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
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.