

June 12, 2017
Draft

SECTION 30-18 UNIVERSAL RESIDENTIAL DESIGN

18.1 - Purpose:

The purpose of this ordinance is to:

- a. Ensure equal access to housing for all people, including people born with mobility issues, people that develop mobility issues as the result of disease, accident, military service, or age without significantly impacting housing costs and affordability.
- b. Promote and preserve the public health, safety, and general welfare of the people of the City of Alameda with mobility issues or who will develop mobility issues with age
- c. Ensure that people with mobility issues are able to visit the homes of their friends and family members who may not have mobility issues.
- d. 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 and abilities, in all new residential development within the City of Alameda.
- e. Incorporate design features into residential dwelling units that enhance residents' ability to remain in their homes during periods of temporary, developing, or permanent disabilities.
- f. Implement the City of Alameda General Plan Housing Element policies to provide housing that meets the City's diverse housing needs.

18.2 - Definitions:

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

Exhibit 1
Item 7-D, February 13, 2017
Planning Board Meeting

"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.

"Accessible 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 that includes 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 and that include blocking within the walls to support future installation of grab bar/hand rails.

"Accessible Bedroom" means a room containing a bed and can be used for a resident or guest to sleep that includes 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.

"Accessible Common Use Room" means a room commonly used by residents or guests to congregate that includes 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.

"Accessible Entry" means an entrance that may be used by a visitor to the residential unit that meets or exceeds the minimum requirements of Chapter 11A or 11B of the California Building Code.

"Accessible Exterior Access" means an exterior accessible route from the public right of way to an accessible entry that is consistent with the requirements of CBC Chapters 11A or 11B.

"Accessible Interior Access" means an accessible route consistent with the requirements

of CBC Chapters 11A or 11B from the accessible primary entry to the living, eating, sleeping, and/or bathroom facilities located on the primary entry level.

“*Adaptable Internal Stairs*” means internal stairways and stairs with a minimum width of 36 inches wide, top and bottom landings that provide a clear floor area that is a minimum of 48 inches in the direction of the stair run, and the full width of the stair for the docking of a chair lift, and includes suitable and appropriate outlets at the bottom and top of the stairs to provide power for a future chair lift. Such outlets shall be located on the side of the stair that would have the lift, or one on each side if the chair lift could be installed on either side.

“*Accessible Kitchen*” shall mean a room or space designed to be use for cooking and the preparation and storage of food and containing a refrigerator, a sink, a stove and oven that includes 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.

“*Accessible Powder Room*” means a room containing a water closet (toilet) and lavatory (sink), but no shower, bathtub, or combination bathtub/shower, that includes 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 and that include blocking within the walls to support future installation of hand rails.

“*Laundry Facilities*” means an area that is designed to accommodate facilities for the washing and/or drying of clothes.

“*Universal Design*” means the specialized design of the built space, products and indoor and outdoor environments to be usable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent feasible.

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

18.3– Scope, Application, and Exemptions:

- a. This ordinance shall apply to any **new do we need the word new?** tentative map, design review, conditional use permit, site development, master plan, or other land use entitlement for the approval of a development that includes one or more new residential dwelling units submitted to the Community Development Department after the effective date of this ordinance. All such entitlements shall contain conditions sufficient to ensure compliance with the provisions herein.
- b. All plans submitted for a building permit for a residential development subject to this ordinance shall include construction details and plans showing conformance with the applicable sections of this ordinance.
- c. The provisions of this ordinance do not apply to:
 - i. rehabilitation or expansion of an existing residential unit,
 - ii. reconstruction of an existing residential unit destroyed due to fire or natural disaster,
 - iii. accessory dwelling units,
 - iv. **addition of five (5) or fewer residential units to or within an existing structure, this in not in the staff report and I think should come out**
 - v. new residential units located above ground floor commercial space in buildings with five (5) units or less **does it need to say anything about a walk-up?-, and**
 - vi. a new residential unit located directly above a ground floor unit that meets the requirements of subsection 18.4.b.

18.4 - New Construction Requirements:

- a. Visitability: To ensure that all new residential dwellings units subject to the provisions of this ordinance meet the basic needs of a wide range of guests to enter and use critical portions of the home, all **new** **do we need "new" units subject to this ordinance shall include the following features:**
 - i. An Accessible Exterior Access to an Accessible Entry; ~~and~~
 - ii. An Accessible Interior Access from the Accessible Entry to an Accessible Powder Room **staff report says bathroom which is different than powder room and I think powder room is the right thing to require on the first floor,** Accessible Common Use Room or an Accessible Bedroom, and Adaptable Internal Stairs **[staff report makes it sound like adaptable stairs is an option if you can't get stuff on the ground floor, here it is being required along with accessible rooms on the first floor];**
 - iii. Grab bar reinforcement in all bathrooms; ~~and~~
 - iv. If ground floor open space is provided, then an accessible path of travel to the open space shall be provided.
- b. Universal Design: To ensure that a share of all new dwelling units are usable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent feasible, thirty percent (30%) of all **new** residential units in a residential development of five (5) or more units shall include the following features:
 - i. An Accessible Exterior Access to an Accessible Entry;
 - ii. An Accessible Interior Access from the Accessible Entry to an Accessible Bathroom, an Accessible Common Use Room, an Accessible Bedroom, Accessible Kitchen, accessible common or private open

space; accessible Laundry Facility, and Adaptable Internal Stairs.

- iii. In determining the number of Universally Designed units required by this subsection, any decimal fraction less than 0.5 shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number

- c. Optional Features: Any residential development that includes an on-site sales office in which a buyer may purchase a unit prior to completion of construction of the unit must offer buyers the opportunity to select and purchase additional Universal Design features from a pre-approved list of offered features. The seller of the residential dwelling units shall prepare a brochure or checklist of the additional Universal Design features and pricing for the features that will be offered. The brochure or checklist shall be reviewed and pre-approved by the Planning Board concurrently with the discretionary permits for the development. The office shall have an Accessible Exterior Access to the primary entrance, and be fully accessible per the Americans with Disabilities Act (ADA).

18.5 Waivers:

- a. The Planning Board may consider granting a waiver to any of the provisions of this ordinance if it is able to make one or more of the following findings:
 - i. The requested waiver is necessary to enable a design solution for the proposed residential unit or units that is ~~necessary to be able required~~ to make the findings for Design Review approval;
 - ii. The requested waiver is necessary to support the provision of affordable housing units;
 - iii. The requested waiver is necessary to avoid an undue hardship caused by topographical conditions on the site; the size or configuration of the site; and/or

- other site constraints; and/or legal constraints; or
- iv. The requested waiver is necessary to avoid a conflict with adopted local, regional, State or Federal regulations.

b. Requests for waivers shall be transmitted to the Commission on Disability Issues for review and comment prior to the Planning Board consideration of the waiver.

b. _____

c. When considering a request for a waiver, the Planning Board and the project applicant may consider incorporating other features into the project to compensate for the loss of required features or to improve the accessibility of the units. Those features may include :

- i. A wider front entry door of 42 inches in width.
- ii. Grab bar reinforcement in all hallways.
- iii. Rocker light switches, electrical receptacles, and environmental controls placed at accessible heights throughout the units.
- iv. Removable base cabinets in all bathrooms and/or kitchens.
- v. Accessible shower stalls in all bathrooms.
- vi. Accessible medicine cabinet and integral mirror in all bathrooms.
- vii. Accessible countertops with a 30" wide workspace and/or one or more 15" breadboards installed between 28" and 32" in height in all kitchens.
- viii. Any other feature that improves the design of the unit to accommodate visitors or residents with physical or other disabilities.

18.6. – Annual Reporting and Enforcement:

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

a. _____

b. The City of Alameda Community Development Department shall report annually to the City of Alameda Planning Board and Commission on Disability Issues on implementation of this section as part of the Housing Element Annual Report. The Annual Report shall provide an opportunity for the Planning Board or Commission on Disability Issues to recommend changes or revisions to this ordinance to the City of Alameda City Council.