



THIS MONTH'S NEWS- DON'T GET A **LAWSUIT** FILED AGAINST YOU

Sometimes it takes everyone working together to create a compliant project.

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I feel that there needs to be better communications between the RAS, Architect and the General Contractor.

The best way **not to get involved with a LAW SUIT** when designing apartments or multifamily complexes is to design every component of the job compliant with the correct standard.

To help, I have put a 28 page report together that has a great check list for the Type B units and the type A units with the supporting illustrations referenced by page number for a better understanding of the requirement. I attempted to use as many pictures as possible - it helps. My emphasis in this newsletter is on the apartments that are privately funded that do not require rental assistance. If you will send me an email I will send you this full report to you with my compliments.

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Unfortunately, there are a lot of design compliance issues with apartments. You have TAS that covers the Title III areas. This could involve the leasing office, maybe the club houses and any commercial shops that may be designed into the complex. Then you have Fair Housing Design requirements that cover all of the required Type B units. Depending on the funding of the project, you may have ANSI A117.1 to cover your type A unit in complexes with 20 or more units. If it is a HUD section 504 type of project, you would have 2010 ADA standards in your mobility units and your communication units. Finally, you may have to do a totally separate plan review and inspection, as well as all of the standards listed above, if you are getting funding from TDHCA in Texas.

Apartment complex residential units do not have to go through the required plan reviews and inspections requirements like the Title III commercial projects do in Texas. Compliance has been largely on the willingness of the owners and the knowledge of the Architects and the ability of the contractor. This review and inspections process required for commercial building over the years has created knowledge and the experience to design and build the commercial buildings compliant the first time, in most projects.

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It would be my personal recommendation **to not design to the minimum dimensions**. If a kitchen required 40" between cabinets, design this area to be 42". If you are required to have a 60" diameter turn around or a T-shape turn around use 62" or add an inch to each leg of the T shape. If a ramp calls for 8% design it at 7.5% and so on. It is hard to hold every dimension on a project to the exact minimum. If parking spaces are to be 2% maximum, then design them and call them out on the

plans to be 1.5%. You would not believe how many projects that I inspect that actually measure 2.3 or 2.4 % in these areas. I understand that there are construction tolerances, but if you're trying to be in total compliance then give the contractor or construction itself a chance.



Thank You and Best Regards

Jeff Gutknecht RAS 472

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