

RFP

Walk through
packet

**Exhibit E –
Essential Repairs**

1. FLATWORK

Item	Quantity	Comments
Level concrete walkway (4-inch thick)	800	There is a large area of settled concrete sidewalk adjacent to the concrete curb and gutter between the north parking area and Buildings D & E. It is anticipated that this section of sidewalk will be leveled with hydraulic cement or “mud jacking.”

2. SUBSTRUCTURE, STRUCTURAL FRAME AND EXTERIOR WALLS

Item	Quantity	Comments
Repair Slab (Building A) - Engineering	3	The northwest end of Building A beneath unit A105 was reported to have a heaved slab that has caused significant gaps and out of plumb fenestrations at this unit. It is anticipated that this building will be inspected by a structural engineer. Will be available to look inside to make sure no other structural damage
Repair Slab (Building A)	8	The northwest end of Building A beneath unit A105 was reported to have a heaved slab that has caused significant gaps and out of plumb fenestrations at this unit. Will be available to look inside to make sure no other the structural damage
Repair siding & install flashing	8	The cementitious siding was noted to contain damage including cracking and swelling caused by improper flashing at windows. It is anticipated that the damaged siding will be repaired or replaced, and all windows will be properly flashed/sealed to prevent future damage. Replace with VP smart siding
Replace soffit	4,410	The gypsum soffit material was noted to contain significant water damage and was a poorly installed system. It is anticipated that the gypsum soffit material will be replaced with a more suitable cedar wood or aluminum cladding. would prefer aluminum cladding
Rework door glazing	79	The front and rear entry doors contained deteriorated trim and glazing beads were noted to be deteriorated. It is anticipated that the front entrance doors will have glazing resealed. Please see the attached list of units
Replace single hung vinyl windows	50	The single hung windows have springs and balances that do not operate and are anticipated to require replacement. Please see the attached list of units
Repair exterior stairs	6	The steel stairs were noted to contain significant corrosion & upper level corrugated metal decking was noted to contain significant corrosion and is anticipated to require repair. It is anticipated that the remaining exterior stairs will require repairs to treads, corrosion repair and painting. stairs C buildings and D have the least damage

3. ROOFING

Item	Quantity	Comments
Replace 3-tab shingle roof system	8,000	The single-pitched steep pitched roofs over the stairs of the ten (10) townhouse that are covered with 3-tab asphalt shingles that are red in color were noted to be in poor condition with significant areas of loose shingles and generally deteriorated shingles. Would like to replace with LP smart siding or something similar
Rebuild and re-roof ancillary roofs	640	The low-slope ancillary roof with each roof covered by a fully adhered EPDM membrane over entrances to the ten (10) townhouse units along with the exterior storage closets of those units were noted to not be properly sloped for drainage, contained significant ponding, have recently been repaired by a emulsion coating, and were noted to have caused interior water damage in the storage closets. Need to be sloped to drain and replace roofing
Replace gutters and/or downspouts up to 6 inches	440	The original half-round channel gutters and downspouts were known by management to improperly drain roofs and have caused significant exterior soffit and finish damage at the apartment buildings and have not been replaced at buildings A and the clubhouse that are planned to be replaced this summer. Need building A and clubhouse. Need to redo the gutter on building E where the gutter draining on the sidewalk.

4. LIFE SAFETY/FIRE SUPPRESSION

Item	Quantity	Comments
Fire Suppression System - Pressure Gauges	8	Dynamic Fire Protection Systems did recommend installing U. L. Listed pressure gauge on the riser "below" the riser check valve backflow device at each riser location per NFPA 13, 2010 – Section 7.1.1 "Pressure Gauges" and Sections 7.1.1.1 and 7.1.1.2. Each building an access door

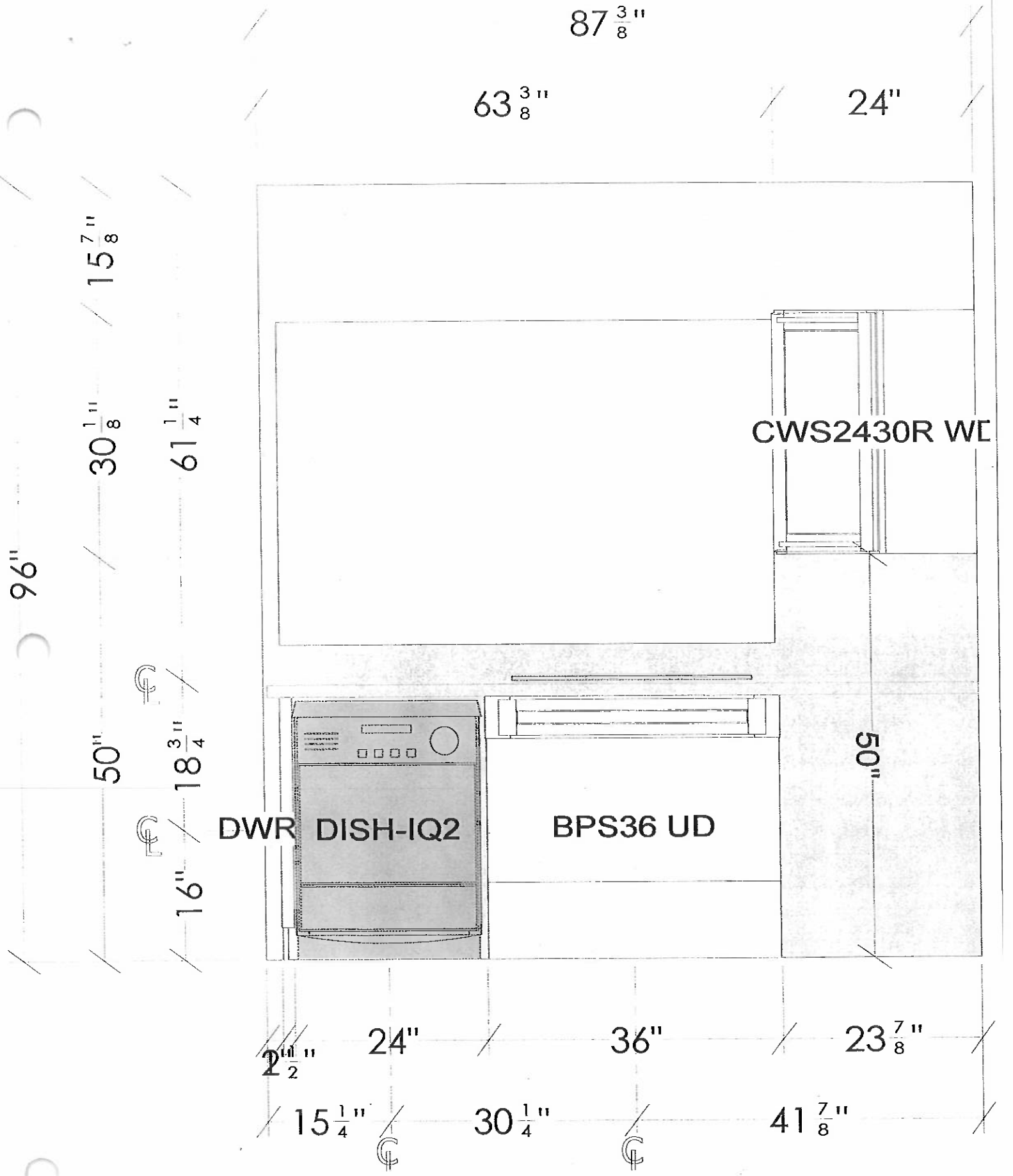
5. LIMITED AMERICANS WITH DISABILITIES ACT (ADA) ASSESSMENT

Item	Quantity	Comments
Install ADA complaint access aisle	1	The space at the leasing office is not provided an accessible aisle and an accessible aisle at the "van accessible" handicap accessible parking space is anticipated.
Relocate drinking fountain	1	The entrance door to the public restroom has a perpendicular wall and drinking fountain on each side of the door and does not provided adequate clear space to open the door, and it is anticipated that the drinking fountain will be relocated.

6. LIMITED FEDERAL FAIR HOUSING ACT (FHA) ASSESSMENT

Item	Quantity	Comments
Remove handrail barrier (D102)	1	The entrance to covered unit D102 is blocked by exterior stairs hand railings, and it is anticipated that the railings will be modified to eliminate the barrier.
Mail kiosk- level approach	200	The exterior mailboxes at the mail kiosk near the clubhouse concrete approach contains unacceptable sloped sidewalks making the mailboxes inaccessible, and it is anticipated that the sidewalk and approach at the mail kiosk will be leveled.
Install levered door hardware	3	The doors to the accessible units do not contain proper hardware. Handles have been replaced except the backdoor handle.
Relocate environmental controls	3	The environmental controls within the covered units including thermostats, breaker panels, outlets, and switches in the covered units were not located at proper heights (>15"; <48") and will require alterations to the three (3) covered units. Need to relocate one thermostat in Livingroom (3 units) Need to relocate lights switches (living room, dining room, bedroom and bathroom) (3 units) Need to relocate two outlets- one under dining room window and one under living room window. (3 units)
Remove kitchen sink base to provide knee space /cover pipes	3	The accessible unit kitchens contain a sink base cabinet and will require alterations to the sink base cabinet. Please see attached design for kitchen
Alter cabinets & counter for workspace	3	The accessible unit kitchens do not provide a lowered counter workspace, and will require addition of a lowered work space. Please see attached design for kitchen
Alter bathroom lavatory	3	The covered unit bathrooms contain vanities and accessories at the lavatory do not appear to be proper height and are too close to an adjoining wall, and bathrooms will require removal and relocation of a proper lavatory and accessories. Relocate closet flange or wall about an inch to be compliant from wall. They might have measured before drywall was installed so that is why its off by a half inch





87 ³/₈''

63 ³/₈''

24''

96''

15 ⁷/₈''

30 ¹/₈''

61 ¹/₄''

50''

18 ³/₄''

16''

DWR DISH-IQ2

BPS36 UD

CWS2430R WE

50''

2 ¹/₂''

24''

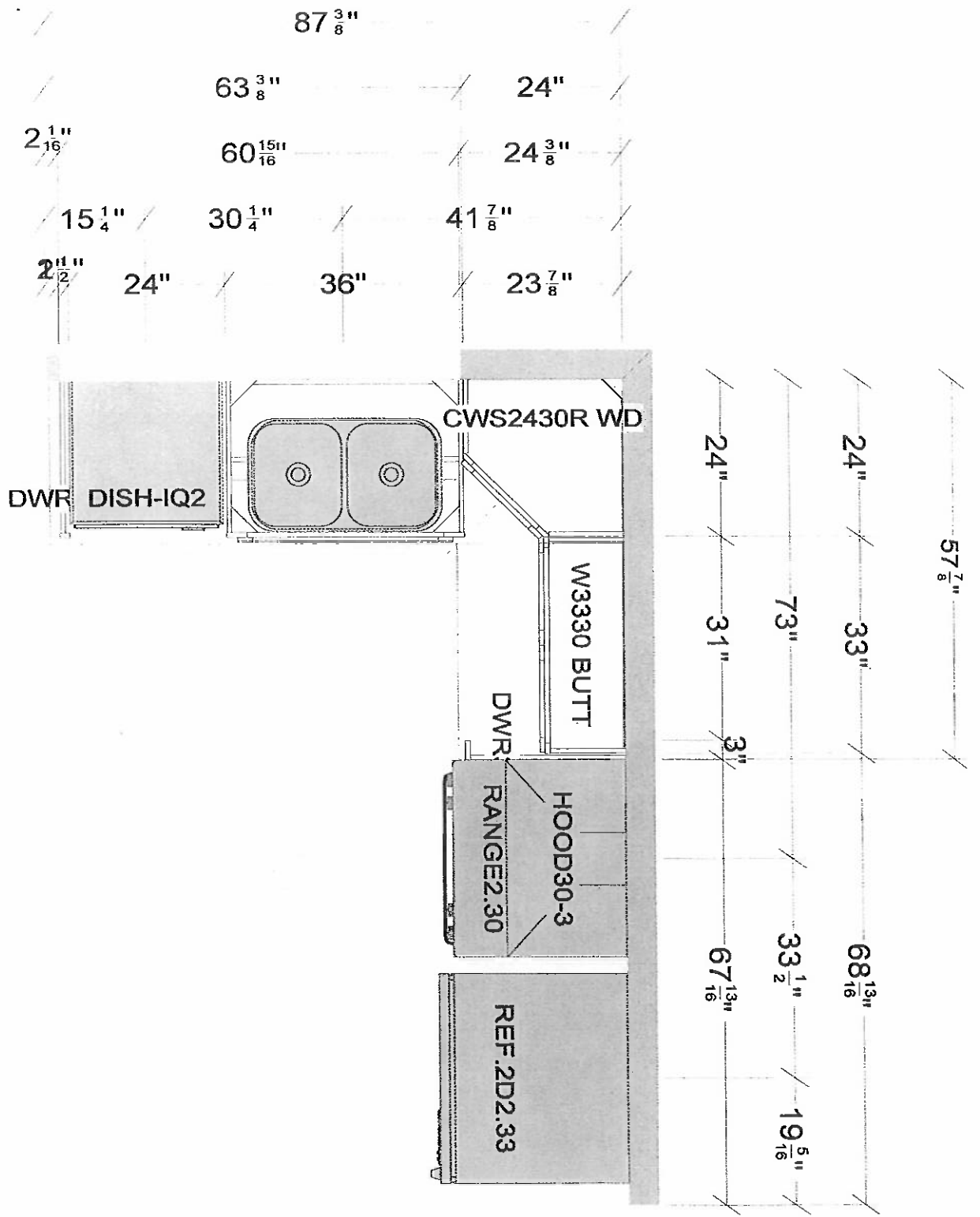
36''

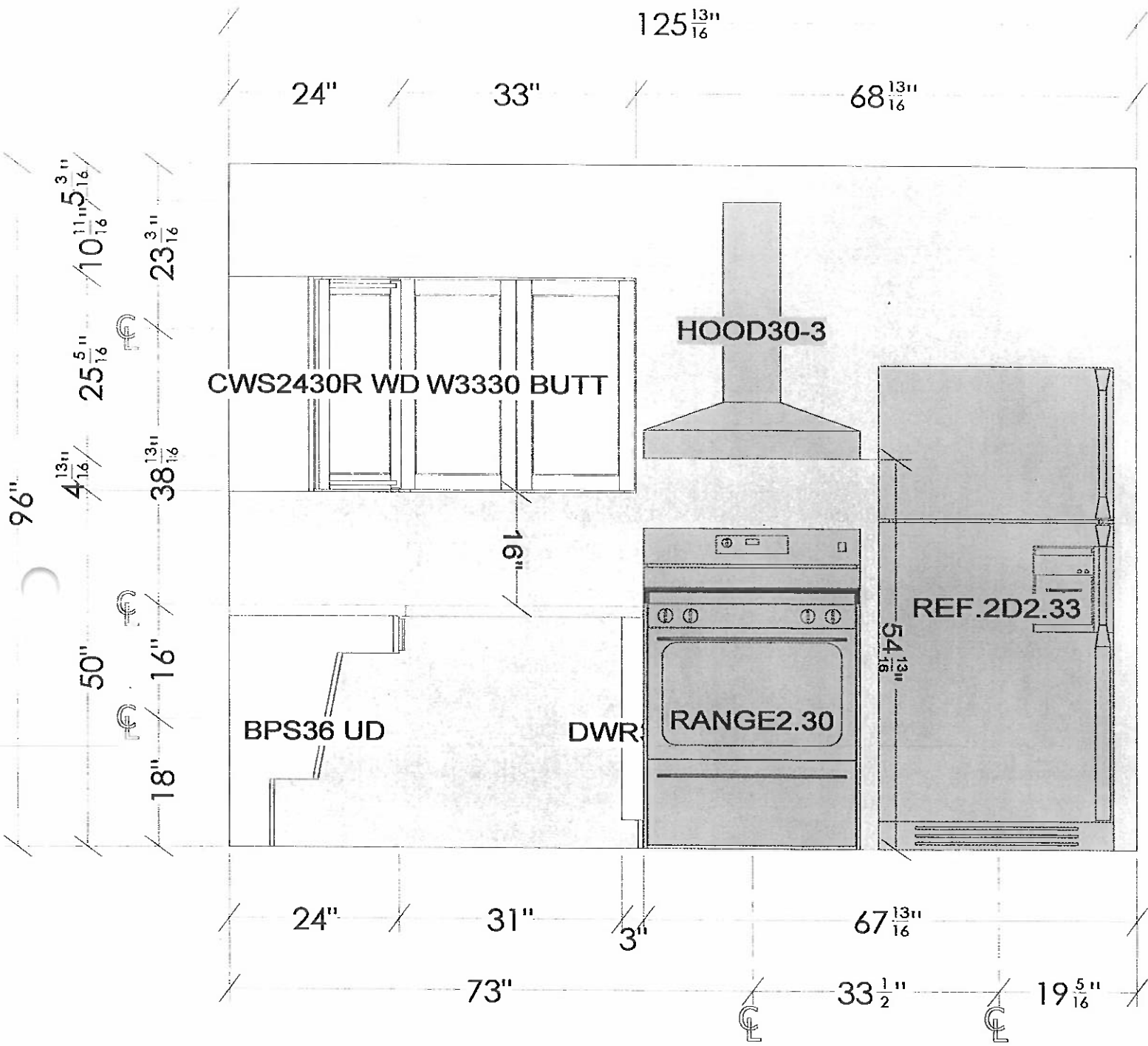
23 ⁷/₈''

15 ¹/₄''

30 ¹/₄''

41 ⁷/₈''



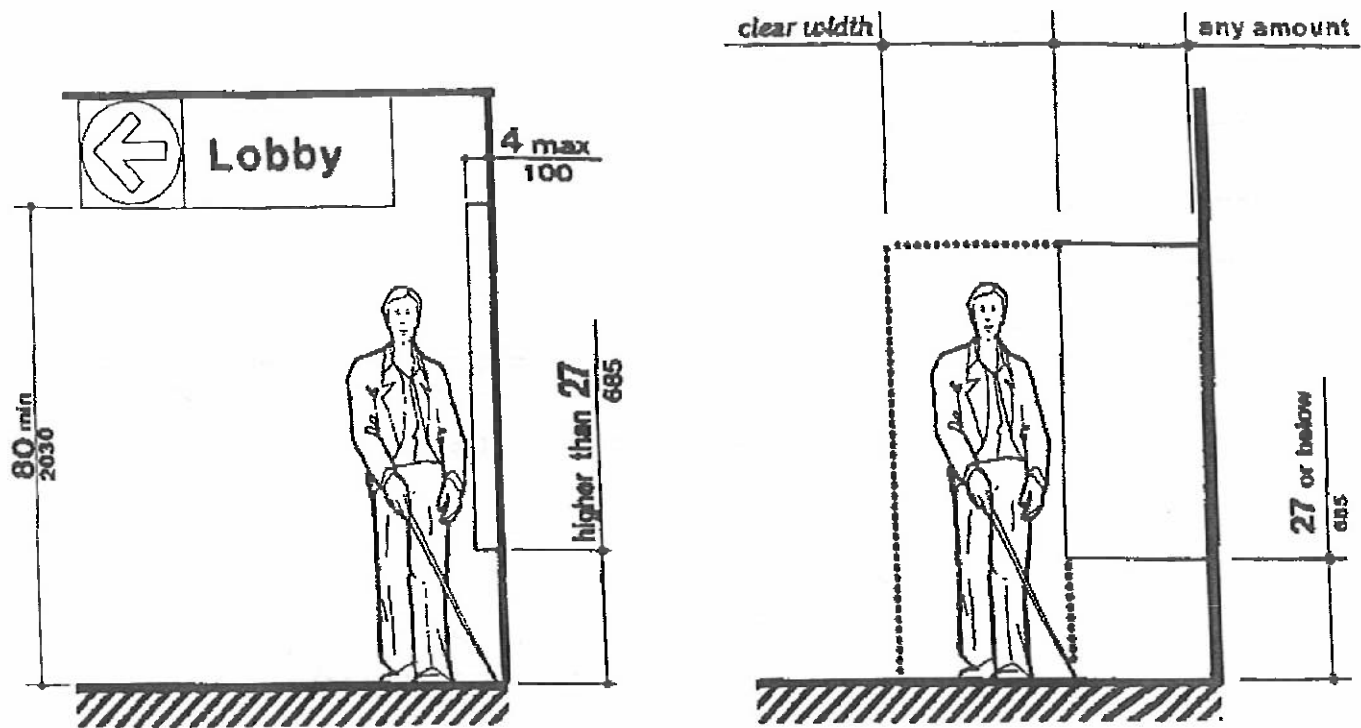


Unit	Doors	Windows
A		
101	1	1
102	1	2
103	2	3
104	2	3
105	2	2
201	2	1
202	1	3
203	1	3
Totals	12	18
B		
101	2	3
102	2	3
103	2	2
201	1	3
202	1	3
Totals	8	14
C		
101	2	0
102	2	0
103	2	2
104	2	3
105	2	3
106	2	2
201	1	1
202	1	1
203	1	3
204	1	3
Totals	16	18

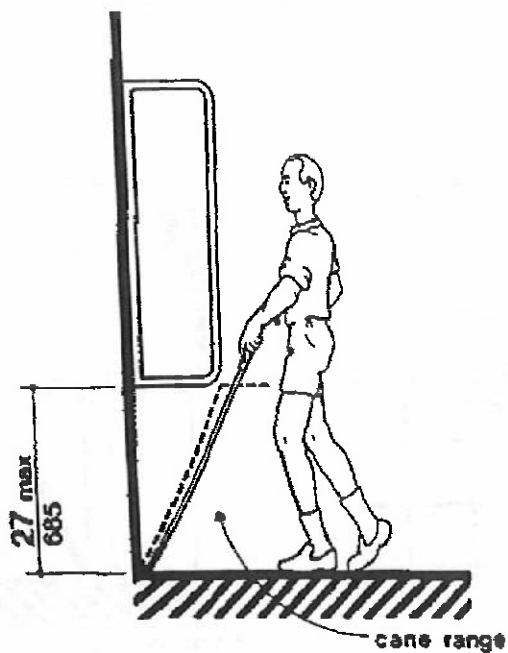
Office		
Manager	1	0

Total Doors 79
Total
Windows 50

Unit	Doors	Windows
D		
101	2	0
102	2	0
103	2	0
104	2	0
105	2	0
106	2	0
201	2	0
202	2	0
203	1	0
204	1	0
Totals	18	0
E		
101	2	0
102	2	0
103	2	0
201	1	0
202	1	0
Totals	8	0
F		
101	2	0
102	2	0
103	2	0
201	1	0
202	1	0
Totals	8	0
G		
101	2	0
102	2	0
103	2	0
201	1	0
202	1	0
Totals	8	0

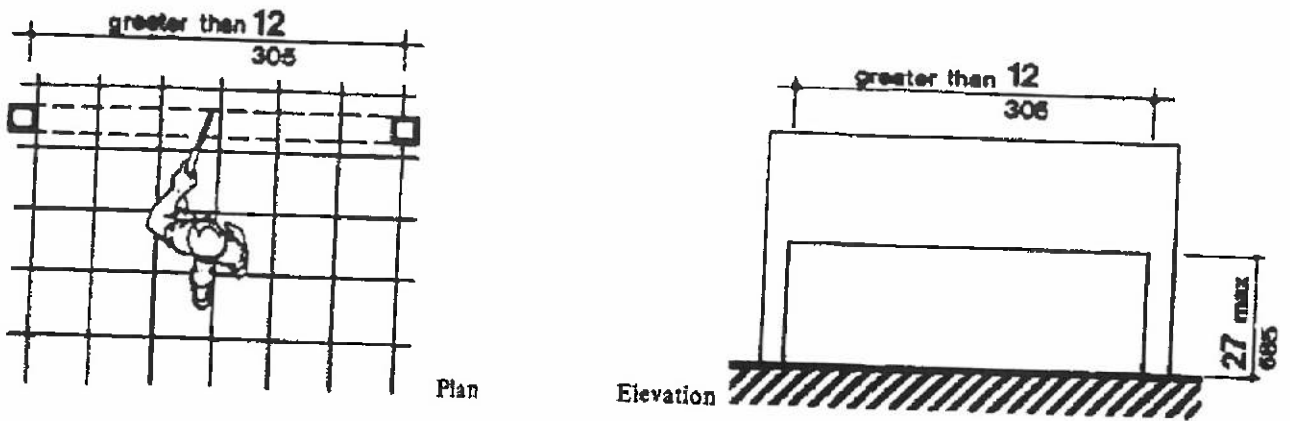


(a)
Walking Parallel to a Wall

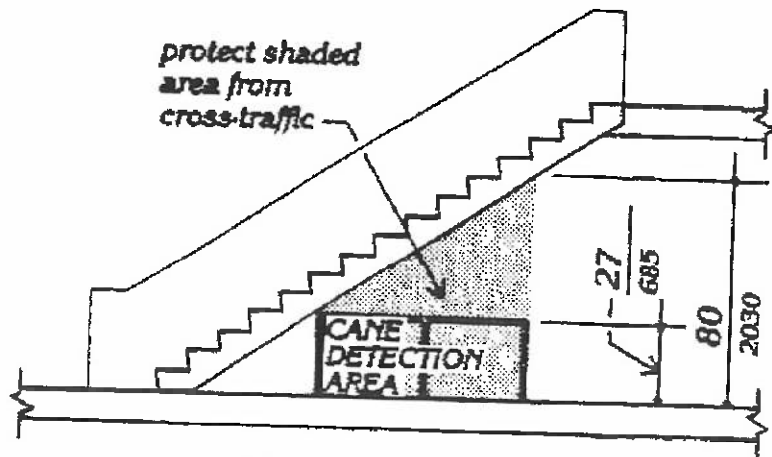


(b)
Walking Perpendicular to a Wall

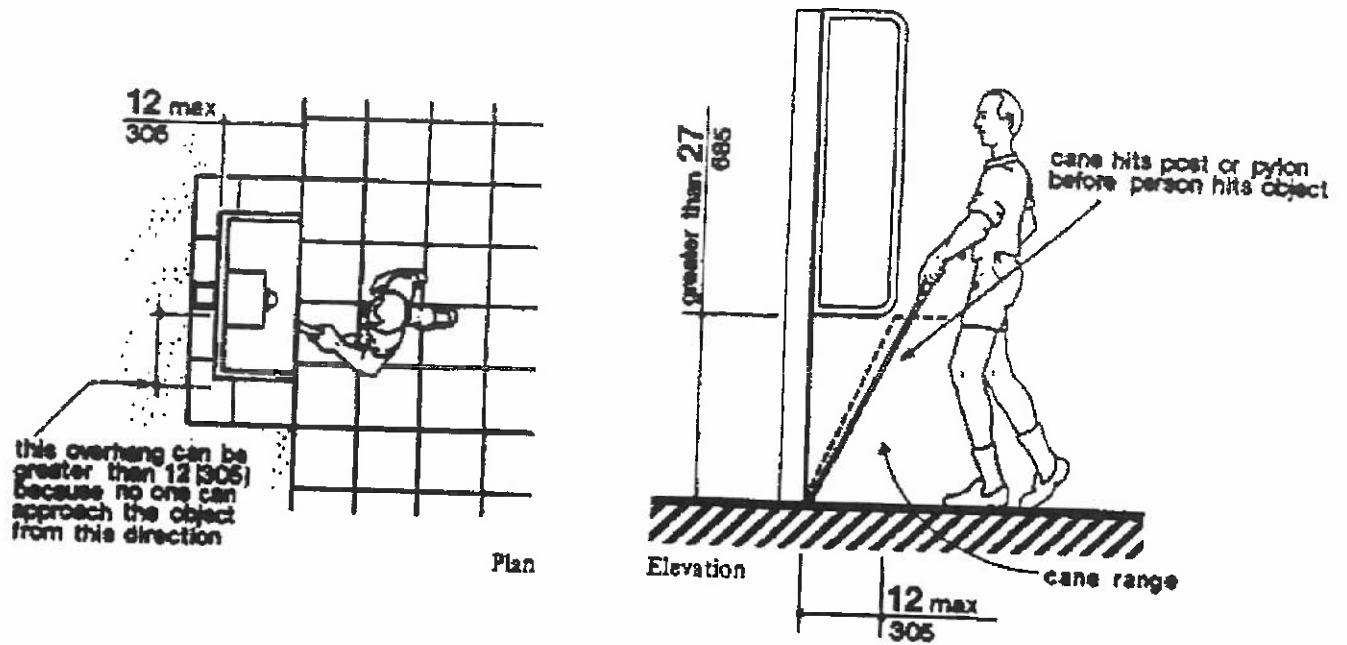
Fig. 8
Protuding Objects



(c) Free-Standing Overhanging Objects

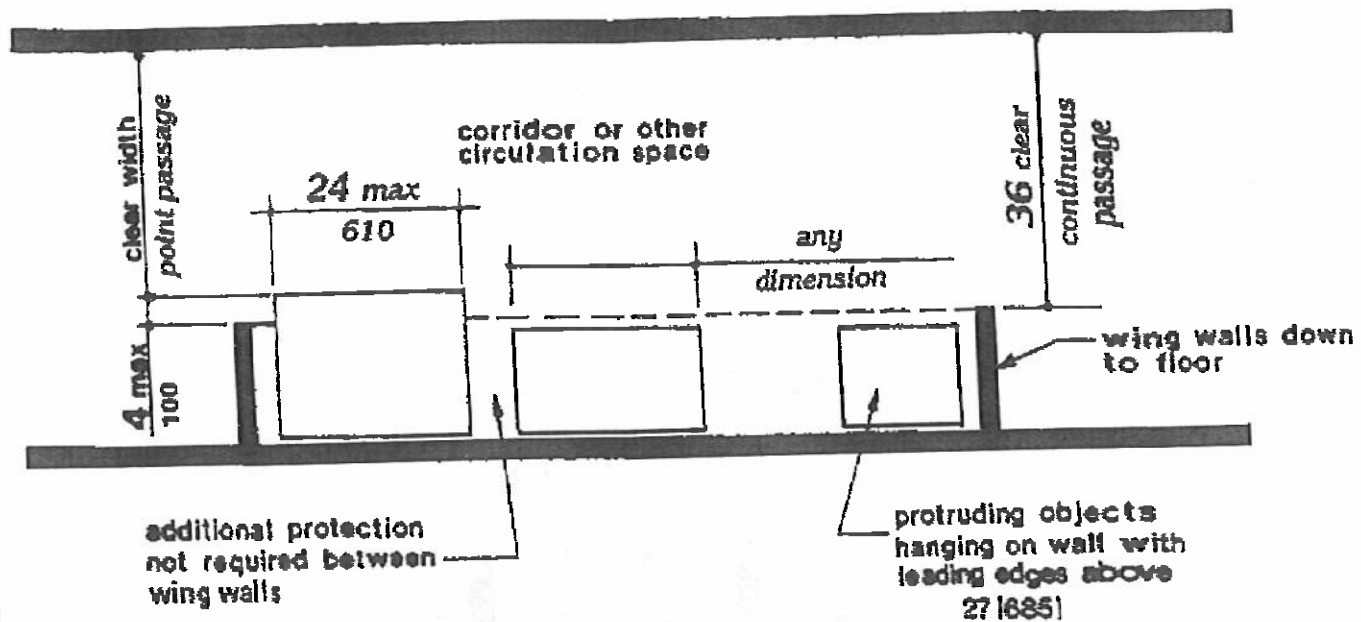


(c) Overhead Hazards



(d) Objects Mounted on Posts or Pylons

Fig. 8
Protruding Objects (Continued)



(e)
 Example of Protection around Wall-Mounted Objects and Measurements of Clear Widths

Fig. 8
 Protruding Objects (Continued)

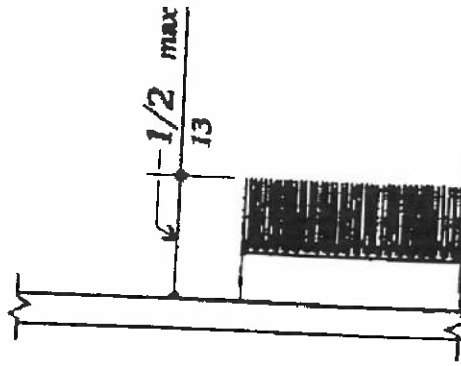


Fig. 8(f)
Carpet Tile Thickness

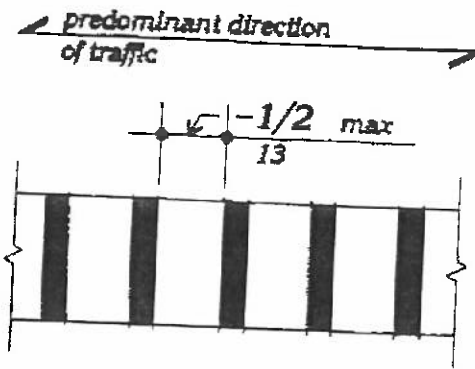


Fig. 8(g)
Gratings

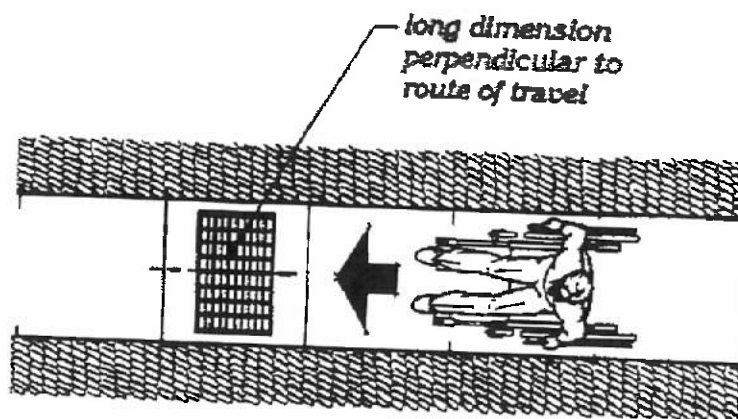


Fig. 8(h)
Grating Orientation

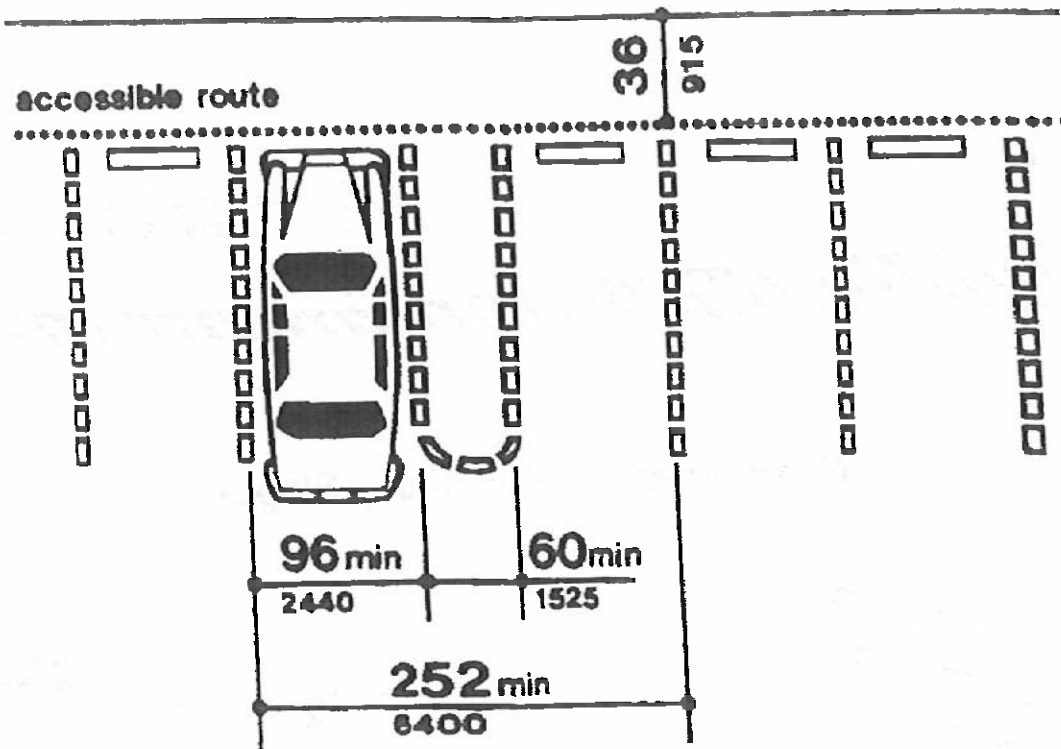


Fig. 9
Dimensions of Parking Spaces

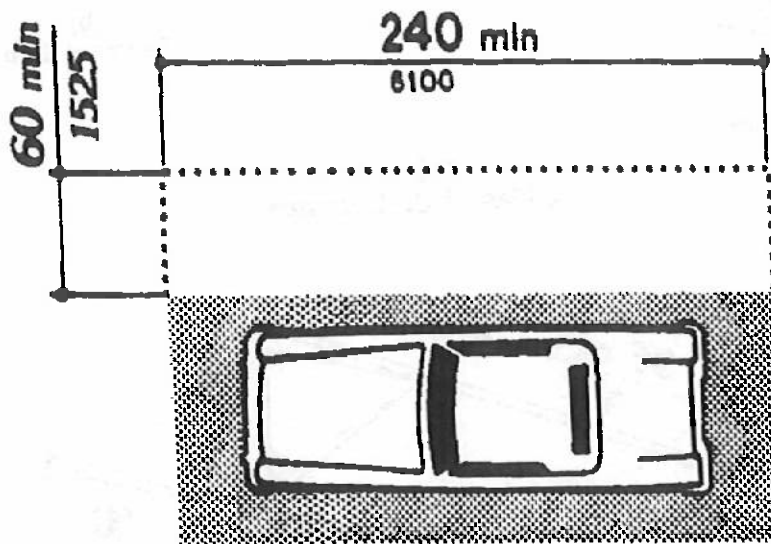


Fig. 10
Access Aisle at Passenger Loading Zones

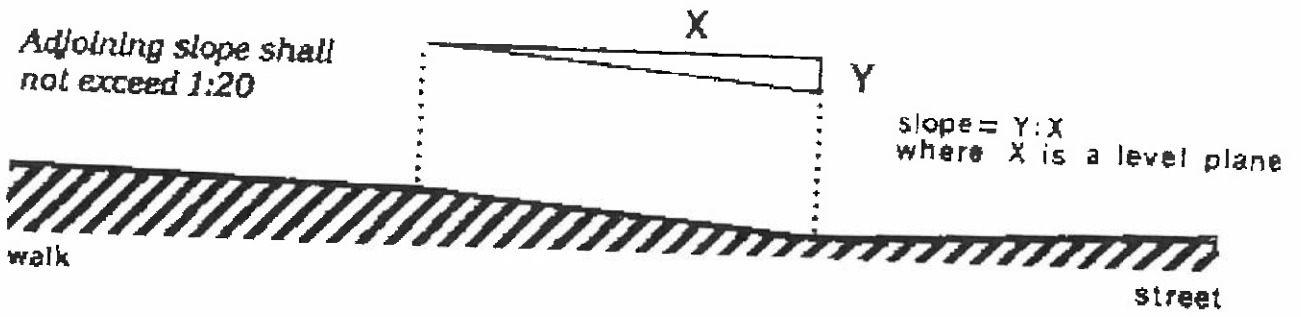
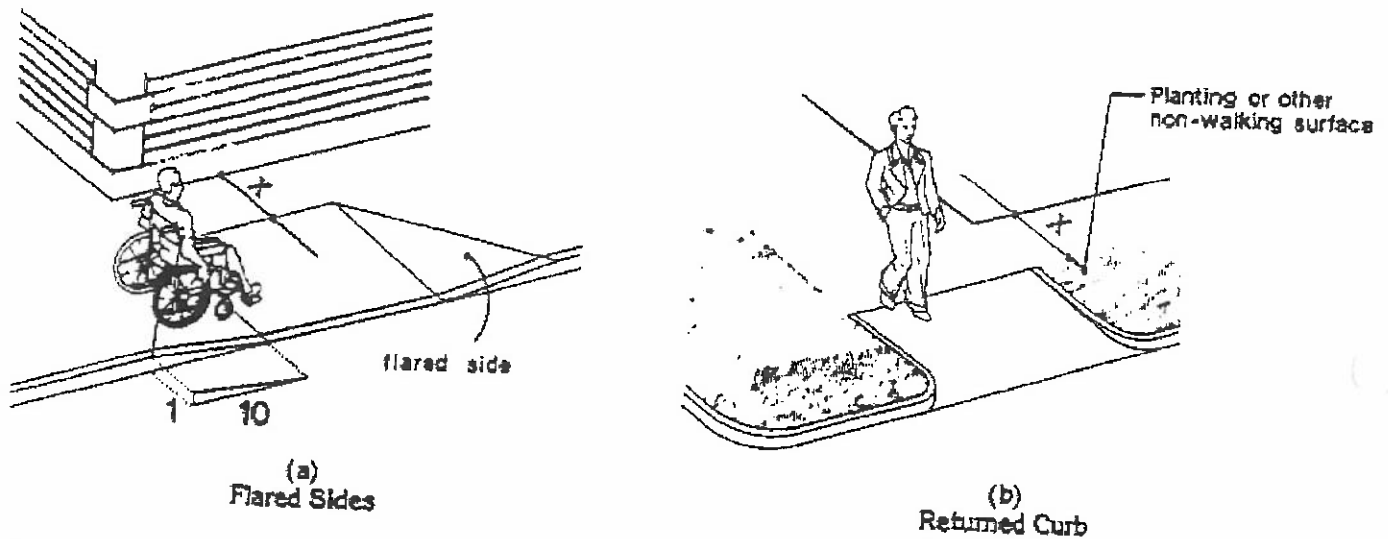


Fig. 11
Measurement of Curb Ramp Slopes



*If X is less than 48 in,
then the slope of the flared side
shall not exceed 1:12.*

Fig. 12
Sides of Curb Ramps

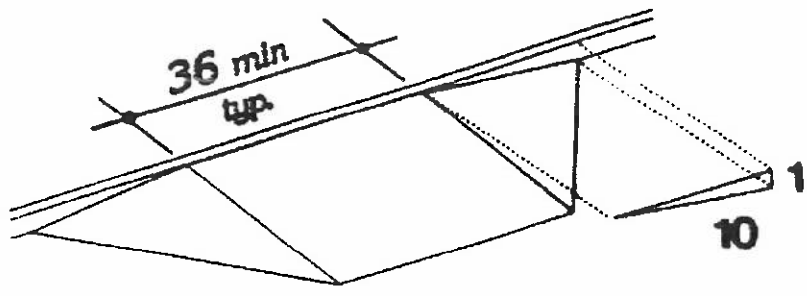
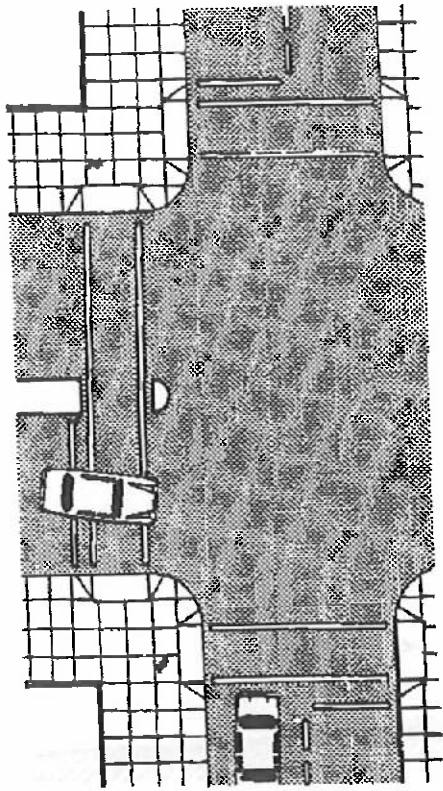
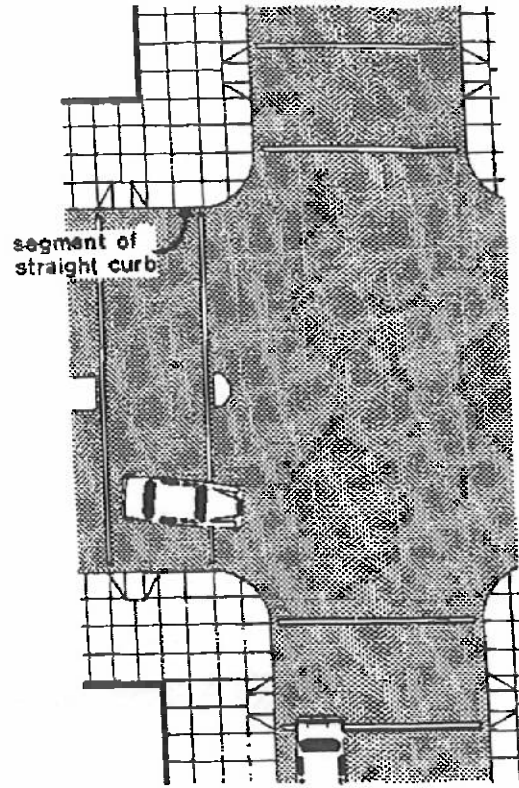


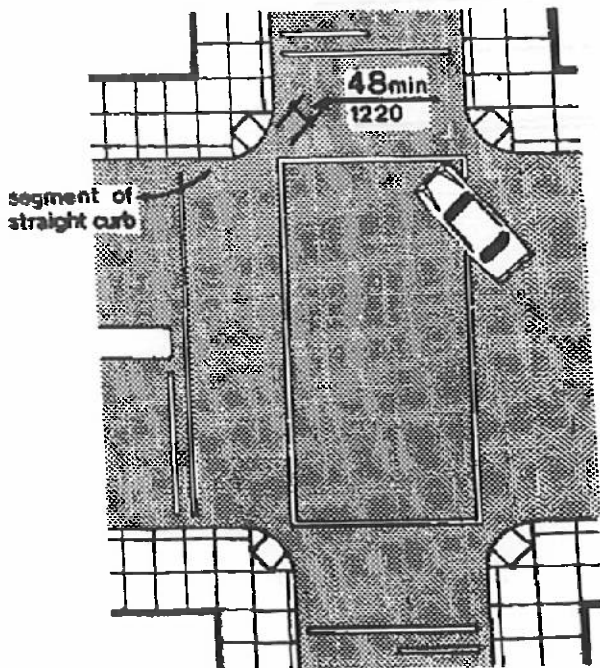
Fig. 13
Built-Up Curb Ramp



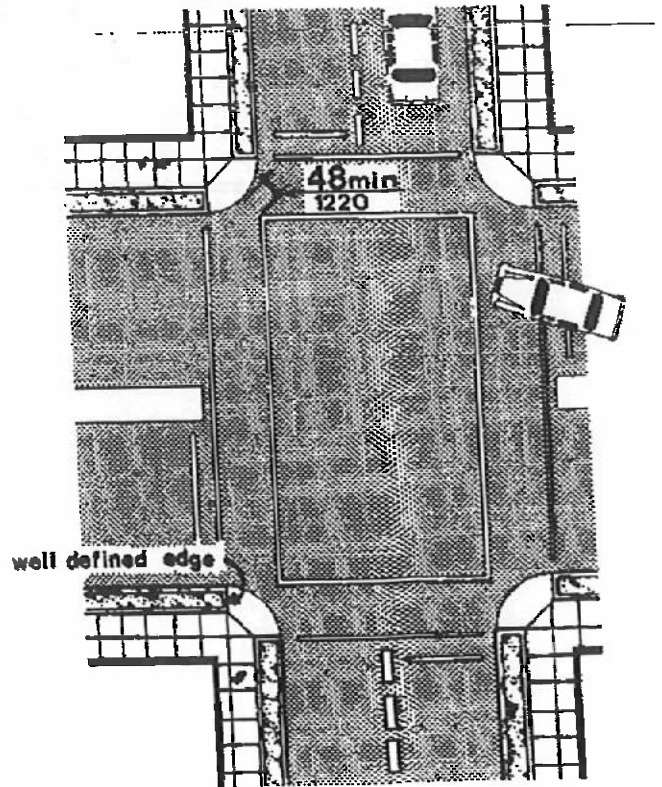
(a)



(b)

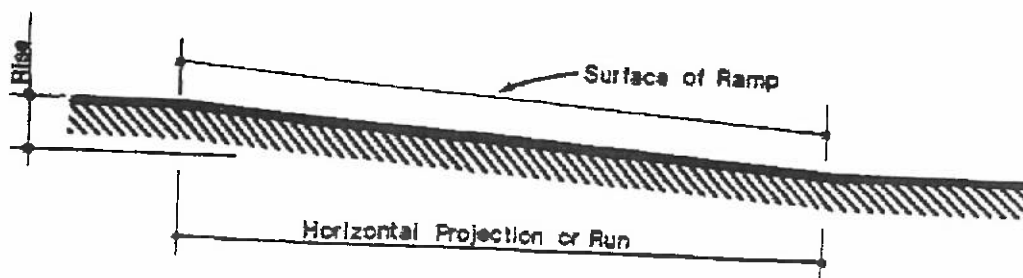


(c)



(d)

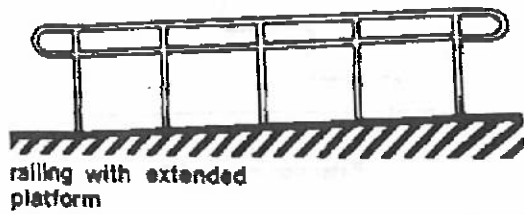
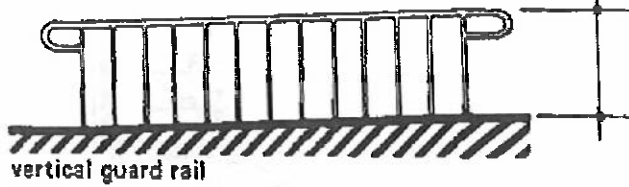
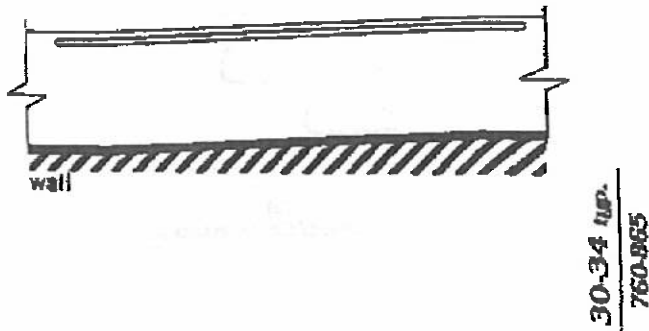
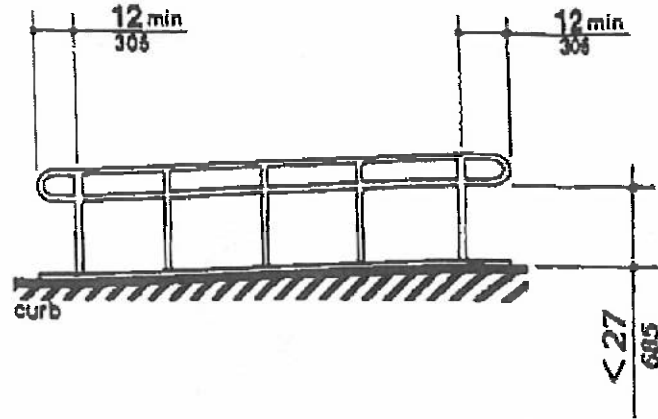
Fig. 15
Curb Ramps at Marked Crossings



Slope	Maximum Rise		Maximum Horizontal Projection	
	in	mm	ft	m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

Fig. 16
Components of a Single Ramp Run and Sample Ramp Dimensions

elevation



section

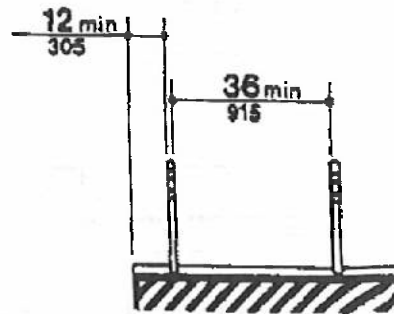
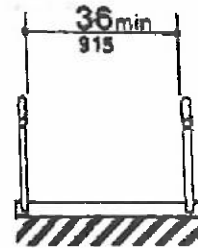
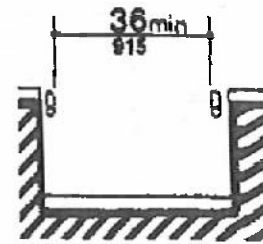
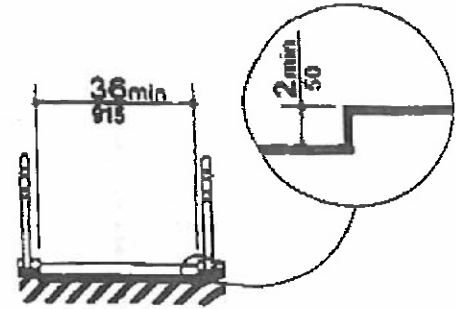
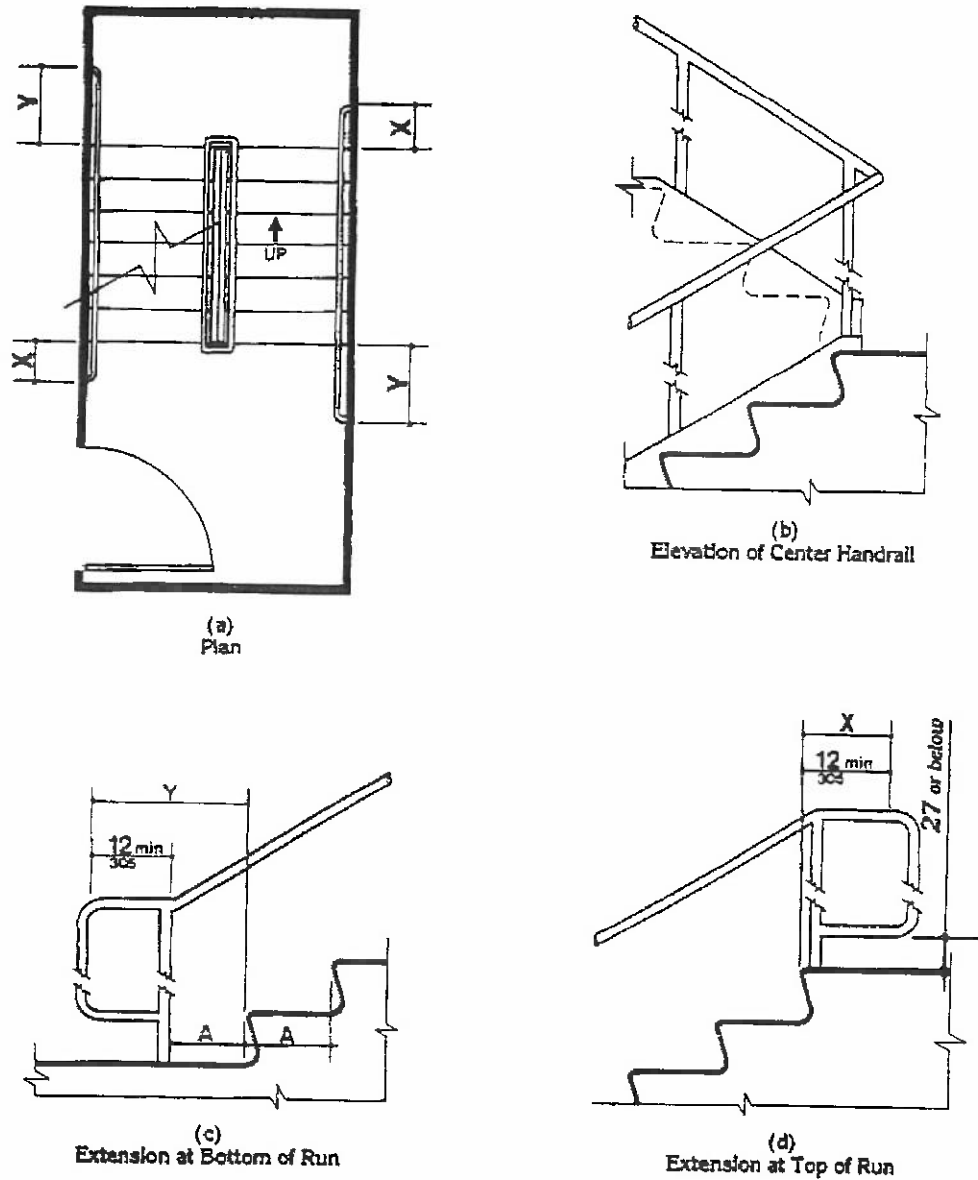
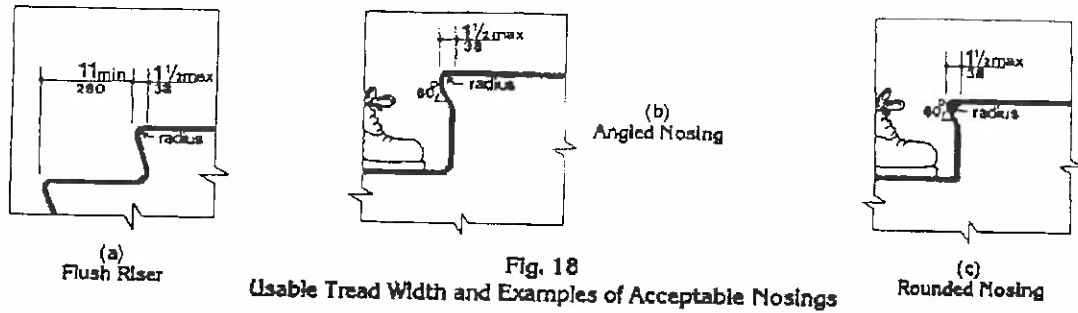


Fig. 17
Examples of Edge Protection and Handrail Extensions

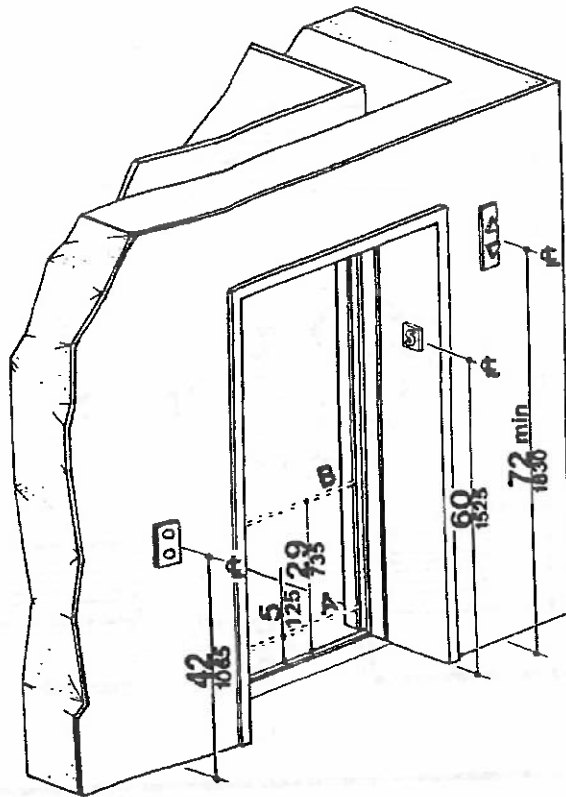


NOTE:

X is the 12 in minimum handrail extension required at each top riser.

Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

Fig. 19
Stair Handrails



NOTE: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

Fig. 20
Holstway and Elevator Entrances

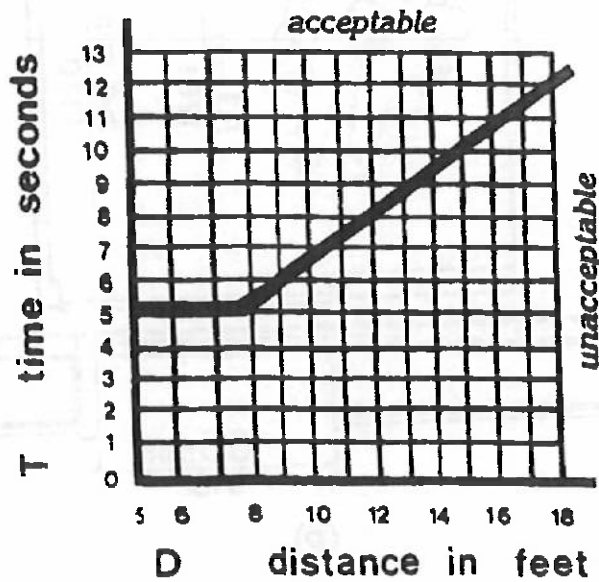
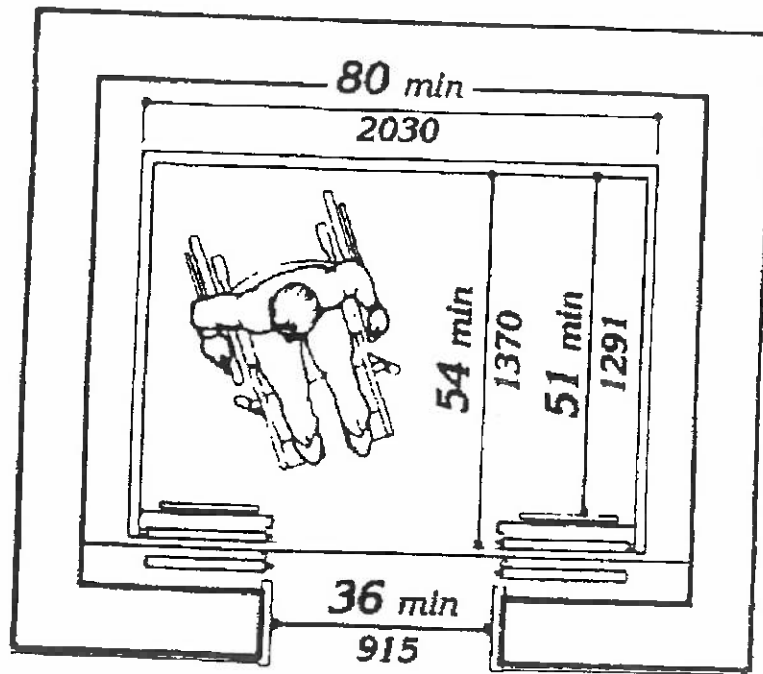
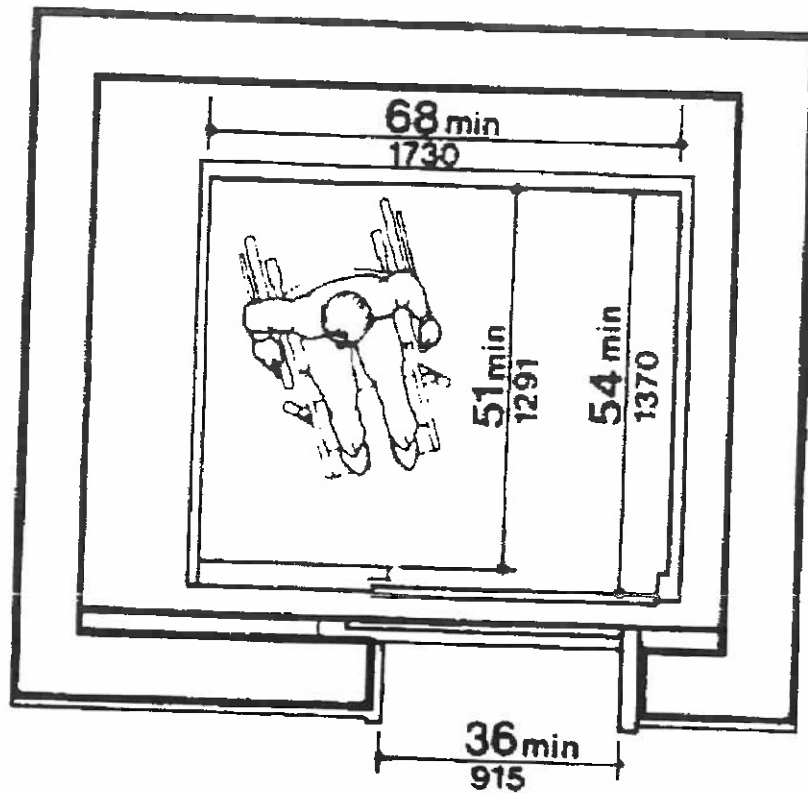


Fig. 21
Graph of Timing Equation

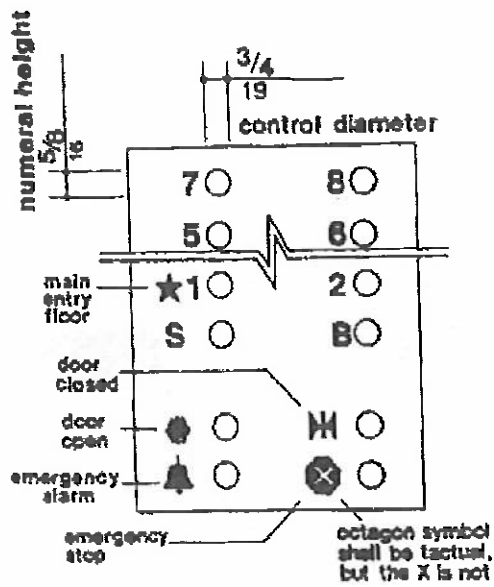


(a)

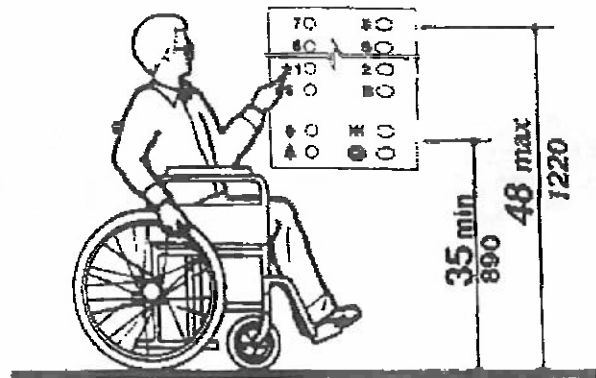


(b)

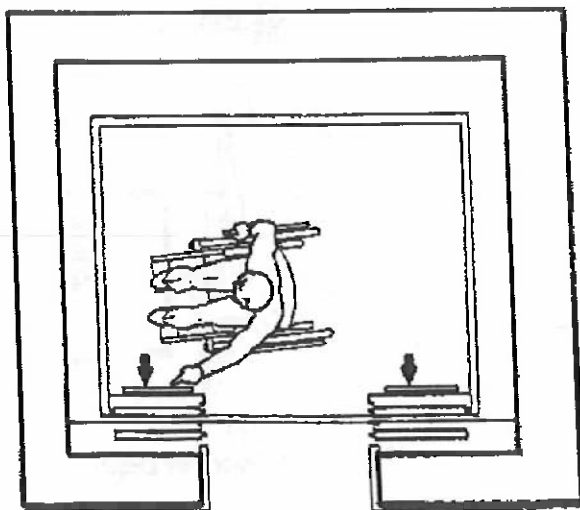
Fig. 22
Minimum Dimensions of Elevator Cars



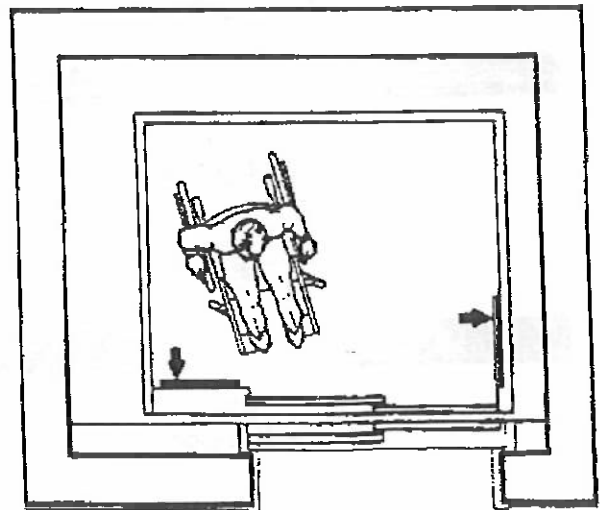
(a)
Panel Detail



(b)
Control Height



(c)
Alternate Locations of Panel
with Center Opening Door



(d)
Alternate Locations of Panel
with Side Opening Door

Fig. 23
Car Controls

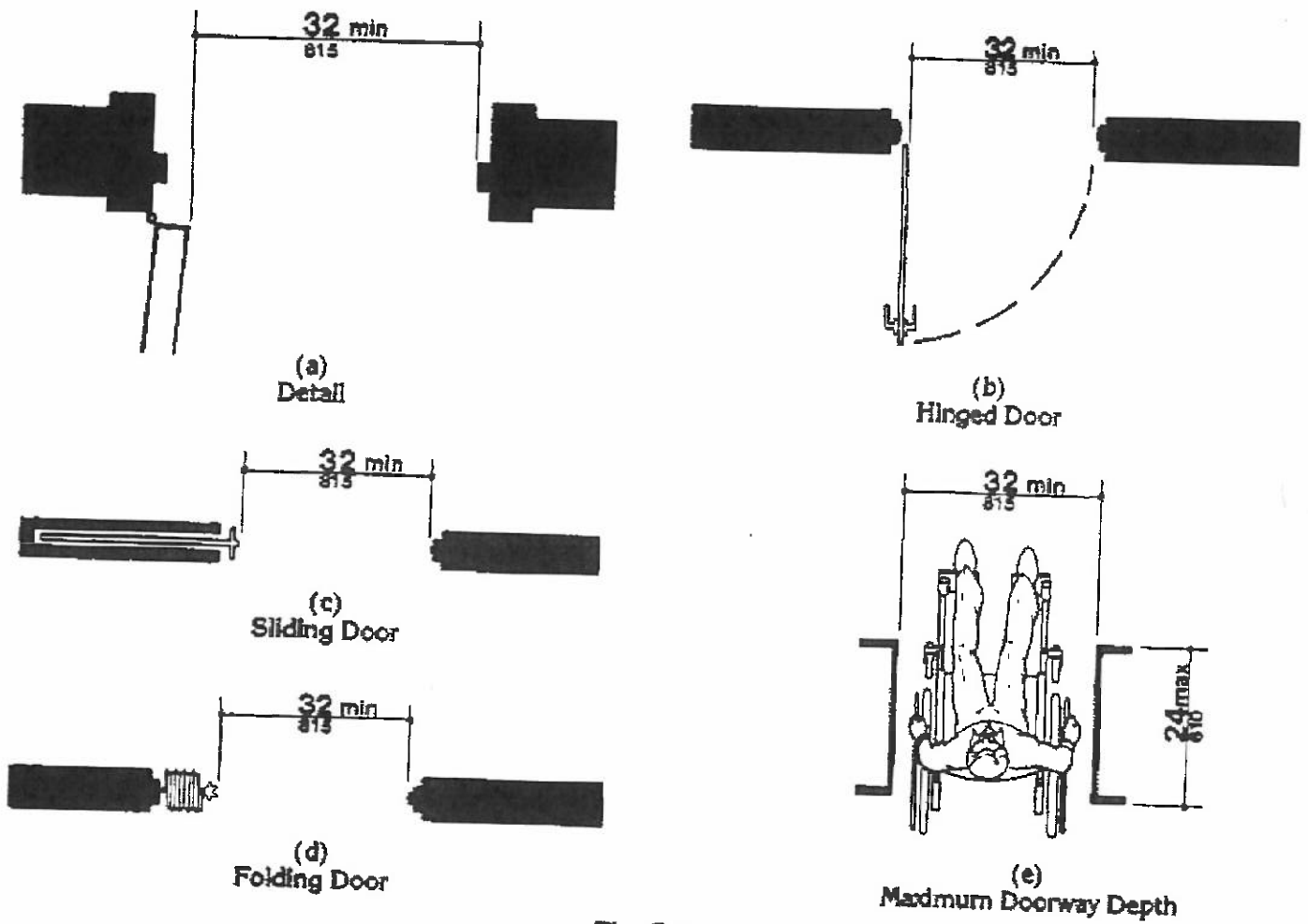
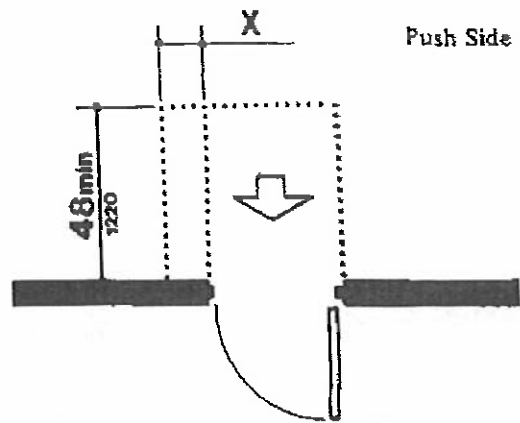
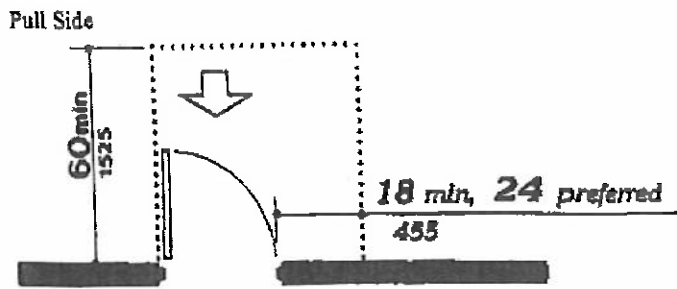
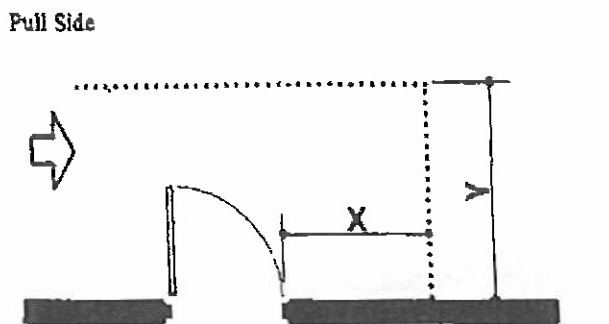


Fig. 24
Clear Doorway Width and Depth

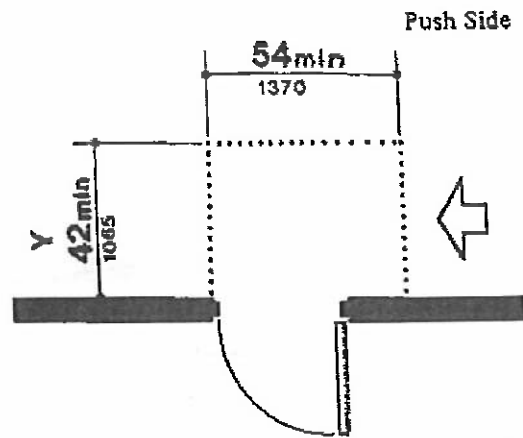


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

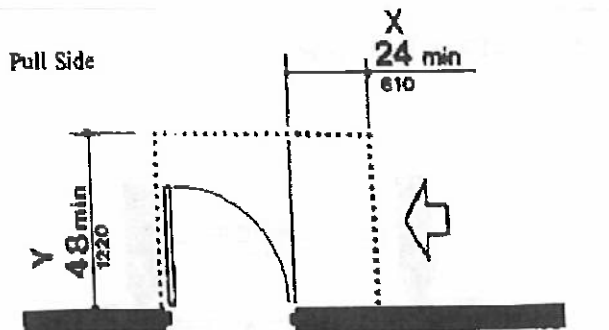


NOTE: $x = 36$ in (915 mm) minimum if $y = 60$ in (1525 mm); $x = 42$ in (1065 mm) minimum if $y = 54$ in (1370 mm).

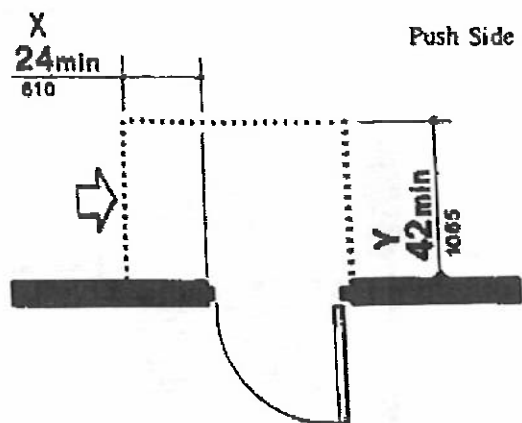


NOTE: $y = 48$ in (1220 mm) minimum if door has both a latch and closer.

(b)
Hinge Side Approaches — Swinging Doors



NOTE: $y = 54$ in (1370 mm) minimum if door has closer.

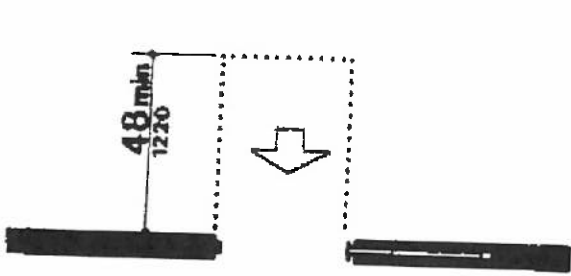


NOTE: $y = 48$ in (1220 mm) minimum if door has closer.

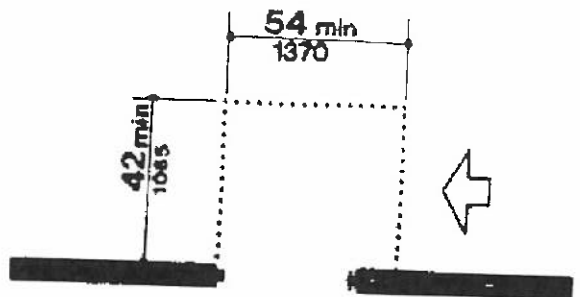
(c)
Latch Side Approaches — Swinging Doors

NOTE: All doors in alcoves shall comply with the clearances for front approaches.

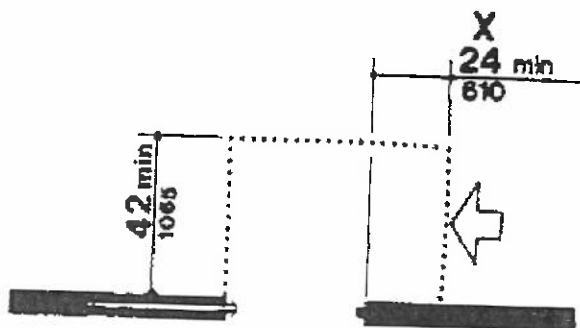
Fig. 25
Maneuvering Clearances at Doors



(d)
Front Approach — Sliding Doors
and Folding Doors



(e)
Slide Side Approach — Sliding Doors
and Folding Doors



(f)
Latch Side Approach — Sliding Doors and Folding Doors

NOTE: All doors in alcoves shall comply with the clearances for front approaches.

Fig. 25
Maneuvering Clearances at Doors (Continued)

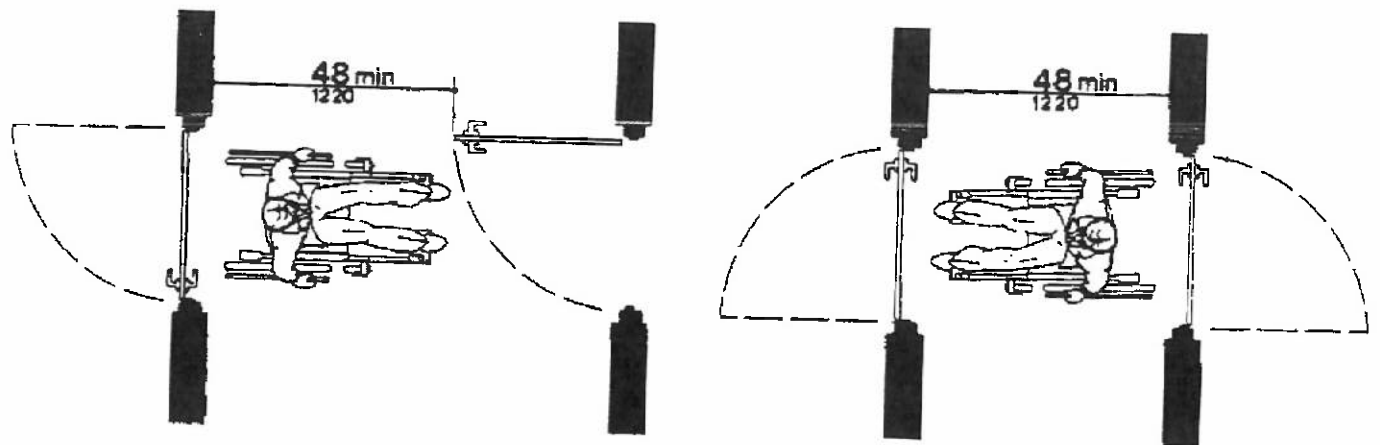
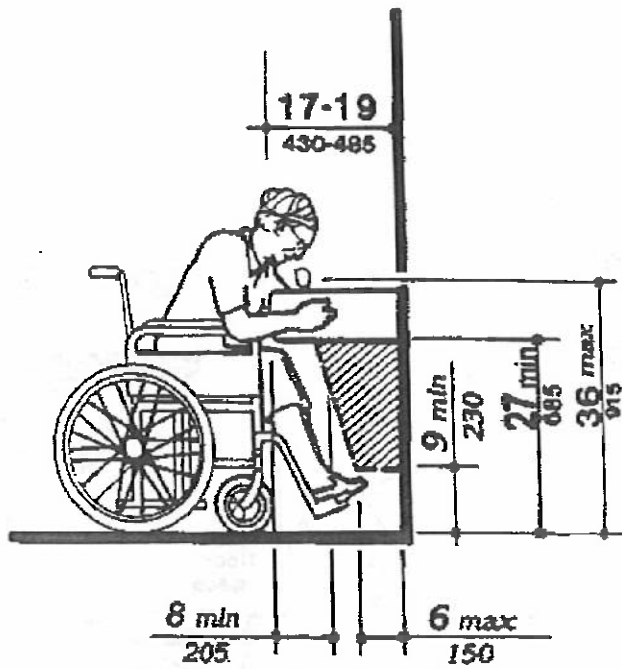
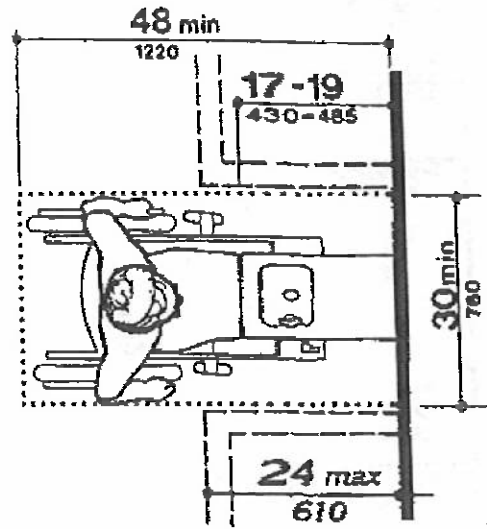


Fig. 26
Two Hinged Doors in Series

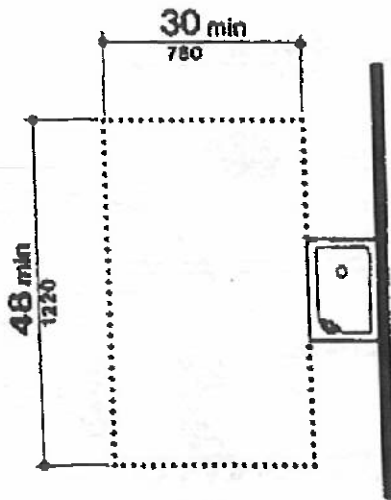


equipment permitted in shaded area

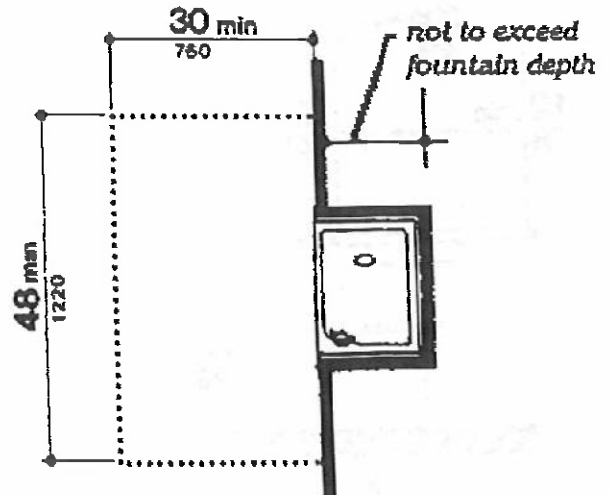
(a)
Spout Height and
Knee Clearance



(b)
Clear Floor Space

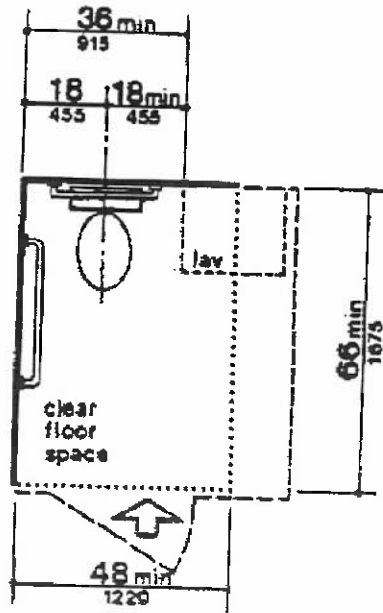


(c)
Free-Standing
Fountain or Cooler



(d)
Built-In
Fountain or Cooler

Fig. 27
Drinking Fountains and Water Coolers



Possible wall locations - - - - -

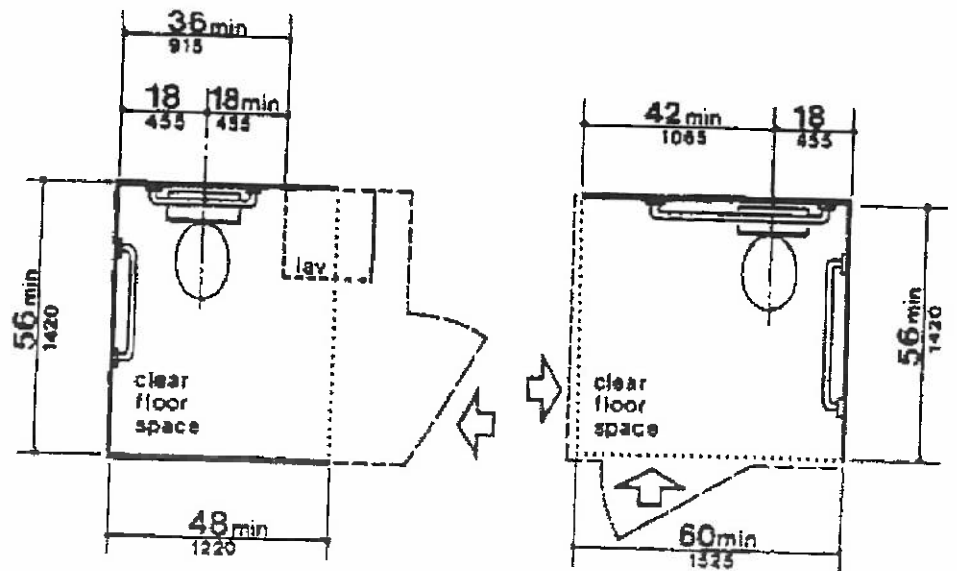
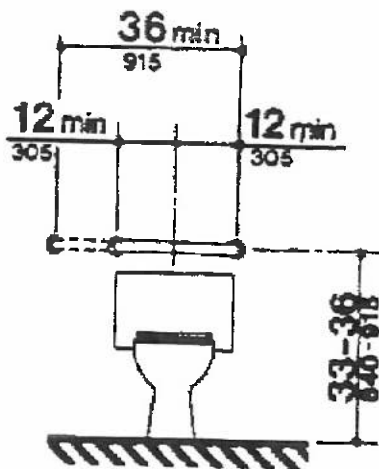
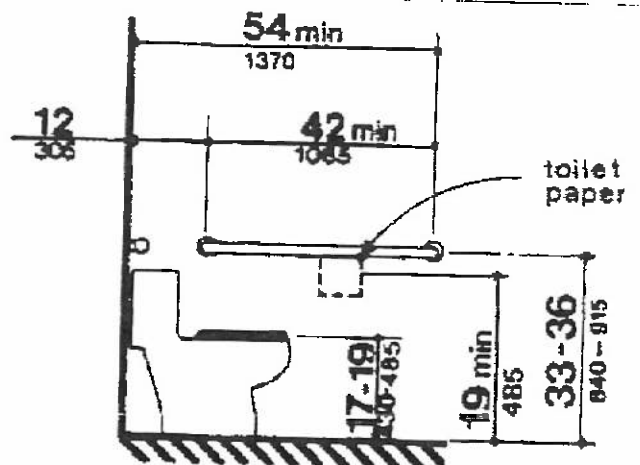


Fig. 28
Clear Floor Space at Water Closets



(a)
Back Wall



(b)
Side Wall

Fig. 29
Grab Bars at Water Closets

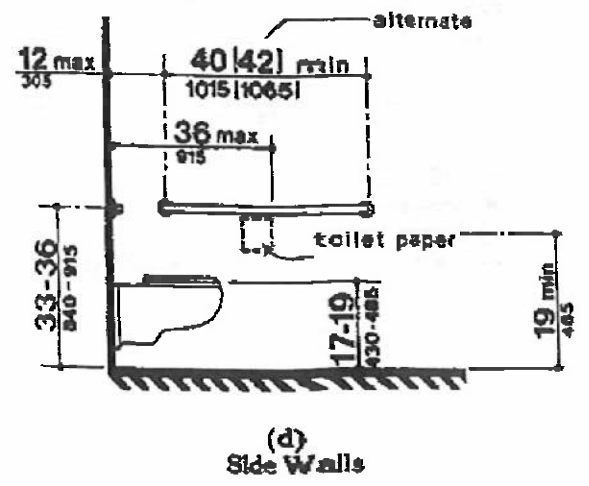
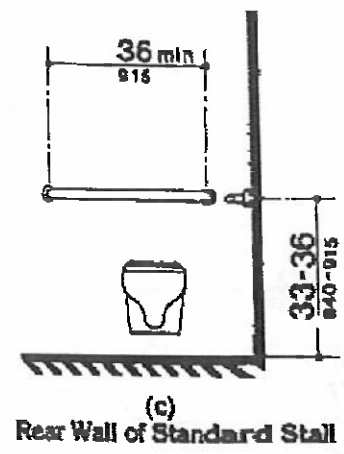
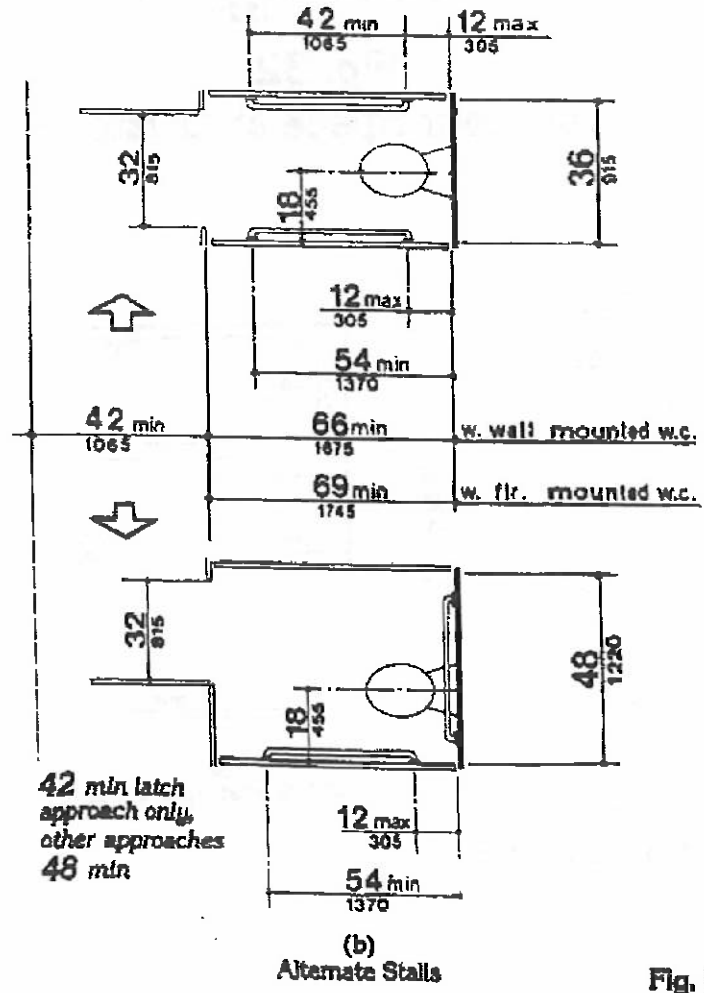
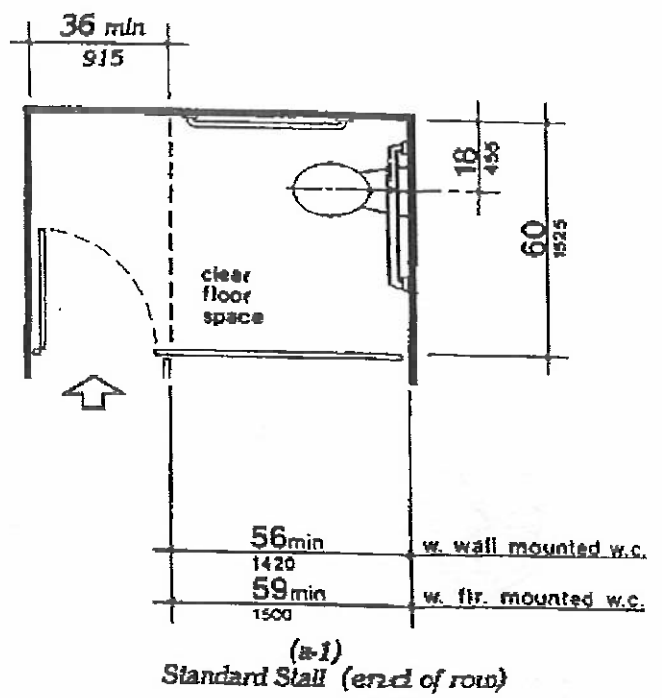
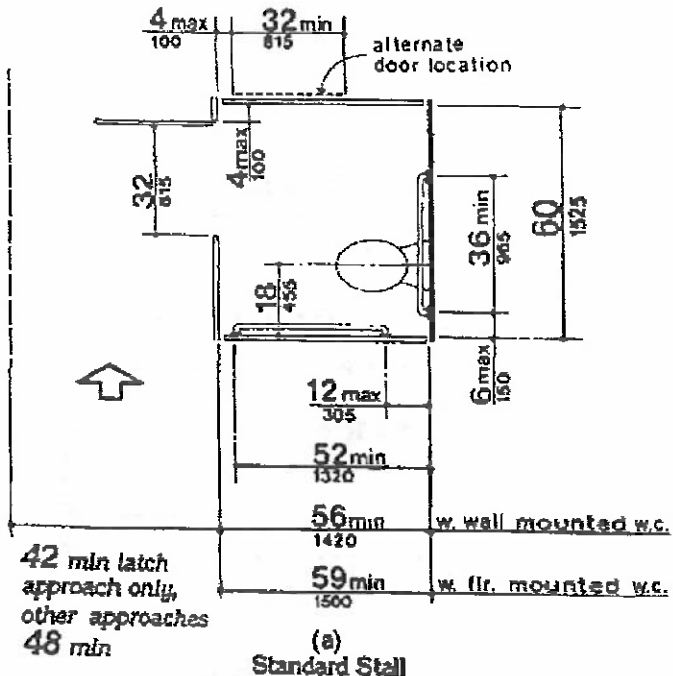


Fig. 30 Toilet Stalls

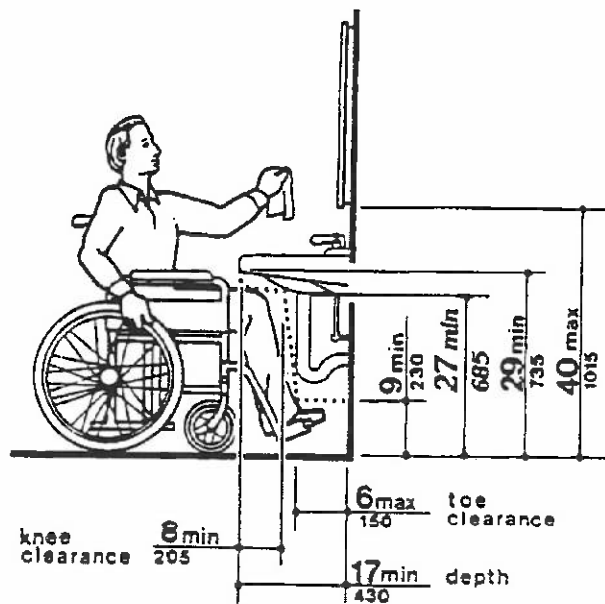


Fig. 31
Lavatory Clearances

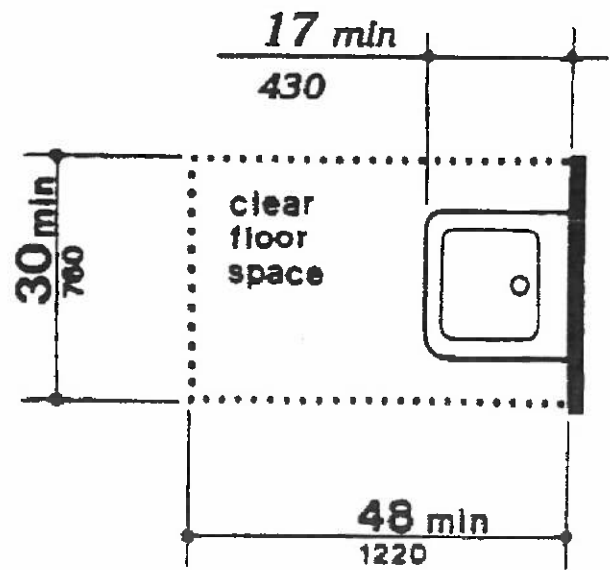
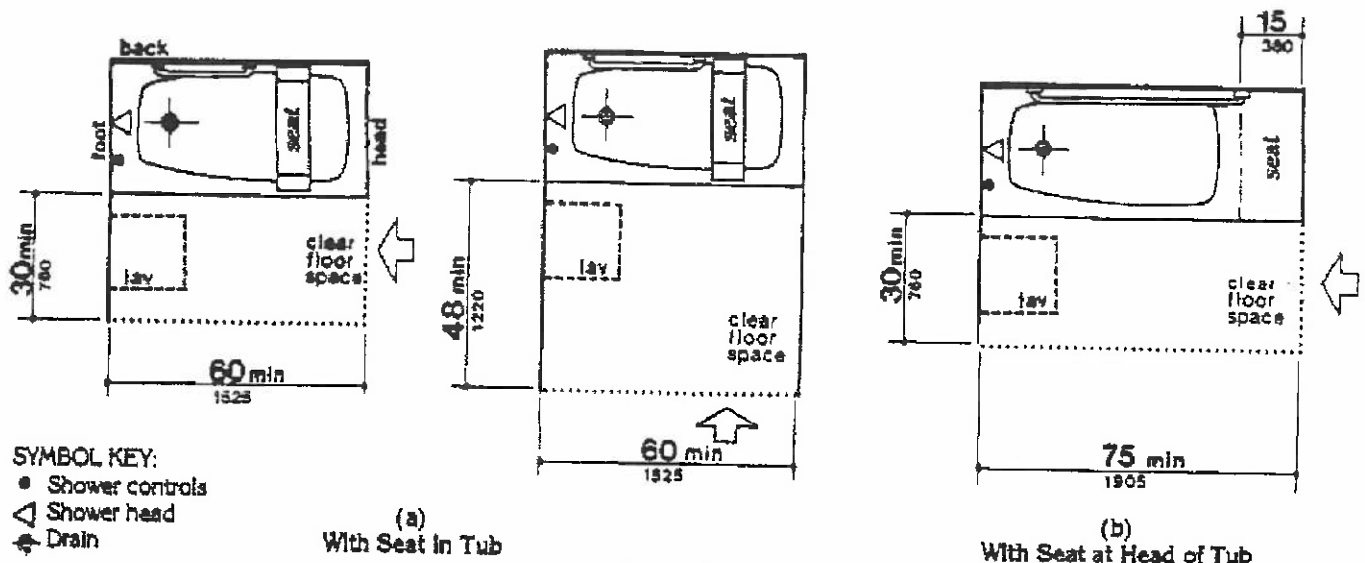


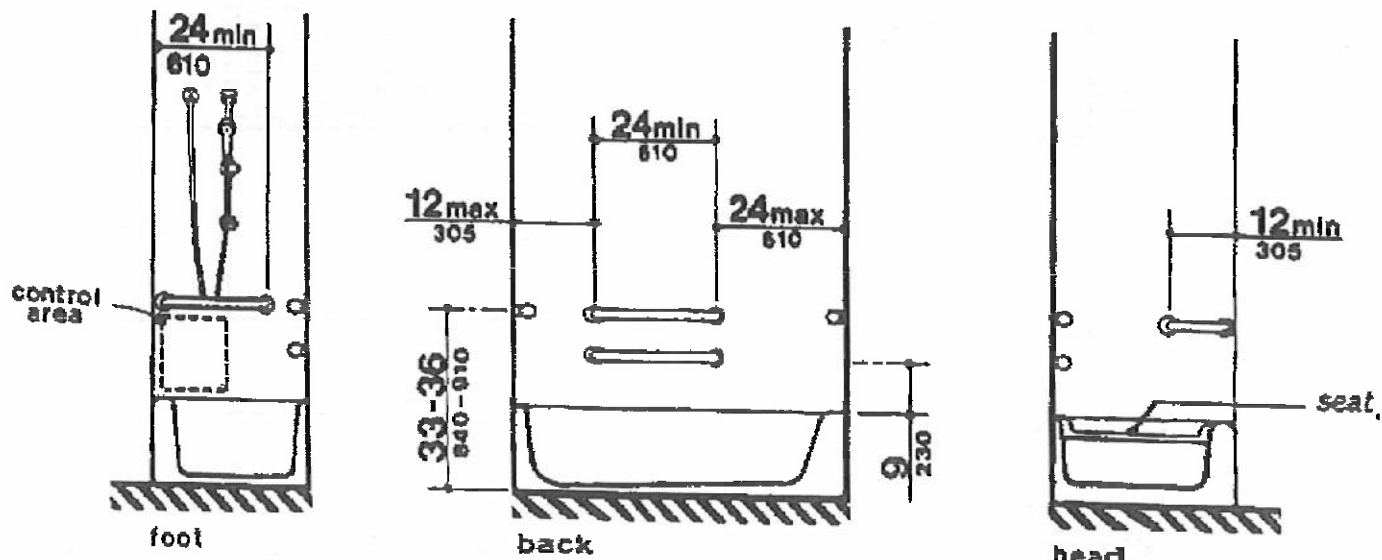
Fig. 32
Clear Floor Space at Lavatories



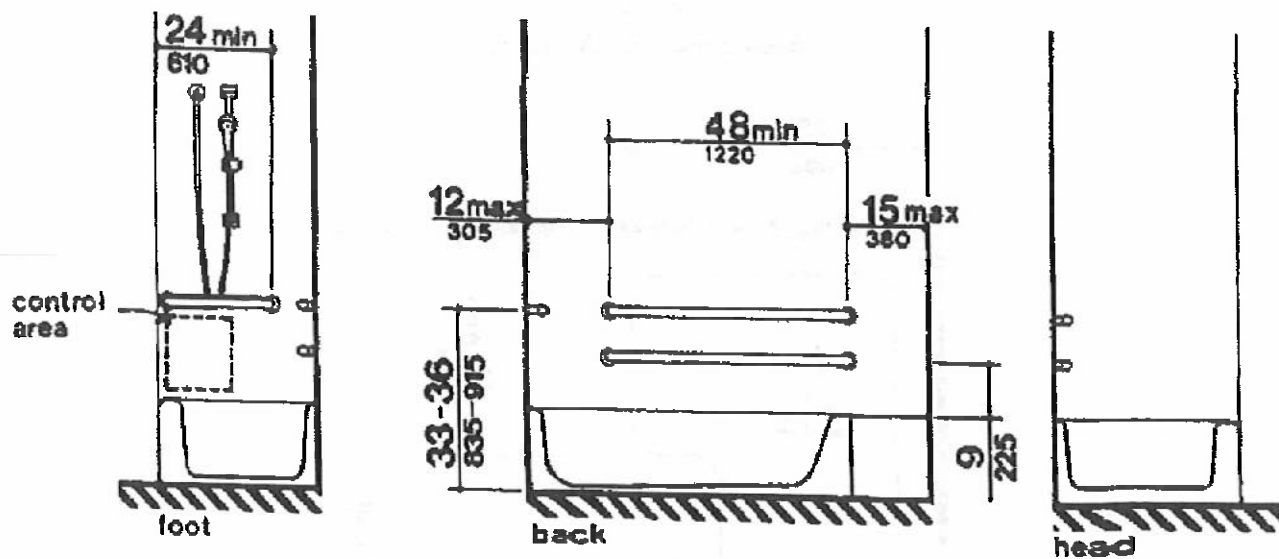
(a)
With Seat in Tub

(b)
With Seat at Head of Tub

Fig. 33
Clear Floor Space at Bathtubs



(a)
With Seat in Tub



(b)
With Seat at Head of Tub

Fig. 34
Grab Bars at Bathtubs

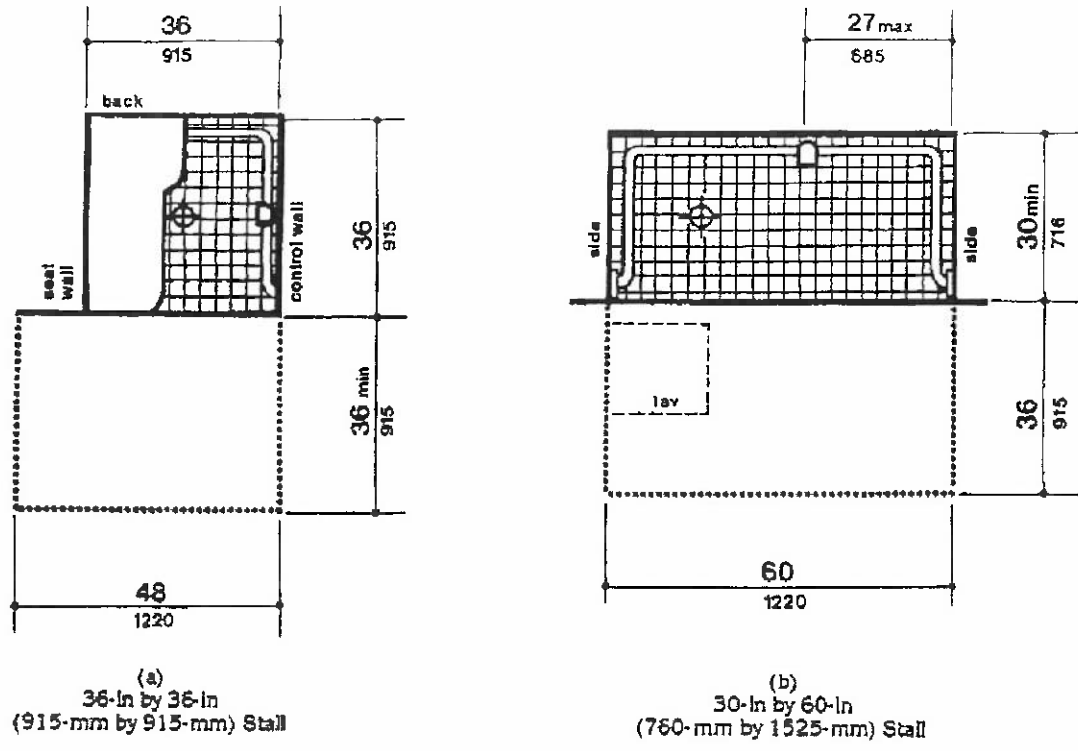


Fig. 35 Shower Size and Clearances

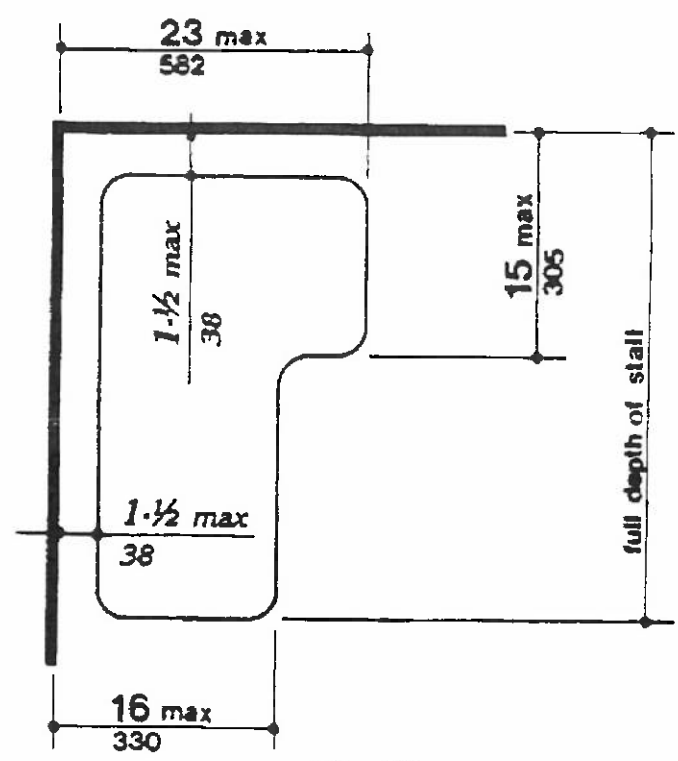
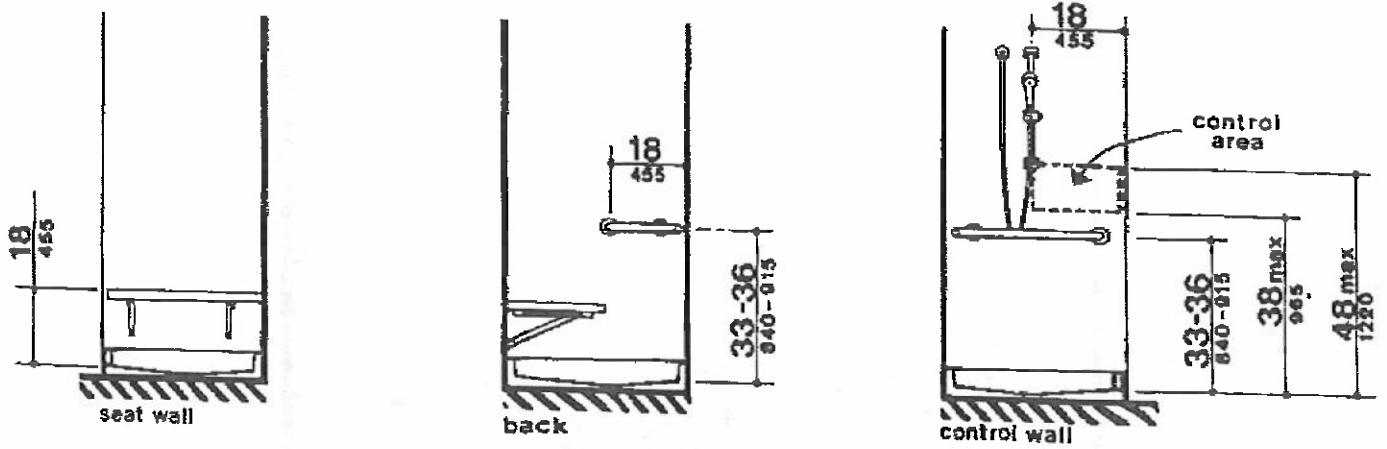
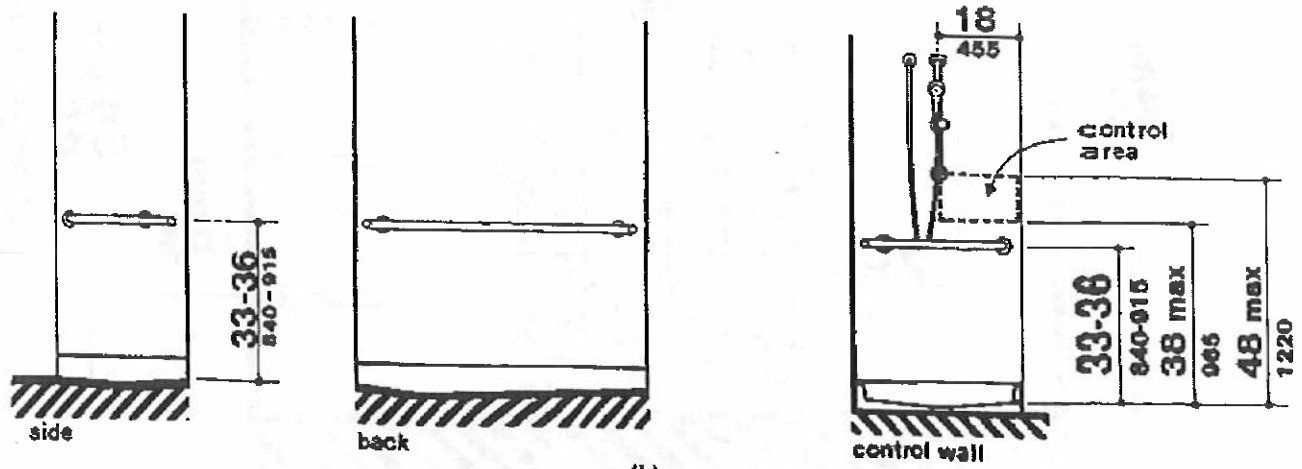


Fig. 36 Shower Seat Design



(a)
36-in by 36-in (915-mm by 915-mm) Stall



(b)
30-in by 60-in (760-mm by 1525-mm) Stall

Fig. 37
Grab Bars at Shower Stalls

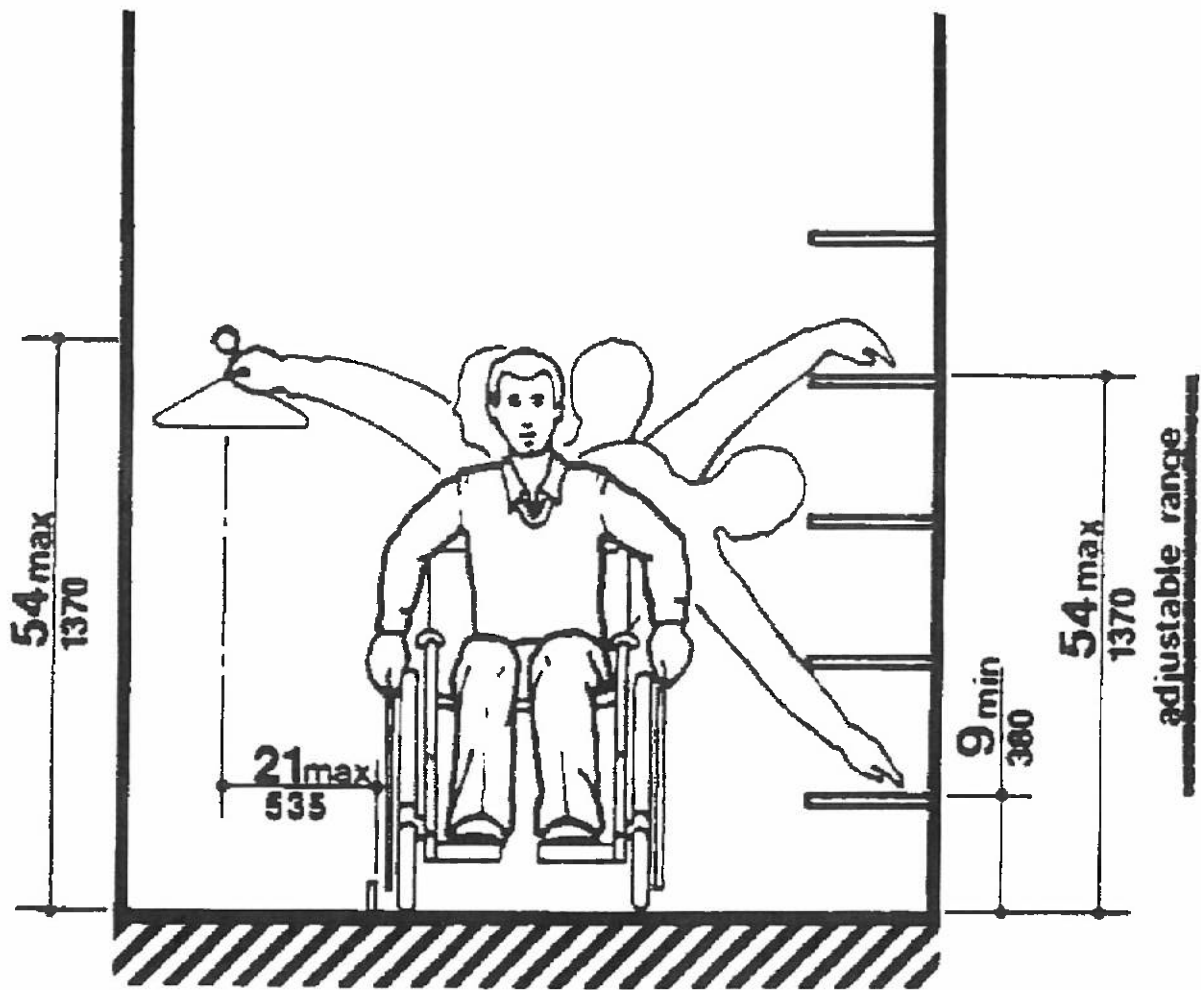
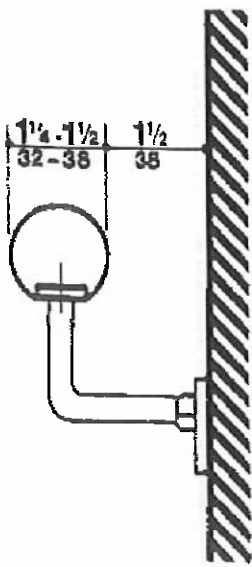
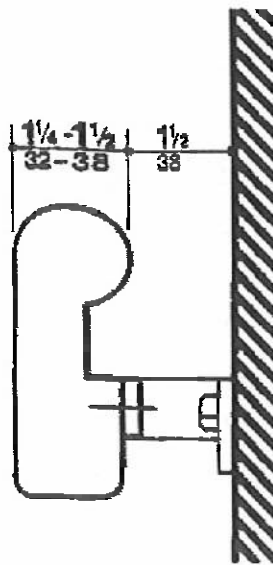


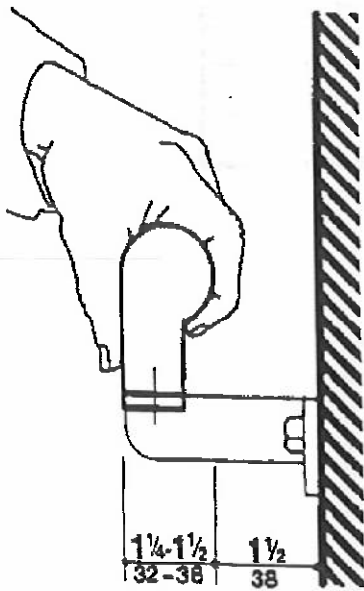
Fig. 38
Storage Shelves and Closets



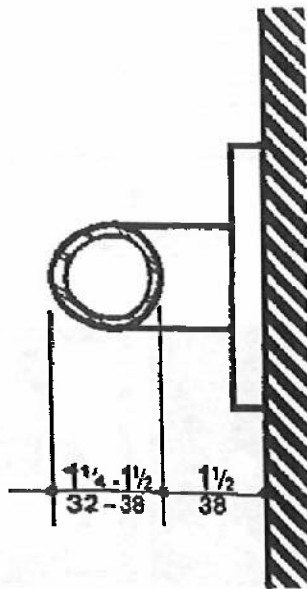
(a)
Handrail



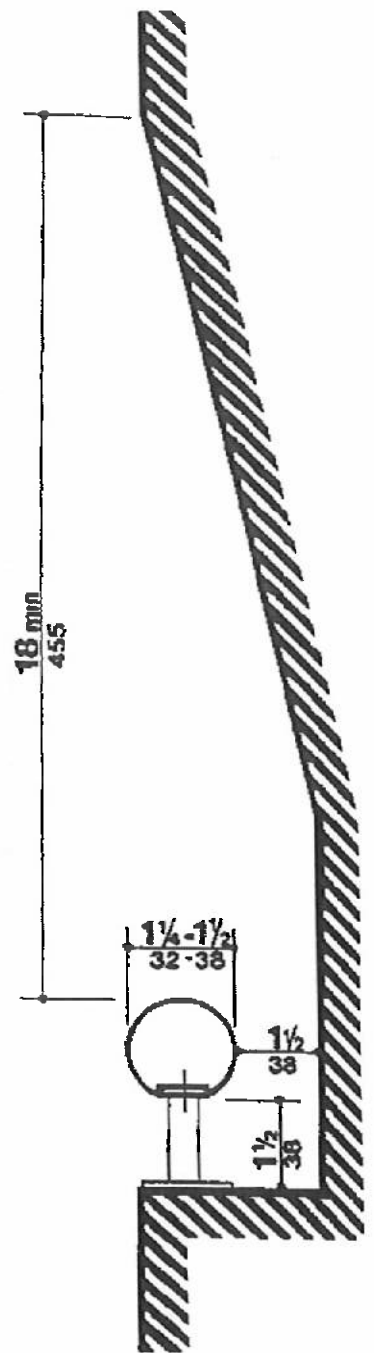
(b)
Handrail



(c)
Handrail

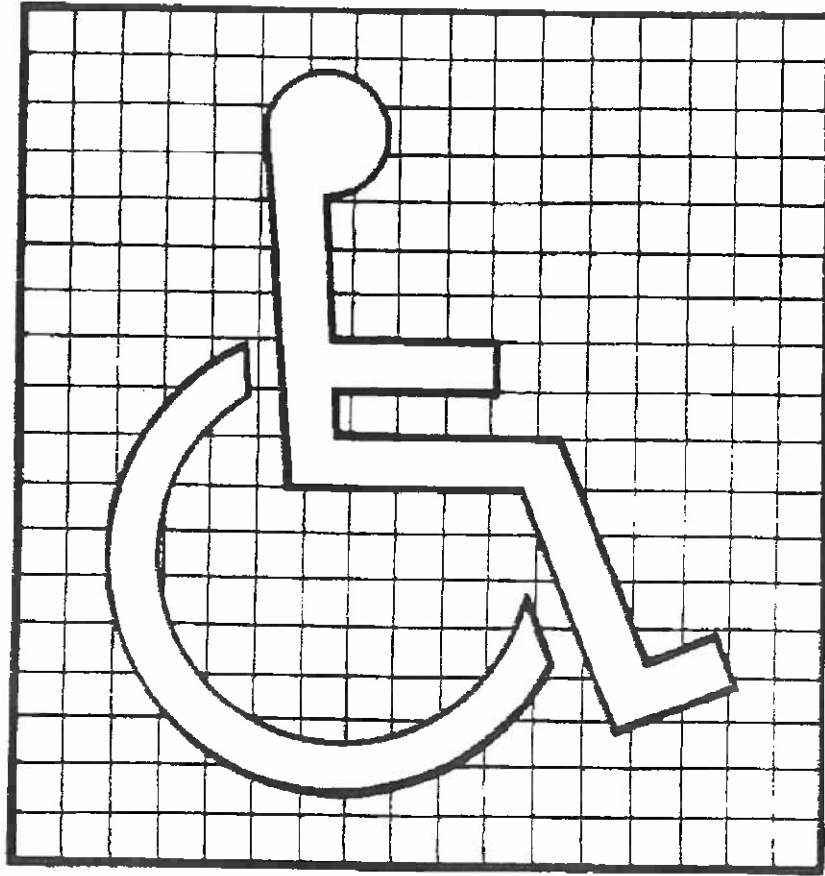


(e)
Grab Bar



(d)
Handrail

Fig. 39
Size and Spacing of Handrails and Grab Bars

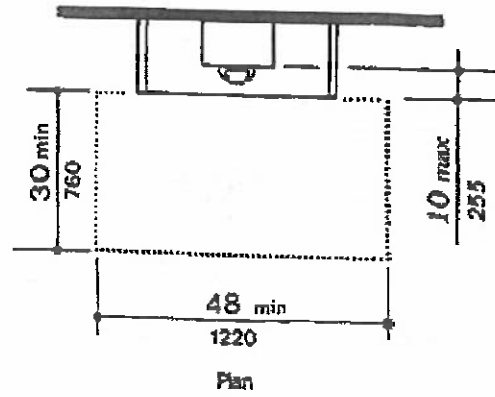
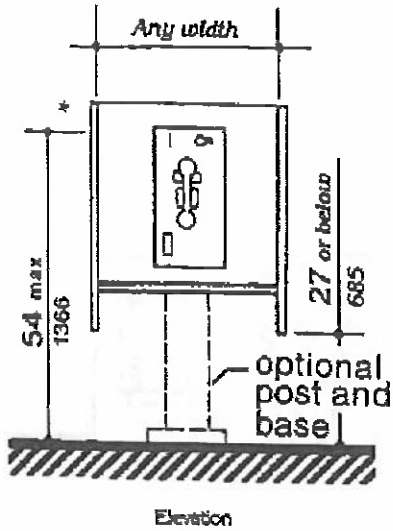


(a)
Proportions

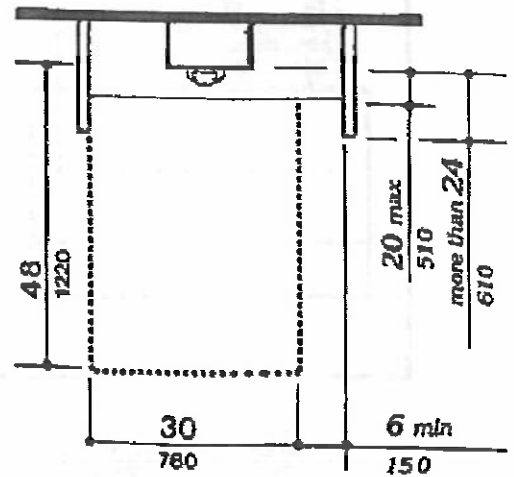
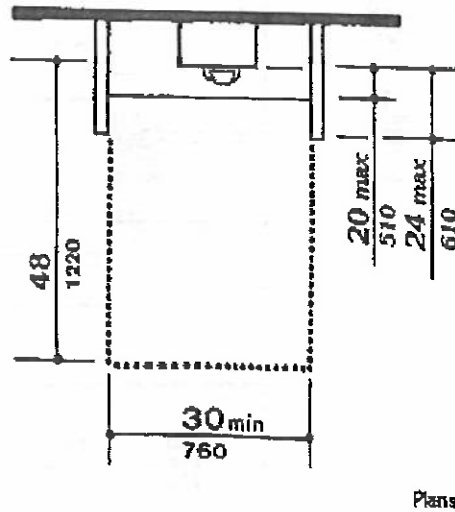
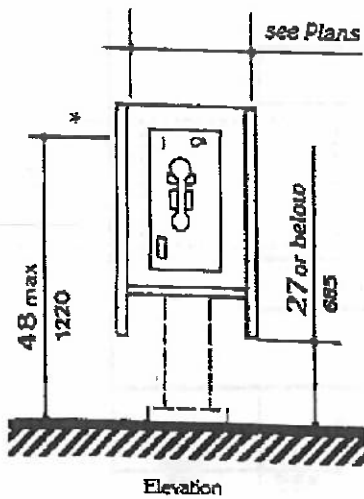


(b)
Display Conditions

Fig. 43
International Symbol of Accessibility



(a)
Side Reach Possible



(b)
Forward Reach Required

*Height to highest operable parts which are essential to basic operation of telephone.

Fig. 44
Mounting Heights and Clearances for Telephones

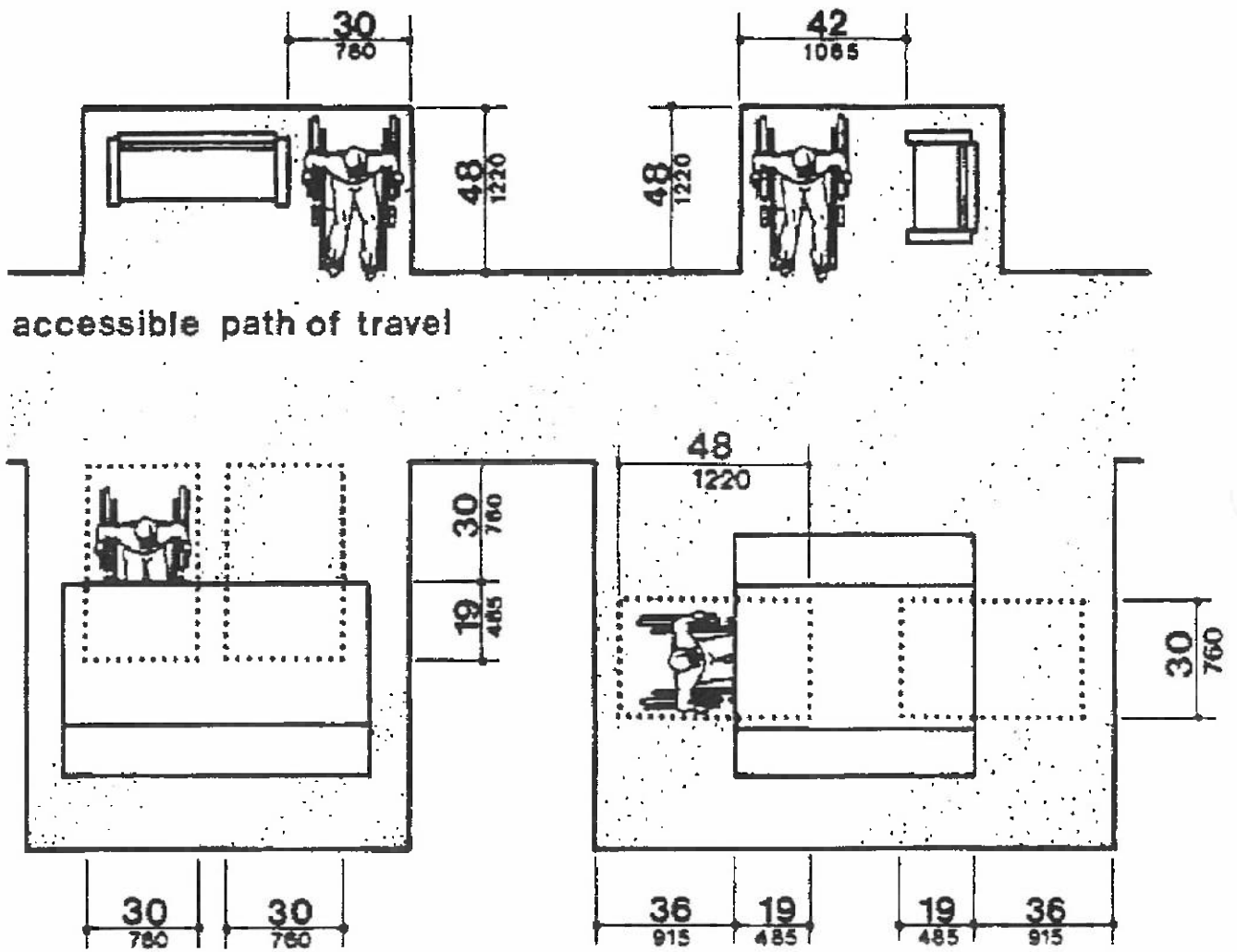
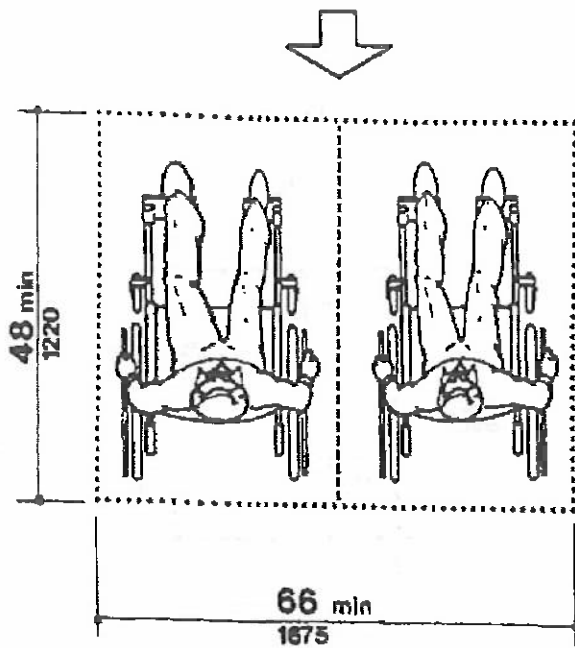
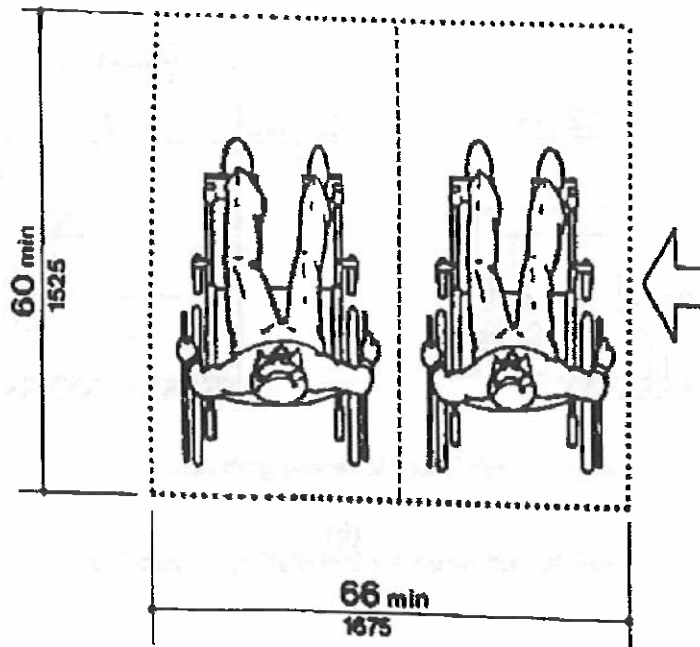


Fig. 45
Minimum Clearances for Seating and Tables

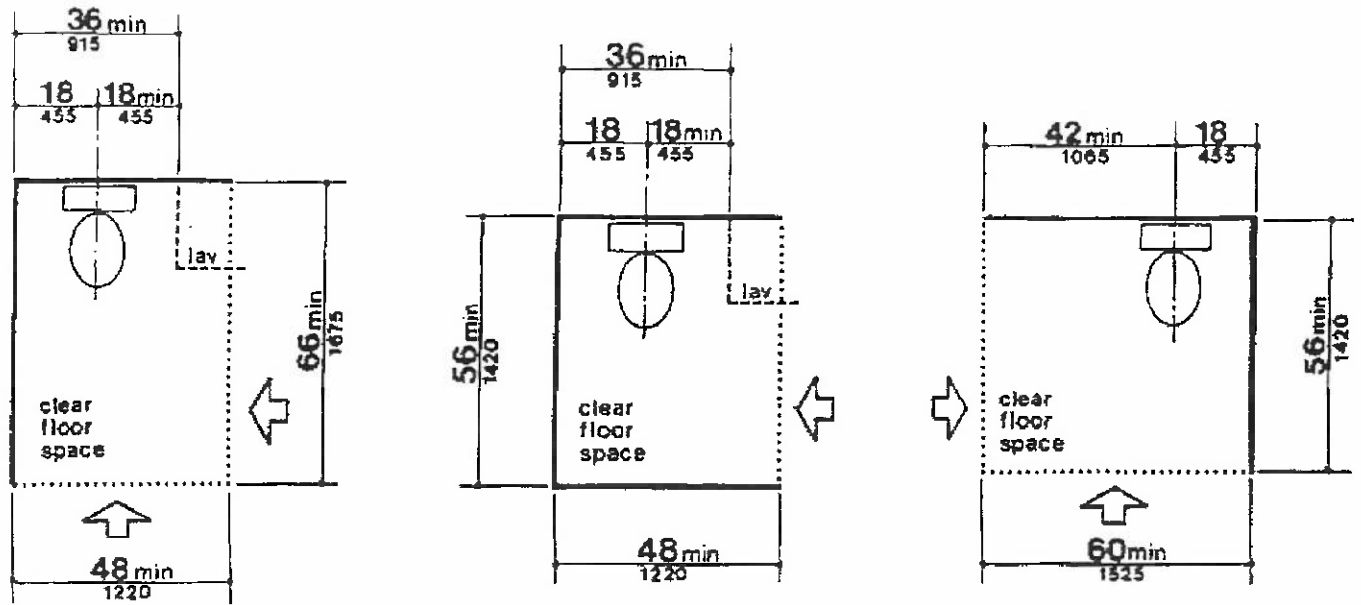


(a)
Forward or Rear Access

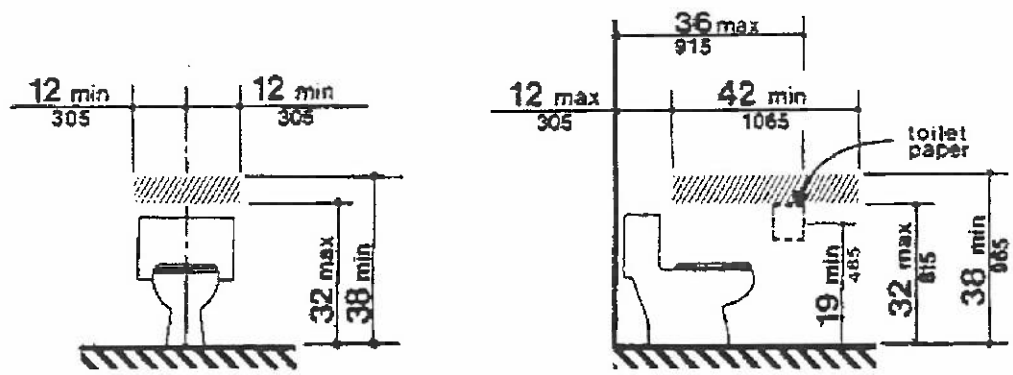


(b)
Side Access

Fig. 46
Space Requirements for Wheelchair
Seating Spaces in Series



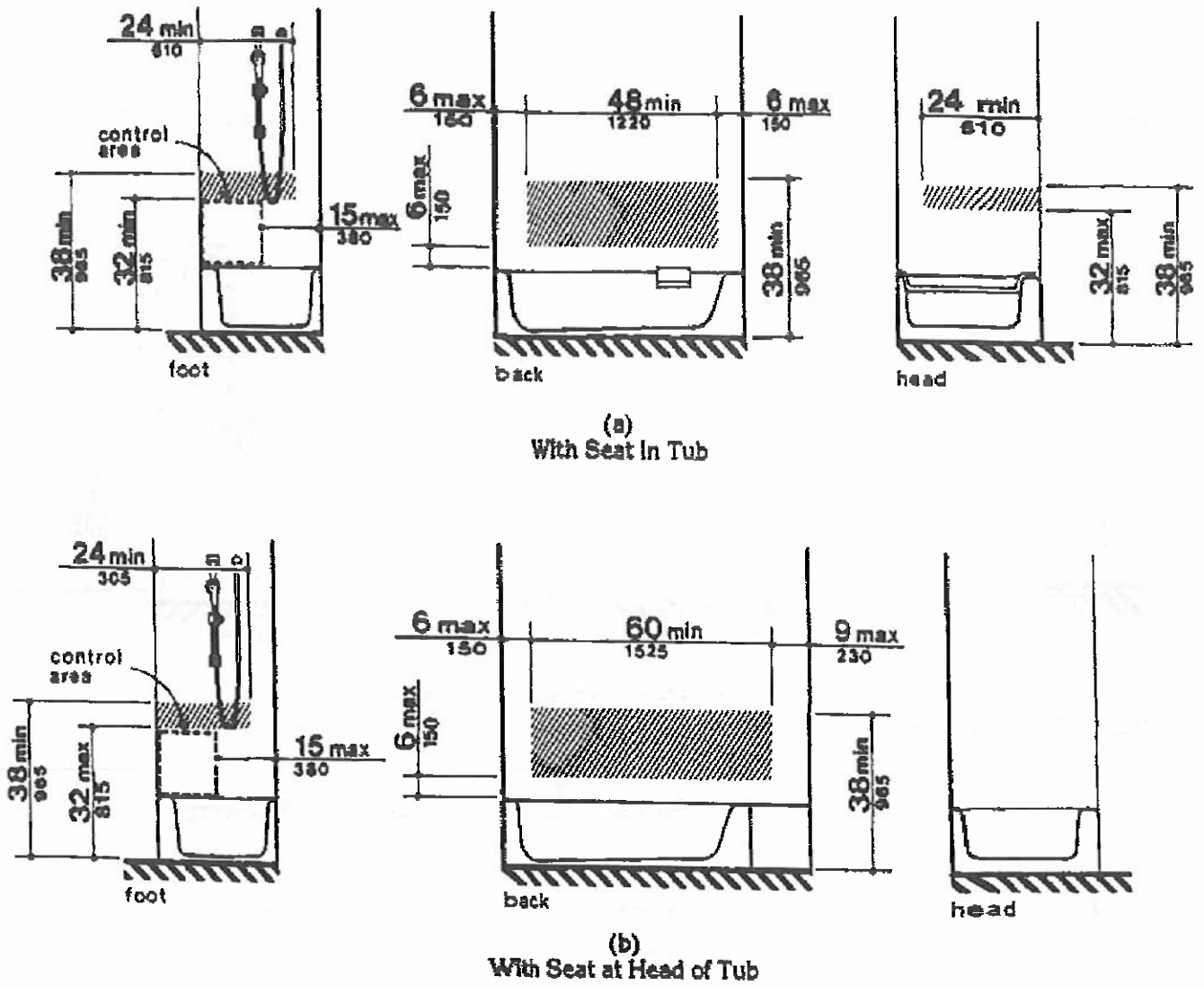
(a)
Clear Floor Space for Adaptable Bathrooms



NOTE: The hatched areas are reinforced to receive grab bars.

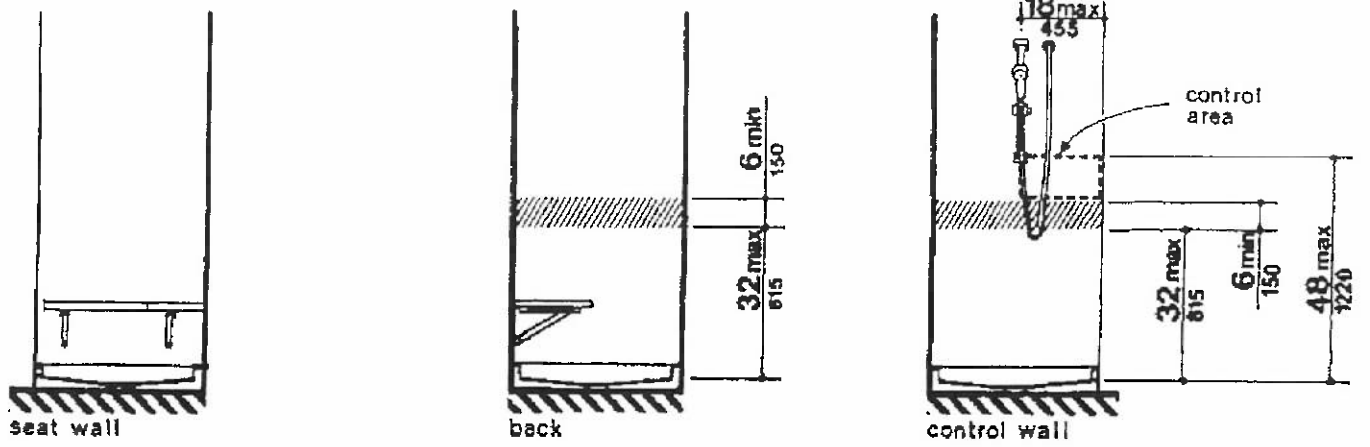
(b)
Reinforced Areas for Installation of Grab Bars

Fig. 47
Water Closets in Adaptable Bathrooms

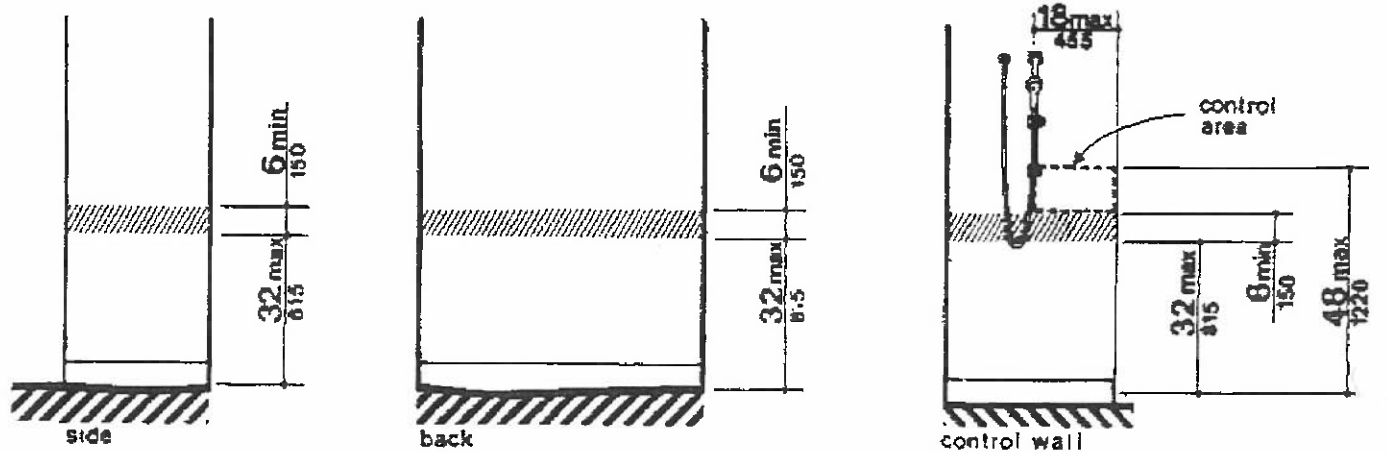


NOTE: The hatched areas are reinforced to receive grab bars.

Fig. 48
Location of Grab Bars and Controls of Adaptable Bathtubs



(a)
36-in by 36-in (915-mm by 915-mm) Stall



(b)
30-in by 60-in (750-mm by 1525-mm) Stall

NOTE: The hatched areas are reinforced to receive grab bars.

Fig. 49
Location of Grab Bars and Controls of Adaptable Showers

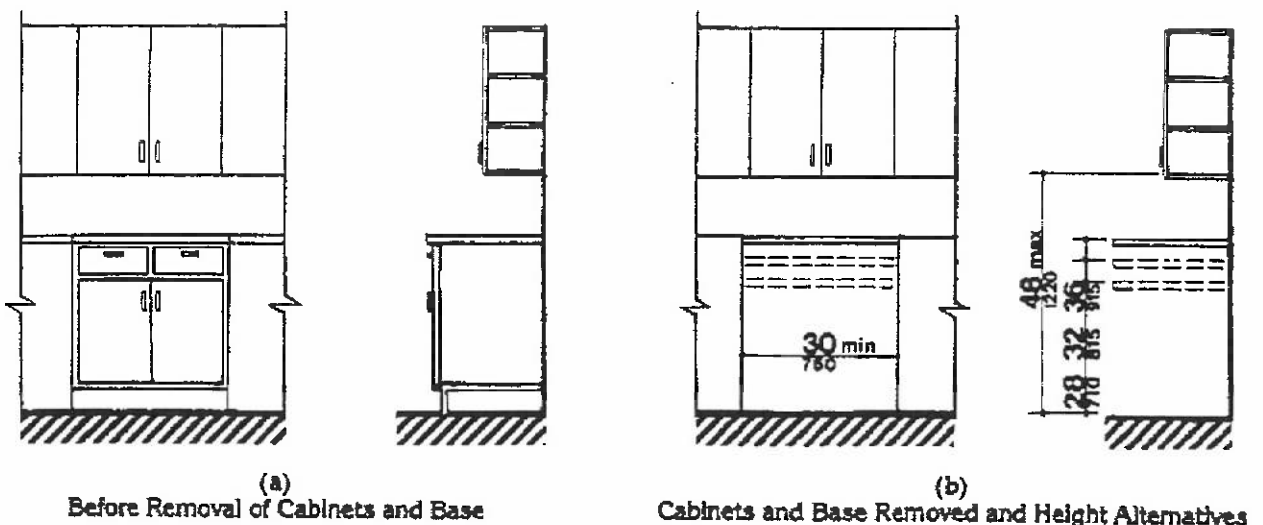
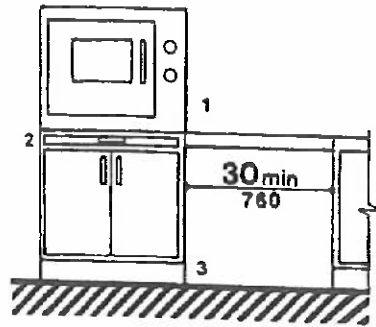
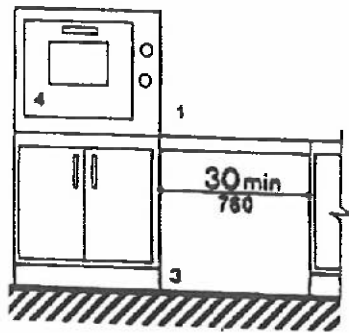


Fig. 50
Counter Work Surface



(a)
Side-Hinged Door

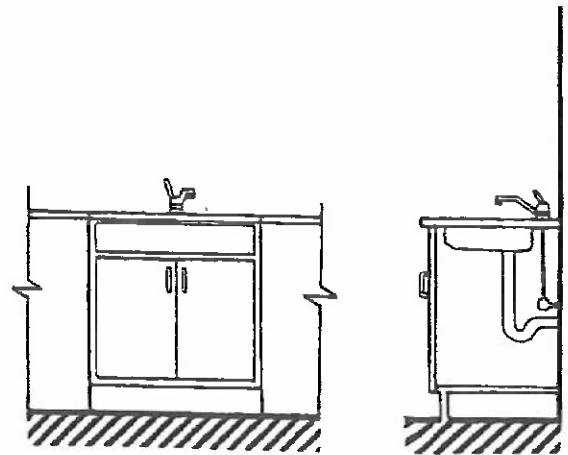


(b)
Bottom-Hinged Door

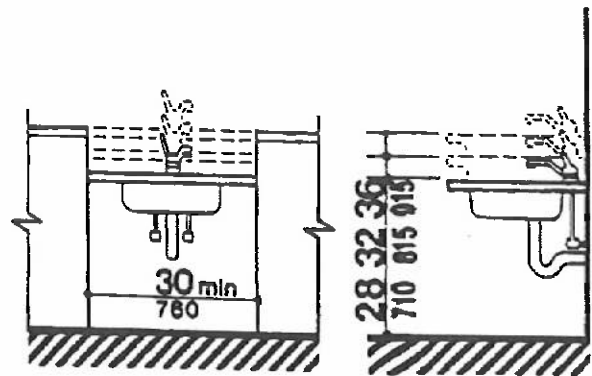
SYMBOL KEY:

1. Countertop or wall-mounted oven.
2. Pull-out board preferred with side-opening door.
3. Clear open space.
4. Bottom-hinged door.

Fig. 52
Ovens without Self-Cleaning Feature



(a)
Before Removal of Cabinets and Base



(b)
Cabinets and Base Removed
and Height Alternatives

Fig. 51
Kitchen Sink

DWELLING: Unit(s)

Remodel mailbox area to provide required clear approach.
(Not level, see photo #160)

UFAS 4.34 DWELLING UNITS.

UFAS 4.34.2* *MINIMUM REQUIREMENTS.* An accessible dwelling unit shall be on an accessible route. An accessible dwelling unit shall have the following accessible elements and spaces as a minimum:

(1) Common spaces and facilities serving individual accessible dwelling units (for example, entry walks, trash disposal facilities, and mail boxes) shall comply with 4.2 through 4.33.

UFAS 4.2.4.1 *SIZE AND APPROACH.* The minimum clear floor or ground space required to accommodate a single, stationary wheelchair occupant is 30 in by 48 in (760 mm by 1220 mm) (see Fig. 4(a)). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (see Fig. 4(b) and (c)). Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.

ANSI 4.2.4.1 *Size and Approach.* The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 in by 48 in (760 mm by 1220 mm) (see Fig. 4(a)). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (see Fig. 4(b) and (c)). Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.

Remodel mailbox area to provide required turn around clear space.
(Top two rows are out of reach, see photo #161-162)

UFAS 4.34 DWELLING UNITS.

UFAS 4.34.2* *MINIMUM REQUIREMENTS.* An accessible dwelling unit shall be on an accessible route. An accessible dwelling unit shall have the following accessible elements and spaces as a minimum:

(1) Common spaces and facilities serving individual accessible dwelling units (for example, entry walks, trash disposal facilities, and mail boxes) shall comply with 4.2 through 4.33.

UFAS 4.2.3* *WHEELCHAIR TURNING SPACE.* The space required for a wheelchair to make a 180-degree turn is a clear space of 60 in (1525 mm) diameter (see Fig. 3(a)) or a T-shaped space (see Fig. 3(b)).

ANSI 4.2.3* *Wheelchair Turning Space.* The space required for a wheelchair to make a 180-degree turn is a clear space of 60 in (1525 mm) diameter (see Fig. 3(a)) or a T-shaped space (see Fig. 3(b)).

Remodel dwelling unit storage to provide required side reach range.

(Units C102: Rod and shelf, see photo #41, D102: Rod and shelf, see photo #67)

UFAS 4.34.2 MINIMUM REQUIREMENTS. An accessible dwelling unit shall be on an accessible route. An accessible dwelling unit shall have the following accessible elements and spaces as a minimum:*

(8) Storage in accessible spaces in dwelling units, including cabinets, shelves, closets, and drawers, shall comply with 4.25.

UFAS 4.25.3 HEIGHT. Accessible storage spaces shall be within at least one of the reach ranges specified in 4.2.5 and 4.2.6. Clothes rods shall be a maximum of 54 in (1370 mm) from the floor (see Fig. 38).

UFAS 4.2.5 FORWARD REACH. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 in (1220 mm) (see Fig. 5(a)). The minimum low forward reach is 15 in (380 mm). If the high forward reach is over an obstruction, reach and clearances shall be as shown in Fig. 5(b).

Remodel bathroom to provide clear floor space at toilet.

(Unit D102: See photo #69-70)

UFAS 4.34.5 BATHROOMS. Accessible or adaptable bathrooms shall be on an accessible route and shall comply with the requirements of 4.34.5.*

UFAS 4.34.5.2 WATER CLOSETS.

(1) Clear floor space at the water closet shall be as shown in Fig. 47(a). The water closet may be located with the clear area at either the right or left side of the toilet.

Install bathroom grab bars around toilet. Grab bars must meet regulations for location and length.

(Units C102: Side bar wall not long enough for proper bar placement, see photo #43-45, D102: Sidebar, wall not long enough for proper bar placement, see photo #71-73)

UFAS 4.34.5 BATHROOMS. Accessible or adaptable bathrooms shall be on an accessible route and shall comply with the requirements of 4.34.5.*

UFAS 4.34.5.2 WATER CLOSETS.

(3) Structural reinforcement or other provisions that will allow installation of grab bars shall be provided in the locations shown in Fig. 47(b). If provided, grab bars shall be installed as shown in Fig. 29 and shall comply with 4.26.

Remodel bathroom lavatory to provide required toe and knee clearances.

(Units C102: Cabinet, see photo #46, D102: Cabinet, see photo #74, G102: Cabinet, see photo #98)

UFAS 4.34.5.3 LAVATORY, MIRRORS, AND MEDICINE CABINETS.

(1) The lavatory and mirrors shall comply with 4.22.6.

UFAS 4.22.6 LAVATORIES AND MIRRORS. If lavatories and mirrors are provided, then at least one of each shall comply with 4.19.

UFAS 4.19.2 HEIGHT AND CLEARANCES. Lavatories shall be mounted with the rim or counter surface no higher than 34 in (865 mm) above the finished floor. Provide a clearance of at least 29 in (735 mm) from the floor to the bottom of the apron. Knee and toe clearance shall comply with Fig. 31.

Cover pipes under bathroom lavatory.

(Units C102: See photo #47, D102: See photo #75, G102: see photo #99)

UFAS 4.34.5.3 LAVATORY, MIRRORS, AND MEDICINE CABINETS.

(1) The lavatory and mirrors shall comply with 4.22.6.

UFAS 4.22.6 LAVATORIES AND MIRRORS. If lavatories and mirrors are provided, then at least one of each shall comply with 4.19.

UFAS 4.19.4 EXPOSED PIPES AND SURFACES. Hot water and drain pipes under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.

Mount bathroom mirrors at regulation height.

(Units C102: See photo #48, D102: See photo #76)

UFAS 4.34.5.3 LAVATORY, MIRRORS, AND MEDICINE CABINETS.

(1) The lavatory and mirrors shall comply with 4.22.6.

UFAS 4.22.6 LAVATORIES AND MIRRORS. If lavatories and mirrors are provided, then at least one of each shall comply with 4.19.

UFAS 4.19.6 MIRRORS. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40 in (1015 mm) from the floor (see Fig. 31).*

Mount bathroom medicine cabinets at regulation height.

(Units C102: See photo #48, D102: See photo #76)

UFAS 4.34.5.3 LAVATORY, MIRRORS, AND MEDICINE CABINETS.

(3) If a medicine cabinet is provided above the lavatory, then the bottom of the medicine cabinet shall be located with a usable shelf no higher than 44 in (1120 mm) above the floor.

Remodel kitchen to provide required knee clearances under counter top.

(Units C102: Cabinet, see photo #53, D102: Cabinet, see photo #81, G102: Cabinet, see photo #105)

UFAS 4.34.6.4 WORK SURFACES. At least one 30 in (760 mm) section of counter shall provide a work surface that complies with the following requirements (see Fig. 50):

(4) A clear floor space 30 in by 48 in (760 mm by 1220 mm) shall allow a forward approach to the counter. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the counter. The knee space shall have a minimum clear width of 30 in (760 mm) and a minimum clear depth of 19 in (485 mm).

Remodel kitchen to provide required clear knee space under sink.

(Units C102: Cabinet, knees blocked, see photo #54-56, D102: Cabinet, knees blocked, see photo #82-84, G102: Cabinet, knees blocked, see photo #106-108)

UFAS 4.34.6.5 SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):*

(7) A clear floor space 30 in by 48 in (760 mm by 1220 mm) shall allow forward approach to the sink. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the sink. The knee space shall have a clear width of 30 in (760 mm) and a clear depth of 19 in (485 mm).

Cover all pipes under kitchen sink.

(Units C102: See photo #55, D102: See photo #83, G102: See photo #107)

UFAS 4.34.6.5 SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):*

(8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.

Replace refrigerator with one that meets all requirements.

(Units C102: See photo #58, D102: See photo #86, G102: See photo #110)

UFAS 4.34.6.8 REFRIGERATOR/FREEZER. Refrigerator/freezers shall comply with 4.34.6.3. Provision shall be made for refrigerators which are:*

Freezers with less than 100 percent of the storage volume within the limits specified in 4.2.5 or 4.2.6 shall be the self-defrosting type.

(2) Of the over-and-under type and meet the following requirements:

(b) Have 100 percent of the refrigerator space and controls below 54 in (1370 mm).

Lower kitchen cabinets so that bottom shelf is at required height.

(Units D102: See photo #87, G102: See photo #111)

UFAS 4.34.6.10 KITCHEN STORAGE. Cabinets, drawers, and shelf areas shall comply with 4.25 and shall have the following features:*

(1) Maximum height shall be 48 in (1220 mm) for at least one shelf of all cabinets and storage shelves mounted above work counters (see Fig. 50).

Remodel dwelling unit to provide controls within front reach ranges.

(ALL TWO BEDROOM FAIR HOUSING UNITS: (3 of 3), thermostat, see photo #117, 137, 146, ALL ONE BEDROOM FAIR HOUSING UNITS: (2 of 2), thermostat, see photo #123, 154)

FAIR HOUSING: Requirement 5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.

Section 100.205(c)(3)(ii) requires that all covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.

Guideline

Light switches, electrical outlets, thermostats and other environmental controls would meet section 100.205(c)(3)(ii) if operable parts of the controls are located no higher than 48 inches, and no lower than 15 inches, above the floor. If the reach is over an obstruction (for example, an overhanging shelf) between 20 and 25 inches in depth, the maximum height is reduced to 44 inches for forward approach; or 46 inches for side approach, provided the obstruction (for example, a kitchen base cabinet) is no more than 24 inches in depth. Obstructions should not extend more than 25 inches from the wall beneath a control. (See Fig. 2.)

Remodel dwelling unit bathroom to provide structural reinforcements where required.
(ALL TWO BEDROOM FAIR HOUSING UNITS:, ALL ONE BEDROOM FAIR HOUSING UNITS: Cannot check)

FAIR HOUSING: Requirement 6. Reinforced walls for grab bars.

Section 100.205(c)(3)(iii) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain reinforcements in bathroom walls to allow later installation of grab bars around toilet, tub, shower stall and shower seat, where such facilities are provided.

Guideline

Reinforced bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall and shower seat, where such facilities are provided, would meet section 100.205(c)(3)(iii) if reinforced areas are provided at least at those points where grab bars will be mounted. (For example, see Figs. 3, 4 and 5.) Where the toilet is not placed adjacent to a side wall, the bathroom would comply if provision was made for installation of floor mounted, foldaway or similar alternative grab bars. Where the powder room (a room with a toilet and sink) is the only toilet facility located on an accessible level of a multistory dwelling unit, it must comply with this requirement for reinforced walls for grab bars.

Remodel dwelling unit bathroom to provide required clear floor space at all fixtures.
(ALL TWO BEDROOM FAIR HOUSING UNITS: (3 of 3), not centered on 24 inches of 48 inches, see photo #118, 139, 148-149, ALL ONE BEDROOM FAIR HOUSING UNITS: (2 of 2), not centered on 24 inches of 48 inches, see photo #28-29, 157-158)

FAIR HOUSING: Requirement 7. Usable kitchens and bathrooms.

Section 100.205(c)(3)(iv) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Guideline

(2) Usable bathrooms. To meet the requirements of section 100.205(c)(3)(iv) either:

All bathrooms in the dwelling unit comply with the provisions of paragraph (a);

or

At least one bathroom in the dwelling unit complies with the provisions of paragraph (b), and all other bathrooms and powder rooms within the dwelling unit must be on an accessible route with usable entry doors in accordance with the guidelines for Requirements 3 and 4.

However, in multistory dwelling units, only those bathrooms on the accessible level are subject to the requirements of section 100.205(c)(3)(iv). Where a powder room is the only facility provided on the accessible level of a multistory dwelling unit, the powder room must comply with provisions of paragraph (a) or paragraph (b). Powder rooms that are subject to the requirements of section 100.205(c)(3)(iv) must have reinforcements for grab bars as provided in the guideline for Requirement 6.

(a) Bathrooms that have reinforced walls for grab bars (see Requirement 6) would meet section 100.205(c)(3)(iv) if:

(ii) Clear floor space is provided at fixtures as shown in Fig. 7 (a), (b), (c) and (d). Clear floor space at fixtures may overlap.

Remodel dwelling unit bathroom so that toilet will be within correct location from wall or bathtub.

(ALL ONE BEDROOM FAIR HOUSING UNITS: (1 of 2), see photo #126-127)

FAIR HOUSING: Requirement 7. Usable kitchens and bathrooms.

Section 100.205(c)(3)(iv) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Guideline

(2) Usable bathrooms. To meet the requirements of section 100.205(c)(3)(iv) either:

All bathrooms in the dwelling unit comply with the provisions of paragraph (a);

or

At least one bathroom in the dwelling unit complies with the provisions of paragraph (b), and all other bathrooms and powder rooms within the dwelling unit must be on an accessible route with usable entry doors in accordance with the guidelines for Requirements 3 and 4.

However, in multistory dwelling units, only those bathrooms on the accessible level are subject to the requirements of section 100.205(c)(3)(iv). Where a powder room is the only facility provided on the accessible level of a multistory dwelling unit, the powder room must comply with provisions of paragraph (a) or paragraph (b). Powder rooms that are subject to the requirements of section 100.205(c)(3)(iv) must have reinforcements for grab bars as provided in the guideline for Requirement 6.

(b) Bathrooms that have reinforced walls for grab bars (see Requirement 6) would meet section 100.205(c)(3)(iv) if:

(iv) Toilets are located within bathrooms in a manner that permit a grab bar to be installed on one side of the fixture. In locations where toilets are adjacent to walls or bathtubs, the center line of the fixture is a minimum of 1'6" from the obstacle. The other (non-grab bar) side of the toilet fixture is a minimum of 1'3" from the finished surface of adjoining walls, vanities or from the edge of a lavatory. (See Figure 7(a).)