

Summary of Voluntary Model Universal Design Ordinance **(AB 2787)**

Assembly Bill 2787 (Chapter 726 of Statutes of 2002) adopted Section 17959 of the Health & Safety Code. This law requires California Department of Housing and Community Development to develop and certify one or more model universal design ordinances applicable to new construction and alterations for voluntary adoption by local governments.

The Department's model ordinance identifies rooms and denotes features which must be offered by a builder in residential units subject to the ordinance that are being newly-constructed or substantially rehabilitated but only installed if requested by the buyer/owner and which would not cause an unreasonable delay or significant unreimbursable costs to the developer or builder.

In general, the model ordinance provides:

- Definitions for critical terms
- Local option as to types of units (owner-occupied and/or rental), and number of units
- Specific exemptions and enforcement mechanisms

Examples of rooms and areas in covered units for which it is mandatory to offer certain design features:

- Accessible path of travel to dwelling
- 32" wide interior doors
- Handrail and handrail reinforcement in hallways
- Entry door high/low peep hole viewer
- Doorbell at 48" maximum height in accessible location (36")
- Switches and outlets at 15" to 48" above the floor
- Rocker light switches
- Closet rods and shelves adjustable from 3' to 5'6" high
- Up to 42" wide hallway

Bathrooms/Powder Room

- At least one bathroom or powder room on the primary entry level
- Grab bars and grab bar backing in walls
- 30" x 48" clear space at fixtures
- Lavatory with lever faucet controls
- Removable base cabinets or open lavatory with knee space and protection panel
- Clear space for a 48" to 60" diameter circle
- Accessible bathtub or roll-in shower
- Hand-held adjustable shower head

Kitchen on the primary entry level

- Accessible route to the kitchen
- 30" x 48" clear space at appliances
- Removable base cabinets at sink
- 30" x 48" clear space at sink
- Lever controls at kitchen sink faucet
- Switches and outlets at 15" to 48" above the floor
- 18" counter or breadboard for clear work area