

Georgia Department of Community Affairs
Office of Housing Finance

Qualified Accessibility Consultants

All projects that receive Office of Housing Finance (OHF) funds under all funding programs are required to contract with a Qualified Consultant to perform a pre-construction plan review and a minimum of 3 accessibility inspections during the construction process. The Owner is ultimately responsible for federal, state, and local accessibility compliance, including, but not limited to:

1. Title II and III of the Americans with Disabilities Act;
2. Section 504 of the Rehabilitation Act of 1973;
3. The Fair Housing Amendments Act;
4. The requirements of the DCA Qualified Allocation Plan (“QAP”); and
5. All state and local accessibility laws and regulations applicable to the project.

It is not DCA’s intent for the Qualified Consultants to bare the legal risk of compliance. The purpose of the services required by DCA and rendered by the Qualified Consultants is to provide guidance to facilitate Owner compliance with these regulations. Satisfactory sign-off by the Qualified Consultant is required prior to issuance of 8609s for projects.

DCA will conduct training with these consultants to further define DCA’s reporting requirements. DCA will continuously communicate these requirements to the Qualified Consultants. However, the contract will be between Owner and Qualified Consultant.

Please note that opinions given by Qualified Consultants are those of the Consultant and not necessarily those of DCA or the applicable jurisdictional federal agency.

Insurance

While Qualified Consultants are encouraged to carry insurance coverage that meets DCA’s published insurance manual, this was not a prerequisite to qualification. Both Owner and Qualified Consultant must proceed at their own risk in matters of insurance.

Identity of Interest

The Qualified Consultant may not have an identity of interest with the Owner, Developer, General Contractor, or Project Architect on the project for which his services are contracted. All other relationships, including but not limited to

consultants who perform physical needs assessments and construction management, property managers, etc., must be disclosed by the consultant prior to execution of the contract and will be subject to DCA approval.

Below is the list of consultants qualified to perform accessibility inspection services as updated May 20, 2015.

Qualified Consultants

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