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City of Los Angeles



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**Karen Bass, Mayor**

**August 23, 2024**

Dear Development Community Partners,

The Accessible Housing Program (AHP) team of the Los Angeles Housing Department (LAHD) is issuing a clarification of the LAHD's Affordable Housing Managed Pipeline NOFA, Exhibit 8 - ENHANCED ACCESSIBILITY PROGRAM (EAP) requirements set forth in the VOLUNTARY COMPLIANCE AGREEMENT (VCA) between the City and the U.S. Department of Housing & Urban Development (HUD).

This letter is providing direction for compliance with the EAP and VCA in the following mandatory requirement which states:

**EAP Requirement #2 - Table 1A. Required Enhanced Accessibility Features for Both Future Housing Developments & Developments Subject to Substantial Alterations**

*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.*

**VCA Appendix 5 Requirement #2 - Required Enhanced Accessibility Features for Both Future Housing Developments & Developments Subject to Substantial Alterations**

*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 manual doors or proximity based entry/exit while still ensuring security measures are in place for the development*

**Clarification of Requirement #2 from Table 1A of Exhibit 8 EAP**

The requirement is to provide doors or gates to the main entry and rear entry, additional entry doors (from common spaces, courtyards, deck areas, etc.), and the doors from the garage to be power-operated door openers complying with ANSI/BHMA 156.10, and that a battery backup shall be provided for each opener or be connected to an emergency circuit in case the building power goes off. Among others, this feature must comply with 2010 ADA Standards 404.3 and CBC 11B-404.3.

Doors or gates that are part of the means of egress or accessible means of egress and doors from the stairs to the public way do not have to be provided with automatic openers.

**EAP Requirement #2 - Table 1A.**

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Key fobs/card readers are an acceptable security measure.

**Compliance with Requirement #2 from Table 1A of Exhibit 8 EAP**

The Development team shall include all of the following information on the specification sheets of the plans submitted for permit clearance and approval by the Los Angeles Department of Building & Safety (LADBS) and AcHP:

- Plans that clearly identify all of the doors or gates with automatic openers;
- Door/ gate opener specifications incorporated in the plans;
- Detail for security device placement and height;
- That the required door/gate opening at a 90-degree angle is provided;
- A door schedule that clearly specifies that all entry doors are to comply with Requirement #2 as it applies to the Development for new construction or substantial alteration;
- Bold print on the floor plans that specifies the required doors or gates with automatic openers as per Requirement #2.

Prior to AcHP rough inspections, the Development team shall provide a CASp report confirming that the preparations for the automatic doors/ gates are in place. The report shall include the door numbers that have been installed according to the approved stamped plans.

Sincerely,



Tricia Keane  
Executive Officer and AcHP Settlement Coordinator  
Los Angeles Housing Department