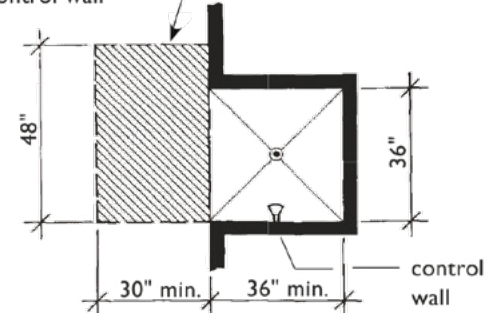


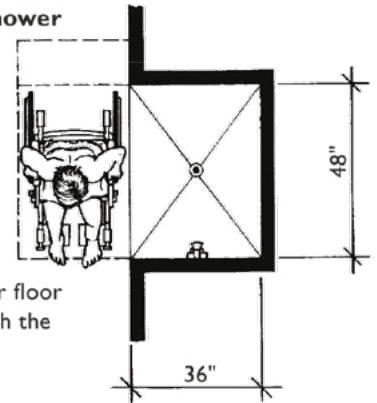


30" X 48" clear floor
space flush and parallel
with control wall



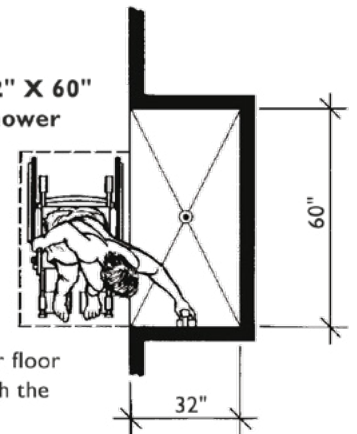
**Guideline Requirements for Clear
Floor Space at Showers**

36" X 48"
shower



30" X 48" clear floor
space flush with the
control wall

32" X 60"
shower



30" X 48" clear floor
space flush with the
control wall

Source: Fair Housing Act Design Manual, pages 7.56, 7.58

NEED TO KNOW FACTS

- In both Specification A and B bathrooms, when the **SHOWER** is the **ONLY** bathing fixture in the covered dwelling unit it **MUST** be at least 36 inches x 36 inches in size (page 7.58). This means **ALL 1/bd 1/ba units and studios units**.
- The guidelines contain **NO** specifications that limit the curb height (page 7.56).
- A 30 inch x 48 inch clear floor space **MUST** be provided at shower stalls, parallel to the fixture and flush with the control wall (page 7.56).
- In 36 inch x 36 inch showers, the clear floor space **MUST** be positioned **EXACTLY** as shown in the upper right hand diagram on (page 7.56).
- Any shower with an opening **LESS THAN 50 INCHES CANNOT** meet the clear floor space requirements **IF** it is set in an alcove installation. **UNLESS** it's finished front edge is **FLUSH OR EXTENDS** further out than the finished adjacent walls. The code **DOES NOT** allow for any **GAP** between the shower and the clear floor space.

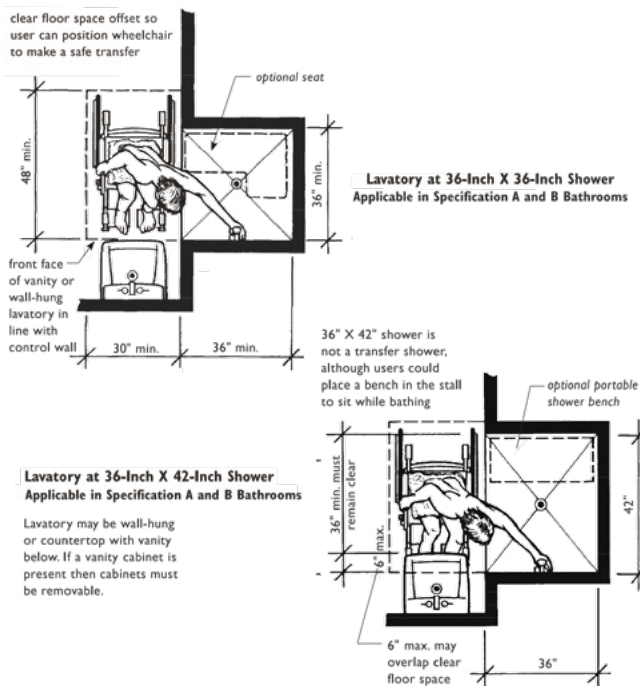


REQUIRED GUIDELINES

- A** FHA requires min backing for future bar placements in specific locations. Refer to the FHA design manual pages 6.8 thru 6.13.
- B** FHA requires that any unit manufactured with integral backing built into the unit be labeled as such and meets the ANSI pull test of 250 lbs or additional back will be required to fill the gap between the wall and the unit, see page 6.15.
- C** Clear floor space required: minimum of 30" x 48", parallel and flush to the shower curb and aligned with the face of the control wall; see page 7.56.
- D** When a shower is the only fixture available to a covered dwelling unit, FHA requires it to have a min interior dimension of 36" in both directions, see page 7.58.
- E** FHA contains no specifications on curb heights, see page 7.56.

COMMON MISCONCEPTIONS

- The most common misconception is that compliance with FHA is not necessary because the job is not financed by HUD/FHA.
Answer: There are two FHA's and both are connected to HUD (Housing and Urban Development), one FHA (Federal Housing Administration) which federally backs loans. The other FHA (Fair Housing Act) which is the one we are talking about, is an anti-discrimination law that applies to all multifamily projects consisting of four or more units in one building.
- Another common misconception is that ICC Type B is referring to ADA units, and that it is only required to have a small percentage in each job.
Answer: ADA units are (Type A). We are talking about the Type B which is not as stringent as ADA and allows the higher curb height. Every dwelling unit has to have either a Type A or Type B unit available.
- Some contractors feel the liability falls on the owner or architects.
Answer: The Fair Housing Act clearly states that anyone involved in the design or construction is equally liable. This includes sub-contractors.



Source: Fair Housing Act Design Manual, pages 7.56, 7.58