

USFAS Compliance Review: Unit 316 Cottage City

Michael Jackson , Project manager

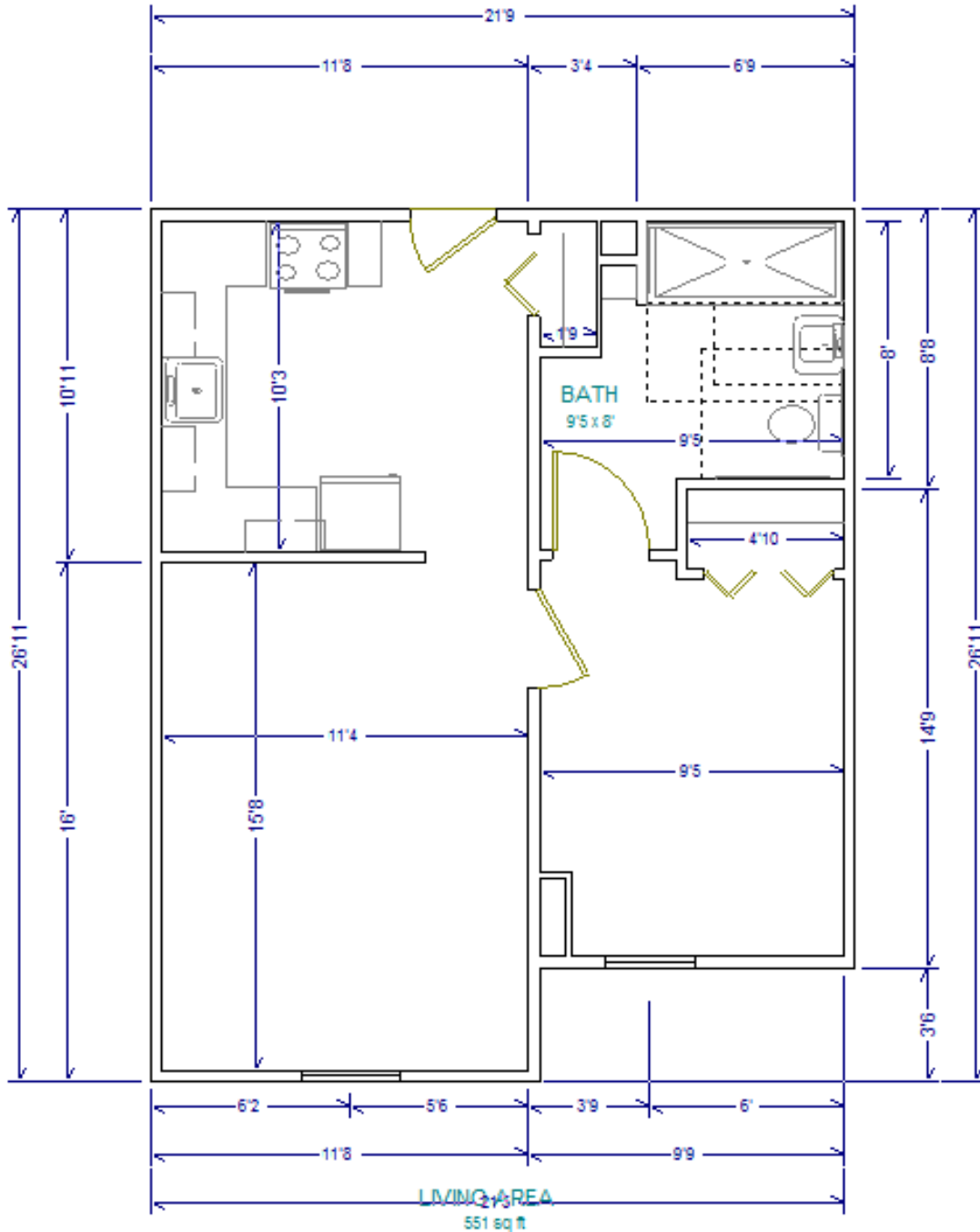
NOTE:

1. Uniform Federal Accessibility Standards (UFAS), 24 C.F.R. § 40, Appendix A.

(www.access-board.gov/ufas/ufas.pdf)

2. As it pertains to Properties owned, operated and/or managed by recipients of Federal financial assistance. See Section 504 of the Rehabilitation Act of 1973 (Section 504), 29 U.S.C. § 794; 24 C.F.R. Part 8. However, the properties may also be subject to the Fair Housing Act (42 U.S.C. §§ 3601-20; 24 C.F.R. Part 100); and/or the Americans with Disabilities Act of 1990 (42 U.S.C. §§ 12101 et seq.)

Unit 316 Cottage City required alterations



NOTE: Contractor to verify all dimensions on site. Final clearances are to be measured to finish face of Partition, **NOT** face of structural framing or centerline of construction.

1 Kitchen

1a -Remove 6' open counter in kitchen to allow for required clearance of 48" at both the stove and sink .
Repair supporting wall and floor as required.

Citation : UFAS 4.34.6.2 CLEAR FLOOR SPACE A clear floor space at least 30 in by 48 in (760 mm by 1220 mm) complying with 4.2.4 that allows either a forward or a parallel approach by a person in a wheelchair shall be provided at all appliances in the kitchen, including the range or cooktop, oven, refrigerator/freezer, dishwasher, and trash compactor. Laundry equipment located in the kitchen shall comply with 4.34

Citation : UFAS (4.34.6.5* SINK.

The sink and surrounding counter shall comply with the following requirements (see Fig. 51): 1) The sink and surrounding counter shall be mounted at a maximum height of 34 in (865 mm) above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of **28 in, 32 in, and 36 in** (710 mm, 815 mm, and 915 mm), measured from the floor to the top of the counter surface or sink rim. The total width of sink and counter area shall be 30 in (760 mm).

1B -Install additional cabinets in configuration as shown, per plan

1C - Relocate Garbage Disposal switch to face of base cabinet ELECTRICAL

1D - Insulate exposed pipes under sink.

Citation : UFAS 4.19.4 EXPOSED PIPES AND SURFACES.

2 Living Room

2A – Relocate thermostat and heat convactor controls to a height of 48" ELECTRICAL

Citation : UFAS A4.27 CONTROLS AND OPERATING MECHANISMS.

3 Bedroom

3A – Relocate existing wall separating bathroom and bedroom , to allow a distance of 18" clearance from centerline of toilet. Apply ½ " greenboard where appropriate ½" standard sheetrock in all other areas. Relocation of wall will result in the Demo/ retention of bifold doors(2). Steel framing of wall to incorporate 2x6 blocking centered at 36" AFF to accommodate grab bars in bathroom.green gree

Citation : UFAS 4.16.2 CLEAR FLOOR SPACE

Demo, retain and relocate existing 36" interior door and the construction of new closet as per plan.

3B- Install closet rod at Max 54" AFF, and a continuous shelf at a height of max. 56" AFF., within Proposed closet .

Citation : UFAS 4.34.2 Clear Door Width is at least 32" (Measured from the door face to the opposite stop when the door is open 90°.

Citation : UFAS 4.25.3 HEIGHT.

3C – relocate, reframe and install bi-fold doors at closet entry.

4 Bathroom (See, Exhibit B and C)

Citation : UFAS 4.22.3 CLEAR FLOOR SPACE. The accessible fixtures and controls required in 4.22.4, 4.22.5, 4.22.6, and 4.22.7 shall be on an accessible route. An unobstructed turning space complying with 4.2.3 shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible route, and the turning space may overlap. **4.34.5.7 CLEAR FLOOR SPACE.** Clear floor space at fixtures may overlap. **EXCEPTION:** In bathrooms with only one water closet, one lavatory, and one bathtub or shower, a clear floor space of 30 in by 60 in (760 mm by 1525 mm) may be used in lieu of the unobstructed turning space.

4A - Relocate existing bathroom light switch 48" AFF on sidewall of bathroom.

4B- Remove existing accessory switch and Non-compliant outlet. **ELECTRICAL**

4C - Construct new wall to define the hall closet space

4D - Repair and replace ceramic tile flooring, remove tile as required to complete pattern.

4E - Repair and replace vct tile flooring, remove tile as required to complete pattern.

4E - Replace and Install marble threshold. **no higher than ½ "**

Citation : 404.2.5 Theshold , if provided at doorways, shall be 1/2 inch

4 F- Repair and patch paint all affect walls of construction area.

4G-**PLUMBING** Relocate shower control handle to the max. Height of 48" AFF **PLUMBING**

Citation : UFAS 4.34.5.5 SHOWERS.

4H Relocate Bathroom cabinet a usable shelf no higher than 44 in (1120 mm) above the floor.

Citation : UFAS 4.34.5.3 LAVATORY, MIRRORS, AND MEDICINE CABINETS.

4I insulate exposed pipes under Sink

Citation : 4.19.4 EXPOSED PIPES AND SURFACES.

End of Review

Exhibit A. Interior views

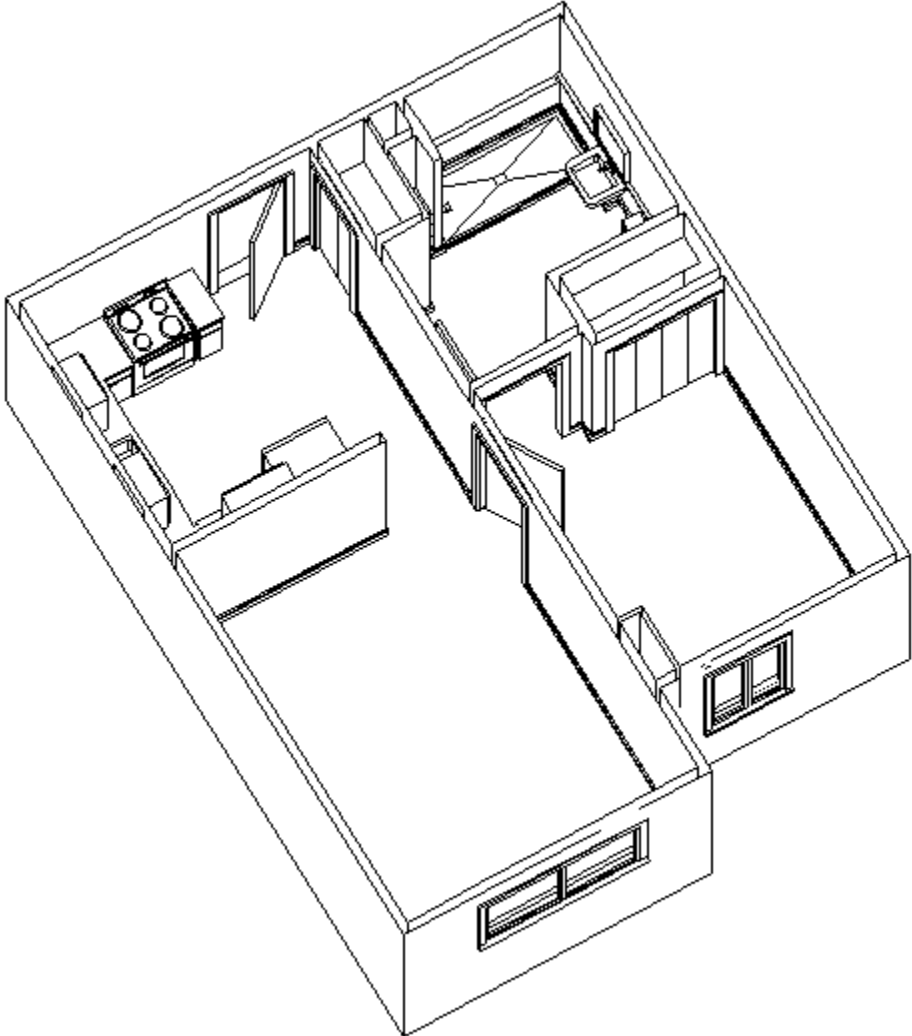
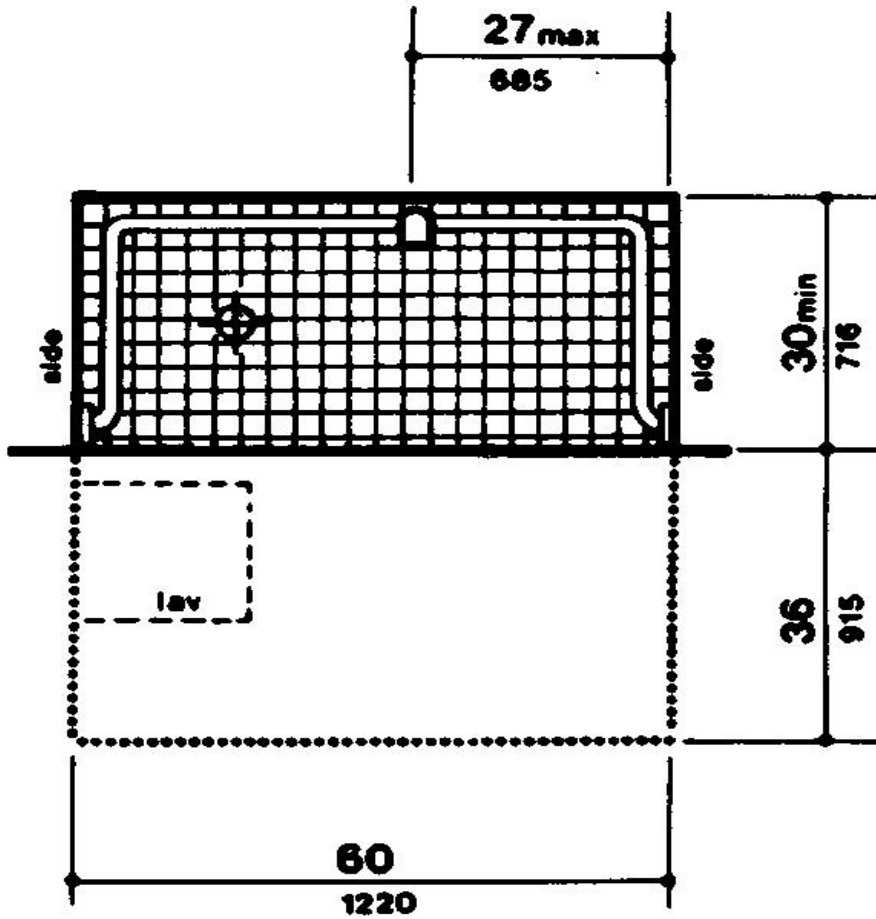


Exhibit B. Clearances



(b)
30-in by 60-in
(760-mm by 1525-mm) Stall

4.19.3 CLEAR FLOOR SPACE. A clear floor space 30 in by 48 in (760 mm by 1220 mm) complying with 4.2.4 shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19 in (485 mm) underneath the lavatory (see Fig. 32).

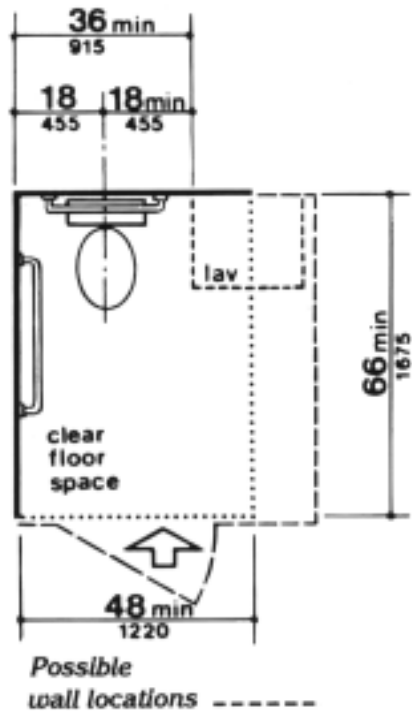
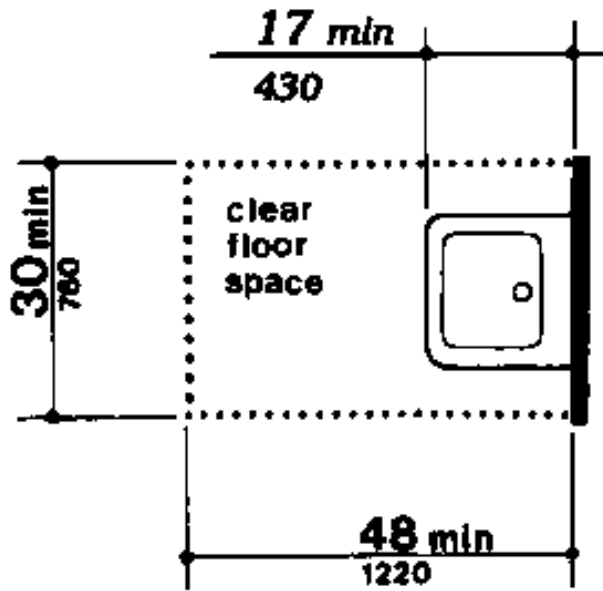


Figure 28
Clear Floor Space at Water Closets

Exhibit C. Clearances Grab bar locations

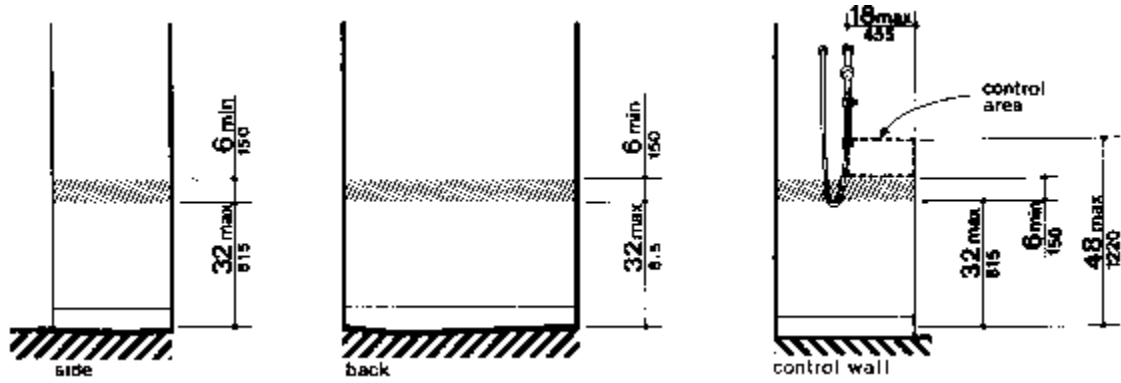


Figure 49(b)
Location of Grab Bars and Controls
of Adaptable Showers - 30-in by 60-in Stall

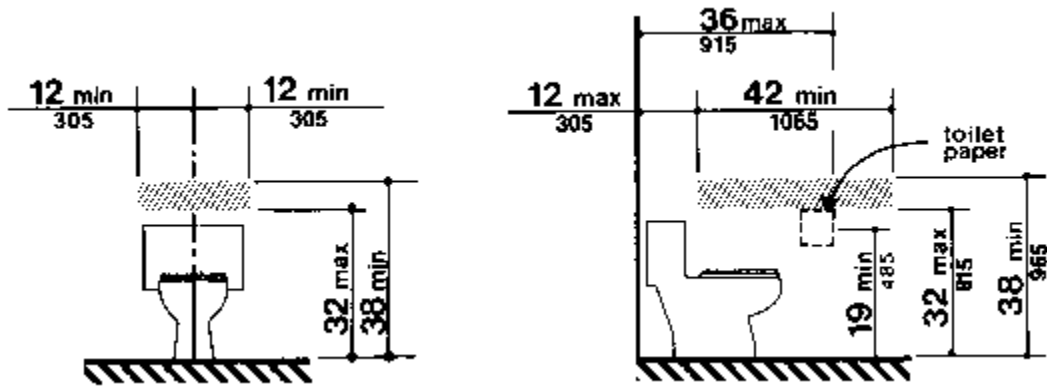


Figure 47(b)
Reinforced Areas for Installation of Grab Bars