



CITY OF CORONADO

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
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HANDOUT 109 JAN 2016 UNREASONABLE HARDSHIP EXCEPTION TO DISABLED ACCESS REQUIREMENTS

PURPOSE: To provide new businesses in existing buildings with an exception to full compliance with disabled access requirements based on construction/implementation costs.

AUTHORITY: 2013 California Building Code, Section 11B-202.4

NOTES: When existing commercial buildings are remodeled and when the valuation of the modifications is less than \$150,244.00 (valid to 1/2016), the California State Building Code allows relief from some accessibility requirements when the cost of compliance with those regulations is disproportionate.

DATA: It is requested that the following project be granted an exception from the accessibility requirements of the 2013 California Building Code, as specifically noted below.
1. Project address: Permit #:
2. Owner: Telephone:
3. Applicant: Telephone:

EXCEPTION: GENERAL This exception is applicable to existing buildings where the construction cost at this tenant space over the last three years does not exceed the valuation threshold amount.

Table with 4 columns: Access Feature, Does this feature meet the latest edition of Title 24?, If not, is this feature going to be made accessible as part of this permit?, If so, what is the cost of making the feature accessible? (Attach documentation)

**EXCEPTION: GENERAL** (continued)

A. Total cost of accessibility features to be provided \$ \_\_\_\_\_

B. Total construction cost of this project and all other work performed in this tenant space over the last 3 years (specify below) \$ \_\_\_\_\_

C. Percentage of the total cost of the project (20% minimum) (A ÷ B x 100%) % \_\_\_\_\_

D. List all remodels performed in this tenant space for the last three (3) years. Include the total valuation of these remodels in line item B above unless 20% of the valuation of this project has already been budgeted for access features. Utilize a separate sheet if necessary.

| <u>Permit #</u>                             | <u>Issued</u> | <u>Completed</u> | <u>Description</u> | <u>Valuation</u> |
|---|---------------|------------------|--------------------|------------------|
| _____                                       | _____         | _____            | _____              | \$ _____         |
| _____                                       | _____         | _____            | _____              | \$ _____         |
| _____                                       | _____         | _____            | _____              | \$ _____         |
| <b>Total valuation of previous remodels</b> |               |                  |                    | <b>\$ _____</b>  |

**EXCEPTION: SPECIFIC** Do not use this portion if EXCEPTION/GENERAL has been completed. This section is used for remodels exceeding the valuation threshold amount and where Title 24 provides an exemption from specific accessibility features. Utilize a separate sheet if necessary.

| <u>Exception requested</u> | <u>Code Section / Exception</u> | <u>Cost of making feature accessible</u><br>(Attach documentation) |
|----------------------------|---------------------------------|--|
| 1. _____                   | _____                           | \$ _____   |
| 2. _____                   | _____                           | \$ _____   |
| 3. _____                   | _____                           | \$ _____   |
| <b>Total</b>               |                                 | <b>\$ _____</b>  |

Project Description: \_\_\_\_\_

The total construction cost is: \$ \_\_\_\_\_ Purpose of the facility for usage by general public \_\_\_\_\_

The access feature(s) increases the cost of construction by what percentage \_\_\_\_\_

The impact on financial feasibility of the project if the requested exception is not approved is \_\_\_\_\_

The following individuals provided information for this exception section (Utilize a separate sheet is necessary):

- Name \_\_\_\_\_ Title \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone # (\_\_\_\_) \_\_\_\_\_
- Name \_\_\_\_\_ Title \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone # (\_\_\_\_) \_\_\_\_\_

**DETERMINATION:** (City staff use only)

- Request granted
  - General unreasonable hardship exception request is approved based on Section 1134B.2.1 of the California Building Code. Access features listed above in the EXCEPTION: GENERAL section of this form shall be provided as part of this permit.
  - Request for exceptions listed above in the EXCEPTION: SPECIFIC section of this form is approved based on Section(s) \_\_\_\_\_. All other access features shall be provided as specified in the California Building Code.
  - Ratification is required. This decision must be ratified by the Board of Building Appeals and Advisors. An application must be completed and a filing fee paid before the Board can hear the request
- Request denied
  - If you disagree with the determination, you may seek an appeal through the Board of Building Appeals and Advisors. An application must be completed and a filing fee paid before the Board can hear the request.

Findings and decisions of the Building Official are available upon request.

Name of the Building Official \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_