

NC QAP Bathroom Tech Sheet

All bathroom plans shown in this Tech Sheet comply with the NCFHA QAP requirements.

In privately-funded multifamily housing projects of **11** or more units (and in all publicly-funded projects) the NC Accessibility Code specifies that at least 5% of the units, or a minimum of one of each unit type, be Type A or “fully accessible.” However, the type of bathing fixture is **not** specified.

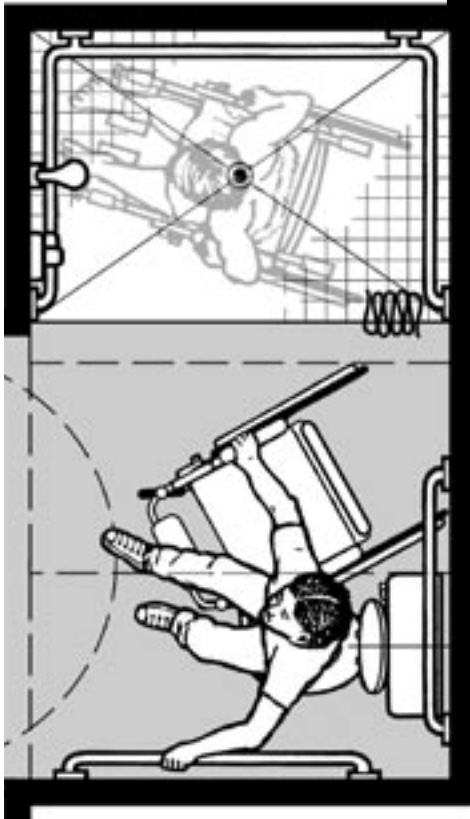
Under North Carolina’s Low Income Housing Tax Credit Qualified Allocation Plan, extra bonus points may be awarded to developers if two additional features are provided in Type A bathrooms:

1. 60-inch x 60-inch clear floor space for the toilet
2. curbless shower at least 36 inches deep and 60 inches wide.

Clear Floor Space at Toilet. When the toilet is located in the corner of a 60-inch x 60-inch clear floor space additional open space to the side of the toilet is available. This facilitates a wide variety of independent transfers, and especially the side transfer, critical for many users of mobility devices. The space also provides room for an assistant when needed.

Shower Stall Size. A 36-inch deep or deeper stall better contains water and minimizes uneven warped surfaces so all four wheels of a person’s shower wheelchair stay in contact with the floor. Thus, the user is better able to maintain traction and control when maneuvering into and out of the shower.

Optional dams. Some prefabricated showers are provided with an optional semi-permanent threshold adapter or collapsible rubber water retainer. These options are not allowed when strict compliance with the NC Accessibility Code is required. Such showers must be installed in full compliance with a no curb / no threshold entry. However, if a potential tenant does not need the curbless entry, the optional features may be installed provided both the tenant and the property manager are aware that the features can and must be removed when requested.



Tech Sheet

For a copy of *Curbless Showers: An Installation Guide*
Contact the **Center for Universal Design**
Website: www.design.ncsu.edu/cud
Email: cud@ncsu.edu
Phone: toll-free : 800.647.6777

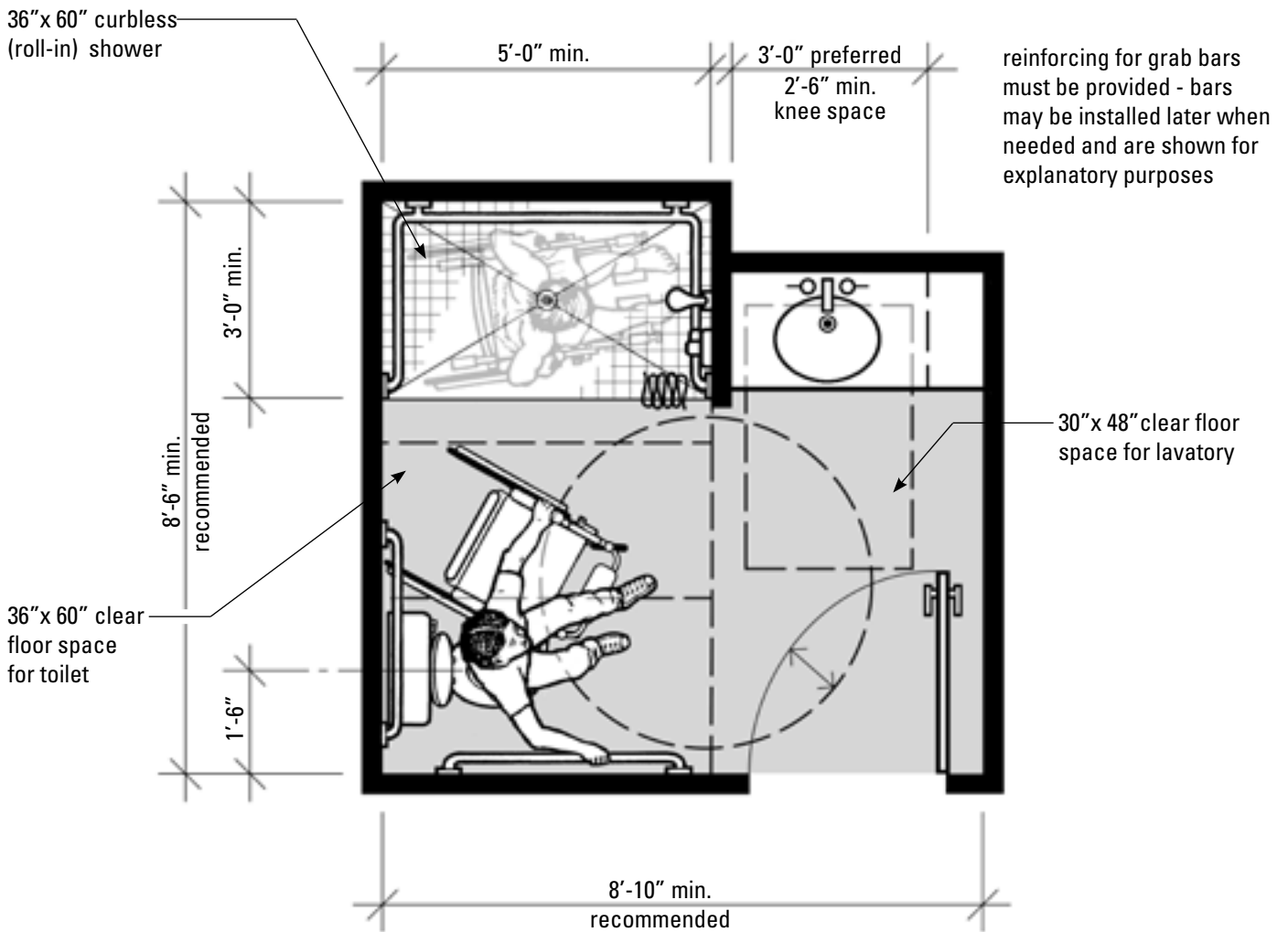
For a copy of the most recent *Qualified Allocation Plan*
Contact the **NC Housing Finance Agency**
Web site: www.nchfa.com/Rental
Phone: 919-877-5700

This information provided by The Center for Universal Design, NCSU College of Design and the Community Assistance Section, NC Division of Vocational Rehabilitation Services.

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Thresholds. If prefabricated shower units are being considered, a good choice is a model with as low a threshold as possible. Presently one of the lowest on the market has a 1-1/4-inch threshold. The unit must be recessed to provide a flush (no curb / no threshold) entry to comply with the NC Accessibility Code. When installing such a shower extreme care must be exercised so water infiltration is prevented.

Combination shower and bathtub. The “wet-area” design (see page 4) provides generous space for maneuvering since the shower floor doubles as the approach to the bathtub. This design is an asset for family members with different needs and preferences. However, if the shower is considered the accessible bathing fixture, it must meet the requirements of the NC Accessibility Code.

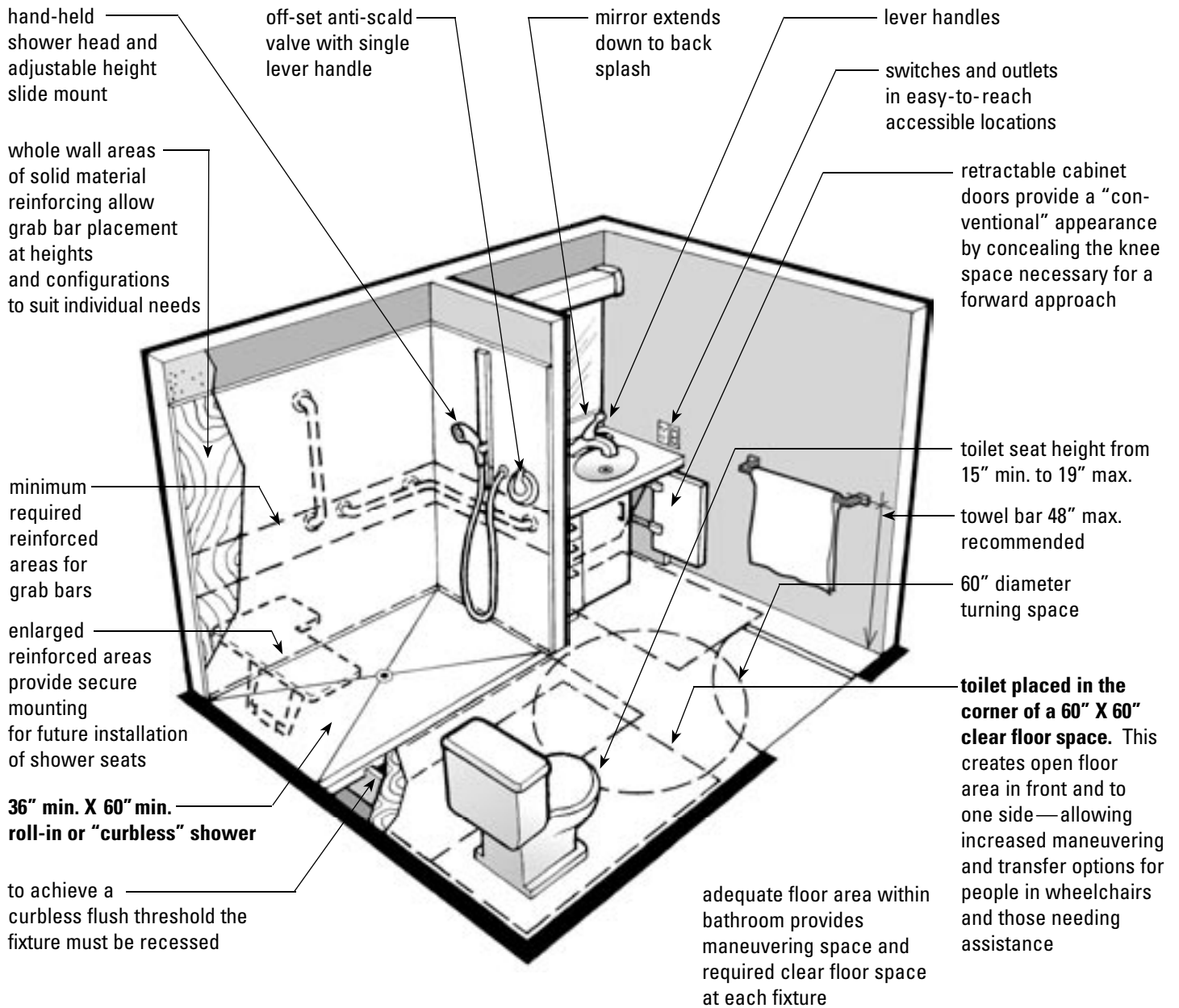


PLAN

Sample Bathroom

8'-10" x 8'-6"

Complies with NC Accessibility Code for Fully Accessible Type A Bathroom



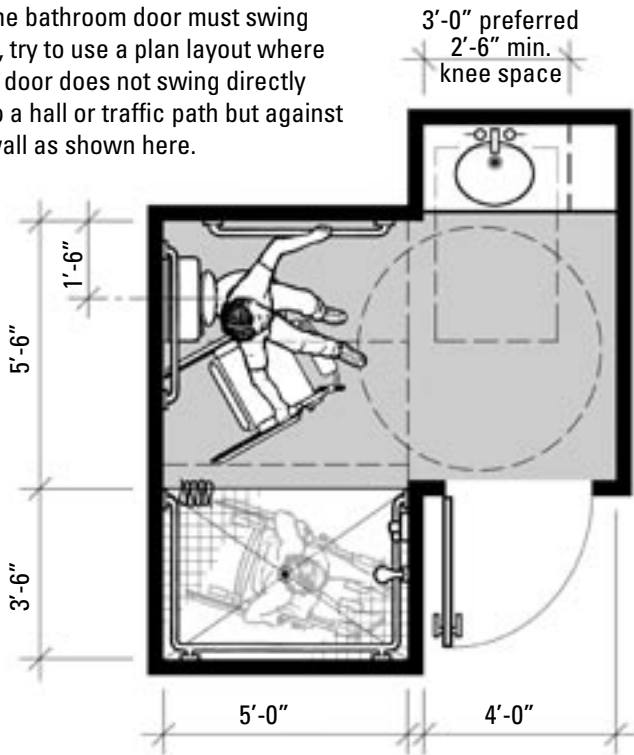
PERSPECTIVE

Sample Bathroom

8'-10" x 8'-6"

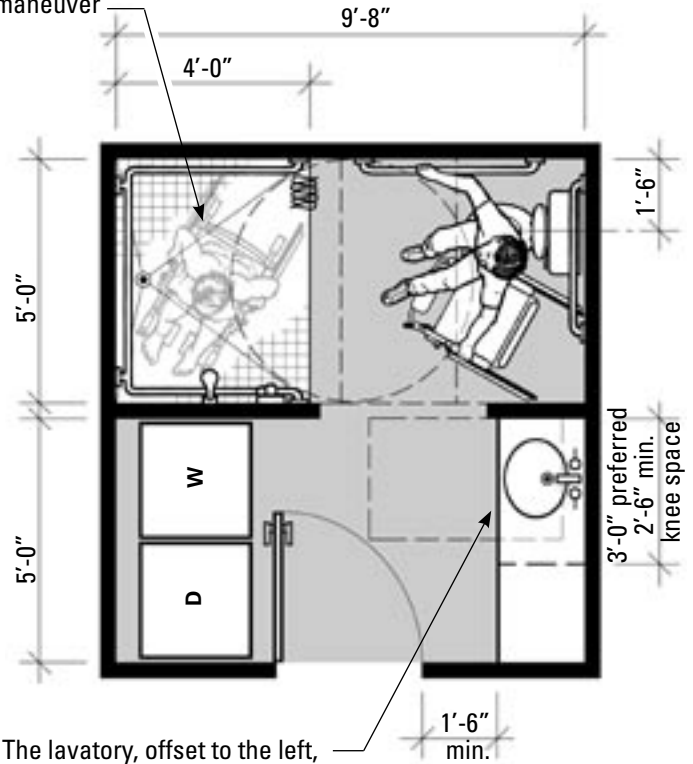
Complies with NC Accessibility Code for Fully Accessible Type A Bathroom

If the bathroom door must swing out, try to use a plan layout where the door does not swing directly into a hall or traffic path but against a wall as shown here.



Alcove Plan

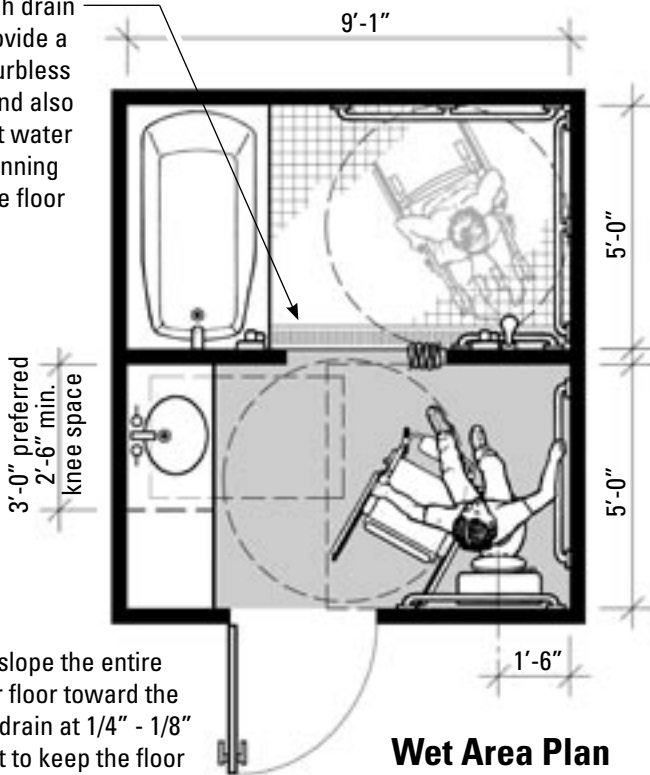
The shower drain, offset toward the back wall, provides a large gently sloped area in which to maneuver



The lavatory, offset to the left, ensures the room door does not swing over the required clear floor space

Combination Bathroom and Laundry Plan

A trench drain can provide a level curbless entry and also prevent water from running onto the floor

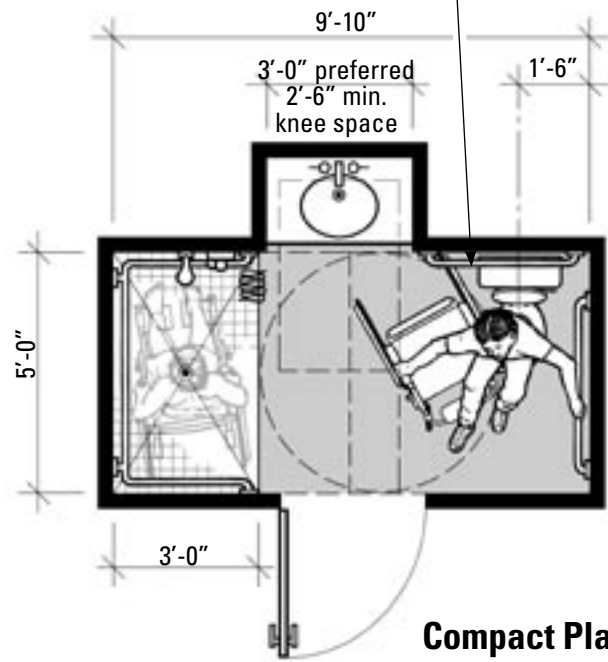


Gently slope the entire shower floor toward the trench drain at 1/4" - 1/8" per foot to keep the floor as level as possible

Wet Area Plan

Small plans designed to meet the QAP often have irregular layouts and out-swinging doors

Provide sufficient wall space to mount a 3'-0" grab bar



Compact Plan