THE CITY OF SAN DIEGO

MEMORANDUM

DATE: September 4, 2008

TO: Staff members of the Affordable Housing Collaborative Agencies:
City Planning & Community Investment Department, Redevelopment Division;
Centre City Development Corporation;
Southeastern Economic Development Corporation;
San Diego Housing Commission; and
Agency General Legal Counsel

FROM: Janice Weinrick, Deputy Executive Director, City of San Diego Redevelopment Agency

SUBJECT: Universal Design Features – FY 2009 Update

This memo shall serve as an update to the Universal Design Standards and Checklist referenced in a memorandum to the Collaborative Agency staff dated June 13, 2005 (see attachment #1) and shall confirm policy direction provided by the Affordable Housing Collaborative Executive Loan Committee (with members representing the City's Redevelopment Division, Centre City Development Corporation, Southeastern Economic Development Corporation and the San Diego Housing Commission) at its August 28, 2008 meeting. It is the intent of this update to ensure that elements of the Universal Design Standards are not in conflict with and/or in addition to the current California Building Code.

1. Universal Design Language for Inclusion in Affordable Housing Staff Reports

The proposed project will comply/complies with current California Building Code which includes comprehensive accessibility and adaptability requirements for new construction development, especially multi-family development. The proposed project will be reviewed and inspected for building code compliance by the Development Services Department of the City of San Diego.

Proposed projects receiving local, public financial subsidy from either the Redevelopment Agency and/or the San Diego Housing Commission are also encouraged to incorporate additional Universal Design components into the project design.

In addition, all projects that utilize Federal funds, in any amount, are required to provide five percent (5%) of the units with full accessibility features complying with the prevailing edition of ANSI A117.1 and other applicable federal, state or local standards in effect at the time of permit application.

2. Universal Design Language for Inclusion in Legal Agreement Between a Collaborative Agency and a Developer

Definitions Section:
(Include)

"Universal Design" shall mean the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design consistent with "The Seven Principles of Universal Design" developed by North Carolina State University's Center for Universal Design.

Basic Concept and Schematic Drawings Section:
(Include)

(x) The Developer is encouraged to incorporate Universal Design components into the Project in excess of accessibility standards required by the current California Building Code and/or International Code Council/American National Standards Institute (ICC/ANSI) A117.1-2003. A list of encouraged Universal Design Features is attached hereto as Exhibit "X".

3. Universal Design Features

To the extent certain requirements of the June 2005 checklist are now more restrictive than 2007 California Building Code, and would not necessarily result in greater accessibility than current provisions of the code, the Agency and Housing Commission will defer to the current California Building Code for required accessibility elements of proposed projects.

A list of Universal Design Features is included herein as Attachment #2. Developers are encouraged to incorporate these features in their proposed projects, but are not required to do so. The extent to which these features are incorporated into a project will be considered when a project is evaluated for public subsidy or assistance.

CITY OF SAN DIEGO REDEVELOPMENT AGENCY

Janice Weinrick
Deputy Executive Director

Attachments: 1. June 13, 2005 Memo/Universal Design Guidelines
2. Universal Design Features (ver.08.28.2008)

Attachment #1

CITY OF SAN DIEGO
MEMORANDUM

DATE: June 13, 2005

TO: Staff members of the Affordable Housing Collaborative Agencies: City Redevelopment Division, Centre City Development Corporation, Southeastern Economic Development Corporation and the San Diego Housing Commission; Agency General Legal Counsel

FROM: Collaborative Review Team Members: Chair Carolyn Smith, Debra Fischle-Faulk, Elizabeth Morris and Janice Weinrick

SUBJECT: Universal Design Standards

In response to public concern regarding the inclusion of Universal Design standards in Affordable Housing Program (Notice of Funding Availability – 'NOFA') projects, the following standards have been developed to be effective immediately:

1. Universal Design language for inclusion in staff Reports:

The proposed project complies with the current California Building Code that includes comprehensive accessibility and adaptability requirements for multi-family new construction development. The proposed project will be reviewed and inspected for compliance by the Development Services Department of the City of San Diego. In addition, all projects that utilize Federal funds, in any amount, are required to provide five percent (5%) of the units with full accessibility features complying with the prevailing edition of ANSI A117.1 and other applicable federal, state or local standards in effect at the time of permit application.

2. Universal Design Language for inclusion in legal Agreements between a Collaborative Agency and a developer:

Requirement of Universal Design Principles

- Added to the definitions section:

"Universal Design" shall mean the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design consistent with The Seven Principles of Universal Design developed by North Carolina State University's Center for Universal Design .

- Section 302 of DDA and Section 304 of OPA

"Section 30_ Basic Concept and Schematic Drawings

a. The Developer shall prepare and submit Basic Concept and Schematic Drawings and related documents for the development of the Site to the Agency for review and written approval within the time established in the Schedule of Performance. Basic Concept and Schematic Drawings shall include a site plan, elevations and sections of the improvements as they are to be developed and constructed on the Site.

b. The Site shall be developed as established in the Basic Concept and Schematic Drawings and related documents except as changes may be mutually agreed upon between the Developer and the Agency Executive Director or designee. Any such changes shall be within the limitations of the Scope of Development.

c. The Developer shall incorporate Universal Design components into the Project and specifically comply with the items outlined in the Agency's Universal Design Checklist, attached as Exhibit X. The Agency, may, in its discretion, grant a written exception to one or more of the requirements listed on the Checklist, but only in circumstances where the Developer demonstrates why incorporating the Universal Design component would be infeasible.

3. Universal Design Checklist (attached) to be used as the standard for inclusion of Universal Design principles in NOFA projects.

Carolyn Smith
President
Southeastern Economic Development Corp

Elizabeth Morris
Chief Executive Officer
San Diego Housing Commission

Debra Fischle-Faulk
Deputy Executive Director
Redevelopment Agency

Janice Weinrick
Vice President
Centre City Development Corporation

Attachment

ATTACHMENT

CHECK LIST
FOR
UNIVERSAL DESIGN FEATURES

1. Stepless front entrance or other primary entrance

2. a) Stacked closets for elevator lift space (the center floor would be framed to allow for the shared ceiling/floor to be knocked out for future elevator)

   b) Or, a bedroom on first floor

3. Full bath on first floor

4. Clear floor space in bathroom and kitchen to provide a 60" turning circle or a 30" x 48" parallel use/work space in front of each fixture or appliance

   48" clear floor space in front of toilet and parallel to bathtub; and

   36" clear width for toilet fixture

5. Wall framing reinforcement around toilet and bath fixtures to allow for the future installation of a grab bar feature

6. 36" wide exterior door(s) and 34" interior passage doors on the ground floor, including 30" x 48" space clear of any door swing

7. 40" wide hall width

8. Space for adaptable kitchen cabinets to allow for 48" clear width, clear space below sink, cabinets below counter.

9. 30" wide accessible counter work space at 34" unable height, or, two (2) bread boards permanently installed at 34" height in kitchen

10. Light switches, electrical receptacles, and environmental controls at an accessible height.

11. Accessible route of travel connecting the kitchen, bathroom, and other primary function space on the ground floor.

The requirements above shall be amended as needed in order to be consistent with existing/current California Building Code.

Attachment #2

UNIVERSAL DESIGN FEATURES

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Entrances

1. Stepless front entrance or other primary entrance.
2. If only one entry, not through a garage or from a patio or raised deck.
3. Minimum 5' x 5' level clear space inside and outside entry door.
4. Power door operators.
5. Weather protection such as a porch, stoop with roof, awning, or carport.
6. Full length sidelights, windows in doors, and/or windows nearby.

Interior Circulation

7. Open plan design, with at least one bedroom and bathroom located on an accessible ground floor entry level.
8. Clear door opening width (32" minimum, 34"-36" wide doors) for all doorways.
9. Flush thresholds at all doorways.
10. Clear floor space (18" minimum) beside door on pull side at latch jamb.
11. Circulation route 42" minimum width.
12. Turning space in all rooms (5' diameter).

Vertical Circulation

13. All stairs should have space at the bottom for later installation of a platform lift.
14. At least one set of staked closets, pantries or storage spaces with knock-out floor.
15. Stair handrails to extend horizontally beyond the top and bottom risers.

Bathrooms

16. At least one bathroom with one of the following:
    a) minimum 5'x3' curbless shower
    b) tub with integral seat, waterproof floor and a floor drain
17. 60" diameter turning space in the room and 30" x 48" clear floor space at each fixture.
18. Clear space (3') in front and to one side of toilet
19. Toilet centered 18" from any side wall, cabinet or tub.
20. Lavatory counter height 32" minimum
21. Offset controls in tub/shower with adjacent clear floor space.

Kitchens

22. Space between face of cabinets and cabinets and walls 48" minimum
23. Variable height (28"-42") work surfaces such as countertops, sinks and cooktops.
24. Stretches of continuous countertops, particularly between refrigerator, sink and stove-top.
25. Full height pantry storage with easy access pull-out and/or adjustable height shelves.
26. Under-counter or drawer type refrigerators installed on raised platforms.
27. Built in oven with knee space beside, set for one pull-out oven rack at the same height as adjacent countertop.

UNIVERSAL DESIGN FEATURES

VER 08282008

Laundry/Storage

28. Laundry sink and countertop surface no more than 34" above finished floor with knee space below.
29. Clear floor space 36" wide across full width in front of washer and dryer and extending at least 18" beyond right and left sides.
30. 50% of all storage less than 54" high
31. 8' minimum door height or alternate on-site parking for tall vehicles
32. Electrical panel with top no more than 54" above floor located with a minimum 30" x 48" clear floor space in front

Windows

33. Windows for viewing 36" maximum still height
34. Exterior sliding doors: drop frame and threshold into subfloor to reduce height of track.
35. By-passing closet doors: each panel should create an opening at least 32" clear.

Non-structural features

36. Lever door handles, motion detector light switches in garage, utility spaces, audible and visual alarms for doorbell, smoke detectors, etc.
37. Color contract between floor surfaces and trim.
38. Contract between countertops and front edges or cabinet faces

This checklist shall not be interpreted to *require* design features in excess of existing/current California Building Code. It is a list of features that contribute to or can be components of Universal Design. Not all features are expected to be included in any given development proposal and this list is not exhaustive.