



# Visitability

## Staff Report

December 1, 2013

	Page
1. Visitability Overview	
a. Defined	
b. Research and Public Policy	
c. Visitability Laws in other Municipalities	
d. Voluntary Visitability Initiatives	
2. What laws are currently in place for Austin?	4
3. Board Recommendations and Stakeholder Collaboration	8
a. Board Recommendations	
b. Staff Proposal 5-23-2013	
4. City Council Public Hearing (First Reading May 23, 2013)	11
a. Council Direction	
1. Costs Associated with Retrofitting	
2. SMART Housing and Waiver Policy	
3. Topography in Austin	
4. Exterior Route Options	
1) Fee in Lieu	
5. Aging Report	
5. Visitability Construction	17
a. Three Elements of the Proposal	
b. Planning at pre-construction	
c. Adopted 2012 International Residential Code	
o Ramp – defined	
o Exceptions from the Residential Code	
6. Stakeholders agreed on 3 Waivers	20

DAN MCNABB, DEPUTY BUILDING OFFICIAL  
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

## **1. VISITABILITY OVERVIEW**

- a. Defined:** Neither federal nor state law establishes visitability requirements. “Visitability” is defined as a very basic level of accessibility that enables people with physical limitations to easily visit homes.

Three architectural conditions usually distinguish a visitable home:

- (1) one entrance with no steps,
- (2) doorways clear opening 32 inches, and
- (3) at least one half-bath on the main floor.

### **b. Research and Public Policy Supporting Visitability**

While federal law does not regulate visitability housing, the Fair Housing Amendments Act of 1988 and Americans with Disabilities Act contain certain accessibility requirements that benefit individuals with disabilities. “Accessible housing” is a more comprehensive design scheme requiring, among other things, kitchens that are accessible for people in wheelchairs and reinforced shower walls to allow for the installation of shower seats.

Accessible housing presumes that a person with a disability will live in the unit, while visitable housing provides merely the ability to visit it.

Towns in a number of states have passed mandatory visitability laws. These laws vary by jurisdiction, but generally apply to publicly-funded homes only or to both publicly- and privately-funded homes. Vermont is the only state that has a comprehensive mandatory visitability law. Many towns and states have implemented visitability initiatives, which include offering reimbursements or tax incentives to builders who voluntarily build visitable homes.

### **c. Visitability Laws in other Municipalities**

#### ***Publicly-Funded Homes Only***

***Town Laws.*** Atlanta, Georgia passed the first visitability ordinance in 1992. The ordinance applies only to private homes that receive local, state, or federal benefits such as city loans, land grants, and tax incentives. It requires one no-step entrance, doorways at least 32 inches wide, electric controls reachable by people in wheelchairs, and reinforced bathroom walls to allow for the installation of grab bars.

In 1998, Austin, Texas passed a visitability ordinance nearly identical to the one in Atlanta. It only applies to newly constructed single family homes, duplexes, and triplexes that receive financial assistance from the city. A number of other towns have passed similar legislation, including: Urbana, Illinois (2000); San Antonio, Texas (2002); St. Petersburg, Florida (2004); Birmingham, Alabama (2007); and Pine Lake, Georgia (2007).

**State Laws.** Within the last 12 years, eight states have passed legislation mandating visitability for specific types of housing built using certain state funds. They are: Georgia, Kansas, Kentucky, Michigan, Minnesota, Ohio, Oregon, and Texas. Minnesota, for example, requires visitability in all new single or multi-family homes financed in whole or in part by the Minnesota Housing Finance Authority. The law requires at least one no-step entrance, interior doors 32 inches wide, and at least one half-bath on the main living level.

### ***Publicly- and Privately-Funded Homes***

**Town Laws.** In February 2002, Pima County, Arizona enacted the first mandatory visitability ordinance for all publicly- and privately-funded homes. This ordinance applies to all new homes and requires a no-step entry, doorways at least 30 inches wide, lever door handles, reinforced walls in ground-floor bathrooms for future installation of grab bars, and reachable electric controls for people in wheelchairs. Builders can obtain an exemption from the no-step requirement where the site makes it impractical. Another Arizona town, Tucson, adopted a similar ordinance in 2007. In addition, three Illinois towns (Bolingbrook, Naperville, and Chicago) have passed legislation mirroring the Pima County ordinance.

**State Laws.** Vermont is the only state to require comprehensive visitability in certain new, single family homes built with and without public funds (20 V.S.A. § 2907). Vermont requires that all homes built without a known owner, must have: 1) one exterior door at least 36 inches wide, 2) first floor interior doors at least 34 inches wide, 3) first floor interior doorways at least 32 inches wide, 4) 36 inch wide hallways, 5) accessible electric controls, and 6) reinforced bathroom walls. Homes built by the owner or for the occupancy of a known owner are exempt from these requirements.

Florida has a less comprehensive visitability scheme, known as the Florida Bathroom Law, which requires builders to design and construct accessible bathrooms in publicly- and privately-funded homes (Fla. Stat. § 553.504(2)).

### **d. Voluntary Visitability Initiatives**

A number of states and towns have initiatives to encourage voluntary and non-voluntary visitability in construction.

*SEE ATTACHED CHART RELATED TO IMPLEMENTATION OF VISITABILITY LAWS IN THE U.S. (Page 22)*

## 2. WHAT LAWS ARE CURRENTLY IN PLACE FOR AUSTIN?

<p>Fair Housing Act City Code Chap. 5-1-1</p>	<p><i>Applies to - <u>MULTIFAMILY DWELLINGS</u></i> Housing Discrimination Based On Disability Prohibited. (4) In connection with the design and construction of covered multifamily dwellings for first occupancy after September 13, 1991, a failure by the owner to design and construct those dwellings in a manner that: (a) the dwellings have at least one building entrance on an accessible route, unless it is impractical to do so because of the terrain or unusual characteristics of the site;</p>
<p>Fair Housing Act  Visitability City Code Chap. 5-1-171  (Visitability ORDINANCE 20040115-045)</p>	<p><i>Applies to - <u>MULTIFAMILY DWELLINGS</u></i> § 5-1-181 BUILDING ENTRANCES. (A) Habitable space in a dwelling unit located on the first story must include at least one building entrance on the first story served by a ramp or no-step entrance. A building entrance door must have a minimum net clear opening of 32 inches. (B) The building entrance may be at the front, side, or back of a dwelling provided it is served by an accessible route, including a walking surface from a garage, ramp, or sidewalk. (C) If a building entrance includes a no-step entrance, the maximum distance between the interior floor level of the building entrance and the adjacent walking surface level may be no greater than one-half inch.</p>
<p>Smart Housing City Code Chap 25-1-701</p>	<p><i>Applies to - <u>PUBLIC FUNDED PROJECTS</u></i> (B) S.M.A.R.T. Housing must: (1) be safe by providing housing that complies with Title 25 of the City Code (<i>Land Development</i>); (2) provide mixed-income housing by including dwelling units that are reasonably-priced, as described in Subsections (C) and (D); (3) provide for accessibility by: (a) including dwelling units that comply with the accessibility requirements of the Building Code in: (1) each building with four or more dwelling units; and (2) at least 10 percent of the dwelling units in each development; or (b) for a development with three or fewer dwelling units, complying with the design and construction requirements of <a href="#">Chapter 5-1</a>, Article 3, Division 2 (<i>Design and Construction Requirements</i>); and (4) comply with the transit oriented guidelines adopted by the director; and (5) achieve at least a one star rating under the Austin Green Building program.</p>

<p>Smart Housing City Code Chap 25-1-703 Exterior Route</p>	<p><b><u>Smart Housing Program Requirements (City Code 25-1-703)</u></b> - as prescribed in the <b>Fair Housing Act, City Code 5-1-133</b></p> <p>(A) The Building Official may waive the requirements for a <u>site or lot</u> if the applicant files a written application that demonstrates that:</p> <ul style="list-style-type: none"> <li>(1) The topography of the site meets the site test; or</li> <li>(2) The lot; <ul style="list-style-type: none"> <li>a) is located in a National Register Historic District;</li> <li>b) has an area of 3,600 square feet or less; and</li> <li>c) has a 10 percent or greater slope from the public right-of-way to the entrance.</li> </ul> </li> </ul> <p>(B) The Building Official or the council may waive the requirements in accordance with this section.</p> <ul style="list-style-type: none"> <li>(1) For a <u>lot</u> to be eligible for a waiver, the applicant must file a written application that demonstrates that: <ul style="list-style-type: none"> <li>a) the lot has an area of 3,960 square feet or less;</li> <li>b) the lot is a corner lot or adjacent to a corner lot;</li> <li>c) the access to the lot's required off-street parking is from a rear alley; and</li> <li>d) the portion of the alley adjacent to the lot has a slope of 10 percent or more.</li> </ul> </li> </ul>
	<p><i>ADA Requirements only apply to Commercial Construction</i></p>

<p>Visitability ORDINANCE 20080618-094</p>	<p><i>Applies to – <u>NON-PUBLIC FUNDED PROJECTS</u></i></p> <p>City Council RCA Agenda Item #94 Conduct a public hearing and consider an ordinance amending City Code Chapter 5-1 (Housing Discrimination), City Code Section 25-12-241 (Residential Code), and the 2006 International Residential Code to require all new single-family homes and duplexes to comply with certain accessibility or “<u>visitability</u>” standards now applicable only to publicly funded housing. Not recommended by the Building &amp; Fire Code Board of Appeals or the Electric Board. (Included No Step Entrance language for ALL new residential construction.</p> <p><u>Council minutes:</u> Approved on a 7-0 vote with amendments:</p> <ul style="list-style-type: none"> <li>A) Blocking in a first-floor bathroom, so that it can be easily converted for wheelchair use; and</li> <li>B) If a bathroom is provided on the first floor, have at least one bathroom with a door that is 30-inches clear or greater in width; and</li> <li>C) Delete the section of the ordinance repealing the current visitability requirements for publicly funded housing. (Deleting the No Step Entrance section).</li> </ul> <p><i><u>Item C language that was deleted:</u></i></p> <p><i>R322.4 Building entrances. Habitable space in a dwelling unit located on the first story must include at least one building entrance on the first story served by a ramp or no-step entrance. A building entrance door must have a minimum net clear opening of 32 inches. The building entrance may be at the front, side, or back of a dwelling provided it is served by an accessible route, including a walking surface from a garage, ramp, sidewalk, or public right-of-way that is within 200 feet of the building entrance. If a building entrance includes a no-step entrance, the maximum distance between the interior floor level of the building entrance and the adjacent walking surface level may not be greater than one-half inch.</i></p>
--	---

**ORDINANCE NO. 20080618-094**

**AN ORDINANCE AMENDING CITY CODE CHAPTER 25-12, ARTICLE 11 (RESIDENTIAL CODE) RELATING TO ACCESSIBILITY REQUIREMENTS FOR SINGLE-FAMILY AND DUPLEX CONSTRUCTION; AND WAIVING THE REQUIREMENT OF CITY CODE SECTION 25-1-502(D).**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** City Code Section 25-12-241 (*Residential Code*) is amended to repeal and replace Subsection (B) to read

(B) The following provisions of the 2006 International Residential Code are deleted

Section R103	Section R301.2 4	Section R602 8 1
Section 105 2	Table R301 2(1)	Section R602 8 1 1
Section R105.3.1.1	Section R302	Section R702 6
Section R105 3 2	Section R302.1	Section M1305.1.3
Section 105 5	Table R302 1	Section M1305 1 3 1
Section R106 1 3	Section R309 5	Section M2201 6
Section R109 1 3	Section R322	Section E3901
Section R110.3	Section R324	Section E3902
Section R112	Section R602 8	Part IV
Part VI	Part VII	Part VIII

**PART 2.** City Code Section 25-12-243 (*Local Amendments to the Residential Code*) is amended to add the following new sections

**SECTION R322**

**ACCESSIBILITY**

**R322.1 Scope.** The requirements of this section apply to new construction of a single-family dwelling or duplex for which a building permit application is submitted after January 1, 2009. Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply.

**R322.2 Accessible bathrooms within dwelling units.** If a water closet room or bathroom is provided on the first story of a dwelling unit, the water closet room or bathroom must have a minimum clear opening of at least 30 inches (762 mm)

**R322.3 Wall reinforcement in bathrooms.** If a water closet room or bathroom is provided on the first story of a dwelling unit, the water closet room or bathroom must contain a toilet and a lavatory and have reinforced walls that meet the following standards:

- 1 lateral two-inch (51 mm) by six-inch (152 mm) or larger nominal wood blocking must be installed flush with stud edges of bathroom walls; and
- 2 the centerline of the blocking must be 34 inches (836 mm) from and parallel to the interior floor level

**Exceptions:**

- 1 Blocking is not required in the portion of the water closet room or bathroom wall located directly behind the lavatory
- 2 If more than one water closet room or bathroom is provided on the first floor of a dwelling unit, only one water closet room or bathroom is required to meet the blocking standards in this section

### 3. BOARD RECOMMENDATIONS and STAKEHOLDER COLLABORATION

a. Stakeholders:

- Austin Mayor's Committee for People with Disabilities
- ADAPT/ PACT
- Stuart Hersh
- Home Builders Association of Greater Austin (HBA)
- Real Estate Council of Austin

Board Recommendations - Austin Mayor's Committee for People with Disabilities 03-11-2012



**BOARD/COMMISSION RECOMMENDATION**

Austin Mayor's Committee for People with Disabilities

Recommendation Number: (20130311-107): The purpose of the recommendation is to include the remaining Visitability Requirements into City Code.

Whereas, Council is scheduled to adopt the international residential code and local amendments in May 2013;

Whereas, in 2008 council adopted two elements from the Visitability ordinance requirements;

Whereas, the City of Austin has been a leader in accessibility for all citizens;

Whereas, cities such as San Antonio, Atlanta, St. Petersburg, Tucson and Long Beach have adopted similar housing ordinances;

Whereas, the issue of housing, aging in place, and visitability are critical to a growing number of our citizens;

Whereas, approximately 20% of the population has a disability, an increasing number of citizens are reaching retirement age, and an increasing number of our returning veterans will need mobility assistance;

Whereas, the City's Architectural Barrier Removal Program (ABR) has expended over 12 million dollars over the last ten years to assist citizens in modifying their homes for needed accessibility such as accessible entrances and modifications to bathrooms for increased independence;

Whereas, the ABR program has limited funding and recently reported that at mid-year all fiscal year funding has been expended leaving citizens on waiting lists.

NOW, THEREFORE, BE IT RESOLVED that the Austin Mayor's Committee for People with Disabilities recommends that Council adopt the remaining visitability elements per the attached technical language to the International Residential Code to further enhance the availability of housing for our veterans, senior citizens, and citizens with disabilities.

Date of Approval: March 11, 2012

Record of the vote: Unanimous on a 6-0 vote (one vacancy)

Attest: Dalores Gonzalez

See attached Back up next page



**AUSTIN MAYOR'S COMMITTEE FOR PEOPLE WITH DISABILITIES**

Dear Mr. Haught and Commissioners of the Building and Fire Code Board of Appeals:

My name is Ron Lucey. I am a citizen with a disability and vice chair of the Austin Mayor's Committee for People with Disabilities. I'm submitting this statement in favor of including the International Building Code amendments to the City of Austin Residential Building Code and Electrical Code that apply to Visitability standards for the construction of new homes.

The Mayor's Committee is on record as fully supporting Visitability in residential construction since my tenure with the committee began in the mid 1990s. In 2008, the committee was asked by our former Mayor Pro Tem, Betty Dunkerly, to develop and propose ordinance changes to the Residential Building Code to include all visitability standards. At that time, due to pressure from the Austin Home Builders Association, only a few of the easiest visitability standards were adopted by the City Council at that time.

In 2012, Austin stakeholders with disabilities asked the Mayor's Committee to once again support these changes. The Mayor's Committee negotiated in good faith with representatives of the Home Builders Association on a balanced reasonable approach to these standards including the most important standard, the inclusion of a no-step entrance into newly constructed homes. We agree that due to topographical challenges not every newly constructed home could easily and affordably include a no step entrance. We agree there should be a reasonable variance process to grant exceptions to the no-step entrance in these situations. We also agree that an extended transition - implementation period should be considered when adopting these visitability standards to allow Austin home builders time to implement these changes into their building plans. We agree that implementation of a no step entrance is a flexible standard that could be met through any of several entrances into a home including the garage or front entrance.

We do NOT agree with allowing a single stakeholder organization to once again prevent progress on this issue for the thousands of Austin residents who will build and purchase a new home and later find they have an essential and unplanned need for visitability to their home for themselves, a family member, a neighbor, or guest, or to simply age in place with reasonable access to their home. Visitability takes away nothing from the enjoyment of a new home for all home owners while adding and ensuring that Austin residents with disabilities can enter a home with dignity and equal access. I've witnessed the hardship that was caused to my wife's aging parents who live in an older home without a no-step entrance. The inclusion of a no-step entrance must be viewed as both an accessibility concern and life-safety issue to ensure fair and equal access to housing for all Austin residents. Please do the right thing for Austin and vote to recommend the inclusion of a no-step entrance into Austin's residential building code.

Respectfully,

**Ron Lucey, Vice Chair, Mayor's Committee for People with Disabilities**  
**Phone: (512) 377-0577**

# Board Recommendations - Building & Fire Code Board of Appeals 3-14-2013



## MEMORANDUM

**TO:** Austin City Council Members

**FROM:** Frank Haught, Board Chair, Building and Fire Code Board of Appeals

**DATE:** March 14, 2013

**RE:** Board's Recommendation to adopt the Visitability Stakeholders Group language and include with the proposed code adoption of the 2012 International Residential Code (City Code 25-12-241, Section R322 Accessibility).

### Timeline - Stakeholder Process

2/27/13 2<sup>nd</sup> Public Hearing at the Building and Fire Code Board of Appeals. The Board heard testimony from numerous stakeholders. Board voted unanimously and recommends adoption of the language proposed by the Visitability Stakeholder Group and City staff. The new language will amend the current local amendments of the *Residential Code* (City Code 25-12-241, Section R322 Accessibility).

12/19/12 1<sup>st</sup> Public Hearing at the Building and Fire Code Board of Appeals. The Board heard testimony from numerous stakeholders regarding the proposed language. The Board postponed the public hearing and directed staff to reorganize the language. Staff also separated the Visitability language from the proposed 2012 International Residential Code in an effort to move that code forward to adoption.

11/28/12 Visitability Stakeholder Group met at the Home Builders Association office.

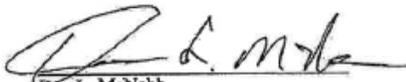
10/22/12 Visitability Stakeholder Group met at the Home Builders Association office.

8/15/12 Visitability Stakeholder Group attended a Visitability briefing at the Austin Mayor's Committee for People with Disabilities (AMCPD) at City Hall.

7/30/12 Visitability Stakeholder Group met at the Home Builders Association office.

6/28/12 City staff held the initial Visitability Stakeholder meeting at 505 Barton Springs Rd. A Stakeholder Group was created to discuss and finalize code language on visitability. Stakeholders included Dolores Gonzalez (Board liaison for AMCPD), Jesus Lardizabal (Board Chair for AMCPD), Stuart Hersh, Harry Savio (HBA), Mitch Schwartz, and numerous volume builders including Meritage Homes, DR Horton, Streetman Homes, Pulte Homes, KB Homes, and David Weekly Homes. City staff included Dan McNabb and Tony Hernandez (PDRD Building Inspections), and Ron Menard (PDRD Commercial Plan Review).

  
Frank Haught  
Chair, Building & Fire Code Board of Appeals

  
Dan L. McNabb  
Board Liaison, Deputy Building Official

#### **4. CITY COUNCIL PUBLIC HEARING (FIRST READING MAY 23, 2013)**

##### **Staff Proposed Draft Ordinance – City Council May 23, 2013**

Item #108 Conduct a public hearing and consider an ordinance amending Article 11 of City Code Chapter 25-12, the Residential Code, to require additional visitability standards for residential single-family and duplex construction.

### **DRAFT ORDINANCE NO.**

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-12, ARTICLE 11 (RESIDENTIAL CODE) RELATING TO ACCESSIBILITY REQUIREMENTS FOR SINGLE-FAMILY AND DUPLEX CONSTRUCTION;

#### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

Section R320, Article 11 of Chapter 25-12 (*Residential Code*) is repealed and amended to read as follows:

#### **SECTION R320 VISITABILITY**

**R320.1 Application.** A new *dwelling unit* with *habitable space* on the first floor shall be designed and constructed with a *bathroom group* or a half bath on the first story of the *dwelling unit* and comply with the requirements of section R320.2 thru R320.3. Only one *bathroom group* or half bath is required to comply.

**R320.2 Visitability Bathrooms within dwelling units.** On the first story of the *dwelling* the *bathroom group* or the half bath shall have a minimum clear opening of 30 inches (762 mm).

**R320.2.1 Wall reinforcement.** The *bathroom group* or half bath shall have reinforced walls that meet the following standards:

1. lateral two-inch (51 mm) by six-inch (152 mm) or larger nominal wood blocking must be installed flush with stud edges of bathroom walls; and
2. the centerline of the blocking must be 34 inches (836 mm) from and parallel to the interior floor level

**Exceptions:**

Blocking is not required in the portion of the wall located directly behind the lavatory.

**R320.2.2 Light switches, receptacles and other environmental controls** located in the *bathroom group* or a half bath of a *dwelling unit* must be no higher than 48 inches above the interior floor level. Receptacles shall be a minimum of 15 inches above the interior floor level.

**R320.3 Visitability routes within the dwelling unit.** A *dwelling unit* shall provide a visitability route through the living room, dining room, kitchen and bathroom group or half bath on the first story of the *dwelling*. The route must provide a minimum clear width of 32 inches. Lever handle doors shall be provided in the interior for the visitability routes.

**R320.4 Visitability Building Entrance.** Building Entrance requirements shall apply to a new *dwelling unit* with *habitable space* on the first floor as practicable in a newly developed lot in all subdivisions submitted for review after January 1, 2016. Lots identified as visitability lots will be required to comply with section R320.4.1 The developer shall predetermine and identify lots that will comply with this section upon the submission for review of the subdivision.

**R320.4.1 Building entrance.** A new *dwelling unit* with *habitable space* on the first floor where determined to be practicable shall be designed and constructed with at least one building entrance on the first story served by a ramp or no-step entrance. A building entrance door must have a minimum net clear opening of 32 inches.

1. The building entrance may be at the front, side, or back of a dwelling provided it is served by an accessible route, including a walking surface from a garage, ramp, sidewalk, or public right-of-way that is within 200 feet of the building entrance.
2. A no-step entrance maximum distance between the interior floor level of the building entrance and the adjacent walking surface level may be no greater than one-half inch.

**a. Council Direction 5-23-2013**

REGULAR COUNCIL MINUTES

THURSDAY, MAY 23, 2013

108. Conduct a public hearing and consider an ordinance amending Article 11 of City Code Chapter 25-12, the Residential Code, to require additional accessibility or visitability standards for residential single-family and duplex construction. The public hearing was conducted and the motion to close the public hearing and approve the ordinance on first reading was approved with the following amendment, friendly amendment and direction on Council Member Spelman’s motion, Council Member Morrison’s second on a 7-0 vote.

There was an amendment made by Council Member Spelman to strike the wording “and any interior doors must have handles” in section R320.3 of the ordinance. There was a friendly amendment made by Council Member Morrison to create accessibility from the no step entrance to the accessible route. The amendment was accepted by the maker of the motion.

- 1) Strike interior door handle requirement from the draft ordinance.
- 2) Amend the draft ordinance such that is applicable to all new single family and duplex construction.
- 3) Amend the draft ordinance to include a requirement for an accessible route from no-step entrance to first floor bathroom.

Staff was also directed to:

- 1) Council requested: Provide an itemized break-down of the \$12,500 retrofit estimate (30-inch door, blocking, etc.).

Generally, when the Neighborhood Housing Department retrofits a residence for accessibility, the estimated cost ranges from \$10,000 to \$15,000. The \$15,000 cost would include retrofitting the shower pan for an accessible shower. When the shower cost is not included, then the retrofit would cost is approximately \$12,500. This cost for retrofit would include the visitability features below and includes access to the water closet, relocating light switches and receptacles, widening the interior route including doorways, and adding the no step entry and ramp.

Estimated Cost – New vs Retrofit				
	New		Retrofit	
	Concrete Change.Org	HBA	Concrete Change.Org	COA Housing
Bathroom Retrofit	-	-		
Light Switches and Receptacles	-	-		
Wider Interior and doors	\$ 10	-		
No step entry and Ramp	\$ 0	\$2,000		
	<b>\$10</b>	<b>\$2,000</b>	<b>At least \$10,000</b>	<b>At least \$10,000</b>



**Smart Housing Program Requirements (City Code 25-1-703)**

- as prescribed in the **Fair Housing Act, City Code 5-1-133**

- (A) The Building Official may waive the requirements for a site or lot if the applicant files a written application that demonstrates that:
  - (3) The topography of the site meets the site test; or
  - (4) The lot;
    - d) is located in a National Register Historic District;
    - e) has an area of 3,600 square feet or less; and
    - f) has a 10 percent or greater slope from the public right-of-way to the entrance.
- (B) The Building Official or the council may waive the requirements in accordance with this section.
  - (2) For a lot to be eligible for a waiver, the applicant must file a written application that demonstrates that:
    - e) the lot has an area of 3,960 square feet or less;
    - f) the lot is a corner lot or adjacent to a corner lot;
    - g) the access to the lot's required off-street parking is from a rear alley; and
    - h) the portion of the alley adjacent to the lot has a slope of 10 percent or more.

Since the inception of the S.M.A.R.T. Housing Program in 2000 through Fiscal Year 2011-12, approximately 6,800 single family units have been built, and out of all this construction, less than 10 structure required waivers.



3) Council requested: Provide information related to the total number of permits issued broken down by subdivision/ SF/ duplex. Provide an estimate of how many projects are submitted with a slope of 3- 4 feet based on a sampling of the referenced permits (per Council discussion).

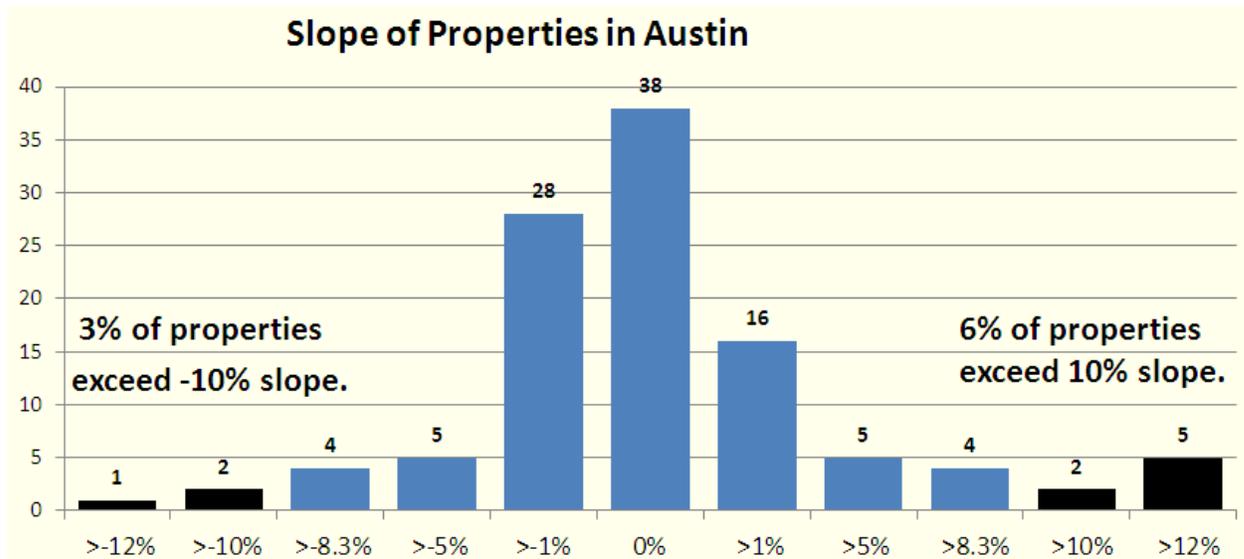
Staff performed a sampling of 3% of Single Family construction in Austin, and randomly selected 110 properties throughout Austin’s jurisdiction, as illustrated by the map below.



The chart below summarizes the sampling from the map above. The slope of a property is measured from the front property line to the rear property line.

Staff found that:

- Representation of sampling of new construction throughout Austin.
- Staff looked at the slopes of 3% of new SF construction (110 properties).
- Slope is from the front of the property to the rear property line.
- 6% of properties have >10% slope and 3% have > -10% slope.
- 5% of properties exceed 12% slope and 1% exceeds -12% slope.



4) Council requested: Work with stakeholders to develop a fee-in-lieu option in order to provide a choice to a builder to comply or pay a fee to be used by NHCD for visitability improvements.

Staff collaborated with stakeholders on a Fee in-lieu option:

- Stakeholders supporting mandatory visitability do not support any fee in-lieu option.
- Stakeholders not supporting visitability do support a fee in lieu of option.
- Stakeholders discussed that a reasonable fee could be \$2,000 per structure or 1% of the valuation of construction, whichever is greater.
- Neighborhood Housing Department would manage the program. The fees received must be spent in the general vicinity and for the same purpose.
- Staff discussed a program like this can be cumbersome and require more staff time.

5) Council requested: Bring the item back for second/ third reading after Council has had an opportunity to hear the recommendations of the Mayor's Task Force on Aging, scheduled to present to Council in August.

The Mayor's Task Force on Aging provided a briefing to City Council on August 29, 2013. The Task Force strategy included three Goals.

Goal 1. Focus on Age-Inclusive Policies. Strategy included:

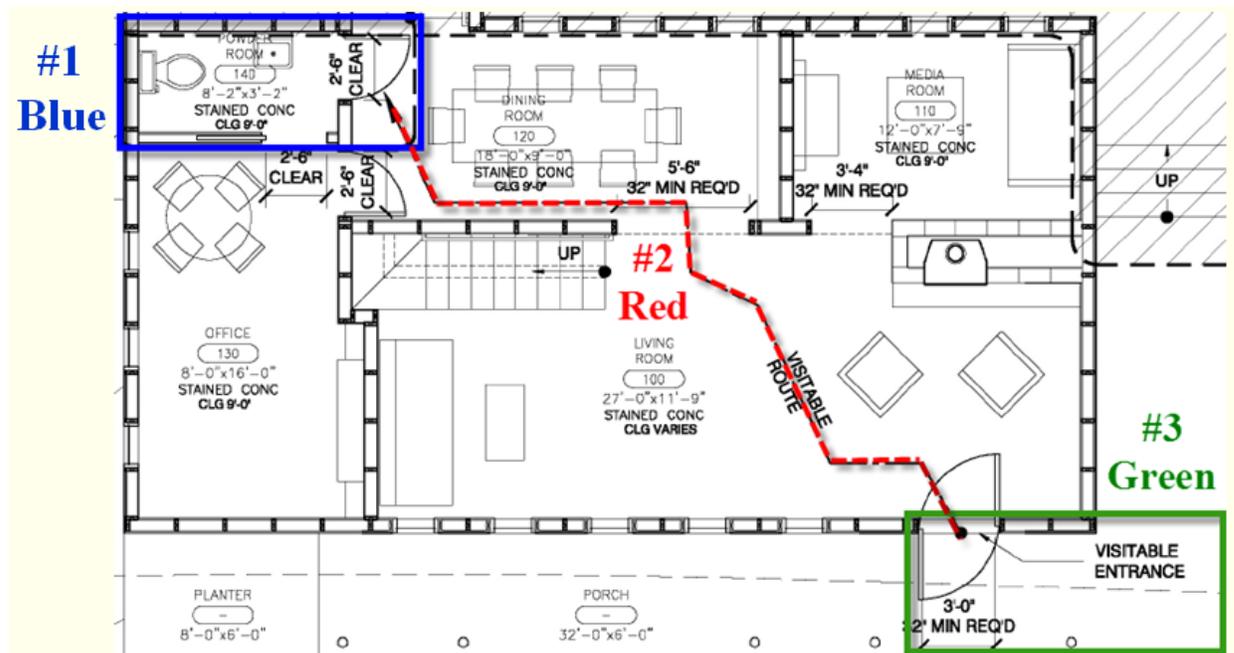
- Integrate Age-Inclusive Policies as Criteria for City Decision-Making, and Promote positive impacts on Seniors.
- Expand Home Modification and Repair Services

Goal 2. Focus on Affordable Housing

Goal 3. Focus on Integrating Seniors into Civic Life.

## 5. VISITABILITY CONSTRUCTION

a. Staff conducted additional Stakeholder meetings and discussed the following 3 components to visitability below.



### 3 Elements to Visitability:

#### **1<sup>st</sup> Element – Visitable Bathroom (Blue)**

- Require a Visitable bathroom or ½ bath on the first floor,
- Require 30 inch clear doorway, and
- Require wall reinforcement/blocking in visitable bathroom.
- Require light switches, receptacles and environmental controls at a reachable height.

#### **2<sup>nd</sup> Element - Interior Visitable Route (Red)**

- Require No Step threshold entrance of the structure,
- Require a minimum clear opening of 32 inches beginning at the visitable entrance continuing through the living room, dining room, and kitchen.

#### **3<sup>rd</sup> Element - Exterior Visitable route (Green)**

- Require exterior visitable route to the No-Step entrance for all new construction effective January 1, 2016.

b. Planning at pre-construction for an Exterior Visible Route

Visitability can be attained through planning. Site development is essential to accomplishing visitability. The Bradshaw Crossing development below consists of slopes from 3% to 11%, and the developer was able to provide visitability for the completed subdivision.



**c. How the Adopted 2012 International Residential Code addresses Extreme Terrain and the Code requirements for Ramps.**

In cases of extreme terrain, the International Residential Code (IRC) provides prescriptive requirements for ramps.

**“Ramp”**- defined by the Adopted 2012 International Residential Code (City Code 25-12-241) as:  
A walking surface that has a running Slope > 5%.

Slope < 5 %	Slope > 5 % < 8.3%	Slope > 8.3 % < 12.5%
		
<p>This is NOT a ramp. This is just a walking surface because the Slope is &lt; 5%.</p>	<p>The walking surface above has a running slope &gt; 5%, so this is a Ramp. The ramp must comply with the IRC requirements:</p> <ul style="list-style-type: none"><li>- have a maximum 1:12 slope (8.3%), and</li><li>- have a 3'x3' Landing.</li></ul>	<p>A walking surface with a running slope &gt; 8.3% (1:12), must:</p> <ul style="list-style-type: none"><li>- have a 3'x3' Landing;</li><li>- requires a handrail on one side; and</li><li>- Maximum allowable slope is 12.5%.</li></ul>

**“Ramp Exceptions “– As provided in the Adopted 2012 International Residential Code,** which is a prescriptive code, currently provides numerous exceptions for a variety of construction requirements relating to Ramps.

The IRC lists the following exceptions for Ramp construction. (City Code 25-12-241)

R311.8.1 Ramps shall have a Maximum slope of 1:12 (8.3%).

**Exception:** Technically infeasible to comply because of site constraints, ramps may have a maximum slope of 12.5%.

R311.8.2 Landing is required.

R311.8.3 Handrails required for all ramps exceeding a slope of 1:12 (8.3%).

## **5. Stakeholders Agreed on the following waivers.**

Staff met with stakeholders in October 2013 for a follow up meeting to discuss the exterior visitable route. All stakeholders agreed on the following 3 exceptions to waiver the exterior visitable route requirement.

### **1. Single Family zoned lots of 3,600 Square feet or less.**

#### **Staff Findings:**

- *The 3,600 SF lot is a SF-4A zoned lot and is used as one of the exceptions for Smart Housing.*
- *SF-4A lot size create design limitations for visitability.*
  1. *Has a minimum width of 40 feet which results in a 90 foot depth.*
  2. *Has a 15 foot front yard setback, creates design limitations to build an exterior visitable path from the street or sidewalk.*
  3. *The visitable route would likely exceed 10% slope.*
  4. *Creates additional challenges with parking, impervious cover limit of 65%, or if a garage can be included in the design.*
- *The exterior visitable route creates the ability for citizens to “age in place”. Visitability does not meet the Federal and State guidelines for accessibility.*
- *The Mueller Development PUD consists of small lots less than 3,600 SF. However visitability was accomplished from the alley access.*
- *There was discussion at the end of the October 2013 stakeholder meeting, but not all stakeholders were present. The discussion involved changing the lot size from 3,600 to 5,750, however, the impact was not discussed nor clarified.*

### **2. Lots with 10% or greater slope at pre-development;**

#### **Staff Findings:**

- *Staff performed a survey of development across the City and found that less than 6% have slopes greater than 10%, and 3% have a negative slope greater than 10%.*
- *Smart Housing (City Code 25-1-703) exempts slopes exceeding 10%, per the Fair Housing Act language (City Code 5-1-133). This exemption has been utilized by the Smart Housing Program as a waiver.*

### 3. Switchback ramps are not required.

#### Staff Findings:

- *Switchbacks ramps will not be required because they change the aesthetics and characteristics of a neighborhood.*
- *This ordinance provides for visitability, with reasonable expectation of a developer or builder, and does not provide accessibility.*

Switchback Ramps are not required. See examples below.



Resources:

<http://www.concretechange.org/>

<http://www.udeworld.com/visitability.html>

Chart below from udeworld.com summarizes Visitability Laws across the U.S.  
Available through the Center for Inclusive Design and Environmental Access.

RERC on Universal Design at Buffalo  
School of Architecture and Planning—University at Buffalo  
Updated January 2008

Date	Location	County	Types of Homes	Subsidized / Unsubsidized	Mandatory / Voluntary	Number of Homes Built	Link to Ordinance	Enforcement	Contact Information	Entrance to Home	Interior doors & Accessible Route	Bathrooms	Light switches, thermostat, electrical outlets, electrical panel, etc./Added Features /Comments
1992	Atlanta, GA	City of Atlanta	Single family homes	Any federal, state, or city financial benefits dispersed through the City	Mandatory	700-1000	<a href="http://www.concretechange.org/Atlanta.htm">http://www.concretechange.org/Atlanta.htm</a>	Bureau of Buildings	404-330-6150 bobinformation@atlantaga.gov	At least one no-step entrance on accessible route; minimum opening 32 inches	All interior doors, minimum 32 inch opening and lever handle. 36 inch wide level route provided through main floor of unit	Bathroom walls reinforced	Maximum 48 inch height, minimum 15 inch height. Oldest ordinance that requires minimal accessible features; used to help the state of Georgia construct the state accessibility statute.
1997	Freehold Borough, NJ	Monmouth County	Public and Private dwellings		Voluntary/Incentive								Waives construction permit fees for the addition or construction of accessibility features. The ordinance does not explicitly define what qualifies as accessibility features, but the city has shown a willingness to waive fees for commonly recognized features such as ramps. To date, however, the fee waivers have only been applied to rehabilitation of existing homes. The applicability of the ordinance to accessibility features offered in new homes has not been tested because Freehold Borough has very little new construction activity.
1998	Austin, TX	Travis County	New single family homes, duplexes, triplexes	Subsidized (any public funds)	Mandatory	2700	<a href="http://www.concretechange.org/austin.htm">http://www.concretechange.org/austin.htm</a>			At least one no-step entrance on accessible route; minimum opening 32 inches	All interior doors on first floor, minimum 30 inches opening and lever handle. 36 inch wide level route provided through main floor of unit.	First floor bathroom walls reinforced	For first floor, max 42 inch height, minimum 15 inch height
1999	Irvine, CA	Orange County	New single family homes		Voluntary								* Universal Design Program - Home builders can offer any combination of 33 features to prospective home buyers including all of the above.
2000	Urbana, IL	Champaign County	New single family dwellings or 1 to 4 units, duplexes and triplexes	Subsidized (city funds)	Mandatory	Approximately 24 homes	<a href="http://www.concretechange.org/urbana.htm">http://www.concretechange.org/urbana.htm</a>	Building Safety Division	Gordon Skinner Building Safety Division Manager 400 S. Vine, Urbana, IL 61801 (217) 384-2431 gskinner@cityurbana.il.us	At least one no-step entrance on accessible route; minimum opening 32 inches	All doors or openings minimum 32 inches. Corridors shall be at least 36 inches wide.	Bathroom walls reinforced	Maximum 48 inch height, minimum 15 inch height. Additional requirement for accessible route to the home regarding landing, non-slip surfaces, and slope; Handicapped Accessibility Retrofit Program (HARP) provides grants to help fund the elimination of barriers and the addition of accessibility modifications
2001	Visalia, CA	Tulare County	New single family homes		Voluntary/Certificate Program					Zero-step entry, usually through the garage. A maximum of 1 inch threshold at this entrance.	32 inch minimum; lever handles	Bathroom walls reinforced	* Voluntary "Visible Home Program" and Guidelines. Builders receive a "Certified Visit Able logo"

2001	San Mateo County, CA	San Mateo County			Consumer Awareness					At least one no-step entrance. (The location of the no-step entrance is not specific as long as the path of travel to the entrance is accessible.)	A minimum width of 2'8" shall be provided for the no step entry doorway, hallway access to the bathroom and at the bathroom doorway.		Taskforce recently published 2 new brochures on accessible housing, one on Universal Design and one on Residential Visitability.
2001	Howard County, MD	Howard County			Consumer Awareness								The mission of the Homes For Life Coalition of Howard County is to increase the number of new and renovated homes that are safe, convenient and welcoming to all residents of Howard County. Public education and awareness are the principal means used to accomplish their goal.
2001-2002	Albuquerque, NM	Bernalillo County	All new homes	Subsidized and unsubsidized	Consumer Awareness/Voluntary								Community conversation on need for accessibility in affordable housing began in 2001. Developed Universal Design "package", which includes 30 UD features. Builders and architects attending orientation and incorporating at least some of the features were included in a brochure. Awards given at annual banquet for homes including UD features. Informational meetings still occur.
2002	San Antonio, TX	Bexar County	New single family homes, duplexes, triplexes	Subsidized (city, state or federal funds)	Mandatory	7000+	<a href="http://www.concretechange.org/sananton.html">http://www.concretechange.org/sananton.html</a>			Zero-step entry	32 inch minimum	Blocking in Bathroom walls	
2002	Onondaga County, NY	Onondaga County	New single family homes and duplexes	Subsidized (county assistance)	Voluntary					Zero-step entry	32 inch minimum on first floor. Makeovering clearance on 1st floor bathrooms and kitchens.	Blocking in Bathroom walls	Lowered controls
2002	Southampton, NY	Suffolk County	New one- and two- family detached housing		Voluntary/Incentive Based					One step-less entry	32 inch clearance on first-floor doors - 32 inch wide hallways		1/2 bath on first floor that is wheelchair maneuverable. A \$300 credit is offered for building larger homes that have more expensive permit fees. If builder or homeowner include home modifications to aid persons with impairments, building permits are fast-tracked.
2002	Naperville, IL	Du Page County	All new single family homes	All homes (Subsidized and Unsubsidized)	Mandatory					No Requirements	Wider first floor interior doors	Bathroom walls reinforced	Electrical outlets and light switches that are reachable by someone in a wheelchair

2002	Pima County, AZ (Tucson)	Pima County	All new single family homes	All homes (Subsidized and Unsubsidized)	Mandatory	15,000 plus viable homes built; 100 homes were exempted from zero step entrance because of site conditions - less than one percent.	<a href="http://www.concretechange.org/pimacounty.htm">http://www.concretechange.org/pimacounty.htm</a>			Zero-step entry	32 inch minimum for interior doors and 30 inch hallways.	Grab bars	Electrical outlets and light switches that are reachable by someone in a wheelchair. Initial title "Visitability Code" changed to "Inclusive Home Design Ordinance" [See <a href="http://www.cajima.org/cdb/test/pdf/020502AG.PDF">http://www.cajima.org/cdb/test/pdf/020502AG.PDF</a> ]
2002	Long Beach, CA	Los Angeles County	All single-family or duplex dwelling units	Subsidized (city funds)	Mandatory					At least one no-step entrance on accessible route.	32 inch minimum for interior doors and corridors shall be at least 36 inches wide.	Bathroom door opening shall provide a minimum of 32 inches nominal clear space. A 34 inch door is acceptable. A clear space measuring 30 inch by 48 inch and grab bar backing.	Maximum 42 inch above the floor inside bathrooms
2002	Iowa City, IA	Johnson County	All dwelling units	All subsidized	Mandatory		<a href="http://www.concretechange.org/iowa_city.htm">http://www.concretechange.org/iowa_city.htm</a>	Housing Authority City of Iowa City - 410 East Washington Street - Iowa City, IA 52240		Zero-step entry	32 inch minimum	Bathroom walls reinforced	
2003	Syracuse, NY	Onondaga County	New single family homes		Voluntary						Including but not limited to the utilization of 36 inch wide doors at entrances and throughout the first floor		*It makes referrals to ICC/ANSI standards and encourages development of homes built to meet these standards. The Visitability guideline in Syracuse does not require visitability, not because of state law, but because the County Council did not pass an ordinance - just a recommendation.
2003	Bolingbrook, IL	Will County	All new single detached dwelling unit.	All homes (Subsidized and Unsubsidized)	Mandatory		<a href="http://www.concretechange.org/bolingbrook.htm">http://www.concretechange.org/bolingbrook.htm</a>			Zero-step entry	36 inches minimum for interior doors and 42 inch wide corridors.	Blocking in bathrooms	Half bath on main floor- the city is rewriting its building code to require that 10 percent of single-family homes or townhouses in a planned development be visitable and 10 percent be adaptable. There is also 32 inch door clearance on the second floor.
2003	Escanaba, MI	Delta County	Property Owners	All homes	Voluntary/Consumer Incentive					No-step entry	32 inch clearance on first-floor doors and an accessible route	Bathroom walls reinforced	\$150 rebate from the city to property owners who incorporate these features after a compliance inspection. The Visitability Ordinance, No. 1024

2003	Chicago, IL	Cook County	20 percent single family homes and townhomes in planned developments must be "adaptable" or "vitable"	All homes	Mandatory						Visitable Homes: stair-free entrance, wide doors on first floor, usable bathroom and one room that can be used as bedroom. Adaptable Homes have a stair-free entrance, usable kitchen, bathroom and wide door on all floors and a shaft or staircase in which a beyer can install a wheelchair lift.
2003	St. Louis County, MO	St. Louis County	Any homes built with county funds	All homes: New construction and substantial rehabilitation	Mandatory						County council strongly recommends that St. Louis County incorporate into its construction financing programs a requirement that UD principles and features be utilized in the planning, design and construction of residential development projects that serve low and moderate income households.
2004	Houston, TX	Harris County		Affordable housing	Voluntary/ incentives to developers						ORDINANCE 2004-0024: appropriating \$200,000.00 out of Low Income Housing Fund 162 and adopting Guidelines to establish a Voluntary Viability Program to provide incentives to developers of Affordable Housing to Implement the Design Specifications of Ordinance No. 2003-1239 (\$400/per home for affordable housing developers who voluntarily make their units wheelchair accessible)
2004	Pittsburgh, PA	Allegheny County	Pittsburgh Viability Ordinance	Newly constructed or substantially renovated single family dwellings, duplexes, triplexes, town houses and row houses	Tax Incentive						Any structure hit with a property tax increase because of disabled-related building improvements will receive up to a \$2500 tax credit over five years. The credit is only on city property taxes.
2004	St. Petersburg, FL	Pinellas County	All new one to three units homes.	Subsidized (city funds)	Mandatory	64 single-family home permits issued so far. 10 additional plans have been submitted for review, but have not received permits yet.				Kristen Mory Community Affairs Department Phone: 727-892-5577; Fax: 727-892-5064 TDD/TTY: (727) 892-5259 www.tlpete.org/commat/alm	At least one no-step entrance on an accessible route. (The inclusion of a ramp shall not be required where grading is impractical or when a ramp is not acceptable to the applicant seeking financial assistance from the City.) 32 inch minimum; lever handle hardware is required on all swinging doors along the accessible route. All hallways and passageways on the first floor of the dwelling unit shall be a minimum of 44 inches in width. Bathroom on the first floor shall be designed to allow sufficient clear floor space for a rectangle measuring 30 inches wide by 48 inches long; reinforcement blocking of bathroom walls. Light switches, thermostats or electrical panel maximum 48 inches above the floor; electrical outlets shall be at least 15 inches above the floor. Any electrical panel located outside the dwelling unit shall be no higher than 42 inches above the ground, or at least 18 inches above the ground and adjacent to an accessible route.
2005	Toledo, OH	Lucas County	All new one to three units homes.	Subsidized (any government funds) and built within the City of Toledo	Mandatory						Provide at least one no step entrance. The required no step entrance shall be accessed via a visitable route. All doors and openings shall have a minimum net clear width of 32 inches. All hallways and corridors on the main floor shall be at least 36 inches in width. Provide a bathroom or half bath on the main floor with clear floor space of 30 inches wide by 48 inches long. All walls in the required bathroom/half bath shall have reinforcing blocking in the walls to allow for future installation of grab bars. Wall electrical outlets on the main floor shall be mounted at least 15 inches above the finished floor. Light switches, thermostats and other control devices on the main floor shall be mounted no higher than 48 inches above the finished floor.
2005	Auburn, NY	Cayuga County	All new one to three units homes.	Subsidized (city funds)-single-family homes, duplexes and triplexes which are constructed with public funds	Mandatory						Applicable dwelling units shall be designed and constructed to have at least one building entrance on an accessible route served by a ramp or a slope, in compliance with American National Standards Institute (ANSI) standards, with a maximum slope of 1:12, unless it is impractical due to characteristics of the terrain. This entrance should have an accessible door in accordance with ANSI. All dwelling units, whether or not on an accessible route, shall be designed in such a manner that the doors be sufficiently wide to allow passage into and within all premises by persons in wheelchairs. Lever hardware is required. An accessible route shall be designed and constructed in such manner that a 36" wide level route, except at doors, must be provided through the main floor of the unit with ramped or beveled changes at the thresholds. Usable first floor bathroom with wheelchair maneuvering clearance as set forth in ICC/ANSI A117.1 - 1998. Reinforcement in the walls be provided at designated locations as specified by the American National Standards Institute (ANSI) for future grab bar installation. All applicable dwelling units shall be designed and constructed in such a manner that all premises contain light switches, electrical outlets, thermostats and other controls in accessible locations, no higher than 48" and no lower than 16" from the floor. Usable first floor kitchen with wheelchair maneuvering clearance as set forth by the International Code Council (ICC)/ANSI A117.1 - 1998.
2005	Prescott Valley, AZ	Yavapai County			Voluntary						Exterior Route - provide for one exterior route that may originate from the carport, driveway, or sidewalk; No-step Entry - provide a door entrance with a minimum width of 32 inches Main Pathway - provide a 26-inch wide pathway through; the main floor of the house that provides for access to all Bathroom Wall Reinforcement - provide wall reinforcements to support future installation of grab bars adjacent to the tub and toilet.
2005	Scranton, PA	Lackawanna County	All new one to three units homes.	Subsidized (city funds)-single-family homes, duplexes and triplexes are constructed with public funds	Mandatory						At least one building entrance must be accessible by ramp. Building entrances, interior doors and hallways must be a minimum of 32 inches wide. Bathroom walls are to be reinforced to accommodate grab bars. Light switches, electrical outlets and thermostats must be within reach of wheelchairs.



2007	Davis, CA	Yolo County	100 percent of all new market rate and middle income SF residential units shall be developed with visitability and all new SF affordable residential units shall be developed with first floor accessibility (includes bedroom)	Target of 100 percent visitability	Voluntary Facilitate inclusion of accessibility and visitability features to the greatest extent possible, (including use of incentives)					Planning Commission and City Council have authority to issue waivers and/or modify the requirements (Housing Policy 1.41)	One zero threshold at ground or primary floor of the unit. An accessible exterior path of travel to the zero threshold entry.	An accessible interior path of travel within the unit on its ground or primary floor (wider hallways and doorways)	An accessible half or full bath on the ground or primary floor (with the inclusion of grab bar blocking reinforcement to facilitate easy grab bar installation)	An accessible common room (does not include kitchen). Exempt Projects: Projects consisting of fewer than 5 units/projects with net densities of 12.5 units/acre or greater; projects of 15 units or fewer that are developed within the Core Area. Project to be evaluated in 2010 after it has been applied to a variety of projects. Determine if any modification should be made including consideration of converting the policy to an ordinance.
2007	Lafayette, CO	Boulder County	All new housing	The 25% requirement would apply regardless of whether the development consisted of single-family detached or multi-family units. Mixed-use developments that include a vertical mix of uses and have greater than 75% of the units located above the ground floor will be exempt from the requirement.	Mandatory	None yet due to recent passage				Phillip Patterson, Director of Planning and Building 1290 S. Public Road Lafayette, CO 80026 303-665-5588 303-665-2183 fax www.cityoflafayette.com	The visitability components include one zero-step entrance route with a minimum width of 36 inches and maximum slope of 1:12 or 8%.	The visitable doors would allow for a minimum 32 inch clear opening.	Visitable floor levels would require a minimum one-half (1/2) bath with a clear floor area of 30 x 48 inches. Every bathroom, regardless of its location within the structure, would require blocking in the walls for the purposes of installing grab bars next to toilets, bathtubs and showers.	City Council could accept a cash-in-lieu payment by a developer if requested prior to the preliminary plan review. Any cash-in-lieu payments would be set aside to assist existing, qualified (as determined by Council) homeowners in retrofitting their homes. The Commission may recommend a waiver of the requirements, specifically the zero-step entrance, subject to excessive slope or other site conditions, or existing property restrictions such as excessive easements.
2008	Pittsburgh, PA	Allegheny County	Act 132 Residential Visitability Tax Credit Program	Newly constructed or substantially renovated single family dwellings, duplexes, triplexes, town houses and row houses	Tax Incentive for new construction or renovation projects that build access for people with disabilities into residential housing									The total amount of the tax credit granted through the program is \$2,500 over five years, or the total amount of all increases in property taxes levied as a result of the construction/renovation that is eligible for the credit, whichever is less.