

**Table 1A. Required Enhanced Accessibility Features for Both Future Housing Developments & Developments Subject to Substantial Alterations**

1. Commercial-grade power-operated automatic door for designated mobility units, with push plate controls or keyless proximity-based entry and exit, while ensuring security measures are in place for the unit. Among others, this feature must comply with 2010 ADA Standards 404.3 and CBC 11B-404.3 and include battery backup or be connected to an emergency circuit if building power is off.
2. All entrances to and exits from the building that residents may utilize, e.g., front entrance, entrance from garage, side or back entrances, will either have power-operated automatic doors with push plate controls or proximity-based automatic entry/exit doors while still ensuring security measures are in place for the development. Among others, this feature must comply with 2010 ADA Standards 404.3 and CBC 11B-404.3 and include battery backup or be connected to an emergency circuit if building power is off.
3. In designated mobility units, if patios or balconies are provided, enhanced accessibility will be achieved through one of three options: (1) provide a minimum depth of 60” that will provide a clear turning circle if the door is manually operated; (2) automatic swing type door with push plate controls complying with, among others, 2010 ADA Standards 404.3 and CBC 11B-404.3; or (3) sliding doors with recessed threshold level with finished floor and within 1/2” of the surface of the balcony or patio per, among others, 2010 ADA Standards 404.2.5 and CBC 11B-404.2.5.
4. In designated mobility units, all doors will be 36” wide doors. For substantial alterations where between 32” and 36” is not achievable, all doors in designated mobility units with swing-type doors requiring ingress and egress will have off-set hinges to exceed a 32” clear passage width.
5. In all designated accessible units, provide either (1) motion activated light switches with “touch pad” or “rocker-pad” override options, except in unit bathrooms which must include “rocker-pad” switches, or (2) “rocker-pad” switches.
6. Provide hard surface floor materials (e.g., vinyl, laminate, hardwood, ceramic tile, etc.) as the unit standards. The hard surface floor materials will be used in all designated accessible units. It must be comparable in aesthetic and quality to the other units in the building.
7. In all designated mobility units, in kitchens and bathrooms, provide full extension pull-out drawers, shelves, and racks in all base cabinets, instead of swing-open doors.
8. In all designated mobility units provide pantry storage with pull-out, adjustable height shelves.
9. In designated accessible and Fair Housing Act (FHA) units, provide adjustable height closet rods and shelves in all closets. Rods and shelves must be adjustable to meet the needs of the resident. Include heights for standing residents as well as wheelchair users, with linen closets having shelf adjustability from 15”- 72” AFF and for hanging clothes closets from 38”- 80” AFF.
10. Provide accessible trash disposal options at all trash disposal sites throughout the development by providing power or (in the case of fire doors) manually operated door openers and closers that allow for five (5) pounds maximum force.
11. The design of designated mobility units will ensure that ceilings are properly reinforced (to hold minimum 500 lb. loading) such that a track and harness system could be installed as a reasonable accommodation. Following sound building practices, generally nothing additional is required to ensure the potential for installation.