

**Minutes  
SPECIAL MEETING**

**ADA Subcommittee of the  
Social Services Commission  
Wednesday, October 26, 2005**

Community members present: Elaine Anderson, Lena Contreras, Bonnie Mintun,  
George Moore (Chair), Shula Shoup  
Staff: Willa Pettygrove

**I. Call to Order; Approve Agenda**

George Moore called the meeting to order at 3:40 p.m. Willa stated that in addition to taking action on the Accessible Housing Ordinance, the subcommittee will be assisting her in identifying methods to publicize the November 7 public workshop and groups to include in outreach for the workshop. The subcommittee approved the agenda.

**II. Public Comment**

Bonnie Mintun announced that she would be attending a presentation on cohousing to be held at Muir Commons with a special focus on the senior cohousing.

**III. Old Business**

The subcommittee reviewed the outline of requirements developed by George Moore, Bonnie Mintun, and Willa Pettygrove, with an e-mail of editorial comments from Kevin Klein. A copy of the revised outline is attached to these minutes.

Willa explained the reason for including the policy from the City of Davis Housing Element. A City ordinance should not result in a constraint on the production of housing, especially a constraint that would increase the cost of housing. The subcommittee's recommendation increases the requirement from 25 percent of single family to 100 percent. However, the proposed requirements may be readily achievable and not represent a constraint.

The subcommittee approved the revised outline of requirements (motion by George Moore, seconded by Elaine Anderson, unanimous). The outline will be presented at the public workshop on November 7. The agenda for the workshop will include

The subcommittee discussed audiences for outreach to publicize the workshop. Danielle Foster will be notifying housing developers. Additional points of contact should include Californians for Disability Rights, the Davis Senior Center, Alternative Recreation Coordinator Jamie Elliott, student and staff disability offices at UC Davis, Davis Community Television and Community Radio (KDRT).

**IV. Adjourn**

The subcommittee adjourned at 5:10 p.m.

## **Outline of Requirements Proposed City of Davis Accessible Housing Ordinance**

### **Background**

The following are based on draft guidelines developed in response to AB 2787 of 2002 by California Department Housing and Community Development. The guidelines follow Model Ordinance B: Basic Universal Design, with some modifications.

The Housing Element of the City of Davis General Plan includes the following relevant policy:

(page 134, paragraph d.) “Consider adoption of an ordinance requiring basic access (visitability) features for 25 percent of newly constructed single-family residences (that is in new subdivisions), and in all multi-family residential units with a ground-floor entrance, including at a minimum: an accessible route through hallways and passageways on the first floor, at least one adaptable bathroom on the first floor with wall reinforcements, and accessible lights switches, thermostats and other environmental controls on the first floor. Part of this consideration should be a cost analysis for the required reasonable accommodation, accessibility and visitability improvements.”

These guidelines apply to new construction only. The Subcommittee recommends that the single-family requirement be changed to 100 percent. All multi-family residential units with a ground-floor entrance, and those with elevator access, would also comply.

This requirement will apply to residential dwelling units for which a new construction building permit is issued 30 or more days after the effective date of the ordinance. An exemption may be permitted where the applicant adequately demonstrates to the Building Official that compliance would create an undue hardship and that equivalent facilitation is available. An exemption would also be granted for mixed use developments of less than a specified area.

### **Specific Requirements**

1. An exterior accessible route that can be negotiated by a person using a mobility aid (such as a guide dog, wheelchair, can, walker, or scooter) that connects the zero threshold entry to the sidewalk, garage, or driveway connected to the public right of way.
  
2. “Zero” threshold entry to at least one entry door with a minimum net clear opening of 34 inches, measured between the face of the door and the stop, when the door is in the 90 degree open position.

3. At least one accessible route through the hallways and passageways shall be provided from the accessible entrance to the primary floor bathroom, common use room, kitchen, and bedroom. The accessible route must provide a minimum width of 42 inches and be level. (A width of 36" clear width may be allowed where the door openings are at least 34 inches wide.)
4. At least one bathroom, consisting of at least a toilet, lavatory, and a bathtub or shower must be provided on the first floor, with sufficient maneuvering space for a person using a wheelchair or other mobility aid. The bathroom must have at minimum a 32" clear opening with out swing door, pocket door, or 18" minimum strike side clearance. The bathroom shall have grab bar backing.
5. At least one accessible common use room. No more than 50 percent of the floor may be sunken or raised, and the room must have a clear accessible route connecting it to the accessible entrance, kitchen, bedroom, and bath.
6. At least one accessible first floor bedroom with accessible closet, with a minimum 32" clear opening with out swing door, pocket door, or 18" minimum strike side clearance.
7. The kitchen shall be on an accessible route with a pathway at least 36 inches clear of any obstacles with room to maneuver a wheelchair or other mobility aid.
8. Rocker light switches throughout
9. Back lit doorbell.
11. Single action lever front door hardware

Developer shall provide and install additional construction features upon the written request of, and with reasonable costs to, the initial purchaser/owner.

- Roll in shower or accessible tub
- Accessible appliances
- No sunken or raised floor
- Removable undersink cabinets in kitchen and bathroom
- Grab bars in bathrooms