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## SWA PRESENTS AT AIA CONVENTION 2016

SWA Senior Accessibility Consultants Victoria Lanteigne and Mark Jackson are thrilled to be presenting at this year's AIA Convention in Philadelphia. The training, *Wellness for All: The Relationship between Accessible and Health-Promoting Design* will highlight the strong alignment between designing for health and designing for people with disabilities.

**PHILADELPHIA!**

AIA Convention 2016  
May 19-21, Philadelphia

Many of the public health concerns targeted by health and wellness building initiatives, such as asthma, diabetes, heart disease, etc., qualify as disabilities under the Americans with Disabilities Act (ADA). Often, despite shared goals such as social connectedness, safety, and comfort, the relationship between designing for health and designing for accessibility is overlooked. The presenters will address the relationship between accessible and health-promoting design, and explore ways in which these initiatives can benefit from parallel design strategies.

Design initiatives intended to increase access to the built environment, such as Universal Design, Design for Aging, and Visitability, are on the rise. Our session will provide an overview of these emerging design strategies and highlight similarities among current trends in designing for health. Attendees will gain insight into the unexplored relationship between health-promoting design and emerging trends in accessible design. Case studies of recent projects that have successfully incorporated elements of both accessible and healthy design strategies will be showcased; best practices for creating inclusive, sustainable, and healthy environments will be shared.

By the end of this session, participants will be able to:

- Understand emerging accessible and health design strategies;
- Identify ways in which current health and wellness design initiatives support the intent of accessible design;
- Assess ways in which both accessibility and health-promoting building initiatives can benefit from parallel design strategies; and
- Innovatively implement aligned health-promoting and accessible design strategies in projects.

We hope you join us for this session on Friday, May 20 from 5pm-6pm. For more information, click [here](#).

## SWA WELCOMES NEW TEAM MEMBERS!

SWA's Accessibility Compliance and Consulting Group welcomes two new Accessibility Specialists to our growing team: Carlos Sevillano and Estefani Velez.

"SWA's Accessibility Team continues to broaden its scope of services," said Peter Stratton, Senior Vice President, Director, Accessibility Compliance and Consulting. "We want to ensure that our staff reflects the depth and breadth of knowledge needed to serve our diverse client base; both Carlos and Estefani bring unique and well rounded experience to the team."

Carlos received a Masters of Special Education from Fairfield University and worked as a teacher in the Norwalk and Bridgeport, CT school systems. Years later, he returned to academia and received a Bachelor of Architectural Technology from New York Institute of Technology. He is looking forward to applying his unique background to the work of the Accessibility Compliance and Consulting Team.

Estefani has a degree in Civil Engineering with work experience in the construction industry performing quality control and project management. She has an interest in working to ensure that urban environments are more inclusive. She looks forward to learning and growing with SWA as the company continues to bring accessibility to the built environment.



### EVENTS

- Saturday, April 9  
Wednesday, April 20  
Washington, DC  
15th Annual Fair Housing Symposium  
[WORKSHOP FOR RENTERS & ADVOCATES](#)
- Friday, May 20  
Philadelphia, PA  
AIA Convention 2016  
[WELLNESS FOR ALL: THE RELATIONSHIP BETWEEN ACCESSIBLE & HEALTH-PROMOTING DESIGN](#)
- Wednesday, June 22  
Denver, CO  
National ADA Symposium  
[TITLE III EXISTING & HISTORIC BUILDINGS](#)
- Want to read more SWA Access? [Subscribe](#) or click [here](#) to access archived issues.
- Looking for accessible products? Check out our [Product Guide!](#)
- Visit our [blog](#) and follow us on [Twitter](#) for regular updates on all things accessibility and sustainability!

## DOES ACCESSIBLE HOUSING EQUAL FAIR HOUSING?

April marks National Fair Housing Month in celebration of the passage of the Fair Housing Act (FHA) on April 11, 1968. This groundbreaking civil rights law banned discrimination in the sale, rental, and financing of dwellings in order to establish equal opportunity in housing. The FHA was amended in 1988 to include protections for people with disabilities, along with regulations that mandated the accessible design and construction of multifamily buildings built after March 13, 1991.

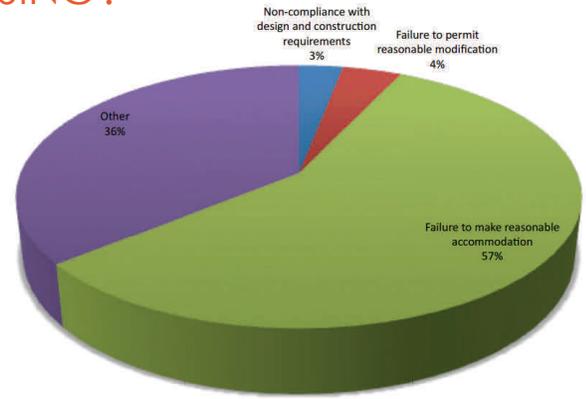
While we've certainly made great strides in creating more accessible housing, according to the U.S. Department of Housing and Urban Development (HUD), complaints based on disability represent the highest cited instances of housing discrimination. In other words, people with disabilities are reportedly experiencing more inequality in housing than any other protected class, including race, sex, religion, and national origin, among others.

It is of interest to note that out of the discrimination complaints received by HUD in 2013, only 3% of plaintiffs reported the issue as failure to comply with the design and construction requirements of the FHA. Rather, the largest source of discrimination was cited as failure to make reasonable accommodations for people with disabilities, which includes modifying policies and procedures to ensure that residents with disabilities have an equal opportunity to enjoy their home. Common examples of reasonable accommodations include allowing service animals in a no-pets building, providing reserved parking spaces, or providing an interpreter for a deaf individual during the leasing process.

The takeaway is that even when a building is designed and constructed to be accessible, residents and potential residents with disabilities can still experience housing discrimination resulting primarily from the way the building is operated and managed. Compliance does not stop at construction completion; it continues in perpetuity. SWA's accessibility consultants provide consulting services to operations and management staff to ensure that continuing obligations to comply with FHA are met. It is critical that property managers, building maintenance teams, and other staff who have direct interaction with residents understand their obligation to provide equal opportunity under the FHA.

Helpful resources include joint statements from HUD and the US Department of Justice on [Reasonable Accommodations](#) and [Reasonable Modifications](#). In addition, in 2013 HUD issued the, "[Notice on Service Animals and Assistance Animals for People with Disabilities in Housing and HUD-Funded Programs](#)," which discusses how the FHA, Section 504 of the Rehabilitation Act of 1973 (Section 504), and the Americans with Disabilities Act (ADA) intersect regarding the use of service or assistance animals by persons with disabilities.

Let this Fair Housing Month serve as a reminder that we must focus on the whole building approach, from design and construction to operations and management, to truly create equal opportunity in housing.



HUD Annual Report on Fair Housing, FY 2012-2013, "Issues in 2013 Disability Complaints"

### TECH NOTES

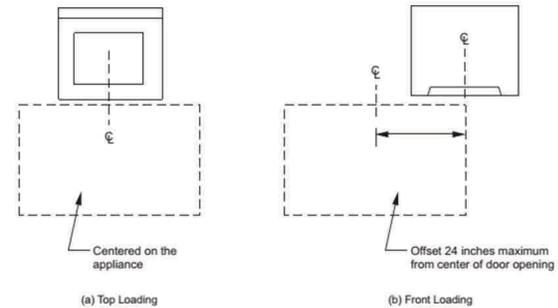
Clear floor space (CFS) requirements at laundry equipment differ between ICC/ANSI 2003 and ICC/ANSI 2009.

ICC/ANSI 2003 requires both Type A and Type B dwelling units to include

30 x 48 inches of CFS positioned for a centered parallel approach to each laundry appliance.

ICC/ANSI 2009 requires Type B dwelling units to include 30 x 48 inches of CFS positioned for a parallel approach to top loading machines; and 30 x 48 inches of CFS positioned for a forward or parallel approach to front loading machines.

ICC/ANSI 2009 requires Type A dwelling units to include 30 x 48 inches of CFS positioned for a centered parallel approach to top loading machines; and, for front loading machines, the centerline of the CFS must be offset by 24 inches maximum from the centerline of the door opening.



## Q&A CORNER

Tweet us your questions @\_SWinter #SWAAccess

**Q:** What kinds of auxiliary aids and/or services must be provided in places of public accommodation to individuals with hearing or vision impairments?

**A:** The Americans with Disabilities Act (ADA) considers appropriate auxiliary aids and services to include qualified interpreters, assistive listening devices, note takers, and written materials for individuals with hearing impairments. For individuals with vision impairments, the list includes qualified readers, taped texts, and Braille or large print materials. The ADA does not require the provision of auxiliary aids that would result in an undue financial burden or a fundamental alteration in the scope of services provided by the public accommodation. However, the public accommodation must provide an alternative auxiliary aid, if available, that would not result in a fundamental alteration or undue burden.