



Community Development Department
BUILDING & SAFETY DIVISION

100 Civic Plaza, Dublin, CA 94568 • Ph: (925) 833-6620 • www.dublin.ca.gov

Universal Design Check List

Based on the 2007 New Home Universal Design Option Checklist (AB 1400) & Chapter 7.90 Dublin Municipal Code

INSTRUCTIONS

The Developer of a residential development project in **excess of 20 units** shall provide this form to all buyers of a new residential dwelling. The Developer should explain the form and options offered. These options shall include all City Mandatory to Offer upgrades and any additional Universal Design upgrades that maybe offered by the Developer.

The Developer is responsible for providing a copy of this form to the City of Dublin Building & Safety Division, signed by the Developer's Representative and the Buyer(s), prior to final inspection of the dwelling. Occupancy of a unit will not be approved unless this form has been submitted to the City.

Please neatly print or type the following information:

Name of Development: _____

Developer (Contact) Name: _____

Phone No.: _____ Fax No.: _____

Address: _____

Property Address: _____

Tract No.: _____ Lot No.: _____

Home Buyer Name: _____

Home Buyer Name: _____

Part I includes those features related to exterior adaptations, doors and openings, interior adaptations, kitchens, and bathrooms or powder rooms.

Part II includes features which apply to other parts of the house and are commonly requested or considered universal design features.

Part III provides space for details or for any other external or internal feature that may be requested, if it is requested at a reasonable time by the buyer, is reasonably available, is reasonably feasible to install or construct, and makes the home more usable and safer for a person with any type of activity limitation or disability.

Part IV is an explanation of the laws governing the Checklist and use of the Checklist.

PART I: General Exterior and Interior Components and Features

Feature	Status	Timing	Details	Cost
I. Exterior Features				
Accessible route of travel to dwelling from public sidewalk or thoroughfare to primary entrance (as defined by the City)				
Graded path*	MO			\$
Ramp*				\$
Driveway to graded path				\$
No-step entry (1/2" or less threshold)*	MO			\$
Accessible landscaping of at least one side yard and rear yard				\$
Accessible route from garage/parking to home's primary entry*				\$
Accessible route from garage/parking to secondary entry				\$
Other options offered by builder [List in Part V]				
2. Exterior Doors, Openings and Entries Features				
Minimum 34" clear primary entry doorway*	MO			\$
Minimum 32" clear secondary entry doorway*	MO			\$
Primary entry accessible internal/external maneuvering clearances, hardware, thresholds, and strike edge clearances*	MO			\$
Secondary entry accessible internal/external maneuvering clearances, hardware, thresholds, and strike edge clearances*	MO			\$
Primary entry accessible/dual peephole and doorbell				\$
Primary entry accessible dual peephole (If provided)	MO			
Primary entry accessible doorbell (If provided)	MI	Included		
Primary entry door sidelight/window				\$
Accessible sliding glass door and threshold height*				\$
Weather-sheltered entry area				\$
Other options offered by builder [List in Part V]				
3. General Interior Features				
Accessible route of travel to at least one bathroom/powder room, kitchen, and common room*	MO			\$
Accessible route of travel: other areas*				\$
42" wide hallways/maneuvering clearances with 32" clear doorways on accessible route*				\$
39" wide hallways/maneuvering clearances with 34" clear doorways on accessible route*	MO			\$
Accessible hallway and doorway widths: other areas*	MO			\$
Accessible hardware, strike edge clearance, and thresholds for accessible doorways*				\$
Light switches, electric receptacles, and environmental and alarm controls at accessible heights on accessible route/rooms*	MI	Included		
Light switches, electric receptacles, and environmental and alarm controls at accessible heights on primary floor*	MI	Included		
Light switches, electric receptacles, and environmental and alarm controls at accessible locations when over barriers*				\$
Rocker light switches/controls on accessible route/rooms	MI	Included		
Rocker light switches/controls on primary floor	MI	Included		
Visual smoke/fire/carbon monoxide alarm				\$
Audio and visual doorbell				\$
Audio and visual security alarm				\$
Closets on accessible route: adjustable (36"-60") rods/shelves				\$

LEGEND

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Feature	Status	Timing	Details	Cost
Nonslip carpet/floor for accessible route				\$
Handrail reinforcement (1 side) provided in all accessible routes of travel/rooms accessible route	MO			\$
Handrails (1 side) provided in all accessible routes of travel/rooms accessible route	MO			\$
Handrail reinforcement (2 sides) provided in all accessible routes of travel/rooms accessible route	MO			\$
Handrails (2 sides) provided in all accessible routes of travel/rooms over 4 feet in length				\$
Handrail reinforcement or handrails installed in other areas				\$
Interior lifts/elevators:				
Interior stairway lift				\$
Interior elevator				\$
Electrical and reinforcement for future lift				\$
Electrical and location for future elevator				\$
Laundry Area, if provided on the primary entry level:				
Accessible route of travel	MO			\$
Accessible workspace				\$
Accessible cabinets				\$
Accessible appliances				\$
Other options offered by builder [List in Part V]				
4. Kitchen Features (If Location is on the Primary Entry Level)				
At least one kitchen on accessible route of travel	MO			\$
Adequate work/floor space in front of:				
Stove (specify 30"x48" or greater)*	MO			\$
Refrigerator (specify 30"x48" or greater)*	MO			\$
Dishwasher (specify 30"x48" or greater)*	MO			\$
Sink (specify 30"x48" or greater)*	MO			\$
Oven (if separate) (specify 30"x48" or greater)*	MO			\$
U-shaped kitchen space requirements* (can be used to meet above MO requirements)				\$
Other (specify 30"x48" or greater)*				
Accessible appliances (doors, controls, etc.):				
Stove				\$
Hood fan controls at light switch level or lower	MO			\$
Refrigerator				\$
Dishwasher				\$
Sink				\$
Oven (if not part of stove)				\$
Microwave/receptacle at countertop height				\$
Other appliances				
Accessible countertops:				
All or a specified portion repositionable*				\$
One or more breadboards at 18" wide* and 34" max high or	MO			\$
One or more counter areas at 18" wide* and 34" high or				\$
One or more workspaces at 30" wide with knee/toe space				\$
Other features				
Cabinets:				
Base cabinets: pull-out and/or Lazy Susan shelves				\$
Wall cabinets: pull-out and/or Lazy Susan shelves				\$
Additional interior lighting				\$
Additional under-cabinet lighting				\$

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Feature	Status	Timing	Details	Cost
Accessible handles/touch latches for doors/drawers				\$\$
Under-cabinet roll-out carts				\$
Other features				
Sink:				
Repositionable height*	MO			\$
Removable base cabinets under sink*	MO			\$
Faucet* (not requiring tight grasping or pinching)	MI	Included		
Hose/sprayer feature				\$
Anti-scald device				\$
Other features				
Contrasting Colors:				
Edge border of cabinets/counters				\$
Flooring: in front of appliances				\$
Flooring: on route of travel				\$
Other features				
Other options offered by builder [List in Part V]				

5. Bathroom/Powder Room Features (If on the Primary Entry Level)

At least one powder room on accessible route of travel	MO			\$
Maneuvering space (For bathrooms and powder room):				
Maneuvering space diameter				
30" x 48" turning area*				\$
60" diameter turning area				\$
Clear space for toilet and sink				
36" x 36" clear use area				\$
30" x 48" clear use area*				\$
Bathtub and/or shower (For bathrooms only)				
Standard bathtub with grab bar reinforcement*	MI	Included		
Standard bathtub with grab bars*	MO			\$
Accessible bathtub (size* and handles)	MO			\$
Standard shower with grab bar reinforcement*				\$
Standard shower with grab bars*				\$
Accessible (roll-in) shower*				\$
Faucet* (not requiring tight grasping or pinching*)	MI	Included		
Offset controls for exterior use				\$
Toilet (For bathrooms or powder room)				
Standard toilet with grab bar reinforcement*	MI	Included		
Standard toilet with grab bars*	MO			\$
Accessible toilet with grab bars*	MO			
Sink/Lavatory (For bathrooms or powder room)				
Standard with under sink cabinets				\$
Standard with removable base cabinets* <u>or</u>	MO			\$
Pedestal or open front*				\$
Accessories (For bathroom or powder room)				
Lower/accessible medicine chest				\$
Accessible counter space near sink				\$
Faucet* (not requiring tight grasping or pinching)	MI	Included		
Anti-scald devices for sink				\$
Accessible handles/touch latches for doors/drawers				\$
Lower towel rack(s)	MO			\$
Lower mirror(s)	MO			\$
Contrasting floor color				\$

LEGEND

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Feature	Status	Timing	Details	Cost
Fold-down/fixed shower seat(s)				\$
Accessible toilet tissue holder				\$
Hand-held adjustable shower spray unit(s)				\$
Other options offered by builder [List in Part V]				\$

PART II: Other Components and Features

6. Common Rooms Features (If on the Primary Entry Level)				
Dining room on accessible route of travel*				\$
Living room on accessible route of travel*				\$
Den on accessible route of travel*				\$
Split-level common room with accessible route of travel*				\$
No split level common room*	MO			\$
A common room on the accessible pathway	MO			\$
Other options offered by builder [List in Part V]				
7. Bedroom Features (If on the Primary Entry Level)				
One bedroom on accessible route of travel	MO			\$
Two or more bedrooms on accessible route of travel				\$
Closets have minimum 32" clear opening*	MO			\$
Larger "walk-in" closets				\$
Closets have adjustable (36"-60") shelves and bars	MO			\$
Other options offered by builder [List in Part V]				
8. Laundry Area Features (If on the Primary Entry Level)				
Laundry area on accessible path of travel	MO			\$
Accessories:				
Accessible workspace				\$
Accessible cabinets				\$
Accessible handles//touch latches for doors/drawers				\$
Accessible appliances				\$
Other options offered by builder [List in Part V]				
9. Miscellaneous Areas (If on the Primary Entry Level)				
Accessible route to miscellaneous areas such as patios or storage areas either through dwelling or around dwelling	MO			\$
10. General Compliance				
Door hardware consistent with Chapter 11A	MI	Included		
Rocker-light switches and controls meeting Chapter 11A	MI	Included		
Electrical outlet heights to Chapter 11A	MI	Included		
Flooring consistent with Chapter 11A CBC	MO			\$

Part III: Additional Details, Components or Features

A. External Features: Buyer Request (Any other additional external feature requested at a reasonable time)

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by the buyer that is reasonably available and reasonably feasible to install or construct and makes the residence more usable for a person with activity limitations or disabilities in order to accommodate them). These may include features such as high-visibility address numbers, electronic garage door openers, additional lights, door bench or package shelf, oversized garage, zero-step house/garage entry, etc.

(Attached as Part III. A: ___ Yes ___ No)

B. External Features: Builder Offer (Any other additional external feature offered to the buyer by the builder that makes the residence more usable for a person with disabilities or activity limitations in order to accommodate them). **(Attached as Part III. B: ___ Yes ___ No)**

C. Internal Features: Buyer Request (Any other additional internal feature requested at a reasonable time by the buyer that is reasonably available and reasonably feasible to install or construct and makes the residence more usable for a person with activity limitations or disabilities in order to accommodate them). These may include features such as lowered window sills (under 36”), additional lighting, “touch” luminous light switches, automatic internal lights, additional wiring for electronic features, lighted closets, air filtration systems, larger/more automatic thermostats, pocket doors, etc.

(Attached as Part III. C: ___ Yes ___ No)

D. Internal Features: Builder Offer (Any other additional internal feature offered to the buyer by the builder that makes the residence more usable for a person with activity limitations or disabilities in order to accommodate them). **(Attached as Part III. D: ___ Yes ___ No)**

E. Variation from State Chapter IIA Standards: (Any mutually agreed-upon features with standards different than Chapter IIA of the California Building Code, including clearly identified deviations from those standards). **(Attached as Part III. E: ___ Yes ___ No)**

F. Additional features or requirements: (Any mutually agreed-upon features not covered by Chapter IIA of the California Building Code for which additional detail would be helpful to the builder and buyer, including clearly identified standards.) **(Attached as Part III. F: ___ Yes ___ No)**

PART IV: Explanation of Laws Governing Checklist and Use of the List

The City of Dublin has adopted a Universal Design Ordinance that requires Developers to install or offer and install for purchase certain accessible features. The purpose of the Universal Design Guideline, established by this chapter is to enhance the full life cycle use of housing without regard to the physical abilities or disabilities of a home’s occupants or guests in order to accommodate a wide range of individual preferences or physical abilities.

The Ordinance is applicable to all residential dwellings units that are part of a residential development project in excess of 20 residential dwellings units, that are single-family, duplex and triplex units. All other unit types are regulated by Chapters IIA and IIB of the California Building Code.

California law, section 17959.6 of the Health and Safety Code, requires a builder of new for-sale residential units to provide buyers with a list of specific “universal design features” which make a home safer and easier to use for persons who are aging or frail, or who have certain temporary or permanent activity limitations or disabilities. A developer is not required to provide the listed features during construction or at any other time, unless the developer has offered to provide a feature and the buyer has requested it and agreed to provide payment.

All features covered by “Chapter IIA” of the California Building Code (Title 24, California Code of Regulations, Part 2) are identified by an asterisk (*) and must comply with that Chapter unless otherwise specifically provided. All features not in Chapter IIA must be selected and installed in a workman like manner by the builder unless they are further described in **Part V**.

LEGEND

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Unless otherwise exempted by the City, the items listed as *Mandatory to Install* in Chapter 7.90 of the Dublin Municipal Code shall be installed in all residential dwellings units that are part of a residential development project in excess of 20 units. These items shall be installed at no additional cost to the buyer.

Mandatory to Offer upgrades listed in the Chapter 7.90 of the Dublin Municipal Code shall be offered to the buyer of each dwelling that is subjected to this chapter. The developer shall determine the option selection cut off dates and any additional cost to the buyer. *The Mandatory to Offer* items, are items that have been determined by the City to reasonable enhance the full life cycle use of housing without regard to the physical abilities or disabilities of a home’s occupants or guests in order to accommodate a wide range of individual preferences and functional abilities.

Features listed may not actually be available or offered by the builder. In addition, certain items must be requested prior to certain phases of construction, as specified by the builder. The builder may provide estimated costs for the special features. The features must be installed and comply with Chapter 11A, unless the builder and buyer agree in writing to different standards than those in Chapter 11A and the differences are clearly disclosed in **Part V**. A builder is not required to install the listed features unless the builder offers them and both of the following occur: (1) the buyer requests them with the specified phase of construction, and (2) the buyer agrees to provide payment for the features. Any violation of this law is enforced by the local building department and local public prosecutors, and is punishable by civil penalties.

The attached chart lists the specific features, which must be disclosed, as well as others commonly requested but not required by law. There are four categories for each feature:

- **Status:** whether it is a standard (S), limited (L), and option (O), mandatory to install if provided (MI), Mandatory to offer (MO), or not available (NA), as determined by the builder, or City of Dublin Code.
- **Timing:** by what stage in construction it must be requested (such as “any time”, “before foundation”, “before framing”, or “before internal wall covering”), with actual times selected by the builder and approved by the City.
- **Details:** whether or not there are additional details or specified modifications from the Building Code listed in the Additional Details section, Part V (e.g., Yes or No).
- **Cost:** optional labor and materials costs, which may be estimated by the builder.

Form Provided by Builder to Buyer:

Builder Initials / Date

Buyer Initials / Date

No Universal Design Features Requested:

Buyer Signature / Date

**Universal Design Features Identified
and Agreed to by Builder and Buyer:**

Buyer Signature / Date

Builder Signature / Date

A copy of this form shall be submitted to the City of Dublin’s Building & Safety Division prior to permit final or occupancy.

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