



CALISTOGA BUILDING DIVISION POLICIES, PROCEDURES & INTERPRETATIONS

NO. 2013-1

Approved by: Clif Castle, Building Official
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Date Approved: September 11, 2013
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Subject: UNIVERSAL DESIGN POLICY

A. BACKGROUND AND PURPOSE

Chapter 11A of the California Building Code includes mandated accessibility standards for multi-family housing to enhance the full life cycle use of housing and to accommodate a wide range of functional abilities. Although there are currently no similar standards for single-family and duplex residences, the Calistoga General Plan calls for the adoption of the model “universal design” guidelines developed by the State.

Furthermore, Section 17959.6 of the California Health & Safety Code requires builders constructing new for-sale residential units to provide to home buyers a checklist of universal accessibility features that would make the home entrance, interior routes of travel, the kitchen and the bathrooms fully accessible to persons with disabilities. The Department of Housing and Community Development has certified the “2007 Model Universal Design Checklist” that may be used for this purpose. Any builder, however, may develop its own form as long as it complies with the requirements of the statute.

B. POLICY

Consistent with State guidelines and the Calistoga General Plan, it is the policy of the City of Calistoga Building Department that accessible design features shall be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent.

To implement this policy:

- 1. Housing designers and contractors shall incorporate as many of the following design features into their plans for newly-constructed and substantially-rehabilitated single-family and duplex residences as is feasible.**
- 2. Builders of new for-sale homes shall provide a checklist of available universal accessibility features to the home buyer.**

Where a new residence has already been constructed without such design features:

1. The developer or builder of a dwelling subject to this Policy shall offer an opportunity to select any the accessibility features listed below to a purchaser, to be installed at the purchaser’s cost, at the earliest feasible time after the purchaser is identified.
2. The developer or builder of a dwelling subject to this Policy shall construct or install any such accessibility features requested by the purchaser unless it would result in an unreasonable delay in the construction or significant unreimbursable costs to the developer or builder.

3. The developer or builder of a dwelling subject to this Policy, at his or her option, may offer or utilize standards for structural or design features, components or appliances and facilities, including but not limited ANSI Standards, which meet or exceed this Policy and which offer greater availability, access or usability.
4. Standards pertaining to residential structures from ANSI A117.1 may be used when implementing this Section when CBC Chapter 11A does not contain specific standards or when the ANSI Standards are equivalent to the Chapter 11A standards.

Accessibility Features

Exterior Route and Entrances

The requirements of this Section shall not apply when the primary entry of a dwelling subject to this Section is above grade because the primary entry is located over subterranean or grade-level parking.

1. An exterior accessible route that is either:
 - a. Consistent with the requirements of CBC Chapter 11A; or
 - b. Not less than forty inches (40") wide and not having a slope greater than one (1) unit vertical in twenty (20) units horizontal.
2. An accessible primary entrance that is consistent with the requirements of CBC Chapter 11A.
3. A secondary exterior door that is installed in a manner so that it is accessible as provided in this Section R320.3.1 with a thirty-two inch (32") net clear opening.
4. An exterior accessible entry door that is either:
 - a. Consistent with the requirements of CBC Chapter 11A, or
 - b. Has a thirty-four inch (34") net clear opening.
5. A floor or landing at and on the exterior and interior sides of the accessible entrance door that is either:
 - a. Consistent with the requirements of CBC Chapter 11A; or
 - b. The width of the level area on the side to which the accessible entrance door swings extends twenty-four inches (24") past the strike edge of the door.
6. An eyehole that is between forty-two inches (42") and forty-four inches (44") from the finished floor, where an eyehole is provided for the accessible entry door at standard height.
7. A doorbell that is between forty-two inches (42") and forty-eight inches (48") from the finished floor, where a doorbell is provided for the accessible entry door at standard height.

Interior Route

1. An accessible route consistent with the requirements of CBC Chapter 11A from the accessible entrance of the dwelling unit to the primary entry level powder room or bathroom, a common use room, and the kitchen if located on the primary entry level.
2. An accessible route with a minimum width of forty-two inches (42"). A thirty-nine inch (39") hallway width may be provided when all doors leading to any bathroom, powder room, common use room, or kitchen, if on the primary entry level, that must be accessible have a minimum clear door opening of thirty-four inches (34"). A thirty-six inch (36") hallway width

may be provided when all doors leading to any bathroom, powder room, common use room, or kitchen on the primary entry level that must be accessible have a minimum clear door opening of thirty-six inches (36").

3. Handrails installed in a manner consistent with CBC Chapter 11A on one or both sides of an accessible route.
4. Handrail reinforcement installed on one or both sides of an accessible route.

Powder Room/Bathroom

1. At least one powder room or bathroom on the primary entry level that complies with the requirements of CBC Chapter 11A.
2. A bathroom or powder room on the primary entry level that is not sunken and has no raised areas.
3. Clear space in the bathroom or powder room that is either:
 - a. Consistent with the requirements of CBC Chapter 11A; or
 - b. Outside of the swing of the door and either a forty-eight inch circle, forty-eight inches by sixty inches (48" x 60") or a sixty-inch (60") diameter circle.
4. A bathtub or shower meeting the requirements of ANSI A117.1.
5. Either of the following:
 - a. Grab bar reinforcement consistent with CBC Chapter 11A; or
 - b. Grab bars installed in a manner consistent with CBC Chapter 11A for the toilet, shower/bath, or lavatory, or any combination thereof, at the option of the purchaser.
6. Faucets and handles not requiring tight grasping, pinching, or twisting of the wrist and consistent with the requirements of CBC Chapter 11A.
7. A lavatory or sink consistent with CBC Chapter 11A.
8. A toilet consistent with CBC Chapter 11A.
9. Removable cabinets under the lavatory/sink.
10. Where mirrors and towel fixtures are provided in the accessible bathroom or powder room, installation consistent with the requirements of CBC Chapter 11A.

Kitchen

If there is a kitchen on the primary entry level:

1. No sunken or raised areas.
2. An accessible route to the kitchen, with a pathway through the kitchen to the stove, oven, or combination stove-oven consistent with the requirements of CBC Chapter 11A.
3. One or more of the following:
 - a. At least a forty-eight inch by sixty-inch (48" x 60") clear space in front of a stove at the base of a U-shaped kitchen;
 - b. At least a thirty-inch by forty-eight inch (30" x 48") clear space in front of the sink (counting open access underneath, if available);

- c. At least one eighteen-inch (18") wide breadboard and/or at least eighteen inches (18") in counter space at a thirty-four inch (34") height, or any combination thereof, at the option of the purchaser/owner.
4. Sink controls consistent with CBC Chapter 11A.
5. Adjustable sink and/or removable under-sink cabinets consistent with Chapter 11A.
6. Hood fan controls at light switch level or lower level.

Common Use Room

1. At least one common use room, such as a dining room or living room, on the accessible route.

EXCEPTIONS: Sunken or raised areas not exceeding fifty percent (50%) of the area of a common use room's floor space shall be permitted by the purchaser when an accessible route connects a usable portion of the common use room to the accessible bathroom or powder room and the accessible exterior entrance door.

Bedroom

If there is a bedroom on the primary entry level:

1. At least one bedroom on the accessible route of travel with all components meeting the requirements of Section R320.3.8. A family room or den may satisfy this bedroom requirement if a sleeping structure (such as a bed, futon, hide-away, or Murphy bed) can be placed in the room and if the room complies with provisions for emergency escape and rescue and smoke alarms in the California Building Code.
2. A bedroom closet with at least a thirty-two inch (32") net opening and adjustable closet rods and shelving.

Miscellaneous Areas

If on the primary entry level, miscellaneous areas or facilities (e.g., patio, yard, laundry room, storage area) have an accessible route to and from the accessible entrance, either through the dwelling unit or around the dwelling unit.

General Components

1. Rocker light switches and controls installed pursuant to either of the following:
 - a. In all rooms required to be accessible and on the accessible route.
 - b. Throughout the balance of the residential dwelling unit.
2. On an accessible route in an interior room or hallway, interior doors or openings for rooms and routes of travel required to be accessible consistent with CBC Chapter 11A.

EXCEPTIONS: A thirty-four inch (34") clear doorway width may be requested from a hallway with a thirty-nine inch (39") width, and a thirty-six inch (36") clear doorway width may be requested from a hallway with a thirty-six inch (36") width.

If the Building Official or purchaser determines that the accessible route and doorway width options prescribed by Chapter 11A are not feasible and that a less-wide accessible route is necessary, a functional alternative to ensure that all entries into rooms required to be accessible may be approved by the Building Official or purchaser if it meets at least one of the following requirements and if the hallway is not less than thirty-six (36") inches in width:

- a. The entry door to the room is at the end of a hallway or passageway, or opens directly from another room on an accessible route of travel, so that no turn of ninety degrees (90°) or more is necessary to enter the room.
- b. The hallway wall opposite the room is inset enough to allow an area of at least eight inches (8") wide with at least a sixty-inch (60") run centered on the center of the entry door opening (e.g., an 8" by 60" notch or alcove.)
- c. The hallway wall on the same side as the room is inset enough to allow an area of at least eight inches (8") wide with at least a sixty-inch (60") run centered on the center of the entry door opening (e.g., an 8" by 60" notch or alcove.)
- d. The hallway wall directly opposite the room door opens to another room with at least a sixty-inch (60") opening on a level with the accessible passageway or hallway.

NOTE: Doors or openings to the rooms required to be accessible may be wider and the notch or alcove smaller if equivalent access is not impeded. In addition, for a doorway at the end of a hallway or in other circumstances, the notch or alcove need not be centered on the doorway if equivalent access is not impeded.

3. The width of the level area on the side toward which an accessible door swings consistent with CBC Chapter 11A.
4. Hand-activated door hardware complying with CBC Chapter 11A.
5. Flooring throughout the residential dwelling unit complying with CBC Chapter 11A
6. Receptacle outlets, lighting controls and environmental controls throughout the balance of the residential dwelling unit complying with CBC Chapter 11A or applicable provisions of the California Electrical Code.

Definitions

For the purposes of this Policy, the following terms shall have the following definitions:

ANSI A117.1: The most current version of the "Standard on Accessible and Usable Buildings and Facilities", commonly known as "ICC/ANSI A117.1", published by the International Code Council and American National Standards Institute, Inc.

Building Department: The City of Calistoga Building Department.

Common Use Room: A room commonly used by residents or guests to congregate.

Duplex: Two single-family dwellings that share at least one common wall.