

AN ORDINANCE TO OFFER FINANCIAL
INCENTIVES FOR BARRIER-FREE RESIDENTIAL
CONSTRUCTION FOR VISTABILITY

THE CITY OF ESCANABA ORDAINS:

CHAPTER I

Chapter 6 is hereby amended by adding Article III Section 6.36 through 6.39 as follows:

SECTION 6.36 GENERAL PURPOSES

The provisions of this ordinance are enacted to implement a voluntary compliance policy that encourages new single family dwellings to be constructed using design features that provide visitability features, and to promulgate visitability standards that will economically provide greater opportunity for visitability in single family homes.

SECTION 6.37 APPLICABILITY

Compliance with this ordinance is voluntary. Property owners that incorporate the design features of this ordinance will be eligible for a \$150.00 cash rebate after a compliance inspection is conducted.

SECTION 6.38 ADMINISTRATION AND ENFORCEMENT

The City Manager shall monitor the administration of this ordinance.

SECTION 6.39 DESIGN AND CONSTRUCTION REQUIREMENT

The following general design and construction requirements must be met before a rebate is given:

- (1) **Building Entrances.** A single family dwelling must provide at least one building entrance that complies with the State of Michigan Residential Building Code standard for an accessible entrance on an accessible route served by a ramp or no-step entrance. A building entrance door must have a minimum net clear opening of 36 inches.
- (2) **Building Entrance Location.** The entrance may be at the front, side, or back of a dwelling as long as it is served by an accessible route such as a garage or sidewalk.
- (3) **Visitable Route.** The required no step entrance shall be accessed via a visitable route that meets the requirements of this ordinance.
- (4) **Grade.** Sidewalks and ramps that are part of the visitable route shall have a maximum slope and length as follows:

Sidewalks. 1/20 N/L

Type 1 Ramp. 1/8 5' (Max 7.5" rise)

Type 2 Ramp. 1/10 12' (Max 14.5" rise)

Type 3 Ramp. 1/12 30' (Between Landings)

Width. The route shall have a minimum clear width of 36 inches.

Landings. Landings in a visitable route shall be not less than 36" by 36" clear or shall meet the Michigan Accessibility Code whichever is greater.

Surfaces. Surfaces shall be non-slip.

Drainage. Cross slope shall be no greater than 1/50.

- (5) **Doors/Openings.** Except for a door that provides access to a closet of fewer than 15 square feet in area, doors located on the first floor of a dwelling unit must have a minimum clear opening of at least 32 inches. Lever door handle hardware is required on the affected doors.
- (6) **Accessible Routes Within the Dwelling Unit.** A dwelling unit must provide an accessible route through the hallways and passageways of the first floor of the dwelling unit. The route must provide a minimum width of 36 inches and be level with ramped or beveled changes at door thresholds.
- (7) **Wall reinforcement.** First floor bathroom walls of the dwelling unit must be designed and constructed with reinforcements using wood blocking, spacing and grabbars.
- (8) **Wood Blocking.** Lateral two-inche x six-inch or larger nominal wood blocking must be installed flush with stud engines of bathroom walls.
- (9) **Block Spacing.** The centerline of blocking must be 34 inches from and parallel to the floor.
- (10) **Grabbars.** Grabbars must be provided which complies with the State of Michigan Residential Building standard for accessibility.
- (11) **Light Switches.** The first floor bathroom must have a light switch no higher than 42 inches above the floor which is adjacent to an accessible route.
- (12) **GFCI Duplex Receptacle.** The bathroom must have at least one duplex receptacle which is at least 18 inches above the ground, and adjacent to an accessible route.

CHAPTER II

SAVINGS CLAUSE

If any section, subsection, sentence, clause or phrase of the within Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, section subsection sentence, clause, phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

CHAPTER III

REPEALING CHAPTER

All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

CHAPTER IV

EFFECTIVE DATE

This Ordinance shall be in full force and effect ten (10) days after its passage and publication.

APPROVED:

APPROVED:

Ralph B. K. Peterson
City Attorney

Judi Schwalbach
Mayor

ATTEST:

Robert S. Richards
City Clerk

I hereby certify that the above and foregoing Ordinance was duly passed and adopted at a meeting of the City Council held on _____ day of _____, 2002, and was published in the Daily Press, a newspaper of general circulation in the City of Escanaba, on the _____ day of _____, 2002.

Robert S. Richards
City Clerk