



Multi-Family
Residential
Accessibility
Standards Navigator
2025



Where is your project?

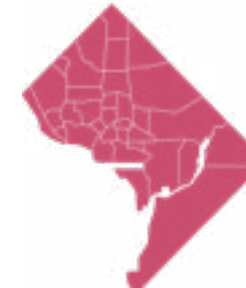
Virginia



Virginia Uniform Statewide Building Code “2021 Virginia Construction Code”

- ⚙ 2017 ANSI Standards applicable
- ⚙ ANSI in common areas
- ⚙ 2% ANSI “Type A” units per 2021 VA CC
- ⚙ ANSI “Type B” in all other units
- ⚙ Accessible parking ratio per 2021 VA CC, Table 1106.2(1); ~ 2 - 4% minimum

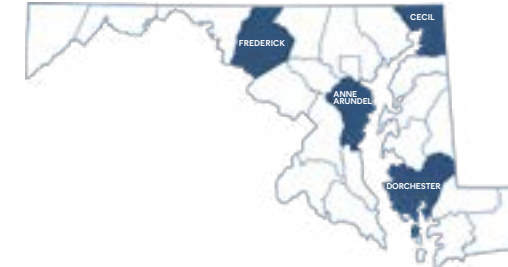
District of Columbia



2015 IBC with District of Columbia Amendments “2017 DC Construction Codes”

- ⚙ IBC with District of Columbia Amendments
- ⚙ 2009 ANSI Standards applicable
- ⚙ ANSI in common areas
- ⚙ 15% ANSI “Type A” units per 2017 DC Amendments; 1% of Type A units to have roll-in showers, with permanently mounted folding shower seat
- ⚙ ANSI “Type B” in all other units
- ⚙ 2% accessible parking ratio per 2017 DC Amendments

Maryland



2021 IBC Chapter 11

Applicable Counties: Anne Arundel, Cecil, Dorchester + Frederick

- ⚙ 2017 ANSI Standards applicable
- ⚙ ANSI in common areas
- ⚙ 2% ANSI “Type A” units per 2021 IBC
- ⚙ ANSI “Type B” in all other units
- ⚙ 2% accessible parking ratio per 2021 IBC

2010 COMAR Applicable Counties: All except Anne Arundel, Cecil + Dorchester*
(Section 09.12.53)

- ⚙ 2010 ADA in common areas
- ⚙ FHA in all units
- ⚙ Accessible Parking Ratio per ADAAG Table 208.2

*Frederick County can choose to use either IBC or COMAR.

This handout assumes four (4) or more dwelling units, of new construction, IBC R-2 occupancy type and is for informational purposes only.

Always check with your local jurisdiction and funding sources to confirm the latest requirements.

This chart does not apply to transient housing (motels, hotels, shelters, dormitories, or other transitional residential buildings where residents occupy the space for less than one year).

Note, if the 2017 ICC A117.1 ANSI standard is adopted, larger clear spaces and turning radii will be required.

Please reach out to discuss implications for your future projects.

Acronym Breakdown
ADAAG: 2010 ADA Standards for Accessible Design
ANSI: ICC A117.1 - 2009 / 2017
COMAR: Code of Maryland Regulations
FHA: Fair Housing Act
UFAS: Uniform Federal Accessibility Standards
VHI: Visual + Hearing Impaired

contactus@gparch.com grimmandparker.com
@GandPArchitects @gp_architects @GParchitects

Will public funding be used?



If not, you're done!

Virginia LIHTC / VH / HUD

- ☼ UFAS in common areas
- ☼ 5% UFAS accessible units required
- ☼ Optional points if 10% UFAS
- ☼ Optional points awarded for percentage of units meeting VH Universal Design; 100% of units in elderly developments must meet Universal Design; 50% of total VH Universal Design units with two bathrooms to have roll-in showers to qualify for points
- ☼ This is in addition to jurisdictional requirements
- ☼ 2% VHI Units

- Helpful Links
- ☼ Universal Design
 - ☼ VA Construction Codes

District of Columbia LIHTC / DOB / DCHFA / HUD

- ☼ UFAS in common areas
- ☼ 5% UFAS units per Permanent Supportive Housing set aside
- ☼ Optional points if 20% UFAS units are provided
- ☼ Optional points awarded for Universal Design units; Maximum points for 50% of units reserved (Senior Housing only)
- ☼ This is in addition to jurisdictional requirements
- ☼ 2% VHI Units

- Helpful Links
- ☼ DC Construction Codes

Maryland LIHTC / CDA / DHCD / HUD

- ☼ UFAS in common areas
- ☼ Optional points for Universal Design compliance in units + common areas
- ☼ 5% UFAS units per Maryland DHCD Multi-Family Rental Financing Program Guide
- ☼ Optional points awarded for 25% of units meeting "Visitability Standards"
- ☼ This is in addition to jurisdictional requirements
- ☼ 2% VHI Units

- Helpful Links
- ☼ COMAR - Accessibility
 - ☼ COMAR - MD Building Performance Standards
 - ☼ MD Construction Codes