

**AN ORDINANCE AMENDING
THE 1989 CABO ONE- AND TWO-FAMILY DWELLING CODE**

(Visitability)

WHEREAS, the Urbana City Council finds the following:

- a. That persons with disabilities and their immediate families are often isolated in their homes because most homes contain barriers to persons with disabilities; and
- b. That persons with disabilities and their immediate families often experience difficulty finding suitable, affordable housing; and
- c. That there are features in construction that can make new houses visitable, and in many cases livable, for persons with disabilities; and

WHEREAS, the Urbana City Council finds that it is appropriate to implement visitable construction standards for single and two-family construction in projects where the City participates; and

WHEREAS, the Urbana City Council finds that it is appropriate to promulgate standards that may be less restrictive than the Illinois Accessibility Code and the accessibility requirements contained in the City of Urbana Building Codes for larger construction projects.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That the City of Urbana Building Code is hereby amended as follows:

- a. The 1989 CABO One- And Two-Family Dwelling Code as previously adopted by the Urbana City Council is hereby amended to include Appendix F entitled "Visitability Standards" and to read as follows:

Section F-101 Scope

The provisions of this appendix shall control the design of visitability features in new construction of one and two family dwellings funded with financial assistance originating from or flowing through the City of Urbana and shall supersede other requirements of this code.

Section F-102 Definitions

Public Funds means funds subject to the control or regulation of the City of Urbana, Illinois or any of its officers in their official capacity, except pension.

Financial Assistance means providing public funds intended to be used for paying for labor or materials in the construction of a new single-family or two-family structure. It also includes use of public funds to acquire the parcel of land or the donation of the parcel of land owned by the City, on which a new single-family or two-family structure is to be constructed. Such financial assistance shall not include infrastructure, sanitary or storm sewer or other public infrastructure improvements.

Section F-103 Applicability

For the purpose of this section "new construction" shall include the construction of a new single family or duplex dwelling on a vacant lot. It shall not include additions to or remodeling of existing buildings. Such financial assistance shall include funds only used for the

purchase of land or the donation of land from the City used to construct structures governed by this ordinance. Its shall also include funds used for the actual construction of the governed structures, but shall not include infrastructure installation such as sanitary or storm sewers, streets or other costs.

If public funds are utilized to upgrade a particular element(s) of a structure for hazard mitigation, such as higher wind resistance, tornado shelters or other similar features, it shall not in and of itself, require the building to meet the requirements of this section.

Alternate methods to the specific clearance to grade and slope requirements of sections R 301.3 and R304.2 respectively, may be approved by the code official to achieve the requirements of this section.

Section F-104 Visitability Features

F-104.1 - No step entrance: There shall be at least one entrance (front, side, rear, or through the garage) which has no steps and is served by walks and/or ramps meeting the specifications of section F-103.2.

F-104.2 Visitable Route: The required no step entrance shall be accessed via a visitable route that shall meet the following criteria.

F-104.2.1 Grade: Sidewalks and ramps that are part of a visitable route shall have the maximum slope and length shown in Table Number F-103.1

Table F-104.1 - Max Grade and length for visitable route elements

<u>Element</u>	<u>Grade</u>	<u>Length</u>
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)

F-104.2.2 Width: The visitable route shall have a minimum clear width of 36 inches.

F-104.2.3 Landings: Landings in a visitable route shall be not less than 36" by 36" clear or shall meet the requirements of Section 400. Illustration B, Figures 7 or 25 of the Illinois Accessibility Code - (4/24/97) whichever is greater.

F-104.2.4 Surfaces: Surfaces shall be non-slip.

F-104.2.5 Drainage cross slope: Cross slope shall be no greater than 1/50.

F-104.3 Doors/Openings: All doors or openings shall have a minimum net clear width of 32".

Exception: Doors to closets with an area of 15 square feet shall be excluded from this requirement.

F-104.4 Bathroom Walls: Each bathroom or other room containing a toilet, bathtub, shower stall, or shower seat shall have reinforcing in the walls to allow for future installation of grab bars around those fixtures.

F-104.5 Corridors: Corridors shall be at least 36" in width.

F-104.6 Environmental Controls

F-104.6.1 Wall Electrical Outlets: Wall electrical outlets shall be mounted at least 15 inches above the finished floor.

F-104.6.2 Light switches, thermostats and other controls: Light switches, thermostats and other control devices shall be mounted no higher than 48 inches above the finished floor.

Section F-105 Waivers

In cases where site conditions or other restrictions warrant, waivers from this code may be granted by the Urbana City Council after consideration and recommendation of the Building Code Board of Appeals (Board). Said waivers will be forwarded to the City Council only if the Board recommends their approval by majority vote of the members present and voting. If the Board does not reach a favorable recommendation, the waiver is denied and the Board's findings will be the final administrative decision on such a waiver. The City Council shall have the authority to grant or deny waiver requests that the Board forwards.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

Section 3. New Construction. The provisions of this ordinance shall not apply to:

- (a) any building for which a building permit has been issued prior to the date of its passage by the Urbana City Council; and
- (b) any building for which a building permit has been applied for prior to the date of its passage by the Urbana City Council if a building permit is subsequently issued on the basis of such application within six (6) months of the date of the original application; and
- (c) any building to be constructed on the following described tract, because requests for development proposals for such tract have already been issued prior to the passage of this ordinance:

TRACT VII

A part of the Southeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

All of the following described tract except the North 90 feet of even width thereof:

Beginning on the East line of the Southeast Quarter of said Section 16 at a point 19.04 feet Northerly of the Southeast corner of said section; thence North $89^{\circ}-57'-55''$ West 120.00 feet to the Southeast corner of Lot 8 of Weller's Lincolnwood - Third Section as recorded in the Office of the Recorder of Champaign County in Plat Book Y at page 147; thence North $0^{\circ}-02'-05''$ East, the meridian being the same as used for said subdivision, 180.00

feet along the boundary of said subdivision; thence North $89^{\circ}-57'-53''$ West 9.14 feet to the Southeast corner of Lot 7 of said subdivision; thence North $0^{\circ}-02'-05''$ East 300.67 feet to a platted bend point; thence North $6^{\circ}-23'-53''$ West 34.35 feet to the Southeast corner of Lot 2 of said subdivision; thence North $13^{\circ}-51'-30''$ East 42.04 feet to the Southwest corner of Lot 1 of said subdivision; thence South $89^{\circ}-35'-11''$ East along the South line of said Lot 1 and the Eastward extension of said lot line 126.61 feet to the East line of the Southeast Quarter of said Section 16; thence South $0^{\circ}-25'-51''$ West 554.8 feet to the Point of Beginning, containing 1.3568 acres, more or less, all situated in the County of Champaign, State of Illinois.

Together with the following described adjacent public right-of-way which is by operation of law, automatically annexed with the adoption of this annexation ordinance pertaining to this parcel:

A portion of E. Florida Avenue Right-of-way encompassing 0.008 acres (364.39 sq. ft.), more or less.

TRACT IX

A part of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southeast corner of the West Half of said Southwest Quarter; thence, N $0^{\circ}-43'-10''$ W, along the East line of said West Half, 19.04 feet, to an old fence line as described in

a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois, said point also being the Point of Beginning; thence, N 89°-37'-47" W, along said fence line, 581.67 feet; thence, N 0°-22'-13" E, 215.00 feet; thence, N 39°-39'-30" W, 224.96 feet; thence, N 0°-04'-19" E, 175.00 feet, to the South line of Weller's Lincolnwood Second Section; thence, S 89°-55'-41" E, along said South line, 568.33 feet, to the Southeast corner of Lot 160 of Weller's Lincolnwood Second Section; thence, N 0°-28'-31" E, along the East line of said Lot 160, 38.39 feet; thence, S 89°-31'-29" E, along the South line of Weller's Lincolnwood Second Section, 160.00 feet, to the Southeast corner of Weller's Lincolnwood Second Section, said point also being on the East line of the West Half of the Southwest Quarter of said Section 15; thence, S 0° 28'-57" E, 603.07 feet to the Point of Beginning, containing 8.554 acres, more or less, all situated in Champaign County, Illinois.

TRACT X

A part of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of said Section 15; thence, N 0°-24'-51" E, along the West line of said Southwest Quarter 19.04 feet, to an old fence line, as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois, said point being the Point of Beginning;

thence, continuing N 0°-24'-51" E, along said West line, 559.15 feet, to the South line of Weller's Lincolnwood Second Section, extended; thence, S 89°-55'-41" E, along said South line, 594.98 feet; thence, S 0°-04'-19" W, 175.00, feet; thence, S 39°-39'-30" E. 224.96 feet; thence, S 0°-22'-13" W, 215.00 feet, to an old fence line, as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois; thence, N 89°-37'-47" W, along said fence line, 741.00 feet, to the Point of Beginning, containing 8.6711 acres, more or less, all situated in the County of Champaign, State of Illinois.

Provided, however, after any of the buildings described in this Section have been initially constructed, thereafter such buildings are no longer not subject to the provisions of this ordinance.

PASSED by the City Council this 18th day of September,
2000.

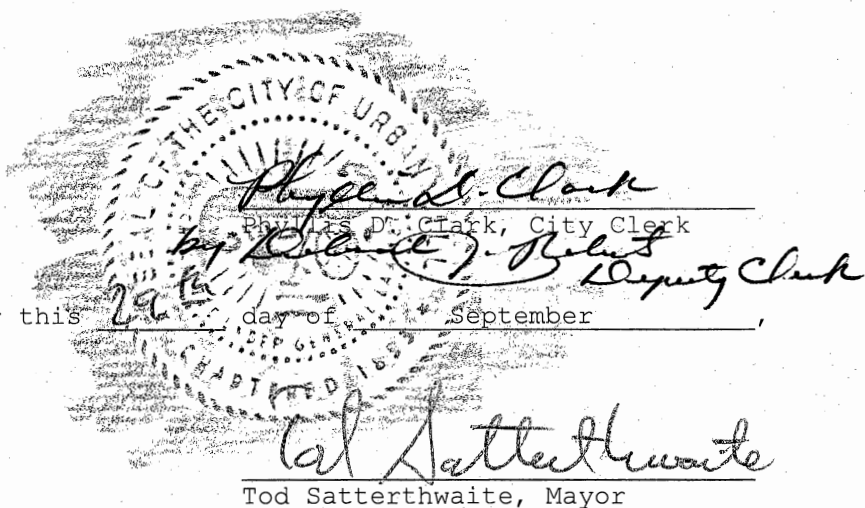
AYES: Hayes, Huth, Kearns, Patt, Taylor, Whelan, Wyman

NAYS:

ABSTAINS:

APPROVED by the Mayor this 29th day of September,

2000.



Phyllis M. Clark
Phyllis M. Clark, City Clerk
by Robert J. Belmont
Deputy Clerk

Tod Satterthwaite
Tod Satterthwaite, Mayor