

Rental Housing Design & Construction Design Tips and Opportunities



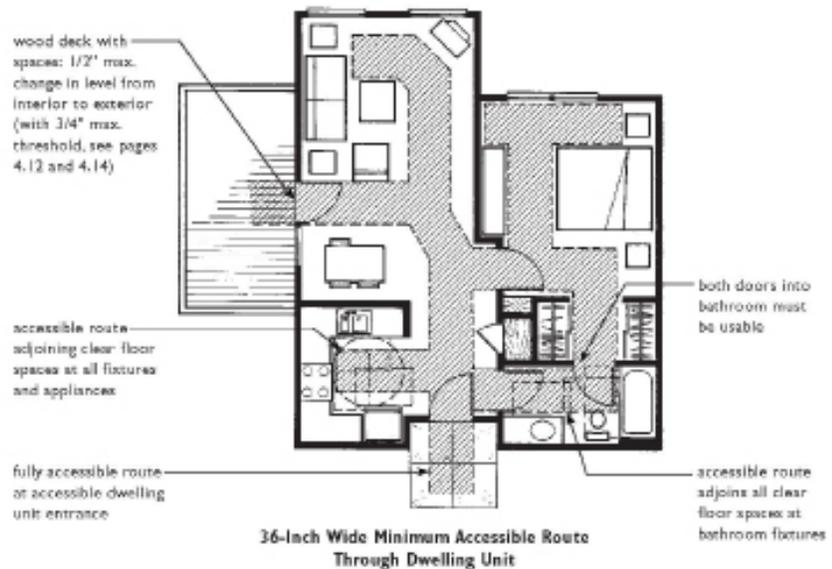
Accessible Parking

When laying out accessible parking, remember to include at least one accessible space per Type A Accessible Dwelling Unit plus at least one for each different type of parking. Include van accessible spaces per applicable codes and ordinances.

Accessible Route into and through Covered Dwelling Unit (DU)

Per the Fair Housing Act, an accessible route shall be maintained into and through the entire covered dwelling unit. When preparing furniture layout plans, make sure all covered units maintain a minimum accessible route within the Dwelling Unit per the diagram at right (excerpt from Fair Housing Act Design Manual, Part 2, Chapter 4, page 4.3).

Architects are strongly encouraged to hatch the Dwelling Unit accessible route on the furniture plans.



Accessible Unit Shelving

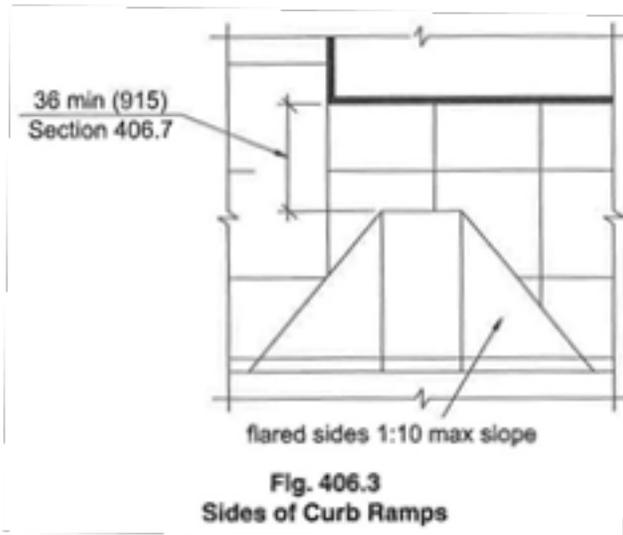
When specifying closet shelving and hanger rods at accessible units, consider adjustable components to allow more flexibility. An accessible unit may be rented out to a tenant without the need for accessible features.

Drop-in Range/Ovens at Accessible Counters

When providing a range/oven at a location with a 2'-10" counter height, consider a drop-in type range/oven to allow a flush cooktop with the top of the counter surface. A typical, free standing range/oven is set to 3'-0", thereby leaving 2" height difference.

Furniture Layout and Floor Finish Plans

The construction documents must include furniture layout and floor finish transition plans. This will ensure the electrical plans include TV cable, phone, and power receptacles in proper locations. This also ensures furniture is not placed partially on hard surface and partially on carpet.



Curb Cut (Ramp)

When laying out an accessible route from an accessible parking space, the curb cut shall have a minimum 3' clear, flat landing at the top of the slope. This is a requirement often missed on site plans we review. See ICC/ ANSI A117.1-2003, Figure 406.3.

Roof Drainage On Site Plans

When a project includes multiple roof gutters and downspouts, include the splash block locations and/ or the down spout surface outlet on the civil plans. This will ensure roof drainage is coordinated with overall site drainage.

We often see townhome projects with ice tripping hazards and poor drainage away from the building when roof drainage is not clearly shown on the plans.

Type A Accessible and Hearing/Vision Impaired Unit Identification

At all Type A Accessible and all Hearing/Vision impaired units, include the International Symbol of Accessibility and International Symbol of Access of Hearing Loss on building floor plans for ease of identification. This is only a suggestion to help Minnesota Housing clearly confirm compliance.

