

# ACCESSING MIXED USE FACILITIES



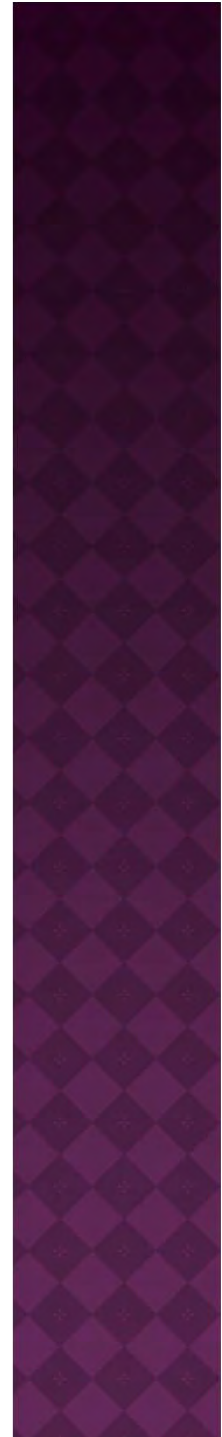
# BEST PRACTICES

AIA#571

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# COURSE DESCRIPTION

- ◉ Mixed use developments are gaining momentum across the country and the goal is not to get caught off-guard with where access is required and which standards apply to your project. We will speak to where fair housing applies and it's importance in mixed use facilities. A big topic to address in an hour, but maybe just enough to focus on the general accessibility goals to avoid a wrong turn down the road.



# LEARNING OBJECTIVES

- ◉ Determining application of multiple accessibility standards and codes in mixed use facilities
- ◉ Review some of the applicable commercial accessibility requirements
- ◉ Applying Fair Housing & IBC/ANSI A117.1 requirements
- ◉ Discussion on accessible route requirements to floors above/below grade level.



# APPLICABLE CODES

- ◉ Local IBC
- ◉ ANSI A117.1
- ◉ Fair Housing
- ◉ ADA & TAS
- ◉ Zoning conflicts



# FREQUENT ERRORS

- ◉ Water closet clearance obstructed
- ◉ Grab bars height not current std.
- ◉ No connecting route to public way
- ◉ Thermostats mounted high
- ◉ Cross slopes not maintained
- ◉ Protruding objects
- ◉ Parking not on shortest route
- ◉ Fair Housing not applied
- ◉ construction not complying w/plans





# NEW EXPECTATION

- ◉ From a recent TBAE complaint, design professionals, in some way should respond to TAS plan review



## NEW EXPECTATION

- “By failing to make revisions to construction documents in response to a TAS plan review that indicated his design was non-compliant with accessibility standards, he practiced grossly incompetent architecture as defined by 22 TEX ADMIN. CODE SSS 1.142(c)(2) and 1.143(b), respectively. Subsequently, the project was built and a RAS inspection identified multiple accessibility violations that required post-construction repairs in excess of \$1,000.”

# MIXED USE

- ◉ Where apartments are incorporated with retail
- ◉ 4 or more units then Fair Housing Applies
- ◉ No variance for federal standards
- ◉ All units on lowest floor above retail/parking/offices must meet Fair Housing
  - Accessible route required



# RETAIL & PROFESSIONAL

- ◉ 36.304 CFR
- ◉ Minimum number in shopping center

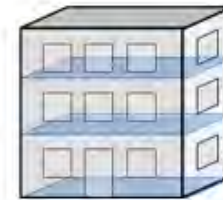


# ELEVATORS

- ◉ Elevators are required in multi-story buildings
- ◉ More than two stories
- ◉ More than 3000 sf/floor
- ◉ To offices of a healthcare provider
- ◉ Shopping center or shopping mall
- ◉ Building with 5 or more retail establishments
- ◉ A series of buildings on a site w/ 5+ retail spaces



*Exception: Facility under 3 stories  
(no limit on square footage)*



*Exception: Each story under 3,000 sq. ft.  
(no limit on number of stories)*

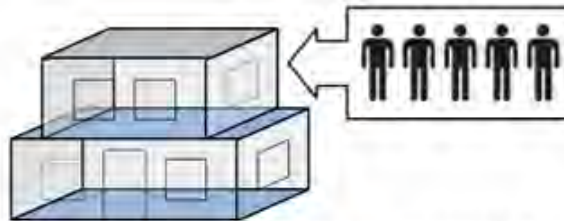
# ELEVATORS



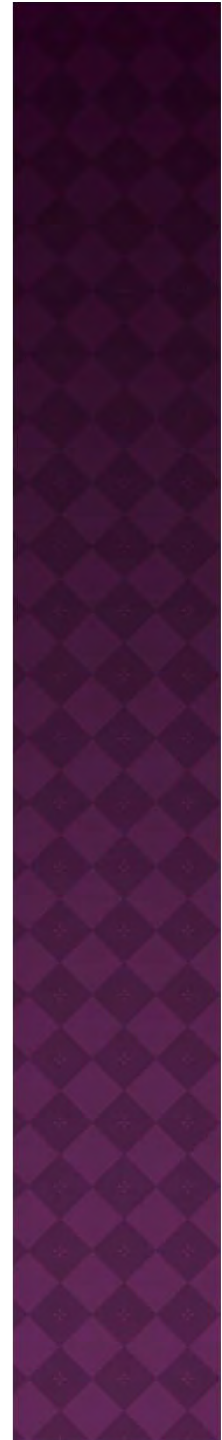
*An accessible route is required to stories containing an occupancy excluded from the exception, such as a health care provider.*



*An accessible route is not required to stories without occupancies excluded from the exception.*



*Exception: Two story government facilities where the story above (or below) entry level has no public use space and a maximum occupant load of 5*



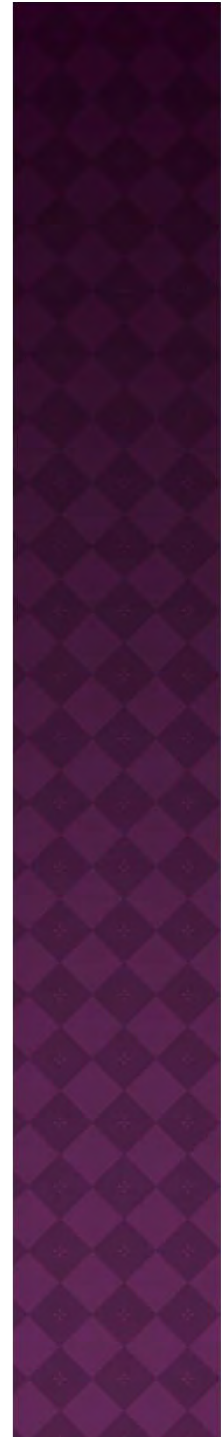
# COVERED UNITS

- ⦿ All ground floor dwelling units
- ⦿ All units in an elevator building
- ⦿ Units on floor above garage/
- ⦿ commercial space



# SEVEN IMPORTANT ELEMENTS IN FAIR HOUSING

- 1 Accessible route
  - To public transportation
  - Common area amenities
  - Accessible parking
  - To covered unit entrances
- 2 Common Areas
  - Clubhouse
  - Recreational areas & Pools
  - Mail boxes
  - Laundry
  - Trash
- 3 Doors in common use areas
  - 32" Width
  - Maneuvering clearances
  - Threshold
  - Hardware
  - \* 32" clear required within all covered units.
- 4 Route into & through covered units
- 5 Controls
- 6 Grab bar blocking required
- 7a Kitchen
  - Clear floor space at appliances
  - Clearance between counters & appliances, U-shape kitchens
- 7b Bathrooms
  - Spec A (less accessible)
  - Spec B (more accessible)  
One of each fixture must be accessible





# WHO CHECKS FOR COMPLIANCE?

- ◉ Local code official for building code
  - Sometimes ANSI
- ◉ Individual complaints
- ◉ DOJ & Civil courts for Fair Housing & ADA



# QUESTIONS ?

his concludes the Professional Liability Agents  
Network PLAN and  
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Accessing Mixed Use Facilities

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In addition, AIA members  
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