

Common Area Handicap Accessibility Requirements

The Agency requires that the common areas and facilities of the site be accessible to the physically handicapped. This includes the commercial areas, manager's office, recreation room, daycare and fitness centers (if any), walkways, parking areas, etc. The Borrower should hire an architect who is experienced in handicapped accessibility issues to assess the common areas of the development for conformance with applicable laws (including Title 24, 504 if federal money is involved), rules, regulations, codes, practices of the agencies having jurisdiction over handicapped accessibility. The report should identify areas of non-compliance, if any, and offer corrective solutions. As the Agency will rely on this report, the architect must have Errors and Omissions insurance and attach a copy of his/her policy to the report and provide a certification after construction that compliance has been achieved.