

August 31, 2006

To: MaineHousing Design and Construction Partners  
From: Construction Services

**Subject: *Design & Construction Manual* - Amendment #1**

As a result of the ongoing implementation and utilization of MaineHousing's *Design & Construction Manual* on current projects, further clarification and/or modification related to specifics within the manual is necessary.

This **Amendment #1** clarifies and/or modifies MaineHousing's *Design & Construction Manual* dated February 2006 as follows:

Amendment 1.1, Design & Construction Manual, PART 1 – Page 1, C. CODES, specifically “Accessibility” codes and/or regulations;

The attached Appendix D1.1 is attached and here-in incorporated in its entirety.

Commentary:

There are several referenced codes and standards related to accessibility requirements. In addition, MaineHousing has included options for higher levels of accommodation as part of its program application process. The enclosed chart has been developed to guide all parties through the process of sorting out the various requirements that may apply to each project. The final interpretation of acceptable levels of accommodation shall be the decision of MaineHousing's Construction Services Department.

Attachment: Appendix D.1, Summary of Accessibility Regulations and Additional  
MaineHousing Requirements, dated August 31, 2006

Signed: Donald R. McGilvery, Construction Services Manager

## Appendix D.1

To: MaineHousing Construction Services' *Design & Construction Manual*

### Summary of Accessibility Regulations and Additional MaineHousing Requirements

August 31, 2006

<b>Regulation</b>	<b>Trigger</b>	<b>Application</b>	<b>Requirements/Highlights</b>
<b>Various Codes and/or standards that deal with accessibility requirements</b>	<b>Scope and nature of work that necessitates the applicability of the regulation</b>	<b>Where specifically the regulation is applied based on triggers</b>	<b>A rough summary of the key elements to be incorporated from the codes and/or standards – not necessarily all-inclusive</b>
<b>ADA</b>	Any work on places of public accommodation	All places of public accommodation including common areas of housing projects	Must meet ADADG
<b>Section 504</b>	*Federal funds (*Five or more units)	Entire project	Common areas must meet ADA, 5% of the total number of units must be accessible plus another 2% of units must have accommodation for hearing and/or vision impaired.  Uniform Federal Accessibility Standards (UFAS)

<b>Maine Human Rights Act</b>	New Construction or renovation over \$100,000 and *20+ units	Entire project if served by an elevator  All 1 <sup>st</sup> floor units if no elevator	No less than 10% of the ground level units shall be accessible and a minimum of 10% of the upper story units shall be accessible connected by an elevator, distributed as to size, and location in a non-discriminatory manner. Barrier-free permit required from State Fire Marshal's Office
<b>Regulation</b>	<b>Trigger</b>	<b>Application</b>	<b>Requirements</b>
<b>Fair Housing Amendments Act</b>	*New Construction of 4 or more units	All covered units must be adaptable (i.e. all ground floor units and all upper level units if serviced by an elevator.)  Exception: Multilevel dwelling units (often called townhouses) are exempt.	Fair Housing Act Design Manual  1. Accessible entrance on an accessible route 2. Accessible public & common use areas 3. Usable doors 4. Accessible routes into & through the dwelling unit 5. Accessible light switches, electrical outlets, & environmental controls 6. Reinforced walls in bathrooms 7. Usable kitchens & bathrooms.
<b>IBC 2003</b>	Section 1103	R2 – Multifamily Section 1107.6.2  More than 20 units  Buildings with elevator  See exceptions for buildings without elevator Section 1107.1	Must meet ICC/ANSI A117.1 – 2003, Type A, Sections 1003 and 1005

<b>IBC 2003</b>	*Section 1103	R-2 Multifamily Section 1107.6.2  4 or more units  See exceptions Section 1107.7	Must meet ICC/ANSI A117.1 – 2003, Type B, Sections 1004 and 1005
<b>Construction Services Design &amp; Construction Standards</b>	*If any of the above triggers apply, then these are additive requirements.	Accessible units shall be Type A ** units as defined by ANSI -2003 Sections 1003 AND 1005.	1. 50% of the units are to be fitted with roll-in showers and grab bars at bathrooms.  2. All units are to be provided with a 1 for 1 accessible parking space with breakdown of van accessible spaces per IBC requirements of 1 per 6 or fraction thereof – the design of which are to be per ANSI requirements.
<b>Requirements for Voluntary Pledges</b>	If pledged by Applicant over and above the triggers that apply above.	Accessible Units shall be Type A** Units as defined by ANSI -2003 Sections 1003 AND 1005.	All units are to be provided with a 1 for 1 accessible parking space with breakdown of van accessible spaces per IBC requirements of 1 per 6 or fraction thereof – the design of which are to be per ANSI requirements (amount of necessary paved area). Initially the paved area may be conventionally marked understanding that marking requirements can be altered as part of any specific accommodation at a later date.

\*Maine Housing requires that triggers apply to the aggregate number of units for the project as apposed to a per building application.

\*\* Type A is to include the requirements set fourth in ANSI A117.1 – 2003, Sections 1003 AND 1005 – Units to have BOTH Physical AND Accessible Communication (Hearing and Vision) Features.