107.2.2 Exception 2

OVERALL DIMENSIONS

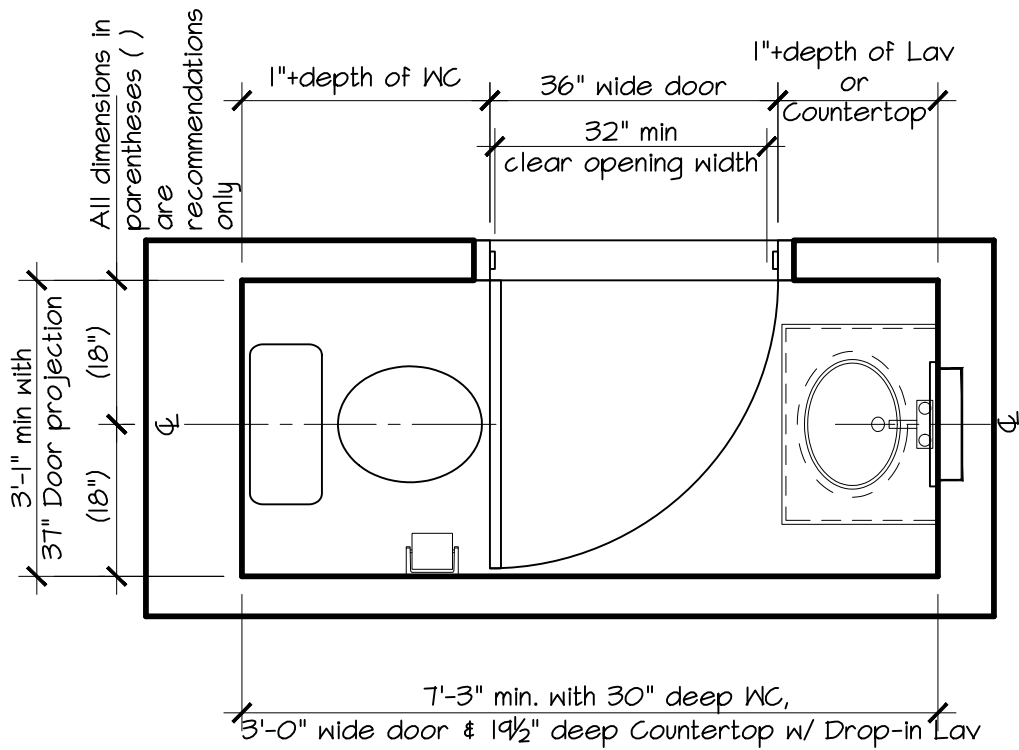
5'-0 1/2" x 5'-0"

4'-10" x 5'-0"

LAYOUT

HB-14a

HB-14b



COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

CHAPTER III

COMMON / PUBLIC SINGLE-USER TOILETS

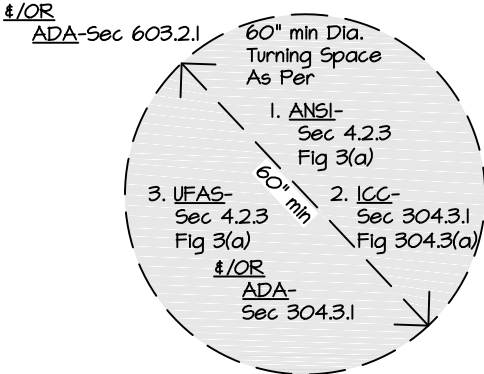
SECTION 1

REFERENCES

Requirements for for 180° Turn

60" dia unobstructed turning space shall be provided within the Common/Public Single user Toilet Rooms for wheelchair to make 180 degree turn

- As Per
1. ANSI-Sec 4.22.3
 2. ICC-Sec 603.2.1
 3. UFAS-Sec 4.22.3



60" Dia Space for 180° Turn

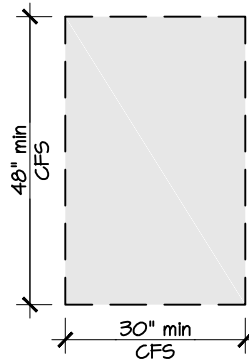
Clear Floor Space

30"x48" CFS is required beyond the arc of the door swing for Single User Toilet

- As Per
1. ICC-Sec 603.2.2, Exception 2
 2. ADA-Sec 603.2.3, Exception 2

30"x48" CFS

- As Per
1. ICC-Sec 305.3 Fig 305.3
 2. ADA-Sec 305.3 Fig 305.3



30"x48" CFS

Requirements for for 180° Turn

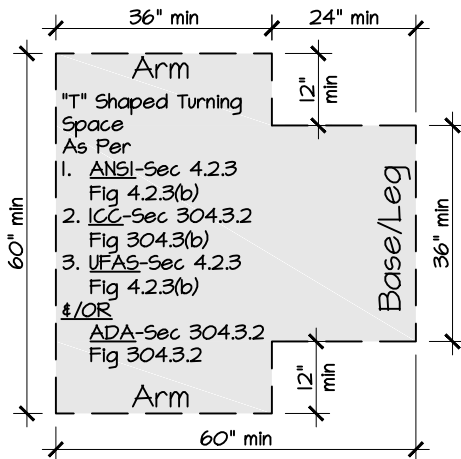
"T" shaped unobstructed turning space shall be provided within the Common/Public Single user Toilet Rooms for wheelchair to make 180 degree turn

- As Per
1. ANSI-Sec 4.22.3
 2. ICC-Sec 603.2.1
 3. UFAS-Sec 4.22.3

§/OR
ADA-Sec 603.2.1

"T" shaped turn shall be permitted to include knee and toe clearance only at the end of either the base/leg or one arm.

- If an arm is overlapping than limit the overlap to 12" max



"T" Shaped Space for 180° Turn

Door Swing

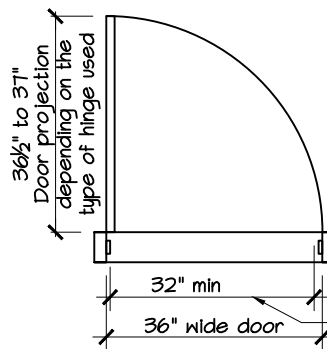
A. Door may swing into the clear floor space required for any fixture in a Toilet for individual use that provides sufficient maneuvering space within the room, i.e. either a 5'-0" Dia or a "T" shaped turning space

C. Door may swing into the clear floor space of fixtures where 30"x48" CFS is provided within the room beyond the arc of the door swing.

- As per
1. ANSI-Sec 4.22.2, Fig 3
 1. ICC-Sec 603.2.2, Exception 2
 2. ADA-Sec 603.2.3, Exception 2
- D. Door shall not swing into the clear floor space required for any fixture As per
1. UFAS-Sec 4.22.2

DMC Requirements (Both inside & outside)

- A. All doors to accessible toilet rooms shall comply with DMC
- As per
1. ANSI-Sec 4.22.2
 2. UFAS-Sec 4.22.2
- B. Doors & Doorways that are part of an accessible route shall comply with DMC
- As per
1. ICC-Sec 404.1
 2. ADA-Sec 404.1
- C. Required DMC shall not include knee & toe clearance
- As per
1. ICC-Sec 404.2.3

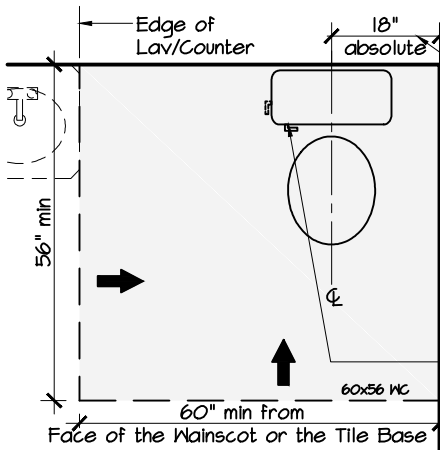


Clear Opening Width at Toilet Room Door

- 32" min Clear Opening Width
- As Per
1. ANSI-Sec 4.13.5, Fig 24(a) & (b)
 2. ICC-Sec 404.2.2, Fig 404.2.2(a)
 3. UFAS-Sec 4.13.5, Fig 24 24(a) & (b)
- §/OR
ADA-Sec 404.2.3, Fig 404.2.3(a)

NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Single User Toilet Rooms
2. If UFAS is Used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Single User Toilet Rooms



Center Line of WC from Face of the Finished Wall
As per
1. ANSI-Sec 4.22.3 & 4.16.2
Fig 28
2. UFAS-Sec 4.22.4 & 4.16.2
Fig 28

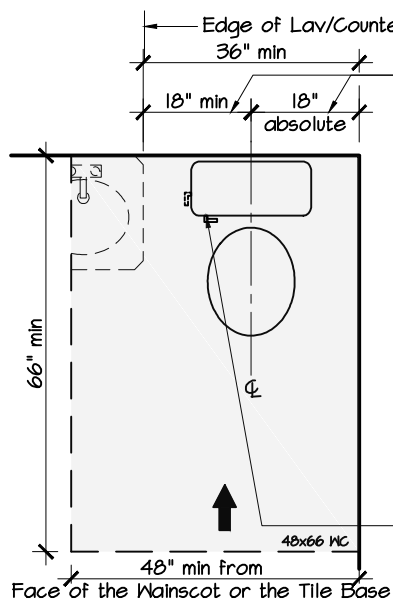
Flush Control on open/wide side of WC
As Per
1. ANSI-Sec 4.22.3 & 4.16.5
2. ICC-Sec 604.6
3. UFAS-Sec 4.22.4 & 4.16.5
#/OR
ADA-Sec 604.6

Clear Floor Space
A. 60"x56" CFS for WC,
Both Side Approach & Forward Approach
As Per
1. ANSI-Sec 4.22.3 & 4.16.2
Fig 28
2. ICC-Sec 604.3.1, & 604.3.2
Fig 604.3
3. UFAS-Sec 4.22.4 & 4.16.2
Fig 28
#/OR
ADA-604.3.1
Fig 604.3.1
B. No other fixtures or obstructions shall be within the required water closet clearance.
As Per
1. ICC-Sec 604.3.3
Fig 604.3
2. ADA-604.3.2
Fig 604.3.1

60"x56" CFS
Forward or Side Approach

For FHA, BC, UFAS & ADA
Compliant Toilets
Used for Layouts
T-1a to T-10 & T-21 to T-25

Plan A (PA)



Center Line of WC from Face of the Finished Wall
As per
1. ANSI-Sec 4.22.3 & 4.16.2
Fig 28
2. UFAS-Sec 4.22.4 & 4.16.2
Fig 28

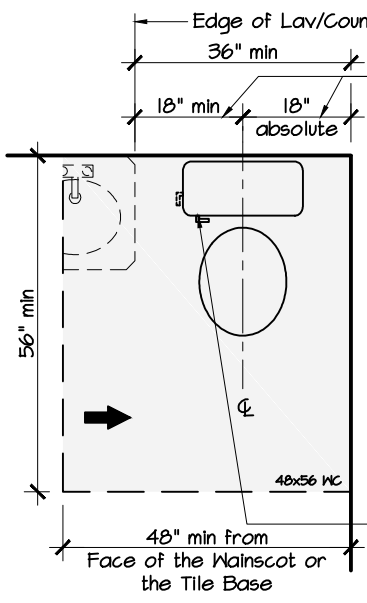
Clear Floor Space
48"x66" CFS for WC;
Forward Approach
As Per
1. ANSI-Sec 4.22.3 & 4.16.2
Fig 28
2. UFAS-Sec 4.22.4 & 4.16.2
Fig 28

Flush Control on open/wide side of WC
As Per
1. ANSI-Sec 4.22.3 & 4.16.5
2. UFAS-Sec 4.22.4 & 4.16.5

48"x66" CFS
Forward Approach

Only for FHA, &, UFAS
Compliant Toilets
Used for Layouts
T-11a to T-17 & T-31 to T-32

Plan B (PB)



Center Line of WC from Face of the Finished Wall
As per
1. ANSI-Sec 4.22.3 & 4.16.2
Fig 28
2. UFAS-Sec 4.22.4 & 4.16.2
Fig 28

Clear Floor Space
48"x56" CFS for WC;
Side Approach
As Per
1. ANSI-Sec 4.22.3 & 4.16.2
Fig 28
2. UFAS-Sec 4.22.4 & 4.16.2
Fig 28

Flush Control on open/wide side of WC
As Per
1. ANSI-Sec 4.22.3 & 4.16.5
2. UFAS-Sec 4.22.4 & 4.16.5

48"x56" CFS
Side Approach

Only for FHA, &, UFAS
Compliant Toilets
Used for Layouts
T-11a to T-17 & T-31 to T-32

Plan C (PC)

NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Single User Toilet Rooms
2. If UFAS is Used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Single User Toilet Rooms

Rear Wall GB size & location
As per

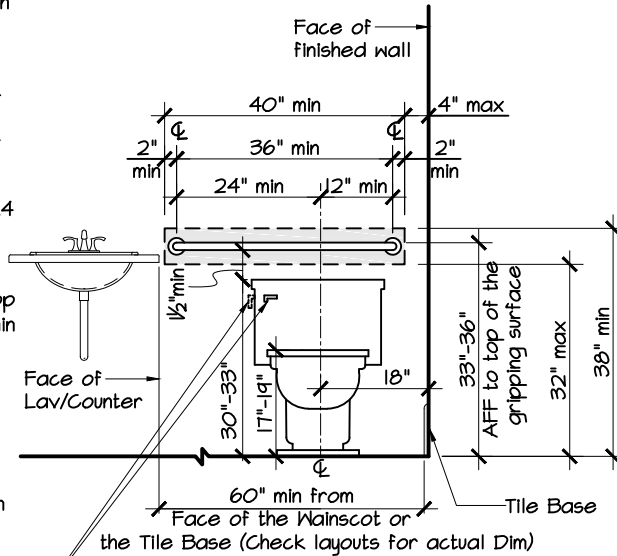
1. ANSI-Sec 4.22.3 & 4.16.4
Fig 29(a)
 2. ICC-Sec 604.5.2 & 609.4
Fig 604.5.2
 3. UFAS-Sec 4.22.4 & 4.16.4
Fig 29(a)
- &/OR
ADA-Sec 604.5.2 & 609.4
Fig 604.5.2

Min spacing bet the GB & top of Toilet Tank shall be 1/2" min
As per

1. ICC-Sec 609.3
Fig 609.3
2. ADA-Sec 609.3
Fig 609.3

i.e. Max height of the Toilet Tank shall be 30"-33", depending on the installation height of the GB

Flush Control on open/wide side of WC



Elevation A
(36" Horizontal Grab Bar)

Seat Height

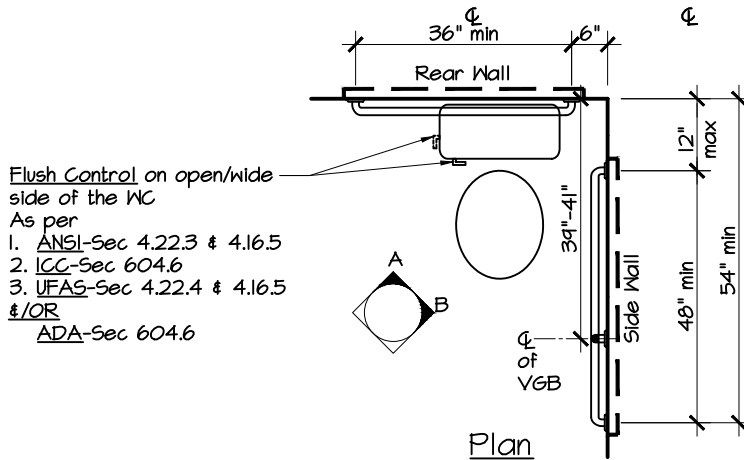
Height of the WC shall be 17"-19" AFF measured to the top of the toilet seat

As per

1. ANSI-Sec 4.22.3 & 4.16.3
Fig 29(b)
2. ICC-Sec 604.4
3. UFAS-Sec 4.22.4 & 4.16.3
Fig 29(b)

&/OR

ADA-Sec 604.4



Flush Control on open/wide side of the WC

As per

1. ANSI-Sec 4.22.3 & 4.16.5
2. ICC-Sec 604.6
3. UFAS-Sec 4.22.4 & 4.16.5

&/OR

ADA-Sec 604.6

Side Wall Horizontal GB

size & location

As per

1. ANSI-Sec 4.22.3 & 4.16.4
Fig 29(b)
2. ICC-Sec 604.5.1 & 609.4
Fig 604.5.1
3. UFAS-Sec 4.22.4 & 4.16.4
Fig 29(b)

&/OR

ADA-Sec 604.5.1 & 609.4
Fig 604.5.1

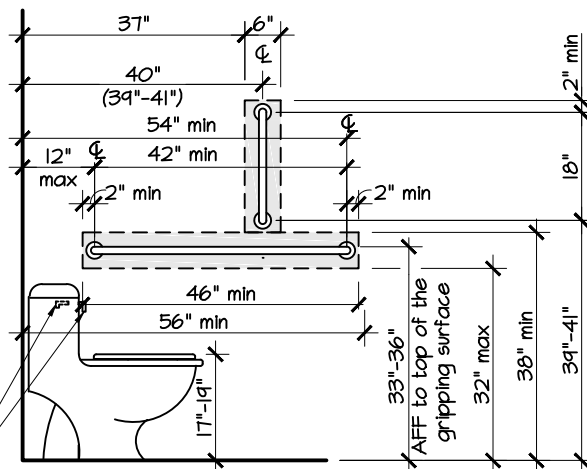
Side Wall Vertical GB

size & location

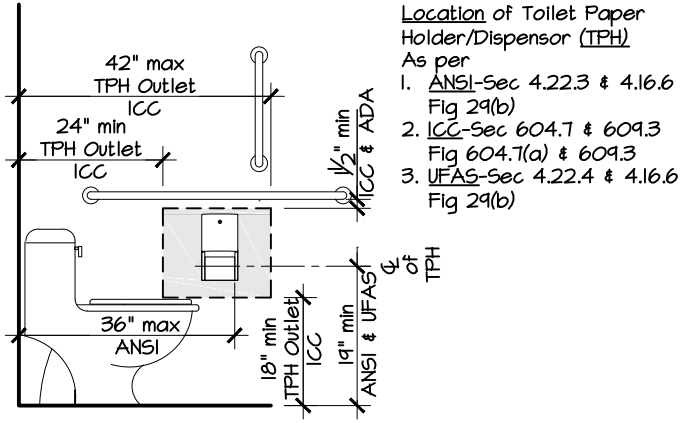
As per

1. ICC-Sec 604.5.1 & 609.4
Fig 604.5.1

Flush Control on open/wide side of WC



Elevation B
(42" Horizontal Grab Bar)



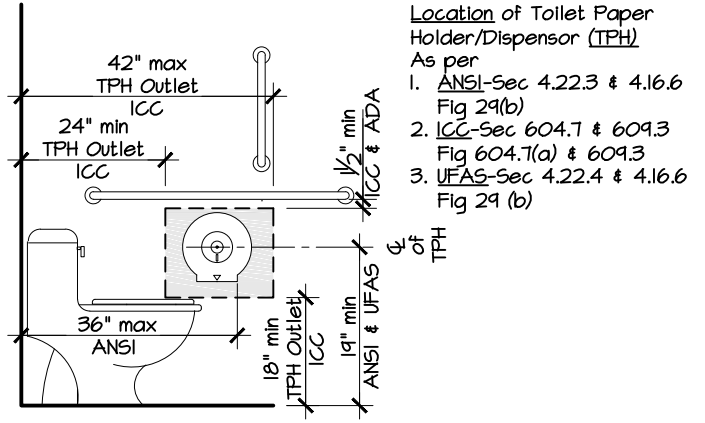
Location of Toilet Paper Holder/Dispenser (TPH)
 As per
 1. ANSI-Sec 4.22.3 & 4.16.6 Fig 29(b)
 2. ICC-Sec 604.7 & 609.3 Fig 604.7(a) & 609.3
 3. UFAS-Sec 4.22.4 & 4.16.6 Fig 29(b)

Elevation

Protruding/Surface Mounted TPH Location Below Grab Bar

This complies with ANSI, NYC BC & UFAS for Common Toilet

(IA)



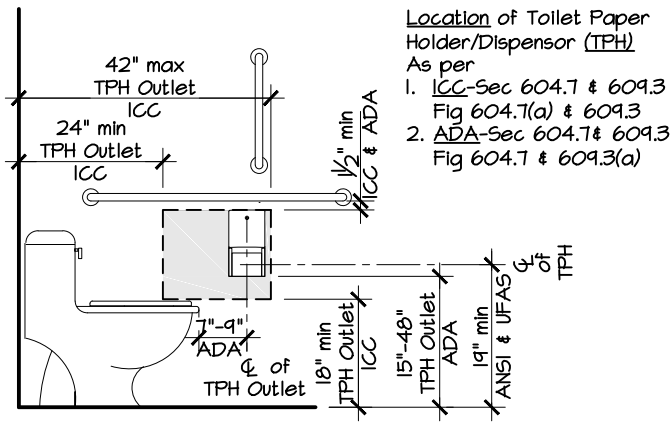
Location of Toilet Paper Holder/Dispenser (TPH)
 As per
 1. ANSI-Sec 4.22.3 & 4.16.6 Fig 29(b)
 2. ICC-Sec 604.7 & 609.3 Fig 604.7(a) & 609.3
 3. UFAS-Sec 4.22.4 & 4.16.6 Fig 29(b)

Elevation

Protruding/Surface Mounted TPH Location Below Grab Bar

This complies with ANSI, NYC BC & UFAS for Common Toilets

(IB)



Location of Toilet Paper Holder/Dispenser (TPH)
 As per
 1. ICC-Sec 604.7 & 609.3 Fig 604.7(a) & 609.3
 2. ADA-Sec 604.7 & 609.3 Fig 604.7 & 609.3(a)

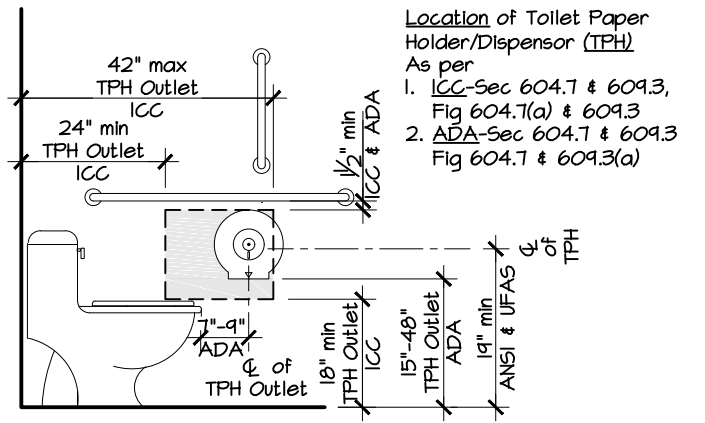
Elevation

Protruding/Surface Mounted TPH Location Below Grab Bar

This complies with ANSI, NYC BC & ADA for Common Toilets

This complies with ANSI, NYC BC, UFAS & ADA for all Public Toilets

(2A)



Location of Toilet Paper Holder/Dispenser (TPH)
 As per
 1. ICC-Sec 604.7 & 609.3 Fig 604.7(a) & 609.3
 2. ADA-Sec 604.7 & 609.3 Fig 604.7 & 609.3(a)

Elevation

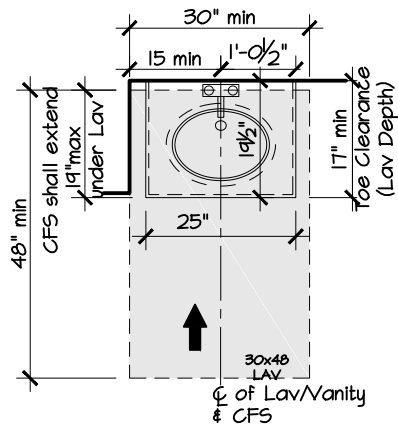
Protruding/Surface Mounted TPH Location Below Grab Bar

This complies with ANSI, NYC BC & ADA for Common Toilets

This complies with ANSI, NYC BC, UFAS & ADA for all Public Toilets

(2B)

Countertop with Drop-in Lavatory

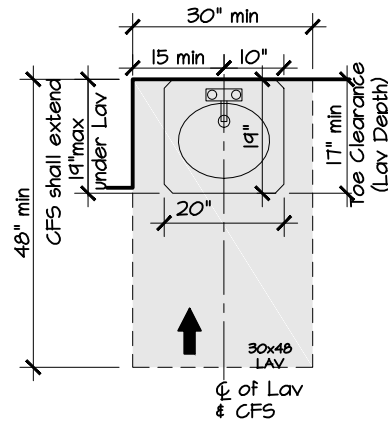


30"x48" CFS Forward Approach

Plan A (PA)

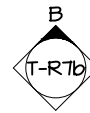


Wall-hung Lavatory



30"x48" CFS Forward Approach

Plan B (PB)



Clear Floor Space

30"x48" CFS with knee & toe clearance, positioned for Forward Approach to the Lavatory, shall be provided As per

1. ANSI-Sec 4.22.3 & 4.19.3 Fig 32
2. ICC-Sec 606.2
3. UFAS-Sec 4.22.6 & 4.19.3 Fig 32

&/OR

ADA-Sec 606.2

Knee & Toe Clearance

A. 30"x48" CFS for forward approach with knee & toe clearance shall extend a min of 17" & max of 19" underneath the Lavatory

- As per
1. ANSI-Sec 4.22.3, 4.19.3 & Fig 32
 2. UFAS-Sec. 4.22.6, 4.19.3 & Fig 32

B. 30"x48" CFS for forward approach with knee & toe clearance shall extend a min of 17" & max of 25" underneath the element & shall be 30" min in width As per

1. ICC-Sec 606.2, 306.2 & 306.3 Fig 306.2 & 306.3
2. ADA-Sec 306.2, & 306.3 Fig 306.2 & 306.3

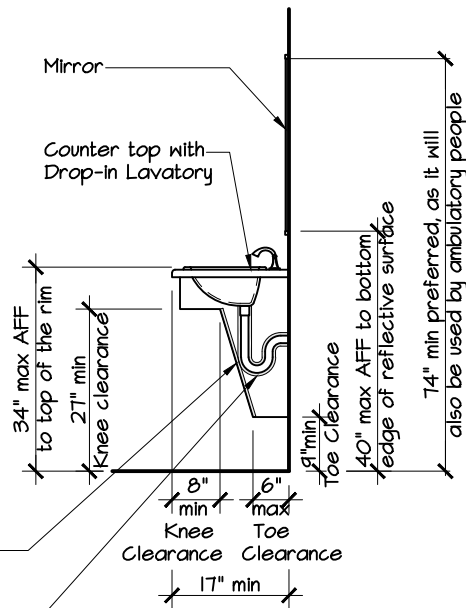
Mounting Height

- a. 34" AFF to top of rim for Wall-hung lav
- b. 34" AFF to top of rim for Counter Top with drop-in Lav
- c. 34" AFF to top of the Counter with Under-mount Lav

NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Single User Toilet Rooms
2. If UFAS is Used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Single User Toilet Rooms

- Knee & Toe clearance**
As per
- ANSI-Sec 4.22.3 & 4.19.2.1
Fig 31
 - ICC-Sec 606.2, 306
Fig 306.2 & 306.3
 - UFAS-Sec 4.22.6 & 4.19.2
Fig 31
- §/OR
ADA-Sec 606.2 & 306
Fig 306.2(a) & 306.3(a)



Water supply & drainpipes shall be insulated or otherwise configured to protect against contact.

- Removable protection panel mounted directly on support brackets

OR

- Removable Foam or Fiber Insulation on drain, hot water & sharp edges

Section A (SA)
(SB) Similar

Mounting Height

The front of Lavatory shall be 34" max AFF, measured to the higher of the rim or the Counter Surface

As per

- ICC-Sec 606.3
Fig 606.3
- UFAS-Sec 4.22.6 & 4.19.2
Fig 31

§/OR

ADA-Sec 606.3

Mirror Above Lav

Location of Mirror 40" max AFF, to the bottom edge of the reflecting surface

As per

- ANSI-Sec 4.22.3 & 4.19.6
Fig 31
- ICC-Sec 603.3
- UFAS-Sec 4.22.6 & 4.19.6
Fig 31

§/OR

ADA-Sec 603.3

Exposed Pipe & Surfaces

Water supply & drainpipes shall be insulated or otherwise configure to protect against contact. There shall be no sharp or abrasive surface under lavatories.

AS per

- ANSI-Sec 4.22.3 & 4.19.4
Fig 31
- ICC-Sec 606.6
- UFAS-Sec 4.22.6 & 4.19.4

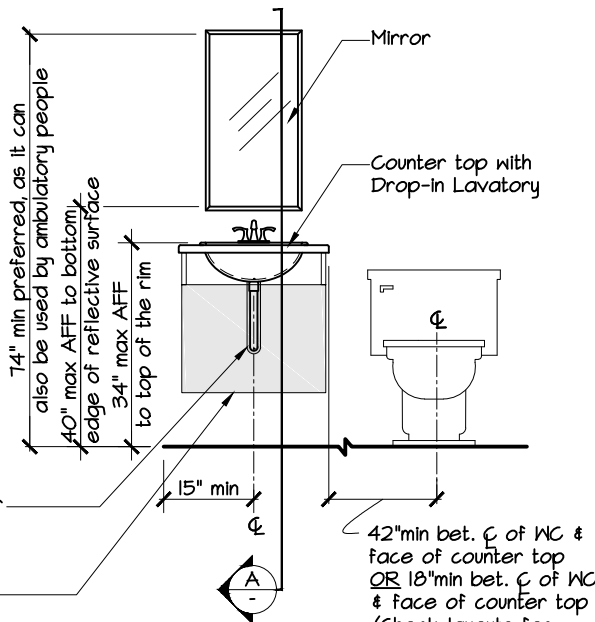
§/OR

ADA-Sec 606.5

- Removable Foam or Fiber Insulation on drain, hot water & sharp edges

OR

- Removable protection panel mounted directly on support brackets.



Elevation A (EA)
(EB) Similar

Full Length Mirror

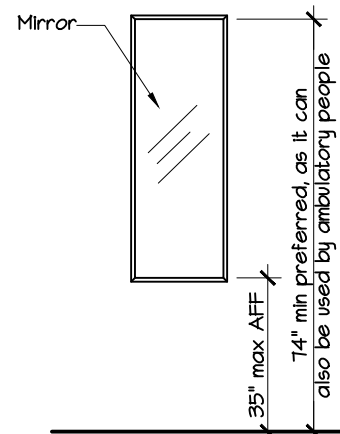
A. If mirrors are to be used by both ambulatory people and wheelchair users, then they must be at least 74" high at their topmost edge. A single full length mirror can accommodate all people, including children.

As per

- UFAS-Recommendation

§/OR

ADA-Advisory:



Elevation C (EC)

B. Other than within accessible dwelling units, mirrors are not required over the lavatories or counters if a mirror is located within the same toilet than it shall be mounted with the bottom edge of the reflecting surface 35" max AFF

As per

- ICC-Sec 603.3 Exception

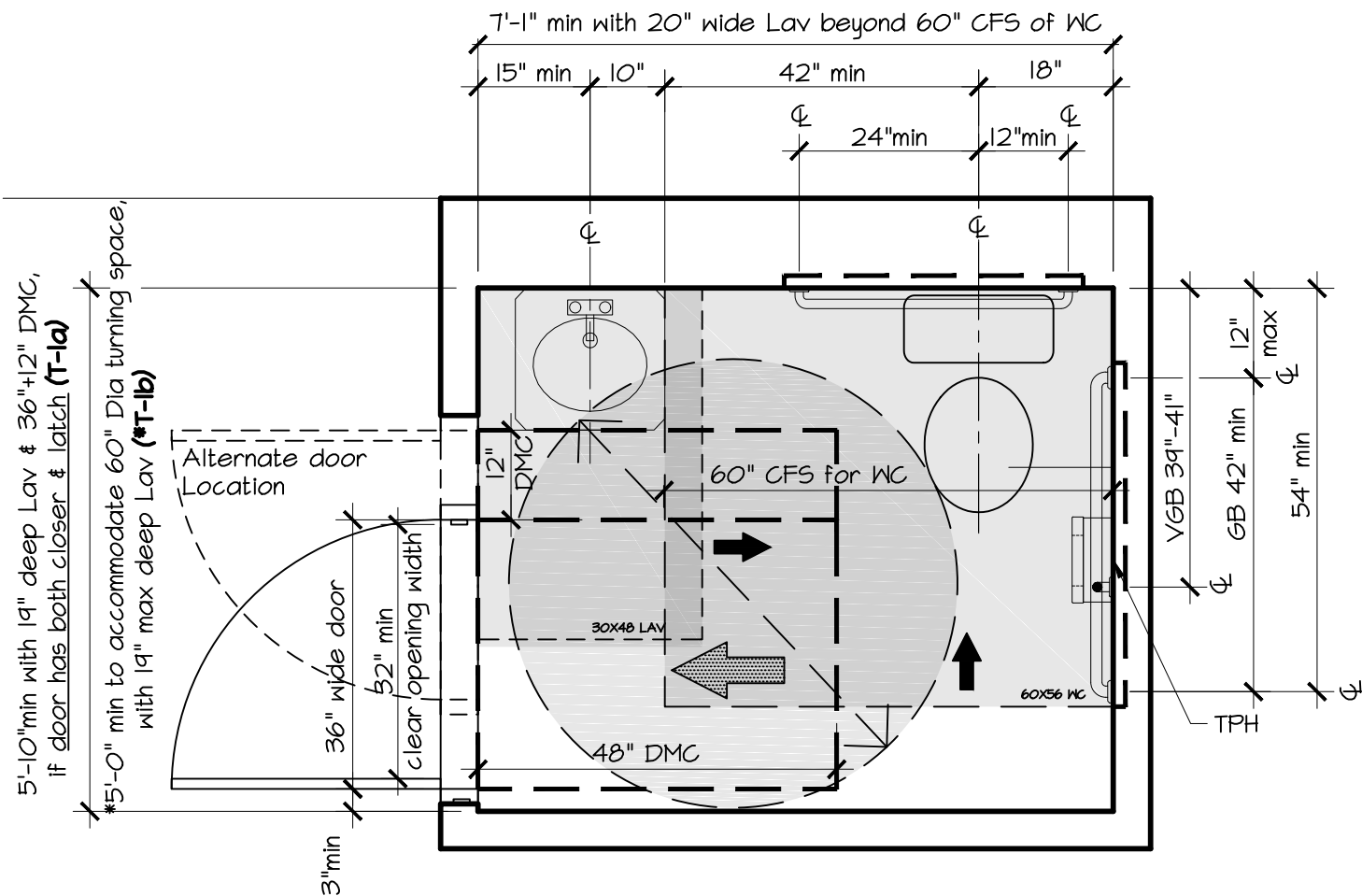
CHAPTER III

**COMMON/PUBLIC
SINGLE-USER TOILETS**

SECTION 2

LAYOUTS

LAYOUTS PER
**FHA, BC, Sec 504-UFAS or ADA,
ADA**



5'-10" min with 19" deep Lav & 36"+12" DMC, if door has both closer & latch (T-1a)

*5'-0" min to accommodate 60" Dia turning space, with 19" max deep Lav (*T-1b)

Alternate door Location

36" wide door
52" min clear opening width
3" min

30x48 LAV

48" DMC

60" CFS for WC

60x56 WC

VGB 39"-41"

GB 42" min

12" max

54" min

TPH

• *5'-0" relates to other dimensions with *

For this Layout Refer to:

- TR-6a(PA) CFS @ WC
- TR-6b Flush Control, GB & Reinforcement @ WC
- TR-6c(2B) TPH
- TR-7a(PB) CFS @ Lav
- TR-7b Lav & Mirror

- If the door has both closer & latch then, an additional 12" DMC is required on the strike side of the door as shown. (T-1a)
- Lav cannot overlap the required CFS of the WC
- DMC is required both inside & outside of the toilet room

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

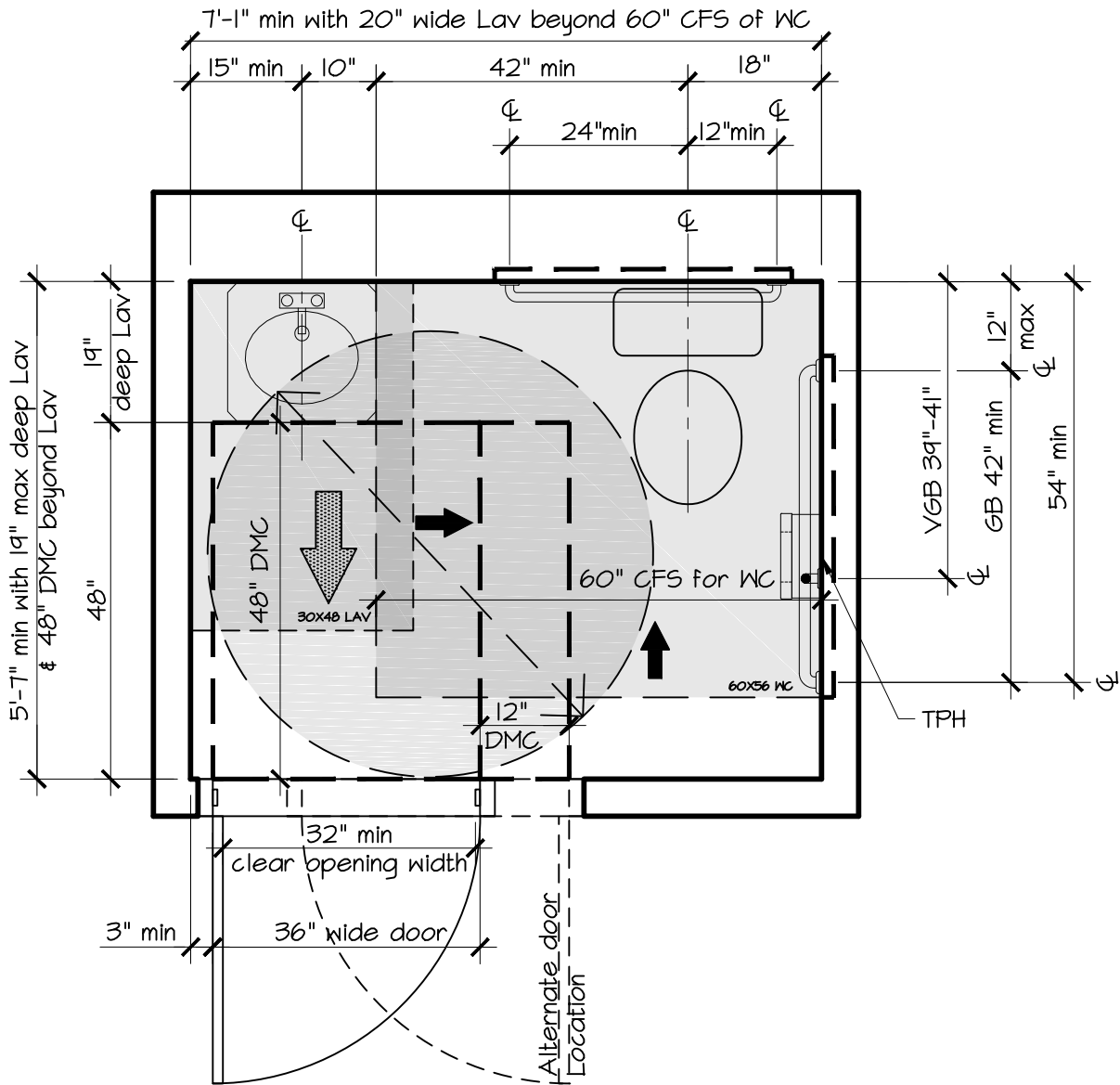
FHA / BC / UFAS / ADA

7'-1" x 5'-10"

T-1a

7'-1" x 5'-0"

T-1b



• If the door has both closer & latch then, an additional 12" DMC is required on the strike side of the door as shown.

• Lav cannot overlap the required CFS of the WC

• DMC is required both inside & outside of the toilet room

For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

COMPLIANCE

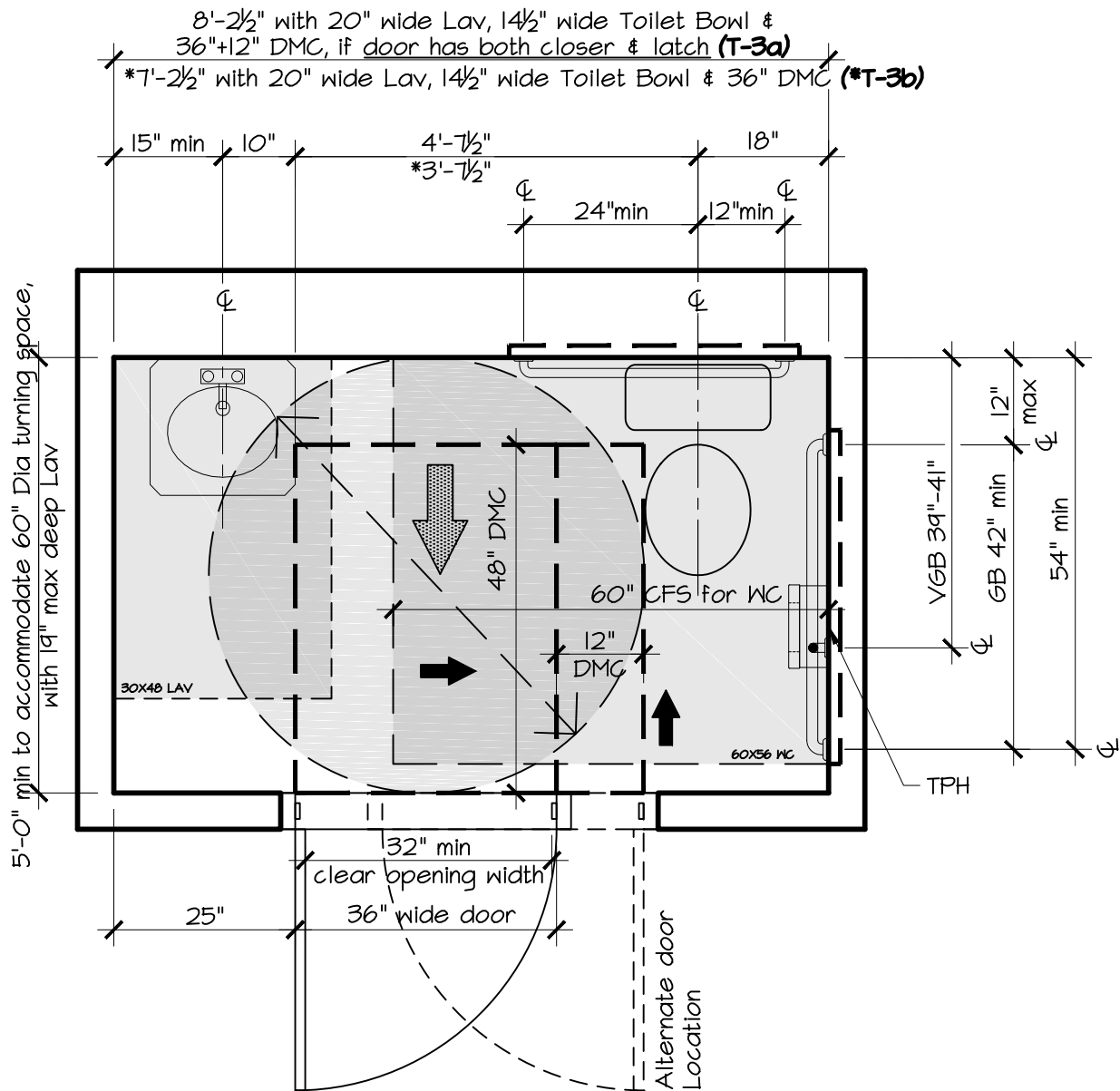
OVERALL DIMENSIONS

LAYOUT

FHA / BC / UFAS / ADA

7'-1" x 5'-7"

T-2



- *7'-2 1/2" relates to other dimensions with *

For this Layout Refer to:

- | | |
|-----------|--|
| TR-6a(PA) | CFS @ WC |
| TR-6b | Flush Control, GB & Reinforcement @ WC |
| TR-6c(2B) | TPH |
| TR-7a(PB) | CFS @ Lav |
| TR-7b | Lav & Mirror |

- If the door has both closer & latch then, an additional 12" DMC is required on the strike side of the door as shown. (T-3a)

- Lav cannot overlap the required CFS of the WC

- DMC is required both inside & outside of the toilet room

COMPLIANCE

FHA / BC / UFAS / ADA

OVERALL DIMENSIONS

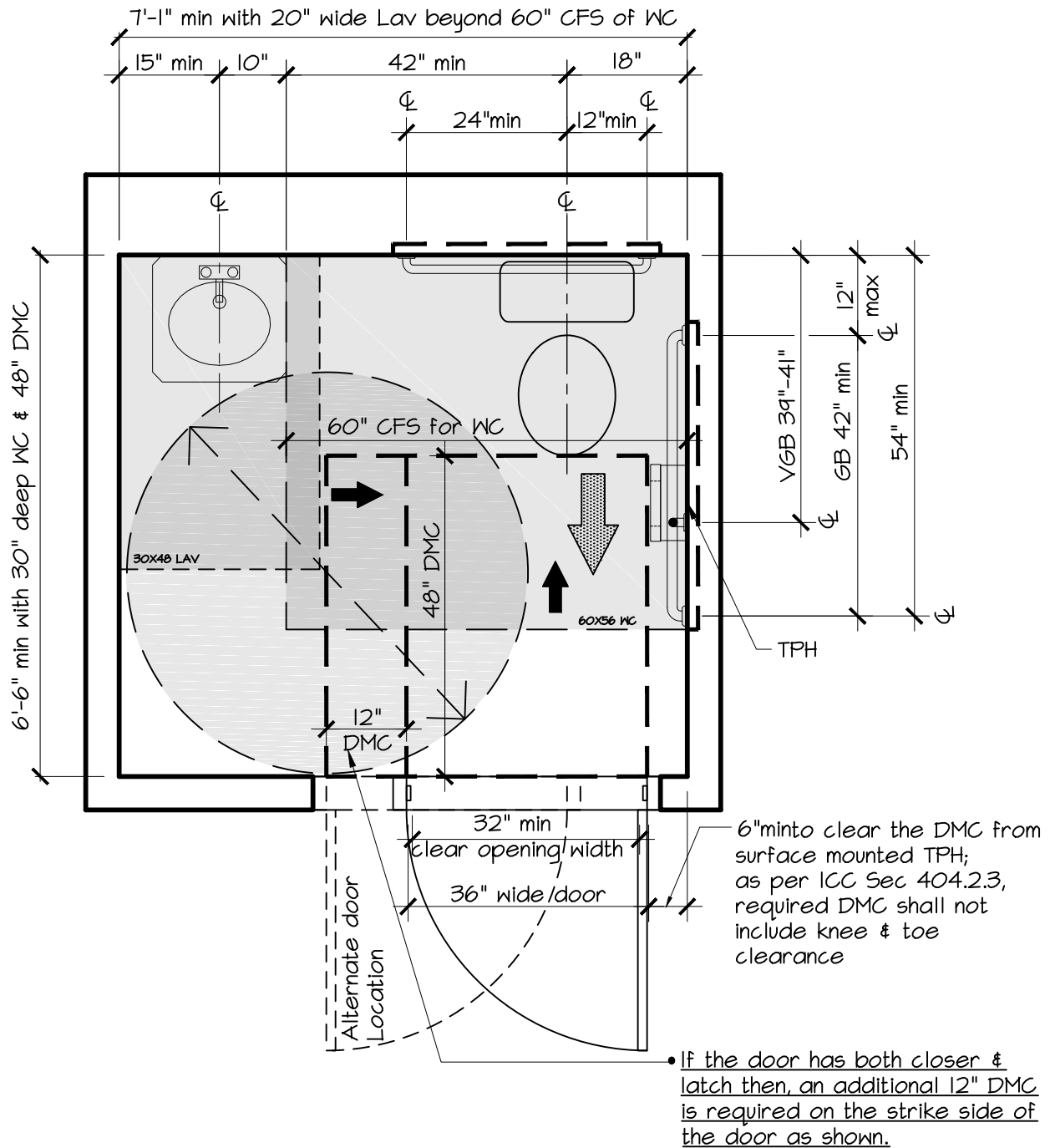
8'-2 1/2" x 5'-0"

7'-2 1/2" x 5'-0"

LAYOUT

T-3a

T-3b



For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

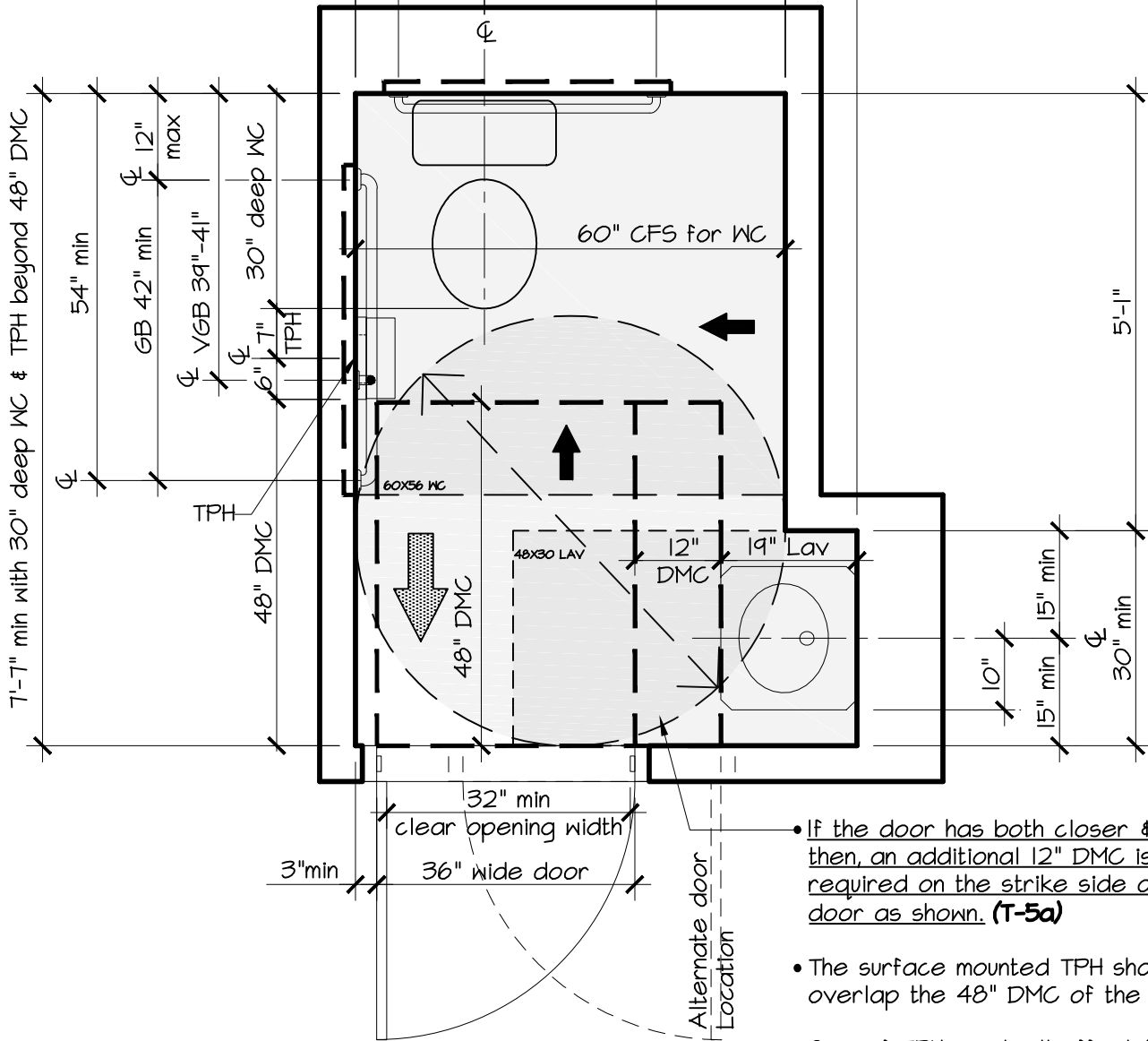
FHA / BC / UFAS / ADA

7'-1" x 6'-6"

T-4

5'-10" with 36"+12" DMC beyond 19" deep Lav,
 if door has both closer & latch (T-5a)
 *5'-0" with 19" deep Lav & 36" DMC (*T-5b)

5'-0" min to accommodate
 60" Dia turning space/CFS for WC
 18" 42" min 10"
 12"min 24"min



- If the door has both closer & latch then, an additional 12" DMC is required on the strike side of the door as shown. (T-5a)
- The surface mounted TPH shall not overlap the 48" DMC of the door
- Size of TPH used will effect the 7'-7" overall dimension
- DMC is required both inside & outside of the toilet room

• *5'-0" relates to other dimensions with *

For this Layout Refer to:
 TR-6a(PA) CFS @ WC
 TR-6b Flush Control, GB & Reinforcement @ WC
 TR-6c(2B) TPH
 TR-7a(PB) CFS @ Lav
 TR-7b Lav & Mirror

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

Common / Public
 Single-User
 Toilet Rooms

FHA / BC / UFAS / ADA

5'-10" x 7'-7"

T-5a

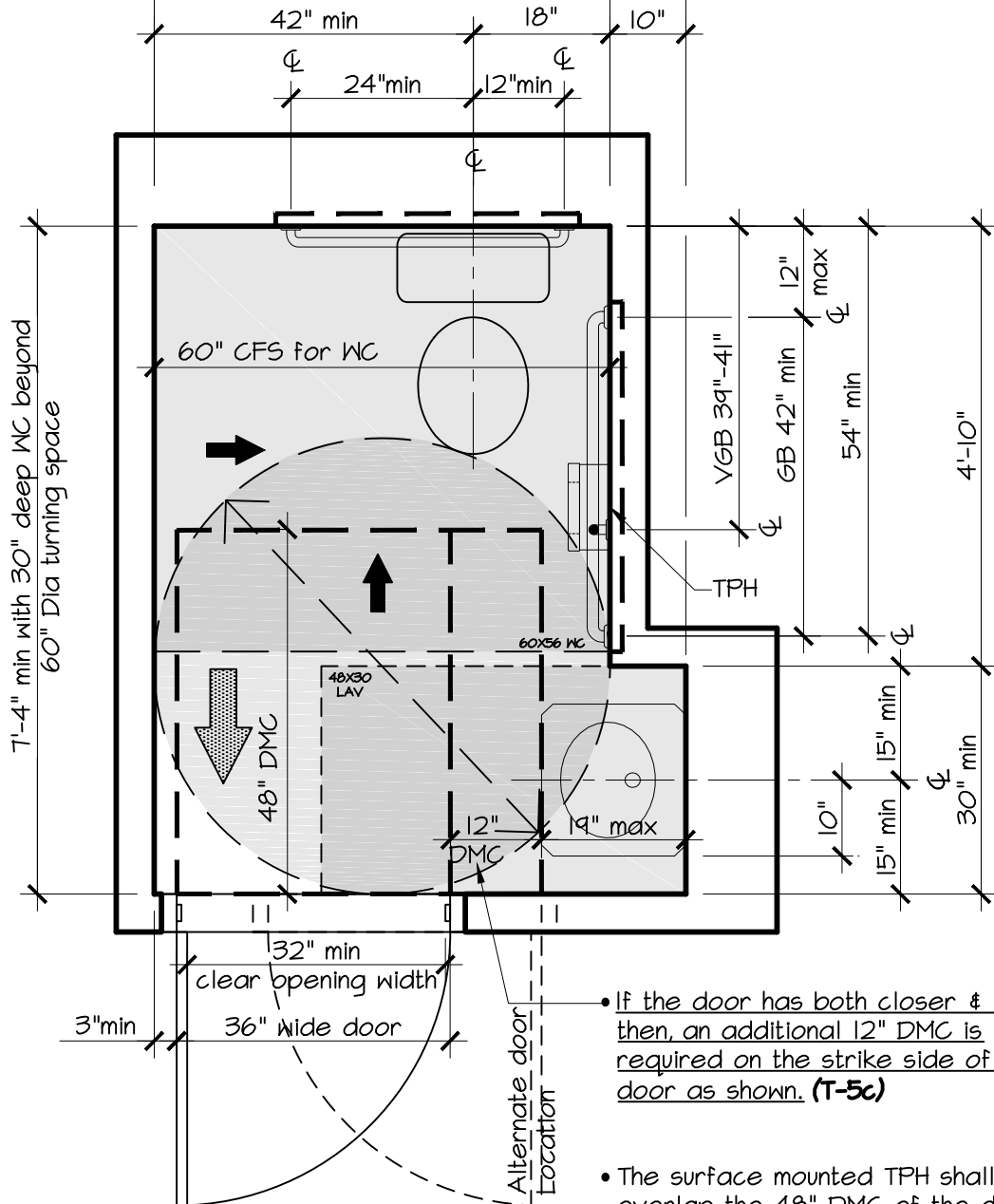
5'-0" x 7'-7"

T-5b

5'-10" with 36"+12" DMC beyond 19" deep Lav,
if door has both closer & latch (T-5c)

*5'-0" with 19" deep Lav & 36" DMC (*T-5d)

5'-0" min to accommodate
60" Dia turning space/CFS for WC



• *5'-0" relates to other dimensions with *

For this Layout Refer to:

- TR-6a(PA) CFS @ WC
- TR-6b Flush Control, GB & Reinforcement @ WC
- TR-6c(2B) TPH
- TR-7a(PB) CFS @ Lav
- TR-7b Lav & Mirror

• If the door has both closer & latch then, an additional 12" DMC is required on the strike side of the door as shown. (T-5c)

• The surface mounted TPH shall not overlap the 48" DMC of the door

• DMC is required both inside & outside of the toilet room

COMPLIANCE

FHA / BC / UFAS / ADA

OVERALL DIMENSIONS

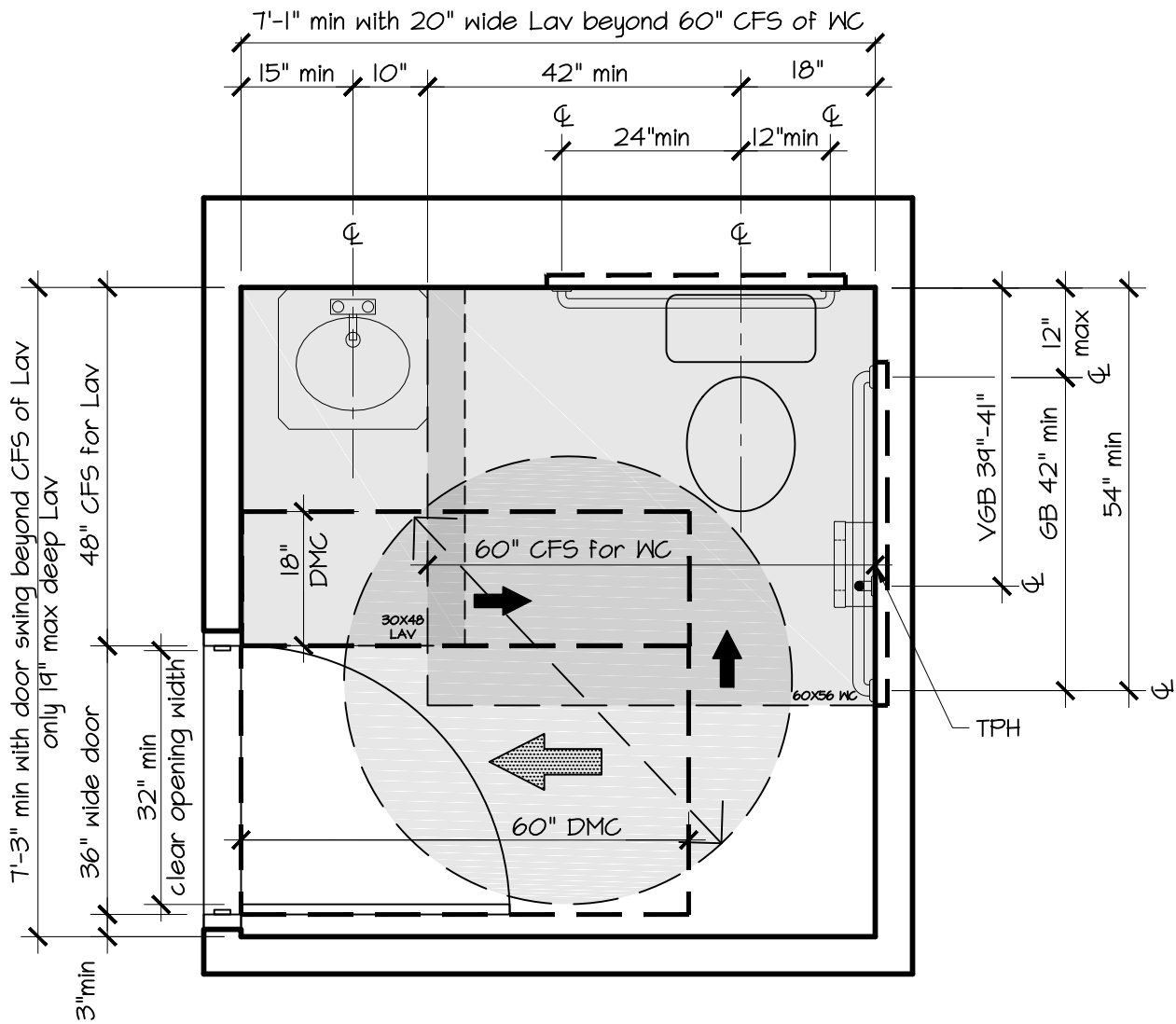
5'-10" x 7'-4"

5'-0" x 7'-4"

LAYOUT

T-5c

T-5d



For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- Lav cannot overlap the required CFS of the WC
- DMC is required both inside & outside of the toilet room

COMPLIANCE

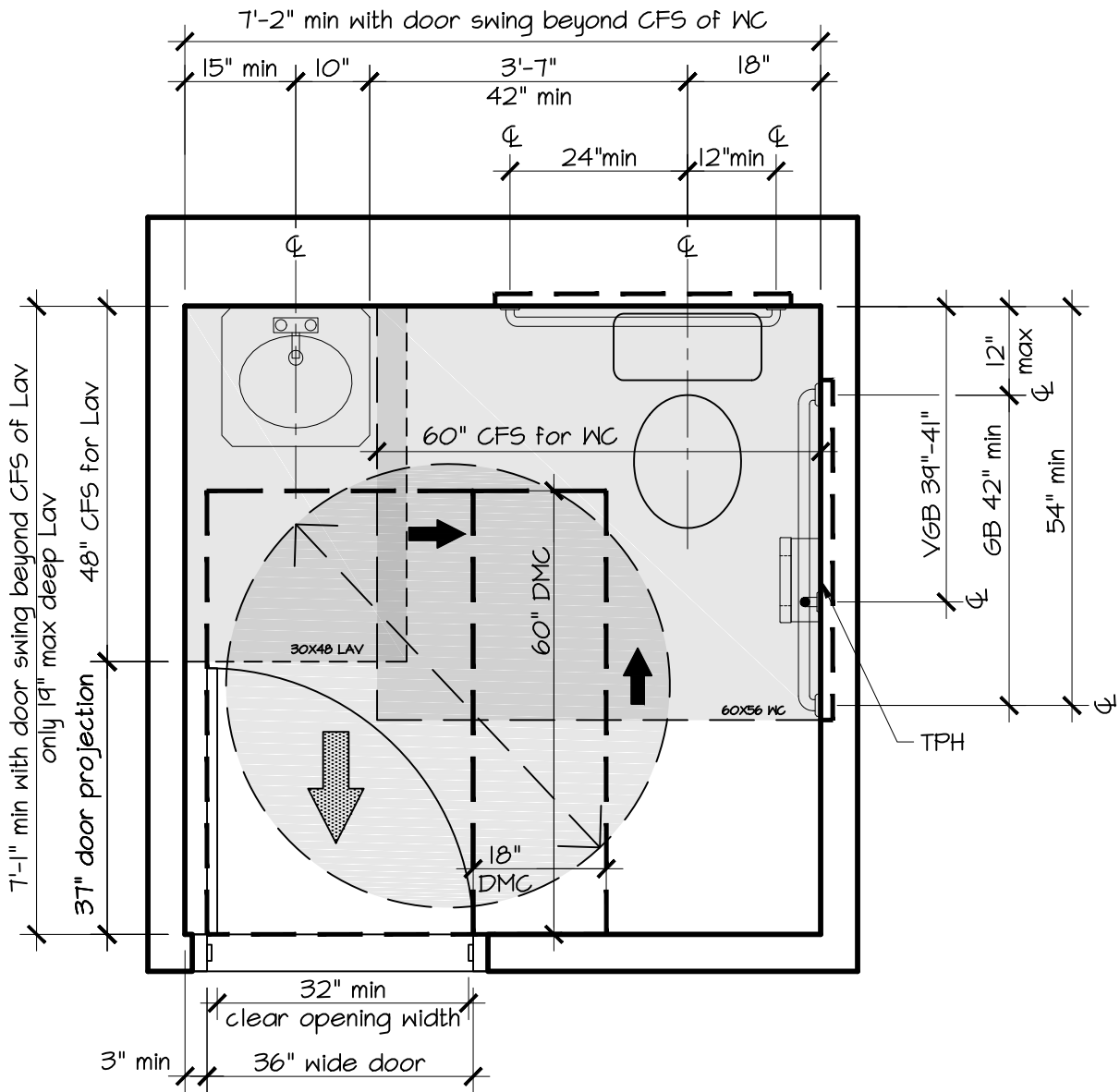
OVERALL DIMENSIONS

LAYOUT

FHA / BC / UFAS / ADA

7'-1" x 7'-3"

T-6



For this Layout Refer to:

- | | |
|-----------|--|
| TR-6a(PA) | CFS @ WC |
| TR-6b | Flush Control, GB & Reinforcement @ WC |
| TR-6c(2B) | TPH |
| TR-7a(PB) | CFS @ Lav |
| TR-7b | Lav & Mirror |

- Lav cannot overlap the required CFS of the WC
- DMC is required both inside & outside of the toilet room

COMPLIANCE

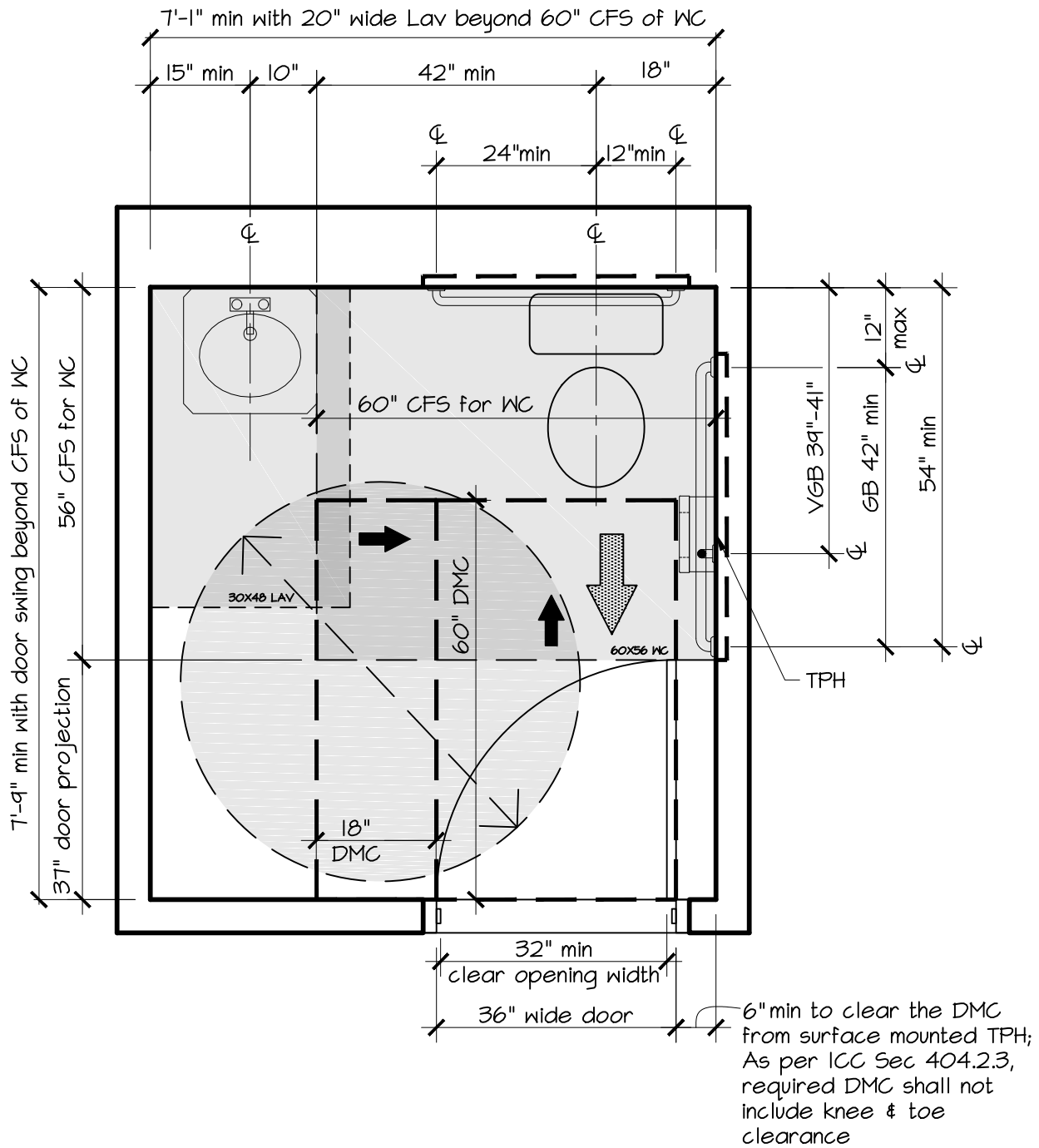
OVERALL DIMENSIONS

LAYOUT

FHA / BC / UFAS / ADA

7'-2" x 7'-1"

T-7



For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- Lav cannot overlap the required CFS of the WC
- DMC is required both inside & outside of the toilet room

COMPLIANCE

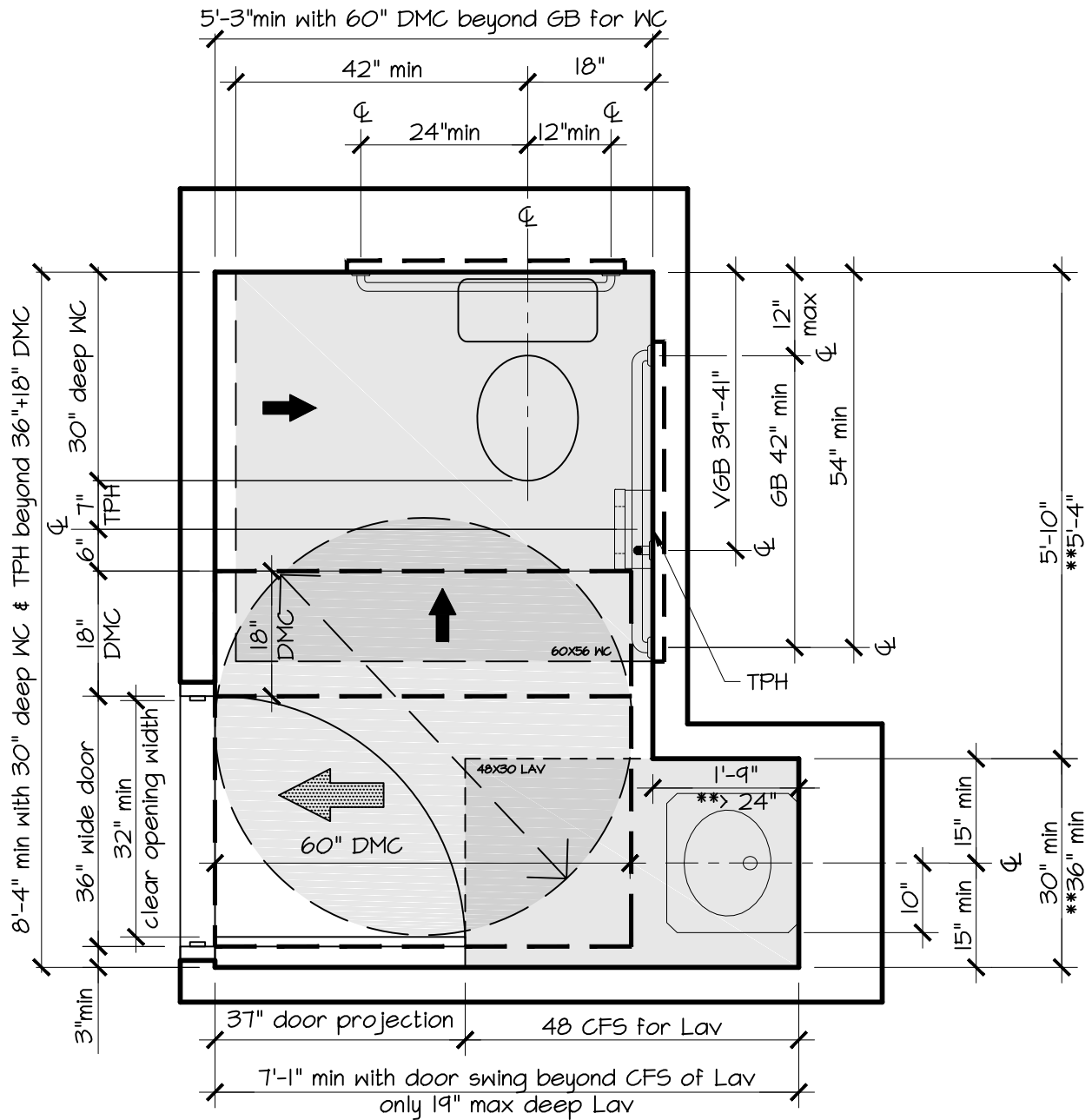
OVERALL DIMENSIONS

LAYOUT

FHA / BC / UFAS / ADA

7'-1" x 7'-9"

T-8



- **If the depth of the alcove is more than 24" the width of the alcove shall be increased to 36" min in lieu of 30" min.

As per

1. ICC-Sec 305.7.1
2. UFAS-Sec 4.2.4.2 & Fig 4(d)(e)
3. ADA-Sec 305.7.2

For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- Location of the TPH shall not overlap the 60" DMC of the door

- CFS cannot overlap the door swing

- DMC is required both inside & outside of the toilet room

COMPLIANCE

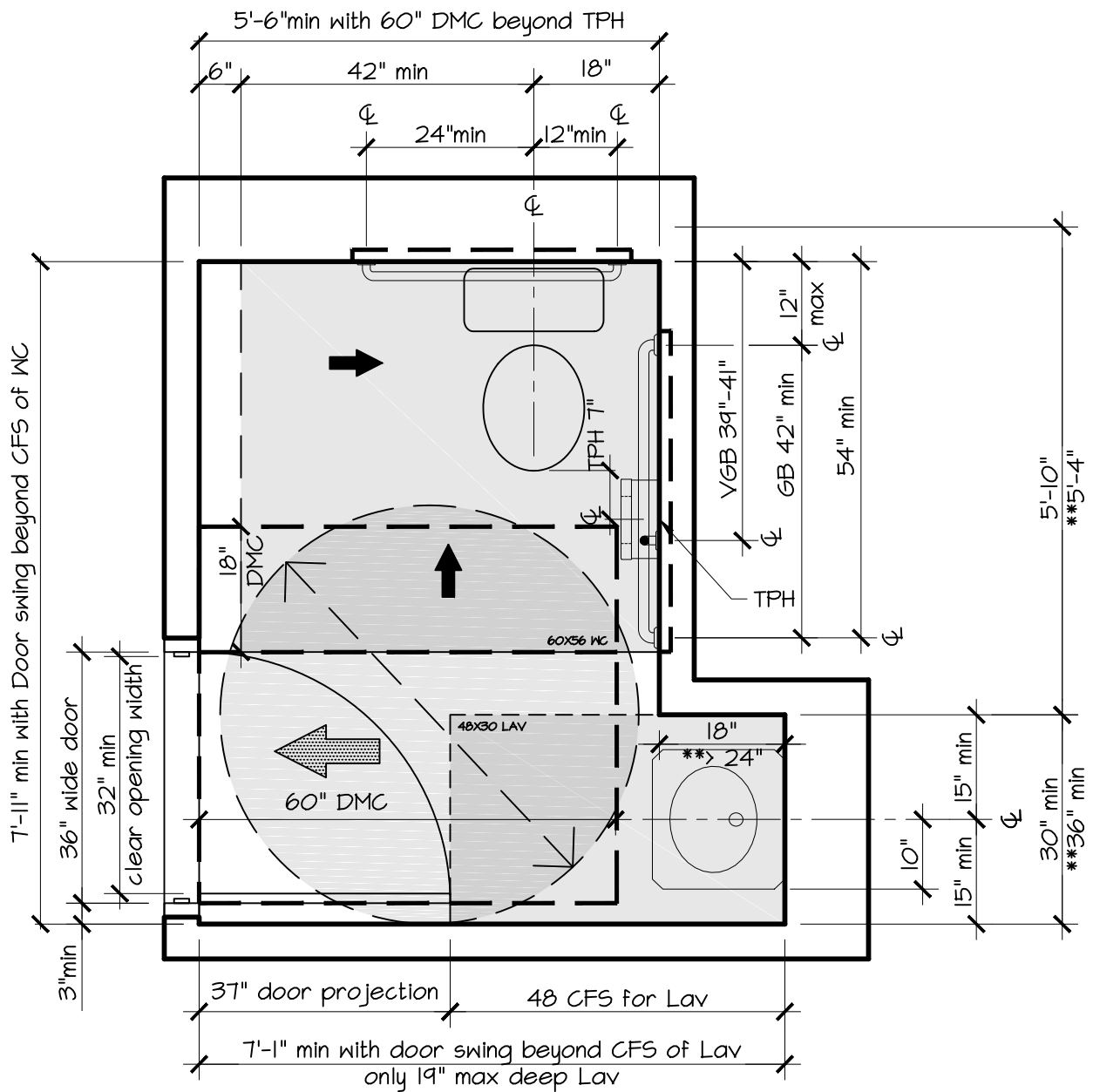
OVERALL DIMENSIONS

LAYOUT

FHA / BC / UFAS / ADA

7'-1" x 8'-4"

T-9a



- **If the depth of the alcove is more than 24" the width of the alcove shall be increased to 36" min in lieu of 30" min.

As per

1. ICC-Sec 305.7.1
2. UFAS-Sec 4.2.4.2 & Fig 4(d)(e)
3. ADA-Sec 305.7.2

For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- CFS cannot overlap the door swing

- Location of the TPH shall not overlap the 60" DMC of the door

- DMC is required both inside & outside of the toilet room

COMPLIANCE

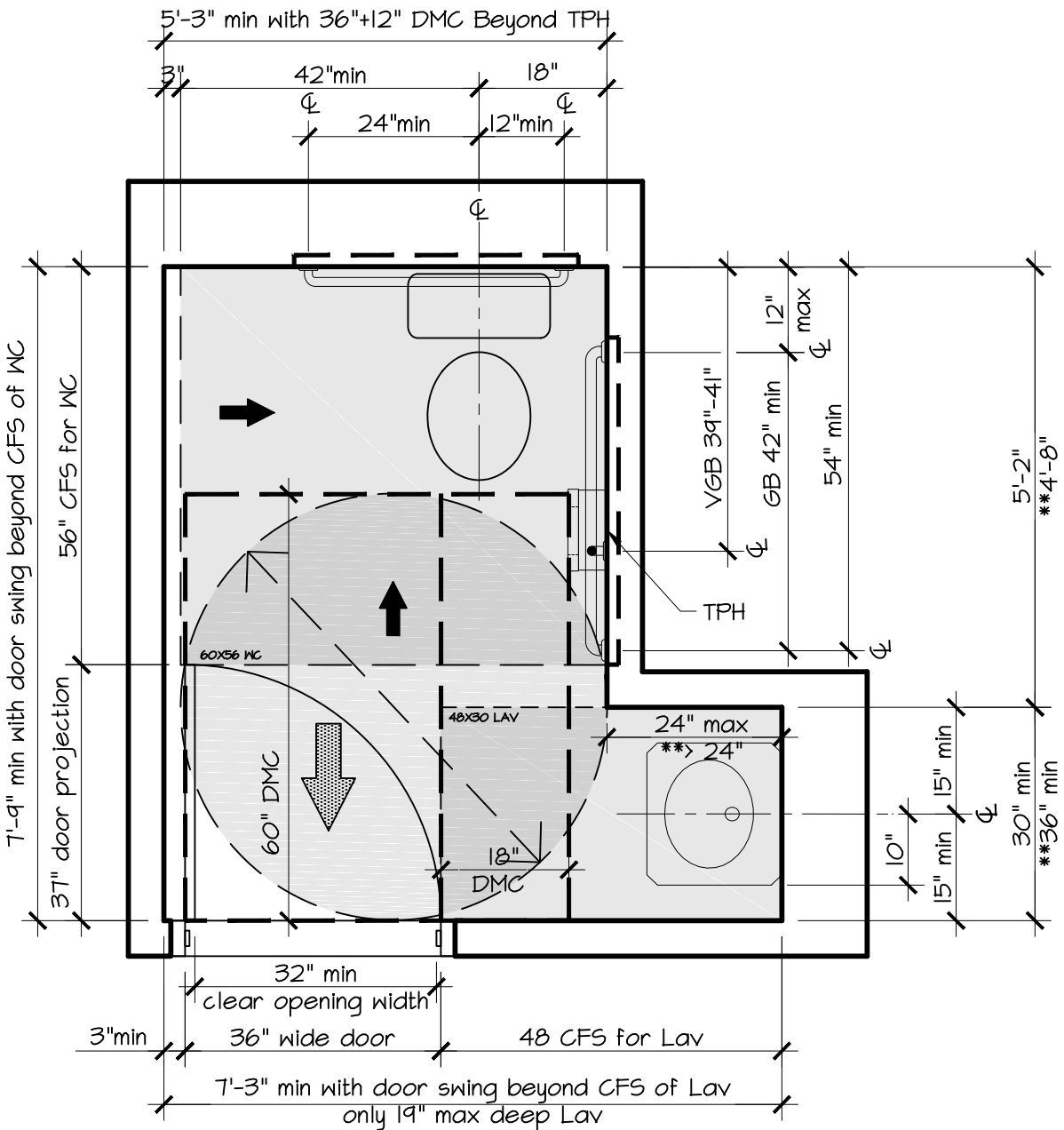
OVERALL DIMENSIONS

LAYOUT

FHA / BC / UFAS / ADA

7'-1" x 7'-11"

T-9b



- **If the depth of the alcove is more than 24" the width of the alcove shall be increased to 36" min in lieu of 30" min.

As per

1. ICC-Sec 305.7.1
2. UFAS-Sec 4.2.4.2 & Fig 4(d)(e)
3. ADA-Sec 305.7.2

For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- CFS cannot overlap the door swing

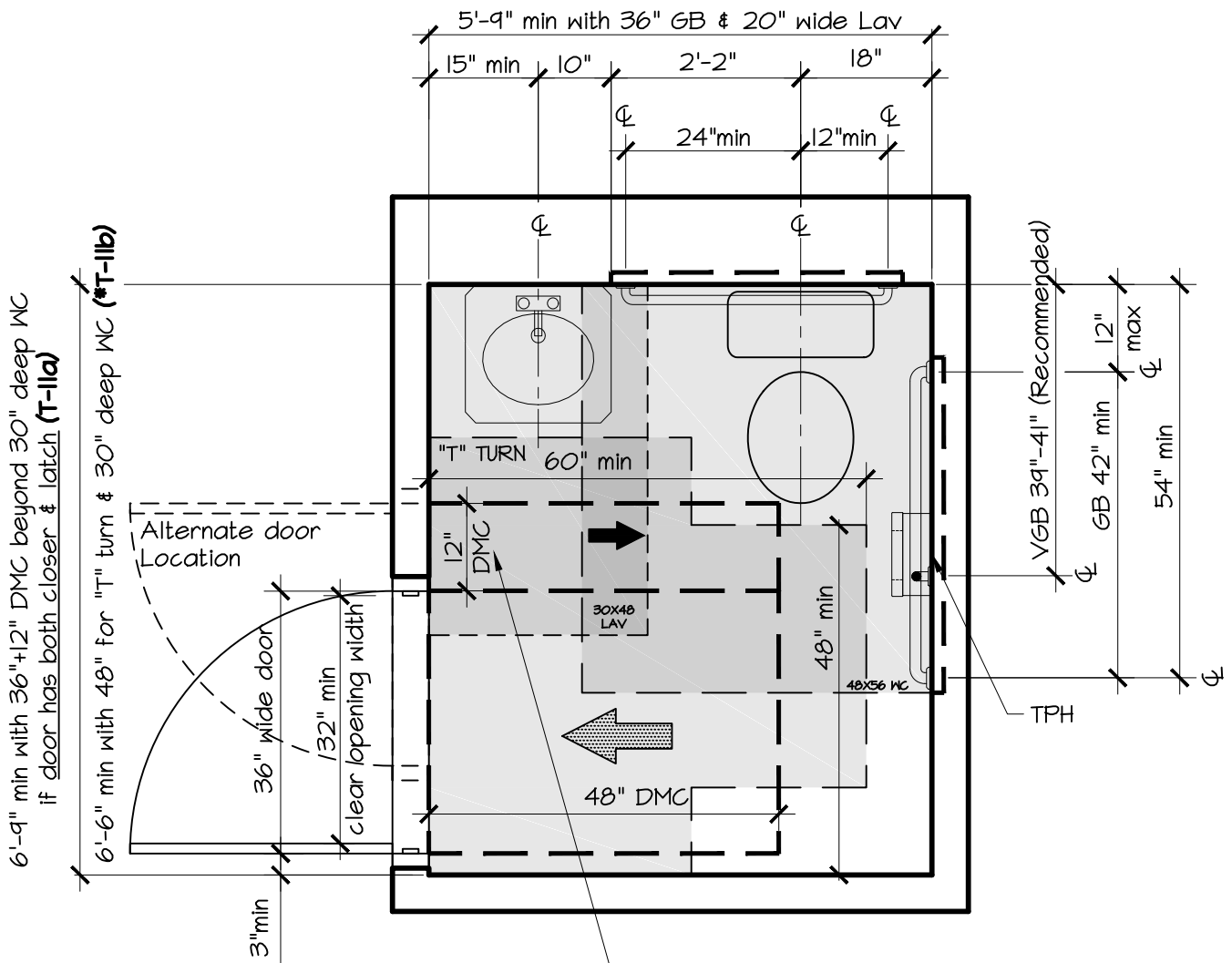
- DMC is required both inside & outside of the toilet room

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

LAYOUTS PER
ANSI & UFAS



• If the door has both closer & latch then, an additional 12" DMC is required on the strike side of the door as shown. (T-11a)

• DMC is required both inside & outside of the toilet room

For this Layout Refer to:

- | | |
|-----------|--|
| TR-6a(PC) | CFS @ WC |
| TR-6b | Flush Control, GB & Reinforcement @ WC |
| TR-6c(IB) | TPH |
| TR-7a(PB) | CFS @ Lav |
| TR-7b | Lav & Mirror |

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

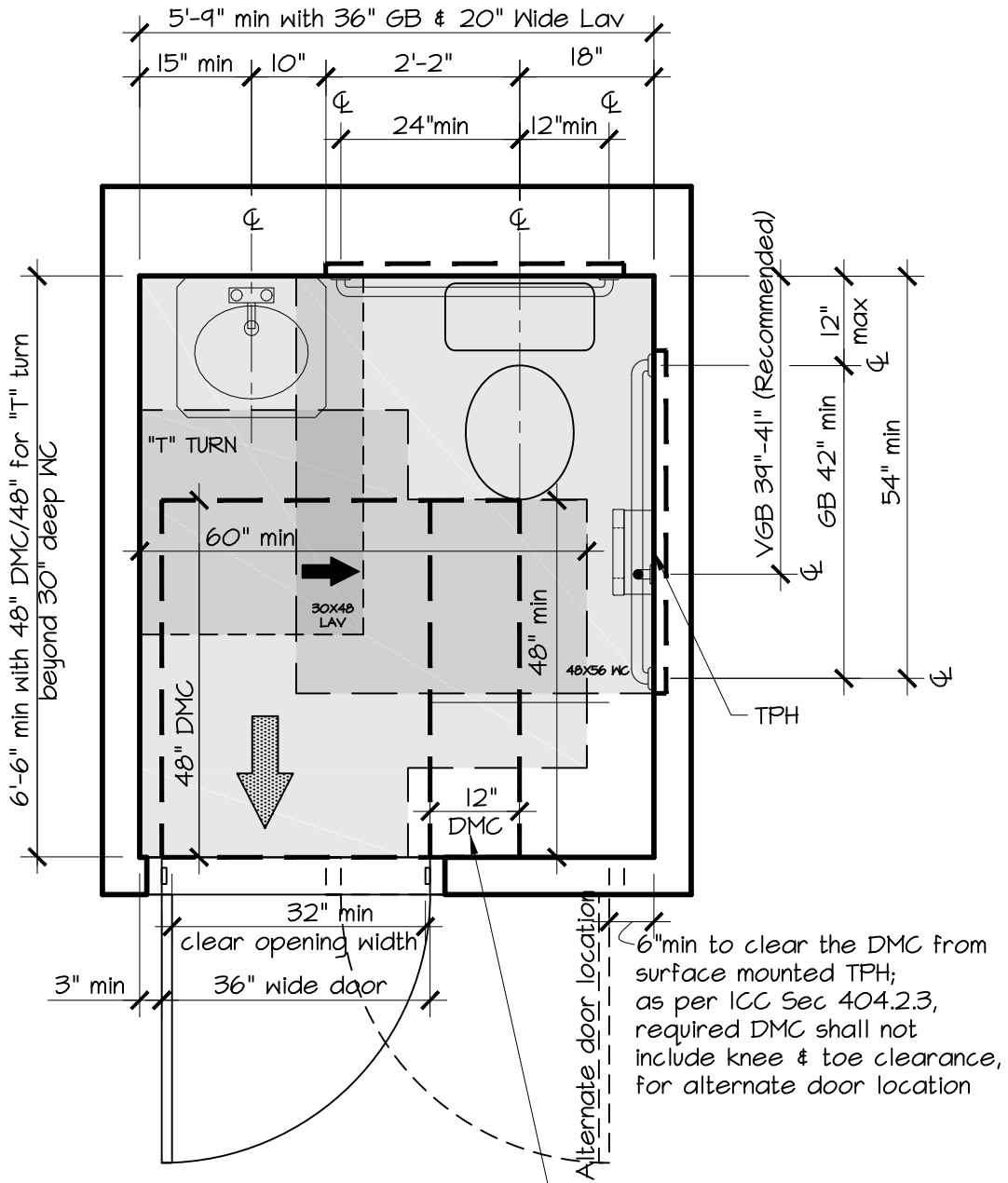
ANSI
UFAS

5'-9" x 6'-9"

T-11a

5'-9" x 6'-6"

T-11b



For this Layout Refer to:

- | | |
|-----------|--|
| TR-6a(PC) | CFS @ WC |
| TR-6b | Flush Control, GB & Reinforcement @ WC |
| TR-6c(IB) | TPH |
| TR-7a(PB) | CFS @ Lav |
| TR-7b | Lav & Mirror |

• If the door has both closer & latch then, an additional 12" DMC is required on the strike side of the door as shown.

• DMC is required both inside & outside of the toilet room

COMPLIANCE

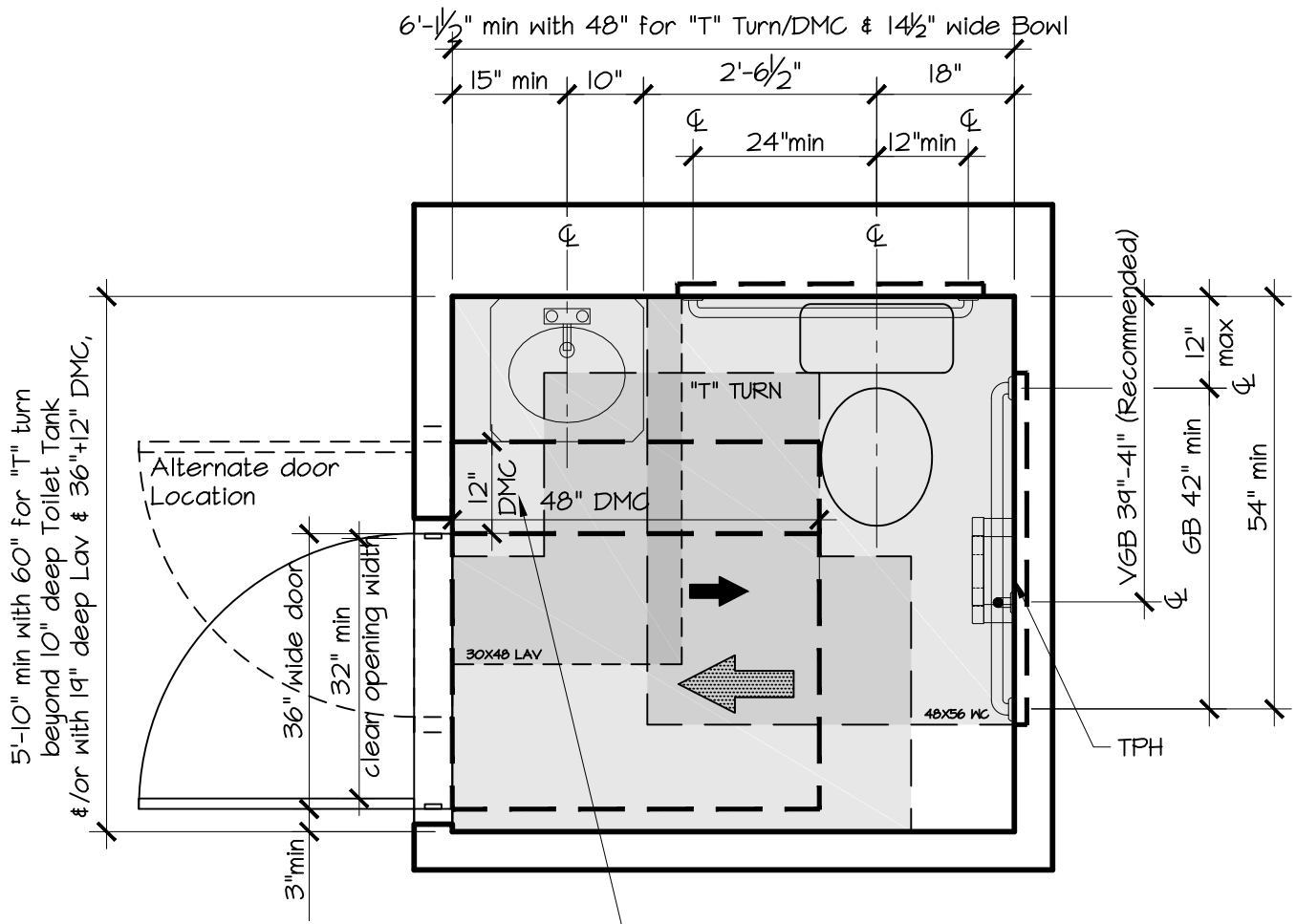
ANSI
UFAS

OVERALL DIMENSIONS

5'-9" x 6'-6"

LAYOUT

T-12



- If the door has both closer & latch then, an additional 12" DMC is required on the strike side of the door as shown.
- DMC is required both inside & outside of the toilet room

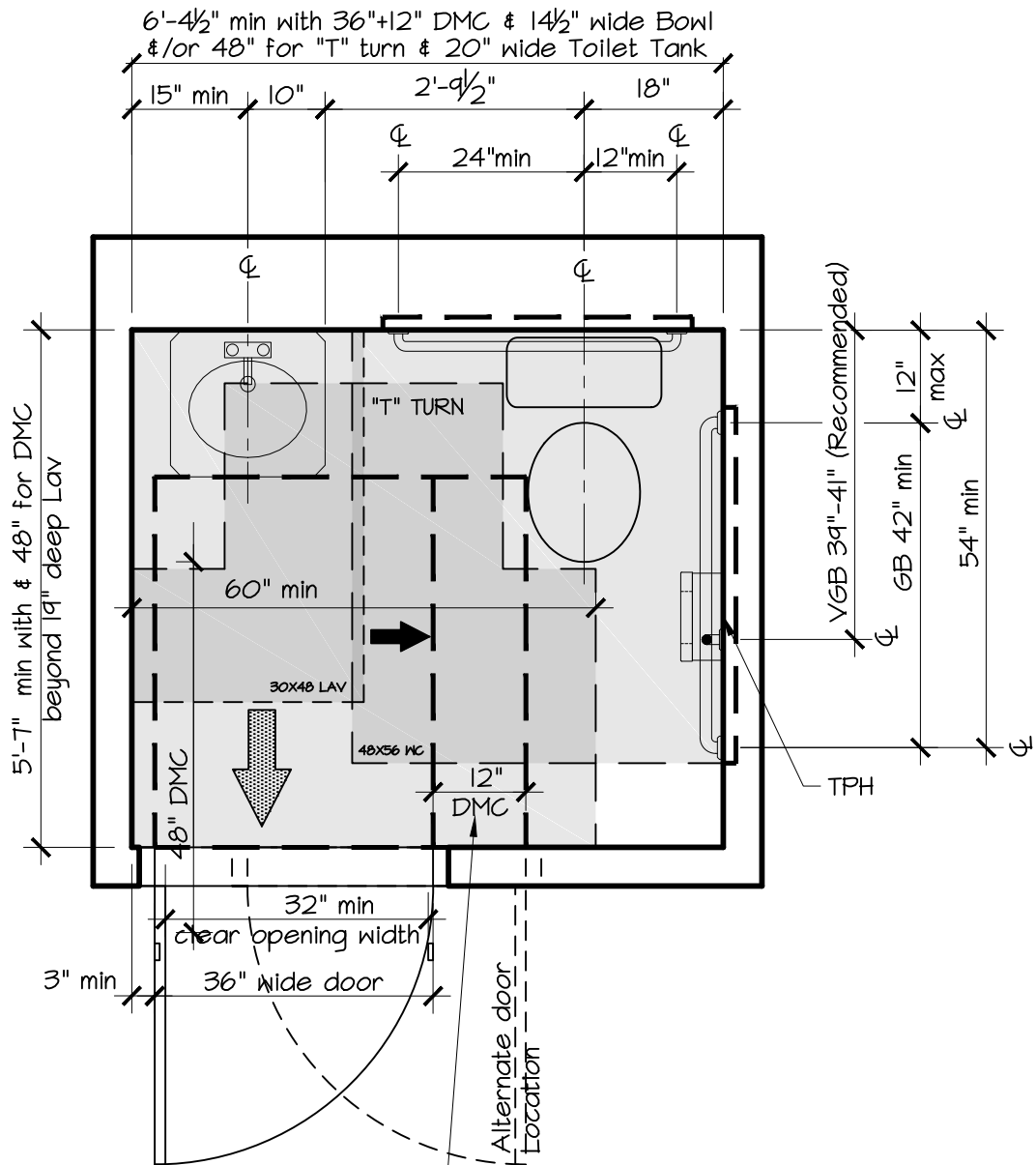
For this Layout Refer to:

TR-6a(PC)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(IB)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



• If the door has both closer & latch then, an additional 12" DMC is required on the strike side of the door as shown.

• DMC is required both inside & outside of the toilet room

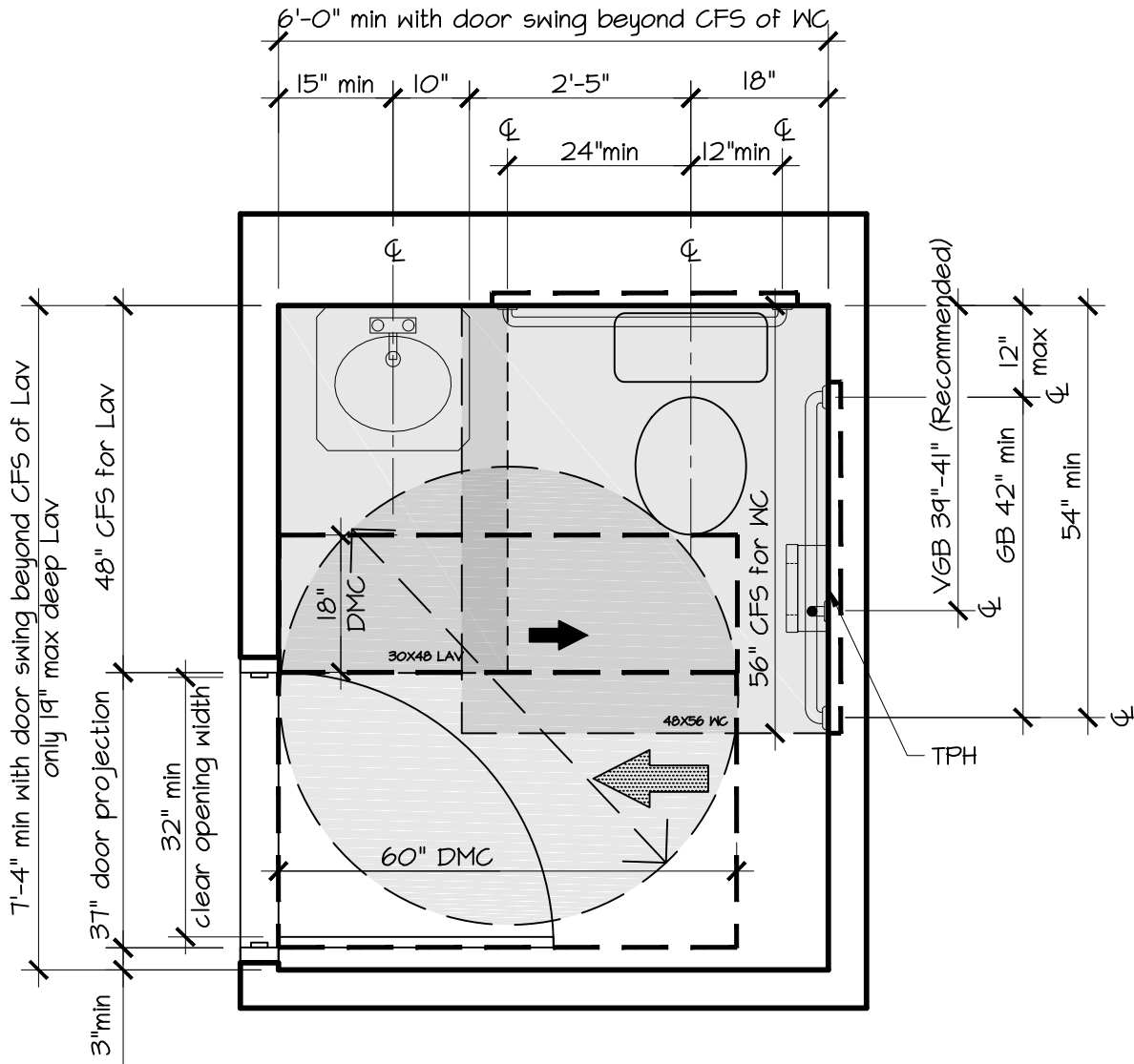
For this Layout Refer to:

- | | |
|-----------|--|
| TR-6a(PC) | CFS @ WC |
| TR-6b | Flush Control, GB & Reinforcement @ WC |
| TR-6c(IB) | TPH |
| TR-7a(PB) | CFS @ Lav |
| TR-7b | Lav & Mirror |

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

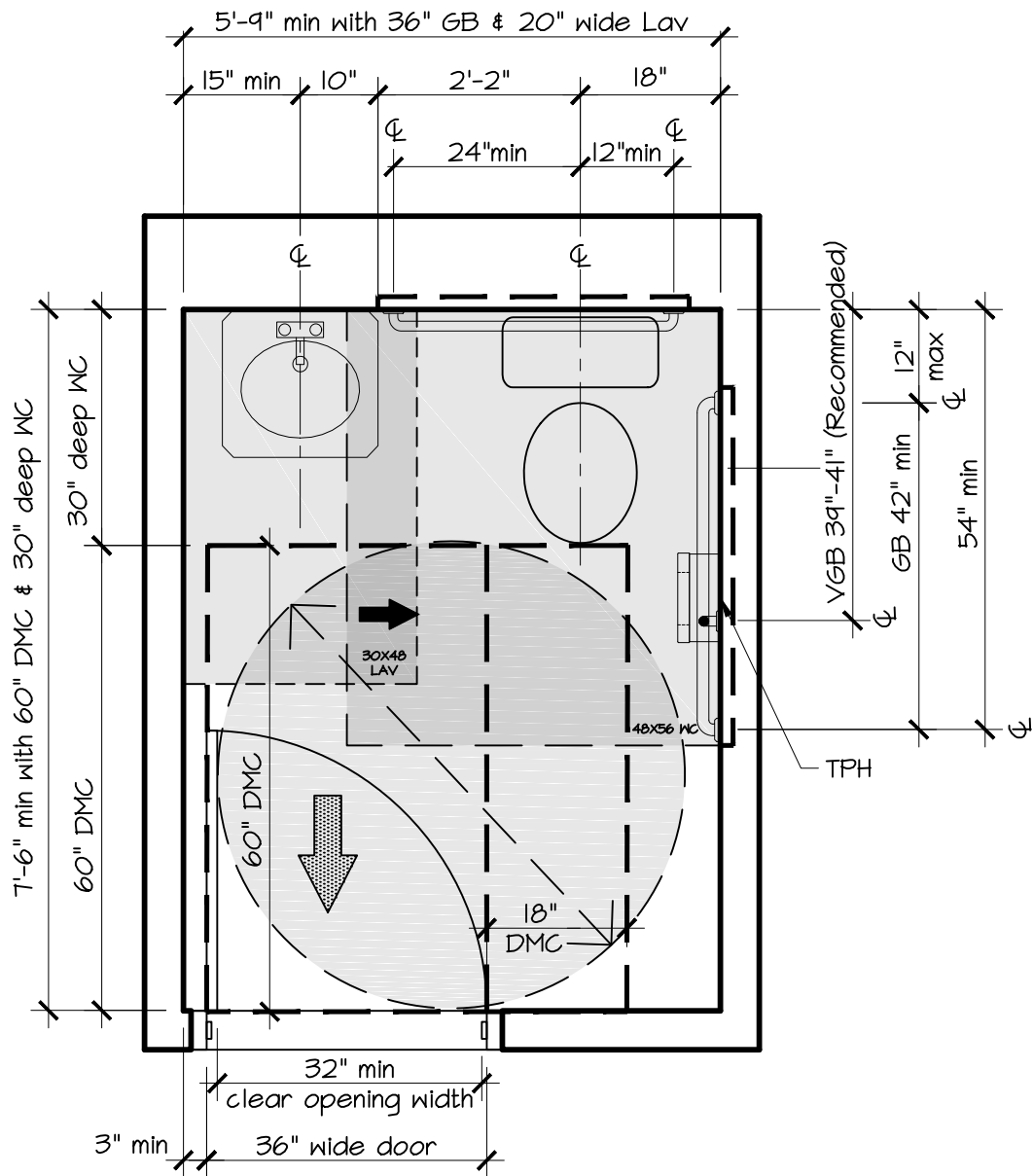
TR-6a(PC)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(IB)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- DMC is required both inside & outside of the toilet room

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

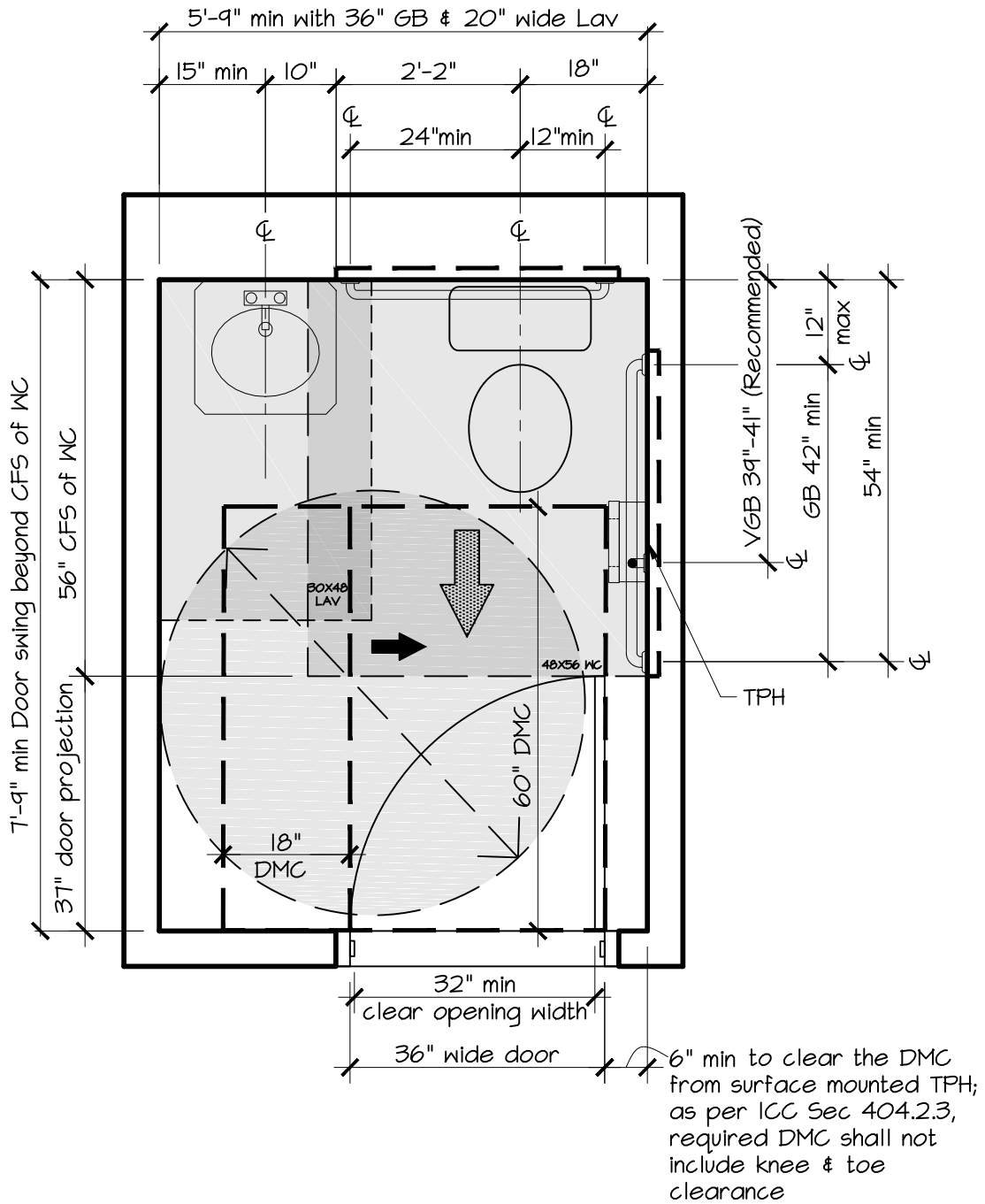
- | | |
|-----------|--|
| TR-6a(PC) | CFS @ WC |
| TR-6b | Flush Control, GB & Reinforcement @ WC |
| TR-6c(IB) | TPH |
| TR-7a(PB) | CFS @ Lav |
| TR-7b | Lav & Mirror |

- DMC is required both inside & outside of the toilet room

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

TR-6a(PB)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(1B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- DMC is required both inside & outside of the toilet room

COMPLIANCE

OVERALL DIMENSIONS

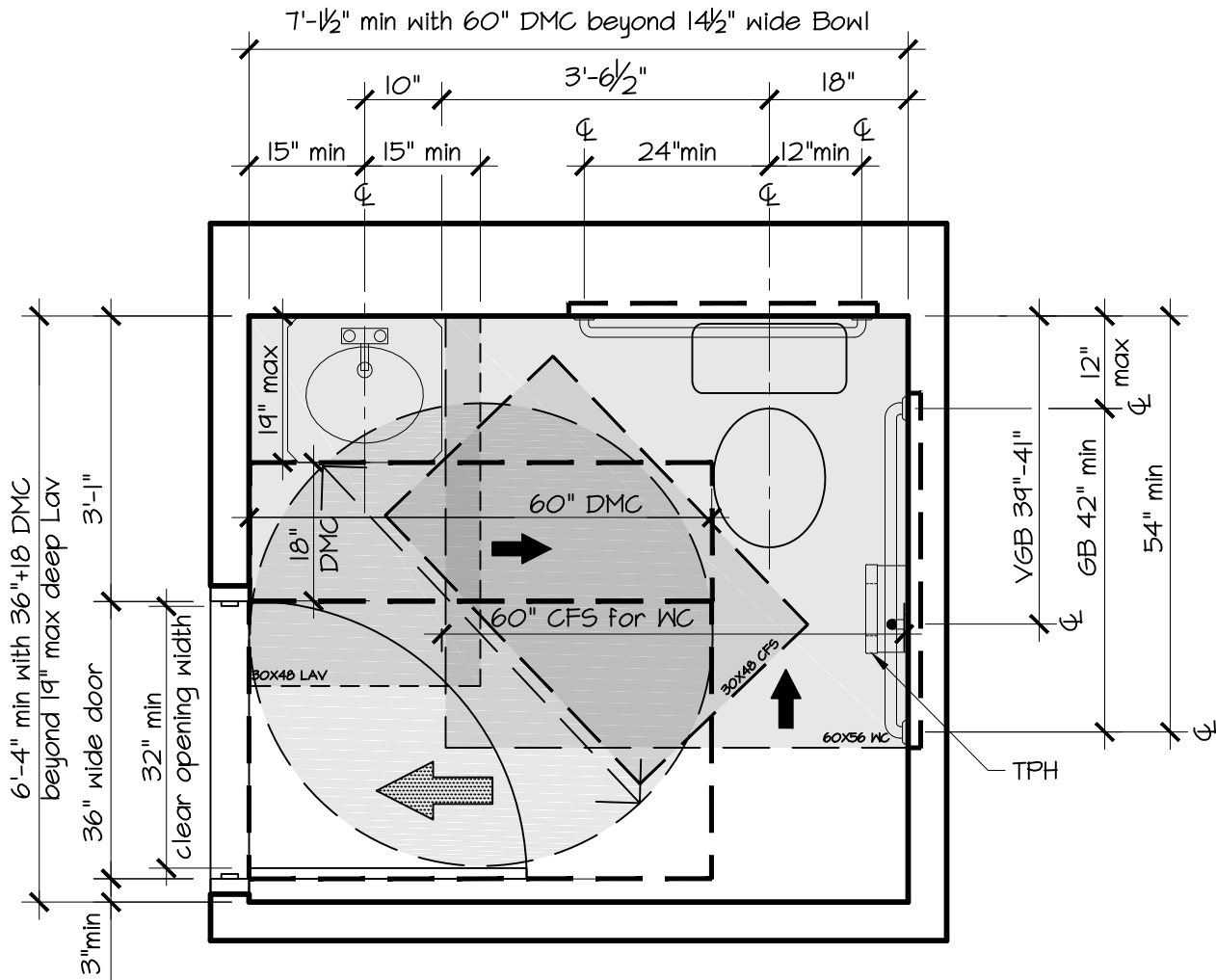
LAYOUT

ANSI
UFAS

5'-9" x 7'-9"

T-17

LAYOUTS PER
ANSI, BC, ADA



For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- Lav cannot overlap the required CFS of the WC
- DMC is required both inside & outside of the toilet room

COMPLIANCE

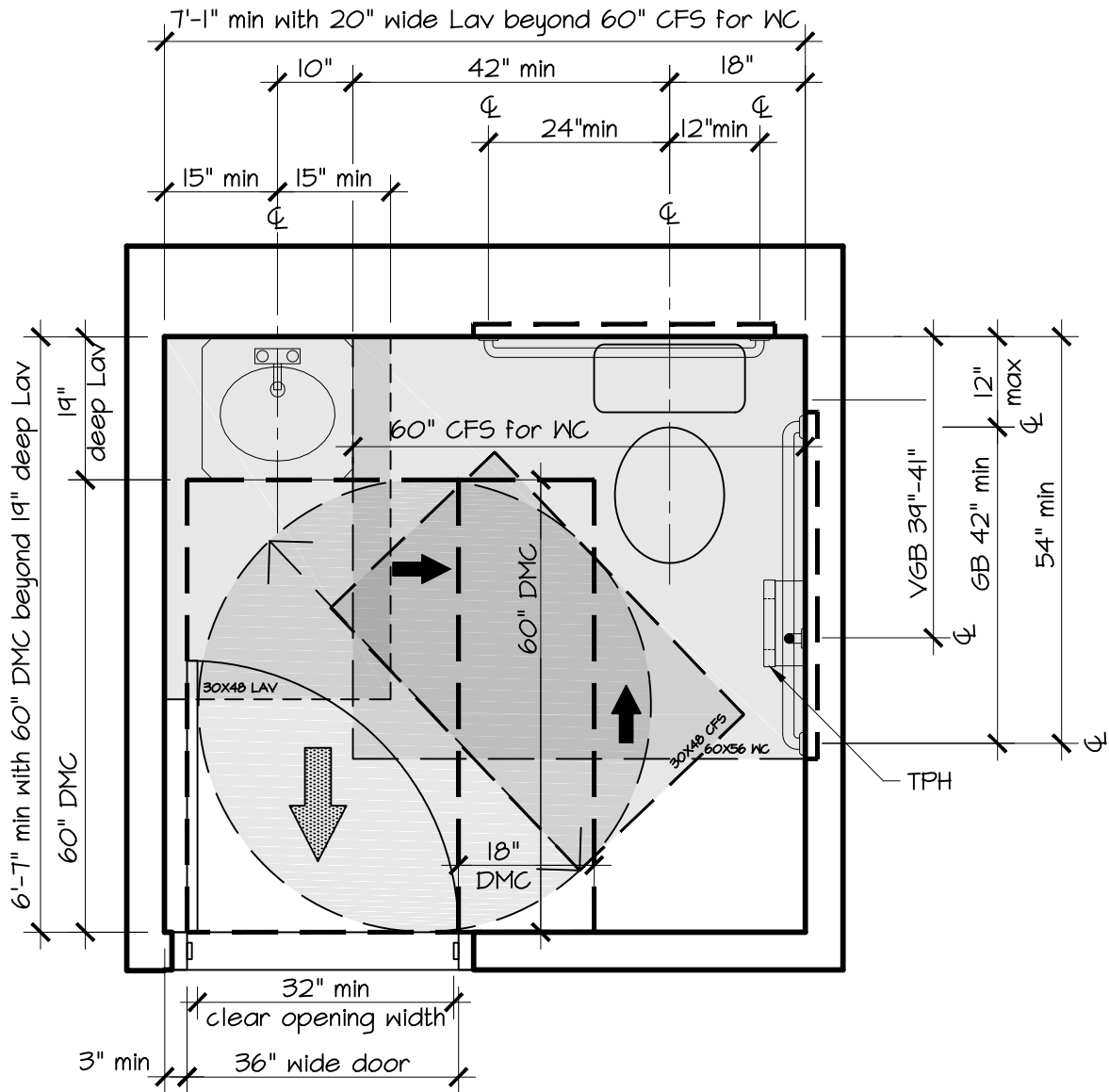
OVERALL DIMENSIONS

LAYOUT

ANSI / BC / ADA

7'-1 1/2" x 6'-4"

T-21



For this Layout Refer to:

- TR-6a(PA) CFS @ WC
- TR-6b Flush Control, GB & Reinforcement @ WC
- TR-6c(2B) TPH
- TR-7a(PB) CFS @ Lav
- TR-7b Lav & Mirror

- Lav cannot overlap the required CFS of the WC
- DMC is required both inside & outside of the toilet room

COMPLIANCE

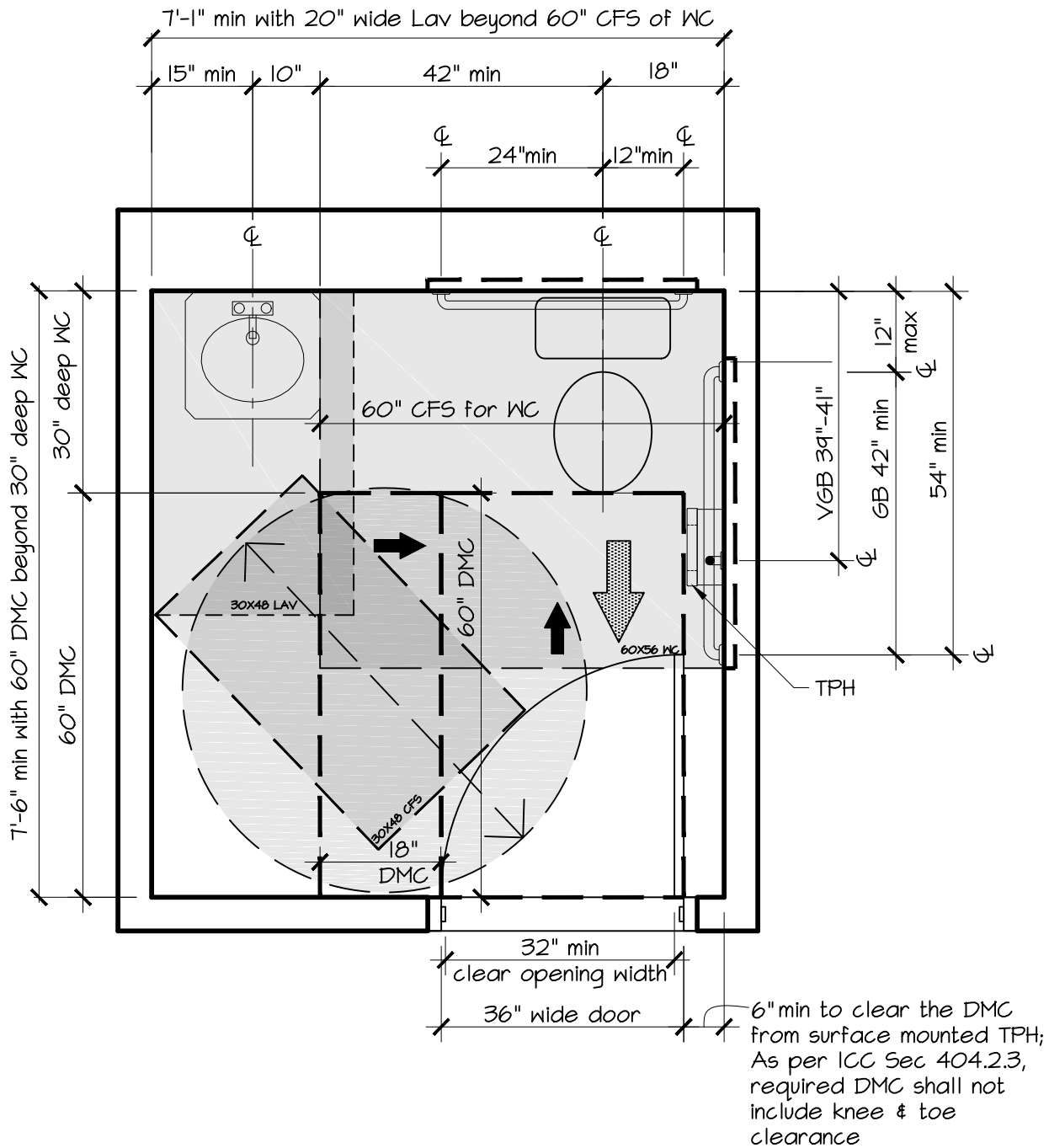
OVERALL DIMENSIONS

LAYOUT

ANSI / BC / ADA

7'-1" x 6'-7"

T-22



For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- Lav cannot overlap the required CFS of the WC
- DMC is required both inside & outside of the toilet room

COMPLIANCE

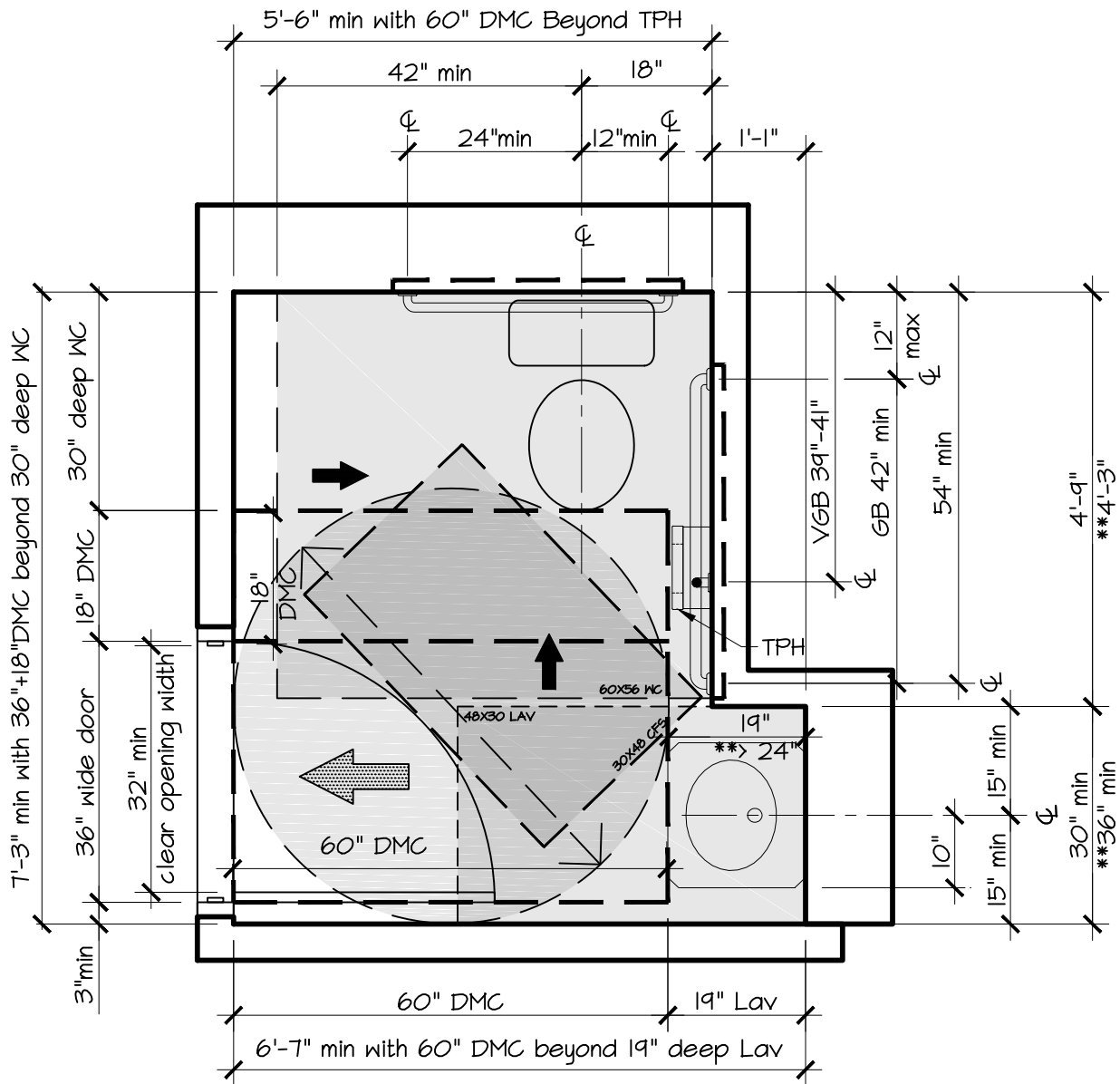
ANSI / BC / ADA

OVERALL DIMENSIONS

7'-1" x 7'-6"

LAYOUT

T-23



- **If the depth of the alcove is more than 24" the width of the alcove shall be increased to 36" min in lieu of 30" min.

As per

1. ICC-Sec 305.7.1
2. UFAS-Sec 4.2.4.2 & Fig 4(d)(e)
3. ADA-Sec 305.7.2

For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- *If the door has both closer & latch than *54" DMC is required perpendicular to the door in lieu of 48". (as shown)
- CFS cannot overlap the door swing
- DMC is required both inside & outside of the toilet room

COMPLIANCE

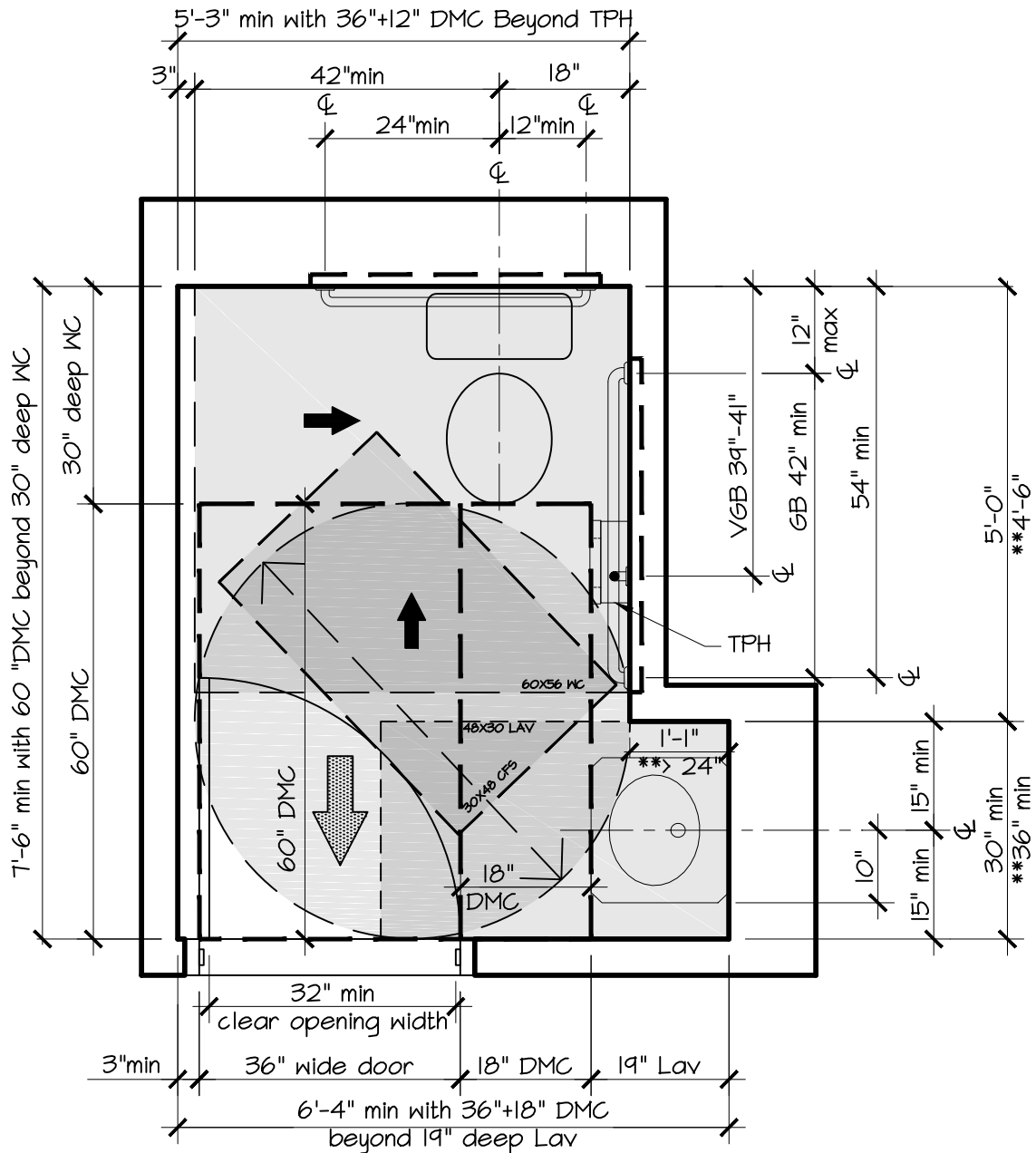
OVERALL DIMENSIONS

LAYOUT

ANSI / BC / ADA

6'-7" x 7'-3"

T-24



- **If the depth of the alcove is more than 24" the width of the alcove shall be increased to 36" min in lieu of 30" min.

As per

1. ICC-Sec 305.7.1
2. UFAS-Sec 4.2.4.2 & Fig 4(d)(e)
3. ADA-Sec 305.7.2

For this Layout Refer to:

TR-6a(PA)	CFS @ WC
TR-6b	Flush Control, GB & Reinforcement @ WC
TR-6c(2B)	TPH
TR-7a(PB)	CFS @ Lav
TR-7b	Lav & Mirror

- CFS cannot overlap the door swing

- DMC is required both inside & outside of the toilet room

COMPLIANCE

OVERALL DIMENSIONS

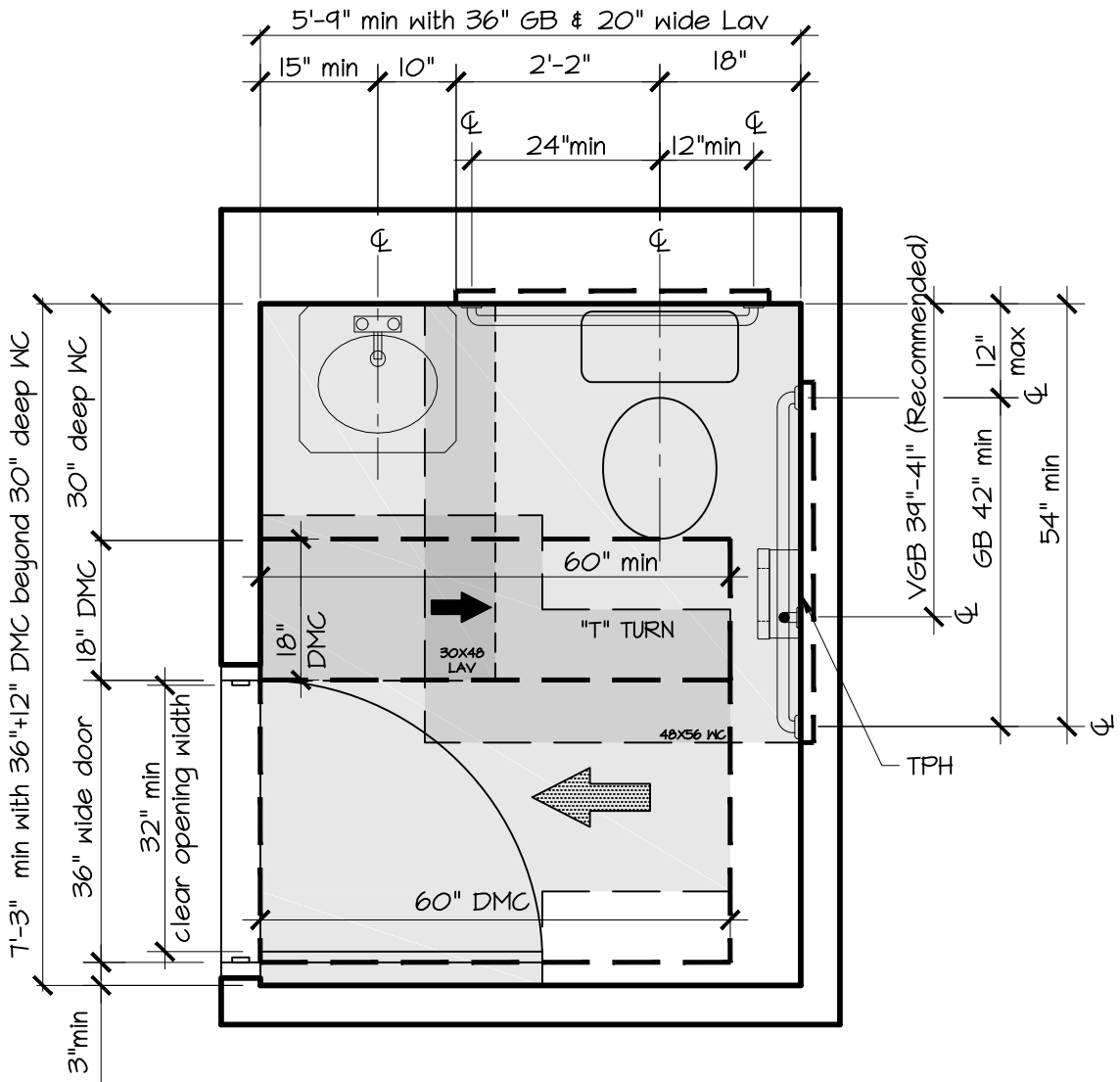
LAYOUT

ANSI / BC / ADA

6'-4" x 7'-6"

T-25

LAYOUTS PER
ANSI



For this Layout Refer to:

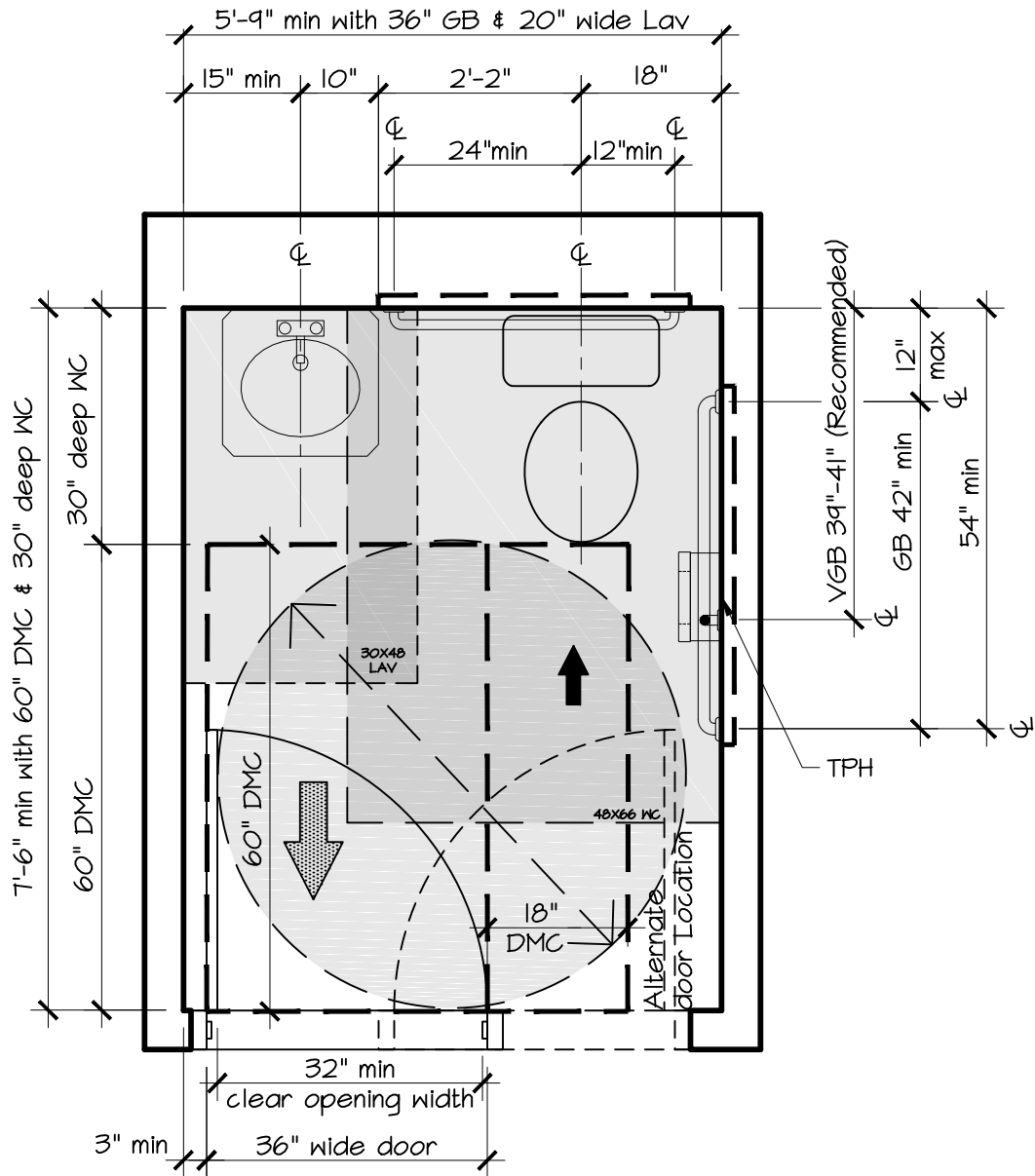
- | | |
|-----------|--|
| TR-6a(PC) | CFS @ WC |
| TR-6b | Flush Control, GB & Reinforcement @ WC |
| TR-6c(2B) | TPH |
| TR-7a(PB) | CFS @ Lav |
| TR-7b | Lav & Mirror |

- DMC is required both inside & outside of the toilet room

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

- | | |
|-----------|--|
| TR-6a(PB) | CFS @ WC |
| TR-6b | Flush Control, GB & Reinforcement @ WC |
| TR-6c(2B) | TPH |
| TR-7a(PB) | CFS @ Lav |
| TR-7b | Lav & Mirror |

- DMC is required both inside & outside of the toilet room

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT

ANSI

5'-9" x 7'-6"

T-32

CHAPTER IV

**DWELLING UNIT
KITCHENS**

SECTION 1

REFERENCES

Requirements for Work Surface

(WS)

Clear Floor Space

30"x48" CFS positioned for Forward Approach to the WS with Knee & Toe clearance shall be provided & shall be centered on the WS
As per

1. BC-Sec 1107.2.3
ICC-Sec 1003.12.3.1
& 305
 2. UFAS-Sec 4.34.6.4(4)
- OR
1. ADA-Sec 809.3, 804.3.1
& 305

30"x48" CFS for forward approach shall extend

- A. A max of 19" underneath the WS & shall have a clear width of 30"
As per
 1. UFAS-Sec. 4.34.6.4(4)
- B. A min 17" & max 25" underneath the WS & shall have a clear width of 30"
As per
 1. BC-Sec 1107.2.3
ICC-Sec. 1003.12.3.1 & 306
Fig 306.2 & 306.3
 2. ADA-Sec 809.3, 804.3.1 & 306
Fig 306.2 & 306.3

Requirements for Sink with surrounding Counter

(SC)

Clear Floor Space

30"x48" CFS for Forward Approach to the Sink with Knee & Toe clearance shall be provided
As per

1. BC-Sec 1107.2.3
ICC-Sec 1003.12.4.1
& 305
 2. UFAS-Sec 4.34.6.5(7)
- OR
1. ADA-Sec 809.3, 804.4, 606.2 & 305

30"x48" CFS for forward approach shall extend

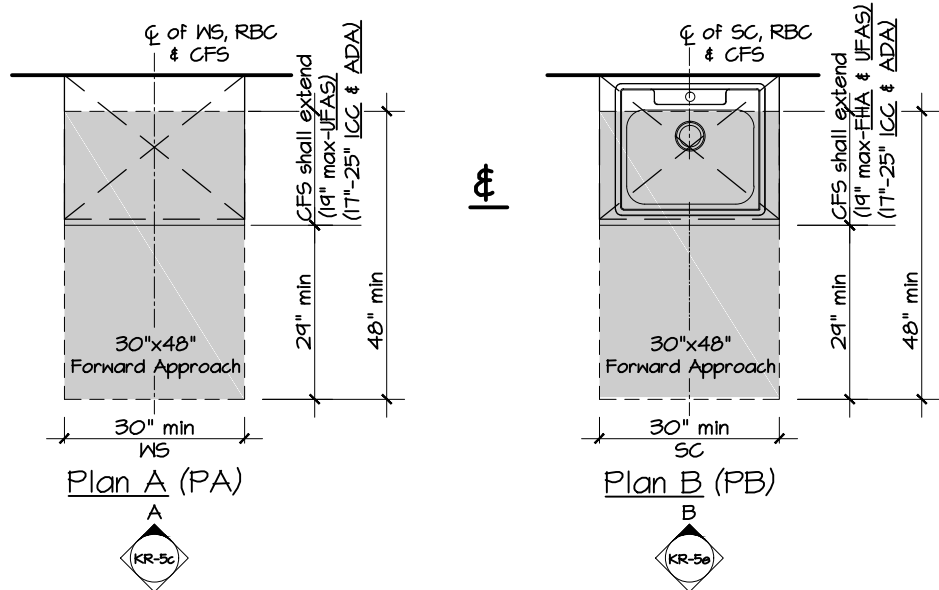
- A. A max of 19" underneath the Sink & shall have a clear width of 30"
As per
 1. FHA Design Manual -Requirement 7, Part A,
Fig on Page 7.11
 2. UFAS-Sec. 4.34.6.5(7)
- B. A min 17" & max 25" underneath the Sink & shall have a clear width of 30"
As per
 1. BC-Sec 1107.2.3
ICC-Sec. 1003.12.4.1 & 306
Fig 306.2 & 306.3
 2. ADA-Sec 809.3, 804.4, 606.2 & 306
Fig 306.2 & 306.3

OPTION 1:

Can be used for

1. Open Strip kitchen
 2. Open "L" shaped kitchen
 3. "U" shaped kitchen
- (where 60" Dia turning space is available or provided)

For Example
See Kitchen Layouts
K-1, K-3, K-5, K-21 & K-23



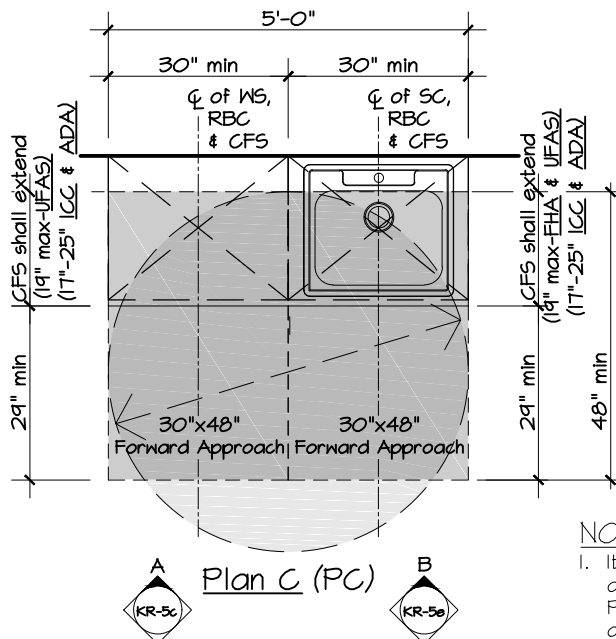
OPTION 2:

Can be used for

1. Enclosed Strip kitchen
 2. Enclosed "L" shaped kitchen
 3. Galley Kitchen
- (where 60" Dia turning space needs to be provided)

This option can also be used for any shape kitchen

For Example
See Kitchen Layouts
K-2, K-4, K-11, K-12, K-15,
K-16 & K-22



NOTE:

1. It is helpful to use a sink with a drain at the back as shown; Particularly if a garbage disposal is used.

Requirements for "T" Shaped Turning Space at WS

- 36" wide WS to facilitate a "T" Turn.
 As per
 1. ICC-Sec 304.3.2
 Fig 1003.12.3
 2. UFAS-Sec 4.34.2(2) & 4.2.3
 Fig 3(b)

Requirements for "T" Shaped Turning Space at Sink

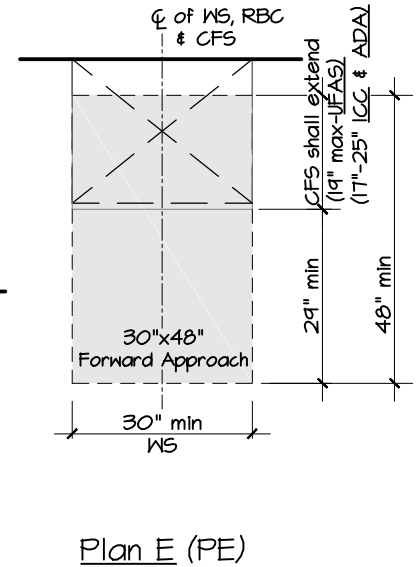
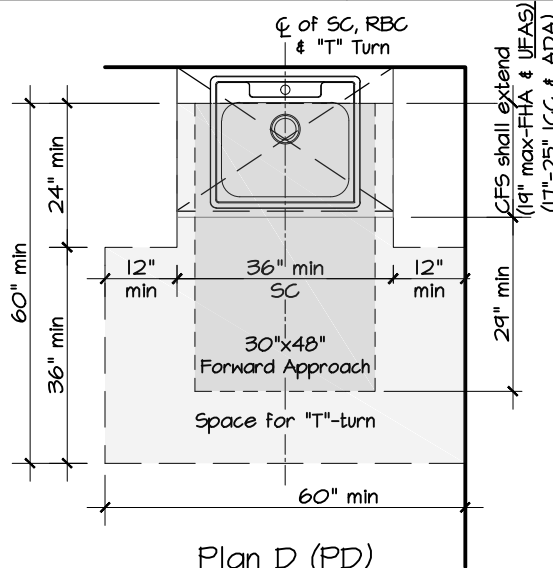
- 36" wide SC to facilitate a "T" Turn.
 As per
 1. ICC-Sec 304.3.2
 Fig 1003.12.4
 2. UFAS-Sec 4.34.2(2) & 4.2.3
 Fig 3(b)

OPTION 3:

- Can be used for
 1. Galley kitchen
 (where 60" Dia turning space is not feasible)

This option can also be used for any shape kitchen

For Example
 See Kitchen Layout
 K-13

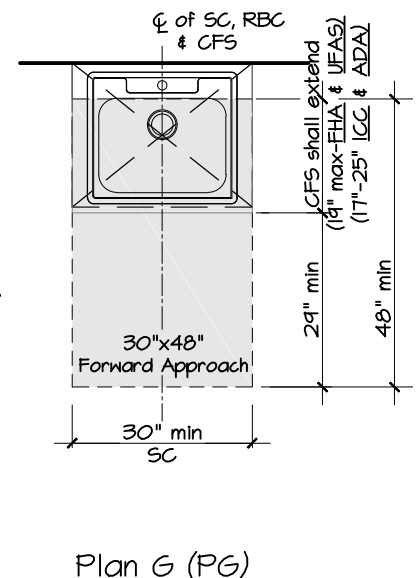
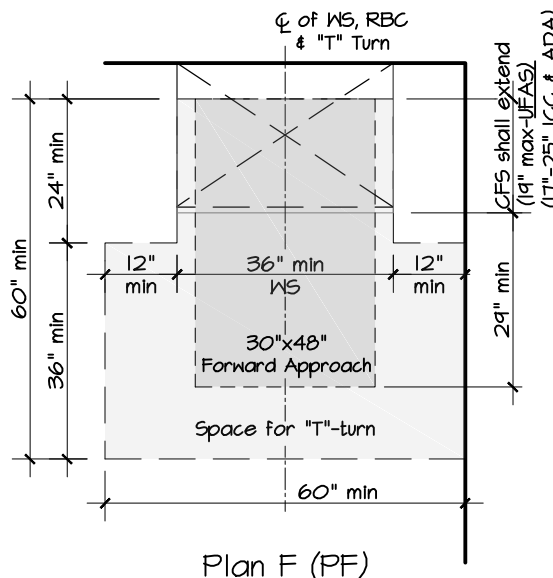


OPTION 4:

- Can be used for
 1. Galley kitchen
 (where 60" Dia turning space is not feasible)

This option can also be used for any shape kitchen

For Example
 See Kitchen Layout
 K-14



NOTE:

1. It is helpful to use a sink with a drain at the back as shown; Particularly if a garbage disposal is used.

NOTE:

1. IN Section 504 M/I Units the top of the entire counter shall be 34" max AFF from "DAY ONE"
2. In the rest of the Units the top of the entire counter can be 36" AFF. Only the Sink with surrounding counter and required Work Surface counter shall be replaced or adjusted to 34" AFF at the time a person with physical disabilities takes occupancy of the unit or within 10 days of the date of the request made by a person with physical disabilities, whichever is later

Controls / Operable Parts

Obstructed high forward reach and high side reach (for electric receptacle & switches above kitchen counter) shall be 44" & 46" max. respectively

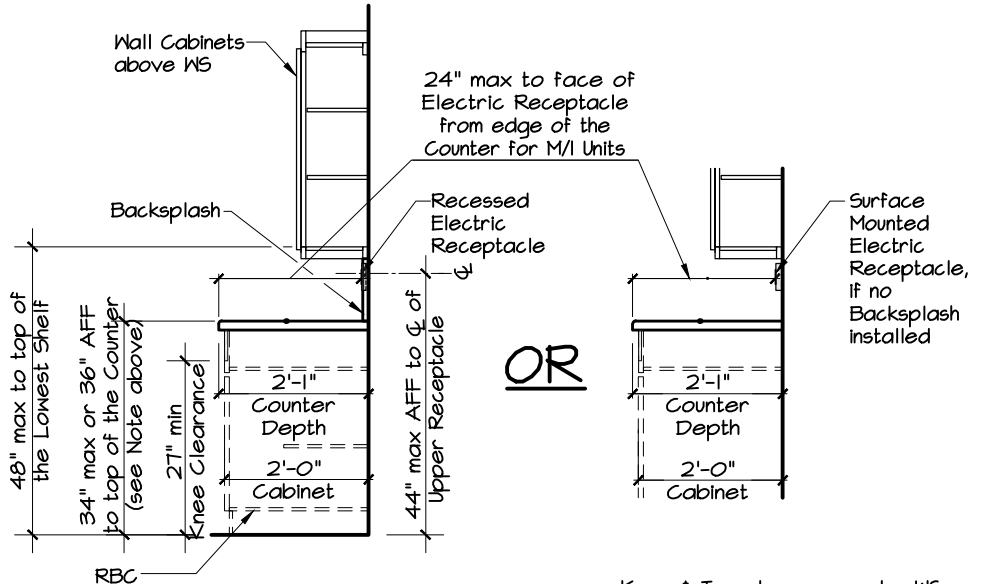
- 44" max (most stringent) shall be used to comply with all situations

- A. In Section 504 M/I Units the height of the kitchen counter shall be 34" max & the depth shall be 24" max to comply with the reach ranges for the lighting controls, electrical switches & receptacle outlets
- As per
1. UFAS-Sec 4.27.3, 4.2.5 & 4.2.6 Fig 5(b) & 6(c)

OR

- ADA-Sec 205, 309.3, 308.2.2 & 308.3.2
Fig 308.2.2(b) & 308.3.2(b)

- B. In rest of the units, lighting controls, electrical switches & receptacle outlets are permitted to be located over cabinets with counter tops 36" max in height & 25½" max in depth
- As per
1. FHA Design Manual-Requirement 5 Page 5.8
 2. ICC-Sec 1004.9 Exception 10



Section A (SA)

Knee & Toe clearance under WS

As per

1. BC-Sec 1107.2.3
 2. ICC-Sec 1003.12.3.1 & 306
- or
1. UFAS-Sec 4.34.6.4(4)
 2. ADA-Sec 809.4, 804.3.1 & 306

Removable Base Cabinets

Base Cabinet, if provided, shall be removable under the full 30" min frontage of the Counter. All of the following conditions shall be met:

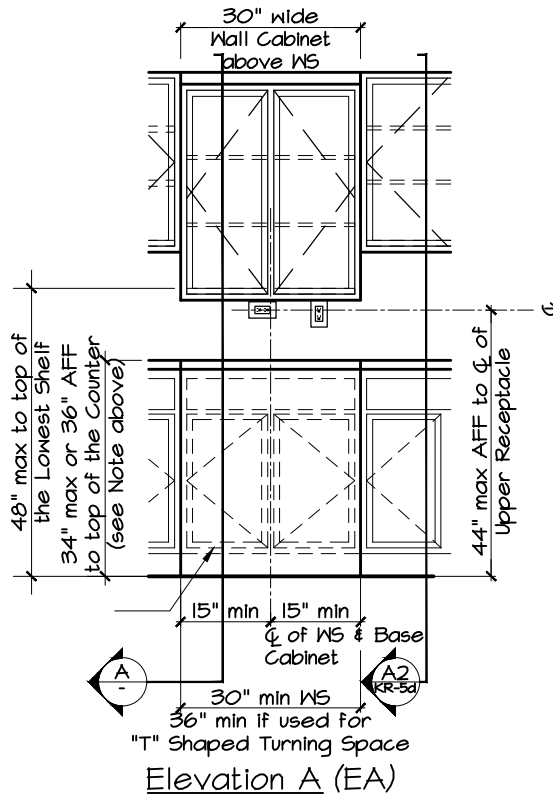
- a. The Base Cabinet can be removed without removal or replacement of the WS
- b. The floor finish extends under the cabinetry
- c. The wall behind and surrounding the cabinetry are finished

As per

1. BC-Sec 1107.2.3
2. ICC-Sec 1003.12.3.1 Exception
3. UFAS-Sec 4.34.6.4(2)

OR

- ADA-Sec 809.3, 804.3.1 Exception



Height of Counter for Non-M/I Units

A Counter that is adjustable to provide a WS at variable heights, 29" min to 36" max AFF, or that can be replaced within that range without cutting the counter or damaging adjacent cabinets, walls, doors & structural elements, shall be permitted

When WS Counter is lowered the Height shall be 34" max AFF to the top of the counter

As per

1. BC-Sec 1107.2.3 & 1107.2.3.1
 2. ICC-Sec 1003.12.3.2
- Fig 1003.12.3

NOTE:

1. For installation requirement of Wall Cabinet above the Required WS
 - Refer to KR-9a to KR-9c

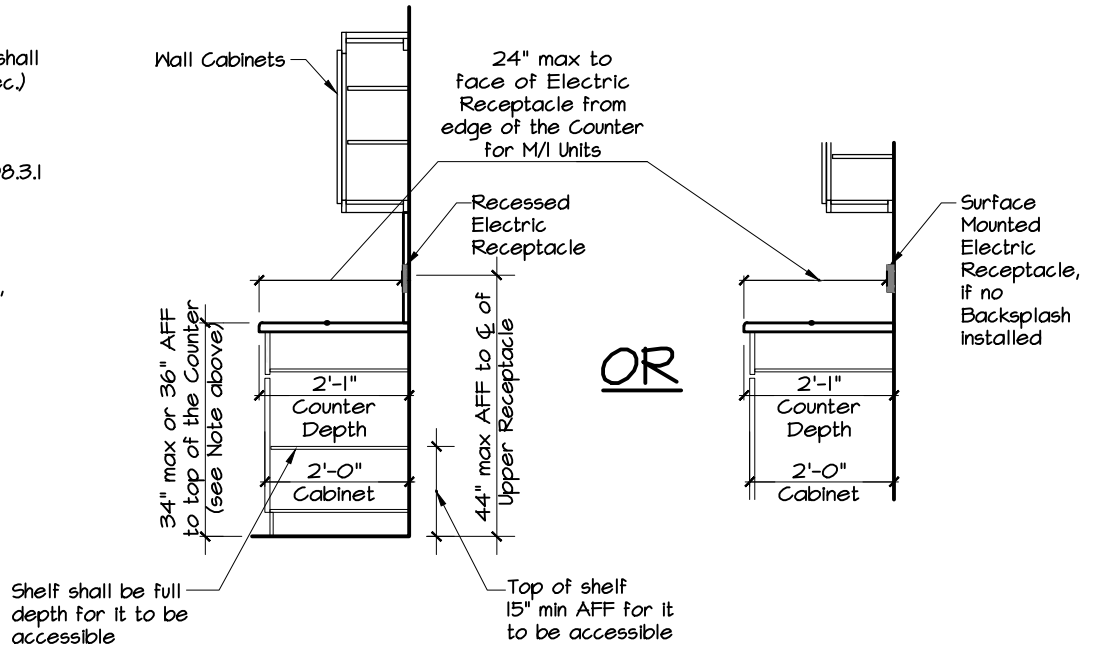
NOTE:

1. IN Section 504 M/I Units the top of the entire counter shall be 34" max AFF from "DAY ONE"
2. In the rest of the Units the top of the entire counter can be 36" AFF. Only the Sink with surrounding counter and required Work Surface counter shall be replaced or adjusted to 34" AFF at the time a person with physical disabilities takes occupancy of the unit or within 10 days of the date of the request made by a person with physical disabilities, whichever is later

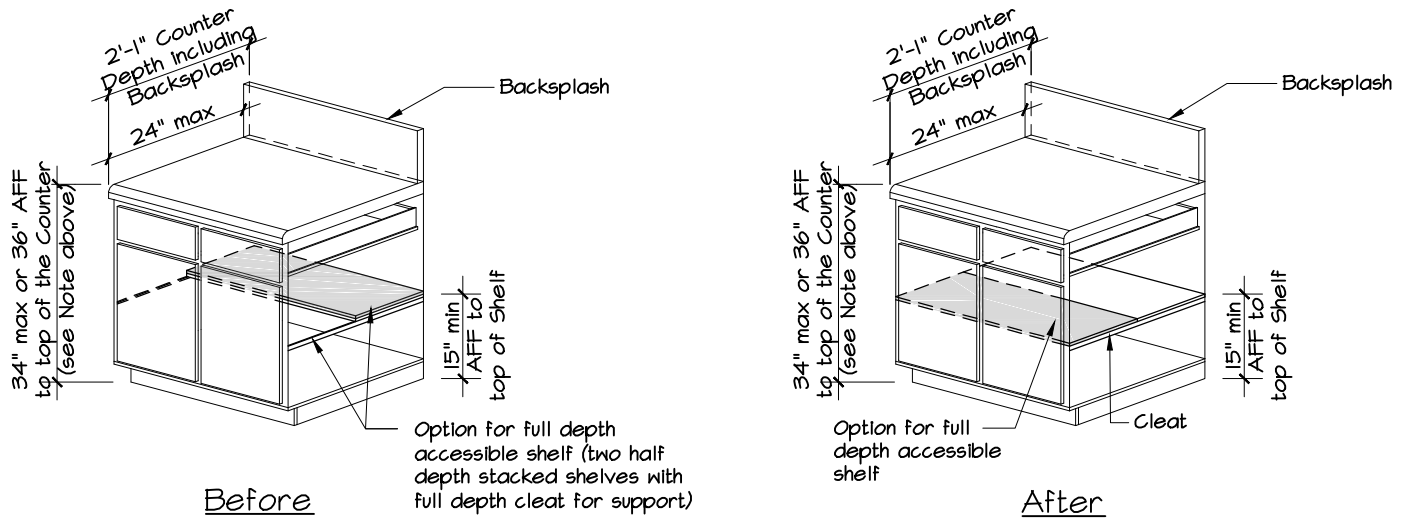
Storage shelf in Base cabinet shall be of full depth (as shown in Sec.) for it to be accessible
As per

1. BC-Sec 1107.2.3.5
ICC-Sec 905.3, 308.2.1 & 308.3.1
Fig 308.2.1 & 308.3.1
2. UFAS-Sec 4.25.3 & 4.2.6
Fig 6(b)

OR
ADA-Sec 809.3, 804.5, 811.3,
308.2.1 & 308.3.1
Fig 308.2.1 & 308.3.1



Section A2 (SA2)
through Non-removable Base Cabinet



Adaptable storage option
for Non-Removable Base Cabinet

NOTE:

1. IN Section 504 M/I Units the top of the entire counter shall be 34" max AFF from "DAY ONE"
2. In the rest of the Units the top of the entire counter can be 36" AFF. Only the Sink with surrounding counter and required Work Surface counter shall be replaced or adjusted to 34" AFF at the time a person with physical disabilities takes occupancy of the unit or within 10 days of the date of the request made by a person with physical disabilities, whichever is later

For Section 504 M/I units

A. Depth of the sink bowl shall be no greater than 6½" for drop-in sink and 5¼" max for under-mount sink (5¼"+¼" thickness of the kitchen counter, total 6½")

As per

1. UFAS-sec 4.34.6.5(3)

OR

B. Depth of the sink shall be maximum 7" for drop-in sink and 5¾" for under-mount sink (5¾"+¼" thickness of the kitchen counter, total 7") to provide 27" min required knee clearance

As per

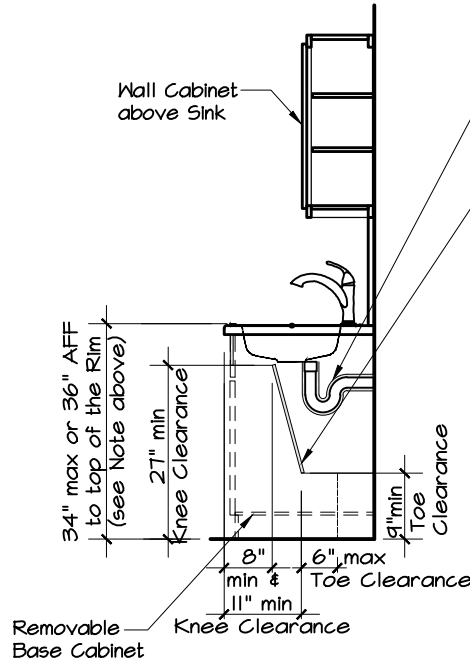
1. ADA-Sec 809.3, 606.2 & 306.3

For the rest Non-M/I units

C. Depth of the sink shall be maximum 7" for drop-in sink and 5¾" for under-mount sink (5¾"+¼" thickness of the kitchen counter, total 7") to provide 27" min required knee clearance

As per

1. BC-Sec 1107.2.3
ICC-Sec 1003.12.4.1 & 306.3



Section B (SB)

Water supply & drainpipes shall be insulated or otherwise configure to protect against contact. There shall be no sharp or abrasive surface under the sink

- Removable Foam or Fiber Insulation on drain, hot water & sharp edges

OR

- Removable protection panel mounted directly on support brackets

As per

1. BC-Sec 1107.2.3
ICC-Sec 1003.12.4.4
2. UFAS-Sec 4.34.6.5(8)

OR

- ADA-Sec 809.3, 804.4 & 606.5

Knee & Toe clearance

As per

1. FHA Design Manual -Requirement 7, Part A Fig on Page 7.11 & 7.15
2. BC-Sec 1107.2.3
ICC-Sec 1003.12.4.1 & 306 Fig 306.2 & 306.3
3. UFAS-Sec 4.34.6.5(7)

OR

- ADA-Sec 809.3, 804.4, 606.2 & 306 Fig 306.2 & 306.3

NOTE:

1. It is helpful to use a sink with a drain at the back as shown; Particularly if a garbage disposal is used.

Base Cabinet, if provided, shall be removable under the full 30" min frontage of the Sink & Surrounding Counter.

All of the following conditions shall be met:

- a. The Base Cabinet can be removed without removal or replacement of the Sink
- b. The floor finish shall extend under the Cabinetry
- c. The wall behind and surrounding the Cabinetry are finished

As per

1. BC-Sec 1107.2.3
ICC-Sec 1003.12.4.1
Exception 2
2. UFAS-Sec 4.34.6.5(5)

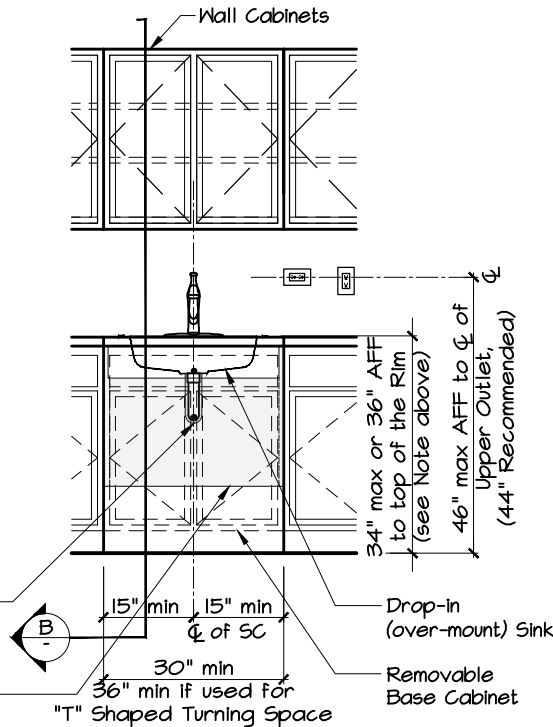
OR

- ADA-Sec 809.3, 804.4 & 606.2
Exception 3

- Removable Foam or Fiber Insulation on drain, hot water & sharp edges

OR

- Removable protection panel mounted directly on support brackets



Elevation B (EB)

Height of Sink & Surrounding Counter for Non-M/I Units

A Sink & Surrounding Counter that are adjustable to variable heights, 29" min to 36" max AFF, shall be permitted where rough-in plumbing permits connections of supply & drain pipes for Sink mounted at the height of 29"

When Sink & surrounding Counter is lowered the Height shall be

- 34" max AFF to the top of rim for drop-in (over mount) Sink

OR

- 34" max AFF to top of the surrounding Counter with Under-mount Sink

As per

1. BC-Sec 1107.2.3 & 1107.2.3.1
ICC-Sec 1003.12.4.2
Fig 1003.12.4

Height of Counter for Section 504 M/I Units
See Note above

Faucet

Faucet shall be accessible (Lever Operated or Push Type)

As per

1. BC-Sec 1107.2.3
ICC-Sec 1003.12.4.3 & 309
2. UFAS-Sec 4.34.6.5(4) & 4.27.4

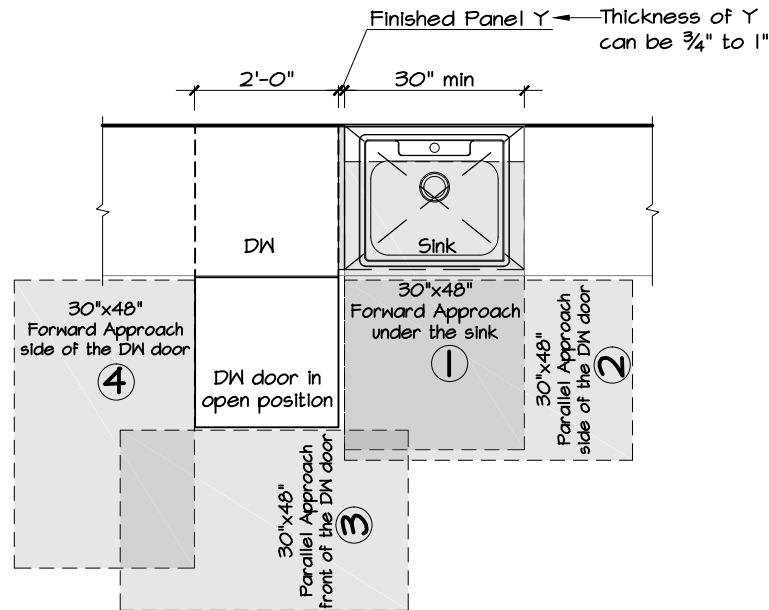
OR

- ADA-Sec 809.3, 804.4, 606.4 & 309

Requirements for Dishwasher

- A. 30"x48" CFS positioned adjacent to the dishwasher door shall be provided. The Dishwasher door in the open position shall not obstruct the CFS for the Dishwasher or the Sink.
As per
1. BC-Sec 1107.2.3
ICC-Sec 1003.12.5.3
 2. ADA-Sec 809.3, 804.6.3
- B. 30"x48" CFS that allows either a parallel or forward approach shall be provided at the Dishwasher.
As per
1. FHA Guidelines -Requirement 7(1)(a)
- C. 30"x48" CFS that allows either a parallel or forward approach shall be provided at the Dishwasher. Dishwashers shall have all rack space accessible from the front of the machine for loading and unloading dishes.
As per
1. UFAS-Sec 4.34.6.9 & 4.34.6.2

- Install a finished panel between unfinished side of DW & removable base cabinet to comply with
1. BC-Sec 1107.2.3
ICC-Sec 1003.12.4.1
Exception 2
 2. UFAS-Sec 4.34.6.5(5)
- OR
- ADA-Sec 809.3, 804.4 & 606.2
Exception 3



Plan A (PA)

NOTE:

1. 30"x48" CFS ① for forward approach to the sink can be used as CFS for DW, when DW is located adjacent to the Sink
2. 30"x48" CFS ② for parallel approach can use the space of 6" max horizontally under the door only when 9" min high toe clearance between the bottom of the DW door & the floor is provided

Requirements for Slide-in/Free Standing Range Top with Oven underneath

Clear Floor Space for Range Top

- A. 30"x48" CFS for parallel approach shall be provided, the CFS shall be centered on the Appliance.
As per
1. FHA Design Manual-Requirement 7, Part A, Page 7.4
 2. BC-Sec 1107.2.3.4
ICC-Sec 1003.12.5.4.3
- B. 30"x48" CFS for either a forward or parallel approach shall be provided
As per
1. UFAS-Sec 4.34.6.6 & 4.34.6.2
- OR
ADA-Sec 809.3, 804.6.1 & 305.3

Range Top Controls

- A. The location of the Controls shall not require reaching across burners
As per
1. BC-Sec 1107.2.3.4
ICC-Sec 1003.12.5.4.4
 2. UFAS-Sec 4.34.6.6
- OR
ADA-Sec 809.3 & 804.6.4
- B. Where Appliances' controls are not in compliance with Sec. 309.3 of ICC, the owner shall replace such appliances with complying appliance at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the request is made, whichever is later, at the owner's expense.
As per
1. BC-Sec 1107.2.3.2, Exception
(This is not applicable to Sec 504 M/I units)

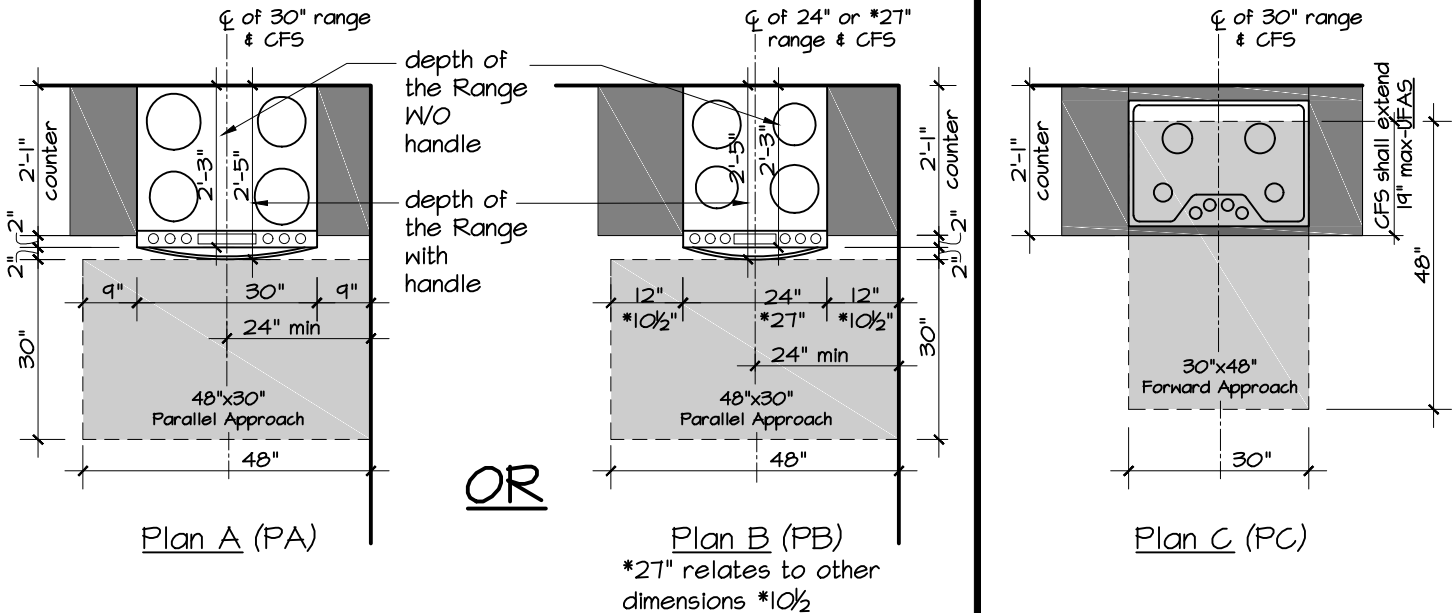
Requirements for Cooktop with no Oven underneath

Clear Floor Space for Cooktop

- 30"x48" CFS positioned for a forward approach shall be provided with knee & toe clearance. Underside of the cooktop shall be insulated or otherwise configured to prevent burn, abrasions or electric shock
As per
1. BC-Sec 1107.2.3.4
ICC-Sec 1003.12.5.4.2, 306.2 & 306.3
Fig 306.2 & 306.3
 2. UFAS-Sec 4.34.6.6
- OR
ADA-Sec 809.3, 804.6.4, 306.2 & 306.3
Fig 306.2 & 306.3

Cooktop Controls

- A. The location of the Controls shall not require reaching across burners
As per
1. BC-Sec 1107.2.3.4
ICC-Sec 1003.12.5.4.4
 2. UFAS-Sec 4.34.6.6
- OR
ADA-Sec 809.3 & 804.6.4
- B. Where Appliances' controls are not in compliance with Sec. 309.3 of ICC, the owner shall replace such appliances with complying appliance at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the request is made, whichever is later, at the owner's expense.
As per
1. BC-Sec 1107.2.3.2, Exception
(This is not applicable to Sec 504 M/I units)



Requirements for Slide-in/Free Standing Range Oven

Clear Floor Space for Oven

- B. 30"x48" CFS for either a forward or parallel approach shall be provided
As per
1. FHA-Requirement 7(1)(a)
 2. UFAS-Sec 4.34.6.2

OR
ADA-Sec 809.3, 804.6.1 & 305.3

- C. 30"x48" CFS shall be provided. The Oven door in the open position shall not obstruct the CFS of the Oven
As per
1. BC-Sec 1107.2.3.4
ICC-Sec 1003.12.5.5.1

Oven Controls

- A. ovens shall have controls on front panels or the location of controls shall not require reaching across burners; they may be located on front panels; they may be located on either side of the door
As per
1. BC-Sec 1107.2.3.4
ICC-Sec 1003.12.5.5.4
 2. UFAS-Sec 4.34.6.7
- OR
ADA-Sec 809.3 & 804.6.5.3

- B. Where Appliances' controls are not in compliance with Sec. 309.3 of ICC, the owner shall replace such appliances with complying appliance at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the request is made, whichever is later, at the owner's expense.
As per
1. BC-Sec 1107.2.3.2, Exception
(This is not applicable to Sec 504 M/I units)

For Section 504 M/I units

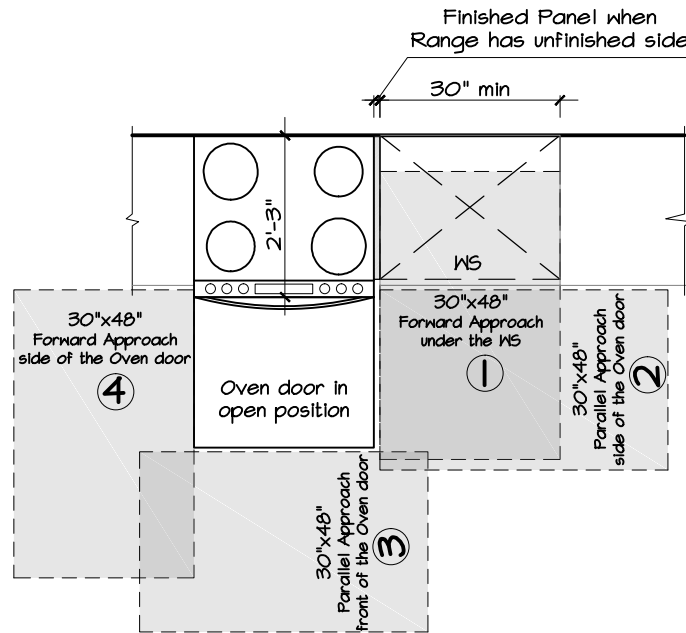
1. Oven shall be self cleaning or be located adjacent to a counter with knee space below
As per
UFAS-Sec 4.34.6.7
Fig 52
2. A 30" wide work surface required by ADA-Sec 804.3 shall be provided adjacent to the Oven
As per
ADA-Sec 809.3 & 804.6.5

Install a finished panel between the Range (if specified range has an unfinished side) & removable base cabinet to comply with

1. BC-Sec 1107.2.3
ICC-Sec 1003.12.3.1
Exception
 2. UFAS-Sec 4.34.6.4(2)
- OR
ADA-Sec 809.3, 804.3.1
Exception

NOTE:

1. Oven can be part of the range or a built-in wall type, the requirements are the same.



Plan C (PC)

NOTE:

1. 30"x48" CFS (1) for forward approach to the WS can be used as CFS for Oven, when WS is located adjacent to the Range/Oven
2. 30"x48" CFS (2) for parallel approach can use the space of 6" max horizontally under the door only when 9" min high toe clearance between the bottom of the Oven door & the floor is provided

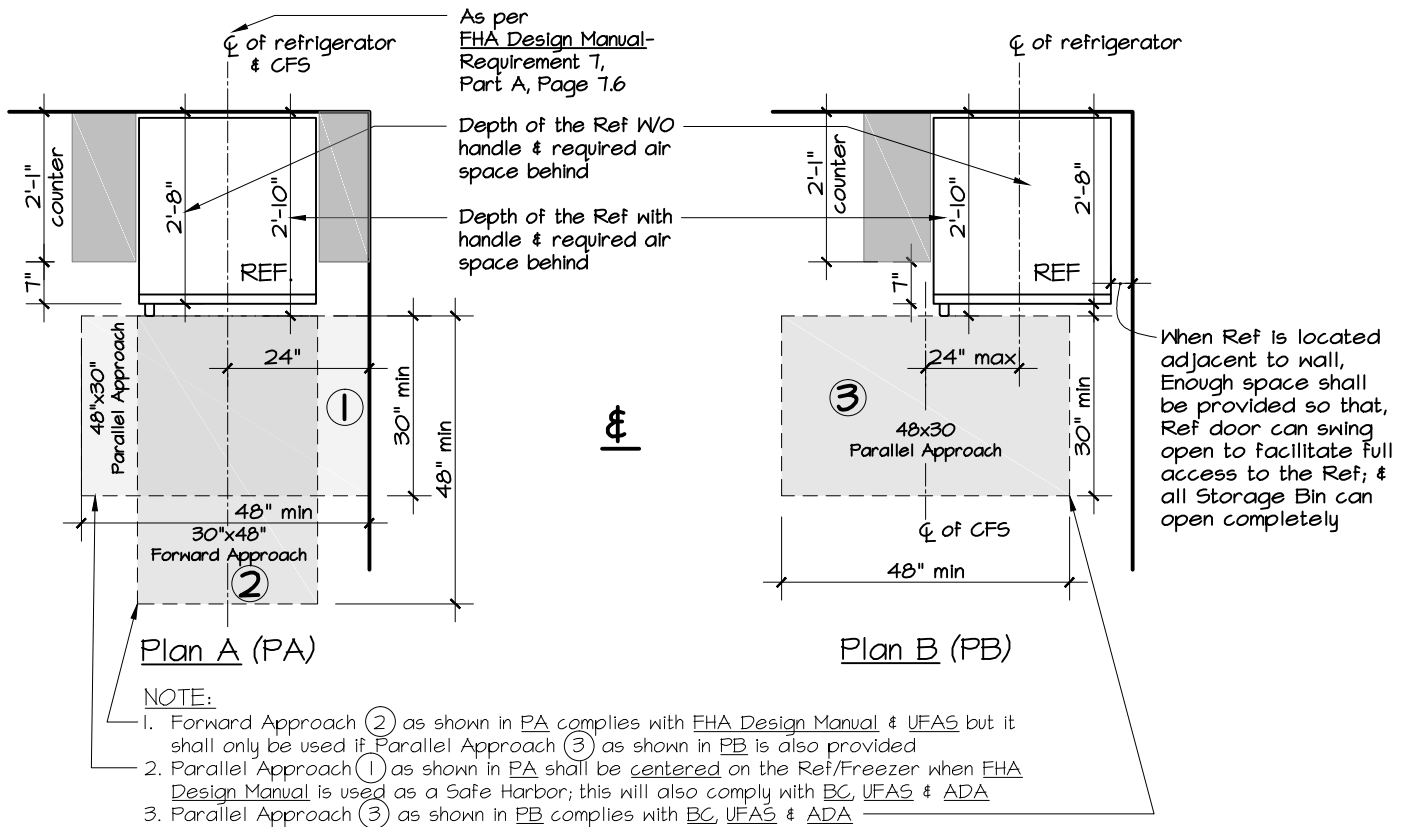
Requirements for Refrigerator/Freezer

Clear Floor Space

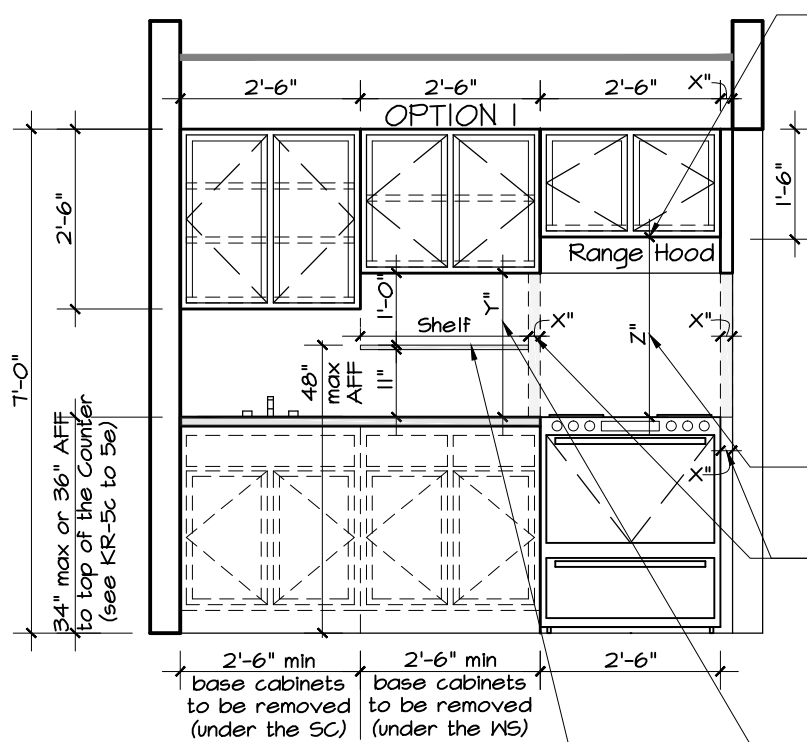
- A. 30"x48" CFS for either a forward or parallel approach shall be provided, & must be centered; this applies to side-by-side as well as over/under models.
 - As per
 1. FHA Design Manual-Requirement 7, Part A, Page 7.6
- B. 30"x48" CFS positioned for parallel approach shall be provided. The centerline of the CFS shall be offset 24" max from the centerline of the Ref/Freezer
 - As per
 1. BC-Sec 1107.2.3.3
 2. ICC-Sec 1003.12.5.6
 3. ADA-Sec 809.3, 804.6.6
- C. 30"x48" CFS for either a forward or parallel approach shall be provided
 - As per
 1. UFAS-Sec 4.34.6.2

Accessible Height

- A. Combination Refrigerators & Freezers shall have at least 50% of the freezer compartment shelves, including the bottom of the freezer 54" max AFF when shelves are installed at the max. height possible within the compartment.
 - As per
 1. BC-Sec 1107.2.3.3
 2. ICC-Sec 1003.12.5.6
 3. UFAS-Sec 4.34.6.8(2)(a) & (b)
 OR
 1. ADA-Sec 809.3, 804.6.6
- B. where less than 100% of storage volume of the freezer is located within 54" max AFF, such freezer shall be a self-defrosting type.
 - As per
 1. BC-Sec 1107.2.3.3
 2. UFAS-Sec 4.34.6.8
- C. Where Ref/Freezer are not in compliance with BC, the owner shall replace such appliances with complying appliance at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the request is made, whichever is later, at the owner's expense.
 - As per
 1. BC-Sec 1107.2.3.3, Exception
(This Is not applicable to Sec 504 M/I Units)



Elevations of Cabinets (Storage) As per FHA, BC & UFAS



- Hood Control**
- A. In Section 504 M/I Units an independent switches for the exhaust & light shall be provided for the range hood at an accessible location
As per
1. UFAS-Sec 4.34.6.6, 4.34.6.3 & 4.27
- B. Where appliances controls are not in compliance with ICC-Sec 309.3 (height), the owner shall provide hood control at an accessible location at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the date a request is made, which ever is later, at the owners expense.
As per
1. BC-Sec 1107.2.3.2 Exception

The clearance bet the bottom of the cabinet & the top of the Range to be Z" as per per manufacturer installation instructions

The clearance bet the Range & the adjacent wall to be X" as per manufacturer installation instructions

Range to be X" away from the Shelf & Y" to the bottom of the Cabinet as per manufacturer installation instructions

- Width of the Shelf + X" shall be same as the width of the WS below

Top of Shelf @ 48" max AFF above 30" min wide WS shall be provided from "DAY ONE"
As per
1. UFAS-Sec 4.34.6.10(1)
Fig 50(b)

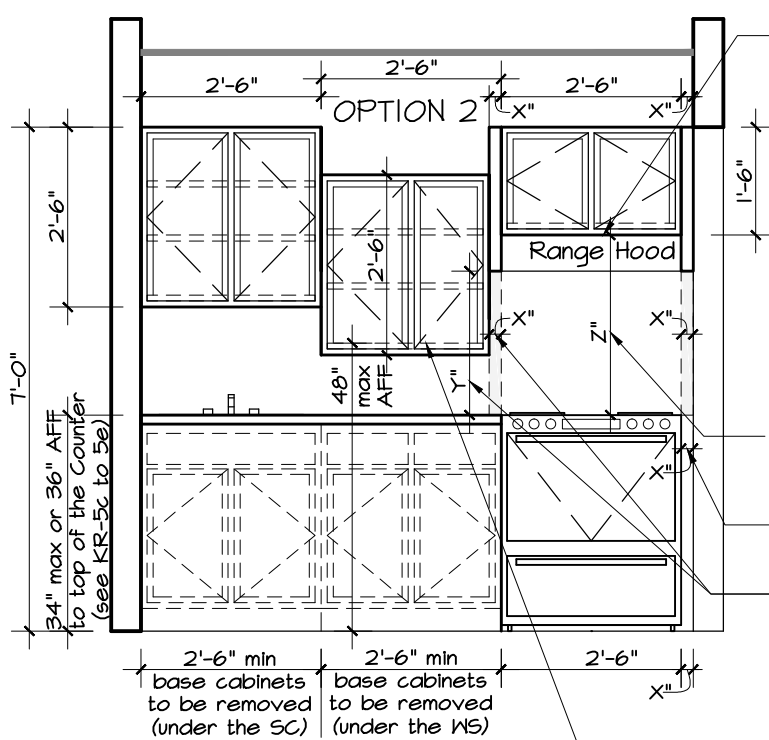
NOTE:

1. Shelf as shown, above 30" wide work surface @ 48" max AFF, with 9" to 12" clear storage height & same depth as wall cabinets, will provide reasonable storage space at an accessible height
2. For all Non-M/I units, where storage shelf or cabinet above the 30" wide WS is not provided at the required accessible height, the owner shall install such storage shelf or cabinet to the required height at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the date the request is made, at the owner's expense
As per
BC-Sec 1107.2.3.5, Exception
 - It is **recommended** to provide additional reinforcement for future lowering of the wall cabinet @ 48" max AFF

Microwave:

- A. In Section 504 M/I Units over-the-Range microwave is not accessible
- B. 30"x48" CFS shall be provided for either a Parallel or Forward Approach to MV
- C. It shall be installed at an accessible height so all operable parts (controls) are also accessible
As per
1. UFAS-Sec 4.34.6.3, 4.27.3, 4.2.5 & 4.2.6
Fig 5 & 6
OR
ADA-Sec 205.1, 309.3, 308.2 & 308.3
Fig 308.2.1, 308.2.2, 308.3.1 & 308.3.2
- C. If & when a counter-top microwave is provided, it cannot use required WS. Additional counter shall be provided
- Width of this additional Counter is dependent on the width of the proposed Microwave

Elevations of Wall Cabinets (Storage) As per FHA, BC & UFAS (Cont.):



Hood Control

A. In Section 504 M/I units an independent switches for the exhaust & light shall be provided for the range hood at an accessible location
As per
1. UFAS-Sec 4.34.6.6, 4.34.6.3 & 4.27

B. Where appliances controls are not in compliance with ICC-Sec 309.3 (height), the owner shall provide hood control at an accessible location at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the date a request is made, which ever is later, at the owners expense.
As per
1. BC-Sec 1107.2.3.2 Exception

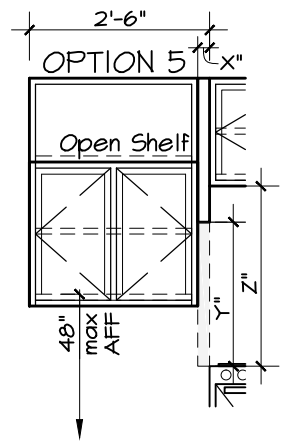
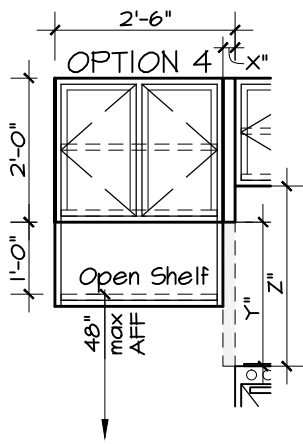
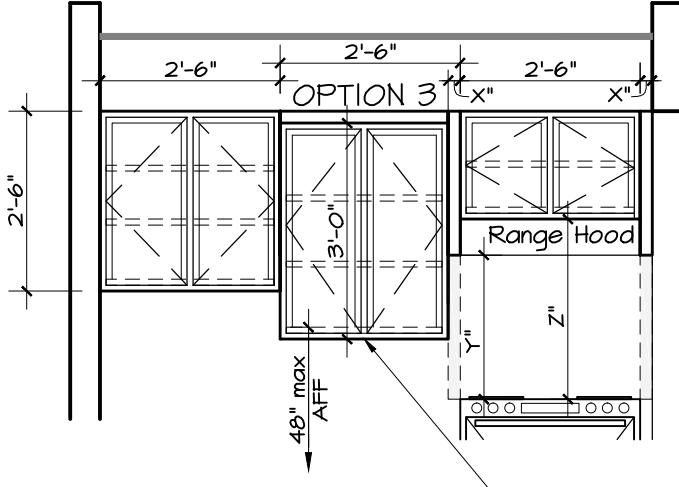
The clearance bet the bottom of the cabinet & the top of the Range to be Z" as per per manufacturer installation instructions

The clearance bet the Range & the adjacent wall to be X" as per manufacturer installation instructions

Range to be X" away from the Wall Cabinet & Y" to the bottom of the Wall Cabinet as per manufacturer installation instructions

- Width of the Wall Cabinet + X" shall be same as the width of the Work Surface below

Wall cabinet, with Top of lowest Shelf @ 48" max AFF above 30" min wide WS shall be provided from "DAY ONE"
As per
1. UFAS-Sec 4.34.6.10(1)



Wall cabinet, with Top of lowest Shelf @ 48" max AFF above 30" min wide WS
As per
1. UFAS-Sec 4.34.6.10(1)

NOTE:

1. Wall Cabinet as shown, when installed at the required accessible height above 30" wide WS (Option 2) will provide reasonable storage space
2. Taller wall cabinets as shown, when installed at the required accessible height, above 30" wide WS (Options 3, 4 & 5) will provide reasonable storage space

Elevations of Cabinets (Storage) As per ADA:

At least 50% of shelf space in storage facilities shall be within an accessible reach range.

As per
1. ADA-Sec 804.5, 811 & 308

To calculate 50% of shelf space add linear feet of all shelves of the wall cabinets, base cabinets & drawers not counting the shelves & drawers of removable base cabinets below Sink & WS.

As per the example, accessible shelf space is less than 50%. Additional pantry shall be provided to compensate

Total accessible Shelf space

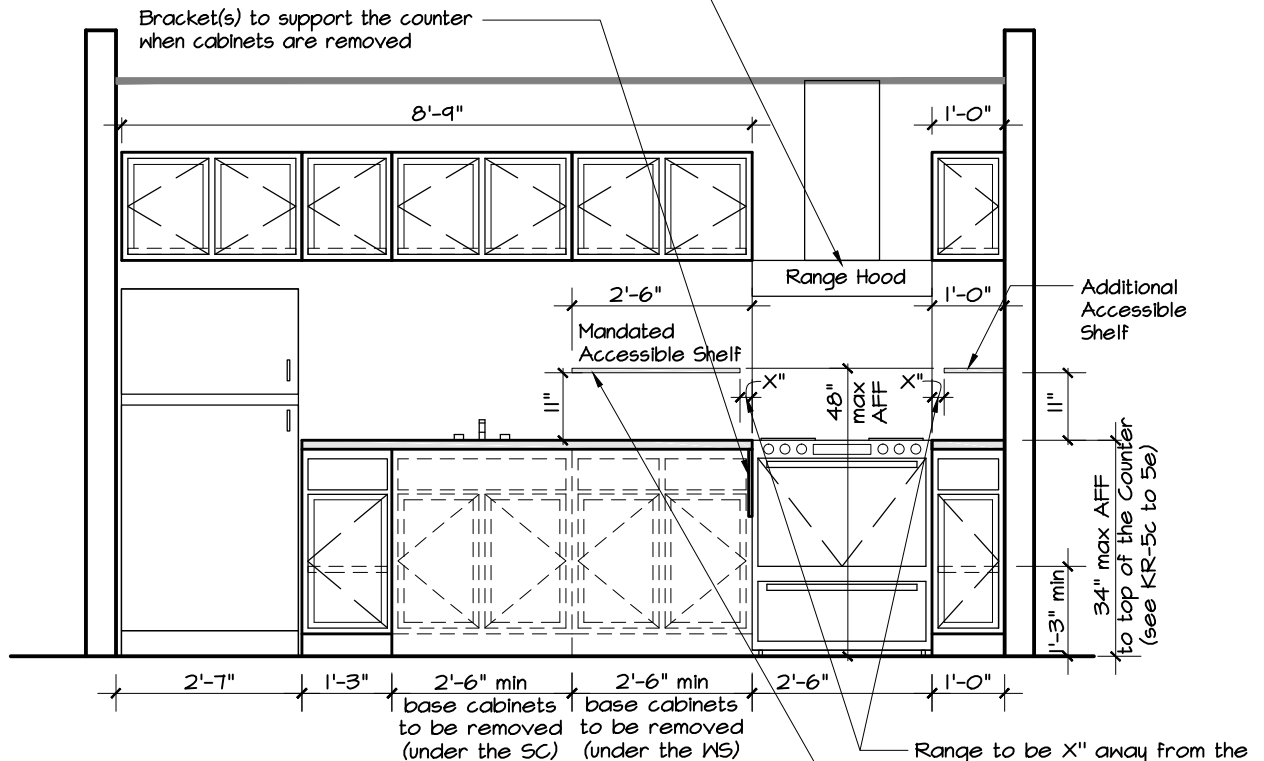
1'-3"	base cabinet shelf at 15" AFF
1'-0"	base cabinet shelf at 15" AFF
1'-3"	Drawer
1'-0"	Drawer
2'-6"-X"	Shelf above WS
1'-0"-X"	Additional shelf
8'-0"-2X"	Total

Total non-accessible Shelf space

1'-3"	base cabinet bottom shelf
1'-0"	base cabinet bottom shelf
8'-9"	wall cabinet shelf
1'-0"	wall cabinet shelf
12'-0"	Total

In Section 504 M/I units an independent switches for the exhaust & light shall be provided for the range hood at an accessible location

As per
1. ADA-Sec 804.6.2, 309, & 308



Microwave:

A. In Section 504 M/I Units over-the-Range microwave is not accessible

B. 30"x48" CFS shall be provided for either a Parallel or Forward Approach to MV

C. It shall be installed at an accessible height so all operable parts (controls) are also accessible

As per

1. UFAS-Sec 4.34.6.3, 4.27.3, 4.2.5 & 4.2.6
Fig 5 & 6

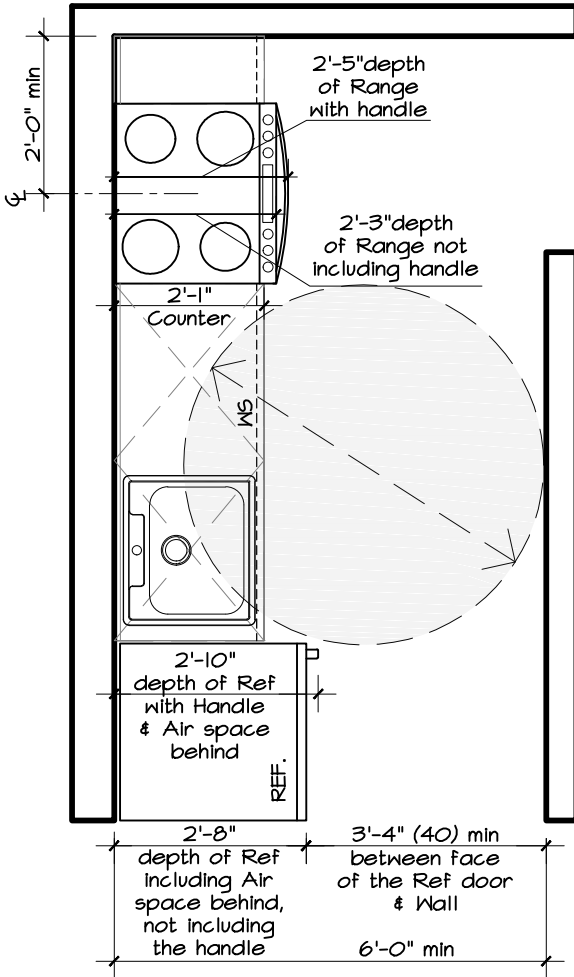
OR

ADA-Sec 205.1, 309.3, 308.2 & 308.3
Fig 308.2.1, 308.2.2, 308.3.1 & 308.3.2

D. If & when a counter-top microwave is provided, it cannot use the required WS. Additional counter shall be provided

- Width of this additional Counter is dependent on the width of the proposed Microwave

Clearances within Kitchen As per FHA/BC/UFAS/ADA:



(IA)

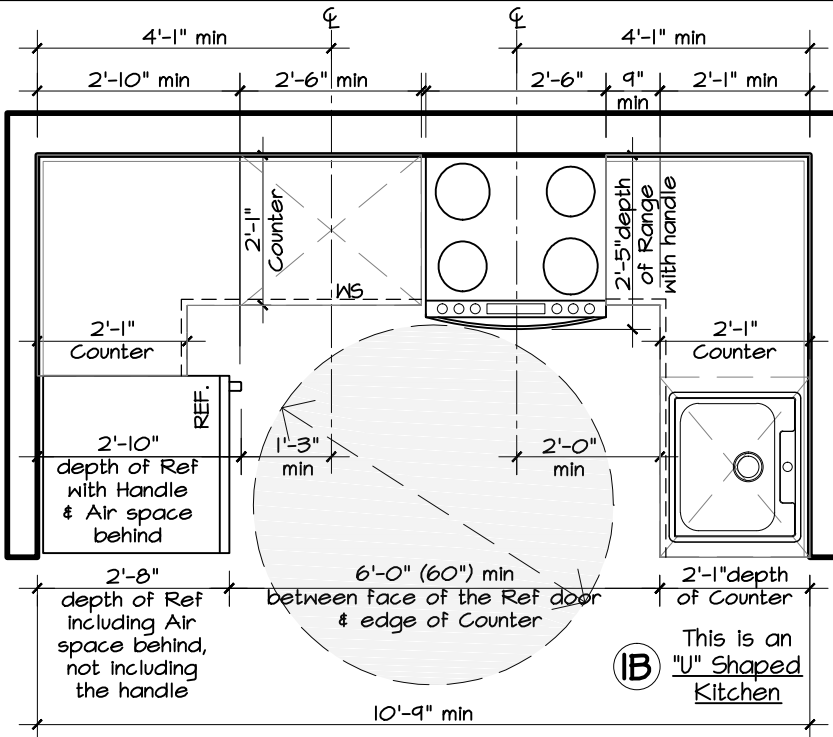
This is a Pass-Through Kitchen (i.e. with two entries)

Pass-Thru Kitchen-Minimum Clearance:

Clearance between all opposing base cabinets, counter tops, appliances or walls shall be at least 40" minimum

As per

1. FHA-Requirement 7(l)(b)
2. BC-Sec 1107.2.3
ICC-Sec 1003.12.1.1
3. UFAS-Sec 4.34.6.1
4. ADA-Sec 809.3 & 804.2.1



(IB)

This is an "U" Shaped Kitchen

"U" Shaped Kitchens-Minimum Clearance:

A. In U-shaped kitchens with sink or range or cooktop at the base of the "U", a 60-inch turning space is provided to allow parallel approach, or base cabinets are removable at that location to allow knee space for a forward approach.

As per

1. FHA-Requirement 7(l)(c)

B. In kitchens with counters, appliances or cabinets on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances or walls shall be at least 60" min

As per

1. BC-Sec 1107.2.3
ICC-Sec 1003.12.1.2
2. UFAS-Sec 4.34.6.1

C. In kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances or walls within kitchen work areas shall be 60" min (this does not mean just a turning space)

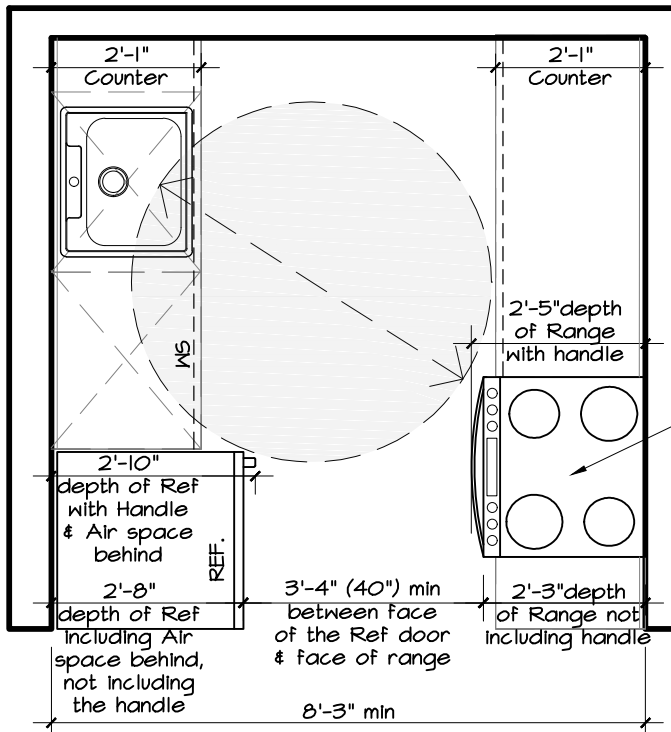
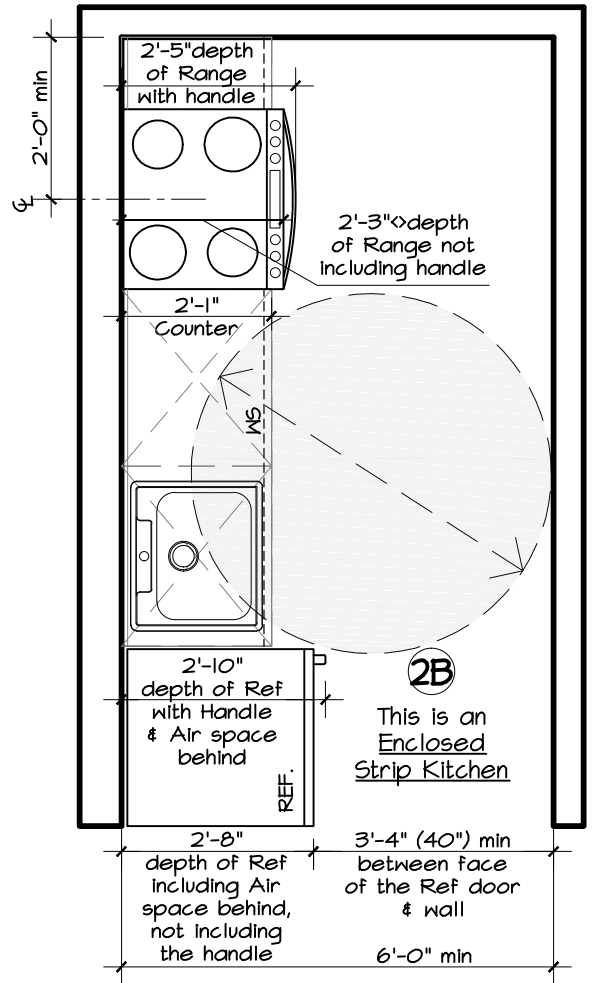
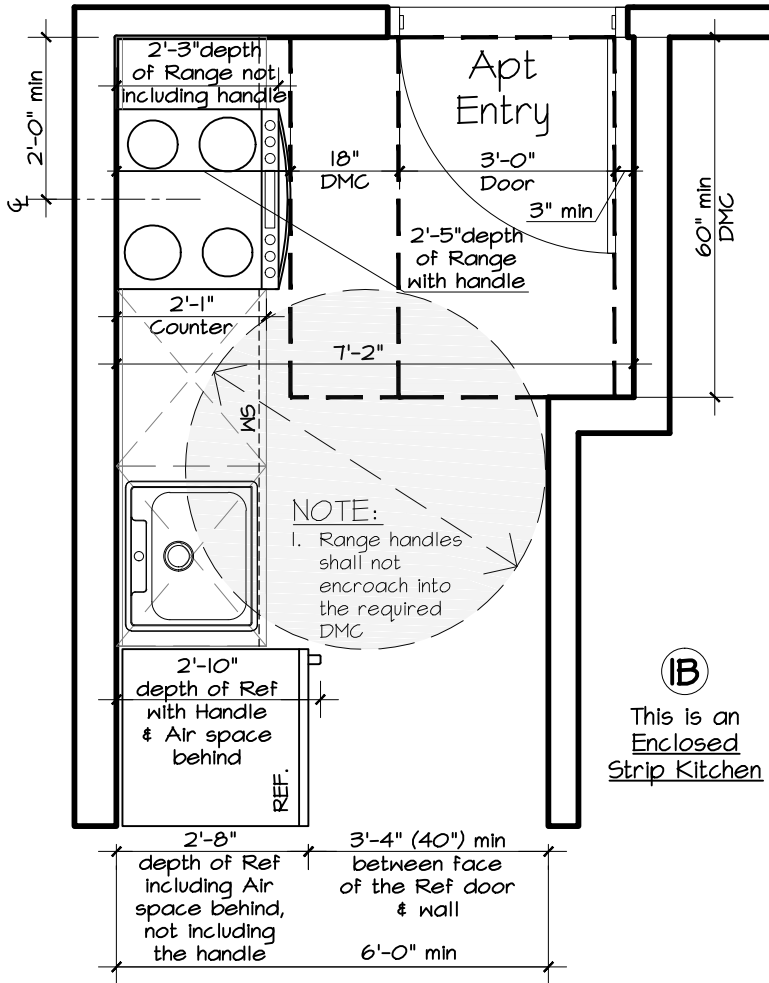
As per

1. ADA-Sec 809.3 & 804.2.2

NOTE:

1. Ref handles shall not encroach into the forward approach to the WS

Clearances within Kitchen As per FHA/BC/UFAS:



Minimum Clearance:

Clearance between all opposing base cabinets, counter tops, appliances or walls shall be at least 40" minimum

As per

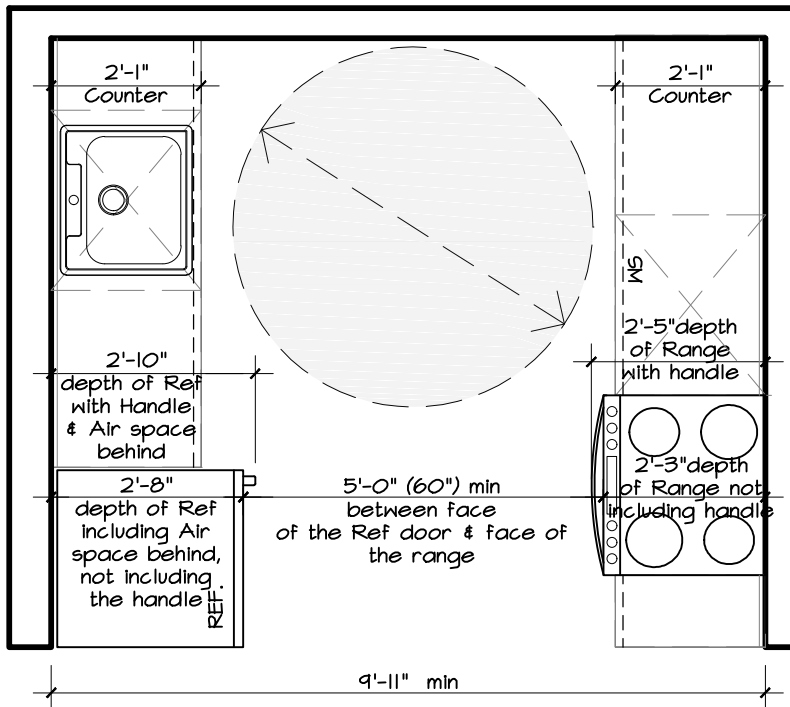
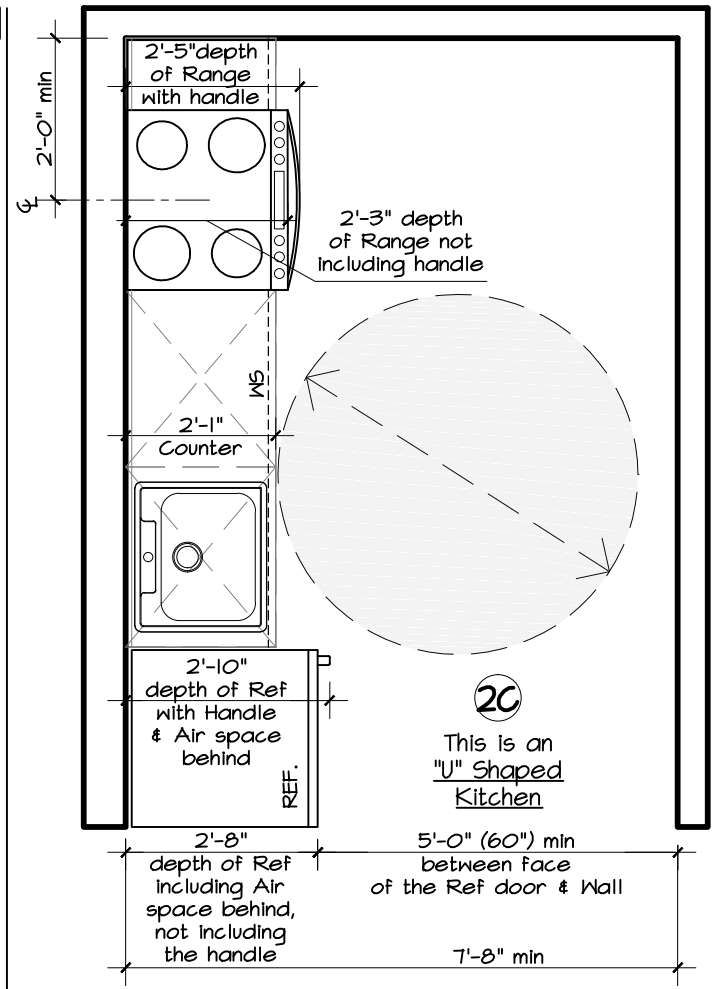
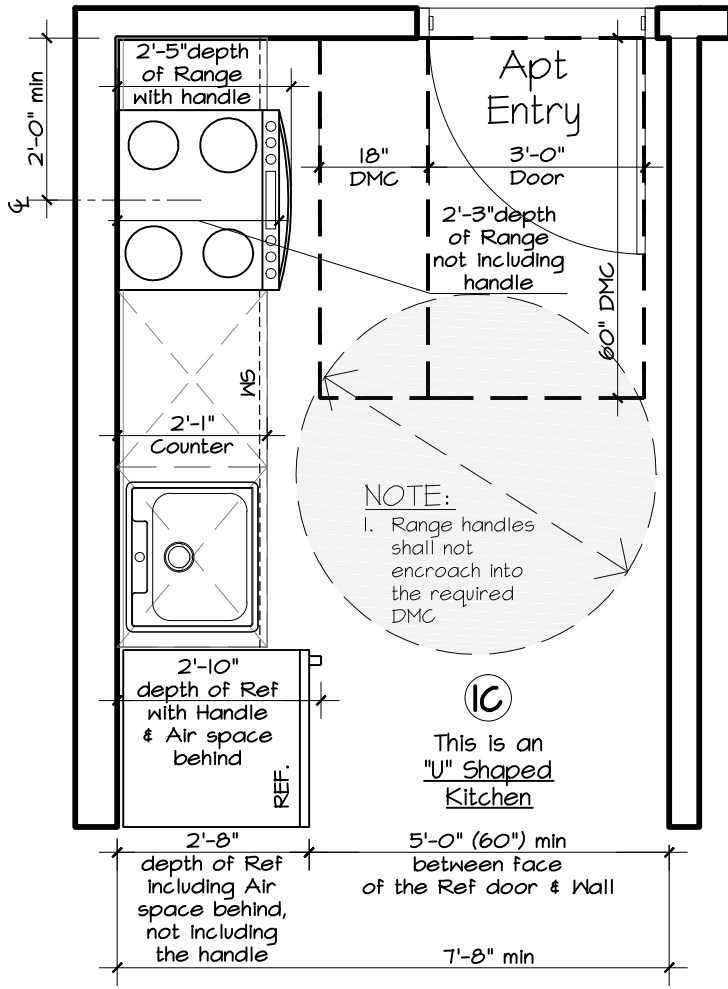
1. FHA-Requirement 7(1)(b)
2. BC-Sec 1107.2.3
3. ICC-Sec 1003.12.1.1
4. UFAS-Sec 4.34.6.1

Oven shall be Self cleaning only for Section 504 M/I Unit as it is not adjacent to the WS with knee space below

As per

1. UFAS-Sec 4.34.6.7

Clearances within Kitchen As per ADA:



"U" Shaped Kitchens:

In kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60" minimum.

As per
1. ADA-Sec 809.3 & 804.2.2

3C

This is an
"U" Shaped
Kitchen

NOTE:

1. These layouts will also comply with FHA & BC.

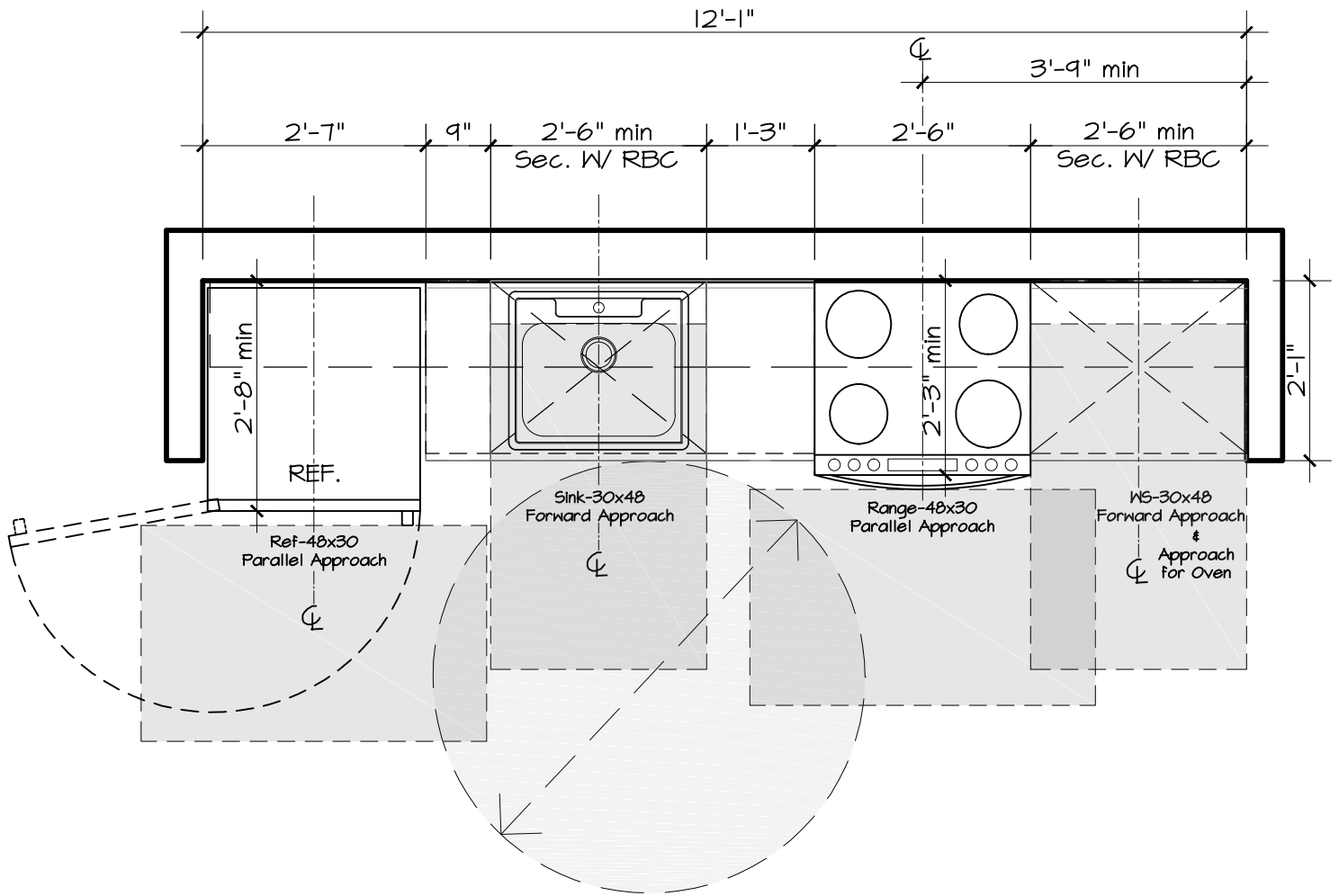
CHAPTER IV

**DWELLING UNIT
KITCHENS**

SECTION 2

LAYOUTS

LAYOUTS PER
**FHA, BC & SECTION 504-UFAS &
ADA**



For this Layout Refer to:

- KR-5a Option 1
- KR-7a (PA)
- KR-7b (PC) ①
- KR-8 (PA) ①

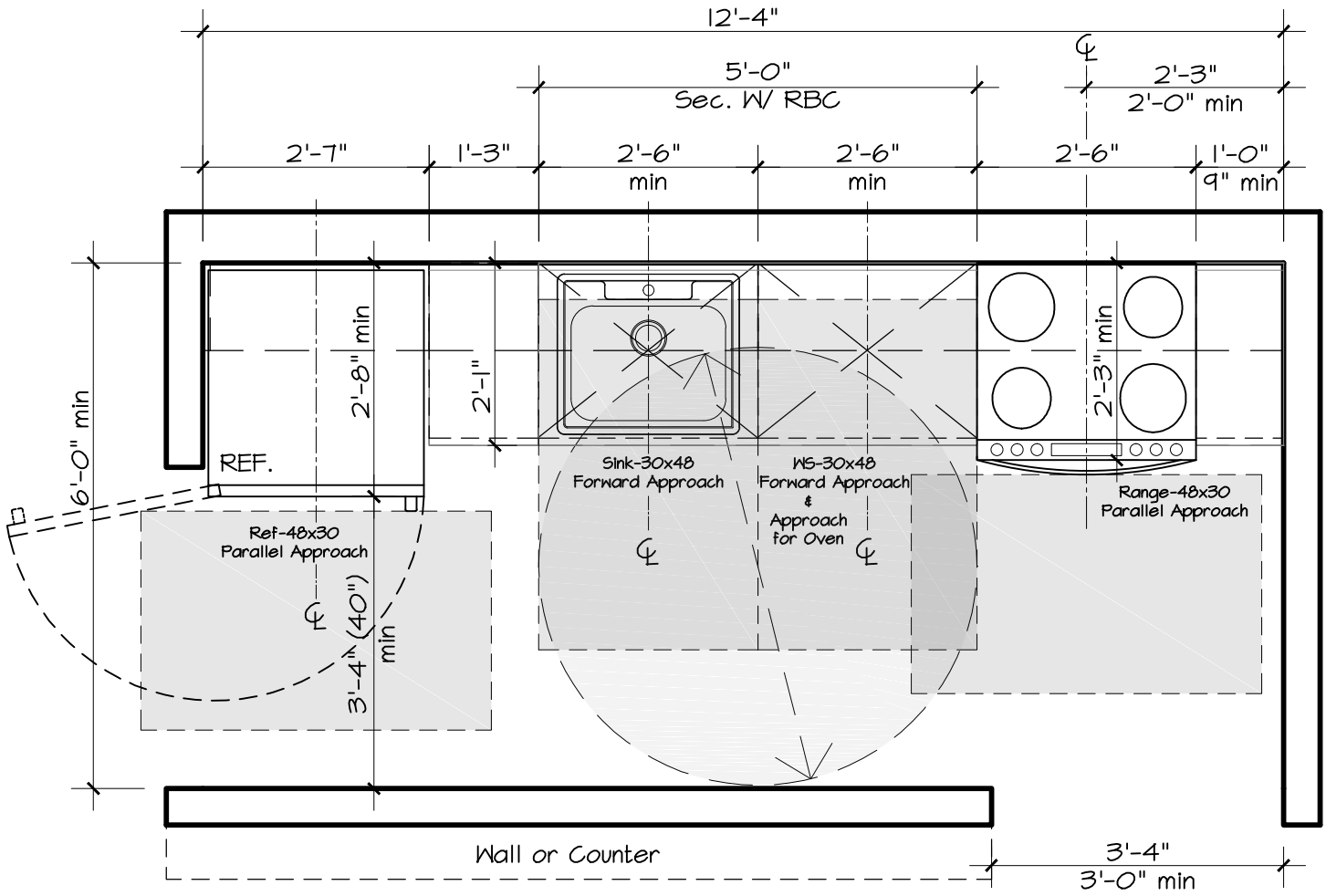
- CFS @ Sink & WS
- CFS @ Range
- CFS @ Oven
- CFS @ Ref

- Total Counter Length=5'-0"
- Total Area=34 SF

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

- KR-5a Option 2
- KR-7a (PA)
- KR-7b (PC) ①
- KR-8 (PA) ①

- CFS @ Sink & WS
- CFS @ Range
- CFS @ Oven
- CFS @ Ref

- Total Counter Length=5'-3"
- Total Area=74 SF

COMPLIANCE

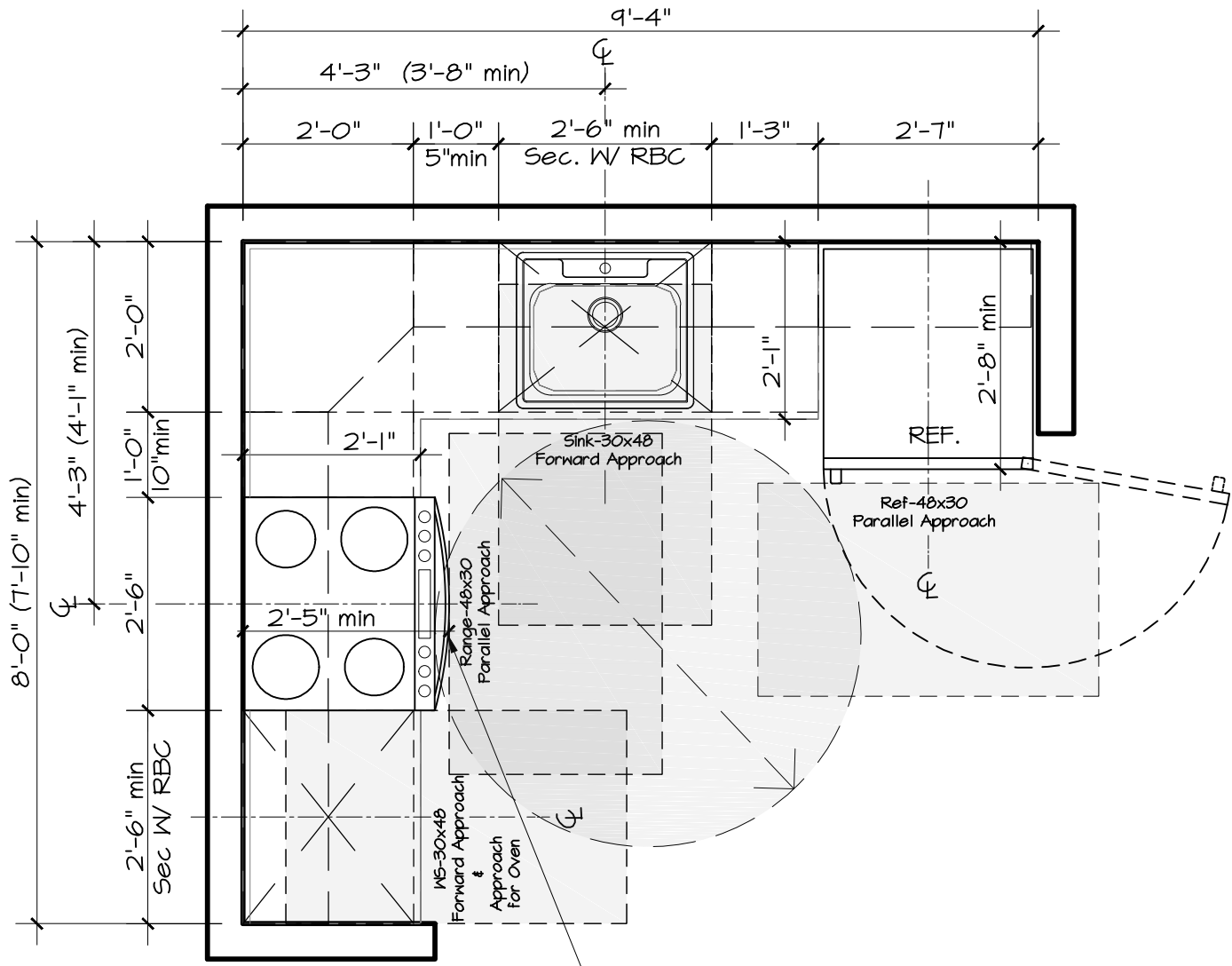
OVERALL DIMENSIONS

LAYOUT

FHA / BC / ADA
& Section 504 - UFAS

12'-4" x 6'-0"

K-2



- Range handle cannot encroach the CFS for forward approach to the Sink
- Total Counter Length=6'-3"
- Total Area=75 SF

For this Layout Refer to:

- KR-5a Option I
- KR-7a (PA)
- KR-7b (PC) (1)
- KR-8 (PA) (1)

- CFS @ Sink & WS
- CFS @ Range
- CFS @ Oven
- CFS @ Ref

COMPLIANCE

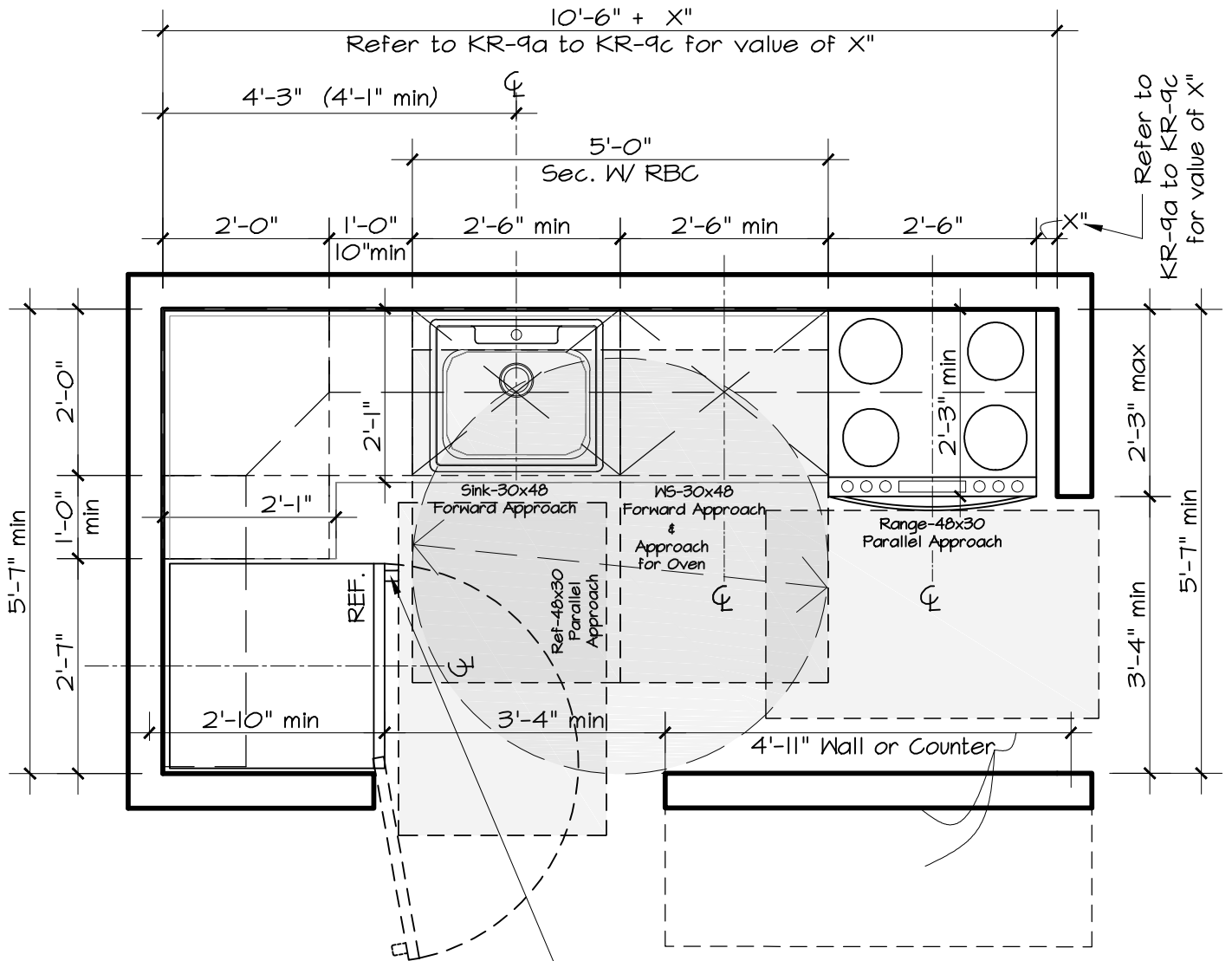
FHA / BC / ADA
& Section 504 - UFAS

OVERALL DIMENSIONS

9'-4" x 8'-0"

LAYOUT

K-3



For this Layout Refer to:

- KR-5a Option 2
- KR-7a (PA)
- KR-7b (PC) ①
- KR-8 (PA) ①

- CFS @ Sink & WS
- CFS @ Range
- CFS @ Oven
- CFS @ Ref

• Ref handle cannot encroach the CFS for forward approach to the Sink

- Total Counter Length=5'-0"
- Total Area=59 + (X" x 5'-7") SF

COMPLIANCE

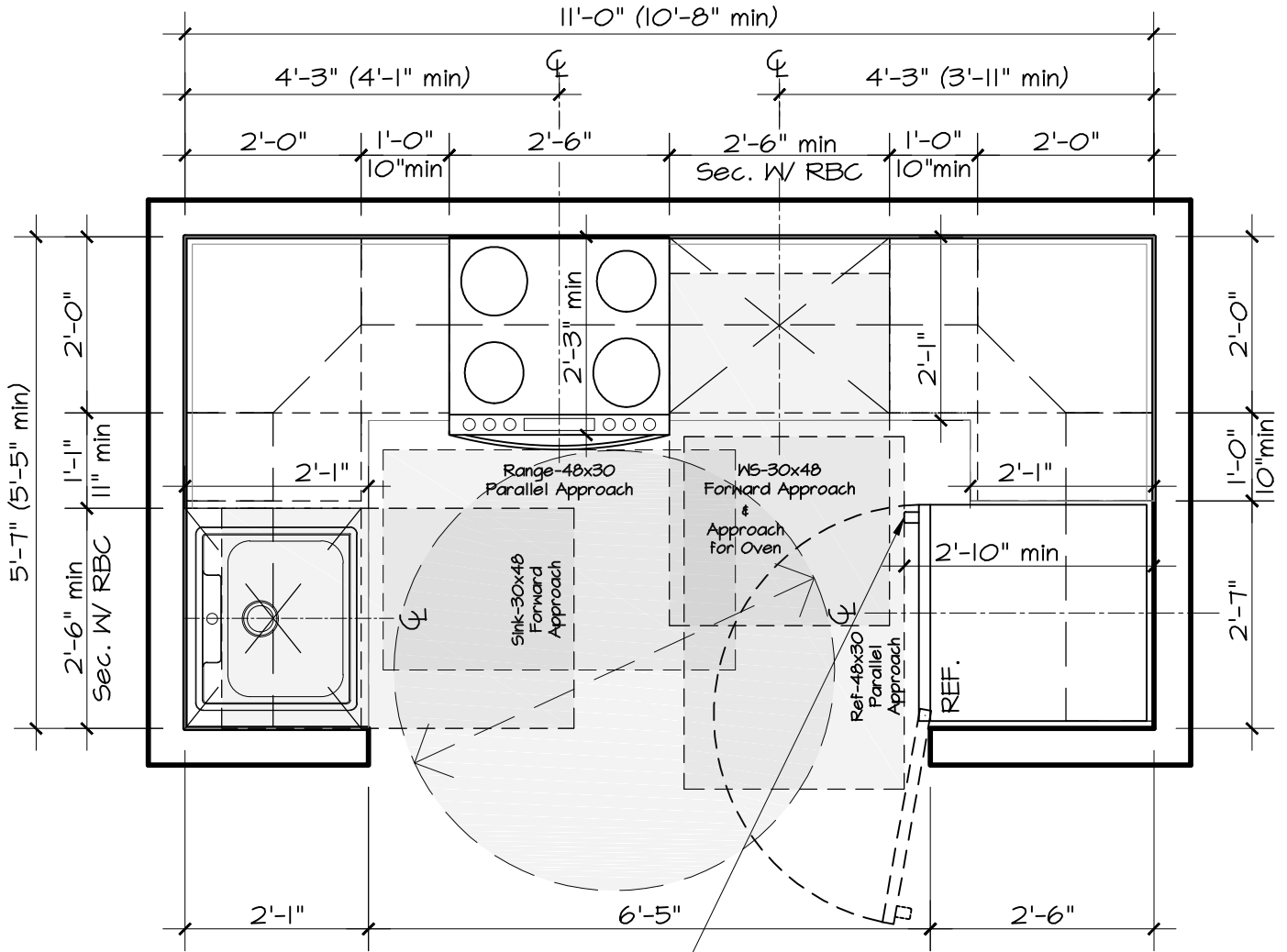
FHA / BC / ADA
& Section 504 - UFAS

OVERALL DIMENSIONS

(10'-6" + X") x 5'-7"

LAYOUT

K-4



- Ref handle cannot encroach the CFS for forward approach to the WS

For this Layout Refer to:

- KR-5a Option I
- KR-7a (PA)
- KR-7b (PC) ①
- KR-8 (PA) ①

- CFS @ Sink & WS
- CFS @ Range
- CFS @ Oven
- CFS @ Ref

- Total Counter Length=6'-10"
- Total Area=61 SF

COMPLIANCE

FHA / BC / ADA
& Section 504 - UFAS

OVERALL DIMENSIONS

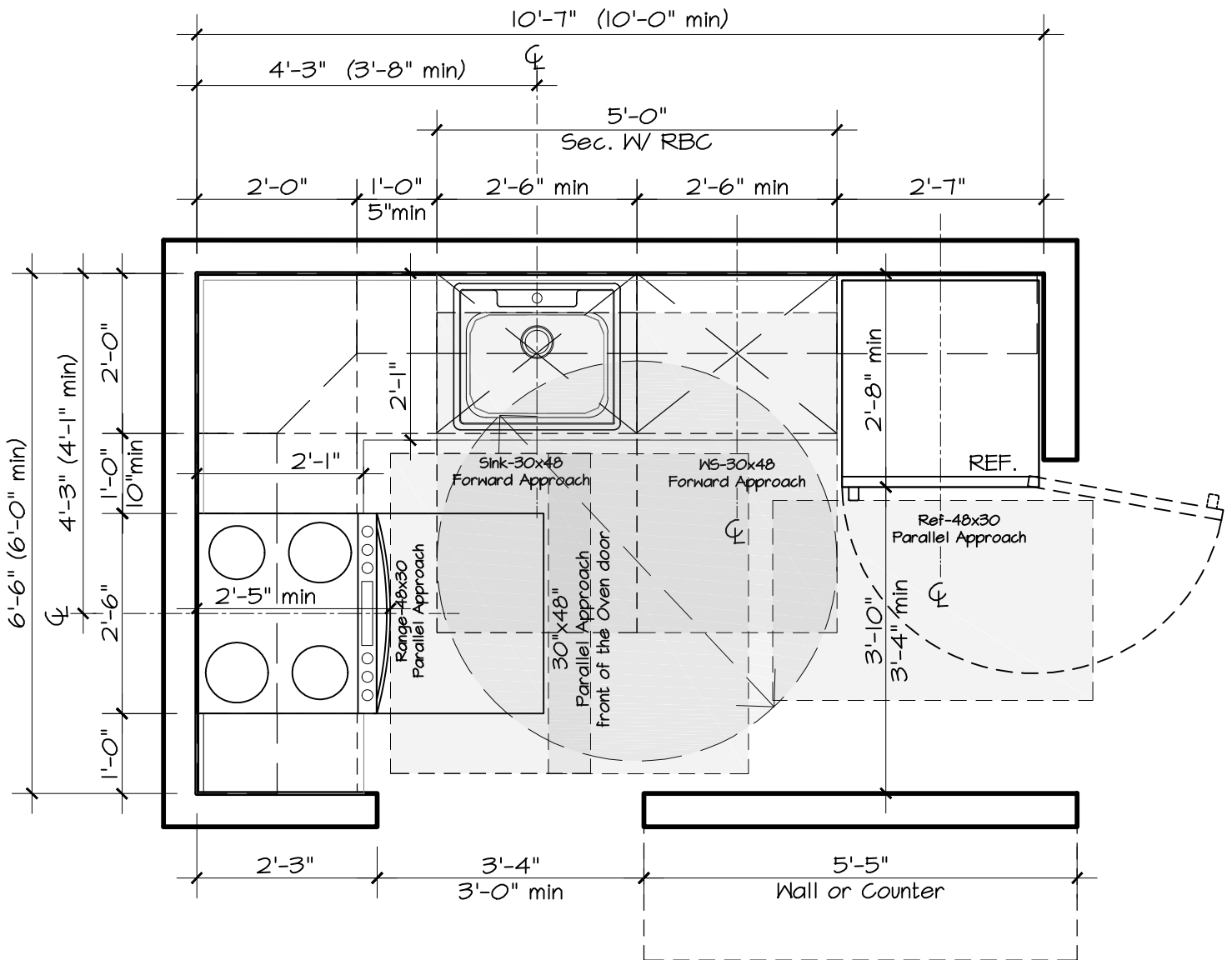
11'-0" x 5'-7"

LAYOUT

K-5

LAYOUTS PER

FHA, BC & SECTION 504-UFAS



- Range shall be self cleaning in Sec. 504 M/I Unit to comply with UFAS for this Layout

- Range handle cannot encroach the CFS for forward approach to the Sink

For this Layout Refer to:

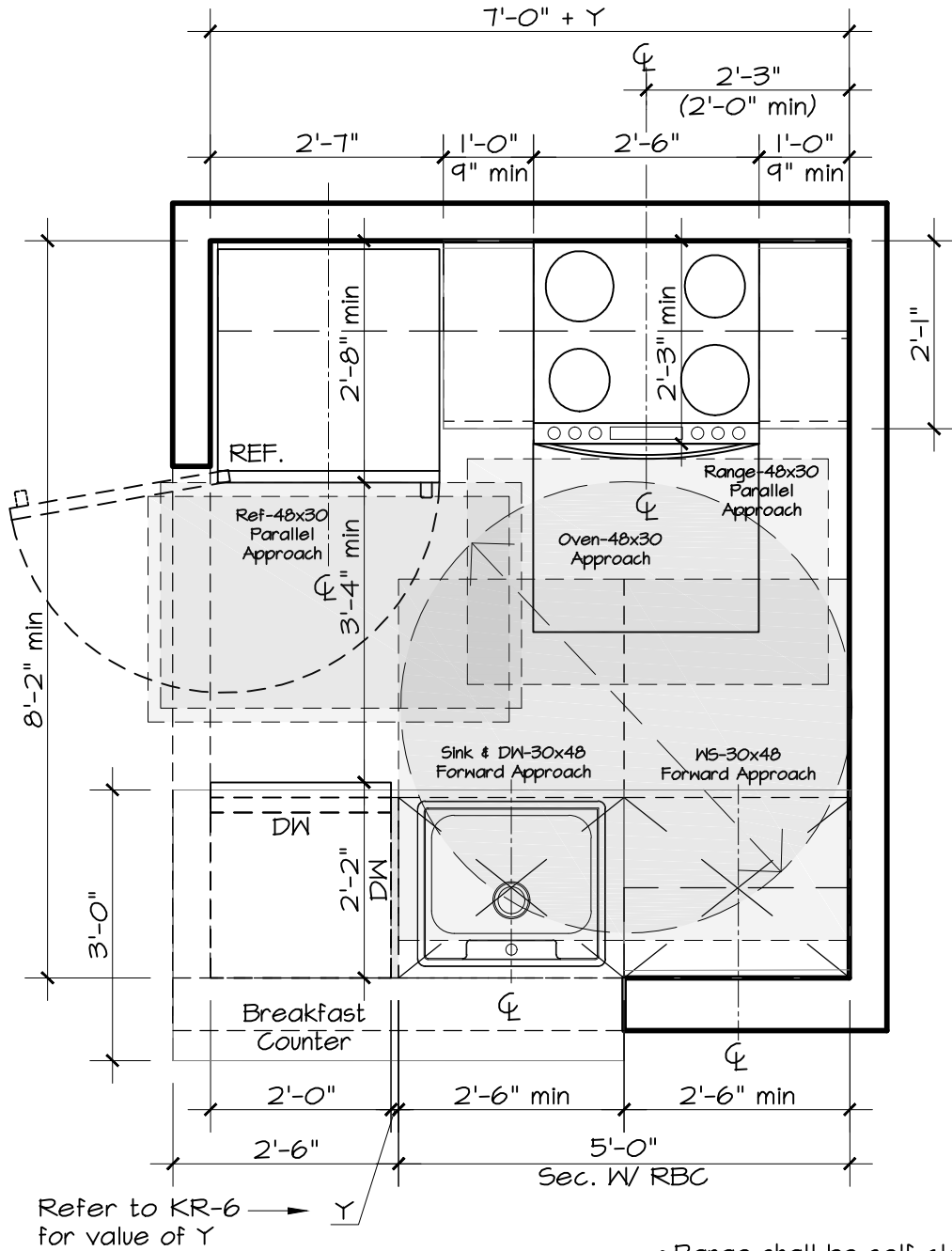
KR-5a Option 2 CFS @ Sink & WS
 KR-7a (PA) CFS @ Range
 KR-7b (PC) ② or ③ CFS @ Oven
 KR-8 (PA) ① CFS @ Ref

- Total Counter Length=6'-0"
- Total Area=69 SF

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

- KR-5a Option 2
- KR-6 (PA) ①
- KR-7a (PA)
- KR-7b (PC) ②
- KR-8 (PA) ①

- CFS @ Sink & WS
- CFS @ DW
- CFS @ Range
- CFS @ Oven
- CFS @ Ref

- Range shall be self cleaning in Sec. 504 M/I Unit to comply with UFAS for this Layout

- Total Counter Length=7'-0"+Y
- Total Area=58 SF

COMPLIANCE

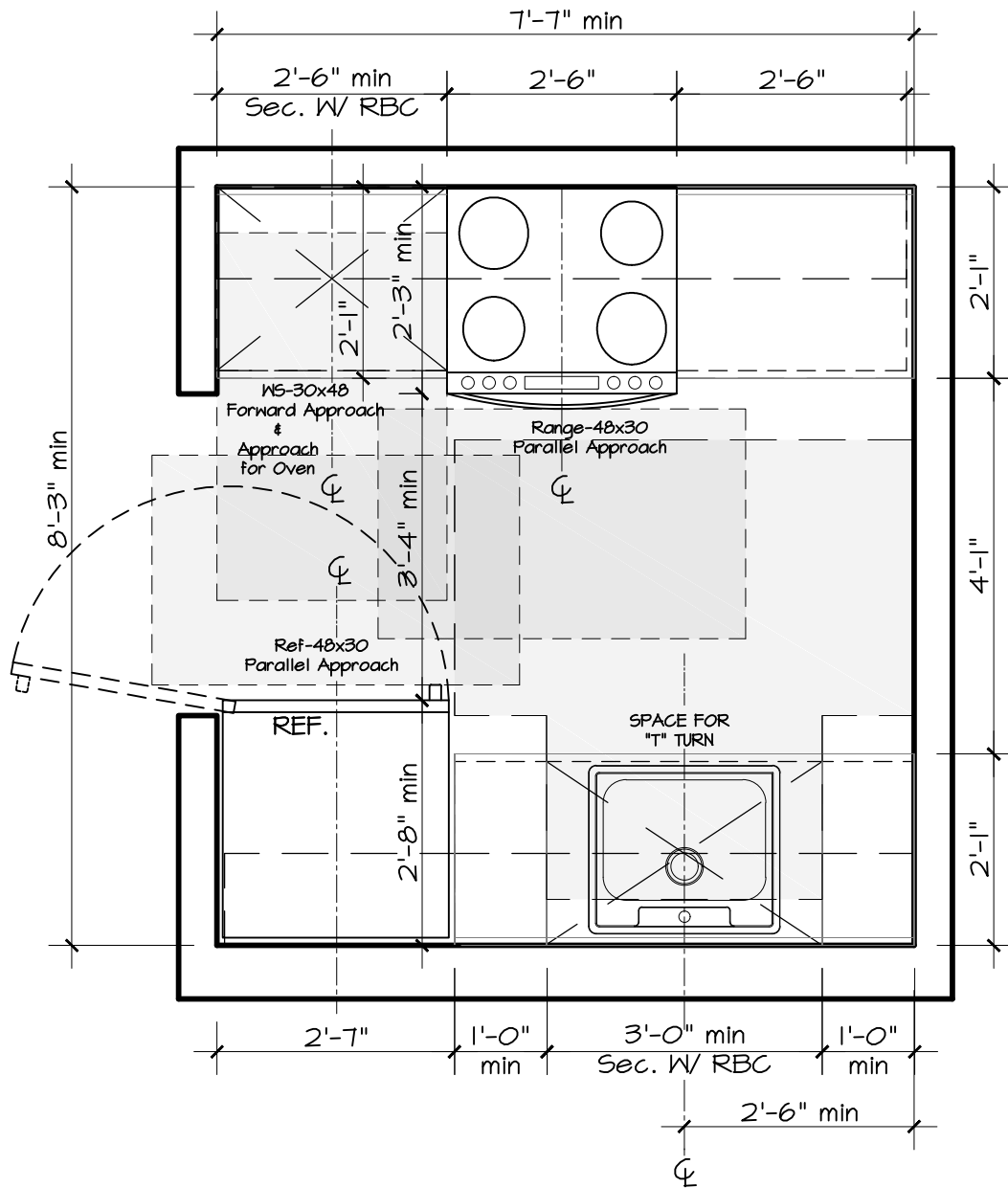
FHA / BC
& Section 504 - UFAS

OVERALL DIMENSIONS

(7'-0" + Y") x 8'-2"

LAYOUT

K-12



For this Layout Refer to:

KR-5b Option 3

KR-7a (PA)

KR-7b (PC) ①

KR-8 (PA) ①

CFS @ Sink & WS

CFS @ Range

CFS @ Oven

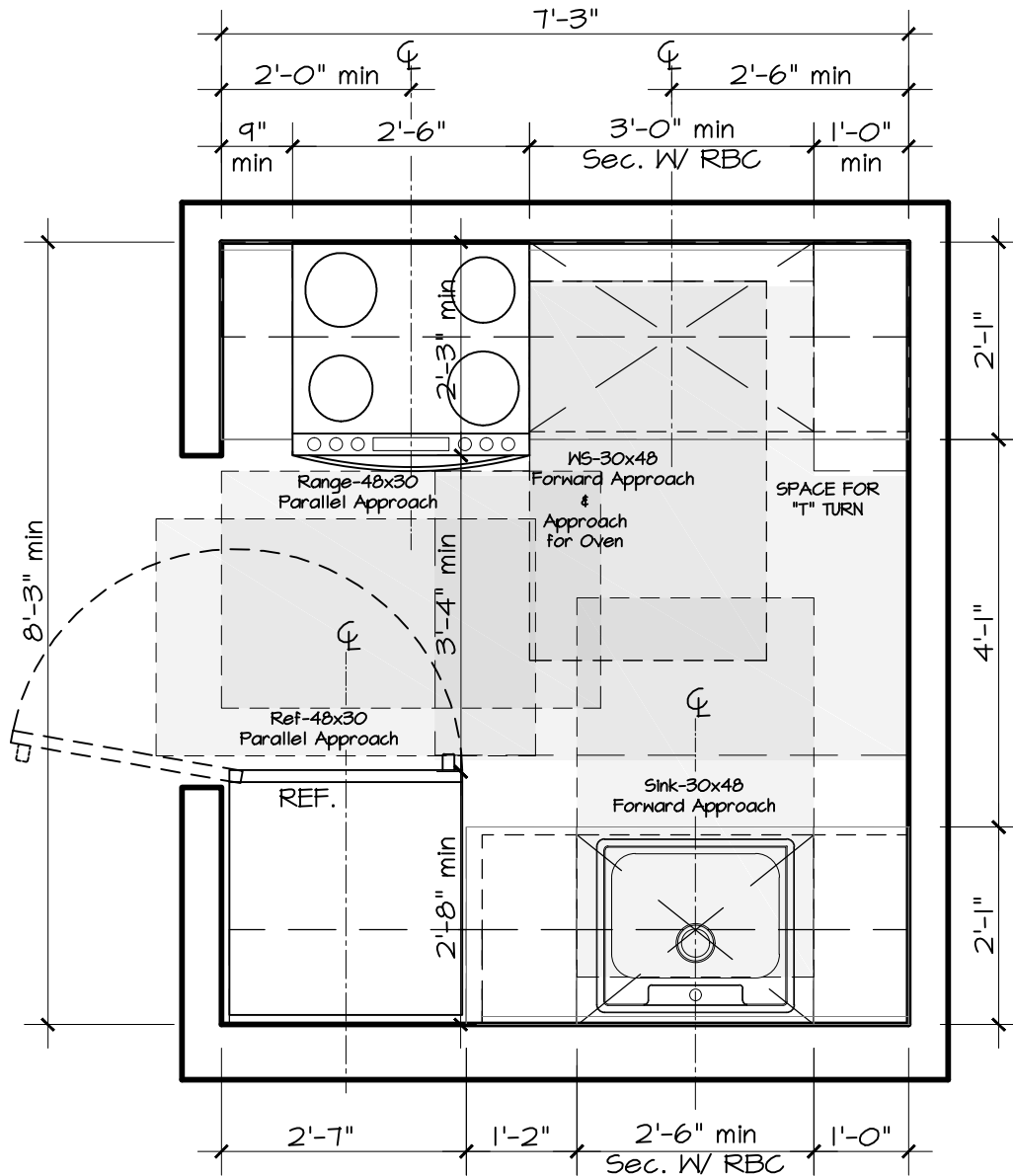
CFS @ Ref

- Total Counter Length=8'-1"
- Total Area=63 SF

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

KR-5b Option 4

KR-7a (PA)

KR-7b (PC) ①

KR-8 (PA) ①

CFS @ Sink & WS

CFS @ Range

CFS @ Oven

CFS @ Ref

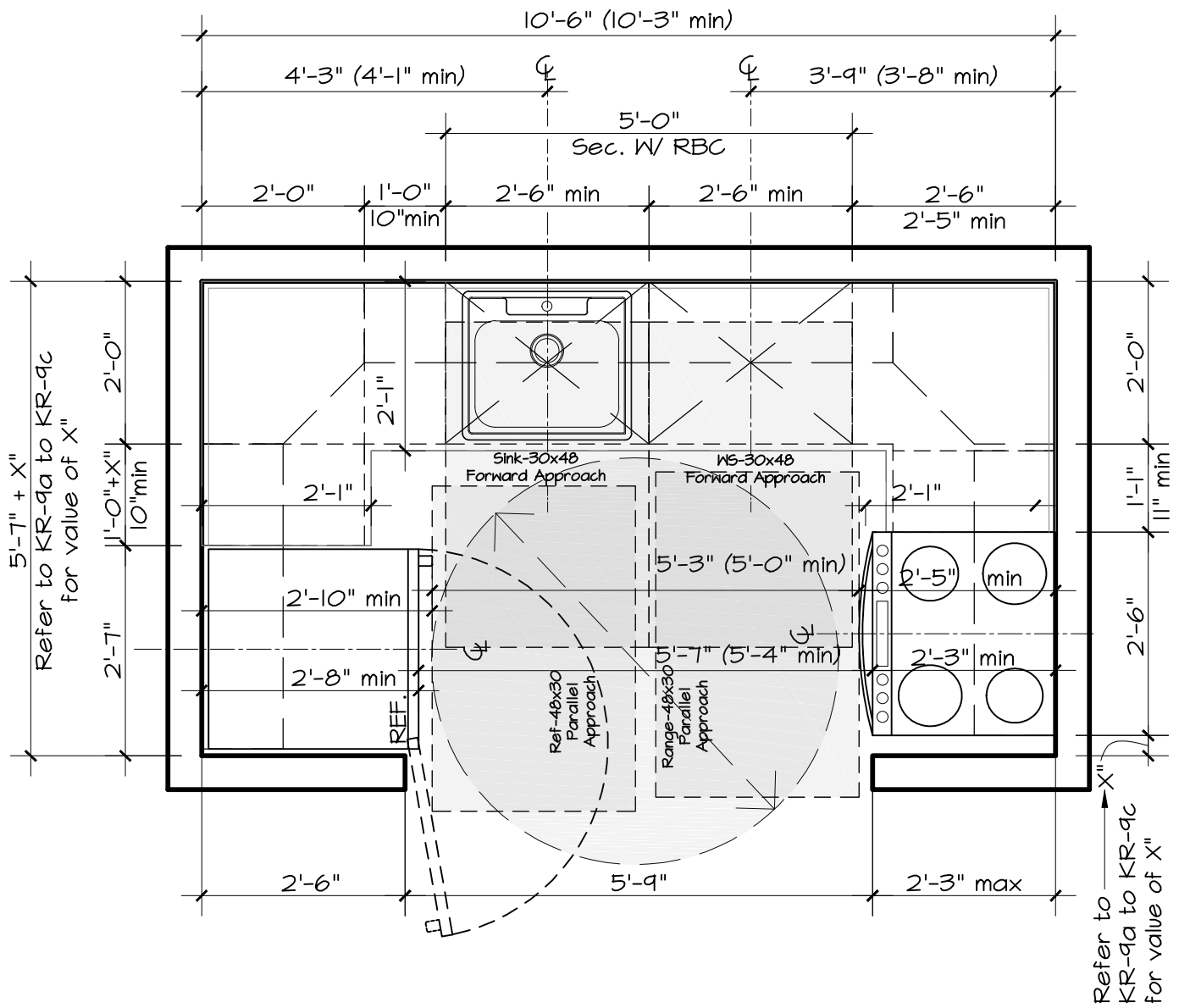
• Total Counter Length=7'-5"

• Total Area=60 SF

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



- Range shall be self cleaning in Sec. 504 M/I Unit to comply with UFAS for this Layout
- Ref handle cannot encroach the CFS for forward approach to the Sink
- Range handle cannot encroach the CFS for forward approach to the WS
- Total Counter Length=6'-6"
- Total Area=59 + (X" x 10'-6") SF

For this Layout Refer to:

- | | |
|--------------------|-----------------|
| KR-5a Option 2 | CFS @ Sink & WS |
| KR-7a (PA) | CFS @ Range |
| KR-7b (PC) ②③ or ④ | CFS @ Oven |
| KR-8 (PA) ① | CFS @ Ref |

COMPLIANCE

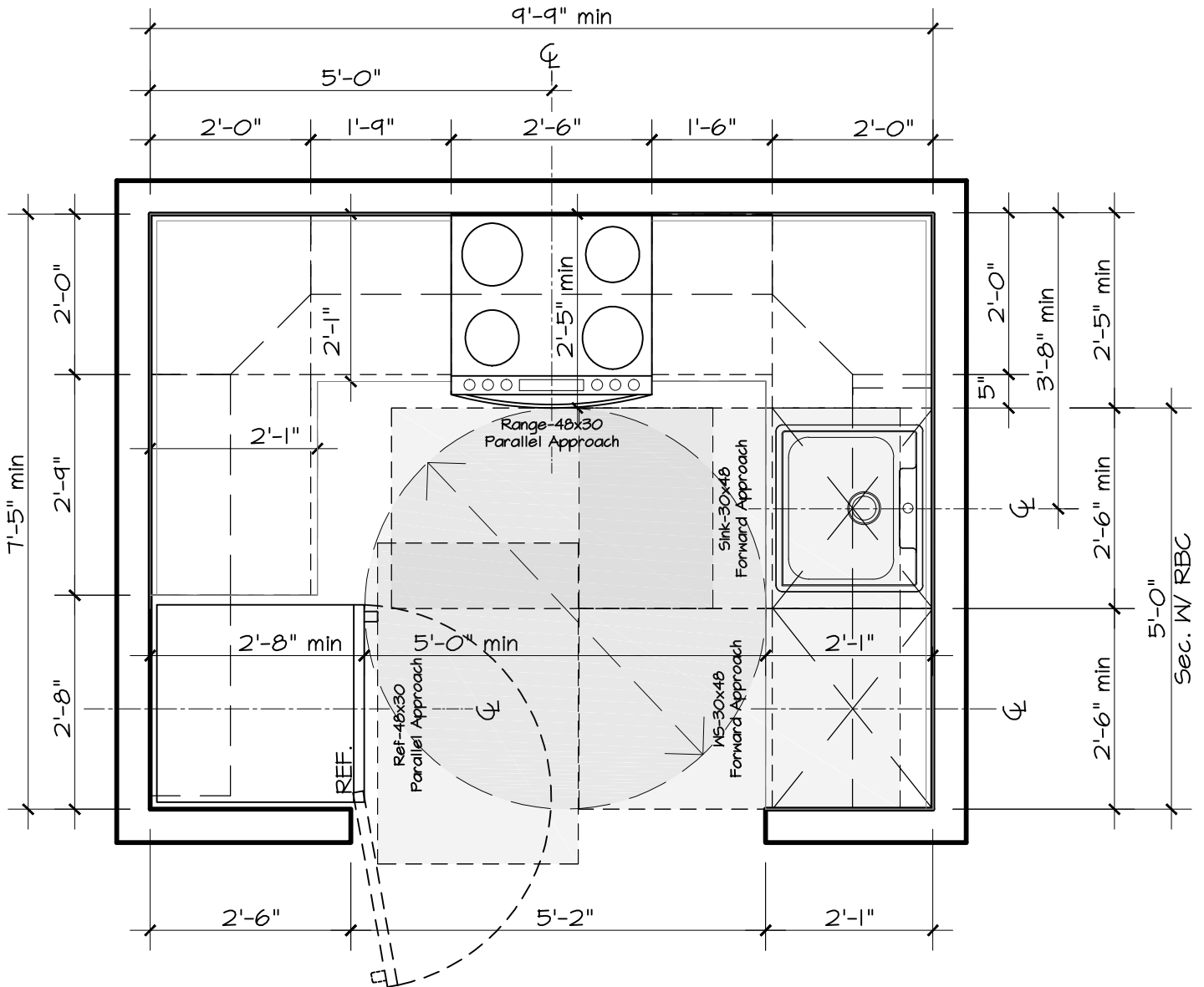
FHA / BC
& Section 504 - UFAS

OVERALL DIMENSIONS

10'-6" x (5'-7")

LAYOUT

K-15



For this Layout Refer to:

- KR-5a Option 2
- KR-7a (PA)
- KR-7b (PC) ③
- KR-8 (PA) ①

- CFS @ Sink & WS
- CFS @ Range
- CFS @ Oven
- CFS @ Ref

- Range shall be self cleaning in Mobility Impaired Unit to comply with UFAS for this Layout

- Range handle cannot encroach the CFS for forward approach to the Sink

- Total Counter Length=9'-5"
- Total Area=72 SF

COMPLIANCE

FHA / BC
& Section 504 - UFAS

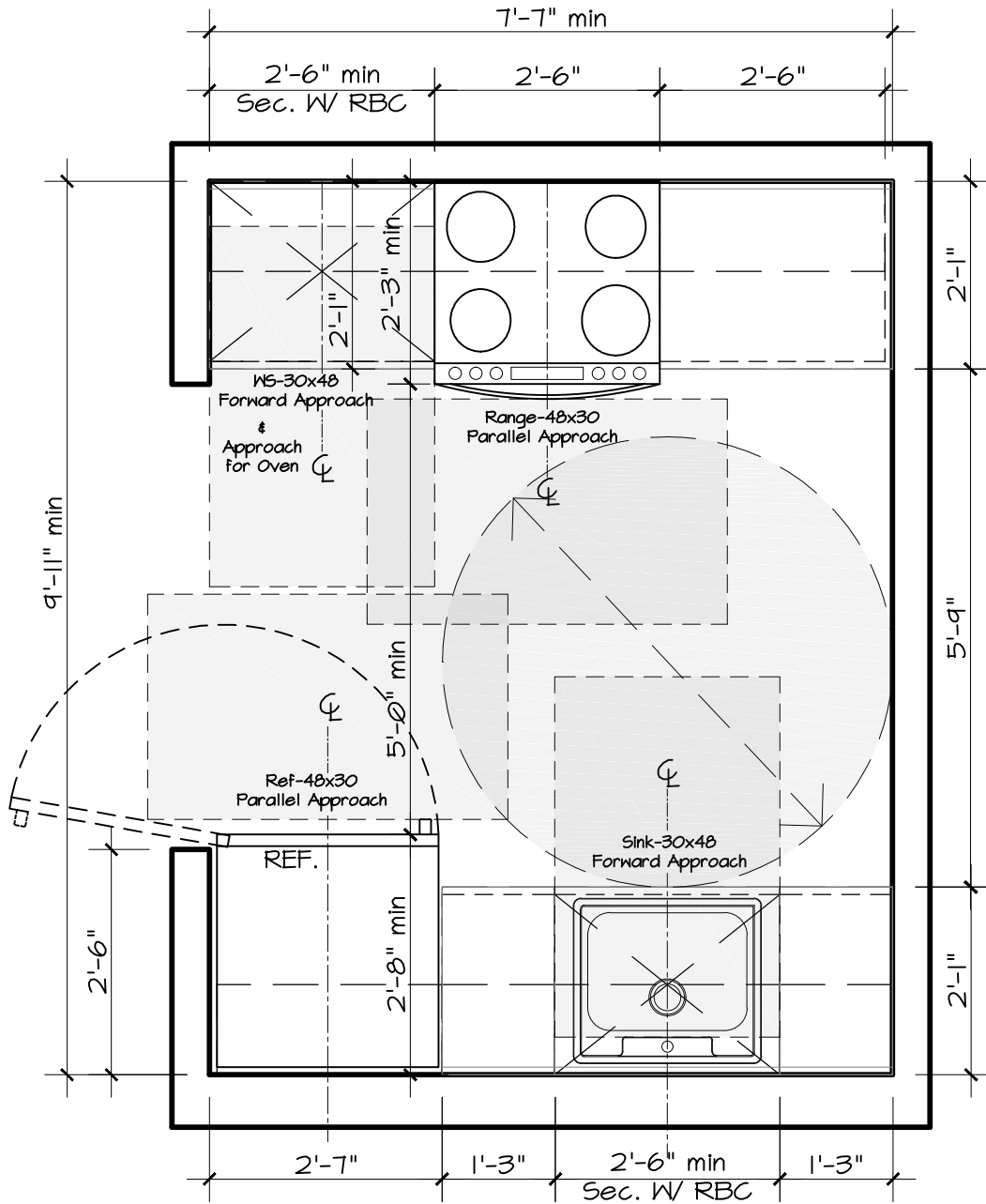
OVERALL DIMENSIONS

9'-9" x 7'-5"

LAYOUT

K-16

LAYOUTS PER
FHA, BC & SECTION 504-ADA



For this Layout Refer to:

- KR-5a Option 1
- KR-7a (PA)
- KR-7b (PC) ①
- KR-8 (PA) ①

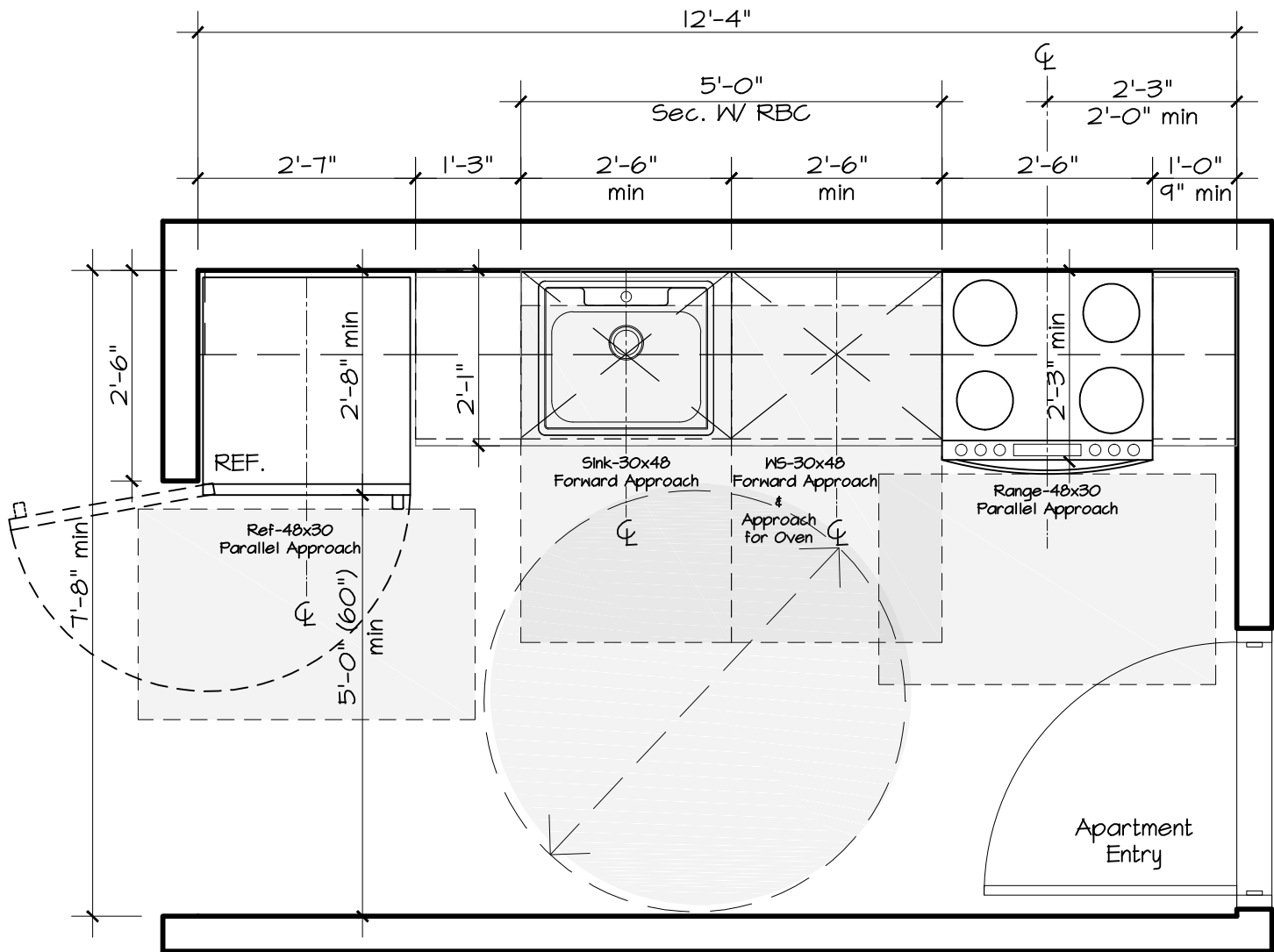
- CFS @ Sink & WS
- CFS @ Range
- CFS @ Oven
- CFS @ Ref

- Total Counter Length=8'-1"
- Total Area=75 SF

COMPLIANCE

OVERALL DIMENSIONS

LAYOUT



For this Layout Refer to:

KR-5a Option 2

KR-7a (PA)

KR-7b (PC) ①

KR-8 (PA) ①

CFS @ Sink & WS

CFS @ Range

CFS @ Oven

CFS @ Ref

• Total Counter Length=5'-3"

• Total Area=75 SF

COMPLIANCE

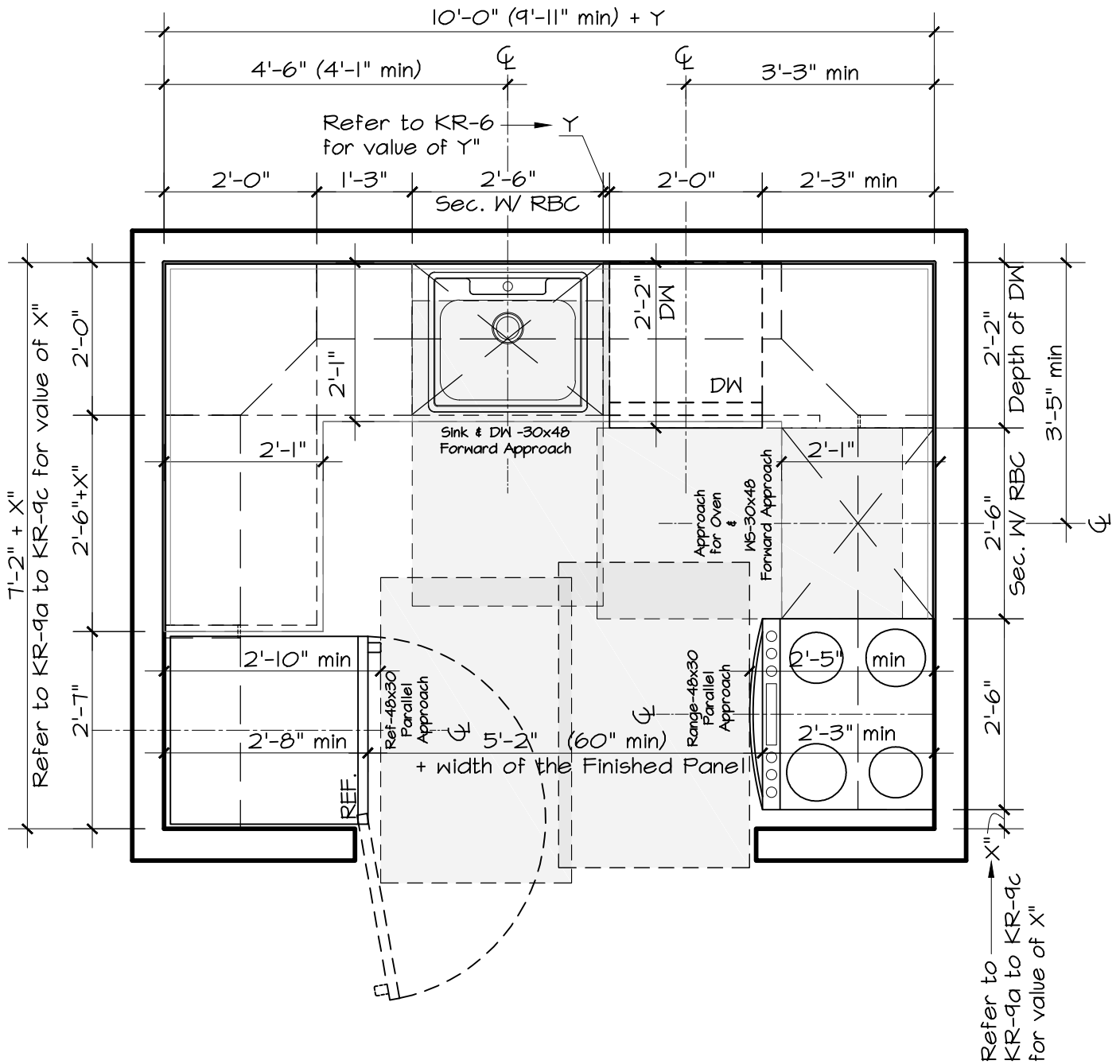
FHA / BC
& Section 504 - ADA

OVERALL DIMENSIONS

12'-4" x 7'-8"

LAYOUT

K-22



For this Layout Refer to:

- KR-5a Option I
- KR-6 (PA) ①
- KR-7a (PA)
- KR-7b (PC) ①
- KR-8 (PA) ①

- CFS @ Sink & WS
- CFS @ DW
- CFS @ Range
- CFS @ Ref

- The DW including the handle cannot encroach the CFS for forward approach to the WS

- Total Counter Length=9'-9"
- Total Area=72 + (X" x 10'-0") SF

COMPLIANCE

FHA / BC
& Section 504 - ADA

OVERALL DIMENSIONS

(10'-0" + Y") x
(7'-2" + X")

LAYOUT

K-23

CHAPTER V

**COMMON / PUBLIC
KITCHENS & PANTRIES**

REFERENCES

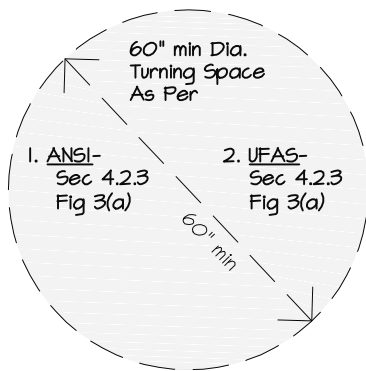
Requirements for for 180° Turn

Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn

i.e. 60" dia unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen)

As Per

1. FHA Guidelines-Requirement 2, Chart Item #14
ANSI-Sec 4.2.3
Fig 3(a)
2. UFAS-Sec 4.34.2(1), § 4.2.3
Fig 3(a)



60" Dia Space
for 180° Turn

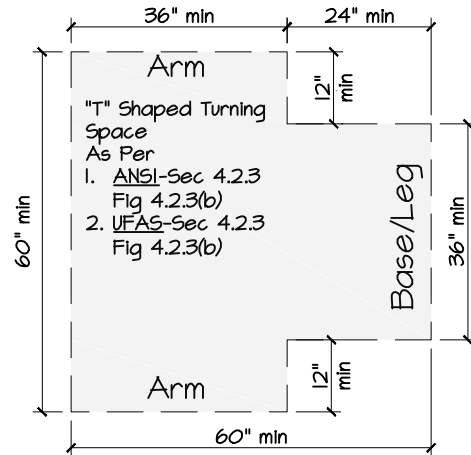
Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn

i.e. "T" shaped unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen)

As Per

1. FHA Guidelines-Requirement 2, Chart Item #14
ANSI-Sec 4.2.3
Fig 3(b)
2. UFAS-Sec 4.34.2(1), § 4.2.3
Fig 3(b)

- Elements with knee and toe clearance can overlap only one arm or base/leg
- Overlap can not extend beyond one arm or base/leg
i.e. 12" max for arm & 24" max for base/leg



"T" Shaped Space
for 180° Turn

NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Kitchen & Pantry
2. If UFAS is Used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Kitchen & Pantry

Requirements for Work Surface (WS)

- A. If provided in accessible spaces at least one of each type provided shall comply with ANSI-Sec 4.30
As per
1. FHA Guidelines, Requirement 2, Chart-Item #12
- B. At least one Work Surface shall be provided in accordance with ICC-Sec 902
As per
1. ICC-Sec 804.3
- C. If Work Surfaces are provided in accessible spaces, at least 5%, but always at least one shall comply with UFAS-Sec 4.32
As per
1. UFAS-Sec 4.1.2(17)
- §/OR
WS in common/Public Kitchen is not required
As per
1. ADA-Sec 804.3

Clear Floor Space

30"x48" CFS for Forward Approach to the WS with Knee & Toe clearance shall be provided & shall be centered on the WS
As per
1. ANSI-Sec 4.30.2
Fig 45
2. ICC-Sec 902.2
3. UFAS-Sec 4.32.2

Knee & Toe Clearance

30"x48" CFS for forward Approach shall extend
A. A max of 19" underneath the WS & shall have a clear width of 30"
As per
1. ANSI-Sec 4.30.3
Fig 45
2. UFAS-Sec. 4.32.3
Fig 45
B. A min 17" & max 25" underneath the WS & shall have a clear width of 30"
As per
1. ICC-Sec 902.2, & 306
Fig 306.2 & 306.3

For Height Requirements refer to CKR-6d

WS Exception

Spaces that do not provide a cooktop or conventional range shall not be required to provide an accessible WS
As per
1. ICC-Sec 804.3, Exception
• Disregard this exception, as WS is required as per ANSI & UFAS

Requirements for Sink with Surrounding Counter (SC)

- A. Sink as part of Common/Public Use Space, must be accessible, see ANSI-Sec 4.19
As per
1. FHA Design Manual, Requirement 2, Fig on Page 2.14
- B. Sinks shall be accessible and, shall comply with ICC-Sec 606
As per
1. ICC-Sec 804.4
- C. Common spaces and facilities serving individual accessible dwelling units (for example, entry walks, trash disposal facilities, and mail boxes) shall comply with UFAS-Sec 4.2 through 4.33. i.e. Sink as part of Common/Public Use Spaces, shall be accessible
As per
1. UFAS-Sec 4.34.2(1)
- §/OR
Kitchen Sinks shall comply with ADA-Sec 606
As per
1. ADA-Sec 804.4

Clear Floor Space

30"x48" CFS positioned for a Forward Approach to the Sink with Knee & Toe clearance shall be provided
As per
1. ANSI-Sec 4.19.3
Fig 32
2. ICC-Sec 804.4, 606.2
& 305.3
3. UFAS-Sec 4.24.5
Fig 32

Knee & Toe Clearance

30"x48" CFS for forward approach shall extend
A. A max of 19" underneath the Sink & shall have a clear width of 30"
As per
1. ANSI-Sec 4.19.3
Fig 32
2. UFAS-Sec 4.24.3
Fig 32
B. A min 17" & max 25" underneath the Sink & shall have a clear width of 30"
As per
1. ICC-Sec 606.2, 306.2 & 306.3
Fig 306.2 & 306.3
2. ADA-Sec 606.2 & 306.2 & 306.3
Fig 306.2 & 306.3

§/OR
ADA-Sec 606.2

For Height Requirements refer to CKR-6e

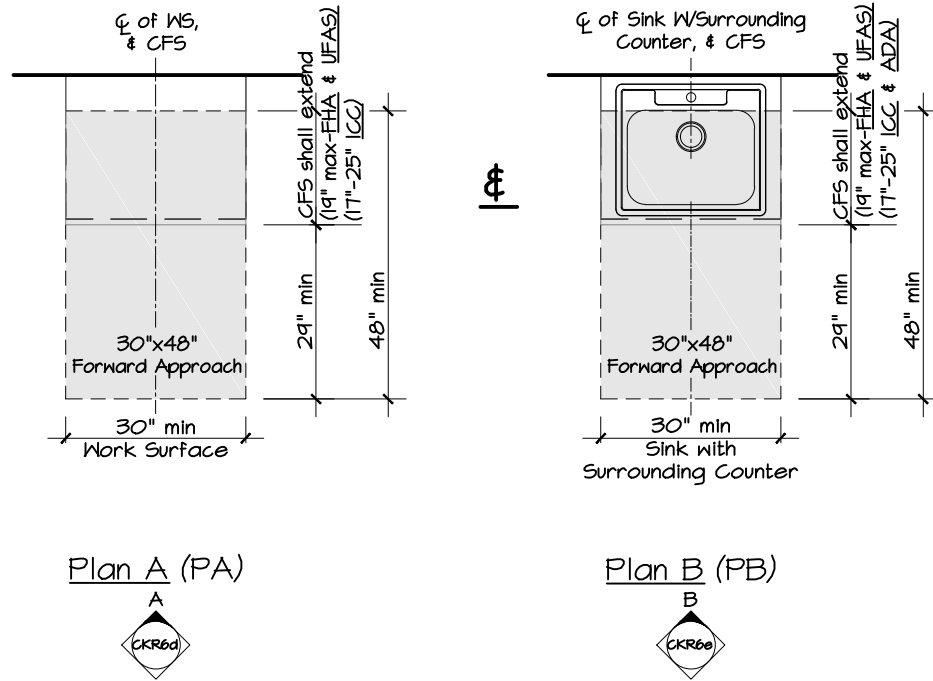
CFS Exceptions

- A. 30"x48" parallel approach centered on the sink shall be permitted to a Kitchen Sink in a space where a cooktop or conventional range is not provided
As per
1. ICC-Sec 606.2, Exception I
- B. 30"x48" parallel approach shall be permitted to a Kitchen Sink in a space where a cooktop or conventional range is not provided
As per
1. ICC-Sec 606.2, Exception I
• Disregard these exceptions, as Forward Approach to kitchen sink is required as per ANSI & UFAS

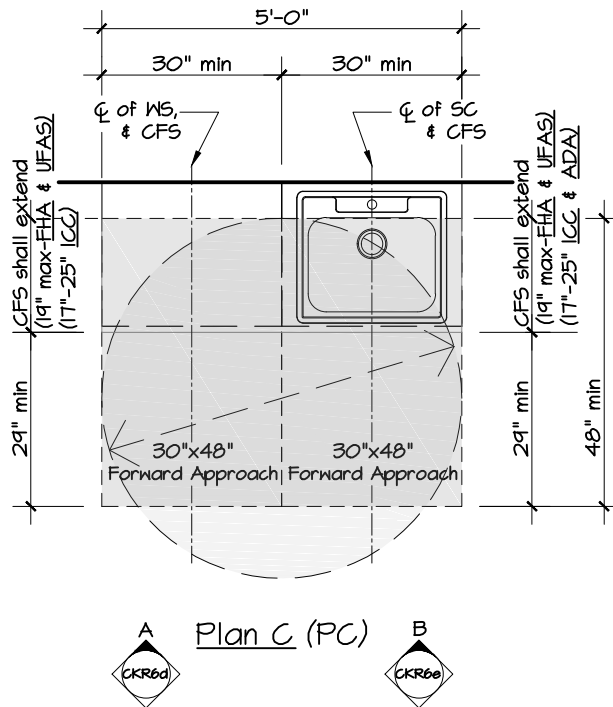
NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Kitchen & Pantry
2. If UFAS is Used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Kitchen & Pantry

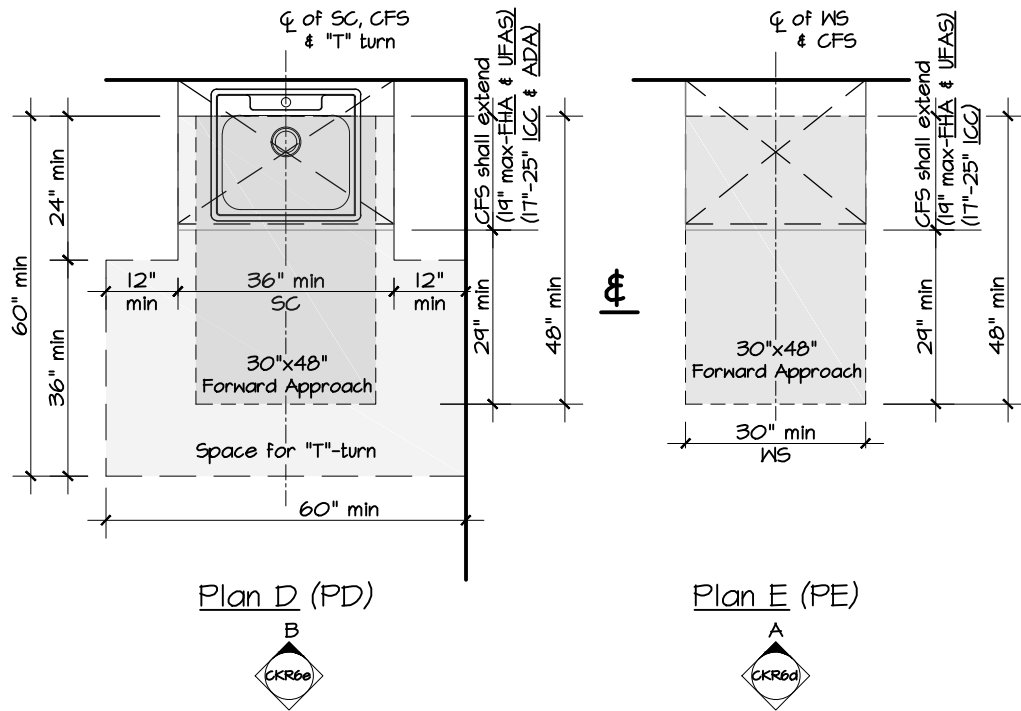
OPTION 1:



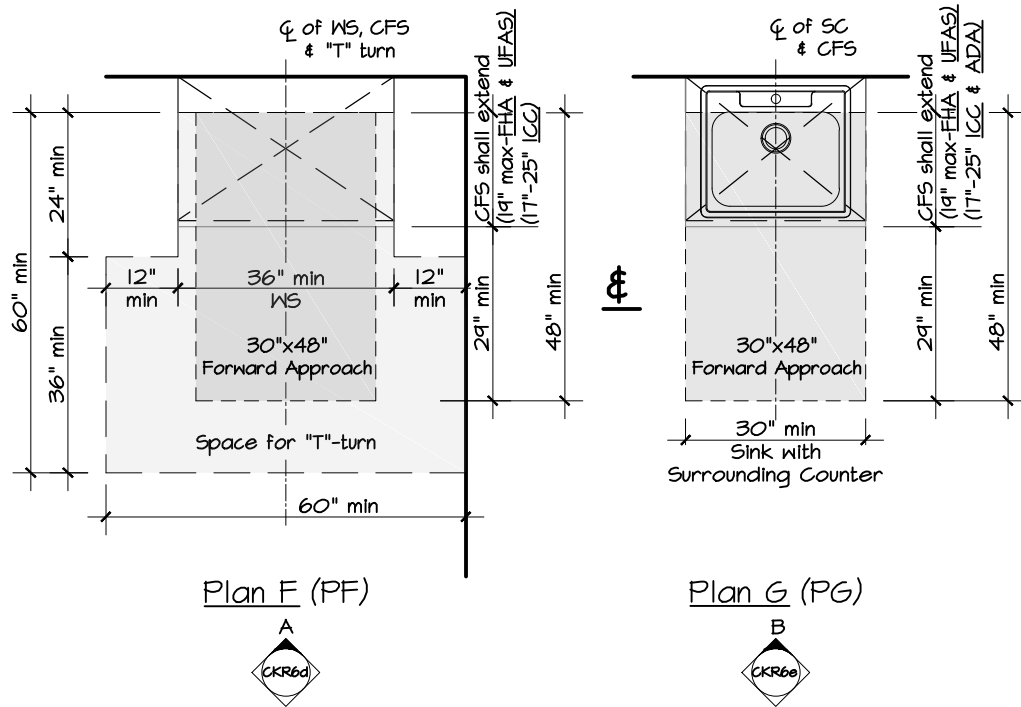
OPTION 2:



OPTION 3:



OPTION 4:



Controls / Operable Parts

Obstructed high forward reach and high side reach (for electric receptacle & switches above kitchen counter) shall be 44" & 46" max. respectively

- 44" max (most stringent) shall be used to comply with all situations

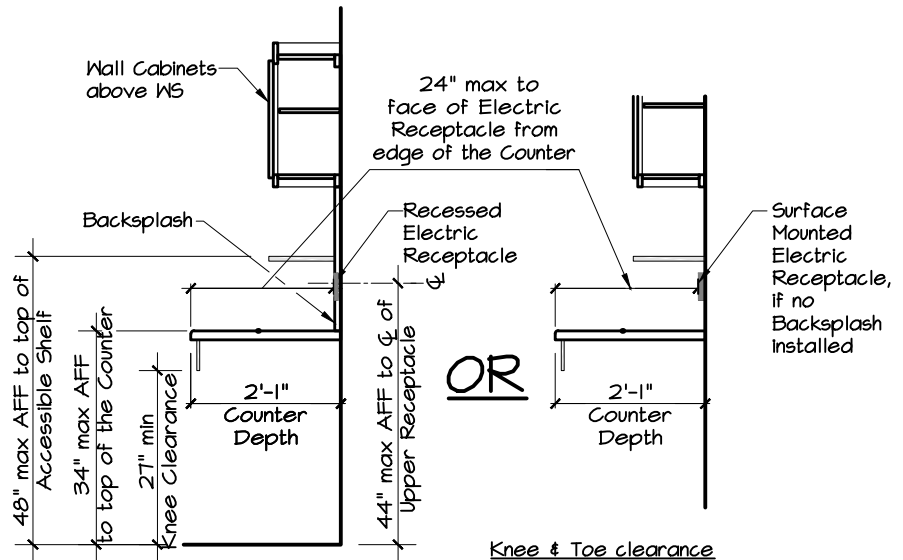
Top of the kitchen counter, including WS, shall be 34" max & the depth shall be 24" max to comply with the reach ranges for the lighting controls, electrical switches & receptacle outlets (Controls)

As per

1. ANSI-Sec 4.25.3, 4.2.5 & 4.2.6 Fig 5(b) & 6(c)
2. ICC-Sec 309.3, 308.2.2 & 308.3.2 Fig 308.2.2(b) & 308.3.2(b)
3. UFAS-Sec 4.27.3, 4.2.5 & 4.2.6 Fig 5(b) & 6(c)

&/OR

1. ADA-Sec 205, 309.3, 308.2.2 & 308.3.2 Fig 308.2.2(b) & 308.3.2(b)



Knee & Toe clearance

Accessible WS shall have Knee & Toe clearances

As per

1. ANSI-Sec 4.30.3 Fig 45
2. ICC-Sec 902.2, & 306 Fig 306.2 & 306.3
3. UFAS-Sec 4.32.3 Fig 45

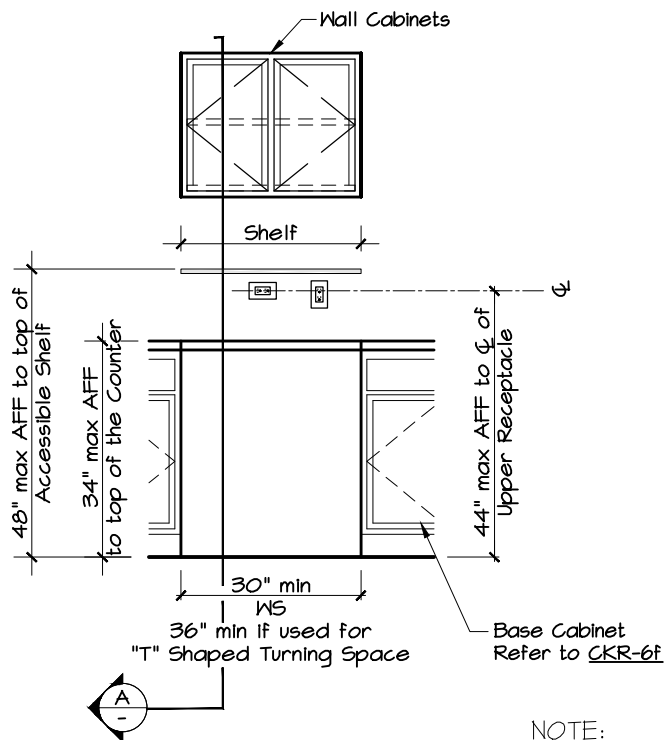
Section A (SA) through WS

Height of WS

Height of WS shall be 34" max AFF

As per

1. ANSI-Sec 4.30.4
2. ICC-Sec 902.4
3. UFAS-Sec 4.32.4



Elevation A (EA)

NOTE:

Base cabinets under WS & Sink are not allowed in Public/Common Areas.

Depth of Sink

A. The depth of each sink shall be no greater than 6½" for drop-in sink and 5¼" max for under-mount sink (5¼"+¼" thickness of the kitchen counter, total 6½")

- As per
 1. ANSI-Sec 4.19.2.2
 2. UFAS-Sec 4.24.4

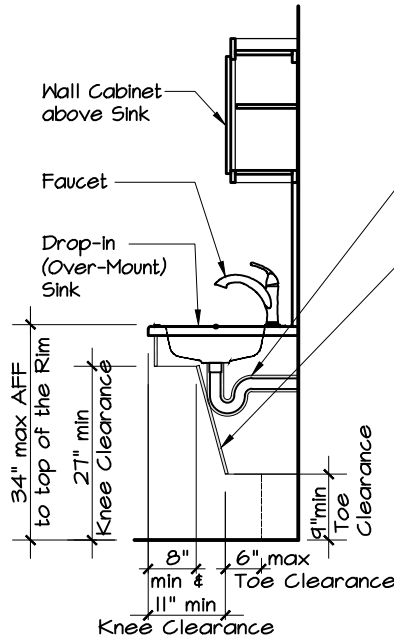
B. The depth shall be 7" max for drop-in sink and 5¾" for under-mount sink (5¾"+¼" thickness of the kitchen counter, total 7") to provide 27" min required knee clearance

- As per
 1. ICC-Sec 606.2 & 306.3
 2. ADA-Sec 606.2 & 306.3

Faucets

Controls for Faucets shall be accessible (Lever-Operated, Push-Type, or Electronically Controlled)

- As per
 1. ANSI-Sec 4.19.5 & 4.25.4
 2. ICC-Sec 606.4 & 309.4
 3. UFAS-Sec 4.24.7 & 4.27.4
 &/OR
ADA-Sec 606.4 & 309.4



Section B (SB) through SC

Exposed pipes & surfaces

Water supply & drainpipes shall be insulated or otherwise configure to protect against contact. There shall be no sharp or abrasive surfaces under the sinks

- Removable Foam or Fiber Insulation on drain, hot water & sharp edges
 - OR
 - Removable protection panel mounted directly on support brackets
- As per
 1. ANSI-Sec 4.19.4
 2. ICC-Sec 606.6
 3. UFAS-Sec 4.24.6
 &/OR
ADA-Sec 606.5

Knee & Toe clearance

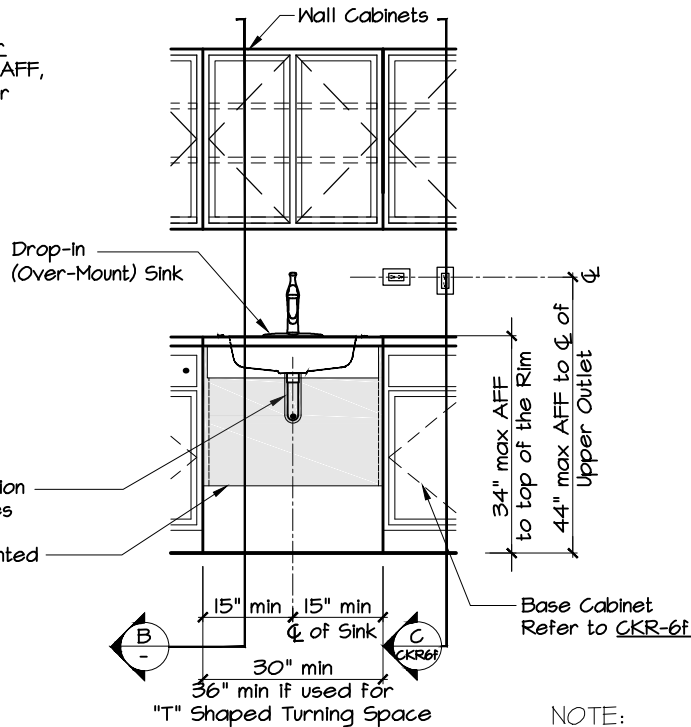
Knee & Toe clearance shall be provided

- As per
 1. ANSI-Sec 4.19
 2. ICC-Sec 606.2, 306.2 & 306.3
 Fig 306.2 & 306.3
 3. UFAS-Sec 4.24.3
 &/OR
ADA-Sec 606.2, 306.2 & 306.3
 Fig 306.2 & 306.3

Height of Sink & Surrounding Counter

The front of sinks shall be 34" max AFF, measuring to the higher of the rim or counter surface

- As per
 1. ANSI-Sec 4.19.2.2
 2. ICC-Sec 606.3
 3. UFAS-Sec 4.24.2
 &/OR
ADA-Sec 606.3



Elevation B (EB)

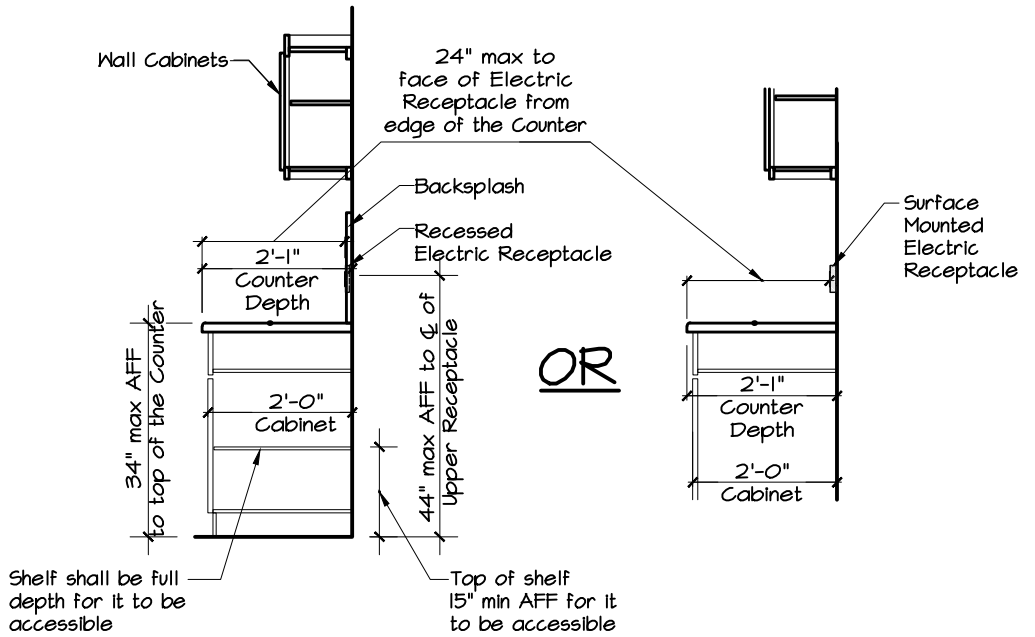
- Removable Foam or Fiber Insulation on drain, hot water & sharp edges
- OR
- Removable protection panel mounted directly on support brackets

NOTE:

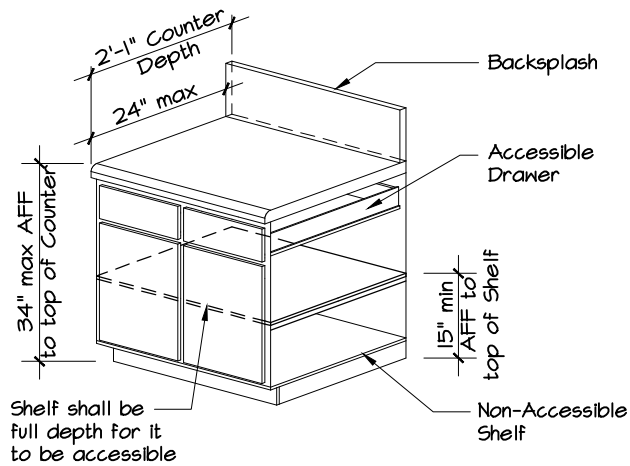
Base cabinets under WS & Sink are not allowed in Public/Common Areas.

Storage shelf in base cabinet shall be of full depth (as shown in Sec.) for it to be accessible
 As per

1. EC-Sec 1109.4
ICC-Sec 905.3, 308.2.1 & 308.3.1
 Fig 308.2.1 & 308.3.1
2. IFAS-Sec 4.25.3 & 4.2.6
 Fig 6(b)
&/OR
ADA-Sec 804.5, 811.3, 308.2.1 & 308.3.1
 Fig 308.2.1 & 308.3.1



Section C (SC)
 through Base Cabinets



Storage option for
Accessible Base Cabinet

General Requirements for Appliances and their Controls / Operable Parts

Appliances

Where provided, Kitchen Appliances shall be accessible

As per

1. ICC-Sec 804.5
2. ADA-Sec 804.6

Clear Floor Space at Controls / Operable Parts

A. 30"x48" CFS that allows for a forward or a parallel approach by a person using a wheelchair shall be provided at all controls, dispensers, receptacles and other operable equipment (i.e. at Kitchen Appliance Controls)

As per

1. ANSI-Sec 4.25.2 & 4.2.4
Fig 4
2. UFAS-Sec 4.27.2 & 4.2.4
Fig 4

B. 30"x48" CFS shall be provided for each kitchen appliance controls. CFS shall be permitted to overlap

As per

1. ICC-Sec 804.5.2, 309.2 & 305.3
2. ADA-Sec 804.6.2, 309.2 & 305.3

Height of Controls / Operable Parts

A. The highest operable part of all controls, dispensers, receptacles and other operable equipment (i.e. at Kitchen Appliance Controls) shall be placed at least one of the reach ranges.

1. ANSI-Sec 4.25.3, 4.2.5 & 4.2.6
Fig 5 & 6
2. UFAS-Sec 4.27.3, 4.2.5 & 4.2.6
Fig 5 & 6

B. Operable parts shall be placed within one or more of the reach ranges

As per

1. ICC-Sec 804.5.2, 309.3 & 308
2. ADA-Sec 804.6.2, 309.3 & 308

EXCEPTIONS:

- Appliance doors and door latching devices shall not be required to comply with ICC & ADA-Sec 309.4
- Bottom-hinged appliance doors, when in the open position, shall not be required to comply with ICC & ADA-Sec 309.3

As per

1. ICC-Sec 804.5.2
2. ADA-Sec 804.6.2

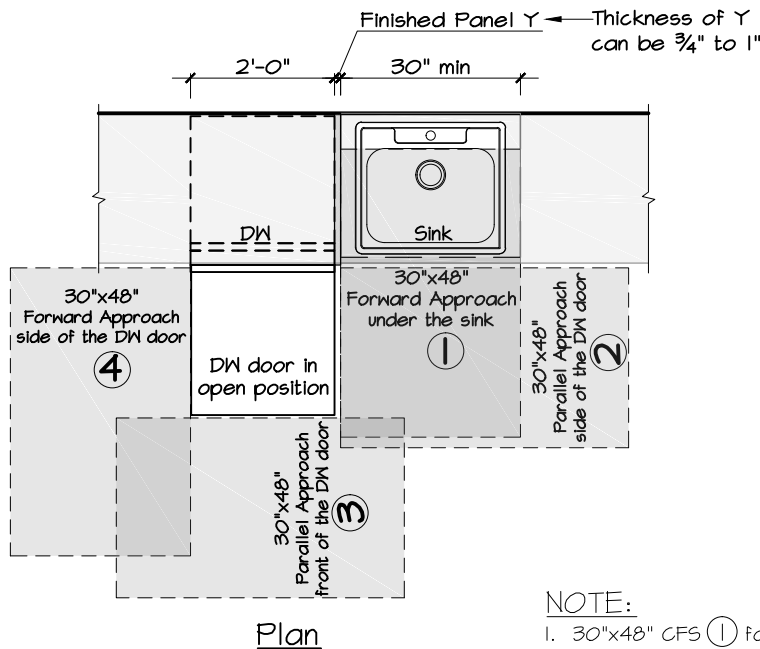
Requirements for Dishwasher

Clear Floor Space at Dishwasher

30"x48" CFS positioned adjacent to the dishwasher door shall be provided. The Dishwasher door in the open position shall not obstruct the CFS for the Dishwasher or an adjacent Sink.

As per

1. ICC-Sec 804.5.3
2. ADA-Sec 804.6.3



NOTE:

1. 30"x48" CFS ① for forward approach to the sink can be used as CFS for DW, when DW is located adjacent to the Sink
2. 30"x48" CFS ② for parallel approach can use the space of 6" max horizontally under the door only when 9" min high toe clearance between the bottom of the DW door & the floor is provided

NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Kitchen & Pantry
2. If UFAS is Used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Kitchen & Pantry

Requirements for Slide-in/Free Standing Range Top with Oven underneath

Clear Floor Space for Range Top

A. 30"x48" CFS that allows for a forward or a parallel approach by a person using a wheelchair shall be provided at all operable equipment

As per

1. ANSI-Sec 4.25.2 & 4.2.4
Fig 4
2. UFAS-Sec 4.27.2 & 4.2.4
Fig 4

B. 30"x48" CFS for parallel approach shall be provided, the CFS shall be centered on the Range Top

As per

1. ICC-Sec 804.5.1, 804.5.4.3 & 305.3

C. 30"x48" CFS for parallel approach shall be provided at the Range Top

As per

1. ADA-Sec 804.6.1 & 305.3

Controls

The location of the Controls shall not require reaching across burners

As per

1. ICC-Sec 804.5.4.4
2. ADA-Sec 804.6.4

Requirements for Cooktop with no Oven underneath

Clear Floor Space for Cook Top

30"x48" CFS positioned for a forward approach shall be provided with knee & toe clearance. Underside of the cooktop shall be insulated or otherwise configured to prevent burn, abrasions or electric shock

As per

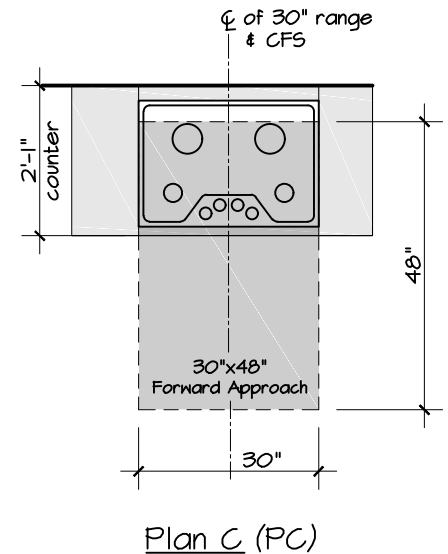
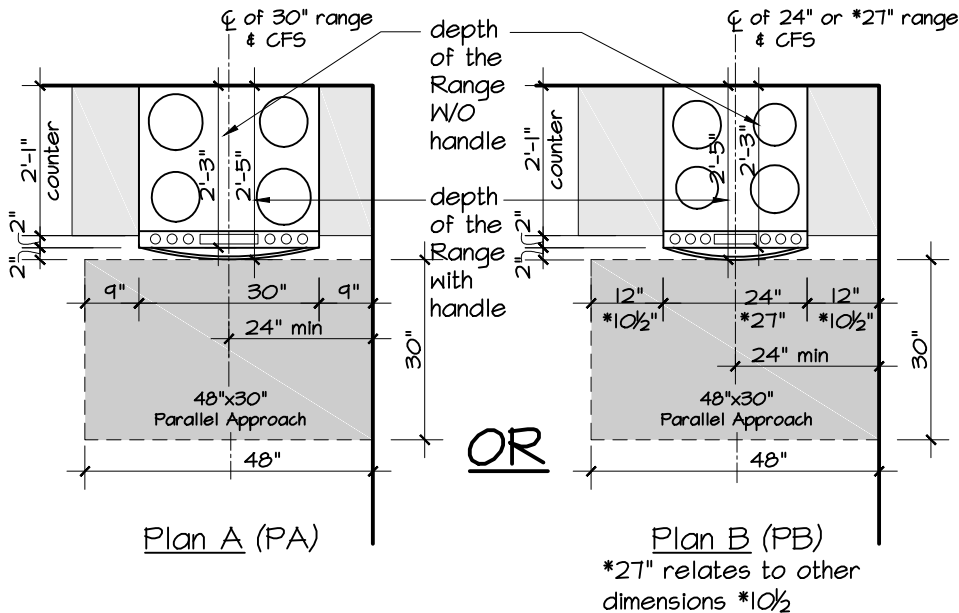
1. ICC-Sec 804.5.1, 804.5.4.2, 305.3, 306.2 & 306.3
Fig 306.2 & 306.3
2. ADA-Sec 804.6.1, 804.6.4, 305.3, 306.2 & 306.3
Fig 306.2 & 306.3

Controls

The location of the Controls shall not require reaching across burners

As per

1. ICC-Sec 804.5.4.4
2. ADA-Sec 804.6.4



NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Kitchen & Pantry
2. If UFAS is used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Kitchen & Pantry

Requirements for Slide-in/Free Standing Range Oven

Clear Floor Space for Oven

- A. 30"x48" CFS that allows for a forward or a parallel approach by a person using a wheelchair shall be provided at all operable equipment
As per
1. ANSI-Sec 4.25.2 & 4.2.4
Fig 4
 2. UFAS-Sec 4.27.2 & 4.2.4
Fig 4
- B. 30"x48" CFS shall be provided. The Oven door in the open position shall not obstruct the CFS of the Oven
As per
1. ICC-Sec 804.5.5.1
- C. 30"x48" CFS shall be provided at Oven.
As per
1. ADA-Sec 804.6.1 & 305.3

Controls

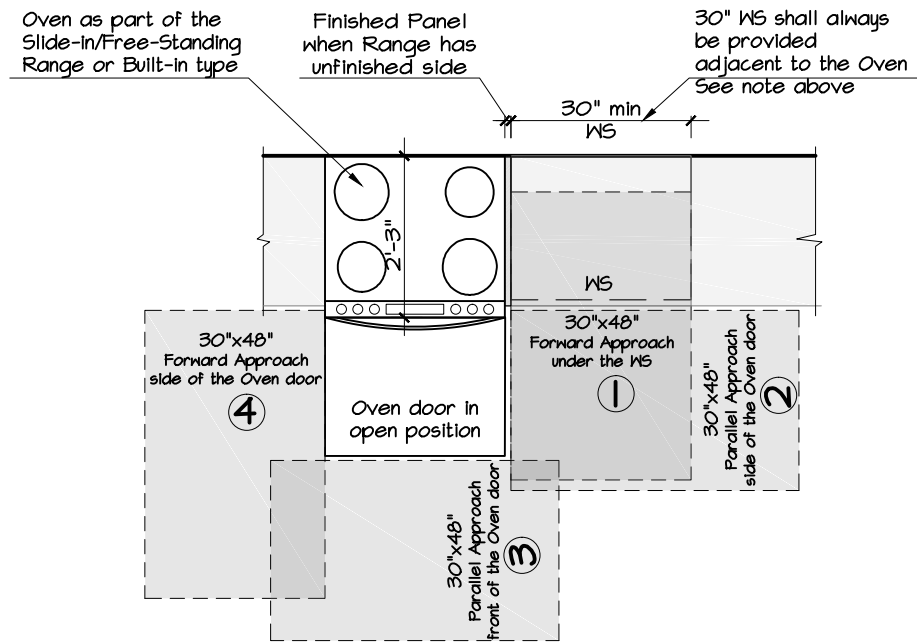
- A. The location of controls shall not require reaching across burners
(Controls for wall Ovens must be within reach ranges, 15" to 48" AFF
As per
1. ICC-Sec 804.5.5.4
- B. Ovens shall have controls on front panels
As per
1. ADA-Sec 804.6.5.3

WS Requirement for Oven

- 30" wide WS with a knee & toe clearance shall always be provided adjacent to the Oven, as it is mandatory
As per
1. ICC-Sec 804.5.5.2 & 804.5.5.3

NOTE:

1. Oven can be part of the range or a built-in wall type, the requirements are the same.



Plan D (PD)

NOTE:

1. 30"x48" CFS (2) for parallel approach can use the space of 6" max horizontally under the door only when 9" min high toe clearance between the bottom of the Oven door & the floor is provided

NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Kitchen & Pantry
2. If UFAS is Used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Kitchen & Pantry

Requirements for Refrigerator/Freezer

Clear Floor Space for Ref/Freezer

A. 30"x48" CFS that allows for a forward or a parallel approach by a person using a wheelchair shall be provided at all operable equipment

As per

1. ANSI-Sec 4.25.2 & 4.2.4
Fig 4
2. UFAS-Sec 4.27.2 & 4.2.4
Fig 4

B. 30"x48" CFS for parallel approach to the Ref/Freezer, shall be provided. The centerline of the CFS shall be offset 24" max from the centerline of the appliance (Ref/Freezer)

As per

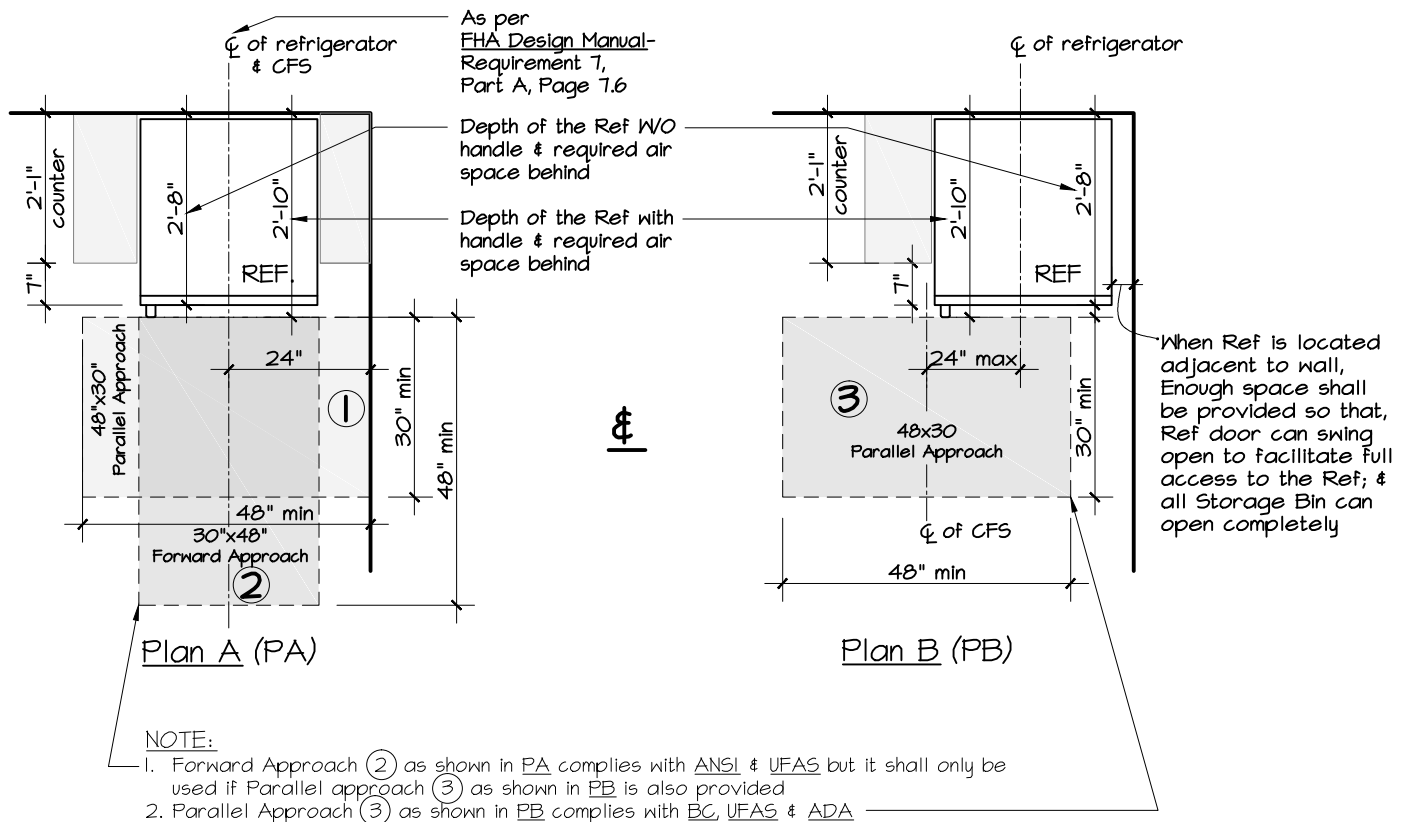
1. ICC-Sec 804.5.6
2. ADA-Sec 804.6.6

Accessible Height

Combination Refrigerators & Freezers shall have at least 50% of the freezer compartment shelves, including the bottom of the freezer, 54 inches max AFF when shelves are installed at the max. height possible within the compartment.

As per

1. ICC-Sec 804.5.6
2. ADA-Sec 804.6.6



NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Kitchen & Pantry
2. If UFAS is Used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Kitchen & Pantry

Requirements for Storage in Common/Public Kitchens

Storage

- A. If provided in accessible spaces, one of each type shall be accessible & storage such as Cabinets, Shelves, Closets & Drawers shall comply with ANSI-Sec 4.23
As per
1. FHA Guidelines, Requirement 2, Chart-Item #14
- B. Where fixed or built-in storage elements such as Cabinets, Shelves, & Drawers are provided in required accessible spaces, at least one of each type shall be accessible & shall comply with ICC-A117.1
1. BC-Sec 1109.8
- C. If storage facilities such as Cabinets, Shelves & Drawers are provided in accessible spaces, at least one of each type provided accessible; & shall comply with UFAS-Sec 4.25
As per
1. UFAS-Sec 4.1.2(11)
- D. At least 50% of shelf space shall be accessible & shall comply with ADA-Sec 811
As per
1. ADA-Sec 804.5

Clear Floor Space for Storage

- 30"x48" CFS shall be provided that allows for a forward or a parallel approach
As per
1. ANSI-Sec 4.23.2
2. ICC-Sec 905.2
3. UFAS-Sec 4.25.2
&/OR
ADA-Sec 811.2

Height

- Storage element shall comply with at least one of the reach ranges
As per
1. ANSI-Sec 4.23.3, 4.2.5 & 4.2.6
Fig 5 & 6
2. ICC-Sec 905.3
3. UFAS-Sec 4.25.3, 4.2.5 & 4.2.6
Fig 5 & 6
&/OR
ADA-Sec 811.3 & 308

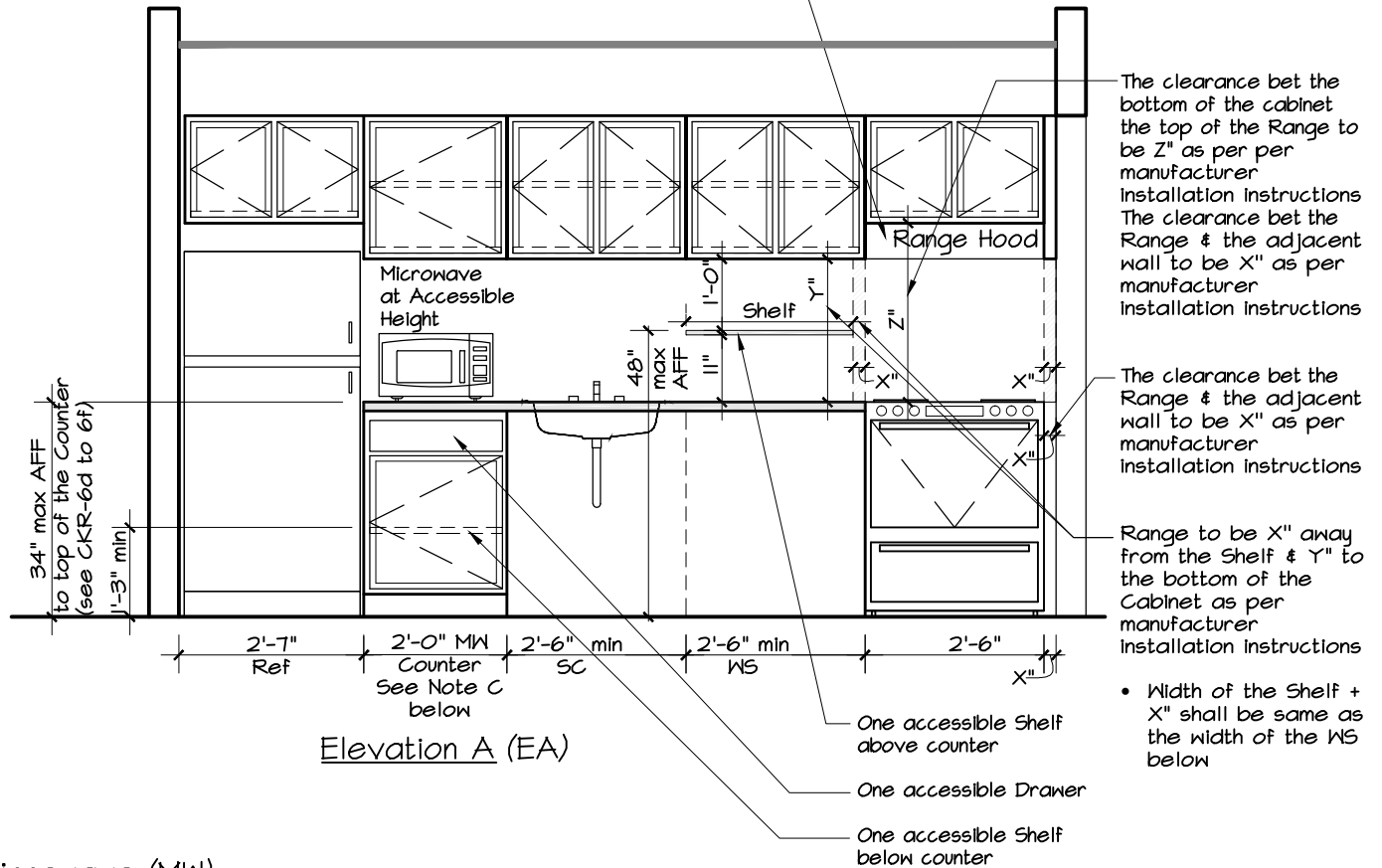
NOTES:

1. If ADA is used as an alternative technical standard for purposes of complying with Sec 504, disregard all references to UFAS for all Common/Public Kitchen & Pantry
2. If UFAS is Used as a technical standard for purpose of complying with Sec 504, disregard all references to ADA only for Common Kitchen & Pantry

Elevation of Cabinets (Storage) As per ANSI, ICC & UFAS

Range Hood Control

- A. An independent switches for the exhaust & light shall be provided for the range hood at an accessible location
As per
1. ANSI-Sec 4.25
 2. ICC-Sec 804.5, 309 & 308
 3. UFAS-Sec 4.27



Microwave (MW):

- A. Over-the-Range microwave is not accessible
- B. 30"x48" CFS shall be provided for either a Parallel or Forward Approach to MV
- C. It shall be installed at an accessible height so all operable parts (controls) are also accessible
As per
1. ANSI-Sec 4.25
 2. ICC-Sec 804.5, 309 & 308
 3. UFAS-Sec 4.27
- &/OR
ADA-Sec 205, 309 & 308
- D. If & when a counter-top MV is provided, it cannot use the required WS. Additional counter shall be provided. See Elevation (EA) above
- Width of this additional Counter is dependent on the width of the proposed Microwave

NOTES:

1. This Elevation is of a Kitchen with Cooking Range.
2. For Pantry disregard requirements for Cooking Range only.

Elevation of Cabinets (Storage) As per ADA:

- This will also comply with ANSI & ICC

At least 50% of shelf space in storage facilities shall be within an accessible reach range.

As per

- ADA-Sec 804.5, 811 & 308

To calculate 50% of shelf space add linear feet of all shelves of the wall cabinets, base cabinets & drawers

Total accessible Shelf space

2'-0"	base cabinet shelf at 15" AFF
1'-0"	base cabinet shelf at 15" AFF
2'-0"	Drawer
1'-0"	Drawer
2'-6"-X"	Shelf above WS
1'-0"-X"	Additional shelf
9'-6"-2X"	Total

Total non-accessible Shelf space

2'-0"	base cabinet bottom shelf
1'-0"	base cabinet bottom shelf
9'-6"	wall cabinet shelf
1'-0"	wall cabinet shelf
13'-6"	Total

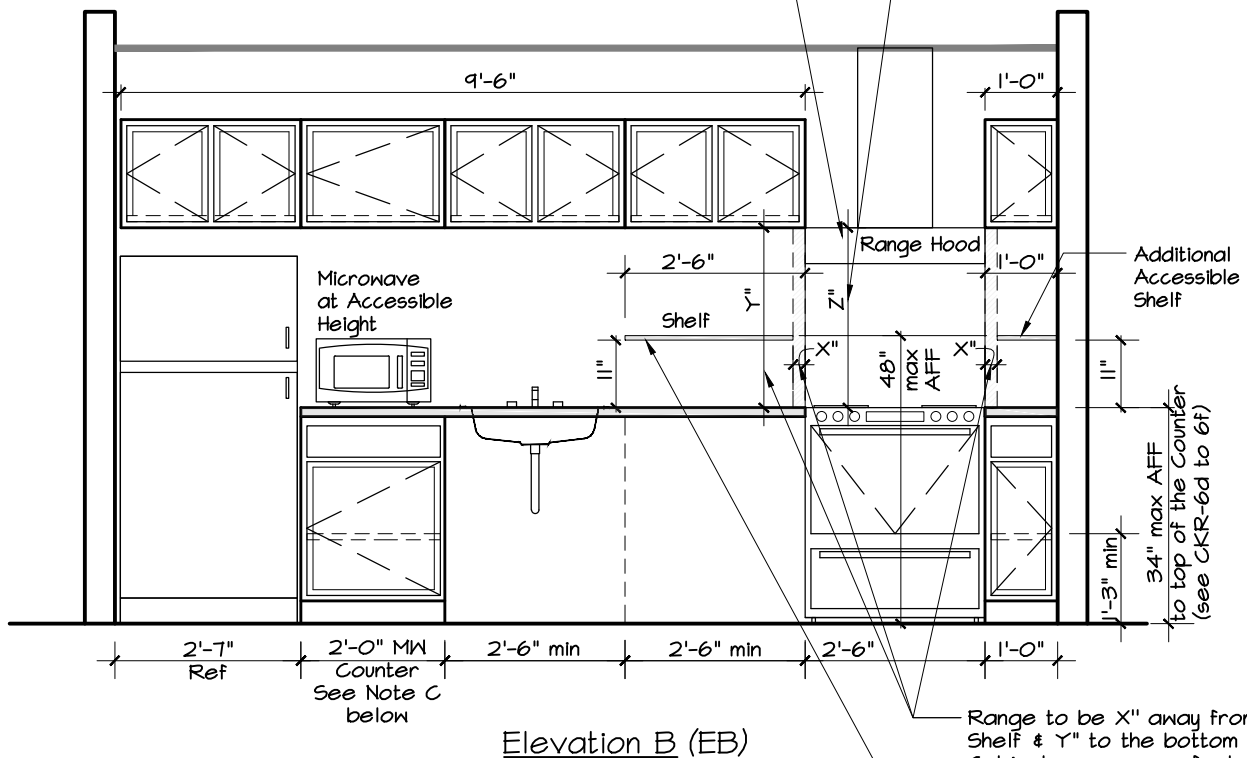
As per the example, accessible shelf space is less than 50%. Additional pantry shall be provided to compensate

Independent switches for the exhaust & light shall be provided for the range hood at an accessible location

As per

- ADA-Sec 205, 309, & 308

The clearance bet the bottom of the cabinet the top of the Range to be Z" as per per manufacturer installation instructions



Elevation B (EB)

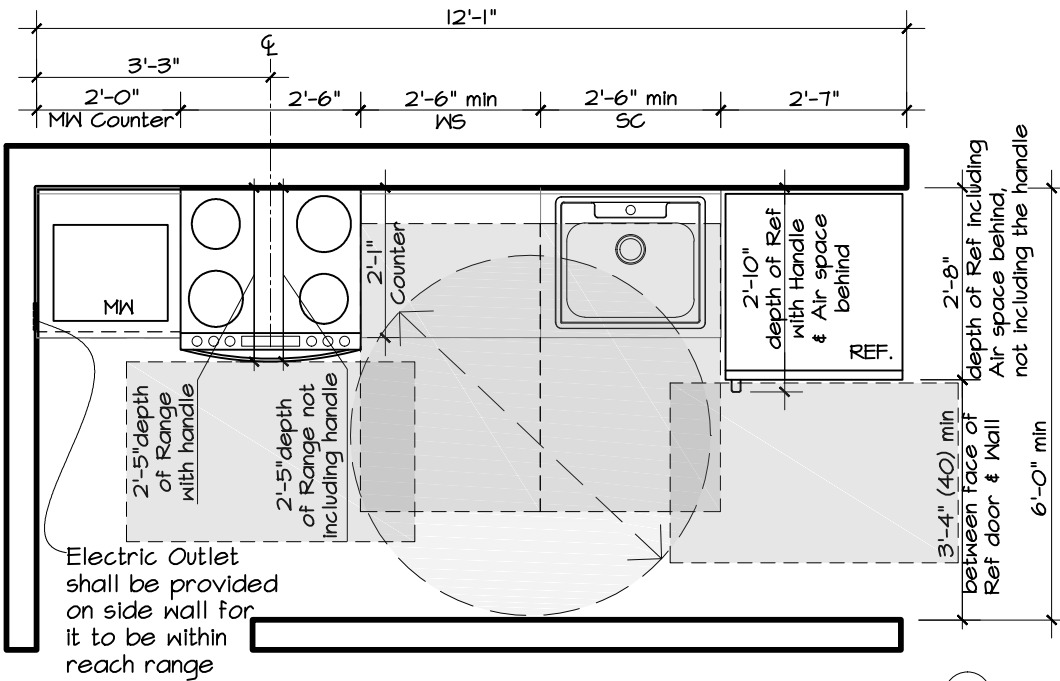
Microwave (MW):

- Over-the-Range microwave is not accessible.
- 30"x48" CFS shall be provided for either a Parallel or Forward Approach to MW
- It shall be installed at an accessible height so all operable parts (controls) are also accessible.
 - ADA-Sec 205, 309, & 308
- If & when a counter-top MW is provided, it cannot use the required WS. Additional counter shall be provided. See Elevation (EA) above
 - Width of this additional Counter is dependent on the width of the proposed Microwave

- Width of the Shelf + X" shall be same as the width of the WS below

NOTES:

- This Elevation is of a Kitchen with Cooking Range.
- For Pantry disregard requirements for Cooking Range only.

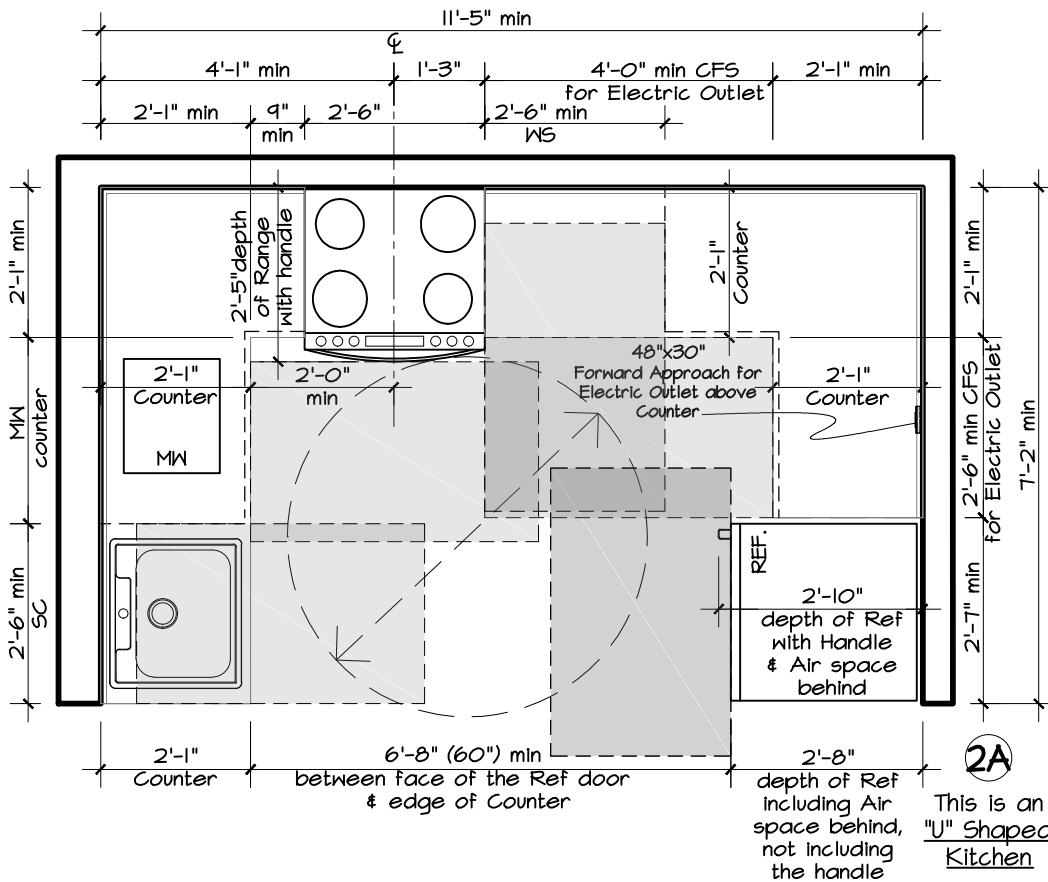


Pass-Through Kitchen-Minimum Clearance:

- A. Pass-Through Kitchen shall have two entries. Clearance between all opposing base cabinets, counter tops, appliances or walls within kitchen areas shall be 40" min. As per
1. ICC-Sec 804.2.1
 2. ADA-Sec 804.2.1
- B. Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn i.e. 60" dia or "T" shaped unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen) As Per
1. FHA Guidelines-Requirement 2, Chart Item #14
 2. UFAS-Sec 4.34.2(1)

IA

This is a **Pass-Through Kitchen** (i.e. with two entries)



"U" Shaped Kitchens-Minimum Clearance:

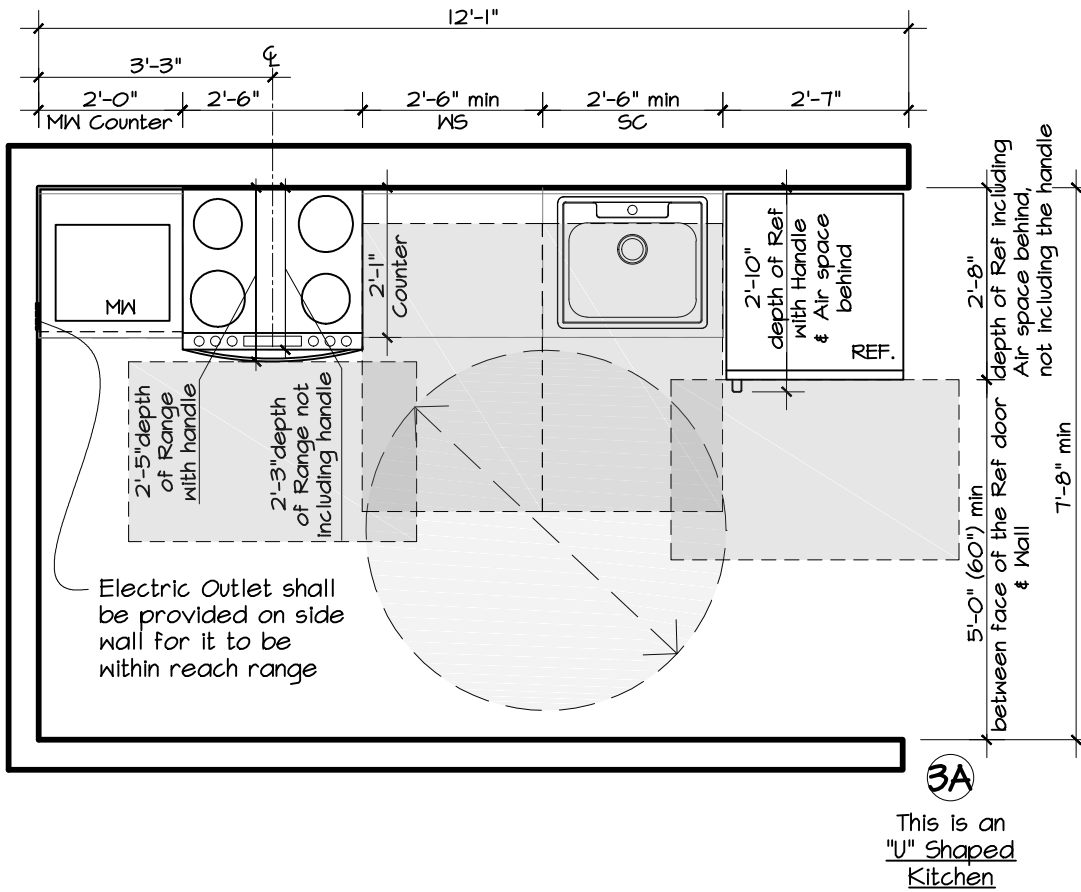
- A. In kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60" min (this does not mean just a turning space) As per
1. ICC-Sec 804.2.2
 2. ADA-Sec 804.2.2
- B. Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn i.e. 60" dia or "T" shaped unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen) As Per
1. FHA Guidelines-Requirement 2, Chart Item #14
 2. UFAS-Sec 4.34.2(1)

NOTE:

1. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls, excluding hardware.
2. Ref handles shall not encroach into the forward approach to the WS

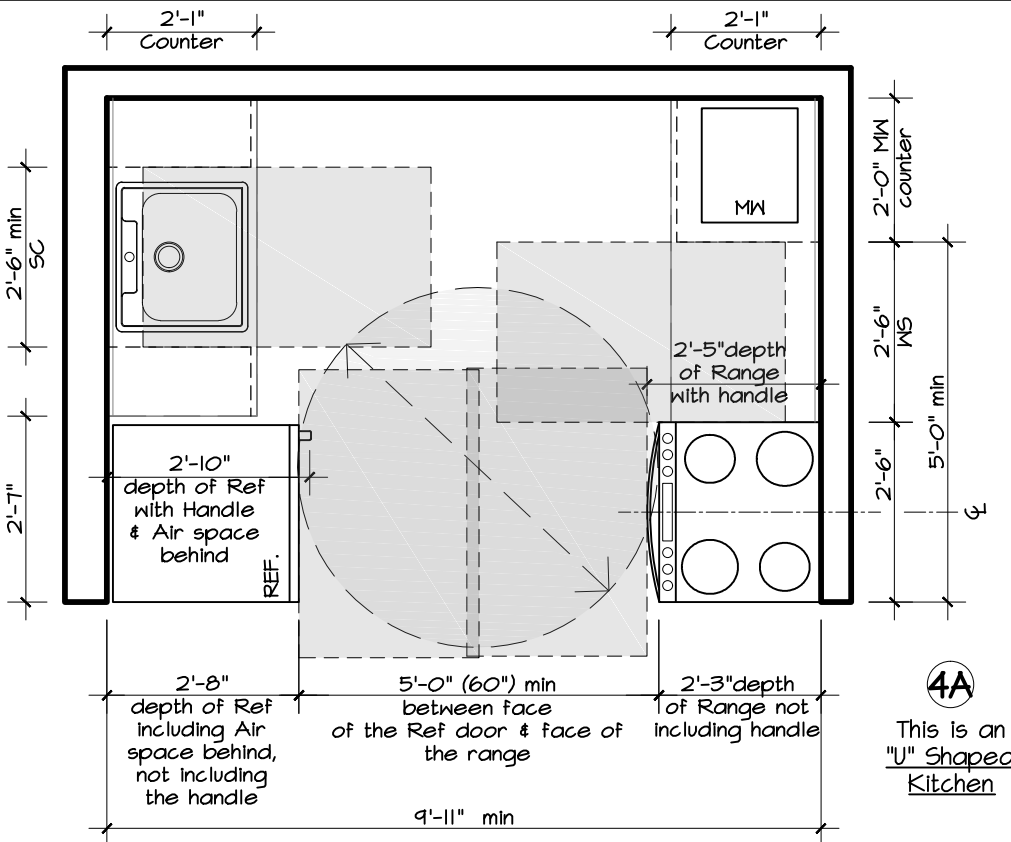
2A

This is an **"U" Shaped Kitchen**



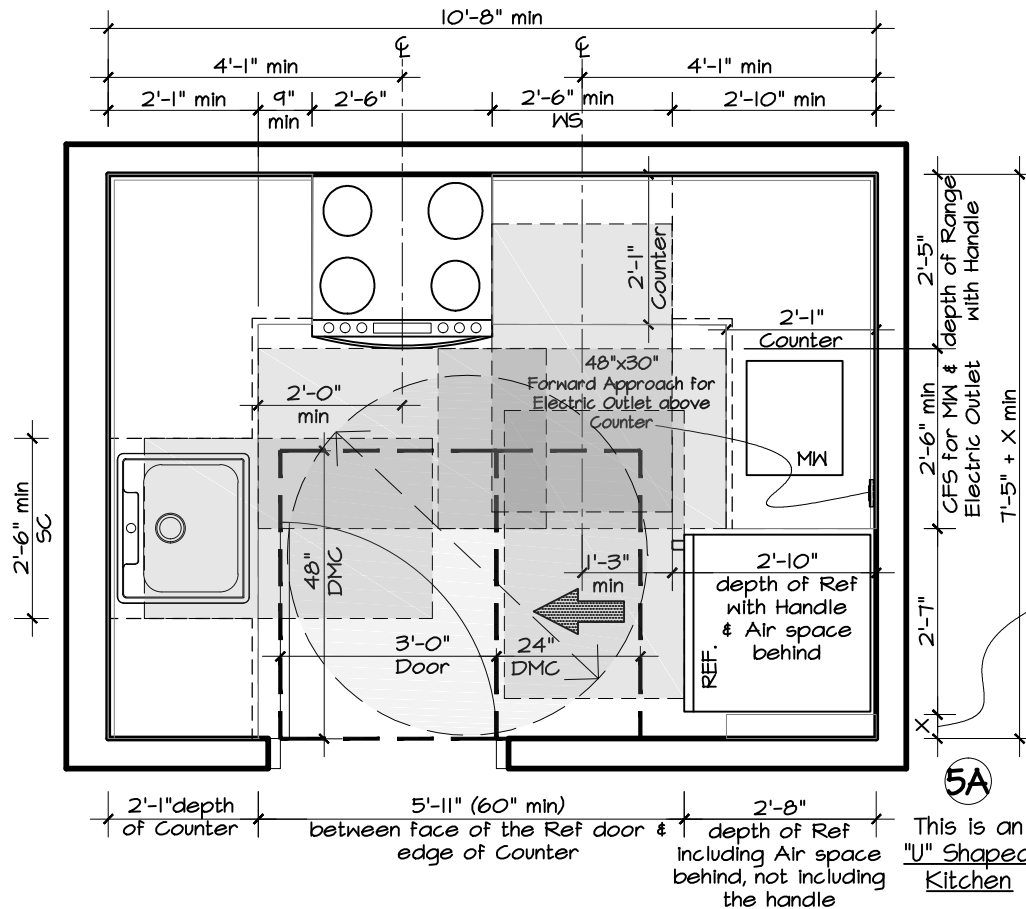
"U" Shaped Kitchens-Minimum Clearance:

- A. In kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60" min (this does not mean just a turning space)
As per
1. ICC-Sec 804.2.2
2. ADA-Sec 804.2.2
- B. Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn
i.e. 60" dia or "T" shaped unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen)
As Per
1. FHA Guidelines-Requirement 2, Chart Item #14
2. UFAS-Sec 4.34.2(1)



NOTE:

- Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls, excluding hardware.
- Ref handles shall not encroach into the forward approach to the NS



- Range handle cannot encroach the CFS for forward approach for the Electric Outlet above Counter
- Provide enough space for Ref door to swing open properly

"U" Shaped Kitchens-Minimum Clearance:

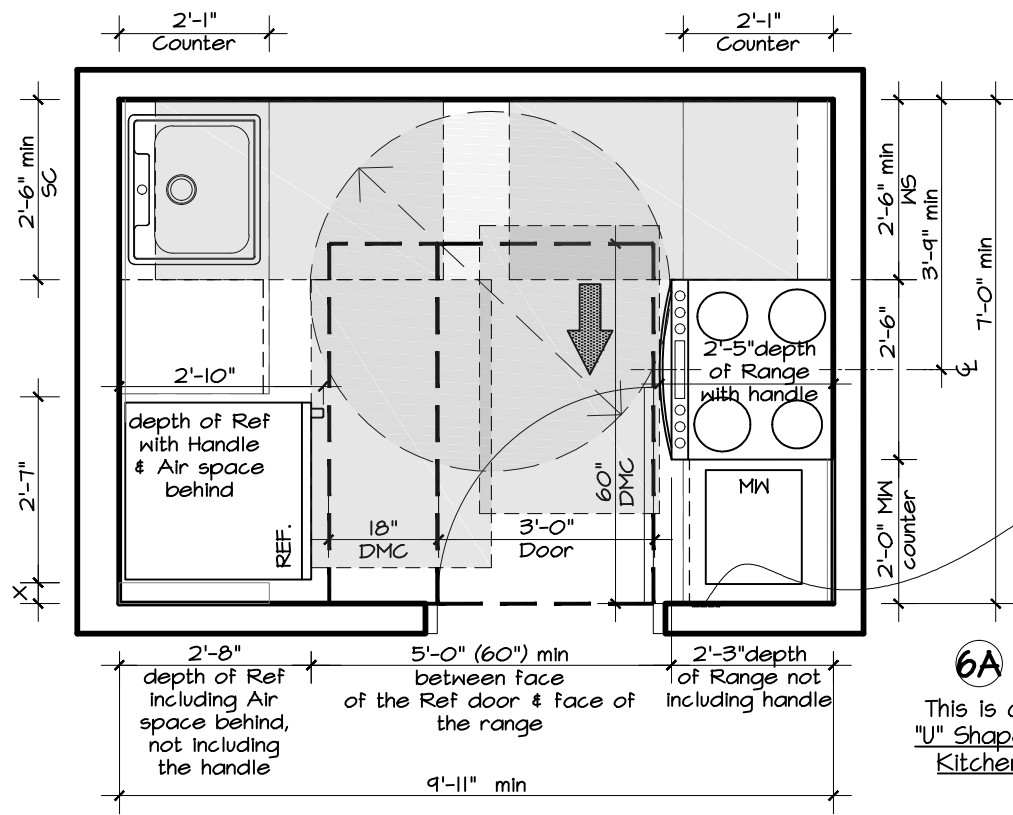
- A. In kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60" min (this does not mean just a turning space)
- As per
1. ICC-Sec 804.2.2
 2. ADA-Sec 804.2.2

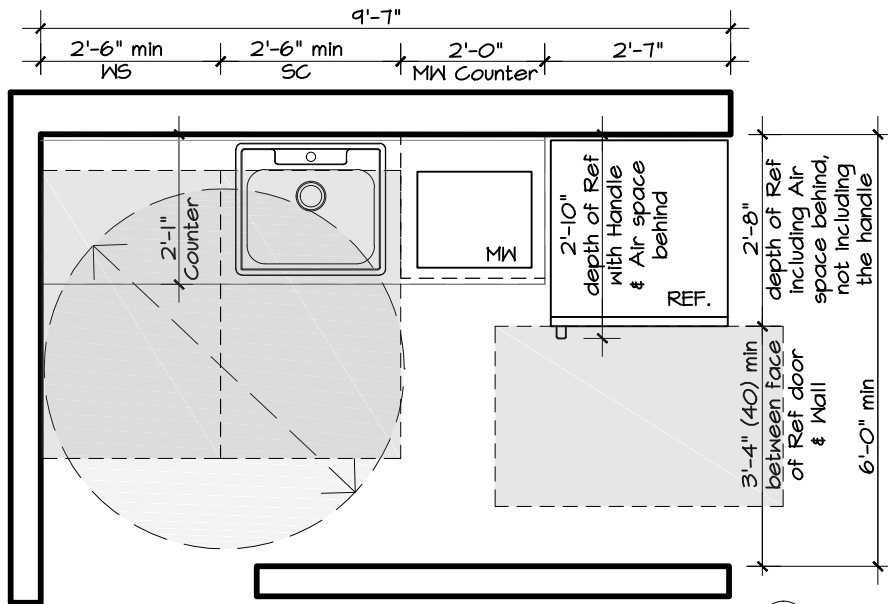
- B. Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn i.e. 60" dia or "T" shaped unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen)
- As Per
1. FHA Guidelines-Requirement 2, Chart Item #14
 2. UFAS-Sec 4.34.2(1)

Electric Outlet shall be provided on side wall for it to be within reach range

NOTE:

1. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls, excluding hardware.
2. Ref handles shall not encroach into the forward approach to the WS
3. Handles of Ref & Range shall not encroach into DMC





(B)

This is a Pass-Through Pantry
(i.e. with two entries)

Pass-Thru Pantry-Minimum Clearance:

(i.e. no cooktop or conventional range)

A. Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn i.e. 60" dia or "T" shaped unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen)

As Per

1. FHA Guidelines-Requirement 2, Chart Item #14
2. UFAS-Sec 4.34.2(1)

B. Where a pass-through kitchen is provided, clearances shall comply with ICC-Sec 804.2.1.

Exception:

Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 804.2 provided there is a 40-inch minimum clearance between all opposing base cabinets, counter tops, appliances, or walls within work areas.

As per

1. ICC-Sec 804.2

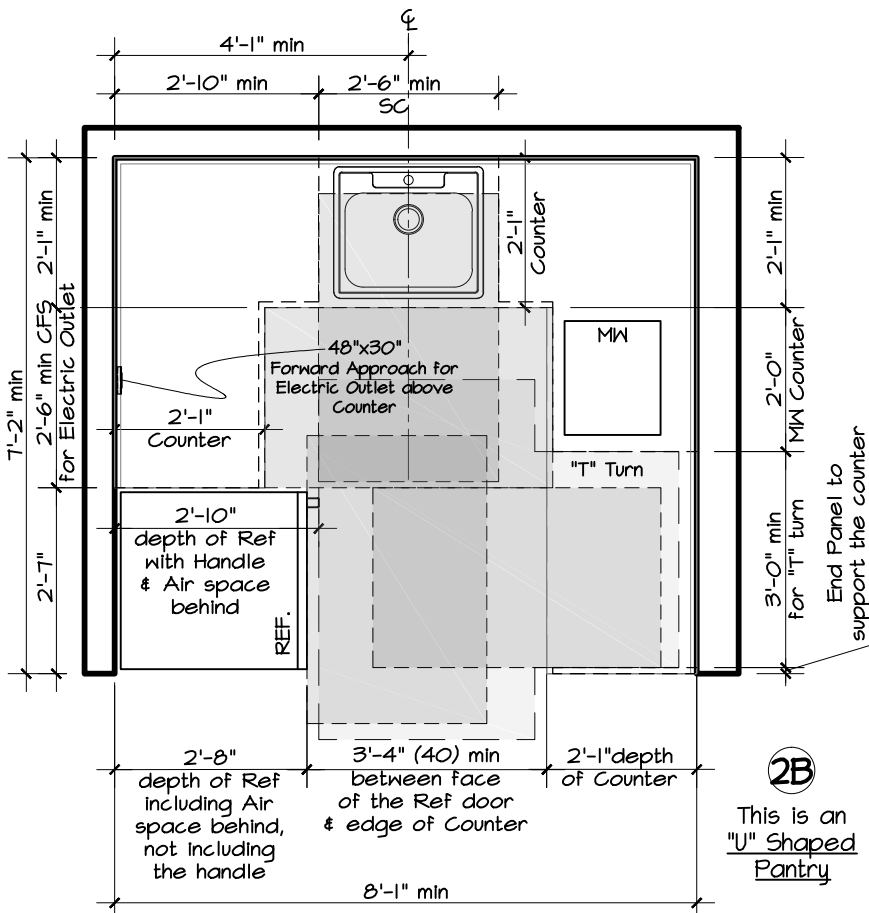
C. Where a pass-through kitchen is provided, clearances shall comply with ADA-Sec 804.2.1.

Exception:

Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 804.2

As per

1. ADA-Sec 804.2



(2B)

This is an "U" Shaped Pantry

"U" Shaped Pantry-Minimum Clearance:

(i.e. no cooktop or conventional range)

A. Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn i.e. 60" dia or "T" shaped unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen)

As Per

1. FHA Guidelines-Requirement 2, Chart Item #14
2. UFAS-Sec 4.34.2(1)

B. Where a U-shaped kitchen is provided, clearances shall comply with ICC-Sec 804.2.2.

Exception:

Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 804.2 provided there is a 40-inch minimum clearance between all opposing base cabinets, counter tops, appliances, or walls within work areas.

As per

1. ICC-Sec 804.2

C. Where a U-shaped kitchen is provided, clearances shall comply with ADA-Sec 804.2.2.

Exception:

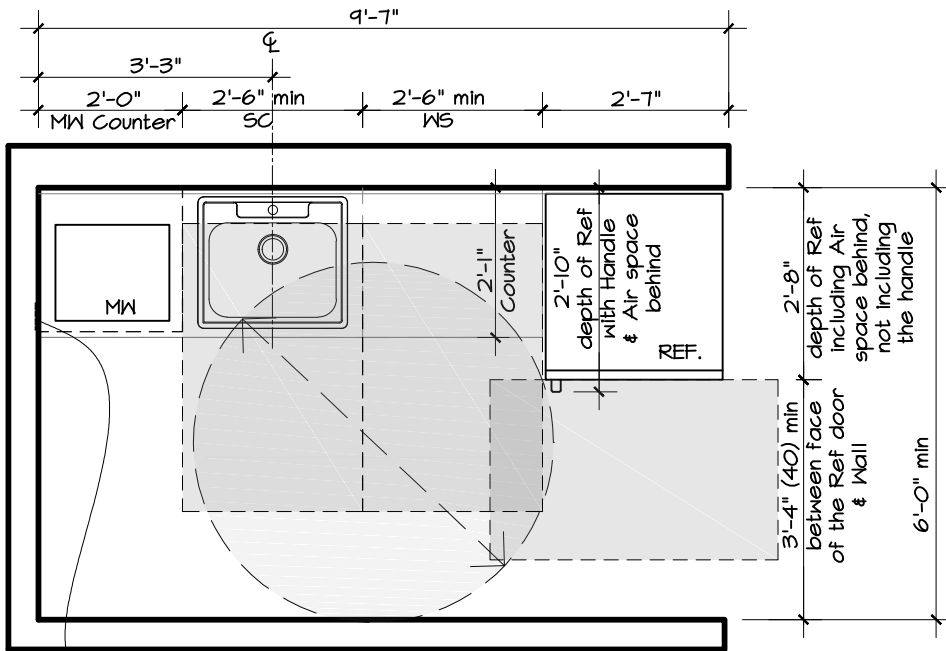
Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 804.2

As per

1. ADA-Sec 804.2

NOTE:

1. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls, excluding hardware
2. Ref handles shall not encroach into the forward approach to the WS



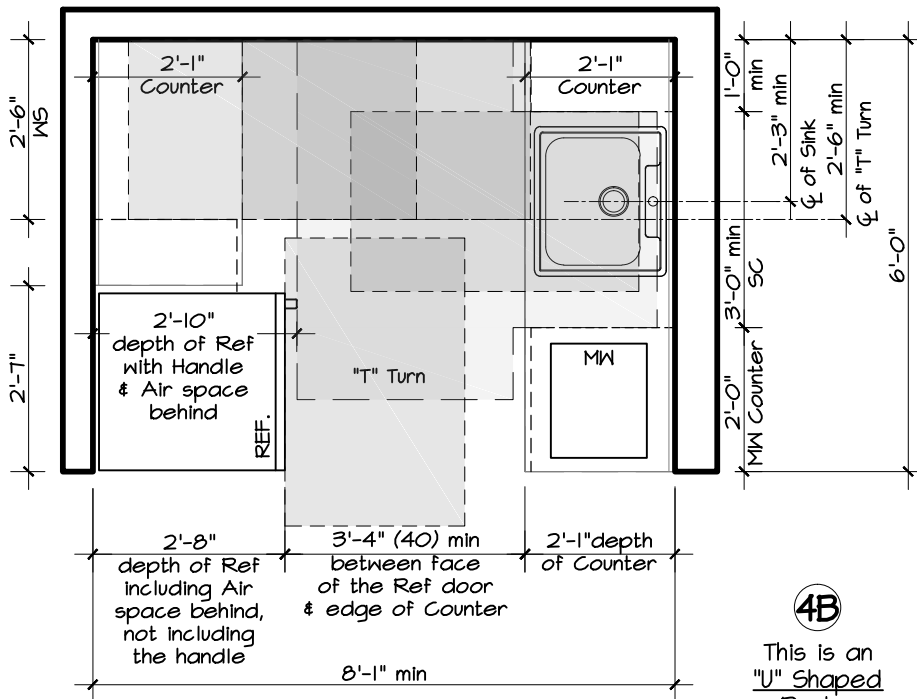
Electric Outlet shall be provided on side wall for it to be within reach range

3B

This is an "U" Shaped Pantry

"U" Shaped Pantry-Minimum Clearance:
(i.e. no cooktop or conventional range)

- A. Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn i.e. 60" dia or "T" shaped unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen) As Per
1. FHA Guidelines-Requirement 2, Chart Item #14
 2. UFAS-Sec 4.34.2(1)



4B

This is an "U" Shaped Pantry

- B. Where a U-shaped kitchen is provided, clearances shall comply with ICC-Sec 804.2.2.

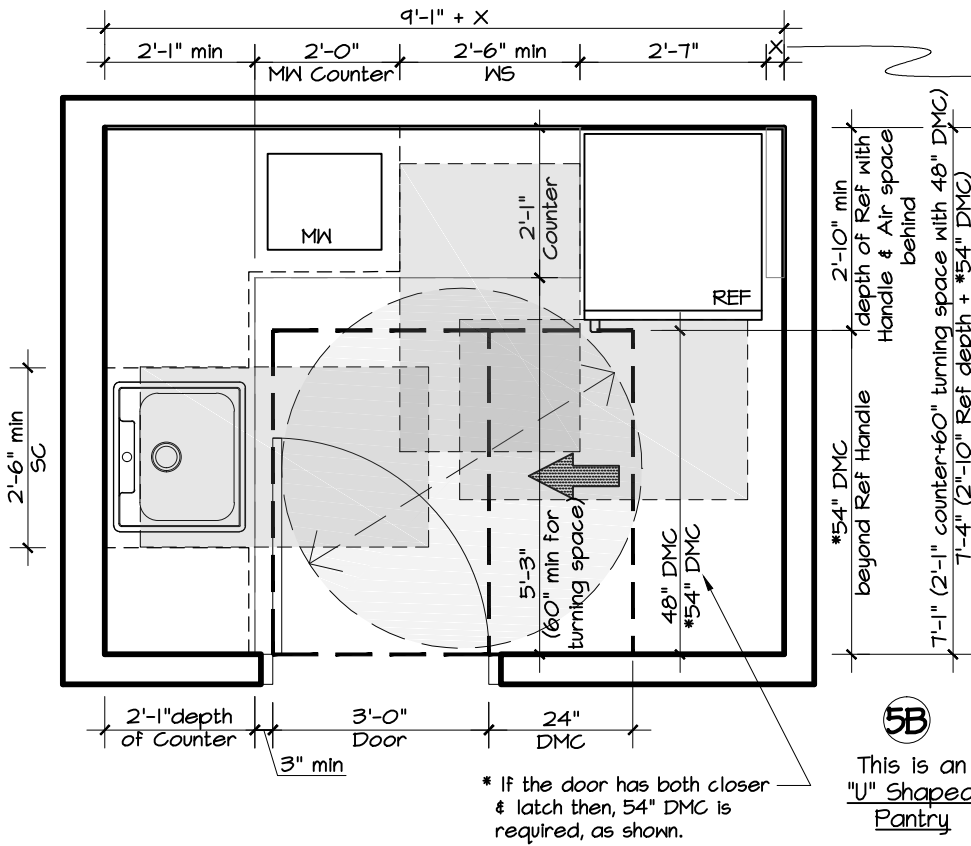
- **Exception:**
Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 804.2 provided there is a 40-inch minimum clearance between all opposing base cabinets, counter tops, appliances, or walls within work areas.
As per
1. ICC-Sec 804.2

- C. Where a U-shaped kitchen is provided, clearances shall comply with ADA-Sec 804.2.2.

- **Exception:**
Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 804.2
As per
1. ADA-Sec 804.2

NOTE:

1. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls,



• Provide enough space for Ref door to swing open properly

- "U" Shaped Pantry—Minimum Clearance:**
 (i.e. no cooktop or conventional range)
- A. Accessible spaces shall have maneuvering space for wheelchair to make 180 degree turn i.e. 60" dia or "T" shaped unobstructed turning space shall be provided within the Common/Public use spaces (Kitchen) As Per
 1. FHA Guidelines—Requirement 2, Chart Item #14
 2. UFAS—Sec 4.34.2(1)

5B
 This is an "U" Shaped Pantry

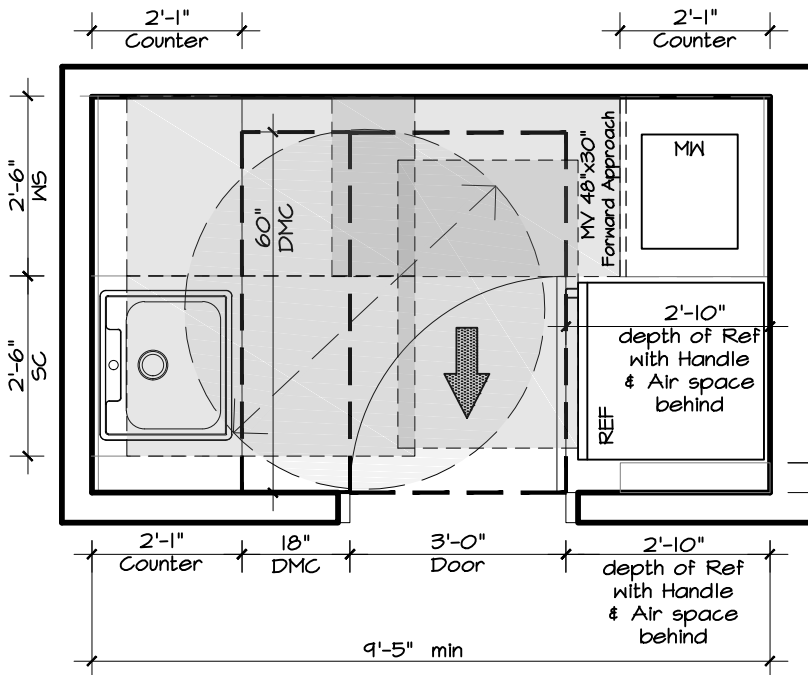
B. Where a U-shaped kitchen is provided, clearances shall comply with ICC—Sec 804.2.2.

- **Exception:**
 Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 804.2 provided there is a 40-inch minimum clearance between all opposing base cabinets, counter tops, appliances, or walls within work areas. As per
 1. ICC—Sec 804.2

C. Where a U-shaped kitchen is provided, clearances shall comply with ADA—Sec 804.2.2.

- **Exception:**
 Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 804.2 As per
 1. ADA—Sec 804.2

• Provide enough space for Ref door to swing open properly



6B
 This is an "U" Shaped Pantry

NOTE:

1. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls,
2. Handles of Ref shall not encroach into DMC

CHAPTER VI

**DWELLING UNIT
MISCELLANEOUS AREAS**

REFERENCES

Requirements for Washer/Dryer As per BC/UFAS

Clear Floor Space

- *A. 30"x48" CFS, positioned for parallel approach shall be provided.
 - The centerline of the CFS shall be offset 24" max from the centerline of the door opening
 - As per
 - 1. BC-Sec 1107.2.8
 - ICC-Sec 611.2
 - Fig 611.2(b)
- B. 30"x48" CFS for either a forward or parallel approach shall be provided (not specific about centering)
 - As per
 - 1. UFAS-Sec 4.34.2(1) & 4.2.4.1
 - Fig 4

Type of Washer/Dryer

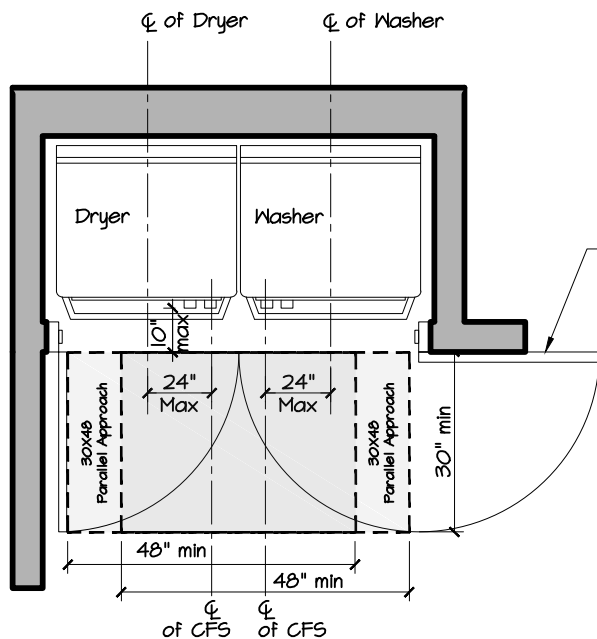
- **A. Where Washer/Dryer are provided within Dwelling Units they shall be Front Loading
 - As per
 - 1. BC-Sec 1107.2.8
 - ICC-Sec 611
 - Fig 611.2(b) & 611.4(b)
- B. UFAS is not specific about it for Dwelling Units, but the Controls shall be accessible & shall comply with UFAS-Sec 4.27
 - As per
 - 1. UFAS-Sec 4.34.7.3
 - Fig 5 & 6
- C. FHA Guideline & Design Manual does not require them to be accessible in Dwelling Units

Where Washer/Dryer are not in compliance with BC, the owner shall replace such appliances with complying appliance at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the request is made, whichever is later, at the owner's expense.

- As per
 - 1. BC-Sec 1107.2.8, Exception
 (This is not applicable to Sec 504 M/I Units)

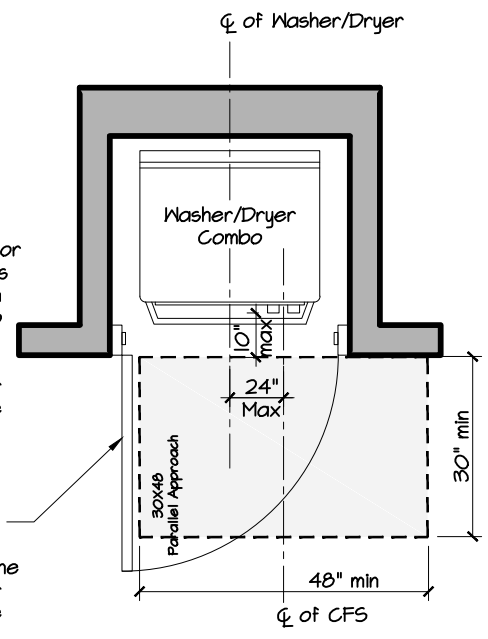
NOTE:

- *1. CFS, for Washer/Dryer, position only for the parallel approach shall be provided in all units, as it is mandated by the BC
- **2. Washer/Dryer shall be front loading only in all units, as it is mandated by the BC
- 3. A Stackable Washer/Dryer unit is not accessible
- 4. In case of space restriction a Washer/Dryer Combination Unit can be provided in lieu of a Stackable unit



Plan A (PA)

This complies with BC & UFAS



Plan B (PB)

This complies with BC & UFAS

At least one of the door shall open 180 degrees so as not to create an alcove situation; and to facilitate parallel approach to the washer/dryer & proper access to all operable parts

The door shall be wide enough to facilitate parallel approach to the washer/dryer & proper access to all operable parts

Requirements for Washer/Dryer As per BC/UFAS/ADA

Clear Floor Space

- *A. 30"x48" CFS, positioned for parallel approach shall be provided. The centerline of the CFS shall be offset 24" max from the centerline of the door opening
As per
 1. BC-Sec 1107.2.8
 - ICC-Sec 611.2
 - Fig 611.2(b)
- B. 30"x48" CFS for either a forward or parallel approach shall be provided (not specific about centering)
As per
 1. UFAS-Sec 4.34.2(1) & 4.2.4.1
 - Fig 4
- OR
- **C. 30"x48" CFS, positioned for parallel approach shall be provided. The CFS shall be centered on the appliance
As per
 1. ADA-Sec 214 & 611.2

Type of Washer/Dryer

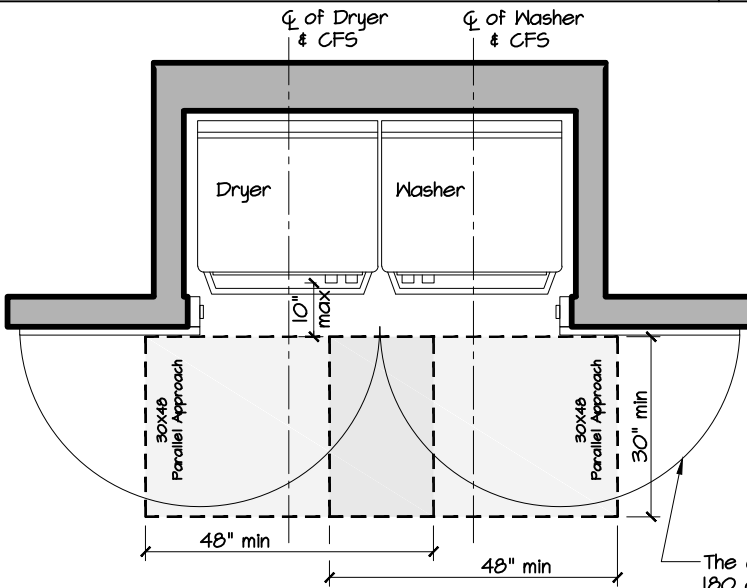
- ***A. Where Washer/Dryer are provided within Dwelling Units they shall be Front Loading
As per
 1. BC-Sec 1107.2.8
 - ICC-Fig 611.4(b)
- B. UFAS is not specific about it for Dwelling Units, but the Controls shall be accessible & shall comply with UFAS-Sec 4.27
As per
 1. UFAS-Sec 4.34.7.3
 - Fig 5 & 6
- OR
- C. Where Washer/Dryer are provided shall be Front Loading or Top Loading
As per
 1. ADA-Sec 214 & 611.4
 - Fig 611.4
- D. FHA Guideline & Design Manual does not require them to be accessible in Dwelling units

Where Washer/Dryer are not in compliance with BC, the owner shall replace such appliances with complying appliance at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the request is made, whichever is later, at the owner's expense.

- As per
1. BC-Sec 1107.2.8, Exception
(This is not applicable to Sec 504 M/I Units)

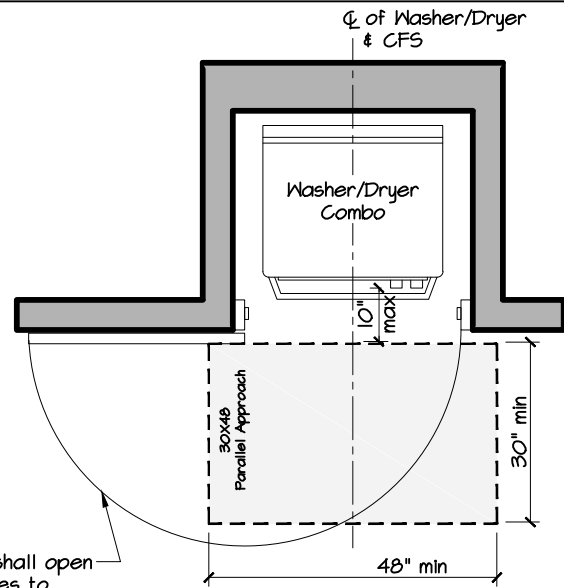
NOTE:

- *1. CFS, for Washer/Dryer, position only for the parallel approach shall be provided in all units, as it is mandated by the BC
- **2. CFS, for Washer/Dryer, position only for the parallel approach shall be centered as shown in 504 M/I units when ADA is used
- ***3. Washer/Dryer shall be front loading only in all units, as it is mandated by the BC
 4. A Stackable Washer/Dryer unit is not accessible
 5. In case of space restriction a Washer/Dryer Combination Unit can be provided in lieu of a Stackable unit



Plan C (PC)

This is mandated by ADA but also complies with BC & UFAS



Plan D (PD)

This is mandated by ADA but also complies with BC & UFAS

The door shall open 180 degrees to facilitate parallel approach centered on the washer/dryer & proper access to all operable parts

Requirements for Washer/Dryer in an Alcove As per BC/UFAS/ADA

Clear Floor Space in an Alcove

Washer/Dryer or Washer/Dryer Combo when located at the end of the hallway as shown, it creates an Alcove

If a CFS is in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided; and where the CFS is positioned for parallel approach, the alcove shall be 60" min in width where the depth exceeds 15"

As per

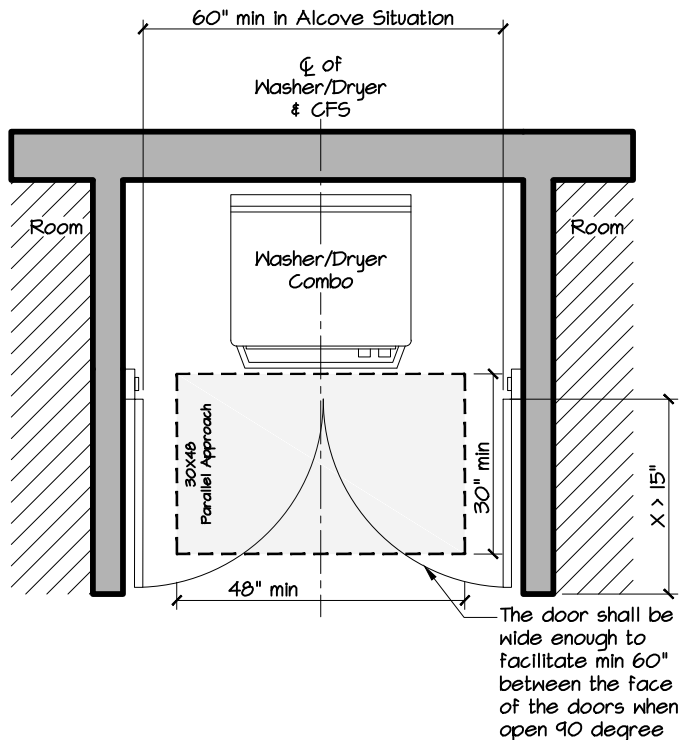
1. ICC-Sec 305.7.1
Fig 305.7(b)
2. UFAS-Sec 4.2.4.2
Fig 4(e)

OR

ADA-Sec 305.7.2
Fig 305.7.2

NOTE:

- *1. CFS, for Washer/Dryer, position only for the parallel approach shall be provided in all units, as it is mandated by the BC
- **2. CFS, for Washer/Dryer, position only for the parallel approach shall be centered as shown in 504 M/I units when ADA is used
- ***3. Washer/Dryer shall be front loading only in all units, as it is mandated by the BC
- 4. A Stackable Washer/Dryer unit is not accessible
- 5. In case of space restriction a Washer/Dryer Combination Unit can be provided in lieu of a Stackable unit



Plan E (PE)

This complies with BC, UFAS & ADA

Elevation for Washer/Dryer As per BC/UFAS/ADA

Operable Parts

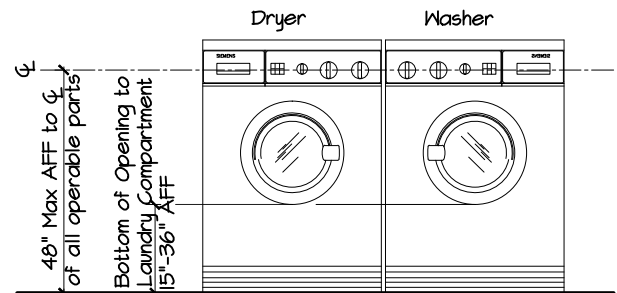
Operable parts, including doors, lint screens, and detergent & bleach compartments shall be provided at Accessible Reach Ranges; and Front loading machines shall have the bottom of the opening to the laundry compartment 15" min & 36" max AFF

As per

1. ICC-Sec 611.3 & 611.4
Fig 611.4(b)
2. UFAS-Sec 4.34.7.3 & 4.27
Fig 5 & 6

OR

ADA-Sec 611.3 & 611.4
Fig 611.4(b)



Front Loading Washer/Dryer

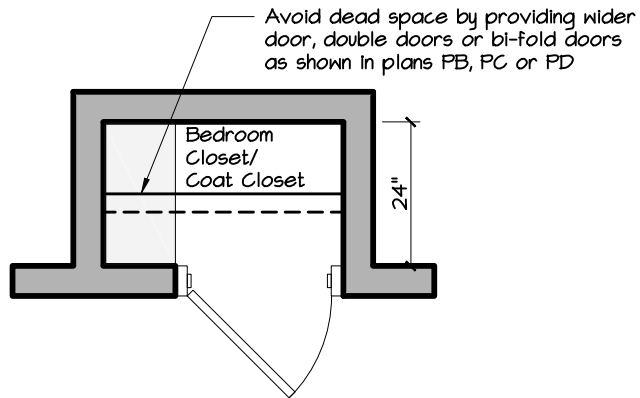
Elevation

This complies with BC, UFAS & ADA

Requirements for Bedroom Closet/Coat Closet (for reaching-in only)

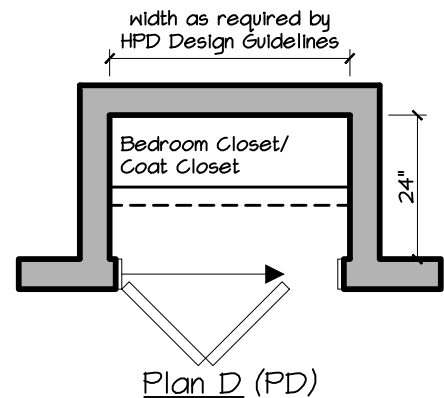
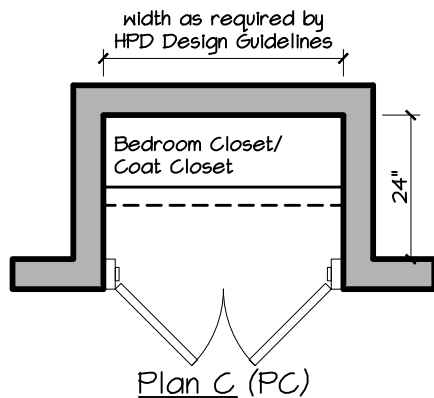
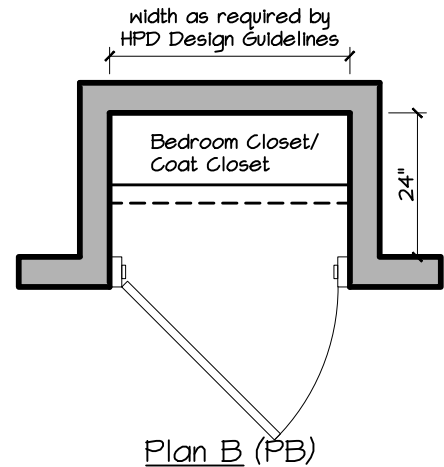
Door Opening / Door Size

Provide doors as wide as possible to avoid dead space at the end that is difficult or impossible to reach



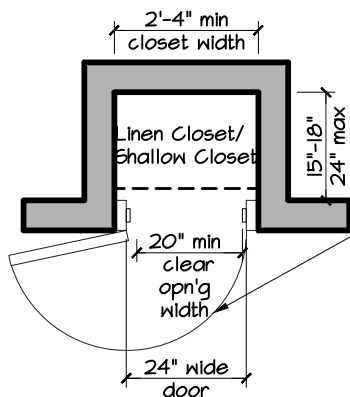
Plan A (PA)

Not recommended



Requirements for Linen Closet/Shallow Closet

Door Opening / Door Size



This is mandated by UFAS but also complies with FHA, BC & ADA

Door not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20" minimum.

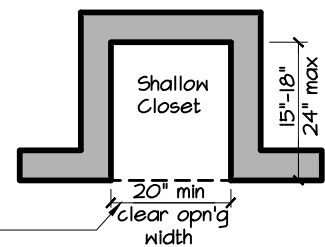
As per

1. UFAS-Sec 4.34.2(6) & 4.13.5 Exception

- Door should swing back so wheelchair user can make a close approach for side reach to contents
- When 20" min clear opening width is not feasible with a door, providing open shelving is recommended in UFAS compliant M/I Units

NOTE:

1. Width of the closet shall be min 2'-4", to accommodate 2'-0" wide door, to provide 20" min clear opening width



Requirements for Walk-In-Closet

Door Opening / Door Size

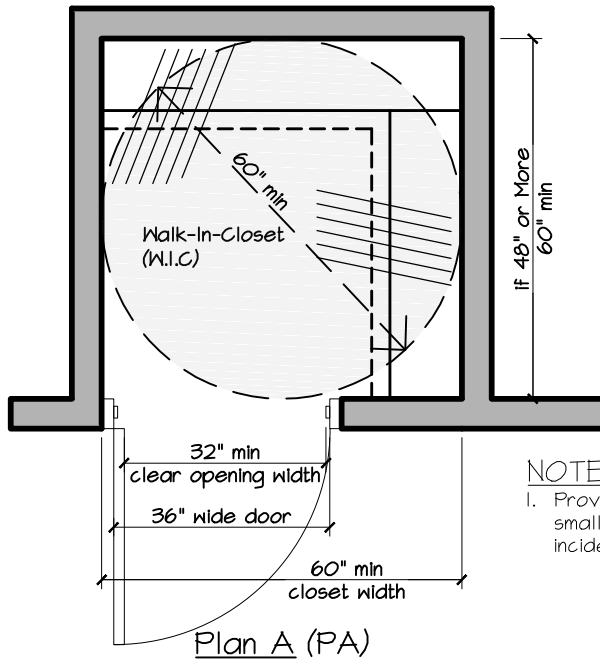
A. Within individual dwelling units, doors intended for user passage through the unit shall have a clear opening of at least 32 inches nominal width when the door is open 90 degrees, measured between the face of the door and the stop
As per
1. FHA-Requirements 3 (2)

B. Doors & Doorways that are intended for user passage & that are part of an accessible route shall have a minimum clear door opening of 32" with the door open 90 degrees, measured between the face of the door & the stop.
• This requirement is more stringent than FHA requirement of 32" nominal, the width of the door for walk-in closet shall be 36" minimum

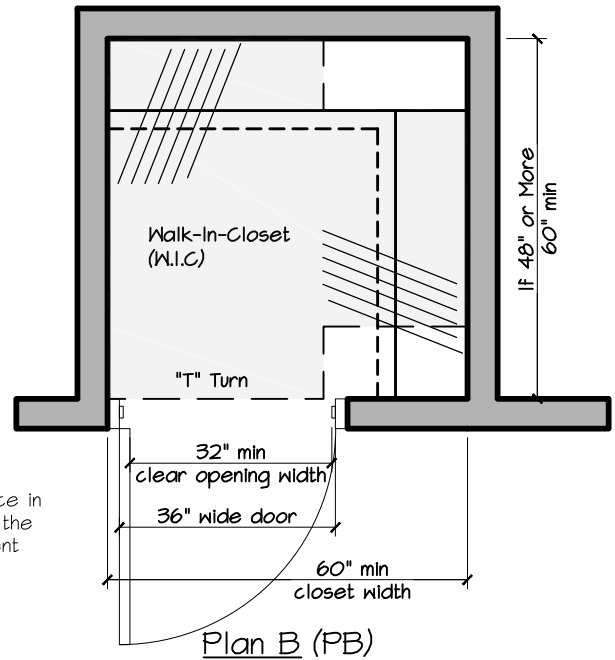
As per
1. BC-Sec 1107.6.1.3
ICC-Sec 404.2.2
Fig 404.2.2(a)-(d)
2. UFAS-Sec 4.34.2(6) & 4.13.5
Fig 24(a)-(e)
OR
ADA-Sec 809.2 & 404.2.3
Fig 404.2.3(a)-(c)

48" or more deep Walk-In-Closet in UFAS compliant M/I Unit

For Walk-In-Closet at least 48" deep, a 60" dia. or "T" shaped turning space shall be provided (may extend under clothes rods)



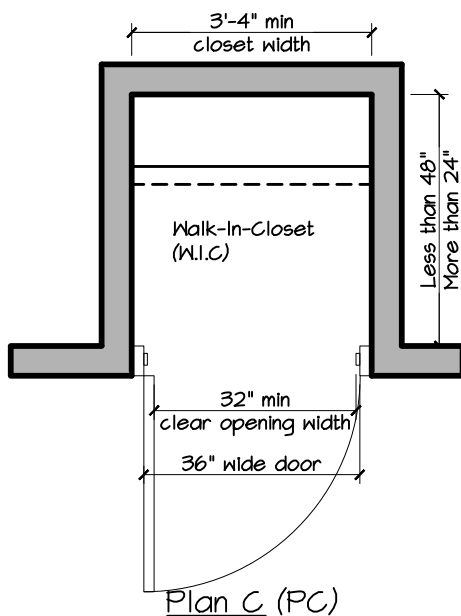
This is mandated by UFAS
but also complies with FHA, BC & ADA



This is mandated by UFAS
but also complies with FHA, BC & ADA

NOTE:
1. Providing turning space in small areas, reduces the incidents of entrapment

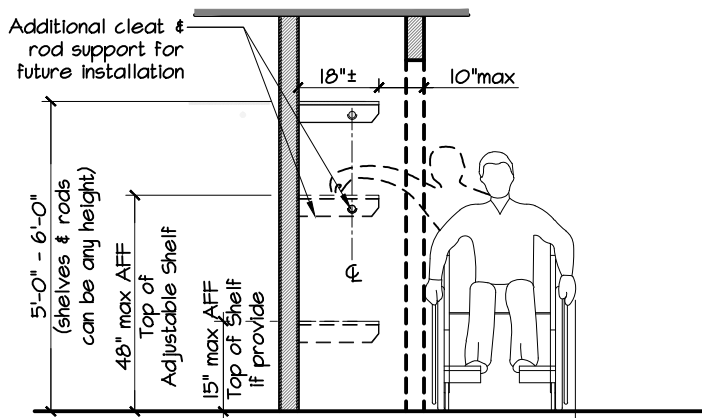
Less than 48" & more than 24" deep Walk-In-Closet



This complies with FHA, BC, UFAS & ADA

NOTE:
1. Width of the closet shall be min 3'-4", to accommodate 3'-0" wide door, to provide 32" min clear opening width

Sections through Shelves & Cloths Rods



Section A (SA)

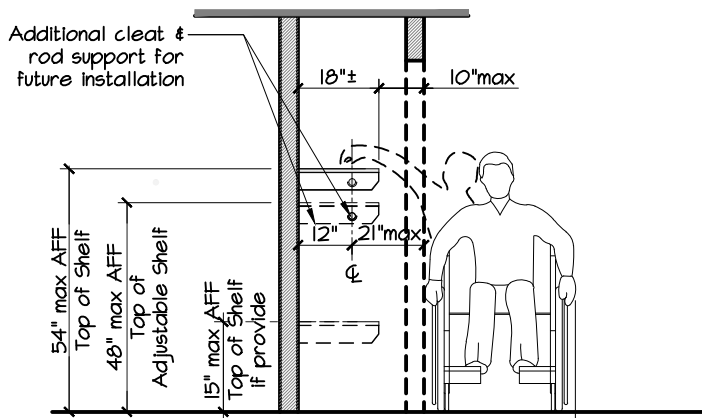
This complies with BC

Where storage facilities are provided they shall be accessible. A 30"x48" CFS for either a parallel or forward approach shall be provided. Shelves & Clothes Rods shall comply with at least one of the reach ranges As per

- 1. BC-Sec 1107.2.7
- ICC-Sec 905, 309 & 308
- Fig 308.2.1, 308.2.2, 308.3.1 & 308.3.2

NOTE:

- 1. An additional cleat for shelf & additional housing for cloths rod as shown shall be provided for future installation to comply with ICC-Sec 308.3.1



Section B (SB)

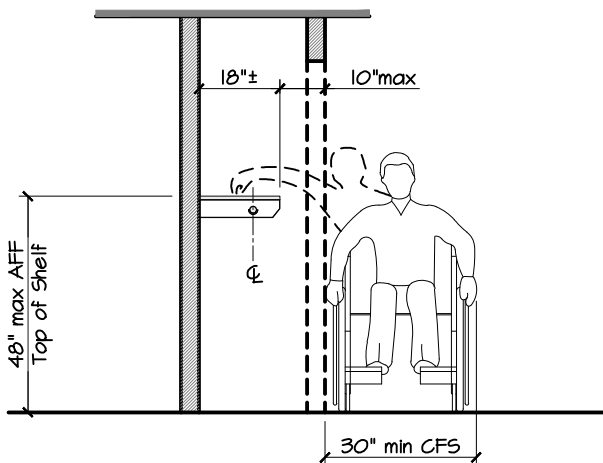
This complies with UFAS with Parallel Approach only

Cabinets, shelves, closets & drawers shall be accessible. A 30"x48" CFS for either a parallel or forward approach shall be provided. Shelves & clothes road shall be 54" max. AFF if CFS allows a parallel approach As per

- 1. UFAS-Sec 4.25, 4.25 & 4.2.6
- Fig 38
- When only forward approach is provided Use Sec-5C as shown bellow

NOTE:

- 1. An additional cleat for shelf & additional housing for cloths rod as shown shall be provided for future installation to comply with ICC-Sec 308.3.1



Section C (SC)

This complies with ADA; Complies with UFAS when only Forward Approach is provided

Where storage facilities are provided in accessible spaces, at least one of each type shall be accessible. A 30"x48" CFS for either a parallel or forward approach shall be provided. Shelves & Clothes Rods shall comply with at least one of the reach ranges As per

- 1. ADA-Sec 225, 811, 309 & 308
- Fig 308.2.1, 308.2.2, 308.3.1 & 308.3.2

CHAPTER VII

**COMMON / PUBLIC
MISCELLANEOUS AREAS**

REFERENCES

Requirements for Wall-Mounted Mailboxes

Accessible Mailboxes

- Where Mailboxes are provided for each dwelling or sleeping unit in an interior location, 100% of such Mailboxes shall be accessible & Operable parts shall be no higher than 48" AFF
- 100% of mailboxes in an elevator building
 - Mailboxes provided only for accessible/adaptable units in a non-elevator building

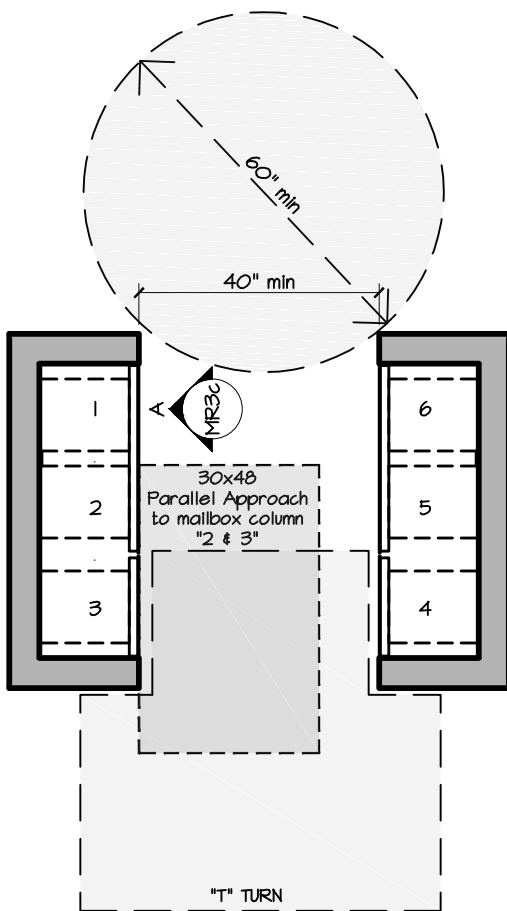
As per

1. FHA-Requirements 2, item 14 of the chart
ANSI-Sec 4.1 - 4.5
2. BC-Sec 1107.3.1
ICC-Sec 301 - 309
3. UFAS-Sec 4.34.2(1) - (2) & 4.2 - 4.5
&/OR
ADA-Sec 228.2 & 309

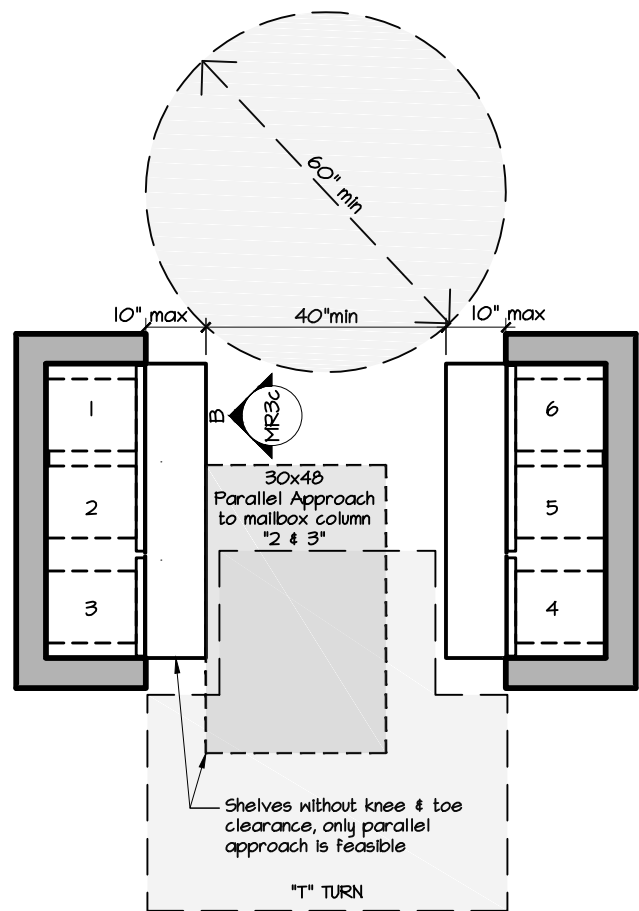
Wheelchair Turning Space & Clearance

When Mailboxes are installed in an open space, 40" clearance shall be provided between two rows of mail boxes, between the shelves or between mailboxes/shelves & the wall across (see Plan PA & PB)

Wall-Mounted Mailboxes in an Open Space



Plan A (PA)



Plan B (PB)

Requirements for Wall-Mounted Mailboxes

Accessible Mailboxes

- Where Mailboxes are provided for each dwelling or sleeping unit in an interior location, 100% of such Mailboxes shall be accessible & Operable parts shall be no higher than 48" AFF
- 100% of mailboxes in an elevator building
 - Mailboxes provided only for accessible/adaptable units in a non-elevator building

As per

1. FHA-Requirements 2, item 14 of the chart
ANSI-Sec 4.1 - 4.5
2. BC-Sec 1107.3.1
ICC-Sec 301 - 309
3. UFAS-Sec 4.34.2(1) - (2) & 4.2 - 4.5
&/OR
ADA-Sec 228.2 & 309

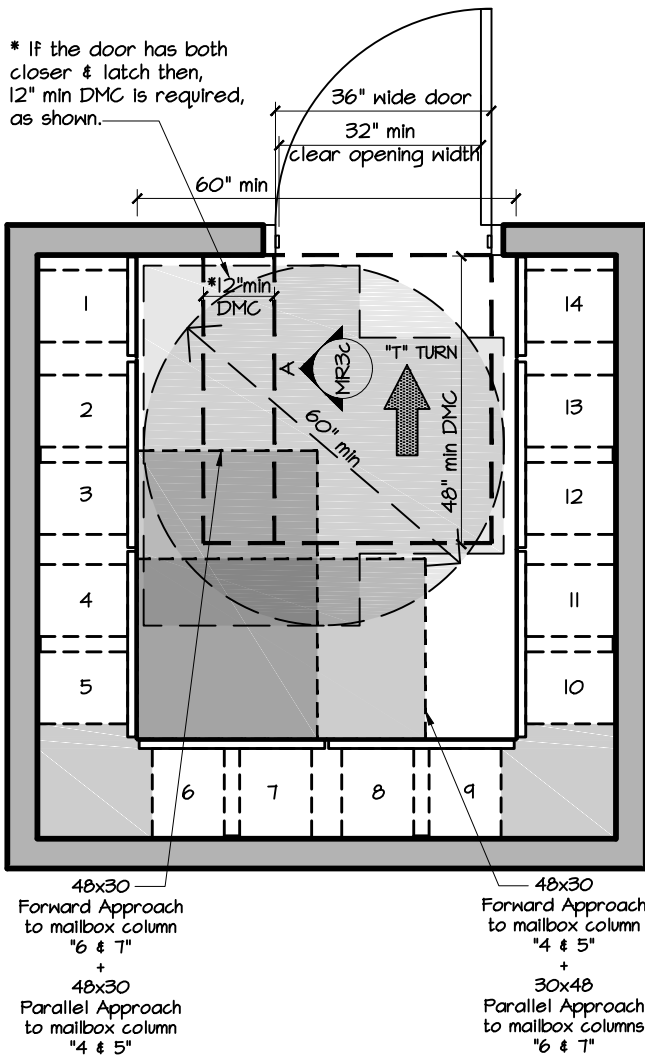
Wheelchair Turning Space

A 60" dia or "T" shaped turning space shall be provided in a mailroom or if the area is enclosed on three sides (see Plan PC & PD)

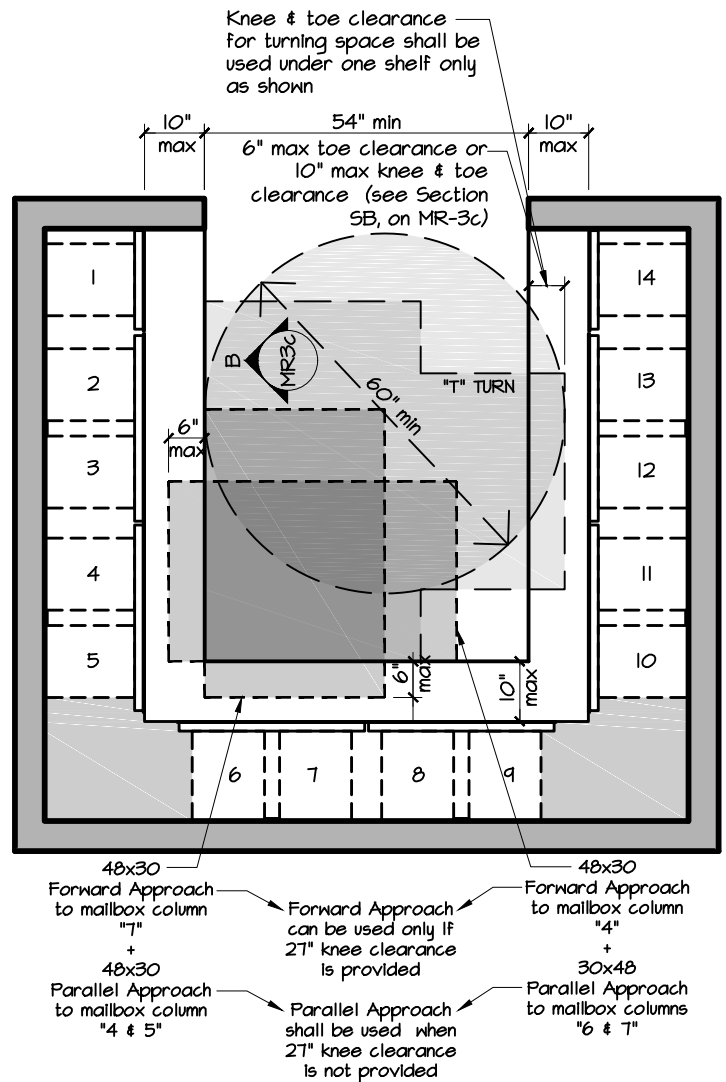
As per

1. FHA-Requirements 2, item 14 of the chart
ANSI-Sec 4.2.3
Fig 3(a) & 3(b)
2. BC-Sec 1107.3
ICC-Sec 304.3.1 & 304.3.2
Fig 304.3(a) & 304.3(b)
3. UFAS-Sec 4.34.2(1) & (2) & 4.2.3
Fig 3(a) & 3(b)

Wall-Mounted Mailboxes in an Enclosed Space or a Mailroom



Plan C (PC)



Plan D (PD)

Requirements for Wall-Mounted Mailboxes As per FHA/BC/UFAS/ADA & USPS

As per USPS-STD-4C

1. A minimum of one Standard Parcel Locker shall be provided for every 5 Customer Compartment. For less than 5 Customer Compartment there shall be no mandatory Parcel Locker requirement, however, it shall be the Intent of the Postal Service to strongly encourage the inclusion of a parcel locker.
2. No Parcel Locker Compartment (top of interior bottom shelf) shall be positioned less than 15" AFF
3. No Customer Compartment (top of interior bottom shelf) shall be positioned less than 28" AFF
4. The USPS Arrow Lock shall be located between 36" & 48" AFF

Knee & Toe Clearances

1. Space underneath the 10" deep selves can be used for the required CFS for forward approach &/or the turning space, if 27" knee clearance is provided
2. Only 6" space, as toe clearance, underneath the 10" deep selves can be used for the required turning space, if 27" knee clearance is not provided

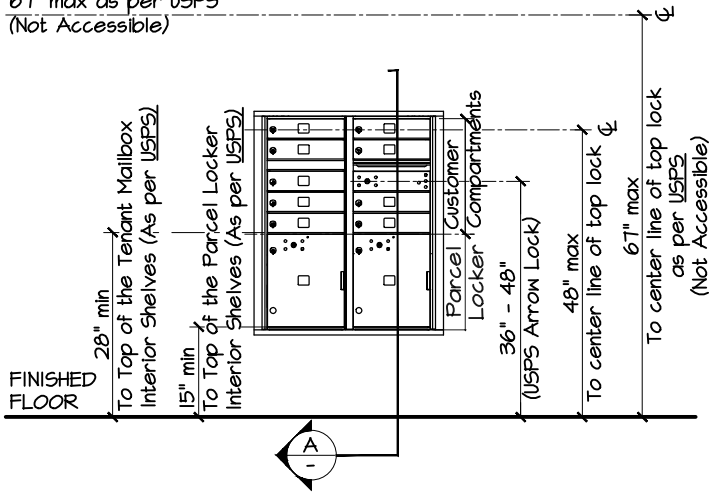
NOTE:

In lieu of Parcel Lockers providing a separate accessible Package Room or a Concierge Desk is not acceptable by USPS. Providing Parcel Lockers are mandatory.

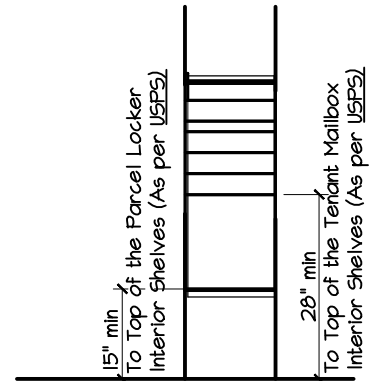
Wall-Mounted Mailboxes Elevations & Sections

67" max as per USPS

(Not Accessible)



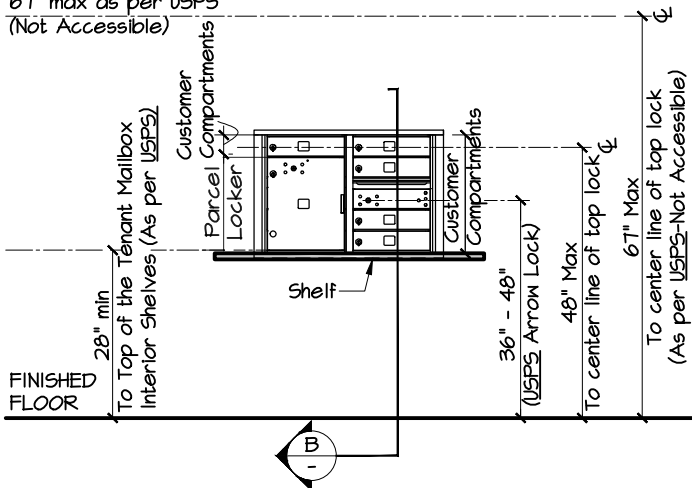
Elevation A (EA)



Section A (SA)

67" max as per USPS

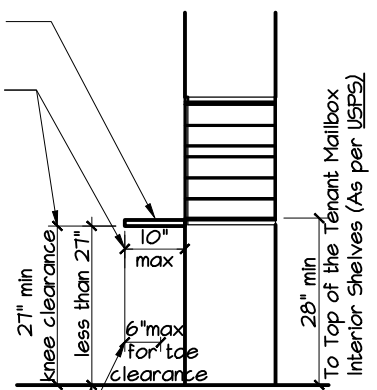
(Not Accessible)



Elevation B (EB)

Max 10" deep Shelf to comply with Side Reach Range

Space underneath the 10" deep shelves can be used for the required CFS for forward approach &/or the turning space, if 27" knee clearance is provided



Only 6" space, as toe clearance, underneath the 10" deep selves can be used for the required CFS for forward approach &/or turning space, if 27" knee clearance is not provided

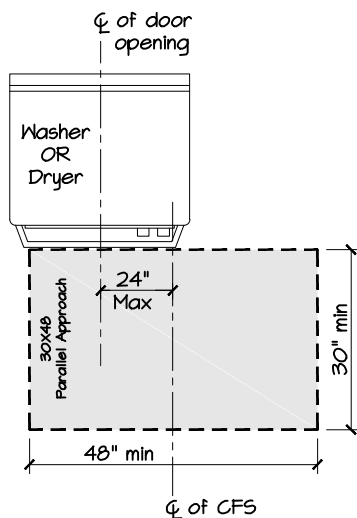
Section B (SB)

Requirements for Washer/Dryer

- A. If provided in the facility or at the site, at least one of each type of appliance provided in each laundry area shall be accessible & comply with ANSI-Sec 4.32.6
As per
1. FHA-Requirements 2, item 15 of the chart
- B. Rooms and spaces available to the general public or available for common use by residents of Accessible units, Type B+NYC units, or Type B units shall be accessible & comply with ICC-Sec 611
As per
1. BC-Sec 1107.2.8 & 1107.3
- C. When separate laundry facilities serve one or more accessible dwelling units, then they shall be accessible
As per
1. UFAS-Sec 4.34.7
- &/OR
- D. Where provided, washing machines and clothes dryers shall be accessible & comply with ADA-Sec 611
As per
1. ADA-Sec 214

Clear Floor Space

- A. 30"x48" CFS, positioned for parallel approach shall be provided. The centerline of the CFS shall be offset 24" max from the centerline of the door opening for front loading machines
As per
1. ICC-Sec 611.2
Fig 611.2(b)
- B. 30"x48" CFS for either a forward or parallel approach shall be provided (not specific about centering)
As per
1. FHA-Sec 4.32.6 & 4.25.2
2. UFAS-Sec 4.34.7.3 & 4.27.2
- C. 30"x48" CFS, positioned for parallel approach shall be provided. The CFS shall be centered on the appliance
As per
1. ADA-Sec 611.2



Plan A (PA)

This complies with FHA, BC & UFAS

NOTE:

This can be used in UFAS compliant Common Laundry

Number of Washer/Dryer

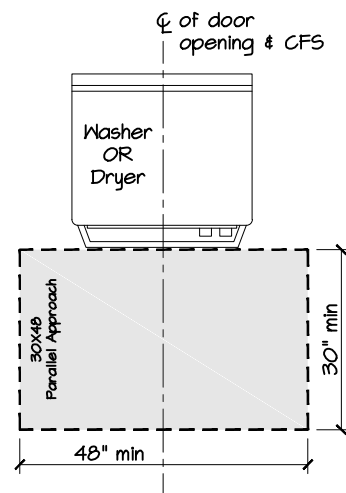
- A. One of each type shall be accessible
As per
1. FHA-Requirements 2, item 15 of the chart
- B. Where three or fewer machines are provided, at least one shall be accessible. Where more than three machines are provided, at least two shall be accessible.
As per
1. BC-Sec E105.2.1 & E105.2.2
2. ADA-Sec 214.2 & 214.3

Type of Washer/Dryer

- A. Washer/Dryer - It is not mandatory to be Front Loading, but if Front Loading machines are not provided, management will be expected to provide assistive devices on request if necessary
As per
1. FHA-Requirements 2, item 15 of the chart
- B. Washer/Dryer shall be Front Loading
As per
1. BC-Sec E105.2.1 & E105.2.2
2. UFAS-Sec 4.34.7.2
- C. ADA permits Washer/Dryer to be either Front Loading or Top Loading. HUD is not permitting application of the scoping requirements for Washer/Dryer found at ADA-Section 214.2 & 214.3. Instead it shall comply with UFAS-Section 4.34.7.2 i.e. Front Loading Washer/Dryer shall be used.

NOTE:

1. Washer/Dryer shall be front loading only, as it is mandated by the BC, UFAS & ADA
2. CFS, for Washer/Dryer, position only for the parallel approach shall be provided, as it is mandated by the BC
3. An upper unit of Stackable Washer/Dryer unit is not accessible



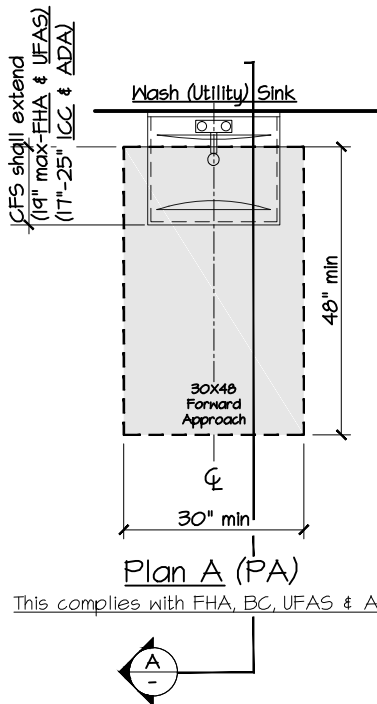
Plan B (PB)

This complies with FHA, BC, UFAS & ADA

NOTE:

This Shall be used in UFAS compliant Public Laundry & ADA compliant both Common and Public Laundry

Requirements for Wash (Utility) Sink in Common/Public Laundry



This complies with FHA, BC, UFAS & ADA

Clear Floor Space

A. Utility Sink must meet ANSI-Sec 4.19 with regards to faucet control & height. Since deep sinks are usually provided in these locations, knee space is not possible as per ANSI-Sec 4.19; therefore, a 30"x48" CFS parallel to the sink must be provided As per
FHA Design Manual-Requirement 2, Page 2.27

B. 30"x48" CFS for forward approach shall be provided
As per
1. UFAS-Sec 4.24.5

C. Where sinks are Provided, at least 5%, but not less than one shall be accessible in each accessible space. 30"x48" CFS for Forward Approach to the sink with Knee & Toe clearance shall be provided
As per
1. BC-Sec 1109.3
ICC-Sec 606.2
2. ADA-Sec 212.3 & 606.2

• Mop or Service Sinks are not required to be accessible
As per
1. BC-Sec 1109.3: Exception
2. ADA-Sec 212.3: Exception

But sink in a Common/Public Laundry room is neither a mop or service sink; so it shall be accessible.

30"x48" CFS for forward approach shall extend

A. A max of 19" underneath the sink & shall have a clear width of 30"
As per

1. ANSI-Sec 4.19.3
Fig 32
2. UFAS-Sec 4.24.3

B. A min 17" & max 25" underneath the element & shall have a clear width of 30"
As per

1. BC-Sec 1109.3
ICC-Sec 606, 306.2 & 306.3
Fig 306.2 & 306.3
2. ADA-Sec 212.3, 606, 306.2 & 306.3
Fig 306.2 & 306.3

Exposed pipes & surfaces

Water supply & drainpipes shall be insulated or otherwise configure to protect against contact. There shall be no sharp or abrasive surfaces under the sinks

- Removable Foam or Fiber Insulation on drain, hot water & sharp edges

OR

- Removable protection panel mounted directly on support brackets

As per

1. ANSI-Sec 4.19.4
2. ICC-Sec 606.6
3. UFAS-Sec 4.24.6

&/OR

ADA-Sec 606.5

Knee & Toe clearance

Knee & Toe clearance shall be provided

As per

1. ANSI-Sec 4.19
2. ICC-Sec 606.2, 306.2 & 306.3
Fig 306.2 & 306.3
3. UFAS-Sec 4.24.3

&/OR

ADA-Sec 606.2, 306.2 & 306.3
Fig 306.2 & 306.3

Height

The front of sinks shall be 34" max AFF, measuring to the higher of the rim or counter surface

As per

1. ANSI-Sec 4.19.2.2
2. ICC-Sec 606.3
3. UFAS-Sec 4.24.2

&/OR

ADA-Sec 606.3

Depth of Sink

A. The depth of each sink shall be no greater than 6 1/2"

As per

1. ANSI-Sec 4.19.2.2
2. UFAS-Sec 4.24.4

B. The depth of sink shall be 7" max to provide 27" min required knee clearance
As per

1. ICC-Sec 606.2 & 306.3
2. ADA-Sec 606.2 & 306.3

Faucets

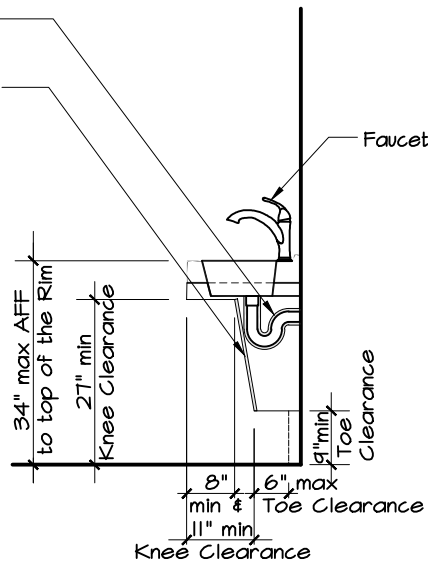
Controls for Faucets shall be accessible (Lever-Operated, Push-Type, or Electronically Controlled)

As per

1. ANSI-Sec 4.19.5 & 4.25.4
2. ICC-Sec 606.4 & 309.4
3. UFAS-Sec 4.24.7 & 4.27.4

&/OR

ADA-Sec 606.4 & 309.4

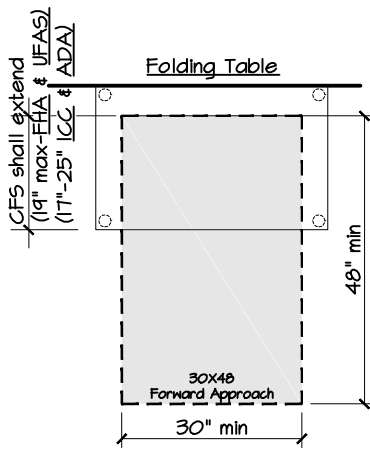


Section A (SA)

NOTES:

1. If a sink is provided in the Laundry room, there are two options to comply
 - a. Provide two sinks
 - one accessible sink with knee & toe clearance
 - another deep utility-type sink
 - b. Provide just one accessible sink with knee & toe clearance

Requirements for Other Accessories in Common/Public Laundry



Plan A (PA)

This complies with FHA, BC, UFAS & ADA

Folding Table (WS), Height & Clear Floor Space

A. If Work Surfaces (WS) are provided in accessible spaces, at least one of each shall be accessible; 30"x48" CFS for Forward Approach to the Folding Table (WS) with Knee & Toe clearance shall be provided; and Top of the Folding Table shall be 28" min & 34" max AFF

As per

1. FHA-Requirements 2, Item 12 of the chart ANSI-Sec 4.30

B. Where WS is provided in accessible spaces, at least 5%, but not less than one, shall be accessible and 30"x48" CFS for Forward Approach to the Folding Table (WS) with Knee & Toe clearance shall be provided; and Top of the Folding Table shall be 28" min & 34" max AFF

As per

1. BC-Sec 1109.10, 902 & 306

2. UFAS-Sec 4.1.2(17) & 4.32

Fig 45

&/OR

1. ADA-Sec 226, 902 & 306

30"x48" CFS for forward approach shall extend

A. A max of 19" underneath the Folding Table & shall have a clear width of 30"

As per

1. ANSI-Sec 4.30

Fig 45

2. UFAS-Sec 4.32.3

Fig 45

B. A min 17" & max 25" underneath the Folding Table & shall have a clear width of 30"

As per

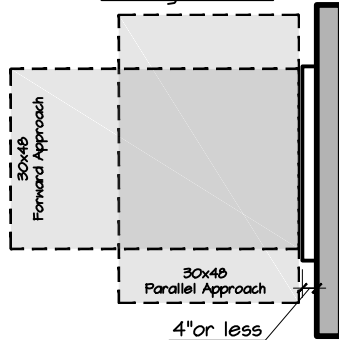
1. ICC-Sec 306.2 & 306.3

Fig 306.2 & 306.3

2. ADA-Sec 306.2 & 306.3

Fig 306.2 & 306.3

ATM, Card Machine, Coin Dispenser and Self Serving Laundry-Product Vending Machines etc.



Plan B (PB)

This complies with FHA, BC, UFAS & ADA

Clear Floor Space & Reach Range

30"x48" CFS for Forward or Parallel Approach to the ATM, Card Machine, Coin Dispenser and Self Serving Laundry-Product Vending Machine etc. shall be provided; and all operable parts shall be within an accessible reach range

As per

1. FHA-Requirements 2, Item 14 of the chart

ANSI-Sec 4.25, 4.2.5 & 4.2.6

Fig 4, 5 & 6

2. BC-Sec 1107.3

ICC-Sec 308 & 309

Fig 308.2.1, 308.2.2, 308.3.1 & 308.3.2

3. UFAS-Sec 4.1.2(12), 4.27, 4.2.4, 4.2.5 & 4.2.6

Fig 4, 5 & 6

&/OR

1. ADA-Sec 205, 308 & 309

Fig 308.2.1, 308.2.2, 308.3.1 & 308.3.2

Protruding Objects

When ATM, Card Machine, Coin Dispenser and Self Serving Laundry-Product etc. are installed on circulation path they shall comply with the following

- Objects projecting from walls with their leading edges between 27" and 80" AFF shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles
- Objects mounted with their leading edges at or below 27" AFF may protrude any amount
- Free-standing objects mounted on posts or pylons may overhang 12" max from 27 in to 80" AFF
- Protruding objects shall not reduce the clear width of an accessible route or maneuvering space

As per

1. FHA-Requirements 2, Item 2 of the chart

ANSI-Sec 4.4

Fig 8(a)-8(f)

2. ICC-Sec 307

Fig 307.2 - 307.4

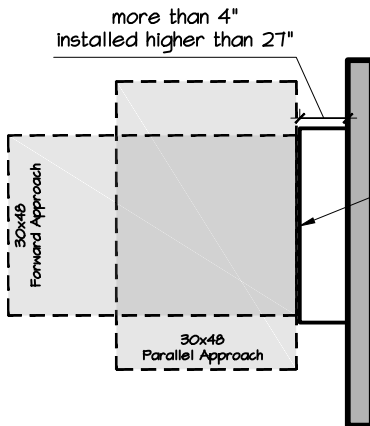
3. UFAS-Sec 4.4

Fig 8(a)-8(f)

&/OR

1. ADA-Sec 204, & 307

Fig 307.2 - 307.4

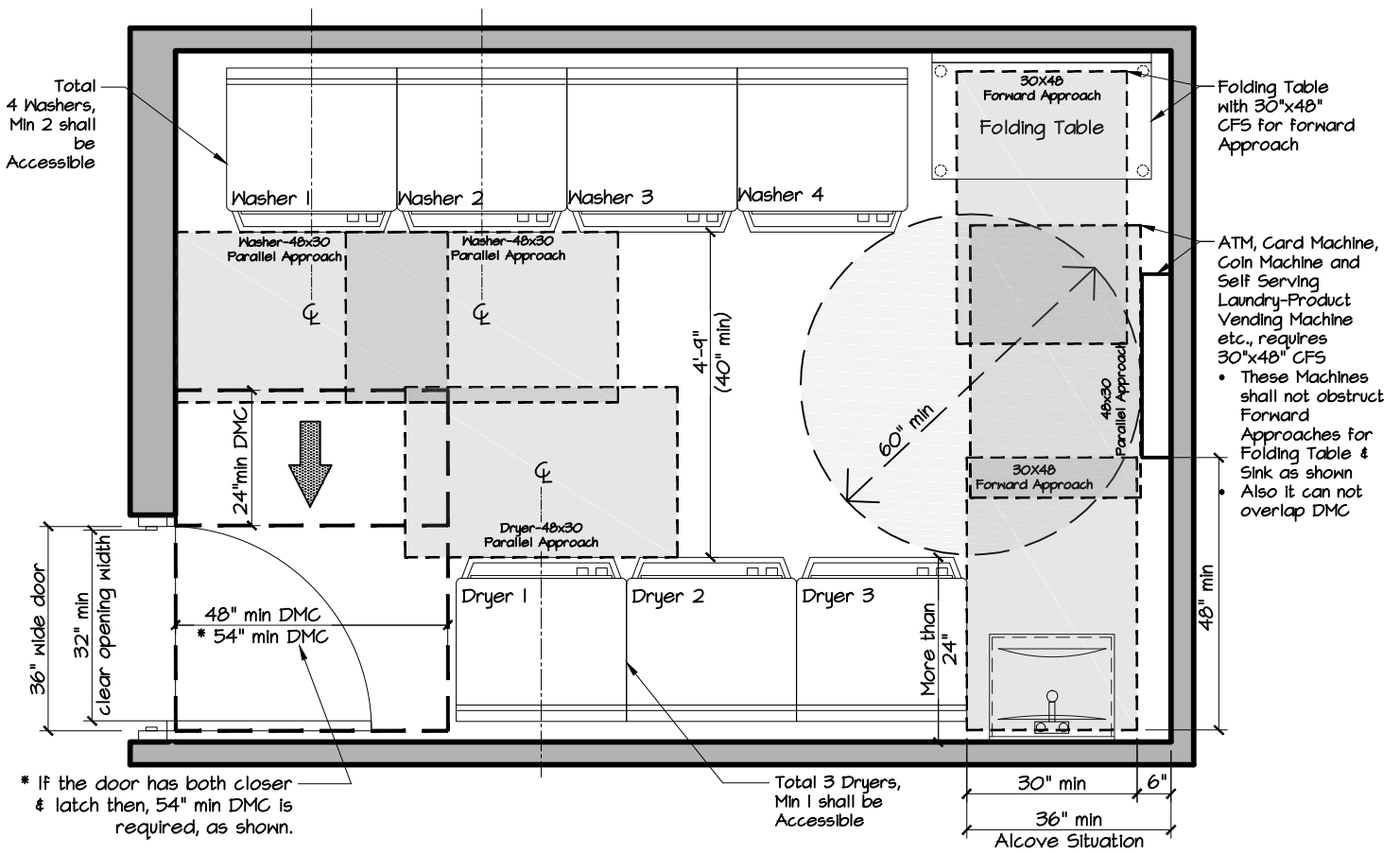


Plan C (PC)

This complies with FHA, BC, UFAS & ADA

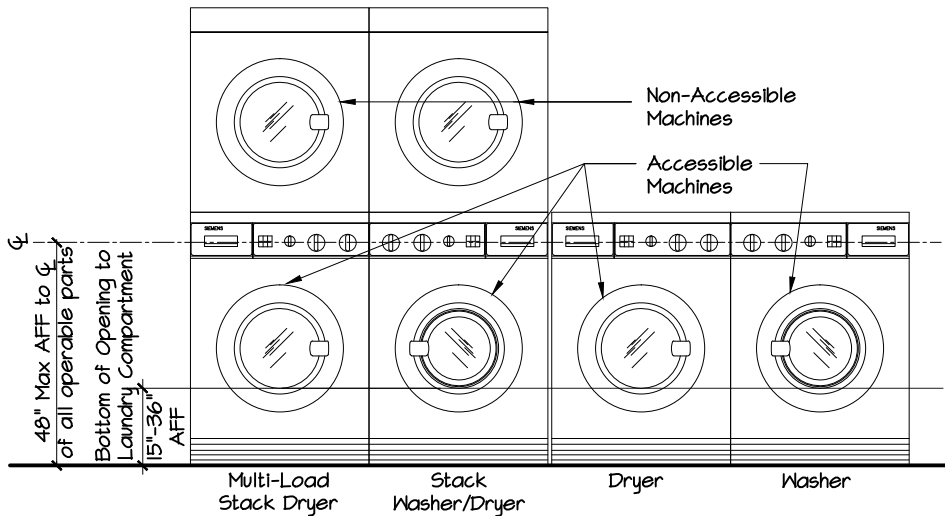
NOTE:

1. Visually impaired people tend to walk along the wall, that is why location of the protruding objects are crucial



Plan A (PA)

This complies with FHA, BC, UFAS & ADA



Elevation

This complies with BC, UFAS & ADA

Controls & Operating Mechanisms

A. All controls & operable parts of washers/Dryers shall be within an accessible reach range

As per

1. ANGI-Sec 4.32.6, 4.25, 4.25 & 4.26 Fig 5 & 6
2. ICC-Sec 611.3, 308.2, 308.3 & 309 Fig 308.2.1, 308.2.2, 308.3.1 & 308.3.2
3. UFAS-Sec 4.34.7.3, 4.27, 4.25 & 4.2.6 Fig 5 & 6

&/OR

ADA-Sec 611.3 308.2, 308.3 & 309 Fig 308.2.1, 308.2.2, 308.3.1 & 308.3.2

B. Front Loading machines shall have the bottom of the opening to the laundry compartment 15" min & 36" max AFF

As per

1. ICC-Sec 611.4 Fig 611.4(b)
2. ADA-Sec 611.4 Fig 611.4(b)

Requirements for Accessible & Common Use Trashroom/Refuse & Recyclable Storage Room

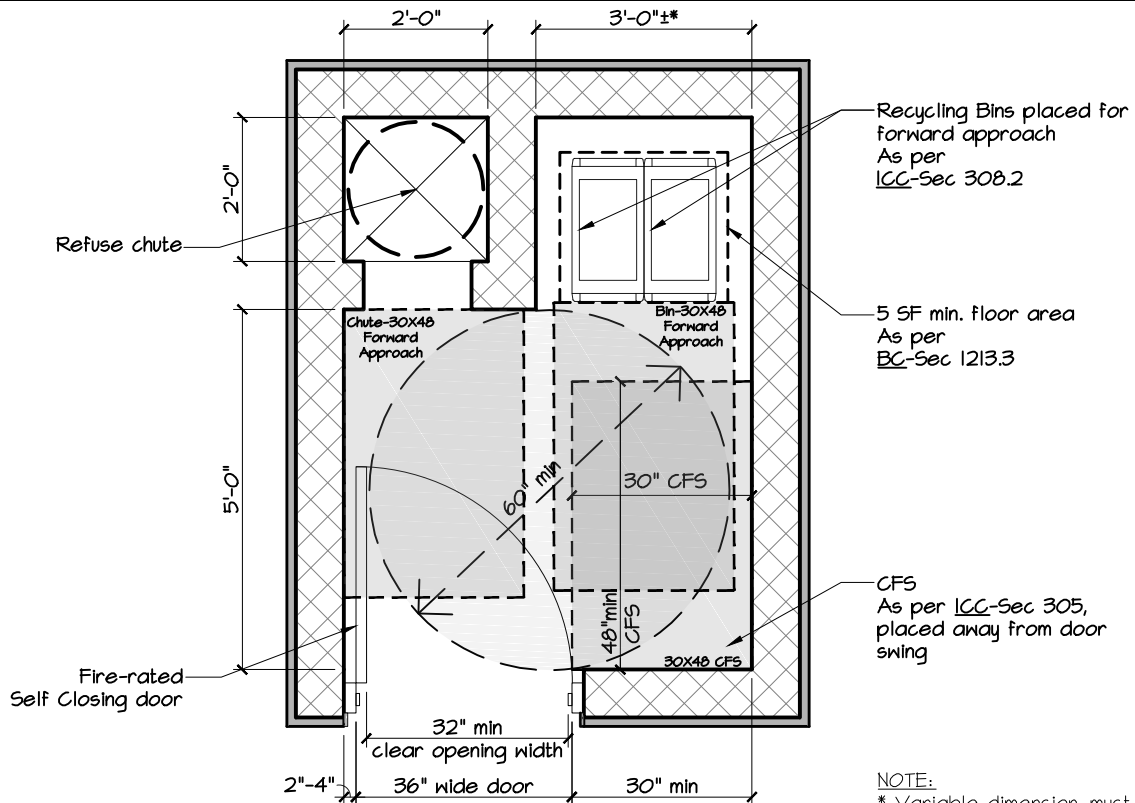
As per
NYC Building Bulletin 2019-001 (Technical)

The New York City Building Code (BC) requires that, in multiple dwellings, refuse and recyclable storage rooms be provided in accordance with BC-Section 1213. Per BC-Section 1107.3, these rooms and spaces that are available to the general public or for common use shall be accessible. This bulletin establishes the design requirements, and provides an alternative design option, for those refuse and recyclable storage rooms.

Standard Design

In multiple dwellings, refuse disposal, refuse recyclable, and refuse storage rooms intended for the general public or common-use shall comply with this bulletin. Each room must comply with ICC A117.1, including but not limited to, Section 304 (Turning Space), Section 305 (Clear Floor Space), Section 309 (Operable Parts) and Section 404 (Doors and Doorways). The refuse and recyclable storage room door may swing into the room provided that a clear floor space not less than 30 inches by 48 inches is provided within the room beyond the arc of the door swing. See Figure 1 of this bulletin, [Plan A (PA), as shown below]

- | | | |
|--|--|--|
| <p>A. Common Use Areas (Trash room) shall be accessible
As per</p> <ol style="list-style-type: none"> FHA-Requirements 2, item 14 of the chart BC-Sec 1107.3 UFAS-Sec 4.34.2(l) <p>B. Turning Space (60" Dia or "T" turn)
As per</p> <ol style="list-style-type: none"> ANSI-Sec 4.2.3
Fig 3(a)-3(b) ICC-Sec 304
Fig 304.3(a)-(b) UFAS-Sec 4.2.3
Fig 3(a)-3(b) | <p>C. Clear Floor Space (30"x48" min for Forward or Parallel Approach)
As per</p> <ol style="list-style-type: none"> ANSI-Sec 4.2.4
Fig 4(a)-4(e) ICC-Sec 305
Fig 305.3; & 305.5(a)-(b) UFAS-Sec 4.2.4
Fig 4(a)-4(e) <p>D. Doors & Doorways shall be provided
As per</p> <ol style="list-style-type: none"> ANSI-Sec 4.13
Fig 24(a)-(e) & 25(a)-(f) ICC-Sec 404, 404.3 & 404.3.1
Fig 404.2.2(a)-(d), 404.2.3.2(a)-(g) & 404.2.3.3(a)-(c) UFAS-Sec 4.13
Fig 24(a)-(e) & 25(a)-(f) | <p>E. Operable Parts (Controls) & Reach Ranges (Forward Reach or Side Reach)
As per</p> <ol style="list-style-type: none"> ANSI-Sec 4.25, 4.2.4, 4.2.5 & 4.2.6
Fig 5(a)-5(b) & 6(a)-6(c) ICC-Sec 309, 305, 308.2 & 308.3
Fig 308.2.1, 308.2.2(a)-(b), 308.3.1, & 308.3.2(a)-(b) UFAS-Sec 4.27, 4.2.4, 4.2.5 & 4.2.6
Fig 5(a)-5(b) & 6(a)-6(c) <p>F. As per this Bulletin this rooms shall also comply with</p> <ol style="list-style-type: none"> BC-Sec 1213 ICC-Sec 703 (Signs) |
|--|--|--|



Plan A (PA)

This complies with FHA, BC, & UFAS

NOTE:

* Variable dimension, must be of sufficient size to accommodate 2 different recycling bins and be within the Forward Reach Range

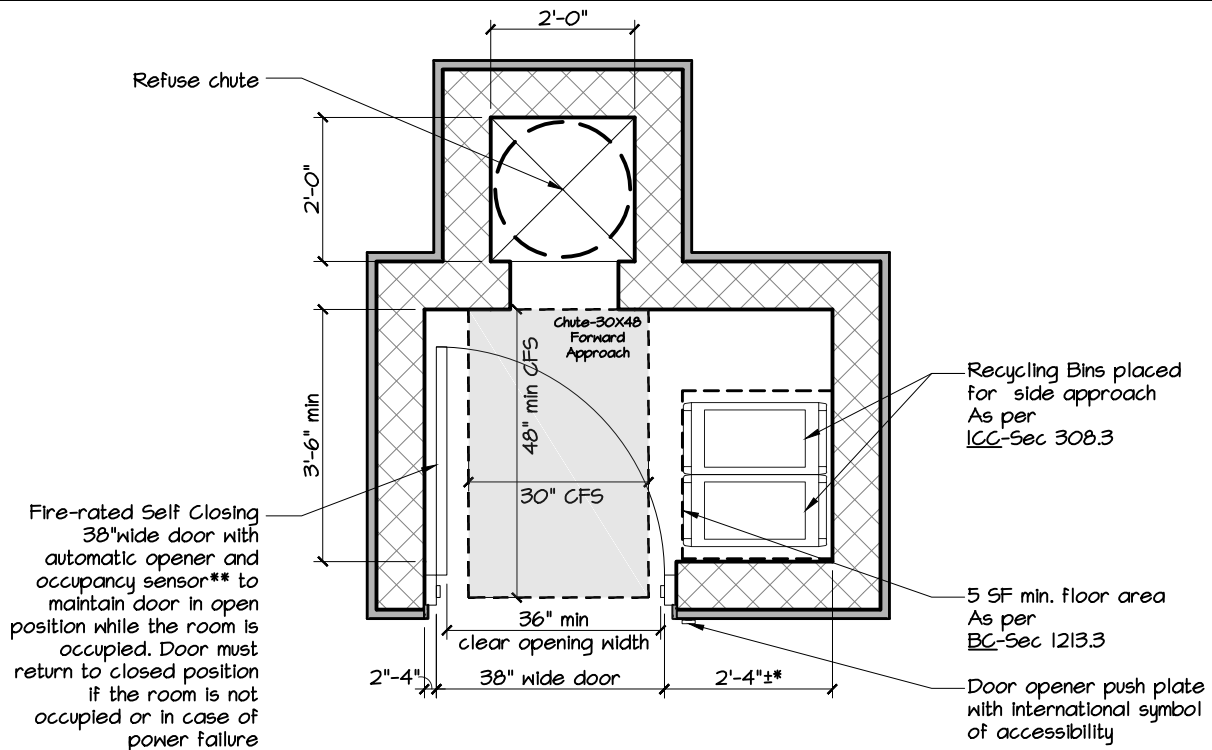
Requirements for Alternate Trashroom/Refuse & Recyclable Storage Room

As per
 NYC Building Bulletin 2019-001 (Technical)

Alternative design

An alternative design, See Figure 2 of this bulletin [Plan B (PB), as shown below] is permitted provided that all of the following conditions are met:

1. The refuse and recyclable storage room shall be designed so that the wheelchair user can enter the room head on, and back out without turning or changing direction.
2. The door of the refuse and recyclable storage room shall be provided with maneuvering clearance, except that such clearance is not required inside the refuse disposal/storage room. However, the clear door width shall be 36" to provide a forward approach as per ICC A117.1 Section 305.7.2 (Forward Approach) and Figure 305.7(a). Such clear width at the door shall be measured between the face of the door and stop, with the door open 90 degrees. This will typically require a 38" wide door.
3. The refuse and recyclable storage room door shall be a full powered automatic door that complies with ICC A117.1 Section 404.3 (Automatic Doors). Controls for the automatic door shall be provided within the reach range permitted in ICC A117.1 Section 308 (Reach Ranges) and shall be located alongside the door at the latch side. Room Identification and symbol of accessibility shall be provided near the control and shall comply with ICC A117.1 Section 703 (Signs).
4. An occupancy sensor shall be provided in the refuse and recyclable storage room to detect the presence or absence of occupants. Upon the detection of an occupant in the room, the door shall be maintained in the open position for the entire period during which the room is occupied. Upon the occupancy sensor's detection that the room is unoccupied, the door shall automatically return to the closed position.
5. The automatic door of the refuse and recyclable storage room shall return to the closed position in the case of a power failure, upon the activation of the fire alarm systems (if a fire alarm system is provided in the building), or upon the activation of smoke detectors.
6. The refuse and recyclable storage room shall be provided with a fire-rated door that remains closed during periods of nonuse. The placement of the storage bins and/or shelves and the location of the refuse chute access opening shall comply with the reach ranges of ICC A117.1 Section 308 (Reach Ranges).
7. All controls and operating mechanisms intended for operation shall comply with ICC A117.1 Section 305 (Clear Floor Space) and Section 309 (Operable Parts). Controls for maintenance and service are not required to be accessible.



- ** The occupancy sensor may be
1. Weight-Sensitive Floor Mat
 2. Infrared Sensor
 3. Other Equivalent Technology

Plan B (PB)
 This complies with BC &
 can also be accepted by FHA, & UFAS

* Variable dimension, must be of sufficient size to accommodate 2 different recycling bins and be within the Forward Reach Range

APPENDICES

APPENDIX ONE

**HUD-APPROVED
SAFE HARBORS**

HUD APPROVED FIFTEEN (15) SAFE HARBORS:

1. HUD Fair Housing Accessibility Guidelines published on March 6, 1991 and the Supplemental Notice to Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines, published on June 28, 1994
2. The Fair Housing Act Design Manual (1998)
3. ANSI A117.1 (1986) used with the Fair Housing Act, HUD's regulations, and the Guidelines
4. CABO/ANSI A117.2 (1992) used with the Fair Housing Act, HUD's regulations, and the Guidelines
5. ICC/ANSI A117.1 (1998) used with the Fair Housing Act, HUD's regulations, and the Guidelines
6. Code Requirement for Housing Accessibility 2000 (ICC/CRHA)
7. International Building Code 2000 as amended by the 2001 Supplement to the International Codes
8. International Building Code 2003, with one condition*.
9. ICC/ANSI A117.1 (2003), used with the Fair Housing Act, HUD's regulations, and the Guidelines.
10. 2006 International Building Code® (loose leaf)
11. ICC A117.1 (2009), used with the Fair Housing Act, HUD's regulations, and the Guidelines.
12. International Building Code 2009
13. International Building Code 2012
14. International Building Code 2015
15. International Building Code 2018

* Effective February 28, 2005 HUD determined that the IBC 2003 is a safe harbor, conditioned upon ICC publishing and distributing a statement to jurisdictions and past and future purchasers of the 2003 IBC stating, "ICC interprets Section 1104.1, and specifically, the exception to 1104.4, to be read together with Section 1107.4, and that the entrances, unless site impracticality applies. Exception 1 to Section 1107.4 is not applicable to site arrival points for any Type B dwelling units because site impracticality is addressed under Section 1107.7."

Information about these safe harbors as well as HUD's policy with respect to their use may be found in Report of HUD Review of the Fair Housing Accessibility Requirements in the 2006 International Building Code.

APPENDIX TO THE HUD NOTICE

Exceptions to the 2010 Standards:

This table is provided for HUD recipients that elect to use the 2010 Standards under title II of the Americans with Disabilities Act (ADA) as an alternative accessibility standard to UFAS for purposes of complying with Section 504 until HUD formally revises its Section 504 regulation. Please note that, for purposes of Section 504 compliance, the 2010 Standards may be used with the following exceptions.

Provisions in 2010 Standards Not Deemed as Equivalent Alternatives to UFAS	Provisions HUD Recipients Must Comply with for Purposes of Section 504 Compliance
1. Section 35.151(a)(2) Exception for structural impracticability	2010 Standards at Section 35.151 without Section 35.151(a)(2) and (b) (see below) and HUD's Section 504 regulation at 24 CFR §8.4(b)(5)
2. Section 35.151(b) Alterations	HUD's Section 504 regulation at 24 CFR §§8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26 and UFAS 4.1.6
3. Section 202.2 Additions	HUD's Section 504 regulation at 24 CFR §§8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26 and UFAS 4.1.5
4. Exception to Section 202.4 Alterations Affecting Primary Function Areas	2010 Standards at Section 202.4 without the Exception and HUD's Section 504 regulation at 24 CFR §§8.20, 8.21, 8.22, 8.23, 8.24, 8.25, and 8.26
5. Section 203.8 General Exceptions - Residential Facilities	2010 Standards without Section 203.8 and HUD's Section 504 regulation at 24 CFR §§8.20, 8.21, 8.22, 8.23, 8.24, 8.25, and 8.26
6. Employee Work Areas: Sections 203.9 (General exception for employee work areas), 206.2.8 (Circulation paths in employee work areas), and the Exceptions to 403.5 (Clearances within employee work areas) and 405.8 (Handrails within employee work areas)	2010 Standard without these provisions; Note that HUD is permitting use of Section 215.3 (Fire Alarm Systems in Employee Work Areas)
7. Exception 2 to Section 206.2.1 Site Arrival Points	2010 Standards at Section 206.2.1 without Exception 2
8. Exception to Section 206.2.2 Within a Site	2010 Standards at Section 206.2.2 without the Exception
9. Exception 1 to Section 206.2.3 Multi-Story Buildings and Facilities	2010 Standards at Section 206.2.2 without Exception 1
10. Section 214 - Scoping of Washing Machines and Clothes Dryers	HUD's Section 504 regulation and UFAS 4.34.7 Laundry Facilities. HUD recipients should also be aware that when washing machines and clothes dryers are provided in individual dwelling units, front loading accessible washing machines and clothes dryers may be required in accessible dwelling units as a reasonable accommodation for individuals with disabilities.
11. Exception to Section 215.1 Visible Alarms	2010 Standards at Section 215 without the Exception to Section 215.1 and HUD's Section 504 regulation at 24 CFR §§8.20, 8.21, 8.22, 8.23, 8.24, 8.25, and 8.26

APPENDIX TWO

**TITLE 1 OF RULES OF THE CITY
OF NEW YORK / SEC. 1101-01**

Statement of Basis and Purpose of Rule

Technical Policy and Procedure Notices (TPPN) 15 of 1988, 22 of 1988, and 1 of 1992 established bathroom and powder room prototypes acceptable to the Department for the purposes of compliance with Local Law 58 of 1987, which relates to providing facilities for people with disabilities.

Revisions to the City's Building Code adopted in Local Law 141 of 2013 repealed provisions in Local Law 58 of 1987 relating to facilities for people having physical disabilities that had been codified in subarticle 2 of article 2 of subchapter 4 of chapter 1 of title 27 (Local Law 58 of 1987). Local Law 141 of 2013 added a new section BC 1101.3 to the City's Building Code that allows the Department to designate by rule prototype layouts acceptable to the Department for bathrooms and powder rooms first occupied on or before March 13, 1991. Therefore, there is a need for a rule to continue to permit the prototypes established by these TPPNs for projects that are subject to section 1101.3 of the New York City Building Code, in particular, item 2.1 of Section 1101.3.2.

This rule re-establishes most of the prototypes in the TPPNs as acceptable prototype bathrooms and powder rooms in alterations in buildings that were originally occupied on or before March 13, 1991. Alterations in buildings that were occupied after such date, or where full compliance with the bathroom and powder room prototypes cannot be achieved, are subject to Chapter 11 of the New York City Building Code and the most recent adopted accessibility standard, unless a waiver is granted pursuant to Section 1101.3.5 of the New York City Building Code.

The relevant TPPNs will be rescinded once this rule is effective.

The Department of Buildings' authority for these rules is found in sections 643 and 1043 of the New York City Charter and section BC 1101.3.2 of the New York City Building Code, codified in Title 28 of the Administrative Code.

New material is underlined.

[Deleted material is in brackets.]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Title 1 of the Rules of the City of New York is amended by adding a new chapter 1100 and a new section 1101-01 to read as follows:

Chapter 1100
Accessibility

§1101-01 Bathroom and powder room design prototypes.

(a) Applicable standard with modifications. For alterations in buildings originally occupied:

(1) on or before March 13, 1991, in accordance with Item 2.1 of Section 1101.3.2 of the New York City Building Code ("Building Code"), bathroom and powder room prototypes contained herein shall be constructed and equipped as set forth in ANSI A117.1-1986, American National Standard for Buildings and Facilities Providing Accessibility and Usability for Physically Handicapped People, subject to modifications provided in this rule.

(2) after March 13, 1991, or for bathrooms and powder rooms that do not fully comply with the prototypes in this section, the provisions of ANSI A117.1-2009, Accessible and Usable Buildings and Facilities, and Chapter 11 of the Building Code apply. If compliance with ANSI A117.1-2009 is a hardship, the applicant may request a waiver pursuant to the provisions of Section 1101.3.5 of the Building Code.

(b) Minimum number of accessible fixtures. In a bathroom complying with item 2.1 of Section 1101.3.2 of the Building Code, at least one lavatory, one water closet and either a bathtub or shower shall comply with ANSI A117.1-1986. In a powder room complying with item 2.1 of Section 1101.3.2 of the Building Code that contains only a lavatory and a water closet, such lavatory and water closet shall comply with ANSI A117.1-1986.

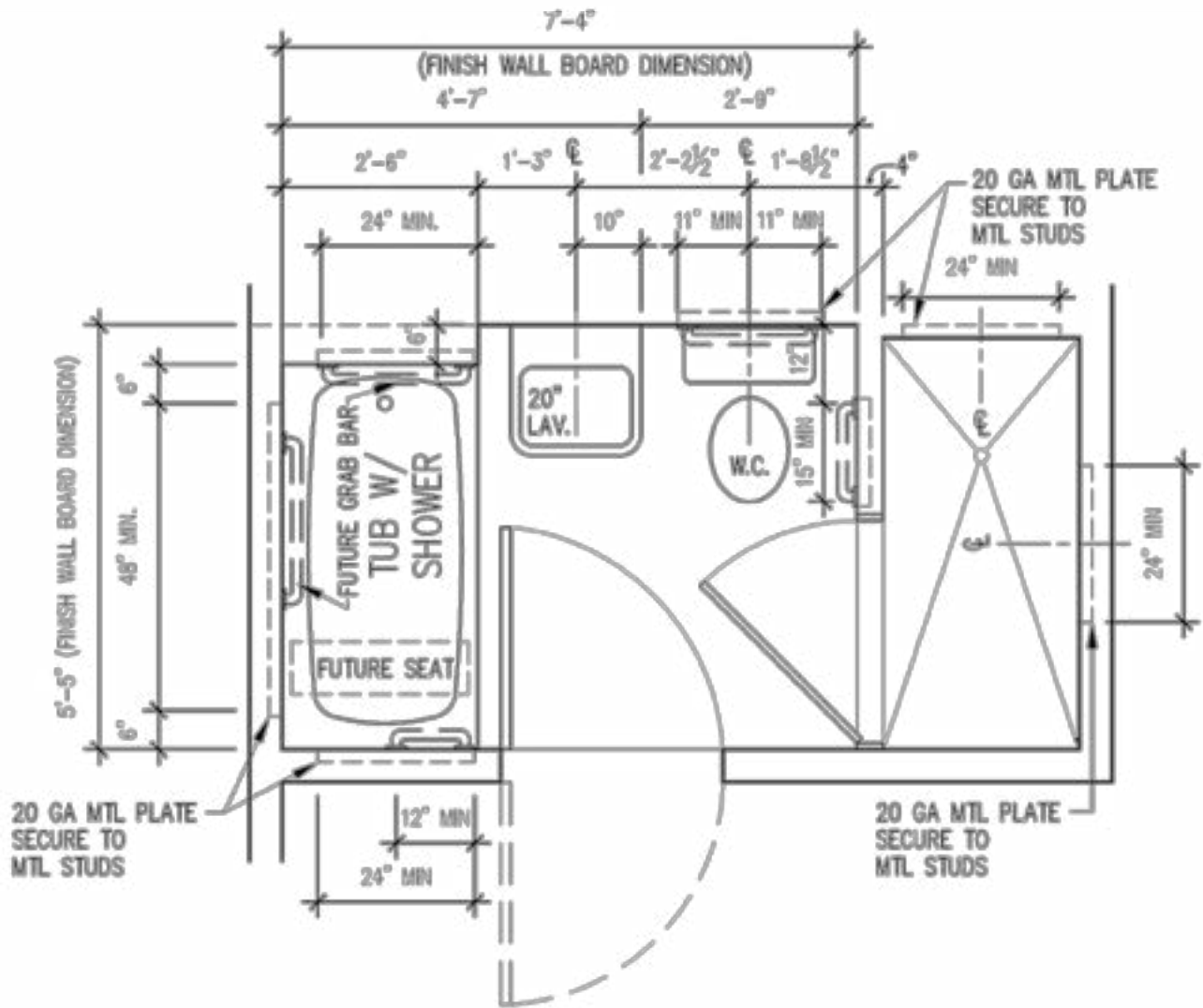
(c) Additional fixtures. An additional bathing fixture within such bathroom, as shown in Figure 1, need not fully comply with ANSI A117.1-1986 provided the following conditions are met:

(1) The three basic required fixtures are within an area of 5'-5" by 7'-4" minimum finished dimensions, and

(2) Any additional bathing fixture is provided with reinforcements for the installation of grab bars, and

(3) If a door is provided for accessing the additional bathing fixture, it is 2'-8" clear or as close to that dimension as possible, and

(4) The additional bathing fixture contains all other required features, including, but not limited to, reinforcement for future mounting of shower seat, shower faucet and control and shower spray unit.



MINIMUM BATHROOM REQUIRED W/ ADDITIONAL SHOWER

Scale: 1/2" = 1'-0"

Figure 1

(d) Prototypes. The prototypes in Figures 2 through 6 are acceptable as-of-right for bathrooms and powder rooms designed and constructed pursuant to item 2.1 of Section 1101.3.2 of the Building Code.

(e) Design drawing requirements.

(1) The following items shall be indicated on the design drawings for the bathroom or powder room:

(i) Future outward swing of the bathroom door indicated by a dotted line on the drawings and indications that such outward door swing does not obstruct a wheelchair user's access from the adjacent space.

(ii) Dimensions of grab bar reinforcement at all required locations.

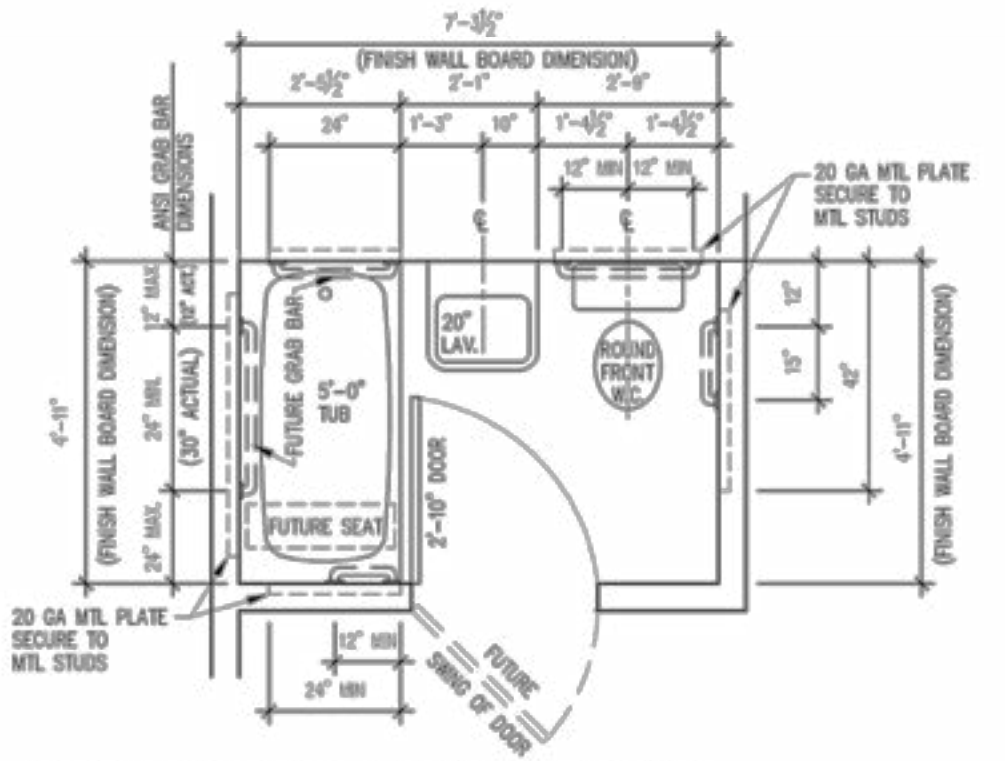
(iii) Finished dimensions.

(2) General notes. The following notes shall be placed on the drawings:

(i) Future outward door swing indicated by dotted line on drawings.

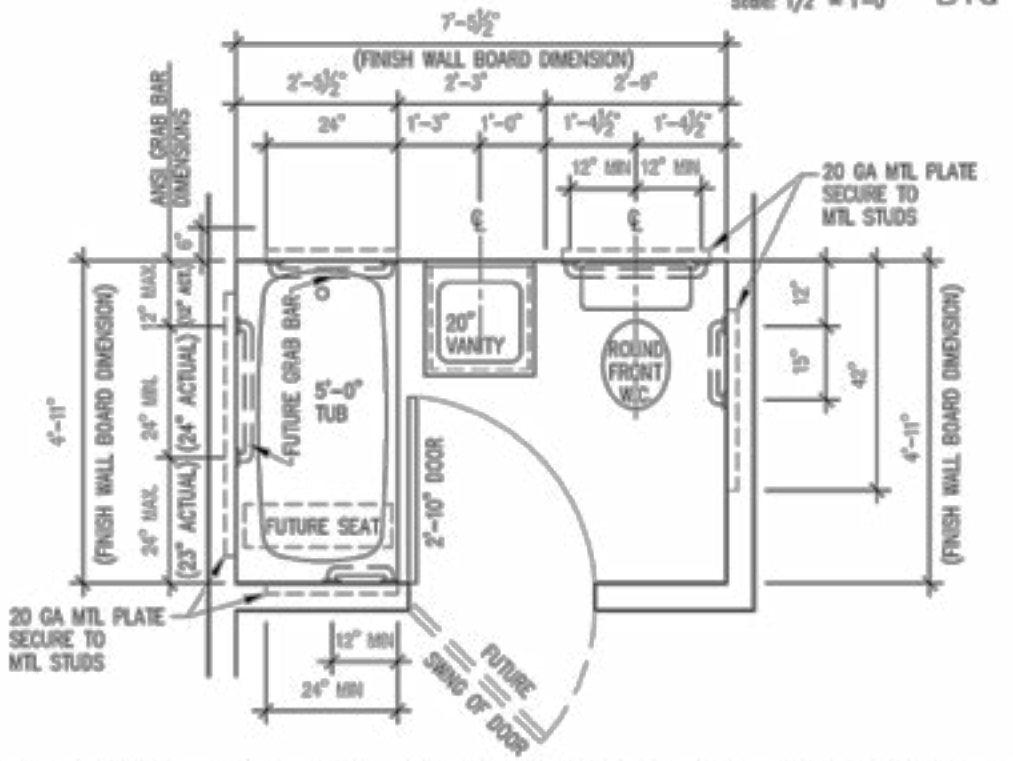
(ii) Note on door schedule that the door and frames are provided with mortised hinge and latch blanks to permit future reversal of the door on the same frames using common hand tools and without further alterations to the door and frames.

(f) Powder rooms. The prototypes in Figures 2 through 6 can also be considered acceptable powder room prototypes so long as the finished dimensions are measured as if there were a wall flush with the front face of the tub or shower.



BATHROOM PLAN W/ 20" LAVATORY

Scale: 1/2" = 1'-0" 'B1a'

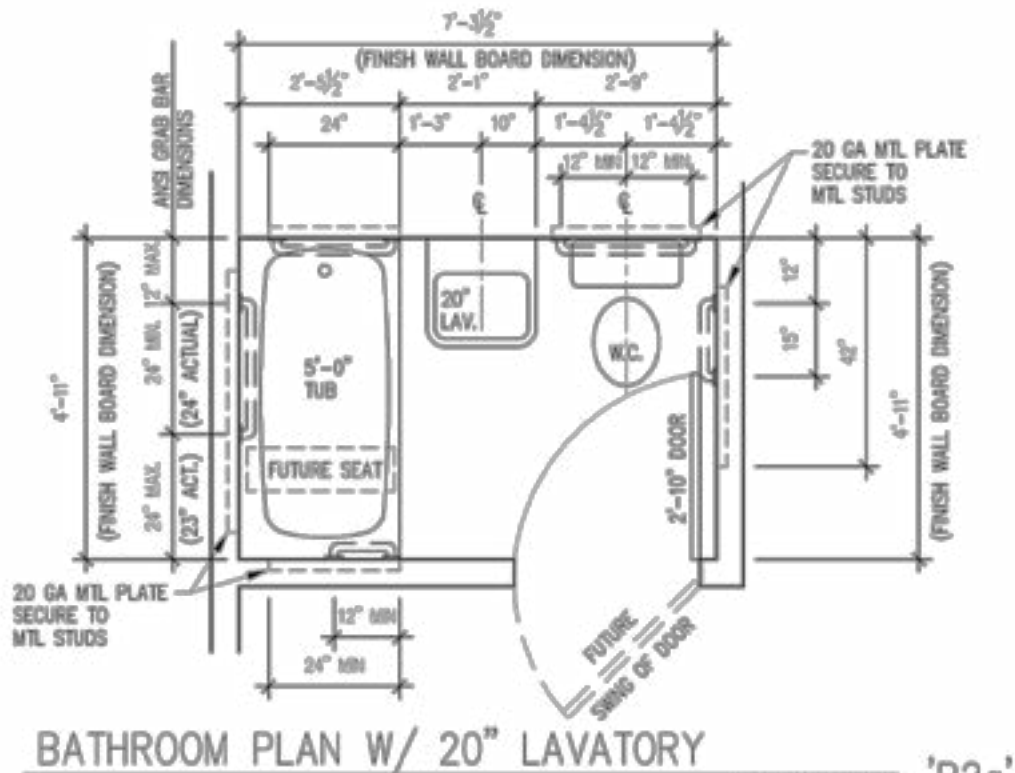


BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET

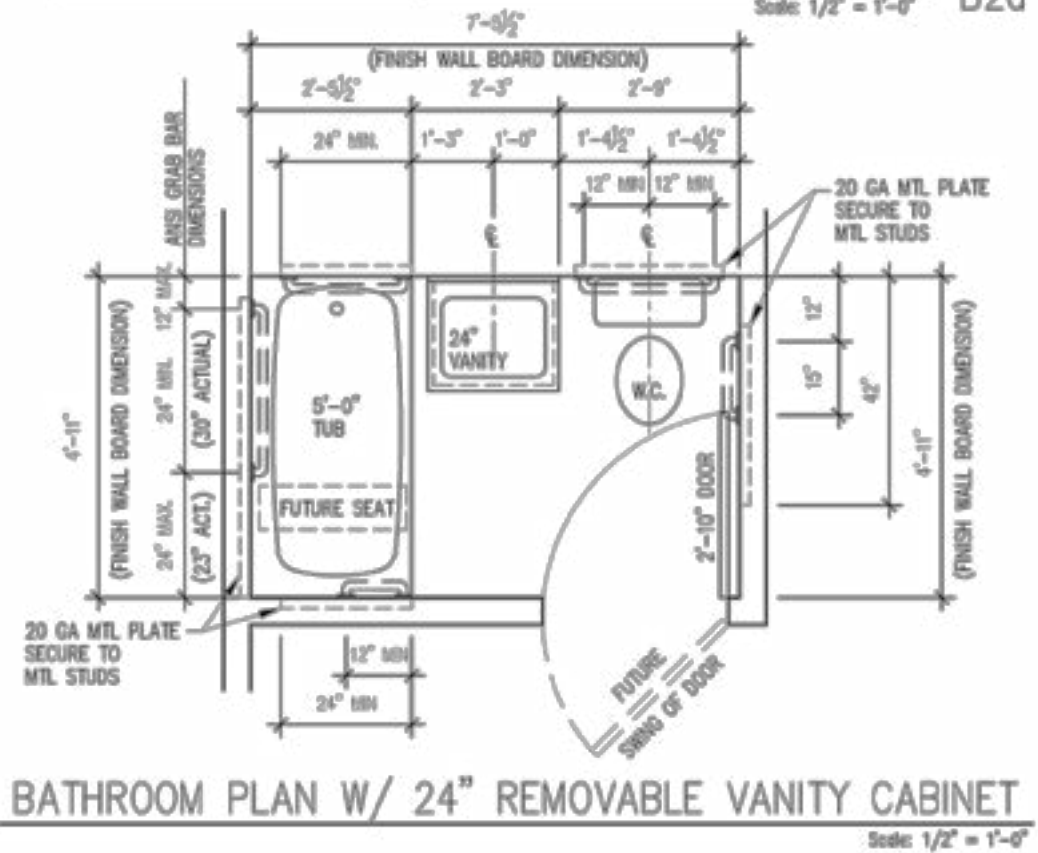
Scale: 1/2" = 1'-0" 'B1b'

Figure 2

'B1b'

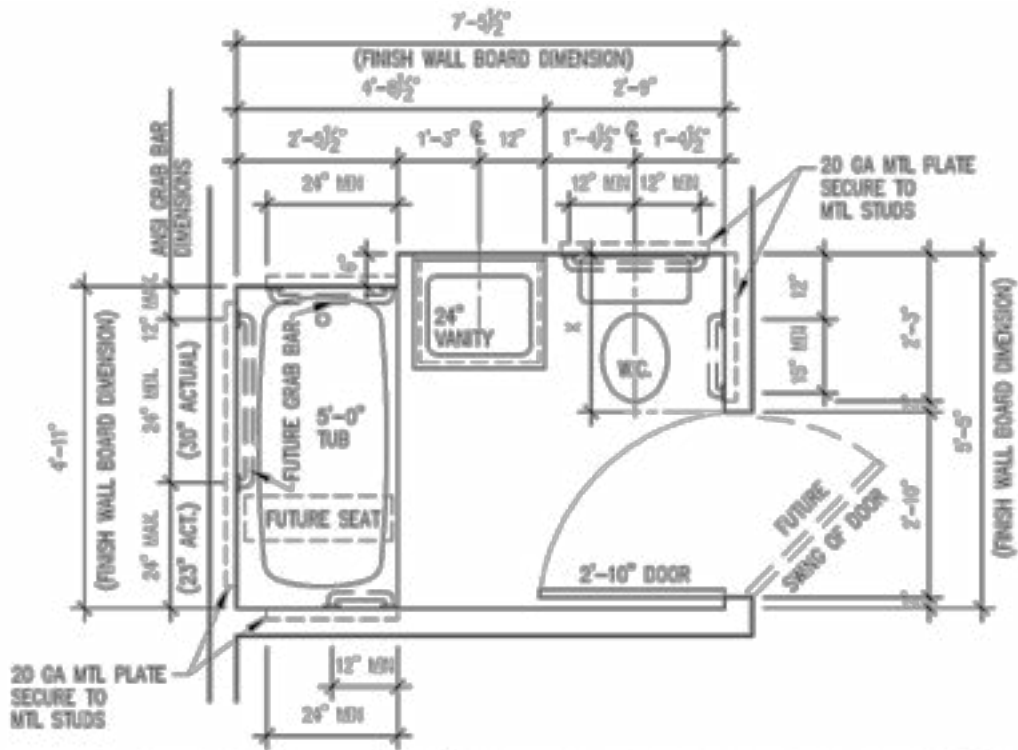


Scale: 1/2" = 1'-0" 'B2a'



Scale: 1/2" = 1'-0" 'B2b'

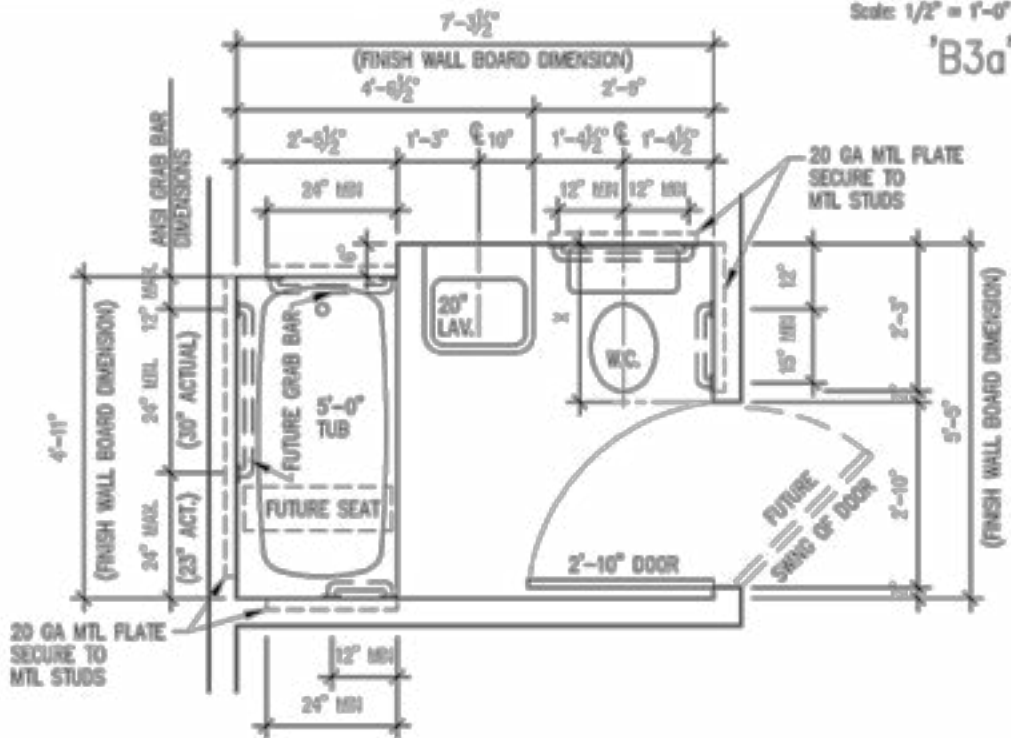
Figure 3



BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET

Scale: 1/2" = 1'-0"

'B3a'



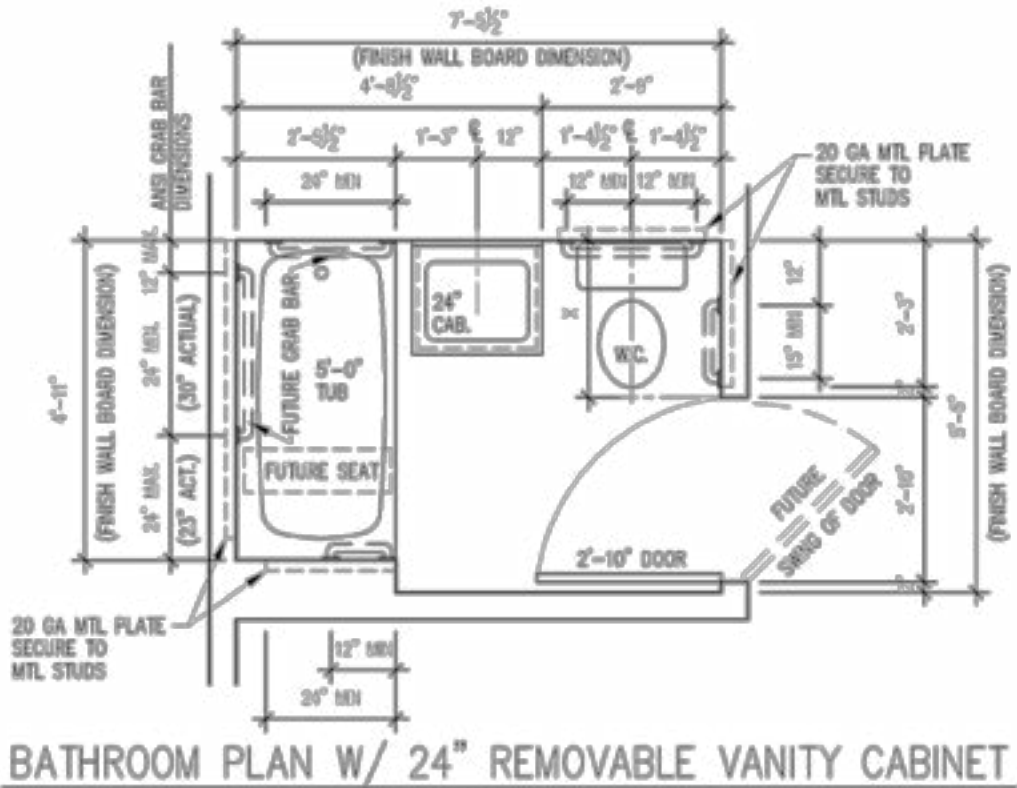
BATHROOM PLAN W/ 20" LAVATORY

Scale: 1/2" = 1'-0"

'B3b'

X = THE OUTER EDGE OF THE WATER CLOSET WILL NOT EXTEND INTO THE CLEAR SPACE REQUIRED FROM THE DOOR OPENING.

Figure 4

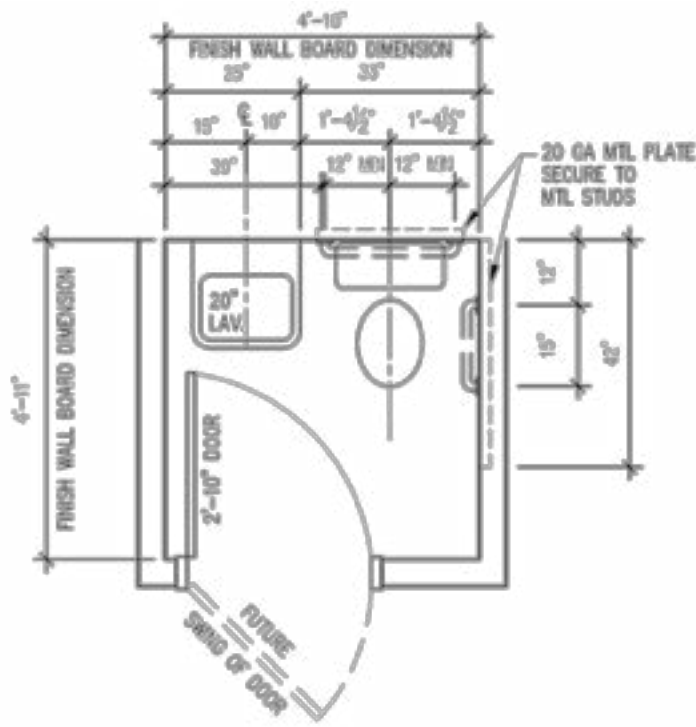


Scale: 1/2" = 1'-0"
'B4a'



X = THE OUTER EDGE OF THE WATER CLOSET WILL NOT EXTEND INTO THE CLEAR SPACE REQUIRED FROM THE DOOR OPENING.

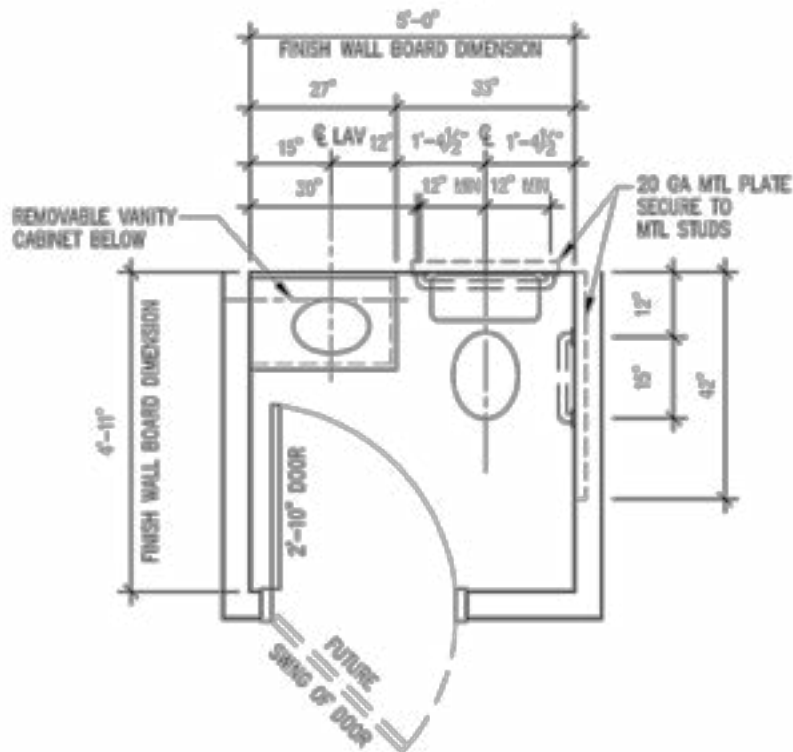
Figure 5



POWDER RM. PLAN W/ 20" LAVATORY

'B5a'

Scale: 1/2" = 1'-0"



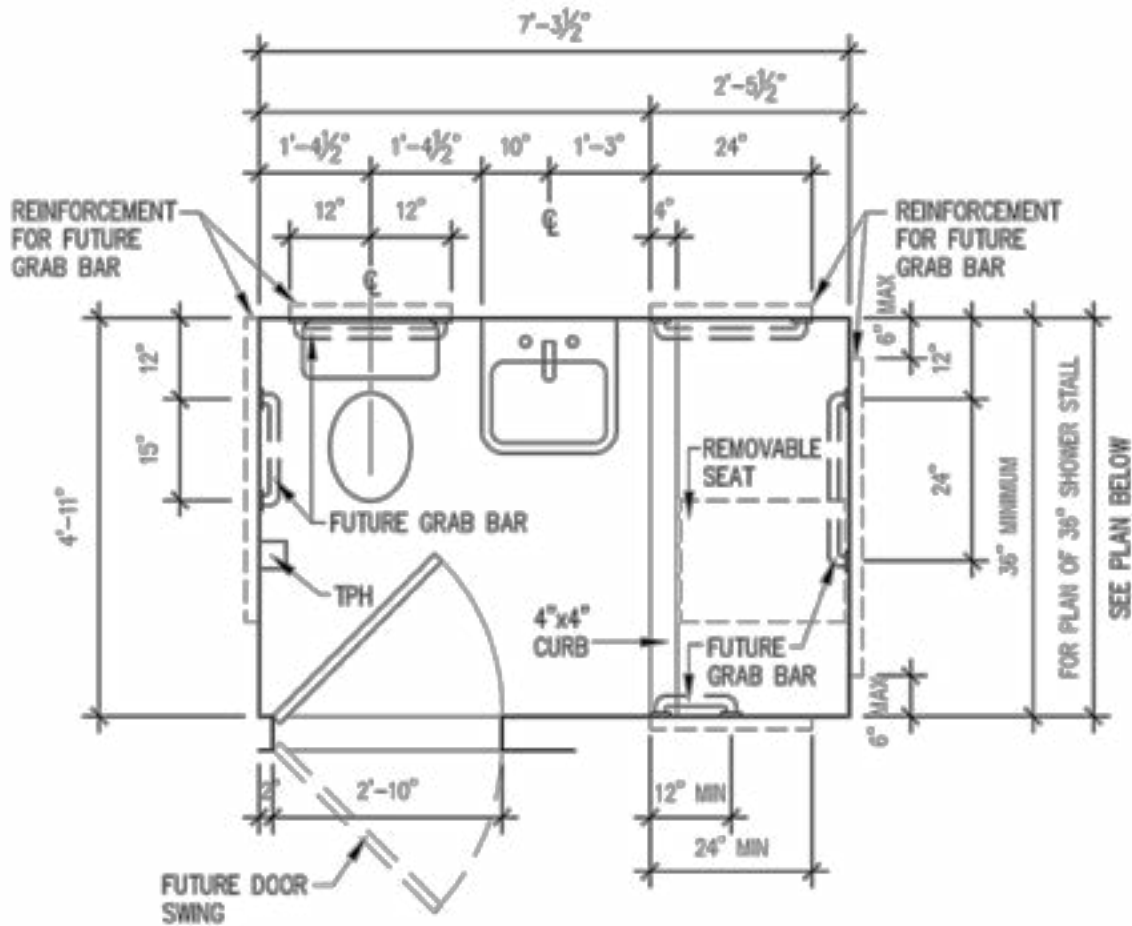
POWDER RM. PLAN W/ 27" REMOVABLE VANITY CABINET

'B5b'

Scale: 1/2" = 1'-0"

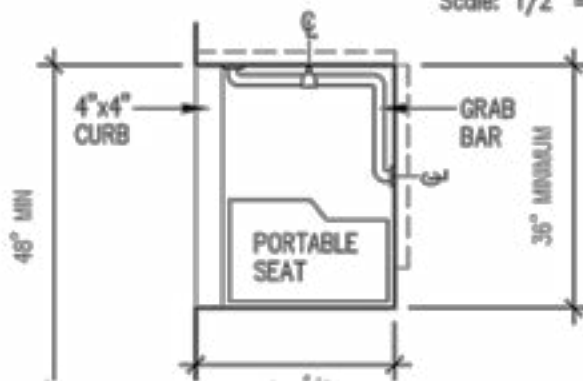
Figure 6

(g) Prototype for secondary bathrooms. The prototype of a bathroom with a stall shower shown in Figures 7 and 8, below, is acceptable as-of-right in secondary bathrooms designed and constructed pursuant to item 2.1 of Section 1101.3.2 of the Building Code.



PLAN: BATHROOM WITH SHOWER STALL

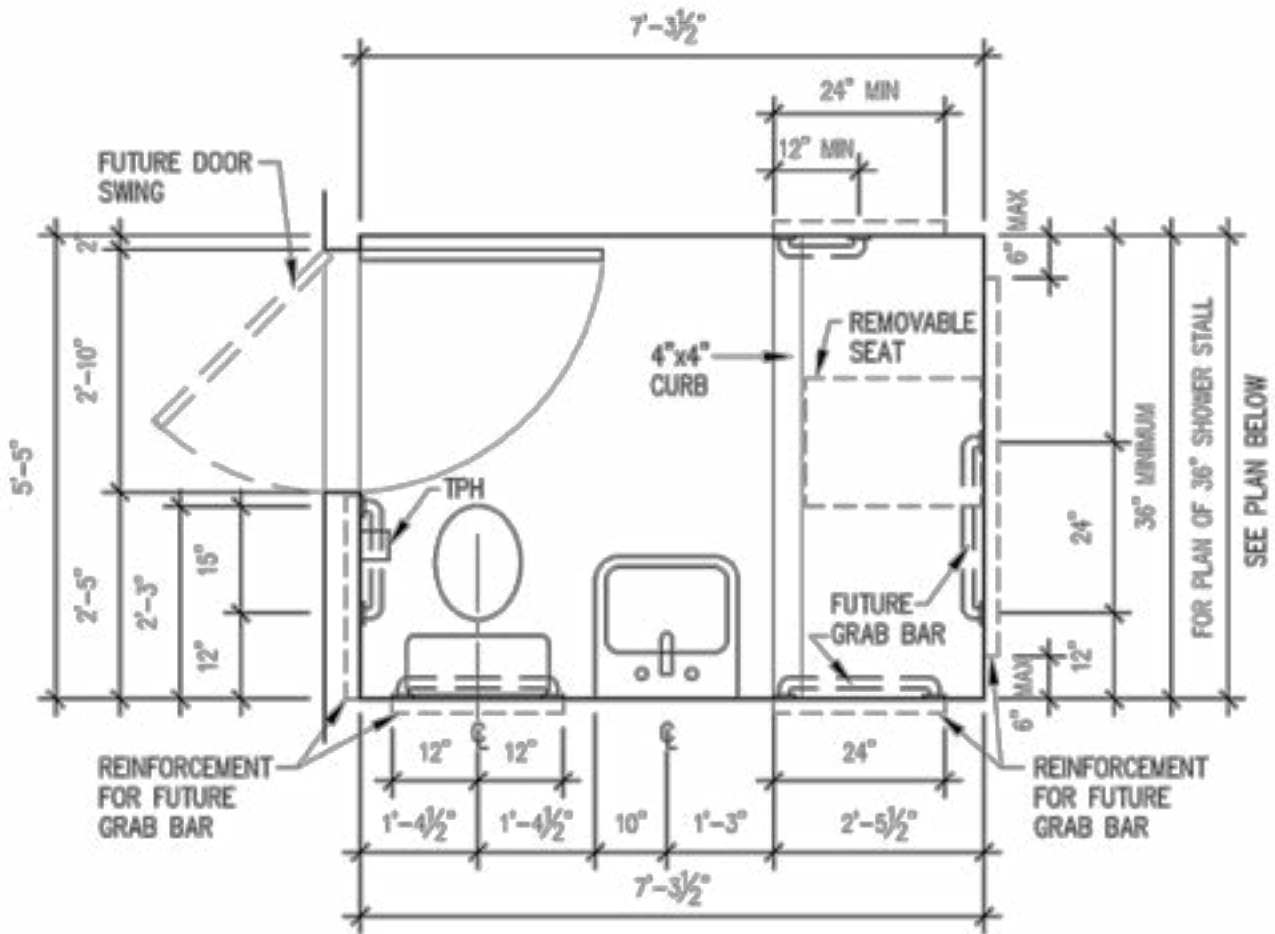
Scale: 1/2" = 1'-0"



PLAN: 36" SHOWER STALL

Scale: 1/2" = 1'-0"

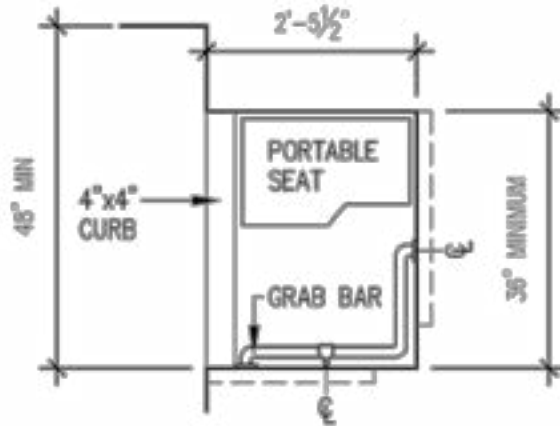
Figure 7



PLAN: BATHROOM WITH SHOWER STALL

(SECONDARY BATHROOMS ONLY)

Scale: 1/2" = 1'-0"



PLAN: 36" SHOWER STALL

Scale: 1/2" = 1'-0"

Figure 8



Department of
Housing Preservation
& Development

Office of Development
Division of Building and Land
Development Services