



Maryland Accessibility Code

This section **ONLY** applies to multifamily dwellings with four or more dwelling units.

The Maryland Accessibility Code, COMAR 05.02.02.02 and MD Code, Public Safety, § 12-202, sets forth minimum accessibility and usability requirements for **multifamily dwellings with four or more dwelling units**.

New or existing buildings that have undergone an “alteration, change or addition,” the owner, must satisfy one of the following alternatives:

- If the building has an elevator, at least one dwelling unit for every 25 dwelling units (4%) within the building must be fully accessible
- If the building does not have an elevator, all of the dwelling units at the accessible level of the building must be fully accessible

Common Spaces

Accessible doors in public and common use spaces, as well as primary entry doors of dwelling units must provide a clear opening for wheelchair accessibility.

Light switches, electrical outlets, thermostats and other environmental controls must be accessible to persons with disabilities.

Covered multifamily dwellings must have at least one building entrance on an accessible route, unless it is impractical to do so because of terrain or unusual characteristics of the site.

An accessible route must be a continuous, unobstructed path through sites and buildings that connects all accessible features, elements, and hallways.

An accessible route must be provided from public transportation stops, accessible parking spaces, accessible passenger loading zones,

and public streets or sidewalks to accessible building entrances unless it is impractical to do so.

Accessible routes on a site may include parking spaces, parking access aisles, curb ramps, walks, ramps, and lifts. Accessible routes within buildings may include corridors, doorways, floors, ramps, elevators, and lifts.

All toilet rooms and bathing facilities must be on an accessible route and at least one of each fixture type in each room or space must be accessible.

Where common use laundry rooms are provided, at least one of each type of appliance provided in each laundry area must be accessible and be on an accessible route. Such appliances include washing machines, dryers, soap dispensers, and any related features such as wash sinks, tables, and storage areas.

Unit Requirements

There must be an accessible route into and throughout the accessible unit.

Public use and common use portions of the dwellings must be readily accessible to and usable by persons with disability.

All doors within a unit which are designed to allow passage into and within the premises must be sufficiently wide to allow passage by persons in wheelchairs.

Light switches, electrical outlets, thermostats, and other environmental controls must be in accessible locations.

Reinforcements in bathroom walls must be capable of supporting grab bars, behind and beside toilets.

Usable kitchens and bathrooms must be such that an individual in a wheelchair can maneuver about the space.

Parking

Two percent of the parking provided must be accessible to wheelchair users. If a resident requests an accessible space, additional accessible parking spaces would be necessary if the two percent are already reserved.

Designated accessible parking must be located on the shortest possible accessible circulation route to an accessible entrance.

Parking spaces must be wide enough to allow people using wheelchairs or mobility aids to move between cars and to enter cars or vans. Accessible parking spaces must have a Reserved Parking Handicap or a Van Accessible sign.

Accessible parking is required at facilities that serve accessible buildings (e.g. swimming pools).

Accessible parking must be provided for residents with disabilities on the same terms and with the full range of choices that are provided for other residents of the project (e.g., surface parking or garage).

There must be a minimum of one accessible parking space at sales/rental office.

There must be accessible visitors parking.

Reasonable Accommodations

It is unlawful for any person to refuse to make a reasonable accommodation in rules, policies, practices, or services, when such accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling unit, including public and common areas.

Waiver

Landlords can apply for a waiver if the renovations would be unreasonably expensive or structurally infeasible.

FOR MORE INFORMATION ABOUT FAIR HOUSING LAW PLEASE CONTACT:

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FOR MORE INFORMATION ABOUT ACCESSIBILITY PLEASE CONTACT:

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