Checklist of best practices

Design professionals have an obligation to adhere to the accessibility requirements of the FHA and ADA. Here are some best practices that can help you remain compliant:

- Choose courses that highlight accessibility for your continuing education units (CEUs).
- Overlay the required clear floor space, protruding object protections, and accessible routes onto all floor plans and sketches.
- Create a checklist of all accessibility requirements to serve as a final punch-list for your plans.
- Have 3rd party accessibility experts and/or people with disabilities review your designs.

The Equal Rights Center (ERC) is a civil rights organization that identifies and seeks to eliminate unlawful and unfair discrimination in housing, employment, and public accommodations in its home community of Greater Washington, D.C. and nationwide.

THE EQUAL RIGHTS CENTER
Main - 202.234.3062
Toll Free - 866.549.0009
Relay 711
www.equalrightscenter.org
info@equalrightscenter.org

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Did you know?

The Fair Housing Act (FHA) design and construction requirements are applicable to all common use areas. Common use areas are rooms, spaces, and elements inside and outside of a multi-family building that are made available to residents and guests of residents.

Common use areas may include:
- Fitness centers
- Barbecue areas
- Dog parks
- Lounges/game rooms
- Movie theaters/media rooms
- Business centers
- Pools

The accessibility requirements for public use areas are covered by the Americans with Disabilities Act (ADA). Public use areas are any interior or exterior portions of a building made available to the general public and may include:
- Leasing offices
- Model units

The information contained in this publication is not legal advice and should not be construed as such. For legal advice, please contact an attorney.