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AcHP ACCESSIBILITY COMPLIANCE INSPECTIONS **and CERTIFICATION GUIDELINES**

The City's accessibility covenant and compliance is a mandatory requirement under the City's Amended Corrected Settlement Agreement (ACSA) with plaintiffs Independent Living Center et al. and Voluntary Compliance Agreement (VCA) with the U.S. Department of Housing and Urban Development (HUD), including those of the outside bond issuers.

Accessibility Compliance Inspections

- A minimum of three (3) Accessible Housing Program (AcHP) Construction Unit accessibility compliance inspections are required to be conducted during the following construction process:
 1. Accessibility Rough Framing Inspection (New Construction) or Progress Inspection (Retrofit/Rehabilitation) before walls are closed
 2. Accessibility Pre-Final for TCO Inspection
 3. Final inspection to ensure the City's Neutral Accessibility Consultant (NAC) corrections have been completed.
- At least one (1) NAC inspection is required (most projects averages two to three NAC Inspections)
 - To schedule inspection requests, please reach out to your assigned RCS via email and CC to achp.construction@lacity.org.
- It is the developer's responsibility to provide projects complying with applicable standards and building codes, provide project quality control, timely request inspections, and ensure completion of corrections for any and all cited non-compliant accessibility items.
- During an inspection, social distancing of 6 feet from AcHP and NAC staff is recommended. An inspector can choose to wear a mask and will do so if a tenant requests that a mask be worn when inspecting their unit.

Accessibility Compliance Certification

- All publicly funded developments (including those of outside bond issuers) are required to be inspected by AcHP prior to occupancy of the development.
- AcHP clearance and stamp on construction plans are required during the initial Design Plan review.
- Preliminary Project Management Plan (PMP) must be approved by AcHP Policy Unit (ie. units match CASp report) before AcHP will release clearance for the Temporary Certificate of Occupancy (TCO).
 - AcHP clearance is required prior to the issuance of a TCO.
- Verification of accessibility compliance by the Chief NAC and Certification of Accessibility Compliance by AcHP is required prior to issuance of Certificate of Occupancy (CoFo) and release of retention. HUD has approved Evan Terry & Associates (ETA) as the Chief NAC under the VCA.