

City Council Study Session

Visitability Pilot Program
6/8/2021



Visitability and Accessibility

- Visitable Dwelling: Offers a few specific features making a home easier for mobility-impaired people to live in and visit. (visitability.org)
- Accessible Building: The intent of these sections is to allow a person with a physical disability to independently get to, enter, and use a site, facility, building, or element. (Section 101, ICC A117.1-2009)



Visitability v. Accessibility

| Visitable Dwelling Unit | Accessible Dwelling Unit |
|---|--|
| No step entry and compliant entry path required. | No step entry and compliant entry path required. |
| Routes to be 36" wide typically Doors to be 31.75" in the clear wide. | Routes to be 36" wide typically Doors to be 31.75" in the clear wide. |
| Bathroom: Toilet/Sink with backing and clearances at the toilet required. | Bathroom: Toilet/sink/bathing with backing installed and proper clearances for all of them. |
| Kitchen: Which includes a sink, cooking appliance, and refrigerator to have a path to these areas typically 40" wide. | Kitchen: Has proper widths, reach ranges, counter heights, with clear spaces for the sink and all appliances. |
| A living room or similar is to be on a compliant route that is at least 70 sqft in area. | All the living space on the accessible floor level has to be compliant including sleeping rooms, laundry rooms, game rooms and similar. |
| Receptacle outlets and lighting controls to be installed between 15" and 48" typically. | Outlets, lighting controls, switches, environmental controls, electrical panel boards, security controls and similar to be installed at a compliant height and reach distance. |

As defined by the ICC ANSI 117.1-2009

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History of the Norman Visitability Code

January through April 2019: The Citizen Ad Hoc Committee for Accessible Housing met, discussed and drafted the Norman Visitability Code.

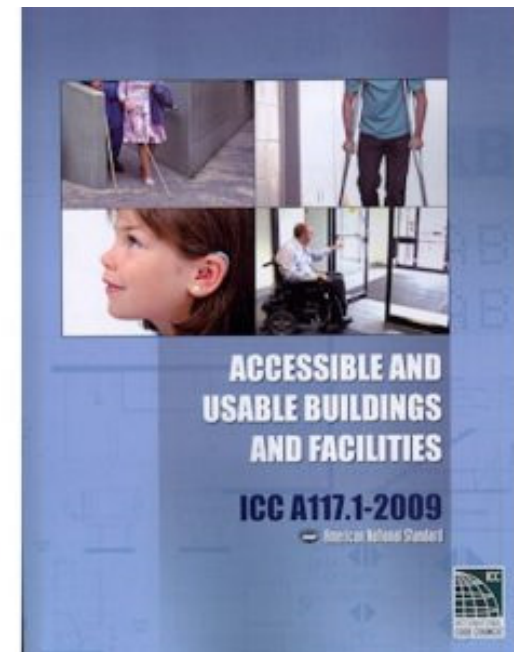
May 2019: At the CPT meeting the Ad Hoc Committee presented the Norman Visitability Code, draft document for consideration to staff and members with request that the document be compared to the current building codes and practices, as well as other visitability codes.

The document was to be discussed during the annual City Council retreat.



Current Visitability Codes

- ICC A117.1-2009 is the current standard for Accessibility for the International Building Code (IBC) and has been for some time.
- The IBC/ICC A117.1-2009 is adopted by the State of Oklahoma as the minimum standard for all municipalities.
- ICC A117.1-2009 is updated every 6 years at the national level. The Oklahoma Uniform Building Code Commission (OUBCC) updates the Building Codes statewide at their discretion but generally every 3 years.
- The 2009 version of the ICC A117.1-2009 Standard included a new section Type C Visitable Units.
- In the ICC A117.1-2009 Standard there are requirements for commercial buildings but they also have standards for Accessible Dwelling Units.



Staff Recommendation

Staff recommends that an incentive based pilot program be initiated referencing the ICC A117.1-2009 Standard, specifically Section 1005, Type C (Visitable) Units.

This ICC A117.1-2009 is an existing proven standard. It works in conjunction with the currently adopted building codes. Unlike an organically written code it is unlikely to create conflicts, have omissions, or be silent on details and scenarios. The standard is updated regularly and reflects changes in other codes and so maintaining it over time is simplified. With the standard having both Visitable and Accessible Standards, if in the future it was desired to expand the scope to accessibility there would already be companion language to utilize.

Staff Recommendation (continued)

Staff also recommends the Pilot Program be initiated for two years. Staff's experience with another incentive based program is that the longer duration will help create a larger data pool, allow time for builders to become educated about the incentive program and the details it would take to comply with the code.

The proposed source of the credit would be the Building Permit fee which is .14 cents per square foot of project area (all areas under the roof). For reference a 2000 square foot home (living space) with a 2 car garage (roughly 400 square feet) would have a building permit fee of \$336. A home enrolled in the program would either meet all of the standard and be eligible for the credit or it wouldn't meet the standard and wouldn't be eligible. A home that complies with the program would receive a 100% credit of the Building Permit Fee.

In no instance would a credit be issued in excess of the total Building Permit fee if an applicant was to participate in other incentive programs.

Questions and Comments