

‘Close Enough’ may Result in a Fair Housing Lawsuit

Anyone involved in design, construction, development, and/or management of any multi-family housing (four or more units) first occupied after March 1991 should take note. You may be in jeopardy of being named in a fair housing complaint.

No one should know better than architects, planners, and builders how essential accurate measurements are to a safe, attractive, and successful building project. Nowhere is this more true than in following fair housing design and construction (D&C) standards.

- Do the running slopes on your property’s access routes fall outside of the 1:12 - 1:20 range?
- Are access routes at least 36” wide?
- Do you have steps, high thresholds, or knobs (vs. lever-style handles) on front entrances of units and common areas?
- Have you placed outlets and other controls at least 15” above the floor?
- Have you allowed a 30x48” clear space in front of bathroom sinks?

We recommend that you refer to the HUD Fair Housing Design Act Manual at www.HUD.gov. Compare the standards in the manual with the specs at your site. You can also contact us for resources to determine minimum standards to successfully retrofit existing inventory and to avoid problems in the future!