



Access Compliance for Existing Commercial Buildings, Public Buildings, Public Accommodations and Publicly Funded Housing

Declaration of Past Alterations, Remodels, or Additions

Job Address: _____

Permit #: _____ Occupancy Group: _____

Project Name: _____ Permit Valuation: \$ _____

Owner: _____ Applicant: _____

1. Adjusted Construction Cost: \$ _____

2. Total Adjusted Construction Cost within the previous three years (see the attached Worksheet for Accessibility Upgrade Requirements For Existing Buildings): \$ _____

3. **Adjusted Construction Cost** (add costs in 1 and 2 above): \$ _____

4. When the Adjusted Construction Cost on the ground floor or accessible level does not exceed the Current Valuation Threshold, item 9 applies. **Current Valuation Threshold: \$195,358.00**

5. Where the alteration occurs on any floor **above or below** the ground floor or accessible level of a non-elevator building, and the Adjusted Construction Cost exceeds the Current Valuation Threshold, Items 10 and 11 apply. When the Cost of Construction does not exceed the Current Valuation Threshold, Items 9 and 10 apply. (A Determination of Unreasonable Hardship must be approved by the Building Official and ratified by the Accessible Board of Appeals)

6. When the Cost of Construction exceeds the Current Valuation Threshold, Item 11 applies.

7. Alterations solely for the purpose of installing Electric vehicle Charging Stations (EVCS) where vehicle fuel, recharging, parking and storage is not a primary function shall not be required to spend an additional 20 percent.

8. This building and site are currently fully accessible. This statement is subject to field verification by Building Inspection staff.

9. Up to 20 percent of the Adjusted Construction Cost must be spent on upgrading the existing non-complying accessible features shown in the attached Cost Table.

10. In reference to item 5 above, for multi-storied buildings not exempted per the CBC, whether or not the Adjusted Construction Cost exceeds the Current Valuation Threshold, up to 20 percent of the Adjusted Construction Cost must be spent on upgrading or installing a complying elevator.

11. The Cost of Construction exceeds the Current Valuation Threshold; the accessible features in the Cost Table must be 100% compliant.

12. The project scope of work is entirely for access barrier removal and shall not trigger additional access compliance as per the CBC.

Total Cost (Item 3 above): \$ _____ x 20% = Obligation: \$ _____

I agree to comply: _____ / _____
 Print / Signature Date

Plans Examiner Approval: _____ / _____
 Print / Signature Date

DEFINITIONS PERTAINING TO ACCESS COMPLIANCE

ALTERATION

[DSA-AC] A change, addition or modification in construction, change in occupancy or use, or structural repair to an existing building or facility. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

ALTERATIONS (FIRE DAMAGE REPAIR)

US Department of Justice technical assistance letter #772, dated August 26, 1998, indicates reconstruction after a fire is considered an alteration.

ADJUSTED CONSTRUCTION COST

[DSA-AC] All costs directly related to the construction of a project, including labor, material, equipment, services, utilities, contractor financing, contractor overhead and profit, and construction management costs. The costs shall not be reduced by the value of components, assemblies, building equipment or construction not directly associated with accessibility or usability. The adjusted construction cost shall not include project management fees and expenses, architectural and engineering fees, testing and inspection fees, and utility connection or service district fees.

UNREASONABLE HARDSHIP

[DSA-AC] When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility which would be gained or lost.
5. The nature of the use of the facility under construction and its availability to persons with disabilities.

The details of any finding of unreasonable hardship shall be recorded and entered in the files of the enforcing agency and shall be subject to Chapter 1, Section 1.9.1.5, Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.

VALUATION THRESHOLD

[DSA-AC] An annually adjusted, dollar-amount figure used in part to determine the extent of required path of travel upgrades. The baseline valuation threshold of \$50,000 is based on the January 1981, "ENR US20 Cities" Average Construction Cost Index (CCI) of 3372.02 as published in Engineering News Record, McGraw Hill Publishing Company. The current valuation threshold is determined by multiplying the baseline valuation threshold by a ratio of the current year's January CCI to the baseline January 1981 CCI.

ELEVATOR EXEMPTION

Alteration, remodel, or addition is made to the areas above or below the ground floor of a previously exempted* non-elevator building of the following types:

1. Office buildings and passenger vehicle service stations of three stories or more and 3,000 or more square feet per floor.
2. Offices of physicians and surgeons.
3. Shopping centers.
4. Other buildings and facilities three stories or more and more than 3,000 square feet per floor if a reasonable portion of services sought and used by the public is available on the accessible level.

DISPROPORTIONATE COST

When an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of an area on the same path of travel are undertaken within three years of the original alteration, the total cost of the alterations shall be considered in determining whether the cost of making that path accessible is disproportionate.

*As of April 1, 1994 there are no longer exemptions due to the more restrictive provisions in the Federal Americans with Disabilities Act.

Worksheet for Accessibility Upgrade Requirements For Existing Buildings

Date of Application: _____

Address: _____

Permit No. _____ Adjusted Construction Cost: \$ _____

This form is to be used when:

- A. The cost of alteration, remodel, or addition without the cost of access features does NOT exceed the current valuation threshold.
- B. Alteration, remodel, or addition is made to the areas above or below the ground floor of a previously exempted* non-elevator building (See Definitions)

I, _____ owner or lessee of the project space at the above-mentioned address, have / have not performed alteration(s), remodel(s), or addition(s) to the above space within the past three years of the date of this permit application.

If "have" is checked, state below the date(s) and the cost(s) of the previous alteration(s):

| Permit Number | Adjusted Construction Cost | Obligation | Amount expended |
|-------------------------------|----------------------------|------------|-----------------|
| | \$ | \$ | \$ |
| | \$ | \$ | \$ |
| | \$ | \$ | \$ |
| | \$ | \$ | \$ |
| | \$ | \$ | \$ |
| | \$ | \$ | \$ |
| | \$ | \$ | \$ |
| | \$ | \$ | \$ |
| Total of 3 year period | \$ | \$ | \$ |

Signature of owner or lessee: _____ Date: _____

Mailing Address: _____

Contact #: _____

COST TABLE

Fill in costs column of the table with dollar amounts for all existing non-accessible features that will be made compliant as part of the 20% Accessibility Upgrades on this project. The order of priority should be followed, but it is not mandatory. Depending on the level of compliance necessary, your final total should be equal to or greater than the "Obligation" amount shown on the first page. If full compliance for all items in the Cost Table is reached before spending the entire 20% on required upgrades, no further upgrades are necessary. The cost table shall be reviewed and approved by Building Inspection staff and will be inspected during the project Final Inspection.

| Primary entrance to area of alteration | | Restrooms serving area of alteration | |
|---|----|--|----|
| Door | | A. Enlarge Restroom | \$ |
| A. Change of door | \$ | B. Enlarge Door (s) | \$ |
| B. Threshold | \$ | C. Strike Side Clearance | \$ |
| C. Hardware | \$ | D. Signs and Identification (Braille) | \$ |
| D. Kick plate | \$ | E. Door Symbols | \$ |
| E. Strike-side clearance | \$ | F. Replacement or Relocation of Fixture. | \$ |
| F. Other | \$ | G. Replacement or Relocation of Accessories | \$ |
| Signs and identification | | H. Grab Bars | \$ |
| A. Sign at building entrance | \$ | I. Other | \$ |
| B. Sign in building lobby | \$ | Subtotal | \$ |
| C. Other | \$ | Public telephones serving area of alteration | |
| Subtotal | \$ | A. Mounting Height | \$ |
| Path of travel to area of alteration | | B. Equipment for hearing Impaired | \$ |
| A. Ramps | \$ | Subtotal | \$ |
| B. Lifts | \$ | Drinking fountains serving area of alteration | |
| C. Elevators | \$ | A. Replace drinking Fountain | \$ |
| D. Other | \$ | B. Relocate Existing Drinking Fountain | \$ |
| Door(s) | | C. Provide Alcove | \$ |
| A. Change of door | \$ | D. Add Wing Walls and or Floor Treatment | \$ |
| B. Threshold | \$ | E. Other | \$ |
| C. Hardware | \$ | Subtotal | \$ |
| D. Kick Plate | \$ | Parking, signs, storage & alarms serving area of alteration | |
| E. Strike-side Clearance | \$ | A. Addition of Accessible Spaces | \$ |
| F. Signs and Identification (Braille) | \$ | B. Access Aisle | \$ |
| G. Other | \$ | C. Space Signage | \$ |
| Subtotal | \$ | D. Tow-away Sign | \$ |
| | | E. Other | \$ |
| | | Subtotal | \$ |
| | | Grand Total | \$ |

Obligation (from page 1): \$ _____

Grand Total in Cost Table: \$ _____

* Balance: \$ _____

*If the Balance is Positive, please list below any items being carried forward up to Three (3) Years (Deed Restriction Required)

| Non-Accessible Element Compliance Being Deferred | Cost |
|--|-----------|
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| Deferred Total | \$ |