



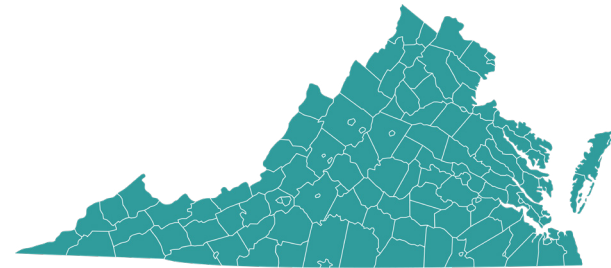
# Multi-Family Residential Accessibility Standards Navigator

Fall 2023 Update



# Where is your project?

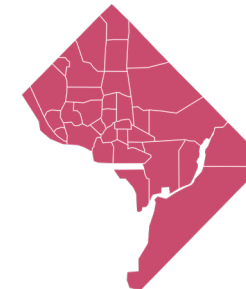
## Virginia



### Virginia Uniform Statewide Building Code “2018 Virginia Construction Code”

- ☀ 2009 ANSI Standards applicable
- ☀ ANSI in common areas
- ☀ 2% ANSI “Type A” units per 2018 VA CC
- ☀ ANSI “Type B” in all other units
- ☀ Accessible parking ratio per 2018 VA CC, Table 1106.1(1); ~ 2% minimum

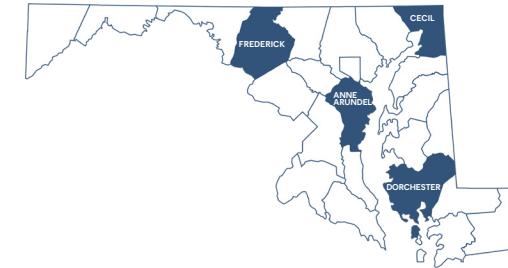
## District of Columbia



### 2015 IBC with District of Columbia Amendments “2017 DC Construction Codes”

- ☀ IBC with District of Columbia Amendments
- ☀ 2009 ANSI Standards applicable
- ☀ ANSI in common areas
- ☀ 15% ANSI “Type A” units per 2017 DC Amendments; 1% of Type A units to have roll-in showers, with permanently mounted folding shower seat
- ☀ ANSI “Type B” in all other units
- ☀ 2% accessible parking ratio per 2017 DC Amendments

## Maryland



### 2018 IBC Chapter 11

Applicable Counties: Anne Arundel, Cecil, Dorchester + Frederick

- ☀ 2009 ANSI Standards applicable
- ☀ ANSI in common areas
- ☀ 2% ANSI “Type A” units per 2018 IBC
- ☀ ANSI “Type B” in all other units
- ☀ 2% accessible parking ratio per 2018 IBC

2010 COMAR Applicable Counties: All except Anne Arundel, Cecil + Dorchester\*  
(Section 09.12.53)

- ☀ 2010 ADA in common areas
- ☀ FHA in all units
- ☀ Accessible Parking Ratio per ADAAG Table 208.2

\*Frederick County can choose to use either IBC or COMAR.

This handout assumes four (4) or more dwelling units, of new construction, IBC R-2 occupancy type and is for informational purposes only.

Always check with your local jurisdiction and funding sources to confirm the latest requirements.

This chart does not apply to transient housing (motels, hotels, shelters, dormitories, or other transitional residential buildings where residents occupy the space for less than one year).

Note, if the 2017 ICC A117.1 ANSI standard is adopted, larger clear spaces and turning radii will be required.

Please reach out to discuss implications for your future projects.

#### Acronym Breakdown

ADAAG: 2010 ADA Standards for Accessible Design

FHA: Fair Housing Act

ANSI: ICC A117.1 - 2009

UFAS: Uniform Federal Accessibility Standards

COMAR: Code of Maryland Regulations

# Will public funding be used?



If not, you're done!

## Virginia LIHTC / VH / HUD

- ☀ UFAS in common areas
- ☀ 5% UFAS accessible units required
- ☀ Optional points if 10% UFAS with roll-in shower units are provided
- ☀ Optional points awarded for percentage of units meeting VH Universal Design; 100% of units in elderly developments must meet Universal Design; 50% of total VH Universal Design units with two bathrooms to have roll-in showers to qualify for points
- ☀ This is in addition to jurisdictional requirements
- ☀ 2% VHI Units

#### Helpful Links

- ☀ Universal Design
- ☀ VA Construction Codes

## District of Columbia LIHTC / DCRA / DCHFA / HUD

- ☀ UFAS in common areas
- ☀ 5% UFAS units per Permanent Supportive Housing set aside
- ☀ Optional points if 20% UFAS units are provided
- ☀ Optional points awarded for Universal Design units; Maximum points for 50% of units reserved (Senior Housing only)
- ☀ This is in addition to jurisdictional requirements
- ☀ 2% VHI Units

#### Helpful Links

- ☀ DC Construction Codes

## Maryland LIHTC / CDA / DHCD / HUD

- ☀ UFAS in common areas
- ☀ Optional points for Universal Design compliance in common areas
- ☀ 5% UFAS units per Maryland Rental Financing Program Guide
- ☀ Optional points awarded for 25% of units meeting "Visitability Standards"
- ☀ This is in addition to jurisdictional requirements
- ☀ 2% VHI Units

#### Helpful Links

- ☀ COMAR
- ☀ MD Construction Codes

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