



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
 ALVIN JAMES, DIRECTOR

March 16, 2003

Board of Supervisors
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz, California 95060

Agenda: 4/1/03

**SUBJECT: REPORT BACK ON PROPOSED DRAFT RESIDENTIAL ORDINANCE
 RELATIVE TO INCLUSIVE HOME DESIGN.**

Members of the Board:

At your meeting of March 4, 2003 your Board directed the Department to report back on the proposed draft residential ordinance relative to inclusive home design at your meeting of April 1, 2003.

BACKGROUND

On August 9, 2002, the County Commission on Disabilities sent to your Board a letter urging the adoption of an ordinance incorporating requirements for inclusive home design. (Attachment 1). Included as an attachment was a draft ordinance which the Commission proposed be adopted and added to Chapter 12 of the County Code. (Attachment 2). At your meeting of November 19, 2002, your Board considered this proposed ordinance and directed the Planning Department to report back with further information at your meeting of March 4, 2003. Based upon discussion at the November 19, 2002 meeting, the Commission sent to your Board a revised ordinance (Attachment 3), in which the provisions applying to modifications of existing structures were removed. On March 4, 2003, your Board directed the Planning Department to seek further information about legislative activity at the State level and to report back at the April 1, 2003 meeting.

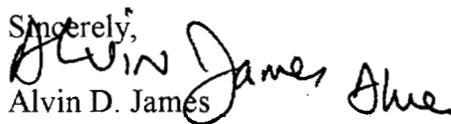
LEGISLATIVE ACTION

The State legislature has taken action in this area. Chapter 726 of the 2002 Statutes (AB2787) directly addresses local amendments to the California Building Code relating to housing accessibility.. The following is taken from Department of Housing and Community Development Information Bulletin on the subject of the 2002 legislative changes (emphasis added):

"Chapter 726 of the 2002 statutes (AB 2787/Aroner) adds section 17959 to the Health and Safety Code (HSC) relating to building standards for universal design.

It is therefore RECOMMENDED that your board:

1. Accept and file this report; and
2. Direct the Planning Department to work with the County Commission on Disabilities to monitor the progress of this model ordinance as it is developed by the State Department of Housing and community Development; and
3. Direct the Planning Department to bring the ordinance which is being developed by the State Department of Housing and Community Development to your Board for consideration as soon as it is possible to do so.

Sincerely,

Alvin D. James
Planning Director

RECOMMENDED:

SUSAN A. MAURIELLO
County Administrative Officer

Attachments:

1. Letter from the County Commission on Disabilities dated August 9, 2000
2. Original Proposed Inclusive Home Design Ordinance
3. Revised Draft Inclusive Home Design Ordinance and explanatory letter

cc: County Commission on Disabilities

The Legislature found that as California's population is aging and many residents have temporary or permanent mobility disabilities, homes should be constructed or modified to allow for full life-cycle use. It also found that many government and private entities have considered using the principles of universal design to facilitate more inclusive use of homes but there is a lack of consistent standards statewide and *universal design building standards cannot be adopted under existing statutory "local condition" exceptions*. Development of state guidelines and model ordinances will provide a variety of social and financial cost benefits to individuals and governmental agencies.

HSC Section 17959 requires the Department of Housing and Community Development (Department), by *December 31, 2003, to develop guidelines and at least one model ordinance for new construction and home modifications consistent with the principles of universal design without significantly impacting the cost of housing.*

Effective January 1, 2005, after the Legislature has one year to review the Department's ordinance(s), local governments, after making specified findings, may adopt universal design building standards ordinances substantially the same as the Department's model ordinance pursuant to the authority granted by HSC Sections 17958.5 and 18941.5. Following adoption of local ordinances, the city or county must file a copy of the ordinance and subsequent findings with the Department: **A local ordinance may not become effective or operative until the findings and the ordinance have been filed with the Department.**

"Universal design" is comprised of features such as zero-step entries, levered doors and faucets, bracing in bathroom walls for grab bar installation, lower light switches and appliance controls, etc., which make a home more usable for frail persons or those with disabilities."

Based upon the above, it is clear that at this time the County cannot proceed to adopt building standards such as those proposed by the County Commission on Disabilities. We recommend that your Board direct the Planning Department to work with the County Commission on Disabilities to monitor the progress of this model ordinance, and to bring the ordinance which is being developed by State Housing and Community Development to your Board for consideration as soon as it is possible to do so.

county of
Santa Cruz



701 Ocean Street, Room 30
Santa Cruz, CA 95060
Ph# 831-454-2355 fax 831-454-2433
www.co.santa-cruz.ca.us

ATTACHMENT 1

0162

July 25, 2002

Jan Beautz, Chair
County Board of Supervisors
701 Ocean Street, Room 500
Santa Cruz, CA 95060

Dear Chair Beautz:

In response to the growing number of our aging population and the continuing shortage of accessible housing in our County – the Commission on Disabilities is recommending that Santa Cruz County adopt and implement an Inclusive Home Design Ordinance.

In his New Freedom Initiative, President Bush stated that, "Disability is not the experience of a minority of Americans. Rather, it is an experience that will touch most Americans at some point during their lives. Today, there are over 54 million Americans with disabilities, a full 20% of the U.S. population. Almost half of these individuals have a severe disability, affecting their ability to see, hear, walk, or perform other basic functions of life. In addition, there are over 25 million family caregivers and millions more who provide aid and assistance to people with disabilities."

A recent survey conducted by AARP reflected that "most Americans age 45 and over would like to remain in their current residence for as long as possible" yet 80% surveyed reported having difficulty getting around their current homes. Additionally over 75% felt that home modifications would remedy the difficulties they reported experiencing. Many expressed that if the residential construction industry didn't meet these needs voluntarily, then they (66 percent reported) would support their state passing legislation requiring that more homes be built with inclusive home modification features.¹

In response to this growing concern, local governments are passing "Visitability/Inclusive Home Design Ordinances" which mandate features such as wider doorways, levers on some doors, ground floor bathroom walls reinforced for possible future installation of mobility aids, and at least one no-step entrance. Municipalities in Illinois, Georgia, Minnesota, and Texas have applied visitability requirements for single-family homes built with state or local subsidies. Similar accessibility standards are under consideration by Philadelphia and the Kansas State Legislature. Vermont requires certain visitability elements in both subsidized and most unsubsidized single-family construction.

Santa Monica, California is currently considering a measure that requires at least one no-step accessible ground-level entrance, 36-inch wide hallways, at least one bathroom with a 32-inch wide doorway, and light switches, electrical outlets, thermostats and other environmental controls installed at accessible heights and locations. This applies to all new Santa Monica homes (single-family and multi-unit dwellings), as well as those undergoing extensive renovation.

¹ FALL 2000 Volume 5, Issue 5

Naperville, Illinois and Pima County, Arizona are two localities that have further paved the way for this forward-thinking ordinance. On February 5, 2002, Naperville and Pima County both passed ordinances requiring that all newly constructed private homes within the community be built with ground floor doorways 32 inches wide, and include other design features to create accessibility for persons with mobility impairments. The Pima County, Arizona, Board of Supervisors also voted to require that at least one entrance of new home construction must provide for wheelchair access.

0163

As Santa Cruz is also a forward thinking County, we feel that now is the time implement an Inclusive Home Design Ordinance in our County that will address the long-term needs of its citizens. This ordinance would provide for minor changes to the building code that will result in significant benefits to people's lives, from the elderly population, baby boomers transitioning into their senior years, those with short-term physical limitations, and those with longer term or permanent health concerns that make them disabled, .regardless of age.

The intent of the ordinance would be to provide our community with homes that can be easily and affordably adapted to meet the changing needs of a growing senior population, to ease the severe shortage of accessible housing, and to allow persons with disabilities and seniors to visit the homes of their friends and neighbors, thereby including them in the wider community.

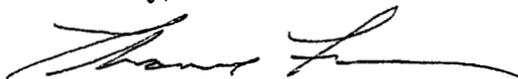
Inclusive Home Design provides a platform of basic accessibility features in all new homes (single family dwelling units, duplexes and triplexes). Additional accessibility elements required by a disabled person living there may then be added on more easily and less expensively. Some of the features include at least one zero-step accessible entrance, minimum door widths, accessible and/or adaptable bathrooms, minimum heights for electrical outlets, and maximum heights for light switches, thermostats, and other environmental controls.

A phase-in period is part of the ordinance, to allow builders time to adapt to the changes in code. In addition, waivers are allowed to keep costs down for unreasonable hardships, due to difficult topographicat conditions. This ordinance would only apply to the construction of new homes and to additions of more than 500 square feet to existing homes located in the unincorporated areas of Santa Cruz County. It does not require any existing homes to be retrofitted.

New construction costs for builders and homeowners to comply with this ordinance has been deemed minimal. An independent cost estimator concluded that the additional costs of adding inclusive Home Design features to a home would be no more than \$100, if it were done at the time of construction*. In addition, the Pima County commissioned its own cost analysis, which concluded that these additional features would add no more than \$75 to the cost of a new home.

Attached is a copy of a draft ordinance that we would like to recommend for Santa Cruz County. We thank you in advance for your consideration of this important proposal and for your continued support of persons with disabilities in our community.

Sincerely,



Thomas Ferr, Chair
Santa Cruz County Commission on Disabilities

² These figures are borne out by the experience of Austin, Texas, where Inclusive features have been installed in homes for the past three years. Austin's contractors report that the additional costs have been no more than \$200.

Other materials available:

- ⌚ Pima County, Arizona Research and Recommendations, Inclusive Home Design Adaptations for New Housing **0164**
- ⌚ Pima County, Arizona Inclusive Home Design Ordinance
- ⌚ Naperville, Illinois Access Provisions Code **R326.2**
- ⌚ AARP Study
- ⌚ City of Tucson - Cost Analysis Review for Proposed Visitability Ordinance

**Chapter 12.30.00 Santa Cruz County inclusive Home Design Ordinance
Commission on Disabilities Draft**

ATTACHMENT 2

12.30.010 Findings

0165

Inclusive Home Design, also known as Universal Design and/or Visitability, is a standard recognized both nationally and internationally as a necessity for meeting the current and future housing needs of our population. The following outlines specific needs and benefits:

- a) People over 65 are the fastest growing sector of the American population and life expectancies continue to increase.
- b) Whether due to injury or age, there is a great likelihood for each of us, at some time in our life, to suffer a temporary or permanent condition that limits mobility or the ability to perform daily tasks of living.
- c) The increased cost is minimal in construction of a residence with zero step entries, wider doorways, bathroom layout that permits access by individuals with mobility impairments, bathroom walls reinforced to permit installation of grab bars, and electrical outlets reachable by individuals with mobility impairments. Without these features, the costs and disruption associated with retrofitting an existing home to make it minimally accessible are substantial.
- d) A residence providing minimal accessibility offers the possibility of occupancy, or visitation by a disabled person.
- e) An occupant of a home having inclusive design features, who becomes disabled, whether temporarily or permanently, may be able to remain at home and avoid or postpone the great expense and emotional trauma of institutionalization.

12.30.020 intent

The intent of this ordinance is to provide requirements that support inclusive home design throughout the County. They are in addition to State Building Code Title 24 requirements adopted by the County of Santa Cruz in Chapter 12.10.00 Building Regulations

12.30.030 Definitions

For the purpose of this ordinance, the following definitions shall apply:

Accessible bathroom: A Bathroom that provides sufficient space to enable individuals with mobility impairments to have access to a lavatory, water closet, and tub or shower.

Accessible entrance: An entrance with no steps that allows entrance to a habitable dwelling unit by individuals with mobility impairments. It may be through a garage, and/or through any entrance door except bathroom or bedroom. It shall be located immediately adjacent to an accessible route to accessible parking.

Accessible floor: Any occupiable floor containing at least a living room, bedroom, kitchen and bathroom, that is less than one story above or below grade, with direct access to grade.

Accessible route: An interior or exterior circulation path that complies with this standard as amended by these local amendments. It consists of one or more of the following: walks, public sidewalks, ramps, landings, doorways, and parking areas.

Accessible parking: A hard flat all weather parking area located immediately adjacent to an accessible route to an accessible entrance. It may include public sidewalks.

Add-on: An increase of 500 or more square feet to an existing habitable dwelling unit. **0166**

All weather surface: A surface on a walk, ramp, landing, or parking area that remains firm and not deteriorated or washed out by rainstorms. This could be wood, concrete, asphalt, or some other firm surfaced material.

Dwelling unit: A detached one, two or three family habitable dwelling unit, or a duplex, or a triplex having one occupiable floor at grade level.

Element: An architectural or mechanical component of a building, facility, space or site.

Level landing: A hard flat all weather surface with 2% max slope in any direction, located in front of an accessible entrance or at the top and bottom of a walk or ramp, and at intermediate locations within the ramp run.

Level: Having a slope less than 2% in any direction.

No step entrance: An entrance to the accessible floor that has no steps nor a threshold higher than ½-inch.

Ramp: A hard flat all weather surface with 8.33% max running slope, 2% max cross slope and level landings every 30-inches of rise.

Walk: A hard flat all weather surface with 5% max running slope and 2% max cross slope.

12.30.040 Scope

Application to Habitable Dwelling Units:

The provisions of this Code, as adopted and amended by the administrative authority, shall extend to and apply to all new construction and add-ons exceeding 500 square feet to all single family dwelling units, duplexes, and triplexes, for which plans are submitted to the Building Official beginning four months after the effective date of this ordinance. Habitable dwelling units for which plans have already been certified prior to the enactment of this ordinance shall be exempt from its provisions until the date of their next re-certification.

12.30.050 Inclusive Home Design Requirements

1. Exterior Accessible Route

Each dwelling unit shall have an accessible route leading to a no step accessible entrance to the accessible floor from public and common areas, including, but not limited to, an accessible parking area or public street or sidewalk. It shall consist of walks and ramps with level landings.

Exception:

If the finished grade between the dwelling unit and accessible parking exceeds 8.33% or where other physical barriers (natural or artificial) or legal restrictions, all of which are outside the control of the owner, ramp slopes may have up to 10% running slope for lengths not to exceed 10-feet.

2. Interior Accessible Route:

0167

Each dwelling unit shall have at least one accessible route connecting all spaces and elements, which are a part of the accessible floor of the dwelling unit.

Route shall have a minimum width of 36-inches, except at interior doors, and shall not pass through bathrooms, closets, or similar spaces.

Interior doors shall have level landings with beveled thresholds less than one half-inch high.

Exceptions:

1. Not required to provide access to raised or sunken portions having less than 60 square feet for living, dining or sleeping rooms.
2. For add-ons, doorway width requirements only apply to areas of an add-on, and to the interior accessible route of the existing dwelling unit containing the add-on.

3. Walks

Walks shall comply with the following:

Five-foot level landings at top and bottom

Four-foot minimum width

Cross slope less than 2%

Running slope less than 5%

No abrupt changes that exceed ½ inch in height, with a 45-degree bevel

4. Ramps

Ramps shall comply with the following:

Five-foot level landings at top and bottom

Four-foot minimum width

Cross slope less than 2%

Running slope less than 8.33%.

Level landings every 30 inches of rise

No abrupt changes that exceed ½ inch in height, with a 45-degree bevel

5. Accessible Entrance

Entrance shall comply with the following:

There shall be at least one, no step entrance (front, side, rear, or through the garage) to the accessible floor of each dwelling unit.

Shall be immediately adjacent to an accessible route to accessible parking and public sidewalks.

Shall not open into a bedroom or bathroom

Threshold shall be less than 1/2-inch in height with a 45-degree bevel

Shall have a 5' x 5' level landing

Door shall be 36-inches minimum width

6. Accessible Parking

Each dwelling unit shall have an accessible parking area (may include public sidewalk) provided which is located immediately adjacent to an accessible route to the accessible floor entrance.

Surface slope shall not exceed 2% in any direction.

Size shall be at least 19-feet long and 17-feet wide. Width may include an adjacent accessible walk.

7. Accessible Bathroom

Each dwelling unit shall have at least one accessible bathroom on the accessible floor, and shall comply with the following:

Shall have an unobstructed 32-inch wide path of travel to the water closet, lavatory, and tub or tiled shower stall.

Shall have a 32-inch clear space along left or right side of the water closet.

Shall have 2 x 6" horizontal wood blocking installed within wall framing (to support grab bars if desired for current or future installations).

The wood blocking shall be located in all walls adjacent to a water closet, shower stall or bathtub. When measured to the center, blocking shall be 33 to 36-inches above the finished floor.

Exceptions:

1. Reinforcement is not required in a room containing only a lavatory or a water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.
2. Blocking is not required behind a fiberglass shower surround.

8. Interior Doors

The accessible floor of each dwelling unit shall have all doorways with minimum clear opening of 32-inches with the door open ninety (90°) degrees (as measured between the face of the door and the opposite stop).

Each door shall have lever handle hardware.

Exceptions:

1. Shower doors and closet or pantry doors when the back wall of the closet or pantry is less than 3-feet from the door.
2. For add-ons, doorway width requirements only apply to areas in the add-on, and to the interior accessible route of the existing dwelling unit.

9. Switches and Outlets

The accessible floor of each dwelling unit shall comply with the following:

Thermostats and wall switches controlling light fixtures and fans shall be located no higher than 48-inches, on center, above the floor.

Where practical, all electrical receptacles shall be located no lower than 15-inches on center, above the floor. When the receptacle placement is prohibited by the height of a window or design feature, the Chief Building Official may approve an alternate location.

Exceptions:

- Electrical receptacles serving a dedicated use
- Appliance mounted controls or switches
- Floor electrical receptacles
- Plumbing fixture controls
- HVAC diffusers

12.30.060 Exceptions to these requirements:

A request for an exception from the provisions of this ordinance or the permit conditions may be approved, conditionally approved or denied by the approving body if the exception is necessary due to an unreasonable hardship, or to ensure that the provisions of this chapter and other chapters of the County Code are met, including but not limited to Chapter 16.20 Grading Regulations, Chapter 16.22 Erosion Control, Chapter 16.30 Riparian Corridor and Wetlands Protection, and Chapter 16.34 Significant Tree Protection; or if it can be demonstrated by technical information that the exception is necessary to ensure public health, safety and welfare. A request for an exception must state in writing the provision from which the exception is proposed, the proposed substitute provisions, when the exception would apply and its advantages. In granting an exception, the approving body shall be guided by the following findings:

- (a) There are special circumstances or conditions affecting the property;
- (b) Adequate measures will be taken to ensure consistency with the purposes of this Chapter to the maximum extent feasible; and
- (c) Relinquishing **INCLUSIVE HOME DESIGN** will permit the attainment of other County objectives and contribute a greater public benefit than the encouragement of **INCLUSIVE HOME DESIGN**.
- (d) If it can be demonstrated to the satisfaction to the building official that cost of any one of the items 1 through 9 listed above would be greater than 5 percent of the cost of the proposed project as a whole, an exception may be granted on this basis, and a maximum of 5 percent of the cost of the proposed project as a whole must be spent on each item. --

12.30.70 Appeals

Appeals of actions taken pursuant to the provisions of this chapter shall be made in conformance with the procedures set forth in Chapter 12.12; provided, however, that code enforcement actions and decisions are not subject to administrative appeal except for appeals of revocation of permits pursuant to Section 18.10.136(c). (Ord. 4389A, 4/2/96)

12.30.80 Enforcement

Enforcement shall be through the Code compliance process set forth in Chapter 12.



County of Santa Cruz

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069

(831) 454-2200 FAX: (831) 454-3262 TDD: (831) 454-2123

JANET K. BEAUTZ
FIRST DISTRICT

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SECOND DISTRICT

MARDI WORMHOUDT
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

JEFF ALMQUIST
FIFTH DISTRICT

WRITTEN CORRESPONDENCE AGENDA

February 12, 2003

Thomas Ferr, Chair
Commission on Disabilities
701 Ocean Street
Santa Cruz, CA 95060

RE: INCLUSIVE HOME DESIGN ORDINANCE

Dear Mr. Ferr:

Thank you for your letter dated February 3, 2003, transmitting a revision to the proposed Inclusive Home Design ordinance previously submitted by the Commission. As you are aware, on November 19, 2002, the Board directed the Planning Department to return on March 4, 2003, with a report reflecting the continuing discussions between members of the Commission and Planning Department staff on the options the Board might have to move this issue forward. I appreciate the Commission's ongoing work on this matter and the opportunity to review your latest draft ordinance.

By a copy of this letter to Planning Director Alvin James, I am requesting that Mr. James include a response to this revised draft when this matter returns to the Board in March. I have also provided a copy to each member of the Board.

Thank you for your continuing work on behalf of persons with disabilities.

Very truly yours,

Ellen Pirie
ELLEN PIRIE, Chairperson
Board of Supervisors

EP:ted

cc: ~~Clerk of the Board~~
✓ Alvin James, Planning Director
Members, Board of Supervisors

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Commission on Disabilities

County of
Santa Cruz



701 Ocean Street, Room 30
Santa Cruz, CA 95060
Ph# 831-454-2355 fax 831-454-2433
www.co.santa-cruz.ca.us

February 3, 2003

Ellen Pine, Chair
County Board of Supervisors
701 Ocean Street, Room 500
Santa Cruz, CA 95060

Dear Chair Pine:

The Commission on Disabilities is recommending a revision to the proposed Inclusive Home Design ordinance submitted in July 2002. The revision calls for the ordinance to apply to new construction only, which as stated in the original version, on average would incur an additional \$100 in building costs. This cost is minimal compared to the costs that would be incurred to adapt existing homes and is a relatively simple and immediate way to increase accessible housing for our community. This would not only benefit persons who currently live with disabilities but our elderly population, baby boomer transitioning into their senior years, and those with short-term physical limitations, regardless of age.

Inclusive Home Design provides a platform of basic accessibility features in all new homes (single family dwelling units, duplexes and triplexes). Additional accessibility elements required by a disabled or aging person living there may then be added on more easily and less expensively. Some of the features include at least one zero-step accessible entrance, minimum door widths, accessible and/or adaptable bathrooms, minimum heights for electrical outlets, and maximum heights for light switches, thermostats, and other environmental controls.

Our interaction with the Planning Department has enlightened the Commission to the fact that creating new building codes at the local level is counter-productive to the effort in standardizing building regulations State-wide and beyond. However, we feel in this case that implementing these accessible codes at the local level strengthens the nation-wide effort that is in process to incorporate accessibility regulations at the State level. **This process will take time and we are concerned that in the interim every new home or dwelling that is constructed in Santa Cruz County without the minimal access requirements would mean much higher costs (possibly thousands of dollars) at a later date to bring the homes into compliance.**

Attached is a revised copy of the draft ordinance that we would like to recommend for Santa Cruz County. We thank you in advance for your consideration of this important proposal and for your continued support of persons with disabilities in our community.

Sincerely,

Thomas Ferr, Chair
Santa Cruz County Commission on Disabilities

Chapter 12.30.00 Sanfa Cruz County Inclusive Home Design Ordinance Commission on Disabilities Draff

12.30.010 Findings

Inclusive Home Design, also know as Universal Designand/or Visitability, is a standard recognized both nationally and internationally as a necessityfor meetingthe current and future housing needs of our population. The following outlines specific needs and benefits:

- a) People over 65 are the fastest growing sector of the American populationand **life** expectancies continue to increase.
- b) Whether due to injury or age, there is a great likelihoodfor each of us, at some time in our life, to suffer a temporary or permanent conditionthat limits mobilityor the ability to perform daily tasks of living.
- c) The increasedcost is minimal in constructionof a residencewith zero step entries, wider doorways, bathroom layoutthat permits access by individualswith mobility impairments, bathroomwalls reinforcedto permit installation of grab bars, and electrical outlets reachable by individualswith mobility impairments.Without these features, the costs and disruption associated with retrofittingan existing home to make it minimally accessible are substantial.
- d) A residence providing minimal accessibilityoffers the possibility of occupancy, or visitation by a disabled person.
- e) An occupant of a home having inclusive designfeatures, who becomes disabled, whether temporarily or permanently, may be able to remain at home and avoid or postponethe great expense and emotional trauma of institutionalization.

12.30.020 Intent

The intent of this ordinance is to provide requirements that support inclusive home design throughout the County. They are in addition to State Building Code Title 24 requirements adopted by the County of Santa Cruz in Chapter 12.10.00 Building Regulations

12.30.030 Definitions

For the purpose of this ordinance, the following definitions shall apply:

Accessible bathroom: A Bathroom that provides sufficient space to enable individuals with mobility impairmentsto have access to a lavatory, water closet, and tub or shower.

Accessible entrance: An entrance with no steps that allows entrance to a habitabledwelling unit by individuals with mobility impairments. It may be through a garage, and/or through any entrance door except bathroom or bedroom. It shall be located immediately adjacent to an accessible route to accessible parking.

Accessible floor: Any occupiable floor containing at least a living room, bedroom, kitchen and bathroom, that is less than one story above or below grade, with direct access to grade.

Accessible route: An interior or exterior circulation path that complies with this standard as amended by these local amendments. It consists of one or more of the following: walks, public sidewalks, ramps, landings, doorways, and parking areas.

Accessible parking: A hard flat all weather parking area located immediately adjacent to an accessible route to an accessible entrance. It may include public sidewalks.

Add-on: An increase of 500 or more square feet to an existing habitable dwelling unit.

All weather surface: A surface on a walk, ramp, landing, or parking area that remains firm and not deteriorated or washed out by rainstorms. This could be wood, concrete, asphalt, or some other firm surfaced material.

Dwelling unit: A detached one, two or three family habitable dwelling unit, or a duplex, or a triplex having one occupiable floor at grade level.

Element: An architectural or mechanical component of a building, facility, space or site.

Level landing: A hard flat all weather surface with 2% max slope in any direction, located in front of an accessible entrance or at the top and bottom of a walk or ramp, and at intermediate locations within the ramp run.

Level: Having a slope less than 2% in any direction.

No step entrance: An entrance to the accessible floor that has no steps nor a threshold higher than X-inch.

Ramp: A hard flat all weather surface with 8.33% max running slope, 2% max cross slope and level landings every 30-inches of rise.

Walk: A hard flat all weather surface with 5% max running slope and 2% max cross slope.

12.30.040 Scope

Application to Habitable Dwelling Units:

The provisions of this Code, as adopted and amended by the administrative authority, shall extend to and apply to all new construction and add-ons exceeding 500 square feet to all single family dwelling units, duplexes, and triplexes, for which plans are submitted to the Building Official beginning four months after the effective date of this ordinance. ~~Habitable dwelling units for which plans have already been certified prior to the enactment of this ordinance shall be exempt from its provisions until the date of their next re-certification.~~

12.30.050 Inclusive Home Design Requirements

1. Exterior Accessible Route

Each dwelling unit shall have an accessible route leading to a no step accessible entrance to the accessible floor from public and common areas, including, but not limited to, an accessible parking area or public street or sidewalk. It shall consist of walks and ramps with level landings.

Exception:

If the finished grade between the dwelling unit and accessible parking exceeds 8.33% or where other physical barriers (natural or artificial) or legal restrictions, all of which are outside the control of the owner, ramp slopes may have up to 10% running slope for lengths not to exceed 10-feet.

2. Interior Accessible Route:

Each dwelling unit shall have at least one accessible route connecting all spaces and elements, which are a part of the accessible floor of the dwelling unit.

Route shall have a minimum width of 36-inches, except at interior doors, and shall not pass through bathrooms, closets, or similar spaces.

Interior doors shall have level landings with beveled thresholds less than one half-inch high.

Exceptions:

1. Not required to provide access to raised or sunken portions having less than 60 square feet for living, dining or sleeping rooms.

2. For add-ons, doorway width requirements only apply to areas of an add-on, and to the interior accessible route of the existing dwelling unit containing the add-on.

3. Walks

Walks shall comply with the following:

Five-foot level landings at top and bottom

Four-foot minimum width

Cross slope less than 2%

Running slope less than 5%

No abrupt changes that exceed ½ inch in height, with a 45-degree bevel

4. Ramps

Ramps shall comply with the following:

Five-foot level landings at top and bottom

Four-foot minimum width

Cross slope less than 2%

Running slope less than 8.33%.

Level landings every 30 inches of rise

No abrupt changes that exceed ½ inch in height, with a 45-degree bevel

5. Accessible Entrance

Entrance shall comply with the following:

There shall be at least one, no step entrance (front, side, rear, or through the garage) to the accessible floor of each dwelling unit.

Shall be immediately adjacent to an accessible route to accessible parking and public sidewalks.

Shall not open into a bedroom or bathroom

Threshold shall be less than 1/2-inch in height with a 45-degree bevel

Shall have a 5' x 5' level landing

Door shall be 36-inches minimum width

6. Accessible Parking

Each dwelling unit shall have an accessible parking area (may include public sidewalk) provided which is located immediately adjacent to an accessible route to the accessible floor entrance.

Surface slope shall not exceed 2% in any direction.

Size shall be at least 1.9-feet long and 17-feet wide. Width may include an adjacent accessible walk.

7. Accessible Bathroom

Each dwelling unit shall have at least one accessible bathroom on the accessible floor, and shall comply with the following:

Shall have an unobstructed 32-inch wide path of travel to the water closet, lavatory, and tub or tiled shower stall.

Shall have a 32-inch clear space along left or right side of the water closet.

Shall have 2" x 6" horizontal wood blocking installed within wall framing (to support grab bars if desired for current or future installations).

The wood blocking shall be located in all walls adjacent to a water closet, shower stall or bathtub. When measured to the center, blocking shall be 33 to 36-inches above the finished floor.

Exceptions:

1. Reinforcement is not required in a room containing only a lavatory or a water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.
2. Blocking is not required behind a fiberglass shower surround.

8. Interior Doors

The accessible floor of each dwelling unit shall have all doorways with minimum clear opening of 32-inches with the door open ninety (90°) degrees (as measured between the face of the door and the opposite stop).

Each door shall have lever handle hardware.

Exceptions:

1. Shower doors and closet or pantry doors when the back wall of the closet or pantry is less than 3-feet from the door.
2. For add-ons, doorway width requirements only apply to areas in the add-on, and to the interior accessible route of the existing dwelling unit.

9. Switches and Outlets

The accessible floor of each dwelling unit shall comply with the following:

Thermostats and wall switches controlling light fixtures and fans shall be located no higher than 48-inches, on center, above the floor.

Where practical, all electrical receptacles shall be located no lower than 15-inches on center, above the floor. When the receptacle placement is prohibited by the height of a window or design feature, the Chief Building Official may approve an alternate location.

Exceptions:

- Electrical receptacles serving a dedicated use
- Appliance mounted controls or switches
- Floor electrical receptacles
- Plumbing fixture controls
- HVAC diffusers

12.30.060 Exceptions to these requirements:

A request for an exception from the provisions of this ordinance or the permit conditions may be approved, conditionally approved or denied by the approving body if the exception is necessary due to an unreasonable hardship, or to ensure that the provisions of this chapter and other chapters of the County Code are met, including but not limited to Chapter 16.20 Grading Regulations, Chapter 16.22 Erosion Control, Chapter 16.30 Riparian Corridor and Wetlands Protection, and Chapter 16.34 Significant Tree Protection; or if it can be demonstrated by technical information that the exception is necessary to ensure public health, safety and welfare. A request for an exception must state in writing the provision from which the exception is proposed, the proposed substitute provisions, when the exception would apply and its advantages. In granting an exception, the approving body shall be guided by the following findings:

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- (a) There are special circumstances or conditions affecting the property;
- (b) Adequate measures will be taken to ensure consistency with the purposes of this Chapter to the maximum extent feasible; and
- (c) Relinquishing INCLUSIVE HOME DESIGN will permit the attainment of other County objectives and contribute a greater public benefit than the encouragement of INCLUSIVE HOME DESIGN.
- (d) If it can be demonstrated to the satisfaction of the building official that the cost of any one of the items 1 through 9 listed above would be greater than 5 percent of the cost of the proposed project as a whole, an exception may be granted on this basis, and a maximum of 5 percent of the cost of the proposed project as a whole must be spent on each item.

12.30.70 Appeals

Appeals of actions taken pursuant to the provisions of this chapter shall be made in conformance with the procedure set forth in Chapter 12.12; provided, however, that code enforcement actions and decisions are not subject to administrative appeal except for appeals of revocation of permits pursuant to Section 18.10.136(c). (Ord. 4389A, 4/2/96)

12.30.80 Enforcement

Enforcement shall be through the Code compliance process set forth in Chapter 12.