**Name of Project**

Street Address

Los Angeles, CA zip code

(Insert photo of project here – these can generally be pulled from Google images or Google street view and cropped to fit)

UFAS/FHA/ADA Field Survey Report

Prepared by:

LCM Architects

819 South Wabash Avenue

Chicago, Illinois 60605-2153

Inspection Date: month day, 2019

Report Date: month day, 2019

**Summary**

(BOB ZIMMERMAN WILL REVIEW THE REPORT AND SUMMARIZE THIS SECTION SIMILAR TO BELOW)

Of the 49 total dwelling units at **Witmer Heights**, the minimum requirement of 5% UFAS mobility units would be 3 units, at least one each of the 1 bedroom, 2 bedroom and 3 bedroom units; the minimum requirement of 2% UFAS sensory units would be 1 unit.

Three mobility units were designated as accessible (401, 410, and 503 units) and were surveyed (5%, one of each type). Each unit will require a minor level of remediation in the bathrooms and a minor level of remediation in the kitchens.

The minor level of work in the mobility units will not require relocation of the tenants to perform the work.

A minimum of 1 sensory unit with audio/visual alarm devices in each room is required to be added, in a different unit than the mobility units.

The common areas require minor level remediation including a mail boxes, front loading laundry machines and some minor element work before recommendation for certification.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Total Dwelling Units | Mobility | | | Sensory | | |
| 5% required | \*Existing | Recommended | 2% Required | \*Existing | Recommended |
| xx | x | x | x | x | x | x |

\*Existing units are those that LCM was advised are designated as mobility or sensory units. These may require remediation as noted in the report.

**Recommendations:** Minor Remediation

(BOB ZIMMERMAN WILL REVIEW THE REPORT AND SUMMARIZE THIS SECTION SIMILAR TO BELOW)

The **Witmer Heights** is recommended to be a priority to do minor remediation in the three UFAS units and the common areas and to add one UFAS sensory unit to be recommended for certification.

The three mobility units include adding pipe insulation, a balcony door and new compliant appliances, with the addition of a sensory unit (recommended in a 2 BR) with visual/audible alarms in each room, with a budget of **+/-$12,000**.

The common areas remediation includes cane detection at protruding objects, front loading machines at the common laundry, a new mailbox unit and new accessible parking space, with a budget of **+/-$6,000**.

|  |  |  |  |
| --- | --- | --- | --- |
| Unit | Mobility / Sensory | Type | Budget |
| Unit xxx | Mobility | 1BR/1BA | $xxx |
| Unit xxx | Mobility | 2BR/1BA | $xxx |
| Unit xxx | Mobility | 3BR/2BA | $xxx |
| Unit xxx | Sensory | 1BR/1BA | $xxx |
| Unit to be determined | Sensory | 2BR/1BA | $xxx |
| Unit to be determined | Sensory | 3BR/2BA | $xxx |
| **Units Budget** | | | **$xxx** |
|  | | | |
| **Common Areas Budget** | | | **$xxx** |
|  | | | |
| **\*TOTAL BUDGET** | | | **$xxx** |

\*Note that this total budget estimate does not include any potential future barrier removal work for the FHA covered units. See FHA unit section at the end of this report for a budget estimate for each unit type.

**Background**

LCM Architects, LLC was retained by the City of Los Angeles to provide independent expert consultation on the Uniform Federal Accessibility Standards (UFAS) and the Americans with Disabilities Act (ADA) relating to the Settlement Agreement for the case ***Independent Living Center of Southern California, et al. vs. City of Los Angeles, California, and Community Redevelopment Agency of the City of Los Angeles.***

Robert Zimmerman and Sunyoung Kim of LCM Architects performed a site inspection for **Name of Project** located at Street address, Los Angeles, CA 90006. The opinions expressed in this report are based on a reasonable degree of professional certainty. The information used to develop this report includes: the on-site review that was conducted for this property; information that was provided by the plaintiff and/or defendant, the Uniform Federal Accessibility Standards (UFAS), and the ADA Standards.

The deficiencies identified during the inspection were based on the applicable sections of UFAS 1988 and ADA Standards when applicable. The inspection report provides photographic documentation of the deficiencies observed, along with possible action and budget costs for barrier removal. Note that because this is a settlement agreement, “Surveyor Analysis Specifications” in some instances may deviate from the above survey standards applied and recorded in this report.

**Accessibility Standards**

LCM has been retained by the City of Los Angeles to provide our opinion on whether **Name of Project** complies with the applicable UFAS and ADA accessibility standards.

**Section 504 of the Rehabilitation Act of 1973**

Under Section 504, no otherwise qualified individual with a disability may be discriminated against in any program or activity receiving federal financial assistance. Program accessibility may be achieved by modifying an existing facility, by relocating to an accessible location, or by making other accommodations, including new construction. HUD’s final regulation for Section 504 may be found at 24 CFR Part 8.

**Uniform Federal Accessibility Standard (UFAS)**

UFAS is the document that establishes the accessibility standard. The Uniform Federal Accessibility Standards apply to new multifamily housing projects containing 5 or more units, effective July 11, 1988 that are recipients of Federal financial assistance. For new construction, a minimum of 5% of units, or at least one unit, whichever is greater, must be made accessible for persons with mobility impairments and an additional 2% of units, or at least one unit, whichever is greater, must be made accessible for persons with vision/hearing impairments. These standards also apply to all public or common use areas.

**Accessibility Requirements of the ADA**

Areas of multi-family properties that are places of public accommodation are covered by Title III of the Americans with Disabilities Act (ADA). This includes all public areas within a development. Examples of such public areas include the leasing office, the parking that serves the leasing office, the route from pedestrian arrival points to the leasing office, the entrance to the building containing the leasing office, toilet rooms that serve the leasing office, meeting or conference rooms that are used during the leasing process and any other areas or elements within the development open to the public.

**The ADA Accessibility Standard**

The accessibility requirements of these public areas are governed by the ADA Standards published by the United States Department of Justice in 28 C.F.R Part 36 on July 26, 1991, revised on July 1, 1994, and September 15, 2010.

**Accessibility Requirements of the Fair Housing Act (FHA)**

When the Fair Housing Act (FHA) was amended in 1988 to add disability as a protected group, seven requirements were established to define how multi-family residential properties must be designed and constructed to avoid discrimination against people with disabilities. These requirements include:

1. An accessible entrance on an accessible route;
2. Accessible common and public use areas;
3. Doors sufficiently wide to accommodate wheelchairs;
4. Accessible routes into and through each dwelling;
5. Light switches, electrical outlets, and thermostats in accessible locations;
6. Reinforcements in bathroom walls to accommodate grab bar installation; and
7. Usable kitchens and bathrooms configured so that an individual in a wheelchair can maneuver about the space.

The FHA places reasonable accessibility/usability requirements on covered multifamily dwellings that accomplish the purposes of the statute without causing excessive costs or producing design features that would seem unusual to the average user. The design and construction requirements of the FHA apply to all multi-family housing consisting of four or more dwelling units built for first occupancy after March 13, 1991. Under the FHA, all ground floor dwelling units in walk-up buildings and all dwelling units in elevator served buildings involving four or more units must comply with the accessible design and construction requirements. Multi-story dwelling units are not covered by the FHA except when they are located in elevator served buildings, in which case only the primary entry level is covered. The FHA also requires public and common use areas available to tenants and their guests to be designed and constructed to be readily accessible to and usable by people with disabilities.

The FHA Guidelines applies various technical provisions from the American National Standards Institute A117.1-1986 (ANSI 1986) to the facilities and amenities that are provided for use by residents and their guests. These sections from ANSI 1986 are in general more stringent than the standards that apply to the interior of covered dwelling units.

**FHA Accessibility Standards**

The FHA charged the United States Department of Housing and Urban Development (HUD) with the responsibility of issuing regulations for compliance with the law. The statute and the HUD regulations, 24 CFR § 100.205(e), recognize that compliance with the appropriate requirements of the American National Standards Institute A117.1-1986 (ANSI 1986) is an objective standard that meets the requirements of the FHA.

Since 1991, HUD has recognized ten safe harbors that owners, developers, builders and design professionals may rely upon to ensure compliance with the FHA’s accessibility requirements. A safe harbor is an objective and universally-recognized standard, guideline, or code that, if followed without deviation, ensures compliance with the FHA’s design and construction requirements. According to HUD, a safe harbor must be used in its entirety; that is, once a specific safe harbor has been selected by a developer or owner, the property in question must comply with all provisions in the safe harbor, not just select ones. 79FH63613-14 (Oct. 24, 2008).

In 1991, HUD recognized the “Fair Housing Act Accessibility Guidelines” (Accessibility Guidelines) as an approved safe harbor when used in conjunction with the Fair Housing Act and HUD’s regulations along with ANSI 1986. “The purpose of the Guidelines is to describe the minimum standards of compliance with the specific accessibility requirements of the Act.” 56 FR 9476. If builders or developers depart from the Accessibility Guidelines, they must use an objective, comparable universally-recognized standard that provides the equivalent or greater level of accessibility than the Accessibility Guidelines or other recognized HUD-approved safe harbor. 56 FR 9478-79.

Following is a list of the ten HUD recognized safe harbors:

1. ANSI A117.1 (1986), used with the Fair Housing Act, HUD’s regulations, and the Guidelines.
2. HUD Fair Housing Accessibility Guidelines published on March 6, 1991 and the Supplemental Notice to the Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines, published on June 28, 1994.
3. HUD Fair Housing Act Design Manual (1998).
4. CABO/ANSI A117.1 (1992), used with the Fair Housing Act, HUD’s regulations and the Guidelines.
5. ICC/ANSI (1998), used with the Fair Housing Act, HUD’s regulations and the Guidelines.
6. Code Requirements for Housing Accessibility 2000 (CRHA).
7. International Building Code 2000 as amended by the 2001 Supplement to the International Codes.
8. International Building Code 2003, with one condition.
9. ICC/ANSI A117.1-2003 (Accessible and Usable Buildings and Facilities) used with the Fair Housing Act, HUD’s regulations and the Guidelines.
10. 2006 International Building Code® (loose leaf).

**Survey and Documentation Process**

**Survey Team**

The survey was led by Robert Zimmerman and Sunyoung Kim of LCM Architects. Jorge Alcantar, Glen Oliver and Stan Yu (identify who was on site) representing the City of Los Angeles, Housing and Community Investment Department (City) were also present during the survey as well as a representative of the property.

**The LCM team used the following tools to survey the properties:**

* Digital Camera
* 24” digital level
* Door pressure gauge
* 25’ Tape Measure
* Building and site plans when available

**Survey Scope**

(BOB ZIMMERMAN WILL REVIEW THE REPORT AND SUMMARIZE THIS SECTION SIMILAR TO BELOW)

**Name of Project** was inspected by ADAAG 1, Bill Hecker and Glen Dea. The LCM report and the ADAAG 1 report were in general agreement except:

* ADAAG included some elements not required by UFAS, including visual alarms in all sleeping units, fire extinguishers above reach range (not an amenity, and not noted as protruding object) and elevator call buttons that are within reach range.

* ADAAG did not include some non-compliant elements including signs placed on doors, high balcony thresholds, mail boxes out of reach range, protruding objects, and a missing accessible parking space.
* ADAAG included some elements which LCM did not per the agreed upon ‘Surveyor Analysis Specifications 06/25/18’ including #89 kitchen outlets in reach range, #93 grab bars can be relocated as an accommodation request, #112 bath tub seat can be added as an accommodation request, and #117 closet shelves/rods can be adjusted as an accommodation request.

The typical scope for survey included, but was not limited to, evaluation of the following areas/elements when they were provided and observed at **Name of Project** and were applicable to the property:

**Exterior Routes**

* Accessible pedestrian routes from site arrival points to primary dwelling unit entries and common area amenities
* Public pedestrian route to the leasing center
* Accessible Parking
* Curb ramps
* Ramps
* Doors/gates
* Protruding objects along accessible routes

**Common Areas and Site Amenities**

* Mail areas and mailboxes
* Trash Dumpsters / Enclosures
* Leasing center
* Clubhouse areas including kitchens/kitchenettes
* Toilet rooms
* Fitness centers
* Business center
* Laundry center
* Outdoor recreation areas including BBQ areas
* Other common-use spaces and elements available to residents and their guests

**UFAS and FHA Covered Dwelling Units**

* Primary entry door
* Unit passage doors
* Accessible route into and through the unit
* Outlets, switches, thermostats and other environmental controls
* Kitchens
* Bathrooms
* Secondary entrances to patios and balconies
* Additional UFAS requirements

**Typical Dwelling Unit Selection and Inspection Process**

When available, LCM will review dwelling unit plans provided by the City or otherwise found and identified standard unit types that will be surveyed. If plans are not available, LCM will inquire of on-site property management the range of unit sizes, physical location in the development, units of existing tenants with disabilities and confer with City of LA to identify unit types to be surveyed to ensure distribution of accessible units amongst unit sizes and accessibility to common areas, elevators, and exits. All UFAS units will be surveyed unless noted otherwise. If not all UFAS units are surveyed, units will be randomly selected in different locations and on different floors in multi-story elevator served buildings.

Management and a representative of the City will accompany LCM on all inspections.

**Survey Protocol**

Observed deficiencies were recorded in field survey notes. When available site plans for common use areas, architectural and/or marketing plans and other relevant information as provided by the City or available on the web has also been used. Digital photographs were taken of elements where deficiencies were observed that were not in compliance with UFAS and/or the ADA standards.

**Documentation**

Surveyor Analysis Specifications standards were applied when documenting observed conditions in this report.

When applicable, the parenthetical notations following the statements denote the reference to the applicable standard for compliance.

The report format identifies the item #, lists the element, notes the observed deficiency, and includes photographs to support the narrative. The report also includes a column that lists a possible action that would bring the deficiency into compliance and an estimated budget cost for barrier removal. Note that the action is only listed as a possible suggestion and does not prohibit another solution which may also bring the deficiency into compliance. All barrier removal and remediation work shall comply with the applicable California Building Code, the Fair Housing Act and the 2010 ADA Standards.

**Project Summary**

|  |  |
| --- | --- |
| Property Name: | **Name of Project** |
| Property Address: | Street address  Los Angeles, CA, 90006 |
| Date of Survey: | Month day, 2019 |
| Permit Issued: | xx/xx/xx or (From HCIDLA) (Note that this information may be available on the initial pre-site inspection package given to LCM from HCIDLA) |
| Date of C of O: | A certificate of occupancy was issued: xx/xx/xx or (From HCIDLA) (Note that this information may be available on the initial pre-site inspection package given to LCM from HCIDLA) |
| Type of Project: | New Construction (Enter the type of project from the following list: New Construction, Rehabilitation, Acquisition, Acquisition & Rehabilitation) |
| LCM Survey Team: | Robert Zimmerman, LCM (Enter LCM survey team names)  Sunyoung Kim, LCM |
| LCM Report Prepared By: | Douglas Mohnke    Robert Zimmerman    Sunyoung Kim |
| Standards Used: | UFAS 1988; Fair Housing Act; HUD’s Fair Housing Regulations; HUD’s Fair Housing Guidelines; ANSI A117.1-1986; ADA Standards. |
| General Description of Property: | **Name of Project** is a 48-unit 6-story elevator served building located in the Koreatown neighborhood of Los Angeles, CA. As this is an elevator served building, all dwelling units are covered by the FHA. The property has a total of 48 FHA covered units including 3 UFAS section 504 units. The building is organized around a large central courtyard providing a community atmosphere.  (Enter a brief narrative of the development here similar to above) |
| ACHP Location | Koreatown or (From HCIDLA) |
| Type of Project | Family (Verify what type of project and update – Family, Senior, etc) |
| Residential Building Type: | Elevator served building with garage parking. (Enter a brief description of building or project type – i.e. Elevator served, garden style walk-up, scattered site etc.) |
| Parking Required:  (This section will need to be created depending on if parking is provided for all UFAS units or not) | Dwelling Units: 48 FHA covered dwelling units including 3 UFAS mobility and 0 UFAS HV dwelling units (from City documents and observation).  A total of 48 parking spaces are provided at the site for 48 total dwelling units.  UFAS accessible parking required: HC is required upon request for each UFAS dwelling unit where parking is not provided for all the dwelling units.  UFAS accessible parking required: 3 HC spaces are required. (1 HC space for each UFAS dwelling unit where parking is provided for all dwelling units.)  FHA accessible parking required: 1 HC space is required. (2% of the parking provided for the covered units, or 2% of 45 = 1 HC FHA space required.)  When visitor parking is provided, accessible parking is required per below:  UFAS visitor parking required: (2% of the total parking provided.) Visitor parking is not provided so 0 HC spaces are required.  FHA visitor parking required: (A “sufficient number” or minimum or 1.) Visitor parking is not provided so 0 HC spaces are required. This space can be shared with the UFAS visitor requirement.  Public and Visitor: 0 parking spaces are provided.  ADA public parking required: Not Applicable. |
| Parking Provided:  (This section will need to be created depending on if parking is provided for all UFAS units or not, and what is observed on site) | Surface parking is provided for 0 cars. A parking garage is provided for 48 cars.  Surface Parking: A total of 0 parking spaces were striped as accessible parking spaces on the property.  Structure Parking: A total of 3 parking spaces were striped as accessible parking spaces in the parking garage.  Note that a sufficient number of accessible parking spaces are not provided. One additional accessible parking space is required. Any deficiencies related to the existing parking spaces are noted later in the report. |
| Common Use Amenities Provided: | Property amenities includes: a community room, on-site laundry, indoor mailboxes and on-site management and maintenance staff. A manager’s apartment was provided on site. (Enter a brief narrative of the amenities provided similar to above) |
| Use of Vehicle for Site Access as an Exception: | Not Applicable |
| Additional Comments: | (Enter any additional relevant information here for the project. If nothing, leave blank) |

**Dwelling Unit Mix**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Unit Type | Total  Dwelling Units | No. of FHA Covered Dwelling Units | No. of UFAS  Mobility  Dwelling Units\* (this is what we found on our site inspection) | Units Designated Mobility Units (these are what was recorded prior to visit) | No. of UFAS Sensory  Dwelling Units\*(this is what we found on our site inspection) | Units Designated Sensory Units (these are what was recorded prior to visit) | Bed/Bath | Apt. Units  Surveyed | Comments |
| One Bedroom | 8 | 7 | 1 | 510 | 0 | - | 1BR/1BA | 510 |  |
| Two Bedroom | 25 | 24 | 1 | 402 | 0 | - | 2BR/1BA | 402 |  |
| Three Bedroom | 13 | 12 | 1 | 401 | 0 | - | 3BR/1BA | 401 |  |
| Total | 48 | 45 | 3 | 3 | 0 | 0 |  |  |  |

\*not included in FHA count

There are 3 mobility units, the 5% minimum require is 3 units for Mobility

There are no sensory units, the 2% minimum required is 1 unit for Hearing and Visually Impaired.

(Add any additional relevant information here that explains any unique or special issues about the property. Following are examples from other reports: )

There are no sensory units counted, the 2% minimum requires 1 unit (recommend 2 to cover both 2BR and 3BR) for Hearing and Visually Impaired. It appears that the mobility units were also assumed to be sensory units, units will only be counted as sensory or mobility but not both. There may be other sensory units at the property not indicated to the survey team.

Note that the Paul L. Bishop CASp report identified the mobility units as 208, 218, 308, 408, and the sensory units as 204 and 213. On site, LCM was told the mobility units were 306, 406, and 205; and the sensory units were 204, 208 and 213. These are the units that are documented in this report.

The mobility units also appear to have the audio/visual alarms in each room to be sensory units, the 2% minimum requires 2 units for Hearing and Visually Impaired. Two sensory units minimum (one of each type) that are not counted as mobility units, should be designated as the required sensory units and required devices verified (a 2BR unit was nor surveyed).

There is 1 sensory units, the 2% minimum required is 1 unit for Hearing and Visually Impaired. The Sensory HVI unit 101 was also inspected as a UFAS mobility unit. Deficiencies are noted in unit 101 below are for information, but were not included in the budget total cost for barrier removal as it is not required to meet the UFAS mobility requirement if deficiencies are removed in units 102 and 301.

(Substitute and use the following **Dwelling Unit Mix** format used with **Las Margaritas** if the building surveyed and included in this report is part of a scattered site group. Enter relevant information and descriptions)

**Dwelling Unit Mix at 115 North Soto**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Unit Type | Total  Dwelling Units | No. of FHA Covered Dwelling Units | No. of UFAS  Mobility  Dwelling Units\* | Units Designated Mobility Units | No. of UFAS Sensory  Dwelling Units\* | Units Designated Sensory Units | Bed/Bath | Apt. Units  Surveyed | Comments |
| Studio | 11 | - | 0 | 0 | 0 | 0 | S/1BA | - |  |
| One Bedroom | 5 | - | 0 | 0 | 0 | 0 | 1BR/1BA | - |  |
| Total | 16 | 0 | 0 | 0 | 0 | 0 |  |  |  |

\*not included in FHA count.

LCM Comment: **Las Margarita Apartments** is a group of three scattered site apartments located in close proximity to each other in the Boyle Heights neighborhood of LA. The three buildings include a total of 42 dwelling units. All UFAS mobility units and HVI units required for the Las Margarita complex of 42 dwelling units are located in the building at 137 North Soto**.**

**Dwelling Unit Mix at all three properties (137 N. Soto, 115 N. Soto, 319 N. Cummings) that make up the Las Margarita scattered site group**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Unit Type | Total  Dwelling Units | No. of FHA Covered Dwelling Units | No. of UFAS  Mobility  Dwelling Units\* | Units Designated Mobility Units | No. of UFAS Sensory  Dwelling Units\* | Units Designated Sensory Units | Bed/Bath | Apt. Units  Surveyed | Comments |
| Studio | 11 | - | 0 | - | 0 | - | S/1BA |  |  |
| One Bedroom | 11 | - | 0 | - | 0 |  | 1BR/1BA |  |  |
| Two Bedroom | 7 | - | 1 | - | 0 | - | 2BR/1.5BA | 305 | At 137 N Soto |
| Three Bedroom | 13 | - | 2 | - | 0 | - | 3BR/2BA | 102  404 | At 137 N Soto  At 137 N Soto |
| Total | 42 | - | 3 | 3 | 0 | 1 |  |  |  |

\*not included in FHA count

There are 3 mobility units at 137 N. Soto, the 5% minimum require is 3 units for Mobility at all three sites combined.

There are 0 sensory units at 137 N. Soto, the 2% minimum required is 1 unit for Hearing and Visually Impaired at all three sites combined.

Review and enter field note information recorded on the inspection below:

1. Begin with the standard language for element, deficiency possible action and budget cost in the working document titled “LA-STANDARD REPORT LANGUAGE + BUDGET COSTS”. Reword slightly if required to describe. Additional issues will probably come up that can be added to the STANDARD REPORT LANGUAGE document.
2. Also check reference document titled “Surveyor Analysis Specifications updated 9.27.2018” for agreed to specifications that can be applied for elements that may not have been cited and are not yet included. If creating a new issue in the report, be sure to cite the UFAS reference and the *Surveyor Analysis Spec. #*. Also update the “STANDAR REPORT LANGUAGE” document on typical items that may repeat in the future so we are using the same data going forward.
3. When new items are added, reference document titled “LA-BARRIER REMOVAL BUDGET COSTS” to get a ballpark of what should be used for action and budget cost. In some instances, the budget cost will need to be assigned. For this, we are using the *Means ADA Compliance Pricing Guide* 1994 and updating to 2018 costs plus the LA area by using a 2.2 multiplier. (For example if something is priced at $200 in the book, we are entering $200 \* 2.2 or $440 to be current for LA)

**UFAS Dwelling Units**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| # | Element | Deficiency Observed | Photos | | Possible Action | Budget Cost |
|  | **Unit Type – A total of 48 dwelling units are provided. 5% of the total dwelling units provided are required to be UFAS mobility units and 2% are required to be HVI sensory units.** | | | | | |
| 1 | Hearing/  Visually impaired Unit (HVI) | A total of 1 sensory HVI unit is required and 0 are provided. |  |  | Modify one existing units to provide 1 HVI dwelling unit in the development. | $5,000  ALLOW $5000 PER UNIT |
|  | **Unit Type One Bedroom – 1 Bedroom, 1 Bath\_UFAS**  **Unit XXX** | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |
| 5 |  |  |  |  |  |  |
|  | **Unit Type One Bedroom – 2 Bedroom, 1 Bath\_UFAS**  **Unit XXX** | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |
| 5 |  |  |  |  |  |  |
|  | **Unit Type Three Bedroom – 3 Bedroom, 2 Bath\_UFAS**  **Unit XXX** | | | | | |
|  | LCM comment: There are two bathrooms in this unit. UFAS section 4.34.2 (12) states that at least one full bathroom shall comply with 4.34.5. A full bathroom shall include a water closet, a lavatory, and a bathtub or shower. If corrective actions are taken to remove the observed deficiencies in bathroom #1 as noted below, no modifications would be required in bathroom #2. Therefore any observed deficiencies in bathroom #2 are not noted in this report. | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |
| 5 |  |  |  |  |  |  |
|  | **General Comment regarding all UFAS Mobility Units** | | | | | |
| 1 | Consumer Information | Complete consumer information was not provided in each adaptable dwelling unit. (UFAS 4.34.4, tenants (1)(2)(3)(4)(5); and management (1)(2)(3)(4)(5) |  |  | Provide the required Notification, Identification materials for tenants of the dwelling units. In addition, provide the required Instructions, Drawings and Identification materials for the parties who will be responsible for making adaptations. | $1,500  ALLOW $500 PER UFAS DWELLING UNIT |
|  | **Total budget estimate cost for barrier removal in all of the UFAS units** | | | | **$X** | |

**Common Use Areas and Elements**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| # | Element | Deficiency Observed | Photos | | Possible Action | Budget Cost |
|  | **Room or Area or Element** | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  | **Room or Area or Element** | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
|  | **Room or Area or Element** | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
|  | **Room or Area or Element** | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
|  | **Total budget estimate cost for barrier removal in common use areas** | | | | **$X** | |

**Common Use Site**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| # | Element | Deficiency Observed | Photos | | Possible Action | Budget Cost |
|  | **Area or Element** | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
|  | **Area or Element** | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
|  | **Area or Element** | | | | | |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
|  | **Total budget estimate cost for barrier removal in common use site** | | | | **$X** | |

**Total estimated budget for barrier removal**

|  |  |  |
| --- | --- | --- |
| # |  | Budget Cost |
|  | **\*Total budget estimate cost for barrier removal** | **$X** |

\*Budget costs includes barrier removal for Public and Common use areas and UFAS units only and does not include FHA covered dwelling units.

**FHA Dwelling Units**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| # | Element | Deficiency Observed | Photos | | Possible Action | Budget Cost |
|  | LCM comment: The design and construction requirements of the FHA apply to all multi-family housing consisting of four or more dwelling units built for first occupancy after March 13, 1991. Under the FHA, all ground floor dwelling units in walk-up buildings and all dwelling units in elevator served buildings involving four or more units must comply with the accessible design and construction requirements. Multi-story dwelling units are not covered by the FHA except when they are located in elevator served buildings, in which case only the primary entry level is covered.  Common and public use areas, amenities and items are covered in the UFAS section of the report. | | | | | |
|  | **This is an elevator served building and all units are covered by the FHA. Excluding the 3 UFAS mobility units discussed above, the property contains a total of 46 FHA covered dwelling units. The HVI sensory units are also counted as FHA dwelling units. The 1BR/1BA, 2BR/1BA and 3BR/2BA FHA units include different floor plan designs.** | | | | | |
|  | **Unit Type One Bedroom – 1 Bedroom, 1 Bath\_FHA**  **Unit xxx** | | | | | |
|  | LCM Comment: Note CA requires both a 30” x 48” centered clear floor space for a side approach and a 30” x 48” centered clear floor space for a forward approach with accessible knee space if a removable base cabinet is provided; (or) a permanent centered 30” x 48” clear floor space for a forward approach with no removable base cabinet. Top of vanity or sink bowl rim to be max 34” AFF | | | | | |
| 1 | FHA  Lavatory clear floor space | A 30"X48" clear floor space is not provided for a centered side approach. Less than 24" at 18-1/4” is provided from the sink centerline to the adjacent end wall. A removable base cabinet is not provided. (FHAG Req. 7(2)(a)(ii), Fig 7(c)), *Surveyor Analysis Spec. 57, 58, 105*) |  |  | Remove and replace existing base cabinet at the sink. New base cabinet shall be permanently open with no doors and provide the required knee and toe space for a centered forward approach. Top of sink rim or cabinet top to be max 34” AFF. Provide hot water and drain pipe insulation. Finish walls and floors below. | $1,805 |
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|  |  |  |  |  |  |  |
|  | **Unit Type xxxxx Bedroom – xBedroom, x Bath\_FHA**  **Unit xxx** | | | | | |
| 1 | FHA  Balcony threshold | The balcony door threshold has a change in level greater than 1/4" vertical and 3/4" vertical with a 1:2 bevel transition at 2”.vertical. (FHAG Req. 4(4), *Surveyor Analysis Spec. 83, 85*) |  |  | Provide a ramp with a max 1:12 slope that extends to no less than ¼” from the top of the threshold. | $310  2” VERT. |
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|  | LCM comment: There are two bathrooms in this unit. Either all bathrooms in a covered dwelling unit must comply with Spec. “A” standards; or, one bathroom must comply with Spec. “B” standards and all other bathrooms and power rooms must be on an accessible route with a usable door, include wall reinforcement and have switches and outlets located in accessible locations. If corrective actions are taken to remove the observed deficiencies in bathroom #1 as noted below, no modifications would be required in bathroom #2. Therefore any observed deficiencies in bathroom #2 are not noted in this report. | | | | | |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  | **Average budget estimate cost for barrier removal in a 1BR/1BA unit** | | | | **$xxx** | |
|  | **Average budget estimate cost for barrier removal in a 2BR/1BA unit** | | | | **$xxx** | |
|  | **Average budget estimate cost for barrier removal in a 3BR/2BA unit** | | | | **$xxx** | |