

Chapter \_\_\_\_\_

**PROPOSED  
CITY OF ALAMEDA UNIVERSAL DESIGN ORDINANCE  
APRIL 22, 2013**

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**Section \_\_\_\_\_ Purpose:**

A. The purpose of the design guidelines established by this ordinance is to enhance the full life cycle use of housing, without regard to the functional limitations or disabilities of a home's occupants or guests, in order to accommodate a wide range of individual preferences & abilities, in all new residential development projects within the City of Alameda.

- 1) To facilitate the development of residential dwelling units that are usable and safe for occupancy by persons with disabilities and that support aging in place;
- 2) To incorporate universal design principles into residential dwelling units that would enhance residents' ability to remain in their homes during periods of temporary, developing, or permanent disabilities or frailties; and
- 3) To accommodate a wide range of individual preferences and functional abilities while not significantly impacting housing costs and affordability.

B. Universal design, as defined by the National Endowment for the Arts, goes beyond the mere provision of special features for various segments of the population. Instead, universal design emphasizes a creative approach that is more inclusive – one that asks at the outset of the design process how a product, graphic communication, building, or landscape can be made both aesthetically pleasing and functional for the greatest number of users. Designs resulting from this approach are more likely to serve a wider array of people: individuals who have temporary disabilities, people who have permanent disabilities, and anyone whose functional abilities change with age.

C. The promotion and preservation of the public health, safety, and general welfare of the people of the City of Alameda and the property situated therein have made necessary the adoption of a universal design standard for dwellings in order to adequately safeguard life, health, property, and general welfare.

D. The purpose of this ordinance is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this ordinance.

**Section \_\_\_\_\_ Findings:**

A. Pursuant to \_\_\_\_\_ -- Section \_\_\_\_\_, the City Council of the City of Alameda hereby finds that the provisions of this ordinance are reasonably necessary because:

- 1) Approximately fifty-four (54) million Americans have at least one disability, constituting the largest minority group in the nation;<sup>1</sup>
- 2) 17.1 percent of Alameda's present population are seniors, and 11.4 percent are persons with disabilities. These numbers are higher than the national averages for either population.<sup>2</sup>
- 3) Sixteen (16) percent of respondents to the City of Alameda's Social Service and Human Relations Board's Community Needs Assessment of 2012 identified themselves or a family member as a person with a disability, and thirty-two (32) percent of respondents believe that services for people with disabilities are the highest need.<sup>3</sup> Furthermore, the number of respondents to this survey represents a statistically significant percentage of the city's total population.
- 4) The population of seniors is growing at an unprecedented rate locally as well as nationally, and is expected to double within Alameda county between 1990 and 2020. Persons over sixty five (65) comprise eleven (11) percent of the county's population and represent its fastest growing segment.<sup>4</sup>
- 5) Whether due to disability or age, individuals with mobility difficulties or other functional limitations or access needs often require special accommodations to their homes to allow for continued independent living.
- 6) The Pew Research Center reports a 10.5% increase in multi-generation households from 2007 to 2009, and the national home builder Pulte Group's 2012 survey found that 32% of adult children expect to eventually share their home with a parent.<sup>5</sup>
- 7) The number of certified aging-in-place specialists in the country has more than doubled, to nearly 5000, since 2008.<sup>6</sup>
- 8) According to a 2000 AARP survey, more than ninety (90) percent of persons age sixty-five (65) and older would prefer to stay in their current residence as long as possible. One key method to promote continuing independence in the home is to build and incorporate a number of architecturally friendly design features into new homes as they are built.

B. Pursuant to the City of Alameda's Certified Housing Element of 2007-2014, and in order

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<sup>1</sup> 8/13/2012 Press Release, California State Independent Living Council, "Affordable, Accessible Housing Increasingly Out of Reach for People with Disabilities."

<sup>2</sup> Jess Anderson, "Homes for seniors, disabled made safer through city program," *The Alamedan*, 3/5/2013. <http://thealamedan.org/news/homes-seniors-disabled-made-safer-through-city-program>.

<sup>3</sup> Report from Special Joint Meeting of the City Council and Social Service Human Relations Board, Agenda Item 1.A., 10/2/2012, p. 27.

<sup>4</sup> Report & Presentation from County Supervisor Wilma Chan and Office of the County Administrator, Alameda County Human Impacts Budget Report Hearing, Alameda Boys & Girls Club, 3/21/2012. Note that the city's senior population exceeds the county's average as well.

<sup>5</sup> "Three Generations Under One Family," *AARP Bulletin*, April 2013, p.18.

<sup>6</sup> "Three Generations," *AARP Bulletin*, April 2013, p.16.

to provide housing that is universally accessible, the City has elected to consider amendments to its Zoning Ordinance to require universal design elements in all new residential development projects of five (5) or more units.

C. The City Council of Alameda hereby finds that the provisions of this ordinance are reasonable to enhance the full life cycle use of housing without regard to the physical abilities or functional needs of a home's occupants or guests, in order to accommodate a wide range of individual preferences and functional abilities.

D. Pursuant to Health and Safety Code Section 17959, the City Council of the City of Alameda hereby finds that the provisions of this ordinance are in accord with the State's model universal design local ordinance adopted by the California Department of Housing and Community Development.

**Section \_\_\_\_\_ Definitions:**

For the purpose of this ordinance, the following terms shall have the following definitions:

"Accessible" means standards for features or fixtures, designs, or other improvements, which are equal to or exceed the minimum requirements of Chapter 11A or 11B of the California Building Code, Chapters 11A & 11B.

"Accessible residential dwelling" means a residential unit subject to the requirements of this ordinance by virtue of being within the scope of this ordinance as defined in Section \_\_\_\_\_ of this ordinance.

"ANSI A117.1" means 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 the American National Standards Institute, Inc.

"Bathroom" means a room containing a water closet (toilet), lavatory (sink), and either a shower, bathtub, combination bathtub/shower, or both a shower and bathtub. It includes a compartmented bathroom in which the fixtures are distributed among interconnected rooms.

"Building Official" as applied herein shall refer to the individual responsible for the enforcement of the California Building Standard Codes, or his or her representative. Terms such as building manager, building and safety manager, and building director shall be synonymous with that of building official.

"CBC, Chapter 11A" means Chapter 11A of the California Building Code (located in Part 2, Title 24, California Code of Regulations), or its successor provisions.

"CBC, Chapter 11B" means Chapter 11B of the California Building Code (located in Part 2, Title 24, California Code of Regulations), or its successor provisions.

“Common use room” means a room commonly used by residents or guests to congregate.

“Condominium” means as defined by Civil Code Section 951(f), a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. The area within the boundaries may be filled with air, earth or water, or any combination thereof, and need not be physically attached to any land except by easements for access and, if necessary, support, or as defined by the California Building Code.

“Constructing or construction” means all new, residential construction for which a building permit is required per local ordinance. New construction does not include additions, alterations, or remodels to existing residential buildings.

“Custom-built home” means a single-family detached dwelling that is built to the owner’s specifications and not part of a master plan.

“Duplex” means detached residential structures, a building or portion thereof, used for occupancy by two (2) families living independently of each other and containing two (2) dwelling units.

“Dwelling unit” means a single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation for not more than one family, or as defined by the California Building Code.

“New construction” means the construction of a new building. New construction does not include additions, alterations, or remodels to existing buildings.

“Owner-occupied” means any residential dwelling unit not intended, at the time of application for the building permit, to be occupied as a rental dwelling.

“Powder room” means a room containing a water closet (toilet) and lavatory (sink), but no bathtub or shower. It includes a compartmented powder room in which the fixtures are distributed among interconnected rooms.

“Primary entry” means the principal entrance used to enter a building or residential unit, as designated by the Building Official for purposes of compliance with this ordinance.

“Rental” means any residential dwelling unit not intended, at the time of application for a building permit, to be occupied by the owner.

“Residential development” or Residential development project” means a development project that contains one or more residential dwellings.

“Residential dwelling” means a building that contains one or more dwelling units and that is used, rented, leased, let or hired out to be occupied exclusively for living purposes.

“Seller” means a person who, either directly or through an agent, sells or offers to sell a dwelling unit that is subject to this ordinance. A seller may be the residential development project developer, builder, or owner.

“Single-family residential dwelling” means as consistent with or as defined by the California Building Code.

“Special design feature” means any feature, fixture, design, or other improvement which increases the visitability, accessibility, or utility of an accessible residential dwelling or any portion thereof for any person with a temporary or permanent disability or any condition commonly occurring as a result of aging related to mobility impairments, sight impairments, hearing impairments, height impairments, cognitive impairments, or environmental sensitivities or any other potential or actual impairment.

“Substantial rehabilitation” means the reconstruction of the primary entry, hallway, or one bathroom or powder room on the route from the primary entry, when that reconstruction is required to be consistent with the most current version of the California Building Standards Code.

“Triplex” means a building or portion thereof used for occupancy by three (3) families living independently of each other and containing three (3) dwelling units.

“Townhouse” means the same as a multistory dwelling unit and is a dwelling unit with finished living space on one (1) floor and the floor immediately above or below it or, if applicable, the floors immediately above or below it.

“Universal design” means the specialized design of the built space, products and environments to be usable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent feasible, without the need for concurrent modification and, in housing, incorporating the use of building products or features that have been placed differently, selected carefully, or omitted to accomplish these ends.

“Visitability” means enhancement of the ability of a residential dwelling unit to meet the basic needs of all residents and guests to enter and use critical portions of the home, to the greatest extent possible, through specific design choices and decisions.

“Visitable residential dwelling” means a residential unit subject to the requirements of this ordinance by virtue of being within the scope of this ordinance.

## **Section \_\_\_\_\_ Scope and application:**

A. Unit Coverage. This ordinance shall apply to all residential dwelling units that are a part of a residential development project in excess of five (5) residential dwelling units for which an

application for a new construction building permit is submitted to the Planning Department after the effective date of this ordinance.

B. Unit Types. New construction of all single family residential dwellings that are part of a tract, duplex, triplex, condominium, townhouse or other residential dwelling shall be subject to this ordinance.

C. Conditions of Approval. Any tentative map, conditional use permit, site development review or building permit master plan subject to this ordinance shall contain conditions sufficient to ensure compliance with the provisions herein.

**Section \_\_\_\_\_ Exemptions:**

The city shall approve an exemption request of a universal design feature required by this chapter if the building official finds either one or both of the following:

A. When the applicant adequately demonstrates and the building official determines that compliance with any portion of any regulation under this chapter would create an undue hardship and that equivalent facilitation is not available, an exception to that portion of the regulation may be granted when equivalent facilitation is provided.

B. When the applicant adequately demonstrates and the building official determines that compliance with any portion of any regulation under this chapter would create an undue hardship due to topographical conditions of the site; and/or the size of the site; and/or other site constraints; and/or legal constraints; and that no equivalent facilitation is available, an exemption to that portion of the regulation may be granted.

**Section \_\_\_\_\_ Enforcement:**

A. It is unlawful for any person or entity to fail to comply with the requirements of this chapter.

B. The City of Alameda may prescribe administrative, civil, or criminal penalties or consequences, or any combination thereof, for violations of this chapter, which are consistent with those applicable for what it deems comparable municipal provisions. These may include, but are not limited to, enforcement provisions of the State Housing Law of the California Health and Safety Code, Sections 17910 *et seq.*; injunctive relief or civil penalties; and requiring compliance prior to issuance of a final inspection report or certificate of occupancy.

C. Remedies under this paragraph/section are in addition to and do not supersede or limit any and all other remedies, civil, criminal, or administrative. The remedies provided herein shall be cumulative and not exclusive.

D. Whenever the building official or designee re-inspects or otherwise takes any enforcement action against a residential dwelling unit, which is governed by this chapter to determine compliance with this chapter, the building official may assess fees against the owner to recover the costs to the city according to a fee schedule established by the law. The assessment and collection of these fees shall not preclude the imposition of any administrative or judicial penalty or fine for violations of this chapter or applicable state laws or regulations.

E. The city may develop a means of providing public certification as to any residential dwelling unit's compliance with this chapter. No such certification shall be affixed to the residential dwelling unit or the property on which it is located without the authorization of the owner or renter.

**Sec. \_\_\_\_\_ Standards—Primary entrance:**

A. New Construction—Mandatory to Install. The following items for the accessible entrance on the primary entry level shall be installed:

- 1) Where at least one doorbell is provided for the accessible entry door, one that is between forty-two (42) inches and forty-eight (48) inches from the finished floor must be installed.
- 2) An exterior accessible route that is either: consistent with the requirements of CBC Chapter 11A; or not be less than forty (40) inches wide and not have a slope greater than one (1) unit vertical in twenty (20) units horizontal.
- 3) The accessible primary entrance that is consistent with the requirements of CBC Chapter 11A.
- 4) The exterior accessible entry door that is either: consistent with the requirements of CBC Chapter 11A, or has a thirty-six (36) inch net clear opening.
- 5) A second exterior door that is installed in a manner so that it is accessible as provided in this section with a thirty-six (36) inch net clear opening.
- 6) Where at least one (1) eyehole is provided in the accessible entry door, one (1) shall be at standard height and a second one (1) that is between forty-two (42) inches and forty-four (44) inches from the finished floor.
- 7) The floor or landing at and on the exterior and interior side of the accessible entrance door that is either of the following: consistent with the requirements of CBC Chapter



11A; or the width of the level area on the side to which the accessible entrance door swings shall extend twenty-four (24) inches past the strike edge of the door.

8) Handrail reinforcement installed in the walls on one or both sides of the accessible route.

B. New Construction—Mandatory to Offer: The following options for the accessible entrance on the primary entry level shall be offered and, if accepted, installed at the request and cost of the purchaser/owner, if requested when installation is consistent with Section

\_\_\_\_\_:

1) Handrails installed on one (1) or both sides of the accessible route.

**Sec. \_\_\_\_\_ Standards—Interior Routes:**

A. New Construction—Mandatory to Install:

1) At least one accessible route through the hallways 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.

2) No sunken or raised area in the bathroom or powder room, the common use room, and the kitchen on the accessible route.

3) Handrail reinforcement installed on one or both sides of the accessible route.

4) An accessible route with a minimum width of forty-two (42) inches. A thirty-nine (39) inch 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 (34) inches, and a thirty-six (36) inch 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 (36) inches.

B. New Construction – Mandatory to Offer:

1) Handrails installed in a manner consistent with CBC Chapter 11A on one or both sides of the accessible route, at the option of the purchaser/owner.

**Sec. \_\_\_\_\_ Standards—Common Use Room:**

A. New Construction—Mandatory to Install:

- 1) At least one (1) common use room, such as a dining room or living room, on the accessible route.
- 2) No sunken areas in a common use room on an accessible route.
- 3) At least one (1) common use room, such as a dining room or living room, on the accessible route. Sunken or raised areas not exceeding fifty (50) percent of the area of the room's floor space shall be permitted as an option of the purchaser in a common use room on the accessible route 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.
- 4) Standards related to access to and flatness of any other common area room on the primary entry level.

B. New Construction—Mandatory to Offer: None

**Sec. \_\_\_\_\_ Standards—Primary floor powder room/bathroom entry and facilities:**

A. New Construction—Mandatory to Install:

- 1) At least one (1) powder room or bathroom, on the primary entry level and on the route of a primary entrance level which complies with the requirements of CBC Chapter 11A.
- 2) Grab bar reinforcement consistent with CBC Chapter 11A for the water closet (toilet) and shower or bathtub.
- 3) Faucets and handles not requiring tight grasping, pinching, or twisting of the wrist and consistent with the requirements of CBC Chapter 11A.
- 4) Clear space in the bathroom or powder room that is either: consistent with the requirements of CBC Chapter 11A; or outside of the swing of the door and either a forty-eight (48) inch circle, forty-eight (48) inches by sixty (60) inches or a sixty (60) inch diameter circle.
- 5) A bathtub or shower meeting the requirements of ANSI A117.1.
- 6) A lavatory or sink installed consistent with CBC Chapter 11A.
- 7) A water closet (toilet) installed consistent with CBC Chapter 11A.
- 8) Removable cabinets under the lavatory/sink.

**B. New Construction—Mandatory to Offer:**

- 1) Grab bars installed in a manner consistent with CBC Chapter 11A for the water closet (toilet), shower/bath, or lavatory, or any combination thereof, at the option of the purchaser/owner.
- 2) Where mirrors and towel fixtures are provided in the accessible bathroom or powder room, installation consistent with the requirements of CBC Chapter 11A.

**Sec. \_\_\_\_\_ Standards—Kitchen and facilities:**

**A. New Construction—Mandatory to Install:** Kitchen must be located on the primary entry level. The following item(s) shall be installed in the dwelling:

- 1) Sink controls not requiring tight grasping, pinching, or twisting of the wrist and consistent with the requirements of CBC Chapter 11A.
- 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 (1) or more of the following: at least a forty-eight (48) inch by sixty (60) inch clear space in front of a stove at the base of a U-shaped kitchen; or at least a thirty (30) inch by forty-eight (48) inch clear space in front of the sink (counting open access underneath, if available); or at least one eighteen (18) inch wide breadboard and/or at least eighteen (18) inches in counter space at a thirty-four (34) inch height, or any combination thereof.
- 4) Adjustable sink and/or removable under-sink cabinets consistent with Chapter 11A.
- 5) Hood fan controls at light switch level or lower level.

**B. New Construction—Mandatory to Offer:** None.

**Sec. \_\_\_\_\_ Standards—Bedroom:**

**A. New Construction—Mandatory to Install.** Installations related to a bedroom in a dwelling, the following item(s) shall be installed in the dwelling:

- 1) At least one (1) bedroom on the accessible route of travel with all components meeting the requirements of Section \_\_\_\_\_. A closet shall have at least a thirty-four (34) inch net opening and adjustable closet rods and shelving.

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.

B. New Construction—Mandatory to Offer: None.

**Sec. \_\_\_\_\_ Standards—Secondary Bathroom:**

A. New Construction—Mandatory to Install:

- 1) Grab bar reinforcement consistent with CBC Chapter 11A for the water closet (toilet) and shower or bathtub.

B. New Construction—Mandatory to Offer:

- 1) Grab bars installed in a manner consistent with CBC Chapter 11A for the water closet (toilet), shower/bath, or lavatory, or any combination thereof, at the option of the purchaser/owner.
- 2) Where mirrors and towel fixtures are provided in the accessible bathroom or powder room, installation consistent with the requirements of CBC Chapter 11A.
- 3) A bathtub or shower with accessible features such as a roll-in shower or walk-in bathtub.
- 4) Faucets and handles not requiring tight grasping, pinching, or twisting of the wrist and consistent with the requirements of CBC Chapter 11A.
- 5) Clear space in the bathroom or powder room that is either: consistent with the requirements of CBC Chapter 11A; or outside of the swing of the door and either a forty-eight (48) inch circle, forty-eight (48) inches by sixty (60) inches or a sixty (60) inch diameter circle.
- 6) A lavatory or sink installed consistent with CBC Chapter 11A.
- 7) A water closet (toilet) installed consistent with CBC Chapter 11A.
- 8) Removable cabinets under the lavatory/sink.

**Sec. \_\_\_\_\_ Standards—Miscellaneous Areas:**

**A. New Construction—Mandatory to Install:**

- 1) If on the primary entry level, miscellaneous areas or facilities (such as a patio or yard, laundry room, or storage area) for the dwelling must have an accessible route to and from the accessible entrance, either through the dwelling unit or around the dwelling unit.
- 2) Threshold and gap between thresholds to home entry directly adjacent to any patio area must be one quarter ( $\frac{1}{4}$ ) inch or less.

**B. New Construction – Mandatory to Offer: None**

**Sec. \_\_\_\_\_ Standards—General Components:**

**A. New Construction—Mandatory to Install:**

- 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 (34) inch clear doorway width may be requested from a hallway with a thirty-nine (39) inch width, and a thirty-six (36) inch clear doorway width may be requested from a hallway with a thirty-six (36) inch width.
- 3) The width of the level area on the side toward which an accessible door swings consistent with CBC Chapter 11A.
- 4) If the building official or owner/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/owner if it meets at least one (1) 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 must be at the end of a hallway or passageway, or open directly from another room on an accessible route of travel, so that no turn of ninety (90) degrees or more is necessary to enter the room.

- b. The hallway wall opposite the room must be inset enough to allow an area of at least eight (8) inches wide with at least a sixty (60) inch run centered on the center of the entry door opening [e.g., an eight (8) by sixty (60) inch notch or alcove].
- c. The hallway wall on the same side as the room must be 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 must open 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.

- 5) Hand-activated door hardware complying with CBC Chapter 11A.
- 6) Flooring throughout the residential dwelling unit consistent with CBC Chapter 11A.
- 7) The installation of all receptacle outlets, lighting controls and environmental controls throughout the balance of the residential dwelling unit must comply with CBC Chapter 11A or applicable provisions of the California Electrical Code.
- 8) Standards pertaining to residential structures from ANSI A117.1 may be used throughout this ordinance when CBC Chapter 11A does not contain specific standards or when the ANSI Standards are equivalent to the Chapter 11A standards.
- 9) Conduit for the future wiring of assistive technologies in all exterior walls consistent with the National Electrical Code.
- 10) Suitable and appropriate outlets at the bottom and top of any stairs to facilitate the use of a chair lift.

B. New Construction—Mandatory to Offer: None.

**Sec. \_\_\_\_\_ Standards—Exterior/Landscaping/Parking:**

A. New Construction—Mandatory to Install:

- 1) Access to the accessible entrance from the public street or pathway must be paved/solid surface or ramped with a width of at least 36" and a grade compliant with ADA standards for public buildings.

- 2) Access to the accessible entrance from any parking area or structure must be paved/solid surface or ramped with a width of at least 36", and a grade compliant with ADA standards for public buildings.
- 3) For each individual detached dwelling unit, paved parking areas or parking structure must be of adequate width and length to allow for the ingress/egress from a wheelchair accessible vehicle (whether front or side-loading).
- 4) For each individual attached dwelling unit in a multi-unit complex, a paved parking area or parking structure of adequate width and length to allow for the ingress/egress from a wheelchair accessible vehicle (whether front or side-loading) must be provided for at least 25% of the units in the multi-unit complex.
- 5) In addition to the considerations regarding exterior and miscellaneous areas covered under this section, any paved or solid surface patio areas must have the following characteristics: No gaps in surface materials wider than one fourth (1/4) inch level grade.

**B. New Construction—Mandatory to Offer:**

For each individual attached dwelling unit in a multi-unit complex, a paved parking area or parking structure of adequate width and length to allow for the ingress/egress from a wheelchair accessible vehicle (whether front or side-loading) may be provided for more than twenty-five (25) percent of the units in the multi-unit complex.

**Sec. \_\_\_\_\_ Standards—Obligation to Offer and Install Universal Design Features:**

A. The developer or builder of a Residential Dwelling unit covered by this ordinance must offer an opportunity to select any the features listed in this chapter to an owner or prospective owner of a Residential Dwelling at the earliest feasible time after the owner, purchaser, or prospective purchaser is identified.

B. If models are used in the marketing of residential dwellings that are subject to this ordinance, at least one of the models shall be designed to accommodate the universal design features identified in this chapter, which model shall include placards on the walls highlighting the features listed in this chapter.