

Physical Inspection Requirements

Trainers

Cliff Kornegay

Director of the National Standards for Physical Inspection of
Real Estate Standards Division, Real Estate Assessment Center
U.S. Department of Housing and Urban Development

Stephanie Naquin

Director of Multifamily Property Compliance
Novogradac & Company LLP

Manuel Peña Jr.

Manager, Physical Inspections
Texas Department of Housing and Community Affairs





National Standards for the Physical Inspection of Real Estate (NSPIRE)

Cliff Kornegay, Director, NSPIRE Standards and Quality Assurance
Real Estate Assessment Center (REAC) at NCSHA

August 21, 2024





Introduction



- HUD's National Standards for the Physical Inspection of Real Estate **(NSPIRE) replaces** the Uniform Physical Condition standards (UPCS) and Housing Quality Standards (HQS) in HUD regulations
- The NSPIRE final rule:
 - Revised 24 CFR Part 5 Subpart G - Physical Condition Standards and Inspection Requirements
 - Replaced the term "UPCS" in the regulations and associated guidance
 - Re-defined the term "HQS" to be synonymous with HUD's Part 5 Subpart G regulations

Note: HUD's section of the Code of Federal Regulations (CFR) is Title 24 and is often referenced as 24 CFR





Final Rule & Standards



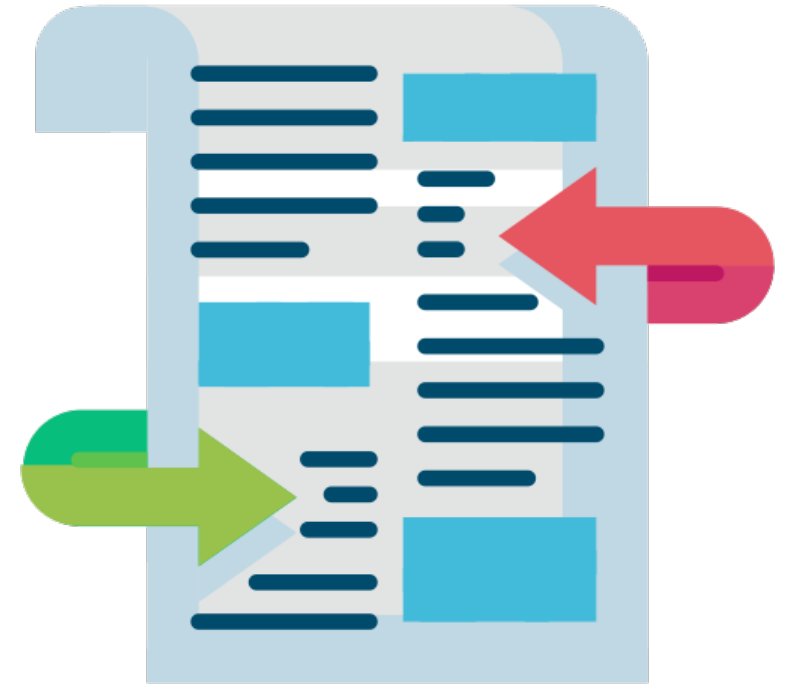
HUD published a proposed rule in January 2021 and NSPIRE standards for public comment in June 2022 with comments due August 2022. On May 11, 2023, HUD published the final NSPIRE rule that introduced changes to inspections for the Public Housing and Multifamily Housing programs. The rule and standards seek to:

- Require the same health and safety standards for all HUD housing portfolios, including privately owned properties where HUD-assisted residents reside (e.g., vouchers)
- Specify the manner and timeframe for the remediation of health and safety deficiencies for three categories of health and safety defects with specific remediation timelines, and align HOTMA Life-Threatening
- Require an annual self-inspection and reporting requirement for public and Multifamily housing program properties
- Outline the NSPIRE framework including standards and administrative processes such as appeals and enforcement for REAC-performed inspections
- Revise the approach to scoring of REAC-performed inspections

New Items in the Final Rule

The final rule establishes a new approach to defining and assessing housing quality: The National Standards for the Physical Inspection of Real Estate (NSPIRE). This rule is part of a broad revision of the way HUD-assisted housing is inspected and evaluated. Some new items to take note of include the following:

- Standards review process at least every 3 years
- “Affirmatives” in regulation (e.g., GFCI outlets, lighting, HVAC, water safety)
- Removed site and neighborhood requirements for HCV
- New nomenclature for health and safety deficiencies: Life-threatening, Severe, Moderate and Low
- Life-threatening and Severe deficiencies correction requirements
- Self-inspections for Public and Multifamily Housing programs: all units, annually but collected only if score <60
- Administrative referrals to the DEC for scores 30 and below, or two successive scores <60



Mastering the NSPIRE standards will require learning a new framework

- **More Emphasis on:**

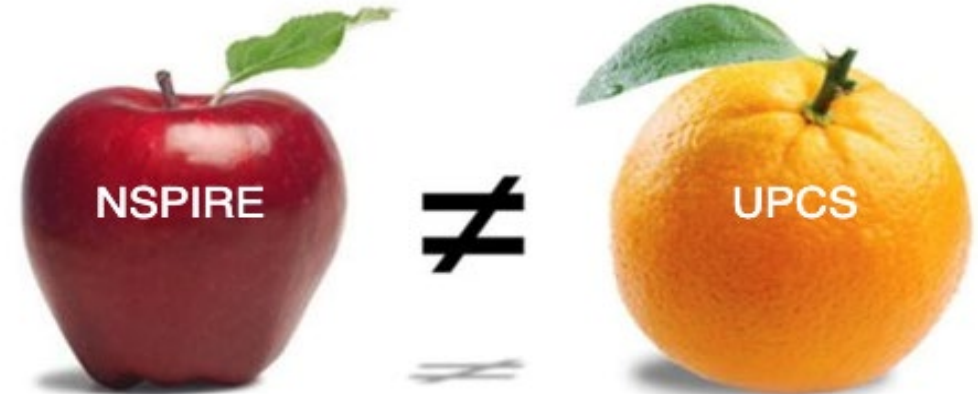
- Health, safety, and functional defects
- Areas that impact residents – their units

- **Less Emphasis on:**

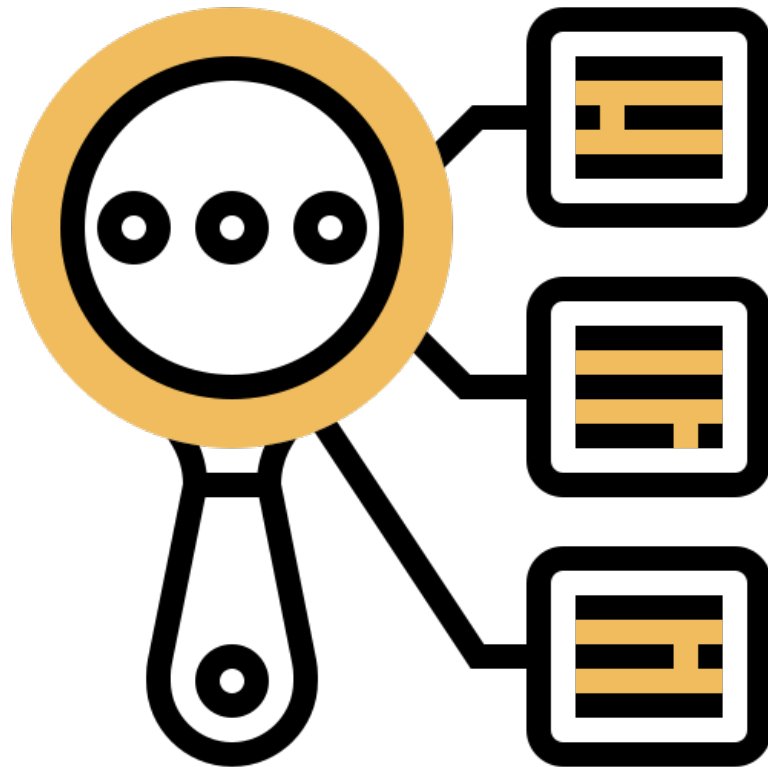
- Condition and appearance defects
- Inspectable areas outside units

- **Objective Deficiency Criteria**

- Criticality levels do not exist within NSPIRE
- Removed subjective deficiency criteria based on feedback



Standards Notice



The Standards Notice details inspectable items at HUD -assisted and Multifamily-insured properties. This includes a classification of which conditions are considered life-threatening, severe, moderate, or low-risk by item and inspectable area. HUD will subsequently update these Standards through future Federal Register notices at least once every 3 years with an opportunity for public comment and feedback.

- Published on June 22, 2023
- Full Standards Notice found on the [Federal Register](#)

Core Health & Safety Focus

The eight focus areas are critical to the habitability and safety of residents



Administrative Notice

HUD published the NSPIRE Administrative notice on June 30, 2023, which covers the process and operational requirements for Public housing and Multifamily Housing assisted properties covered by the final rule. The Administrative notice includes:

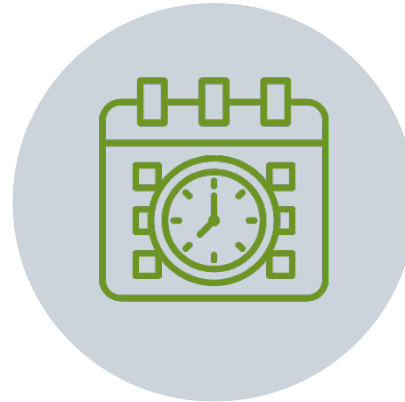


- What to expect before, during, and after an inspection
- Policies and procedures for properties participating in inspections
- Submitting evidence of deficiency correction, submitting technical reviews, administrative review, and other administrative requirements associated with the final NSPIRE rule
- Outlines roles and responsibilities for HUD's REAC, HUD field office staff, and property representatives from PHAs and Property Owners and/or Agents (POAs)
- Requirements for inspectors performing inspections for REAC under contract

Deficiencies under NSPIRE Standards require correction within 24 hours for Life-Threatening and Severe cases, 30 days for Moderate, and 60 days for Low deficiencies.



PHAs and POAs must provide evidence of deficiency corrections, which can include work orders, invoices, or photos that match HUD's evidence



If a correction exceeds the allowable time, a timeframe must be provided for HUD approval, and the correction is considered completed only after resolving the deficiency



PHAs and POAs may address multiple deficiencies simultaneously but must provide accurate evidence to avoid penalties for false statements

Technical Review Process



1

PHAs/POAs must submit a request for technical review electronically in the NSPIRE system within 45 days of receiving the inspection report from HUD

2

Evidence must be submitted within 45 days for a meaningful improvement in the property score or inspection frequency

3

REAC schedules inspections within 30 days of the original, and decisions are made within 90 days (or 120 days in the first year of NSPIRE implementation)

4

If no decision is made within 120 days, points related to the appealed deficiencies will be restored

5

If HUD misses the response time frame, then the PHA/POA must complete corrections within set deadlines

Scoring Notice

The NSPIRE Scoring Notice outlines how HUD will sample and score Public and Multifamily housing properties for an inspection. The Scoring Notice is a critical step in HUD's mission to improve conditions in HUD assisted housing by aligning and consolidating inspection regulations used to evaluate HUD housing across multiple programs.

- Like the final Standards Notice, the scoring methodology will also be updated once every 3 years with an opportunity for public comment
- Published on July 7, 2023
- Full Scoring Notice found on the [Federal Register](#)



Highlights in Final Scoring Notice



Deficiencies are scored based on two factors: severity and location



Deficiencies are weighed using a Defect Severity Value where the weight of the deduction for a given deficiency changes depending on both the location and the severity of the deficiency



New requirements in the rule will not be scored in the first 12 months of NSPIRE implementation



PHAs can expect to receive their full scored inspection report within 15 days and have 45 days to submit a request for a technical review for issues or errors





Defect Examples





	Outside	Inside	Unit
Life-Threatening	Gas dryer exhaust ventilation system has restricted airflow.	Structural system exhibits signs of serious failure.	Natural gas, propane, or oil leak.
Severe	Leak in sewage system.	A sharp edge that can result in a cut or puncture hazard is present.	Entry door cannot be secured.
Moderate	Trip hazard on walking surface.	Garage door does not open, close, or remain open or closed.	Sink is not draining.
Low	Water runoff is unable to flow through the site drainage system.	Refrigerator component is damaged such that it impacts functionality.	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.

Non-scored Deficiencies





Items that will not be scored until at least October 1, 2024, include:

-  **Fire Labeled Doors:** All Defects (*All locations*)
-  **Electrical – GFCI:** An unprotected outlet is present within six feet of a water source (*All locations*)
-  **Guardrail:** All Defects (*All locations*)
-  **HVAC:**
 - A. The inspection date is on or between October 1 and March 31 and:
 - a) The permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit. (*All locations*) or;
 - b) the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit. (*All locations*)
 - B. The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed. (*All locations*)

-  **Interior Lighting:**
 - a. At least one (1) permanently installed light fixture is not present in the kitchen and bathroom. (*All locations*)
-  **Minimum Electrical and Lighting:**
 - a. At least two (2) working outlets are not present within each habitable room. OR At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.

Non-scored Deficiencies

Items that will not be scored indefinitely include:

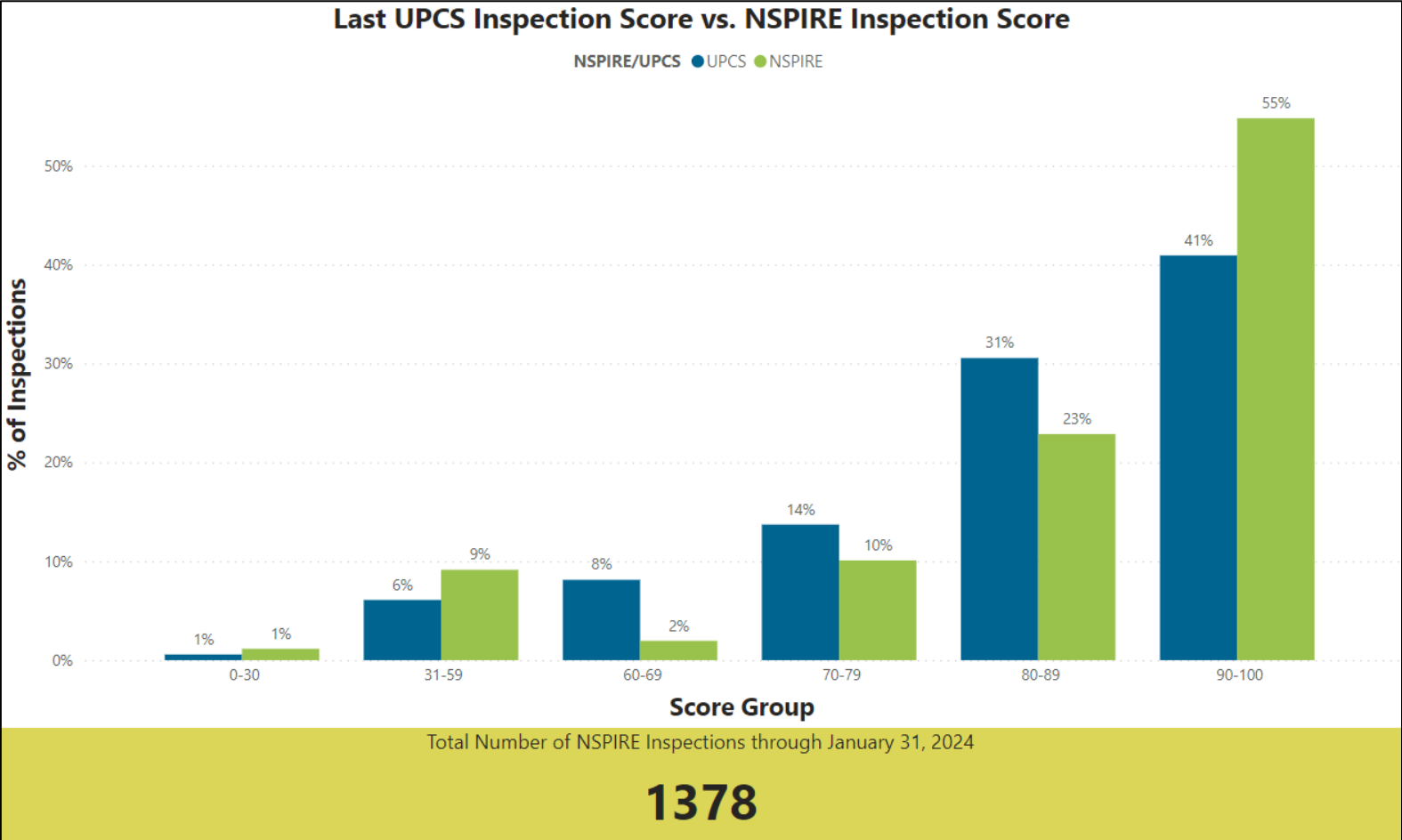
-  **Carbon Monoxide Device:** All Defects
-  **Smoke Alarm:** All Defects (including the new "Smoke Alarm is Obstructed" defect)
-  **Call-for-Aid:** System is blocked, or pull cord is higher than 6 inches off the floor. *All locations*
-  **Handrail**
 - A. Handrail is missing. *All locations*
 - B. Handrail is not installed where required. *All locations*



Overall NSPIRE Score Distribution

Key Takeaways:

- NSPIRE score **distribution hasn't diverged drastically** from UPCS
- **Properties that had performed well** under UPCS are generally **maintaining their good standing** under NSPIRE
- **NSPIRE Inspection process working as designed:** properties mired in the middle range of UPCS scores tend to get pushed to a high (90+) or low (<59) NSPIRE score depending on the number of critical health and safety conditions

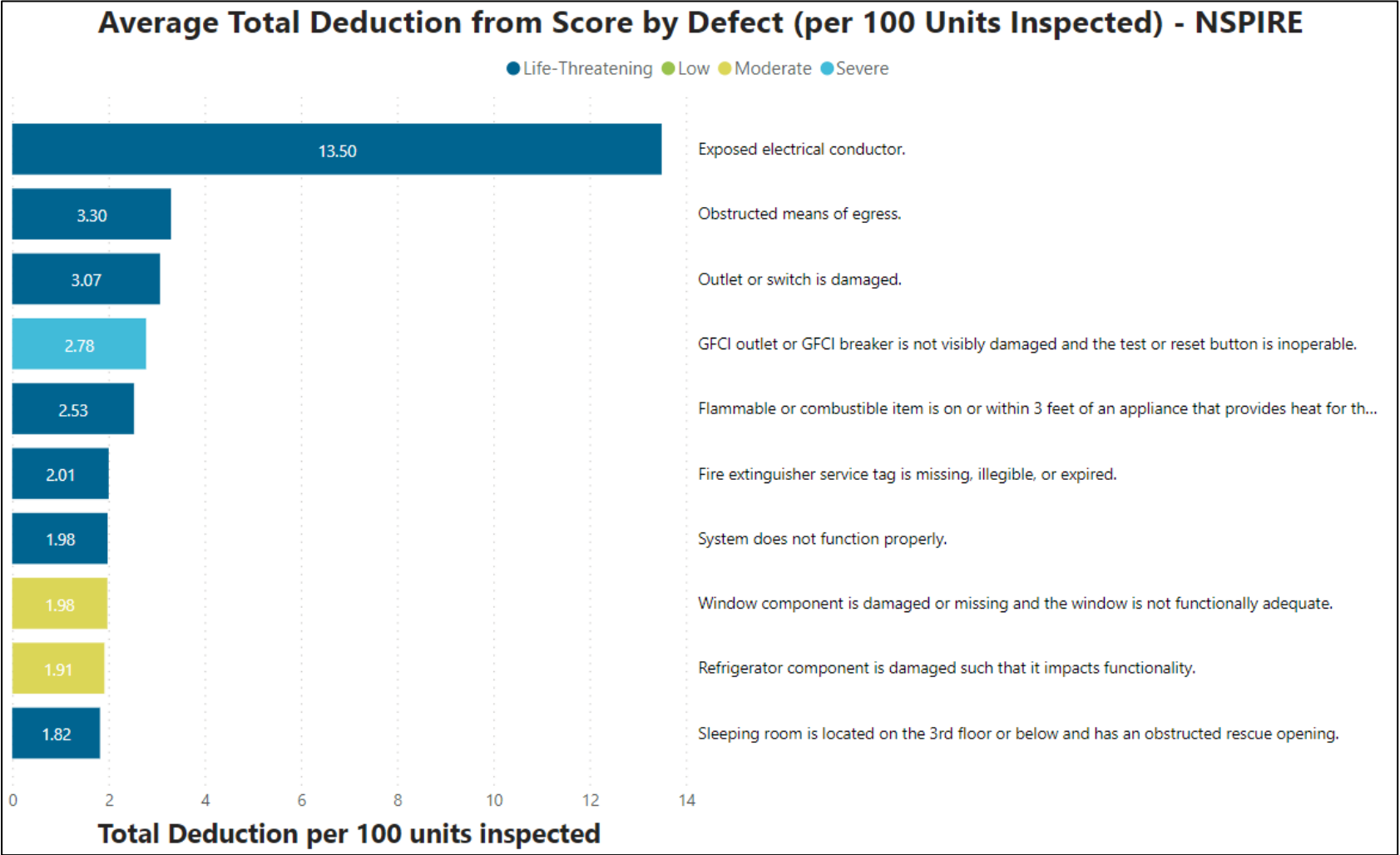


*Chart shows MFH NSPIRE Scores compared to the previous UPCS scores *at that subset of properties* (1,378 properties)

Overall – Top 10 – Score Deduction

Key Takeaways:

- The largest overall score deduction under NSPIRE is attributable to the ***Exposed electrical conductor*** defect, with a total deduction **more than four times greater** than the next highest defect
- In total, **Electrical, Egress, and Fire Safety** defects impacted NSPIRE scores **more than other types of defects**





NSPIRE

Questions & Answers

NSPIRE@hud.gov

NSPIRE: The HFA Perspective

DISCLAIMER!

This is not a comprehensive training on all things NSPIRE!

NSPIRE is an evolving topic with additional HUD guidance anticipated

HUD will publish through Federal Register updates to the NSPIRE standards and scoring at least once every three years

NSPIRE is subject to change with HUD guidance

NSPIRE Applicability



- NSPIRE replaced the Uniform Physical Condition Standards (UPCS) inspection protocol for all multifamily properties under the Texas Department of Housing and Community Affairs (“TDHCA”) jurisdiction effective January 1, 2024.
- NSPIRE applies to all projects, not just new projects.
- Not based on year of allocation or placed-in-service date, etc.

Scoring Scale

- TDHCA will retain a 0-100, score for multifamily properties inspected using NSPIRE.
- Developments scoring a 70 or below or deemed to be in poor physical condition will be subject to an accelerate inspection schedule until the score improves.
- The Responsible Party may be referred to enforcement for possible debarment if on more than one occasion scored 50 or less on a NSPIRE inspection.

Inspectable Areas



NSPIRE standards refined the inspectable areas from 5 to 3

Photos By: HUD Flickr

Inspectable Areas - Unit



The interior components of an individual dwelling where the resident lives

Components include – bathroom, call-for-aid, carbon monoxide devices, ceiling, doors, electrical systems, enclosed patio, floors, HVAC, kitchen, lighting, outlets, smoke detectors, stairs, switches, walls, water heater, and window.

Inspectable Areas - Inside



The common areas and building systems within the building interior that are not inside a unit

For instance, basements, interior or attached garages, enclosed carports, restrooms, closets, utility rooms, mechanical rooms, community rooms, day care rooms, halls, corridors, stairs, shared kitchens, laundry rooms, offices, enclosed porches/patios/balconies, and trash collection areas. Systems include water, electricity, elevators, emergency power, fire protection, HVAC, and sanitary services

Inspectable Areas - Outside



Building site, building exterior components, and any building systems located outside of the building or unit

For instance, fencing, retaining walls, grounds, lighting, mailboxes, project signs, parking lots, detached garages or carports, driveways, playgrounds, refuse disposal, roads, storm drainage, non-dwelling buildings, and walkways. Components include attached porches/patios/balconies, carports, fire escapes, foundations, lighting, roofs, walls, and windows

Category of Deficiencies and Timeline to Correct

NSPIRE does not assign “Levels”
(L1, L2, L3) for any deficiency

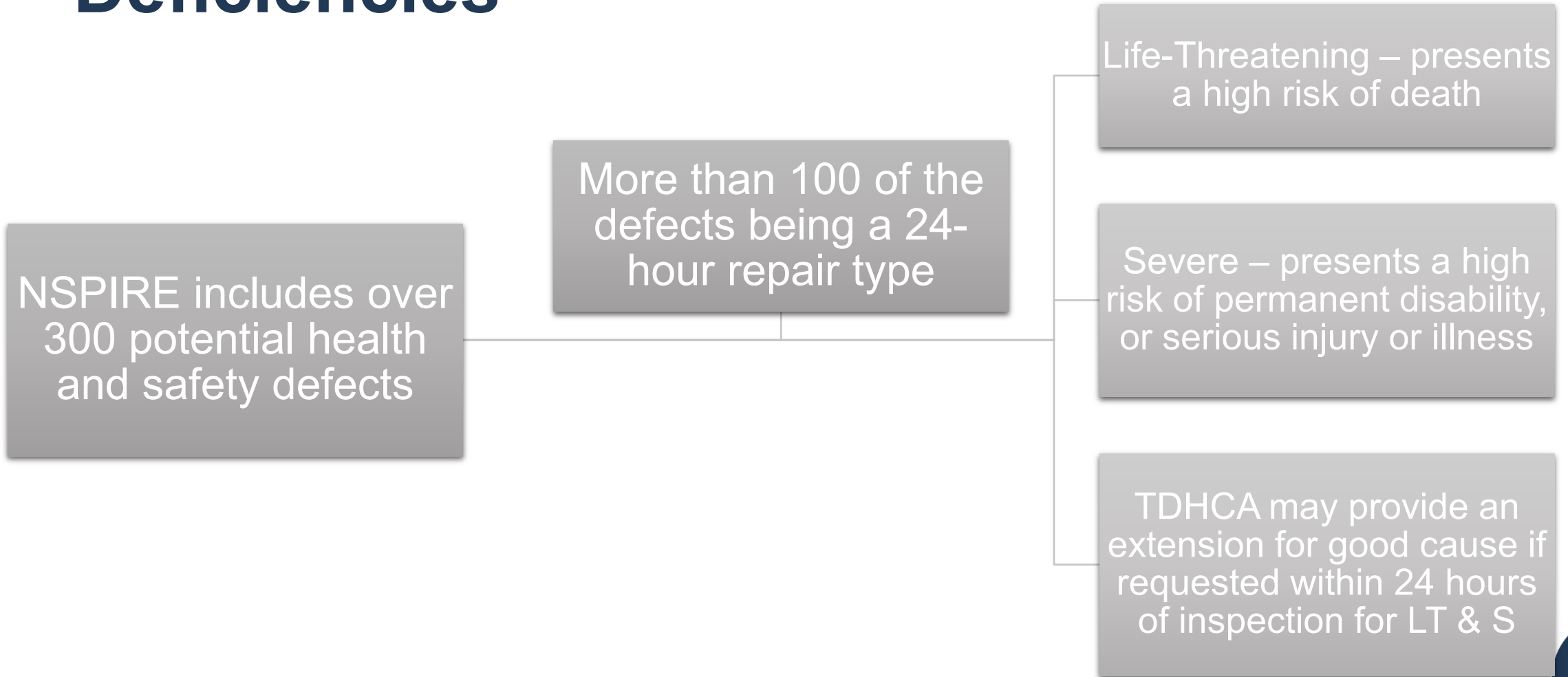
Life-Threatening & Severe
deficiencies – Must be repaired
within 24-hours

Moderate deficiencies – Must
be repaired within 30 days

Low deficiencies – Must be
repaired within 60 days

TDHCA provides a 90 –
Corrective Action Period to
submit correction of all
deficiencies

Severe and Life-Threatening (LT) Deficiencies



Common NSPIRE Deficiencies



Common NSPIRE Deficiencies

DEFICIENCY 3:

An unprotected outlet is present within six feet of a water source.

LOCATION:

Unit — Affirmative Habitability Requirement

Inside — Affirmative Habitability Requirement

Outside — Affirmative Habitability Requirement

Common NSPIRE Deficiencies

INSPECTION PROCESS:

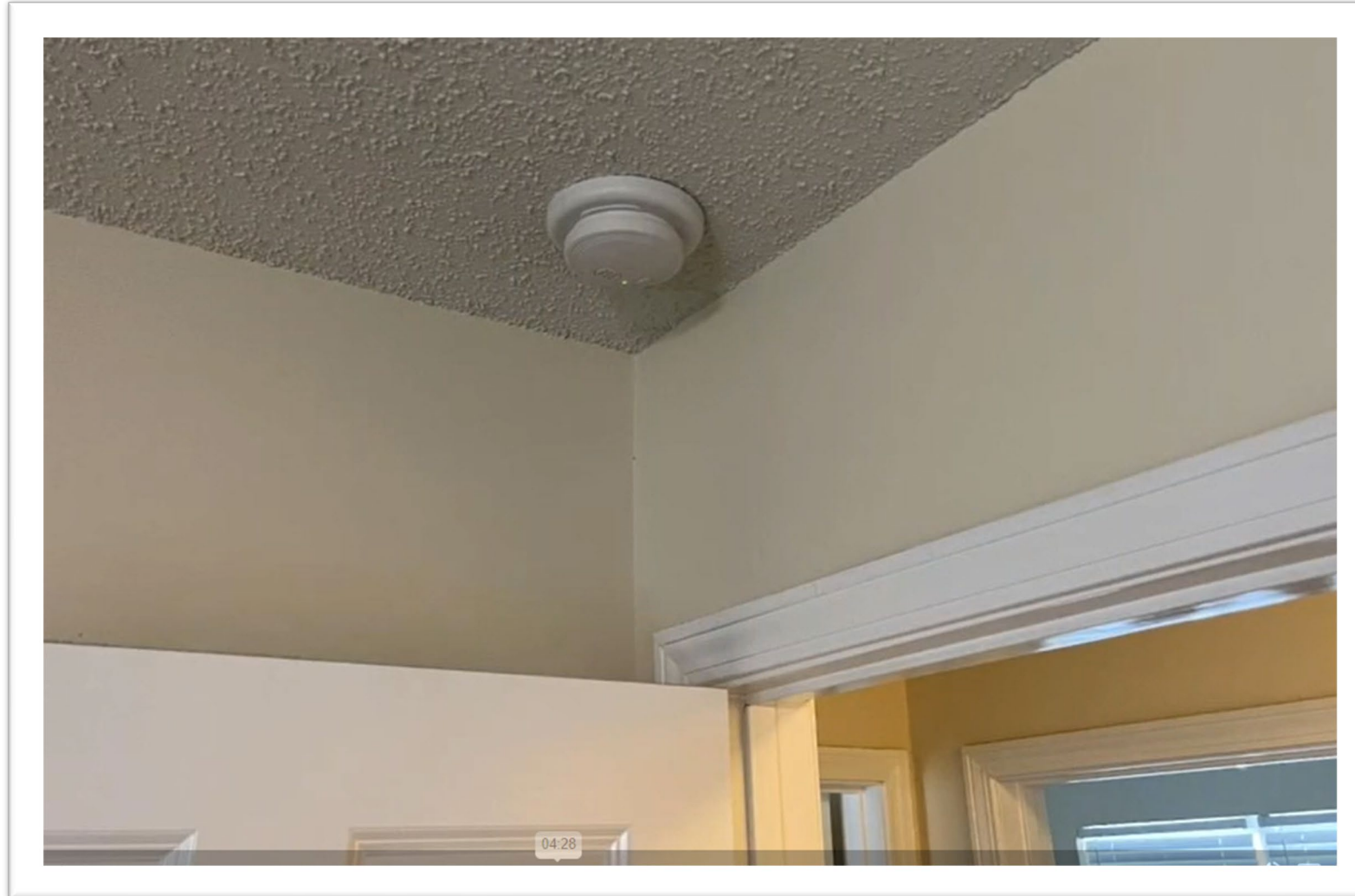
- OBSERVATION:**
- Identify all outlets within the Unit.
 - Identify water sources (i.e., sink, bathtub, shower, water faucet, toilet) within the same room as each outlet.
 - Determine if each outlet within six feet of a water source is GFCI protected.
- REQUEST FOR HELP:**
- If a personal item (e.g., clothing, small appliance, plant, toy) is concealing the outlet and can reasonably be removed, ask the resident to move the item.
- ACTION:**
- Once identified, measure from the center of each water source (i.e., sink, bathtub, shower, water faucet, toilet) to the center of each outlet located within the same room.
- MORE INFORMATION:**
- Outlet protection methods include GFCI outlet, GFCI breaker, or an outlet wired in series that is protected by another GFCI outlet.
 - An outlet dedicated to a major appliance (e.g., water heater, HVAC, refrigerator, washing machine, dishwasher, garbage disposal, appliance that is wall-mounted or installed within a cabinet, etc.) should not be evaluated under this standard, regardless of its distance from the water source.
 - A dedicated outlet is a receptacle outlet that is only capable of serving that specific appliance.
 - An outlet located below a countertop and within an enclosed cabinet should not be evaluated under this standard, regardless of its distance from the water source.
 - An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor, Outlet, and Switch standard.

Common NSPIRE Deficiencies

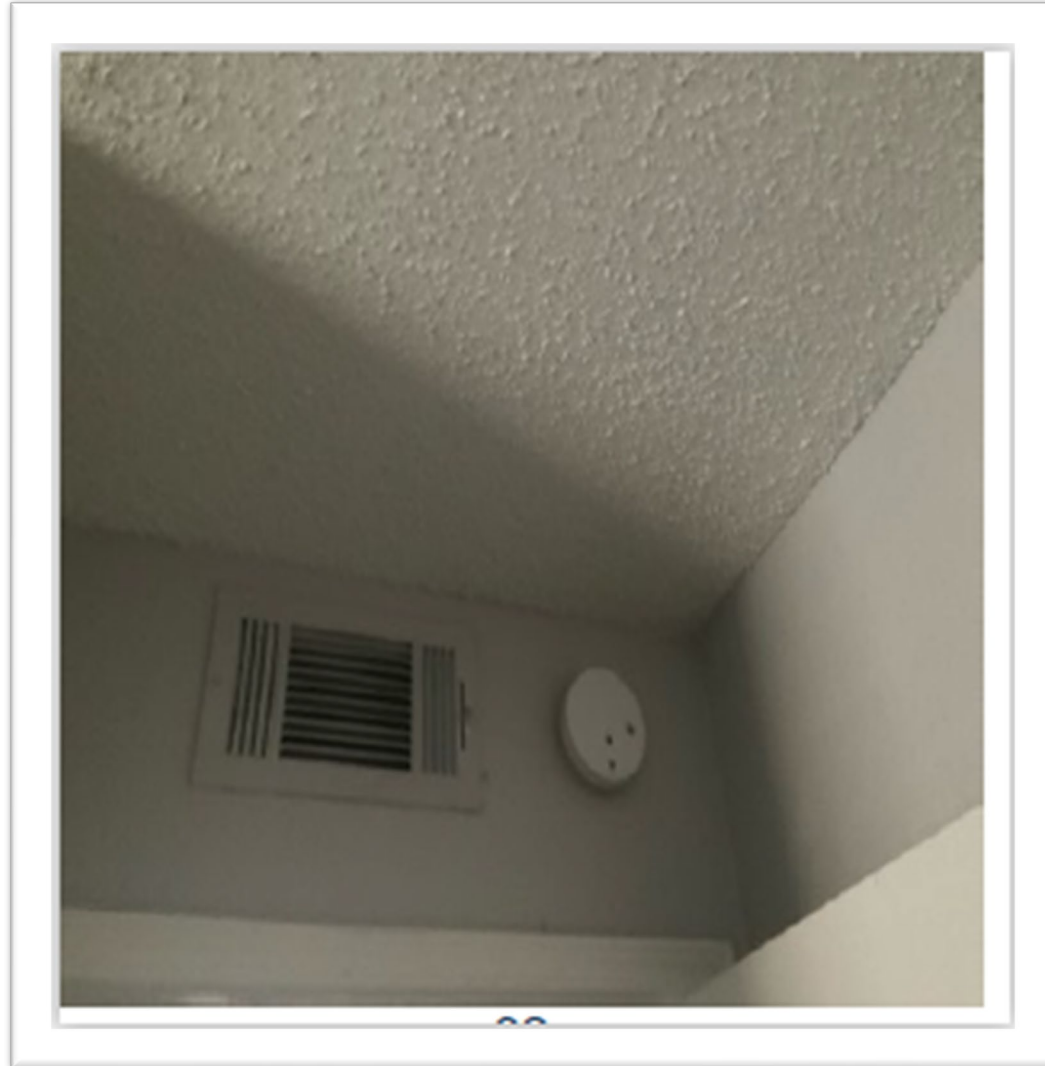
The outlet must be GFCI protected or a dedicated outlet.



Common NSPIRE Deficiencies



Common NSPIRE Deficiencies



Common NSPIRE Deficiencies

Def#	Deficiency	Severity	Repair Due
1	Smoke alarm not installed in a sleeping room	Life Threatening	24-Hours
1	Smoke alarm not installed within 21' of bedroom door	Life Threatening	24-Hours
1	Each level of a unit does not have at least one smoke alarm	Life Threatening	24-Hours
1	Any level of a Building missing at least one smoke alarm in the common area	Life Threatening	24-Hours
1	Ceiling-mounted smoke alarm less than 4in. from a wall	Life Threatening	24-Hours
1	Wall-mounted smoke alarm within 4in. of a ceiling	Life Threatening	24-Hours
1	Wall-mounted smoke alarm more than 12in. from a ceiling	Life Threatening	24-Hours
2	Smoke alarm painted or has stickers or other decorations present	Life Threatening	24-Hours
2	Smoke alarm is obstructed	Life Threatening	24-Hours
3	Smoke alarm does not produce an audio or visual alarm when tested	Life Threatening	24-Hours

Common NSPIRE Deficiencies



Common NSPIRE Deficiencies



Most NSPIRE Deficiencies

DEFICIENCY 1: Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.

LOCATION: Unit Inside Outside

DEFICIENCY 2: No hot water.

LOCATION: Unit Inside

DEFICIENCY 3: The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

LOCATION: Unit Inside Outside

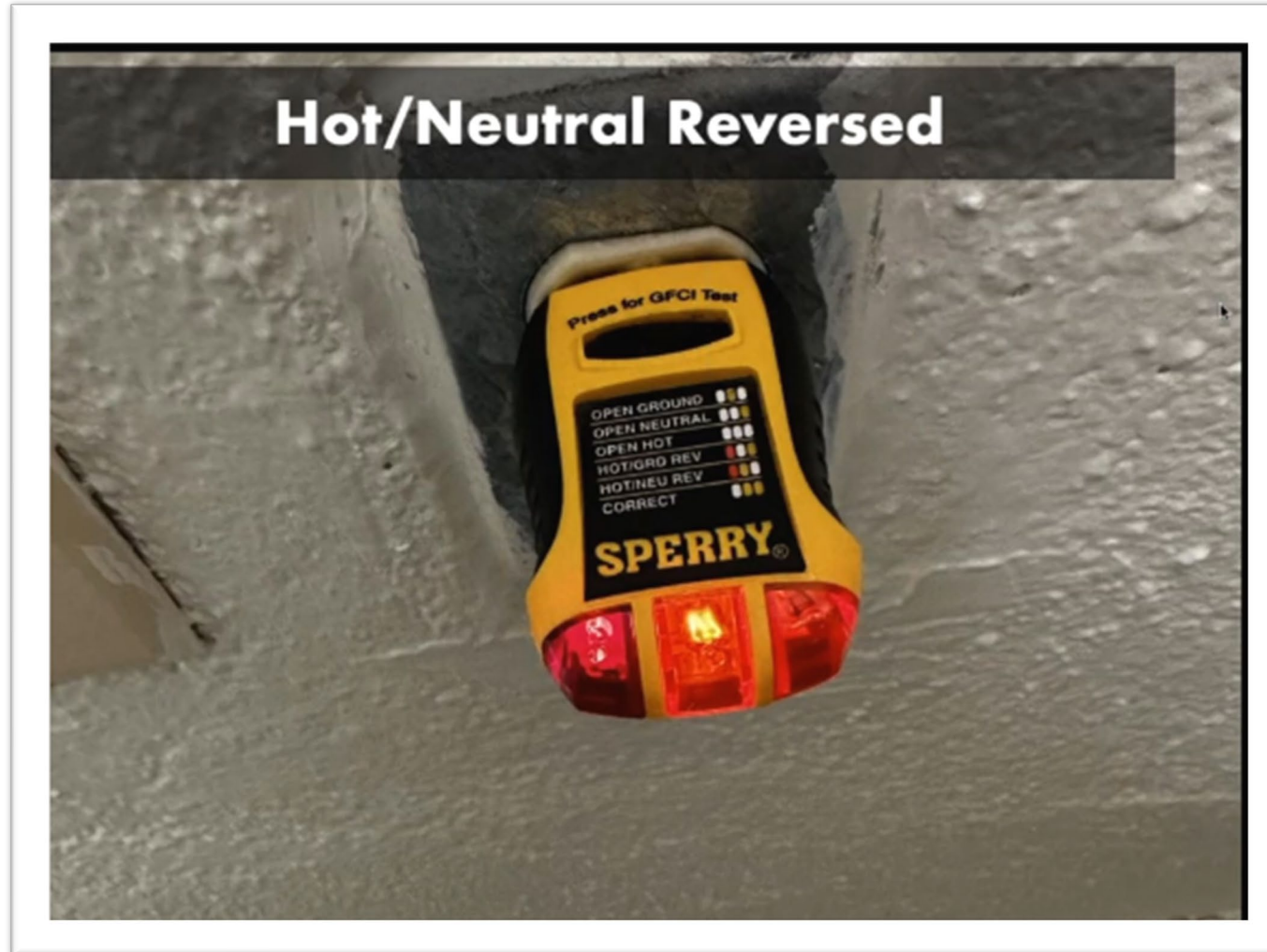
DEFICIENCY 4: Chimney or flue piping is blocked, misaligned, or missing.

LOCATION: Unit Inside Outside

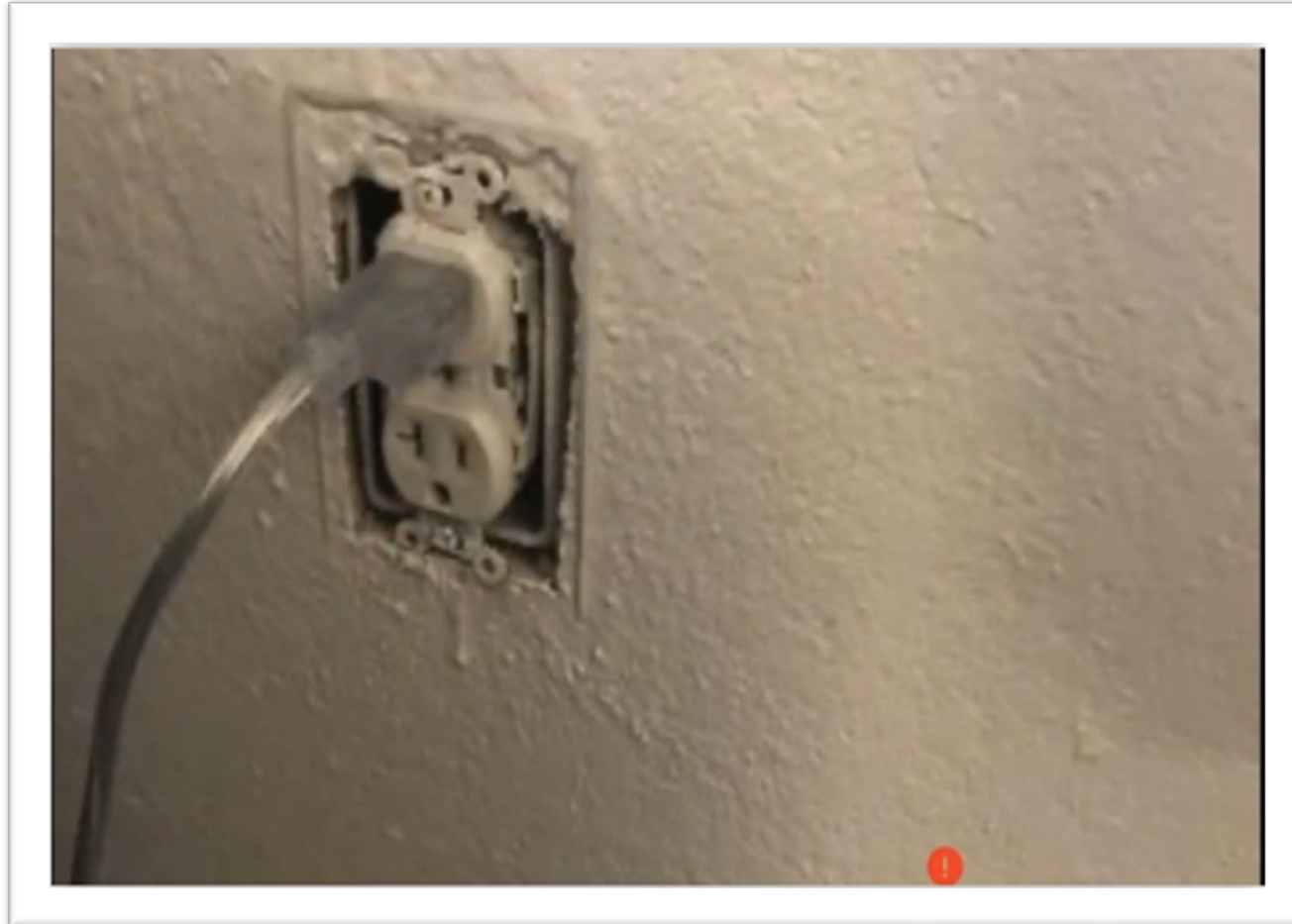
DEFICIENCY 5: Gas shutoff valve is damaged, missing, or not installed.

LOCATION: Unit Inside Outside

Common NSPIRE Deficiencies



Common NSPIRE Deficiencies



Common NSPIRE Deficiencies

Def#	Deficiency	Severity	Repair Due
1	Outlet or switch is damaged	Life Threatening	24 Hours
2	Improperly wired or grounded outlet	Severe	24 Hours**
3	Electric outlet inoperable (no visible damage)	Severe	24 Hours**
4	Exposed electrical conductor	Life Threatening	24 Hours
4	Gap of 1/2"+ in any high-voltage electrical apparatus	Life Threatening	24 Hours
4	Electrical conductor is not properly insulated/enclosed	Life Threatening	24 Hours
5	Water is currently in contact with an electrical conductor	Life Threatening	24 Hours

Is this an NSPIRE Deficiency?



No!

Resident owned property is not evaluated as an obstruction.

DEFICIENCY CRITERIA:

Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.

HEALTH AND SAFETY DETERMINATION:

Life-Threatening

The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME:

24 hours

HCV PASS / FAIL:

Fail

HCV CORRECTION TIMEFRAME:

24 hours

INSPECTION PROCESS:

OBSERVATION:

- Identify rooms used for sleeping.
- Visually inspect for any obstructed rescue opening.

REQUEST FOR HELP:

- None

ACTION:

- Verify the rescue opening fully opens.

MORE INFORMATION:

- If there is a fire escape adjacent to the rescue opening, then evaluate under Deficiency 3.
- Resident-owned property should not be evaluated as an obstruction to the rescue opening.
- The following are examples of conditions that may obstruct a rescue opening:
 - Window locks that require a key, a tool, or special knowledge or effort to operate (from the interior).
 - When fixed security bars are present that cover a window that is the designated rescue opening from the building.
 - Any lock on movable security bars for windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
 - Placement of an item or furniture that is not resident owned and obstructs a rescue opening.
 - A permanently installed window-mounted air conditioner.

Is this an NSPIRE Deficiency?



No!

Must be greater than $\frac{3}{4}$ in vertical difference

DEFICIENCY I — UNIT:	TRIP HAZARD ON WALKING SURFACE.	
DEFICIENCY CRITERIA:	There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria: <ul style="list-style-type: none">- An unintended $\frac{3}{4}$-inch or greater vertical difference.OR- An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.	
HEALTH AND SAFETY DETERMINATION:	Moderate	The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.
CORRECTION TIMEFRAME:	30 days	
HCV PASS / FAIL:	Fail	
HCV CORRECTION TIMEFRAME:	30 days	
INSPECTION PROCESS:		
OBSERVATION:	<ul style="list-style-type: none">- Look at the walking surface along the normal path of travel to identify a significant difference in vertical elevation or horizontal separation.	
REQUEST FOR HELP:	<ul style="list-style-type: none">- None	
ACTION:	<ul style="list-style-type: none">- If identified, measure to determine if there is a $\frac{3}{4}$-inch or greater vertical separation or 2-inch or greater horizontal separation.	
MORE INFORMATION:	<ul style="list-style-type: none">- Examples of conditions that should be evaluated under this deficiency include, but are not limited to:<ul style="list-style-type: none">- A service access cover that is missing and it is located along a walking surface.- Any surface, object, or material that creates an unintended $\frac{3}{4}$-inch or greater vertical rise along the path of travel.- An unintended 2-inch or greater gap or space along the path of travel.- Examples of conditions that should not be evaluated under this deficiency include, but are not limited to:<ul style="list-style-type: none">- An engineer-designed gap or vertical difference (e.g., a raised manhole or a plant grate designed in the middle of a path of travel).- An intentional transition from a walking surface to a doorway or entrance.	

Is this an NSPIRE Deficiency?



No!

Passage Door, not an Entry or Fire- Labeled Door

A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers

Door must open, close, latch (operates as intended) and privacy is not compromised.

Is this an NSPIRE Deficiency?



Yes!

Because privacy
has been
compromised.

DEFINITION: Panel that provides an opening in a building or room and provides separation (i.e., closes an opening).

PURPOSE: Provides privacy, manages the atmosphere inside a room (e.g., heating and cooling), and may prevent the spread of fire or smoke.

COMMON COMPONENTS: Frame; Sill; Jamb; Handle; Door sweep; Lock set; Threshold; Hinge; Casing

LOCATION:

- Unit All passage doors throughout the Unit (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).
- Inside All passage doors throughout the Inside (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).
- Outside All exterior doors throughout the Outside (i.e., a door into a utility room, storage room, or mechanical room).

MORE INFORMATION: Privacy within a bathroom should be evaluated under the Toilet standard and Bathtub and Shower standard, respectively.

DEFICIENCY 1: A passage door does not open.

LOCATION: Unit Inside

DEFICIENCY 2: A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.

LOCATION: Unit Inside

DEFICIENCY 3: A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.

LOCATION: Unit

DEFICIENCY 4: An exterior door component is damaged, inoperable, or missing.

LOCATION: Outside



Accessibility Rules

Federal Housing Accessibility Laws

- Fair Housing Act (FHA) prohibits discrimination in housing on the basis of a person's disability, race, color, religion, sex, familial status, or national origin.
- Section 504, Rehabilitation Act of 1973, prohibits federal government entities from discriminating against people based on disability in any program or activity that receives federal financial assistance
- Title II and Title III of the Americans with Disabilities Act (ADA)

Compliance with the Fair Housing Act

- Accessibility Rules require developments built after March 13, 1991 consisting of 4 or more units in a building to comply with the technical specifications of the Fair Housing Act Design Manual.
- Fair Housing Act makes it unlawful to discriminate based on a person's disability, race, color, religion, sex, familial status, or national origin unless there is an exception in federal law
- TDHCA requires compliance with HUD's Fair Housing Act Design Manual, including the ability to claim exemptions or exceptions provided for therein.

Applicability of Construction Standards

The following types of Multifamily Housing Developments must comply with the construction standards of §504 of the Rehabilitation Act of 1973, as further defined through the Uniform Federal Accessibility Standards (UFAS):

- New construction and reconstruction HOME and NSP Multifamily Housing Developments that began construction **before** March 12, 2012
- Rehabilitation HOME and NSP Multifamily Housing Developments that submitted a full application for funding **before** January 1, 2014; and
- All Housing Tax Credit and Tax Exempt Bond Developments that were awarded **after** September 1, 2001, and submitted a full application **before** January 1, 2014

Applicability of Construction Standards

The following types of Multifamily Housing Developments must comply with the construction requirements of 2010 ADA standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" 79 Federal Register 29671 and not otherwise modified in this subchapter:

- New construction and reconstruction HOME and NSP Multifamily Housing Developments that began construction **after** March 12, 2012; and
- All Multifamily Housing Developments that submit a full application for funding **after** January 1, 2014.

General §504 Requirement

- All Units that are accessible to persons with mobility impairments must be on an Accessible Route.
- A minimum of five percent of the total dwelling units in a multifamily housing project shall be made accessible for persons with mobility impairments.
- An additional two percent of the units in such a project shall be accessible for persons with hearing or vision impairments.
- And are distributed both geographically on the site and among the different unit types



TDHCA Common Use Checklist



CMTS #	2010 ADA	Section 504	FHA	Yes	No	NA	Add Comments
ACCESSIBLE ROUTE							
Route At least one accessible route is a continuous, unobstructed path through the development (with sufficient curb cuts).	ADA 208.3	UFAS 4.3.2	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Amenity Access The accessible route connects all buildings containing UFAS/ADA and/or FH-covered units and <u>at least one</u> of each amenity.	ADA 208.3	UFAS 4.3.2(3)	FH 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Route Width The accessible route has a minimum clear width of 36" (not reduced by obstructions, vegetation, parked cars).	ADA 403	UFAS 4.3.3	FH 2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stair/Ramp alternative Stairs that are installed along the accessible route also provide a ramp as an alternative way to get between levels.	ADA 210.1	UFAS 4.1.2(4)	FH 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCESSIBLE PARKING							
Minimum Parking Spaces A minimum of 2% of parking spaces for covered units and/or a minimum of one parking spaces for mobility units.	ADA 208.2.3	UFAS 4.342(4)/ 4.1.1(5)(d)	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessible Parking Signs All accessible parking spaces are designated as reserved for the disabled with a sign showing the symbol of accessibility. The sign must not be obstructed by a vehicle parked in the space./ADA= or >80" H bottom of sign to parking surface/ van space identified by "Van Accessible"	ADA 216.5	UFAS 4.6.4	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Space Width All designated parking spaces are at least 96" wide and have an adjacent access aisle that is 60" wide which can be shared between two spaces. Van space must be 132" with 60" access aisle and/or 96" space with 96" aisle.	ADA 502.2	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access Aisle Accessible parking space aisles are part of the accessible route to the building or facility entrance.	ADA 502.3	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking Space Types If the development provides different types of parking (i.e. carpots, garage, surface, etc.) at least one of each type is designated as accessible. Carport or garage must have an van accessible space which includes a 98" high door or roof.	ADA 208.3.2	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking at amenities If parking spaces are available at common and public use amenities then one space is designated as accessible.	N/A	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
COVERED AND/OR MOBILITY UNITS' PRIMARY ENTRY DOOR							
Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist. FHA only, all entry doors on accessible route (including screen doors).	ADA 205, 309	UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
COMMON USE DOORS							
Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist (including screen doors).	ADA 205, 308-9	UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
COMMON USE FACILITIES							
Trash disposal facilities (at least one) is provided on an accessible route with hardware that does not require tight grasping, pinching, twisting of the wrist to operate and is no higher than 48" ADA/ or UFAS 54" for a side approach or 48" if only a front approach is possible.	ADA 205, 308-9	UFAS 4.34.2(1)	FH 2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Common-Use Laundry Facilities starting 2002 and beyond (at least one) provides washing machine(s) and clothes dryer(s) that are front loading, side appr (CFS centered/ADA) with controls in reach range 48".	ADA 214, 611, HUD 11	UFAS 4.34.7.2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rent Collection Slots slots less than: ADA 48" or UFAS 54" for side reach approach.	ADA 205, 308-9	UFAS 4.2.6	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A covered unit/building is any residential unit or common use amenity on the ground floor and/or served by an elevator. Townhouse or multi-story residential units with one primary entrance are NOT required to meet the Fair Housing Act.							

CMTS #		2010 ADA	Section 504	FHA	Yes	No	NA	Add Comments
--------	--	----------	-------------	-----	-----	----	----	--------------

ACCESSIBLE ROUTE

Route At least one accessible route is a continuous, unobstructed path through the development (with sufficient curb cuts).	ADA 206.3	UFAS 4.3.2	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Amenity Access The accessible route connects all buildings containing UFAS/ADA and/or FH-covered units and <u>at least one</u> of each amenity.	ADA 206.3	UFAS 4.3.2(3)	FH 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Route Width The accessible route has a minimum clear width of 36" (not reduced by obstructions, vegetation, parked cars).	ADA 403	UFAS 4.3.3	FH 2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stair/Ramp alternative Stairs that are installed along the accessible route also provide a ramp as an alternative way to get between levels.	ADA 210.1	UFAS 4.1.2(4)	FH 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Accessible Parking Signs All accessible parking spaces are designated as reserved for the disabled with a sign showing the symbol of accessibility. The sign must not be obstructed by a vehicle parked in the space./ADA= or >80" H bottom of sign to parking surface/ van space identified by "Van Accessible"	ADA 216.5	UFAS 4.6.4	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Space Width All designated parking spaces are at least 96" wide and have an adjacent access aisle that is 60" wide which can be shared between two spaces. Van space must be 132" with 60" access aisle and/or 96" space with 96" aisle.	ADA 502.2	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access Aisle Accessible parking space aisles are part of the accessible route to the building or facility entrance.	ADA 502.3	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking Space Types If the development provides different types of parking (i.e. carpots, garage, surface, etc.) at least one of each type is designated as accessible. Carport or garage must have an van accessible space which includes a 98" high door or roof.	ADA 208.3.2	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking at amenities If parking spaces are available at common and public use amenities then one space is designated as accessible.	N/A	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COVERED AND/OR MOBILITY UNITS' PRIMARY ENTRY DOOR

Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist. FHA only, all entry doors on accessible route (including screen doors).	ADA 205, 309	UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
---	--------------	-------------	--------	--------------------------	--------------------------	--------------------------	--

COMMON USE DOORS

Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist (including screen doors).	ADA 205, 308-9	UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
--	----------------	-------------	--------	--------------------------	--------------------------	--------------------------	--

COMMON USE FACILITIES

Trash disposal facilities (at least one) is provided on an accessible route with hardware that does not require tight grasping, pinching, twisting of the wrist to operate and is no higher than 48" ADA/ or UFAS 54" for a side approach or 48" if only a front approach is possible.	ADA 205, 308-9	UFAS 4.34.2(1)	FH 2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Common-Use Laundry Facilities starting 2002 and beyond (at least one) provides washing machine(s) and clothes dryer(s) that are front loading, side appr (CFS centered/ADA) with controls in reach range 48".	ADA 214, 611, HUD 11	UFAS 4.34.7.2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rent Collection Slots slots less than: ADA 48" or UFAS 54" for side reach approach.	ADA 205, 308-9	UFAS 4.2.6	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A covered unit/building is any residential unit or common use amenity on the ground floor and/or served by an elevator. Townhouse or multi-story residential units with one primary entrance are NOT required to meet the Fair Housing Act.





CMTS #	2010 ADA	Section 504	FHA	Yes	No	NA	Add Comments
ACCESSIBLE ROUTE							
Route At least one accessible route is a continuous, unobstructed path through the development (with sufficient curb cuts).	ADA 208.3	UFAS 4.3.2	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Amenity Access The accessible route connects all buildings containing UFAS/ADA and/or FH-covered units and <u>at least one</u> of each amenity.	ADA 208.3	UFAS 4.3.2(3)	FH 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Route Width The accessible route has a minimum clear width of 36" (not reduced by obstructions, vegetation, parked cars).	ADA 403	UFAS 4.3.3	FH 2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stair/Ramp alternative Stairs that are installed along the accessible route also provide a ramp as an alternative way to get between levels.	ADA 210.1	UFAS 4.1.2(4)	FH 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ACCESSIBLE PARKING

Minumum Parking Spaces A minimum of 2% of parking spaces for covered units and/or a minimum of one parking spaces for mobility units.	ADA 208.2.3	UFAS 4.342(4)/4.1.1(5)(d)	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessible Parking Signs All accessible parking spaces are designated as reserved for the disabled with a sign showing the symbol of accessibility. The sign must not be obstructed by a vehicle parked in the space./ADA= or >60" H bottom of sign to parking surface/ van space identified by "Van Accessible"	ADA 216.5	UFAS 4.6.4	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Space Width All designated parking spaces are at least 96" wide and have an adjacent access aisle that is 60" wide which can be shared between two spaces. Van space must be 132" with 60" access aisle and/or 96" space with 96" aisle.	ADA 502.2	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access Aisle Accessible parking space aisles are part of the accessible route to the building or facility entrance.	ADA 502.3	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking Space Types If the development provides different types of parking (i.e. carpots, garage, surface, etc.) at least one of each type is designated as accessible. Carport or garage must have an van accessible space which includes a 98" high door or roof.	ADA 208.3.2	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking at amenities If parking spaces ae available at common and public use amenities then one space is designated as accessible.	N/A	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Trash disposal facilities (at least one) is provided on an accessible route with hardware that does not require tight grasping, pinching, twisting of the wrist to operate and is no higher than 48" ADA/ or UFAS 54" for a side approach or 48" if only a front approach is possible.	ADA 205, 308-9	UFAS 4.34.2(1)	FH 2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Common-Use Laundry Facilities starting 2002 and beyond (at least one) provides washing machine(s) and clothes dryer(s) that are front loading, side appr (CFS centered/ADA) with controls in reach range 48".	ADA 214, 611, HUD 11	UFAS 4.34.7.2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rent Collection Slots slots less than: ADA 48" or UFAS 54" for side reach approach.	ADA 205, 308-9	UFAS 4.2.6	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A covered unit/building is any residential unit or common use amenity on the ground floor and/or served by an elevator. Townhouse or multi-story residential units with one primary entrance are NOT required to meet the Fair Housing Act.





CMTS #	2010 ADA	Section 504	FHA	Yes	No	NA	Add Comments
ACCESSIBLE ROUTE							
Route At least one accessible route is a continuous, unobstructed path through the development (with sufficient curb cuts).	ADA 208.3	UFAS 4.3.2	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Amenity Access The accessible route connects all buildings containing UFAS/ADA and/or FH-covered units and <u>at least one</u> of each amenity.	ADA 208.3	UFAS 4.3.2(3)	FH 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Route Width The accessible route has a minimum clear width of 36" (not reduced by obstructions, vegetation, parked cars).	ADA 403	UFAS 4.3.3	FH 2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stair/Ramp alternative Stairs that are installed along the accessible route also provide a ramp as an alternative way to get between levels.	ADA 210.1	UFAS 4.1.2(4)	FH 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCESSIBLE PARKING							
Minimum Parking Spaces A minimum of 2% of parking spaces for covered units and/or a minimum of one parking spaces for mobility units.	ADA 208.2.3	UFAS 4.342(4)/ 4.1.1(5)(d)	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessible Parking Signs All accessible parking spaces are designated as reserved for the disabled with a sign showing the symbol of accessibility. The sign must not be obstructed by a vehicle parked in the space./ADA= or >80" H bottom of sign to parking surface/ van space identified by "Van Accessible"	ADA 216.5	UFAS 4.6.4	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Space Width All designated parking spaces are at least 96" wide and have an adjacent access aisle that is 60" wide which can be shared between two spaces. Van space must be 132" with 60" access aisle and/or 96" space with 96" aisle.	ADA 502.2	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access Aisle Accessible parking space aisles are part of the accessible route to the building or facility entrance.	ADA 502.3	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking Space Types If the development provides different types of parking (i.e. carpots, garage, surface, etc.) at least one of each type is designated as accessible. Carport or garage must have an van accessible space which includes a 98" high door or roof.	ADA 208.3.2	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking at amenities If parking spaces are available at common and public use amenities then one space is designated as accessible.	N/A	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COVERED AND/OR MOBILITY UNITS' PRIMARY ENTRY DOOR

Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist. FHA only, all entry doors on accessible route (including screen doors).	ADA 205, 309	UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
---	--------------	-------------	--------	--------------------------	--------------------------	--------------------------	--

operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist (including screen doors).

COMMON USE FACILITIES							
Trash disposal facilities (at least one) is provided on an accessible route with hardware that does not require tight grasping, pinching, twisting of the wrist to operate and is no higher than 48" ADA/ or UFAS 54" for a side approach or 48" if only a front approach is possible.	ADA 205, 308-9	UFAS 4.34.2(1)	FH 2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Common-Use Laundry Facilities starting 2002 and beyond (at least one) provides washing machine(s) and clothes dryer(s) that are front loading, side appr (CFS centered/ADA) with controls in reach range 48".	ADA 214, 611, HUD 11	UFAS 4.34.7.2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rent Collection Slots slots less than: ADA 48" or UFAS 54" for side reach approach.	ADA 205, 308-9	UFAS 4.2.6	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A covered unit/building is any residential unit or common use amenity on the ground floor and/or served by an elevator. Townhouse or multi-story residential units with one primary entrance are NOT required to meet the Fair Housing Act.





CMTS #	2010 ADA	Section 504	FHA	Yes	No	NA	Add Comments
ACCESSIBLE ROUTE							
Route At least one accessible route is a continuous, unobstructed path through the development (with sufficient curb cuts).	ADA 208.3	UFAS 4.3.2	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Amenity Access The accessible route connects all buildings containing UFAS/ADA and/or FH-covered units and <u>at least one</u> of each amenity.	ADA 208.3	UFAS 4.3.2(3)	FH 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Route Width The accessible route has a minimum clear width of 36" (not reduced by obstructions, vegetation, parked cars).	ADA 403	UFAS 4.3.3	FH 2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stair/Ramp alternative Stairs that are installed along the accessible route also provide a ramp as an alternative way to get between levels.	ADA 210.1	UFAS 4.1.2(4)	FH 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCESSIBLE PARKING							
Minimum Parking Spaces A minimum of 2% of parking spaces for covered units and/or a minimum of one parking spaces for mobility units.	ADA 208.2.3	UFAS 4.342(4)/ 4.1.1(5)(d)	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessible Parking Signs All accessible parking spaces are designated as reserved for the disabled with a sign showing the symbol of accessibility. The sign must not be obstructed by a vehicle parked in the space./ADA= or >80" H bottom of sign to parking surface/ van space identified by "Van Accessible"	ADA 216.5	UFAS 4.6.4	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Space Width All designated parking spaces are at least 96" wide and have an adjacent access aisle that is 60" wide which can be shared between two spaces. Van space must be 132" with 60" access aisle and/or 96" space with 96" aisle.	ADA 502.2	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access Aisle Accessible parking space aisles are part of the accessible route to the building or facility entrance.	ADA 502.3	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking Space Types If the development provides different types of parking (i.e. carpots, garage, surface, etc.) at least one of each type is designated as accessible. Carport or garage must have an van accessible space which includes a 98" high door or roof.	ADA 208.3.2	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking at amenities If parking spaces are available at common and public use amenities then one space is designated as accessible.	N/A	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
COVERED AND/OR MOBILITY UNITS' PRIMARY ENTRY DOOR							
Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist. FHA only, all entry doors on accessible route (including screen doors).	ADA 205, 309	UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMON USE DOORS							
Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist (including screen doors).	ADA 205, 308-9	UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
require tight grasping, pinching, twisting of the wrist to operate and is no higher than 48" ADA/ or UFAS 54" for a side approach or 48" if only a front approach is possible.	308-9	4.34.2(1)	2.16				
Common-Use Laundry Facilities starting 2002 and beyond (at least one) provides washing machine(s) and clothes dryer(s) that are front loading, side appr (CFS centered/ADA) with controls in reach range 48".	ADA 214, 611, HUD 11	UFAS 4.34.7.2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rent Collection Slots slots less than: ADA 48" or UFAS 54" for side reach approach.	ADA 205, 308-9	UFAS 4.2.6	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A covered unit/building is any residential unit or common use amenity on the ground floor and/or served by an elevator. Townhouse or multi-story residential units with one primary entrance are NOT required to meet the Fair Housing Act.							





CMTS #	2010 ADA	Section 504	FHA	Yes	No	NA	Add Comments
ACCESSIBLE ROUTE							
Route At least one accessible route is a continuous, unobstructed path through the development (with sufficient curb cuts).	ADA 206.3	UFAS 4.3.2	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Amenity Access The accessible route connects all buildings containing UFAS/ADA and/or FH-covered units and <u>at least one</u> of each amenity.	ADA 206.3	UFAS 4.3.2(3)	FH 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Route Width The accessible route has a minimum clear width of 36" (not reduced by obstructions, vegetation, parked cars).	ADA 403	UFAS 4.3.3	FH 2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stair/Ramp alternative Stairs that are installed along the accessible route also provide a ramp as an alternative way to get between levels.	ADA 210.1	UFAS 4.1.2(4)	FH 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCESSIBLE PARKING							
Minimum Parking Spaces A minimum of 2% of parking spaces for covered units and/or a minimum of one parking spaces for mobility units.	ADA 208.2.3	UFAS 4.342(4)/ 4.1.1(5)(d)	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessible Parking Signs All accessible parking spaces are designated as reserved for the disabled with a sign showing the symbol of accessibility. The sign must not be obstructed by a vehicle parked in the space./ADA= or >80" H bottom of sign to parking surface/ van space identified by "Van Accessible"	ADA 216.5	UFAS 4.6.4	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Space Width All designated parking spaces are at least 96" wide and have an adjacent access aisle that is 60" wide which can be shared between two spaces. Van space must be 132" with 60" access aisle and/or 96" space with 96" aisle.	ADA 502.2	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access Aisle Accessible parking space aisles are part of the accessible route to the building or facility entrance.	ADA 502.3	UFAS 4.6.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking Space Types If the development provides different types of parking (i.e. carpots, garage, surface, etc.) at least one of each type is designated as accessible. Carport or garage must have an van accessible space which includes a 98" high door or roof.	ADA 208.3.2	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking at amenities If parking spaces are available at common and public use amenities then one space is designated as accessible.	N/A	N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
COVERED AND/OR MOBILITY UNITS' PRIMARY ENTRY DOOR							
Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist. FHA only, all entry doors on accessible route (including screen doors).	ADA 205, 309	UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMON USE FACILITIES							
Trash disposal facilities (at least one) is provided on an accessible route with hardware that does not require tight grasping, pinching, twisting of the wrist to operate and is no higher than 48" ADA/ or UFAS 54" for a side approach or 48" if only a front approach is possible.	ADA 205, 308-9	UFAS 4.34.2(1)	FH 2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Common-Use Laundry Facilities starting 2002 and beyond (at least one) provides washing machine(s) and clothes dryer(s) that are front loading.side appr (CFS centered/ADA) with controls in reach range 48".	ADA 214, 611, HUD 11	UFAS 4.34.7.2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rent Collection Slots slots less than: ADA 48" or UFAS 54" for side reach approach.	ADA 205, 308-9	UFAS 4.2.6	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A covered unit/building is any residential unit or common use amenity on the ground floor and/or served by an elevator. Townhouse or multi-story residential units with one primary entrance are NOT required to meet the Fair Housing Act.