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ORDINANCE NO. C-7807

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE BY ADDING CHAPTER 18.96,
RELATING TO VISITABILITY OF RESIDENTIAL DWELLING
UNITS

The City Council of the City of Long Beach ordains as follows:

SECTION 1. The Long Beach Municipal Code is amended by adding
Chapter 18.96 to read as follows:

CHAPTER 18.96

VISITABILITY OF DWELLING UNITS

Sections:

- 18.96.010 Purpose and Intent.
- 18.96.020 Definitions.
- 18.96.030 Applicability of Visitability Requirements.
- 18.96.040 Design and Construction Requirements
- 18.96.050 Exemption

18.96.010 Purpose and Intent.

The purpose of this Chapter is to provide regulations which will make
certain dwelling units visitable by disabled persons. This chapter shall be
applicable to new construction of single-family or duplex dwelling units which
receive assistance from the City as defined below. Additions or alterations to
existing Affected Dwelling Units are exempt.

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1 18.96.020 Definitions.

2 For the purpose of this Chapter, the following definitions shall apply:

3 "Affected Dwelling Unit" means new construction which is a single-family
4 or duplex residential unit, the developer, builder or owner of which receives City
5 Assistance for construction. In the case of a duplex, each unit shall be
6 considered an Affected Dwelling Unit subject to this Chapter.

7 "City Assistance" means funding in the form of loans or grants from the
8 City, or any agency or program in which the City participates, including but not
9 limited to:

10 A. A building contract or similar contractual agreement involving a
11 City-funded program or fund, or a program or fund in which the City participates
12 in decision-making on funding, including the Long Beach Redevelopment
13 Agency and the Long Beach Housing Development Company;

14 B. A real estate purchase, lease, or donation by the City or its
15 agents;

16 C. Preferential tax treatment, bond assistance, mortgage
17 assistance, or similar financial advantages from the City or its agents;

18 D. Disbursement of federal or state construction funds including
19 Community Development Block Grant funds; or

20 E. A City contract to provide funding or a financial benefit for
21 housing.

22
23 18.96.030 Applicability of Visitability Requirements.

24 Each Affected Dwelling Unit shall meet the requirements of Section
25 18.96.040.

26
27 18.96.040 Design and Construction Requirements.

28 A. Accessible Entrances - An Affected Dwelling Unit must provide at

1 least one accessible entrance that complies with the following:

2 1. The accessible entrance door must have a minimum net clear
3 opening of 32 inches (32"), measured between the face of the door and the
4 stop, when the door is in the 90-degree (90°) open position.

5 2. A floor or landing shall be provided on each side of the
6 accessible door, measuring 44 inches (44") at right angles to the plane of the
7 door in its closed position. The floor or landing on the interior side shall be
8 level. The exterior side may be sloped up to one-fourth inch ($\frac{1}{4}$ ") per foot.

9 3. The width of the level area on the side to which the door swings
10 shall extend twenty-four inches (24") past the strike edge of the door if the door
11 swings to the outside and eighteen inches (18") past the strike edge if the door
12 swings into the unit.

13 4. The floor or landing on the exterior side shall not be more than
14 one-half inch ($\frac{1}{2}$ ") below the floor level on the inside of the door.

15 5. The floor or landing shall not be more than one-half inch ($\frac{1}{2}$ ")
16 lower than the threshold of the doorway, except at sliding doors where it may be
17 three-fourth inches ($\frac{3}{4}$ ").

18 6. On the interior side of the door only, hardware shall be located
19 between thirty inches (30") and forty-four inches (44") above the floor. Hand-
20 activated hardware shall be operable with a single effort by lever-type hardware,
21 panic bars, push-pull activating bars, or other hardware designed to provide
22 passage without requiring the ability to grasp the opening hardware.

23 7. The accessible entrance may be at the front, side or back of
24 the Affected Dwelling Unit.

25 8. An accessible route that can be negotiated by a person using a
26 wheelchair shall be provided that connects the accessible entrance to the
27 sidewalk, garage or driveway such that the Affected Dwelling Unit can be
28 entered from the public right-of-way.

1 B. Accessible Routes Within the Dwelling Unit.

2 An Affected Dwelling Unit must provide an accessible route
3 through the hallways and passageways of the first floor of the dwelling unit. The
4 route must provide a minimum width of 36 inches (36") and be level with
5 ramped or beveled changes at door thresholds, except that sunken or raised
6 areas shall be permitted when an accessible route that connects a portion of the
7 living or family room, bathroom, and the accessible entrance door is provided.

8 C. Bathroom.

9 At least one bathroom, consisting of at least a toilet and a lavatory,
10 must be provided on the first floor of an Affected Dwelling Unit, using the
11 following standards:

12 1. Door - door or opening into the bathroom shall provide a
13 minimum of thirty-two inches (32") nominal clear space, measured between the
14 face of the door and the stop, when the door is in the 90-degree (90°) open
15 position. A thirty-four inch (34") door is acceptable. Door hardware shall meet
16 the requirements of Section 18.96.040.A.6 on both sides of the door.

17 2. A clear space measuring thirty inches by forty-eight inches
18 (30" x 48") inside the bathroom shall be provided. This space may include
19 maneuverable space under fixtures, if provided.

20 3. Light Switches - A light switch located no higher than forty-
21 two inches (42") above the floor shall be provided inside the bathroom.

22 4. Grab Bar Backing -

23 a. Where the toilet is placed adjacent to a side wall,
24 reinforcement shall be installed on both sides or one side and the back. If
25 reinforcement is installed at the back it shall be installed between thirty-two
26 inches (32") and thirty-eight inches (38") above the floor. The grab bar
27 reinforcement shall be a minimum of 6 inches (6") nominal in height. The
28 backing shall be a minimum of forty inches (40") in length. Reinforcement

1 installed at the side of the toilet shall be installed thirty-two inches (32") to thirty-
2 eight inches (38") above the floor. The reinforcement shall be installed a
3 maximum of twelve inches (12") from the rear wall and shall extend a minimum
4 of twenty-six inches (26") in front of the water closet stool. The grab bar
5 reinforcement shall be a minimum of 6 inches (6") nominal in height.

6 b. Where the toilet is not placed adjacent to a side wall, the
7 bathroom shall have provisions for installation of floor-mounted, foldaway or
8 similar alternative grab bars.

9 The reinforced wall or floor shall be capable of supporting a load of at
10 least two hundred and fifty (250) pounds.

11
12 18.96.050 Exemption

13 1. When the Building Official determines that compliance with any
14 portion of any regulation under this Chapter would create an undue hardship
15 and that equivalent facilitation is available, an exception to that portion of the
16 regulation shall be granted when equivalent facilitation is provided.

17 2. When the Building Official determines that compliance with any
18 portion of any regulation under this Chapter would create an undue hardship
19 due to topographical conditions of the site and that no equivalent facilitation is
20 available, an exemption to that portion of the regulation shall be granted.

21
22 SEC. 2. The City Clerk shall certify to the passage of this ordinance by
23 the City Council and cause it to be posted in three conspicuous places in the City of
24 Long Beach, and it shall take effect on the thirty-first day after it is approved by the
25 Mayor.

26 I hereby certify that the foregoing ordinance was adopted by the City
27 Council of the City of Long Beach at its meeting of May 28, 2002, by the

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Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

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following vote:

Ayes: Councilmembers:

Lowenthal, Baker, Colonna, Carroll,
Kell, Richardson-Batts, Grabinski,
Webb, Shultz.

Noes: Councilmembers:

None.

Absent: Councilmembers:

None.

Elaine M. Marsh
Acting City Clerk

Approved:

5-30-02
(Date)

Benny O'Neil
(Mayor)

LPM:et

03-14-02

Revised: 04-09-02; 04-22-02; 05-15-02

02-01121

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AFFIDAVIT OF POSTING

STATE OF CALIFORNIA) ss
COUNTY OF LOS ANGELES)
CITY OF LONG BEACH)

Kathy Garvin being duly sworn says: That I am employed in the Department of the City Clerk of the City of Long Beach; that on the 30th day of May, 2002, I posted three true and correct copies of Ordinance No. C-7807 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the entrance lobby of City Hall in front of the Information Desk; one of said copies in the Main Library and one of said copies in the entrance lobby of the County Building, 415 West Ocean Boulevard.



Subscribed and sworn to before me

this 30th day of May, 2002



Acting City Clerk of the City of Long Beach