

# Boulder County Aging Advisory Committee

109

## Lafayette Building Visitability Regulations



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OCTOBER 1, 2021

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# Presentation Overview

- Regulation Overview
- State Accessibility Requirements

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## **Visitability:**

The term refers to housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.

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# Regulation Overview

- Adopted by City Council on August 14, 2007
- No less than 25% of any residential development
  - Multi-Family - If upper-story does not have elevator access, all ground floor units required to be accessible.
  - Non-ground floor Accessory Dwelling Units are exempt
- Waivers
  - Recommendation from Planning Commission
  - Developer demonstration of excessive slope of encumbrances on lots that make it impractical to meet requirements.
- Cash-in-Lieu
  - Available to retrofit existing homes for qualified persons
  - \$2,500 per unit
  - \$5,000 per model home

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# Requirements

## Visitable route.

- **One (1) zero-step entrance route (no steps/stair risers) shall be provided to every visitable dwelling unit.**
  - The route shall have a minimum width of thirty-six (36) inches. The maximum allowed slope shall be 1:12 (eight and three-tenths (8.3) percent) and shall comply with Section R311.6 of the International Residential Code 2006 (IRC 2006).

## Doors and doorways.

- **The zero-step entrance route door and all interior doors and doorways on the visitable floor level, except those serving closets or pantries less than fifteen (15) square feet in area, intended for user passage shall have minimum net clear opening width of thirty-two (32) inches and shall comply with Section 404.2.2 of the International Code Council/American National Standards A117.1-2003 (ICC/ANSI A117.1-2003).**
- Where provided, **thresholds on the visitable floor** level at doorways shall have a **maximum beveled height of one-half (1/2) inch** and shall comply with Section 404.2.4 ICC/ANSI A117.1-2003.
- **Door hardware** on doors required to comply with the minimum thirty-two-inch net clearing opening width shall **include handles, pulls, latches, and/or locks** in compliance with Section 404.2.6 ICC/ANSI

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# Requirements

## Interior hallways

- All **interior hallways** on the visitable floor level shall have **a minimum clear width of thirty-six (36) inches** and shall comply with Table 403.5 ICC/ANSI A117.1-2003.

## Bathrooms

- **The visitable floor level shall include at least one (1) bathroom**, which shall, at a minimum, contain a water closet (toilet) and lavatory (sink). The minimum net clear floor area of the **visitable bathroom shall be thirty (30) inches by forty-eight (48) inches** and shall comply with Section 305 ICC/ANSI A117.1-2003. Additional net clear floor area shall be required, if necessary, to accommodate the opening and closing of the bathroom door.
- **All bathrooms**, regardless of their location within the dwelling unit, **shall include reinforced walls in order to allow the installation of horizontal grab bars between thirty-three (33) inches and thirty-six (36) inches above the floor** in compliance with Section 609.4 ICC/ANSI A117.1-2003 for all walls adjacent to water closets (toilets), shower stalls, and bathtubs.

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# Colorado Accessibility Requirements

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# Title 9, Article 5 - Standards for Accessible Housing

- Adopted in 2003
- Any project with 7 or more units
  - Apartments, condos, townhomes, dorms, assisted living, extended stay hotels
  - Does not cover single-family residential.
- Operates on a point system

# Accessible Unit Types

Unit Type	Description	Points
Type A	ICC/ANSI A117.1, Section 1003 Wheelchair adaptable. An adaptable unit to all spaces and elements of the unit.	6
Type A Multistory	A multi-level unit with a ground story level designed to meet ICC/ANSI A117.1, Section 1003, and if provided, accessible laundry facilities on the ground story level.	5
Type B	ICC/ANSI A117.1, section 1004 Intended to meet (or exceed) FHA Guidelines. Geared towards mobility impaired persons.	4
Type B Multistory	A Type B unit where only the ground floor meets ANSI A117.1, Section 1004	3
Type B Visitable Ground Floor	Multi-story dwelling unit with an accessible entrance and toilet facility designed in accordance with ICC/ANSI A117.1, Section 1004.	1

# Requirements

Number of Units	Requirement (pts.)	Percentage Equivalent (ground floor visible)
0-6	0	
7-14	6	43% - 85%
15-28	12	42% - 80%
29-42	18	
43-57	24	
58-71	30	
72-85	36	
86-99	42	
100-114	48	42% - 48%

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# Summary

- City's Visitability Code geared towards ground floor accessibility in all single-family and multi-family units
  - State's requirements geared towards townhomes and multi-family.
    - More robust and overlaps City requirements
  - There has not been significant issues with implementation.
  - Both require involvement of planning and building staff at site plan and building permit stage of development.
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# Sustainability Plan Overview

*Aging Advisory Council – Boulder County*

October 1, 2021

Elizabeth Szorad  
Sustainability Coordinator



# Background

- | Guiding framework for City
- | 3 major focus areas



Energy Efficiency and Renewable Energy

Waste Reduction and Diversion



Green and Healthy Buildings

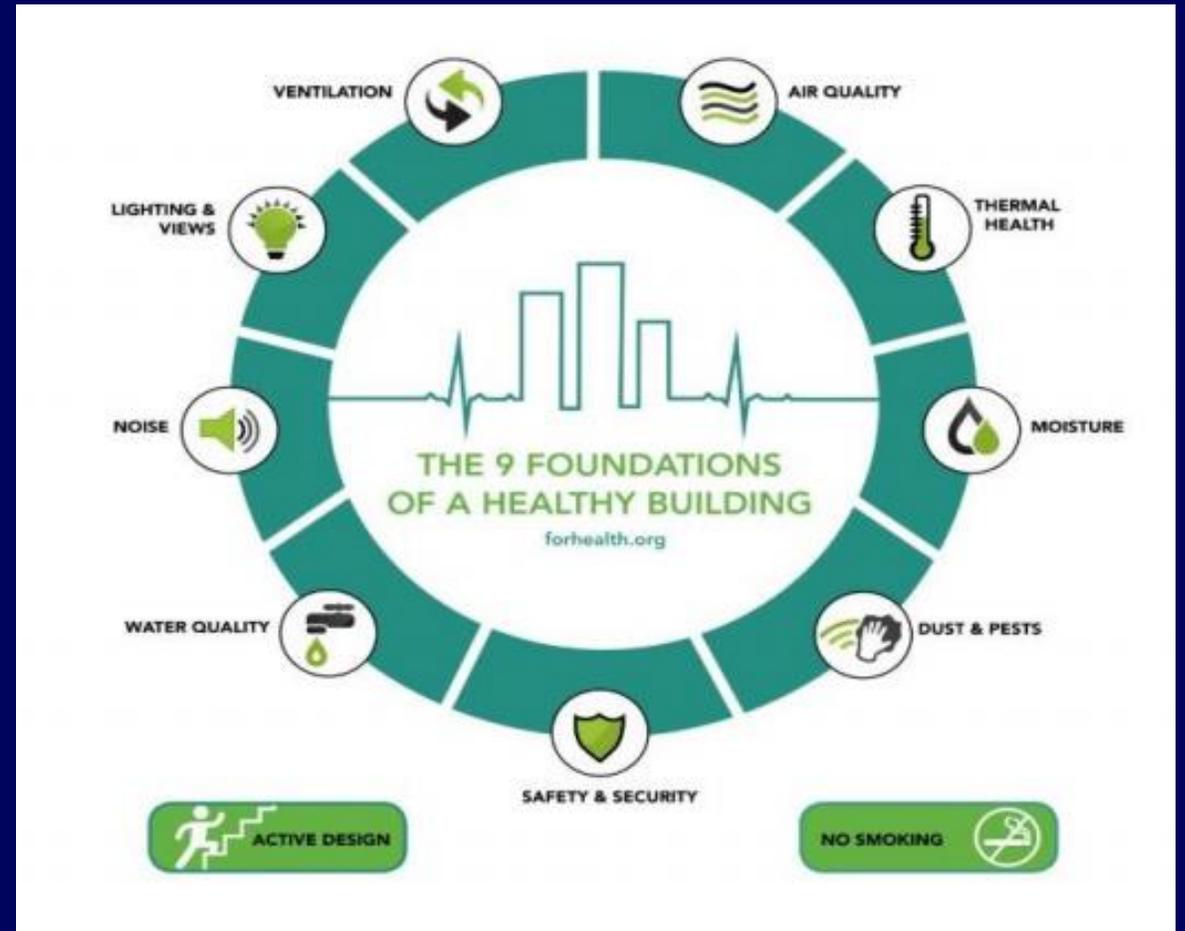
# Community Engagement

- | 20-month research and public input period
- | Community Open House
- | Online Survey and Forums through Lafayette Listens
- | City Council Sessions
- | Sustainability Working Group
- | Waste Reduction Advisory Committee and Lafayette's Energy Sustainability Advisory Committee

# Green and Healthy Buildings



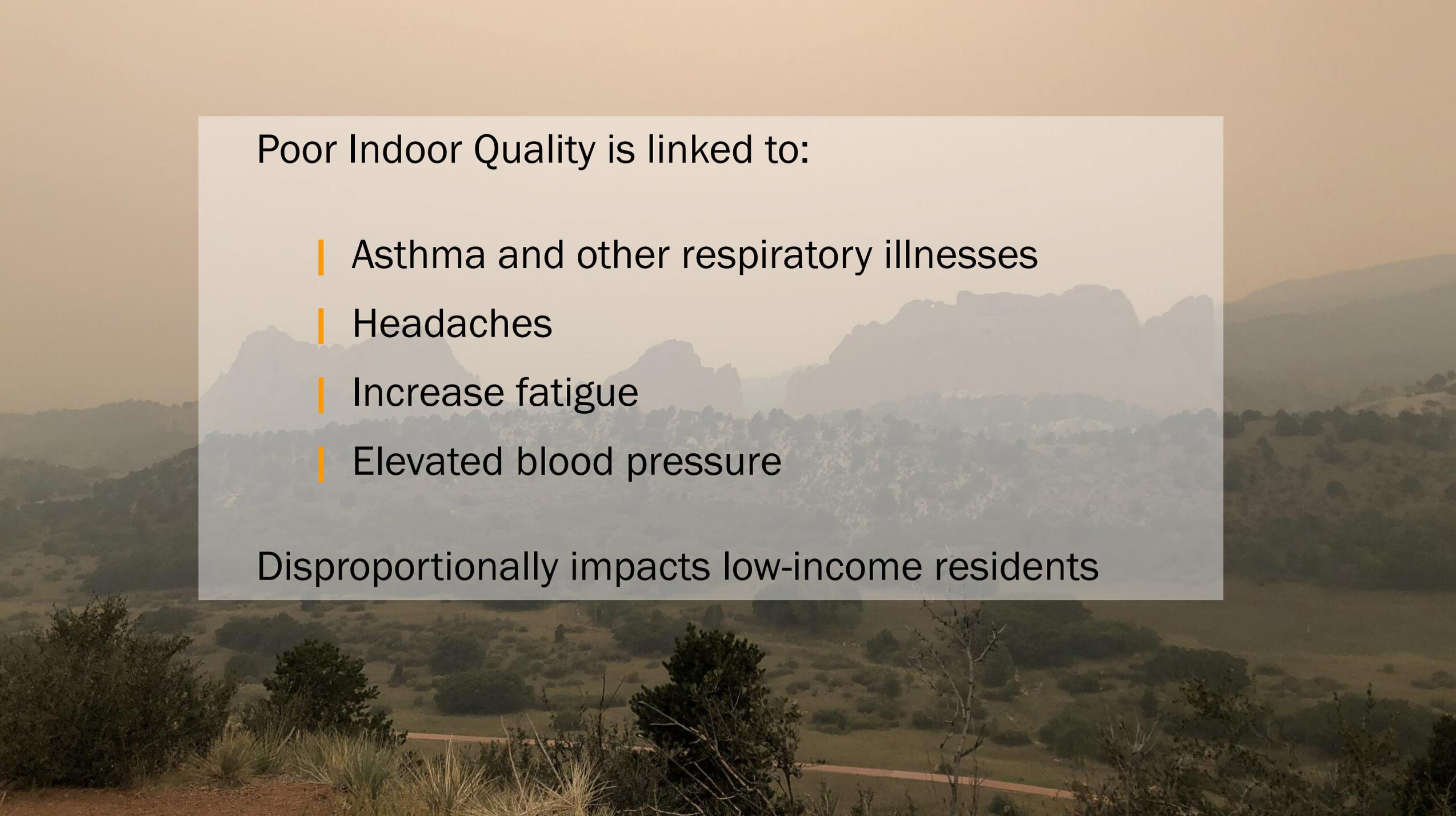
- | Go beyond the impact on the natural environment
- | Includes the impact buildings have on people:



# Green and Healthy Buildings



- | Individuals spend 90% of their time indoors where pollutants are often 2 to 5 times higher than outdoor concentrations



Poor Indoor Quality is linked to:

- | Asthma and other respiratory illnesses
- | Headaches
- | Increase fatigue
- | Elevated blood pressure

Disproportionally impacts low-income residents

# Green and Healthy Buildings



## GOALS:

- | Achieve annual increases in total number of third-party certified green and healthy buildings in the community
- | Implement voluntary green and healthy building improvements in existing buildings

# Strategies



1. Research policies and incentives for rental housing and mobile homes that improve health and building performance
2. Establish and share a green and healthy building resource library



# Strategies



4. Measure and improve indoor environmental quality in City facilities
5. Consider adoption of green building code amendments and development of sustainable design guidelines for City facilities
6. Establish healthy building recognition for businesses

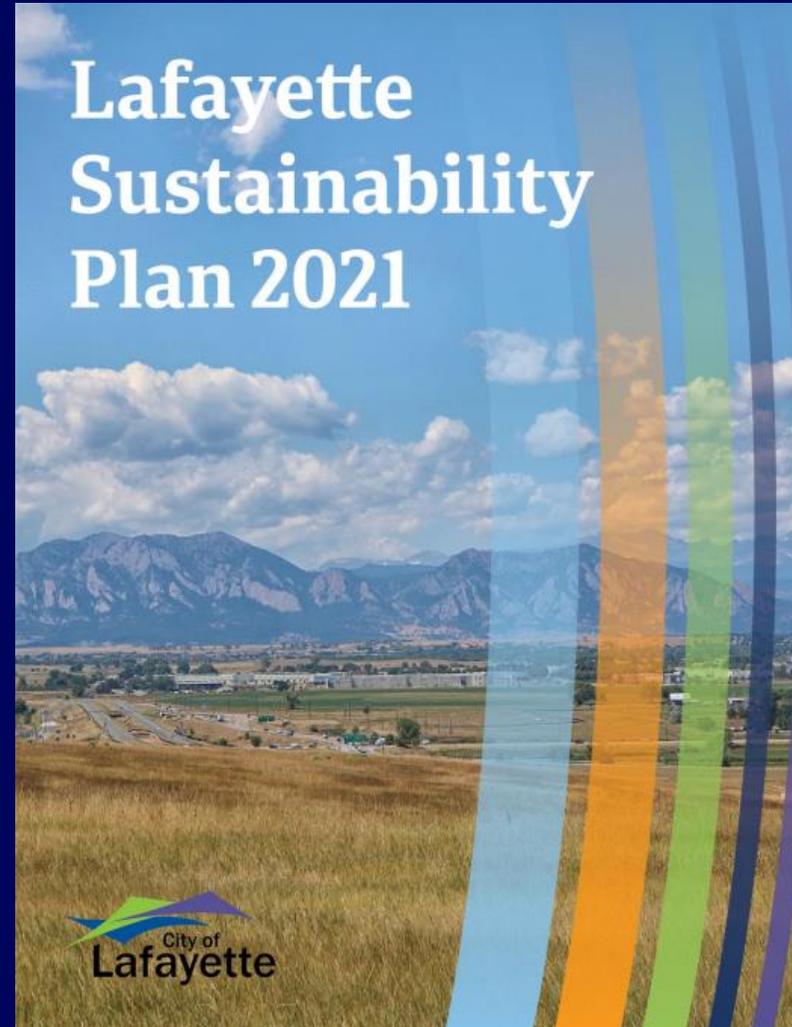
# Noteworthy Accomplishments



- Building Code Enhancements:
  - 2020 – Impact Resistant Asphalt Roof Shingle Ordinance
  - 2021 – Electric Vehicle and Solar-Ready Provisions

# Conclusion

- | Living Document
- | Timeline: seven years
- | City recognizes the need to protect enhance green and healthy buildings for positive long-term impacts on residents



Questions?