

**HOME Program Handbook**  
**Chapter 6**

**Building & Accessibility Standards**

New Construction

New construction projects must meet all applicable State and Federal building codes as described in Attachment A to this chapter: Vermont Division of Fire Safety – Rules and Adopted/Referenced Nationally Recognized Codes, Standards as they are amended. This document can be found at [Vermont Building Codes](#)

Rehabilitation

All rehabilitation projects completed with HOME funds must meet VHCB HOME Program Rehabilitation Standards found in Attachment B of this chapter.

Accessibility Requirements

There are various Federal and State requirements that apply to HOME projects.

Federal statutes

***Section 504***

⇒ Rehabilitation

- Projects with fewer than 15 units, HOME units must, to the maximum extent feasible, be made accessible to persons with mobility disabilities
- Projects with 15 or more units and the cost of the rehab is 75% or greater of the replacement cost of the completed property, then at least 5% of the HOME units (at least 1 unit) must be made accessible to persons with mobility disabilities, and 2% of the HOME units (at least 1 unit) must be accessible to persons with hearing or vision impairments

⇒ New Construction

- At least 5% of the HOME units (at least 1 unit) must be accessible to persons with mobility disabilities
- 2% of HOME units (at least 1 unit) must be accessible to persons with hearing or vision impairments

***Americans with Disabilities Act (ADA)***

- 504 requirements are more stringent than ADA

***Fair Housing Act***

- Protects tenants from discrimination on basis of disability, race, color, religion, sex, national origin and familial status
- Property owners must allow tenants to make reasonable accommodations
- Requires design and construction of new rental or for sale multi-family housing meet a minimum level of accessibility for persons with disabilities

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Vermont Law

The State of Vermont law may be more restrictive than the Federal requirements. Grantees should consult with Labor & Industry to determine accessibility requirements.