



Weston Ridge Cottage Homes POA

Together, we make a community.

DISABLED MEMBER POLICY

To request an accommodation on a member's private property or association owned property, a disabled member must provide the Weston Ridge Cottage Homes POA ("POA") with **documentation that verifies their disability and the specific need for the accommodation**, as required by the Fair Housing Act (FHA). The documentation should connect the disability to the requested accommodation and generally does **not** need to include detailed medical records or a specific diagnosis.

Required Documentation

- **Verification of Disability:** If the disability and the need for accommodation are not immediately obvious (e.g., a person using a wheelchair requesting an accessible parking spot), the POA can request information to confirm the individual meets the FHA's definition of a person with a disability.
- **Proof of Need:** The documentation must show the relationship between the individual's disability and their need for the specific accommodation requested and explain how the accommodation will help them use and enjoy their home and common areas equally to non-disabled residents.

Acceptable Forms of Documentation

The required information can be provided through various sources, including:

- A letter from a doctor, nurse, psychiatrist, or other medical professional on professional letterhead. The letter should verify the disability and the need for the accommodation, without providing a specific diagnosis.
- Proof of federal or state disability benefits, such as a **VA disability rating**, Supplemental Security Income (SSI), or Social Security Disability Insurance (SSDI) benefits.
- A credible statement or letter from a non-medical service agency, peer support group, or a reliable third party in a position to know about the individual's disability and related needs.

What an POA Cannot Request

- **Detailed medical records:** POAs are generally not entitled to an individual's full medical records due to privacy concerns.
- **Inquiry into the nature/severity of the disability:** The POA should only seek enough information to evaluate the need for the requested accommodation, not delve into the specifics of the underlying condition unless the connection to the requested accommodation is not clear.

Additional information:

For Indiana deck stairs, ADA compliance blends with state codes (IRC/IBC), requiring uniform 10-11" deep treads and <7.75" high risers, 36" width, landings, and 34-38" high continuous handrails with 1.5" clearance and 12" top extension; guardrails must be 36" high with <4" baluster gaps, plus visual contrast on edges for accessibility.

Key Indiana & ADA Stair Code Requirements

- **Treads & Risers:**
 - **Depth:** Minimum 10-11 inches deep (measured horizontally).
 - **Height:** Maximum 7-7.75 inches high, must be uniform.
 - **Uniformity:** All treads and risers must be the same size within a flight.
- **Width:** Minimum 36 inches clear width for egress.
- **Landings:** Required at top, bottom, and every 12 feet of rise; must be at least as wide as the stairs.
- **Handrails:**
 - **Height:** 34-38 inches above the nosing.
 - **Continuity:** Continuous on both sides, extending 12 inches horizontally past the top step and a full tread length at the bottom.
 - **Grip:** 1.25-1.5 inch diameter, with 1.5 inch clearance from the wall.
- **Guardrails:** Required for open sides of stairs/landings >30" high; 36" high with <4" baluster spacing.
- **Surfaces:** Slip-resistant, stable, firm; no holes allowing a 1/2" sphere to pass.
- **Visual Contrast:** Recommended on tread edges for low vision users (2" strip on nosing).

Indiana Specifics

- Indiana Residential Code (IRC) Section R311.7.5.2 covers tread depth (min 9", uniform).
- Indiana Residential Code (IRC) Section R311.7.6 covers landings (min 36" deep for straight runs).