

Part 2. List of Additional Enhanced Accessibility Features for Bonus Points

These are the additional accessibility features from which an entity must select in order to meet the minimum number of optional features requirement under the EAP. An entity must select a minimum of 5 features from this list.

Features that are required only for Future Housing Developments, above, may also be selected in Developments Subject to Substantial Alterations and counted as optional features to be counted toward the minimum number of optional features required to receive the bonus.

Table 2. Optional Enhanced Accessibility Features – At least 5 Features Must Be Selected
1. Provide automatic doors with push plate controls at all public and common use areas, e.g., leasing and/or management office, community rooms, laundry, trash rooms, common kitchens, etc.
2. Add kick-plates to all accessible unit and common and public use doors throughout a building on the push side for doors with closers or both sides for doors without closers.
3. Provide motion activated light switches in all accessible units and in all public and common-use areas, i.e., utility spaces, trash rooms, mail rooms, and laundry rooms.
4. Where carpet is used in public and common use areas of the development, specify pile thickness of 3/8 inch or less measuring to the backing cushion or pad that is firm.
5. When carpet is the standard in rooms within units in a development, ensure that a hard finished floor is installed beneath the carpet in such rooms in accessible units.
6. In all units, including designated mobility units, designated sensory units, and all Fair Housing Act units, omit interior door thresholds and provide flush transitions between adjoining floor materials.
7. In designated mobility units, provide single-lever faucets with touch or motion activated water controls at all sinks and lavatories.
8. Provide an automatic, sliding door complying with 2010 ADA Standards 404.3 and CBC 11B-404.3 at main entrance to the building, while still ensuring security measures are in place for the development.
9. Provide a passenger drop-off area at the main entrance to the development complying with 2010 ADA Standards 209 and CBC 209 if located within the boundary of the development site or with Section R215 of the US Access Board’s “Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way” if the main entrance is located adjacent to a public roadway and sidewalk.
10. Install accessible smart home controls (e.g., thermostat, lighting, etc.) operable by means of a smart phone, tablet, or other type of computer.
11. For multi-bedroom mobility units with open concept floor plans, the design of the unit must provide for access from main living areas to sleeping/bathing spaces without the use of corridors.