



FHA: Examples of Adaptable Elements for Multi-Family Housing

Examples of Adaptable Elements Specifically Permitted

Changes In Level At Exterior Balconies And Patios.

Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface may be 4 inches maximum below the floor level of the adjacent interior spaces of the unit.

Bathroom Lavatory and Kitchen Sink

If a front approach is planned, cabinetry is permitted under the lavatory/sink provided:

1. Required knee space must be provided at the time of initial construction;
2. The cabinetry can be removed without removing or replacing the lavatory/countertop, and
3. The wall and floor finishes extend under the cabinetry.

Examples of elements required to be accessible at the time of first occupancy.

Doors within dwelling units intended for user passage (e.g. bathrooms, bedrooms & walk-in closets)

Provide a minimum 31 5/8" clear width.

Bathroom Clear Floor Space

A 30" x 48" clear floor space out of the swing of the door.

Clear floor space at ranges, cooktops and sinks

"Unless knee space is provided, space to execute a parallel approach must be provided at ranges, cooktops, and sinks."¹ The clear floor space for a parallel approach must be centered on the range, cooktop or sink.

Clear Floor Space at Ovens, Dishwashers, Refrigerators, Freezers, and Trash Compactors

A clear 30" x 48" space for either a front or parallel and centered approach must be provided.

¹ FHA Design Manual pg 7.4

Clearance between kitchen counters and all opposing elements

A minimum 40" clearance must be provided between counters and all opposing elements.

In U shaped kitchens, a 60" turning diameter must be provided (or a cooktop or sink with knee space for a forward approach is provided at the base of the U)

Wall Reinforcement for the future installation of grab bars.

Height of receptacles and thermostats

Receptacles not over counters must be a minimum 15" AFF to the CL of the lowest receptacles. The highest operable part of thermostats should be 48" AFF maximum.

