



Technical Guidelines

**For
Accessibility Features, Level I and Level II Accessibility Standards
As described in Bill 5-13 Property Tax Credit – Accessibility Features**

June 27, 2014 Revision



Montgomery County Maryland
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland, 20850-4166
240-777-0311 (V)
240-777-6262 (TTY)
240-777-6256 (FAX)

www.montgomerycountymd.gov/permittingservices

Table of Contents

Introduction.....	3
Definitions.....	6
Tables Showing Relationship of Accessibility Features, Level I and II Accessibility Standards.....	8
Requirements for Level I and II Accessibility Standards.....	9
Requirements Level I Accessibility - Visit-Ability.....	10
Requirements Level II Accessibility - Live-Ability.....	11
Appendix A Technical Details.....	13
Appendix B Drawings for Illustrations of Visit-ability and Live-Ability Requirements.....	28
Appendix C Photographs.....	34

INTRODUCTION

The Design For Life Technical Guidelines manual provides technical guidance on the design and inspection requirements for implementation of Bill 5-13 Property Tax Credit – Accessibility Features. This document is one of many documents you should review prior to applying for Design for Life property tax credits and/or Development Impact Tax for School Improvement credits. Please review the following documents for a complete understanding of the Design For Life Tax Incentive Program. These documents can be found on the Department of Permitting Services website.

- Bill 5-13 Property Tax Credit – Accessibility Features – legislation approved by the Montgomery County Council effective July 1, 2014.
- Executive Regulation 3-14 Design For Life Tax Incentives – explains how Bill 5-13 Property Tax Credit – Accessibility Features will be implemented. Included in this Executive Regulation are definitions, application and processing procedures for requesting property tax credits and Development Impact Tax for School Improvement credits and certification procedures for the same. This executive regulation also describes the purpose and procedures for the Design for life Builder/Homeowner and Project Certification Program.
- Disclosure of Availability of Property Tax Credits for Accessibility Improvements – template for seller and buyer of new single family residential real property in Montgomery County.
- Impact Tax Credit Certification Agreement – template tax credit agreement for builders constructing multiple single family dwellings meeting Level I Accessibility Standards.
- Application for Residential Building Permit – for Single Family Dwellings, Townhouses, Duplexes
- Application for Commercial Building Permit – for Multifamily Dwellings
- Building Permit – Supplemental Design For Life Application – submitted with application for Building Permit detailing proposed Design for Life Accessibility Features and/or Level I or II Accessibility Standards.
- Design for Life Technical Guidelines - manual that provides technical guidance on the design and inspection requirements for implementation of Bill 5-13 Property Tax Credit – Accessibility Features.
- Application for Design for Life Tax Credits – submitted to DPS after work approved by the building permit has been inspected and final inspection approval granted.

The Design For Life Technical Guidelines manual, like Bill 5-13 Property Tax Credit – Accessibility Features is organized into two sections.

Section one – provides technical guidance on the design and inspection requirements for the nine accessible features described in Bill 5-13. The table below outlines highlights from Bill 5-13 and the executive regulation. This table does not replace Bill 5-13 or the executive regulation. Please review all documents referenced above for a complete understanding of the law and the implementation process.

Accessibility Features	
Type of tax credit available for installing one or more of the nine accessibility features in Bill 5-13	Property Tax Credit
Eligible building types receiving property tax credits	Existing and new residential dwellings (Multi-family, Single Family Dwellings, Townhouses and Duplexes)
# of Property Tax Credit applications accepted per tax year per dwelling	One Property Tax Credit application can be submitted per tax year; an application can be submitted for one or more of the nine accessibility features listed in Bill 5-13.
Person eligible to apply for and receive Design for Life Property Tax Credit	Property owner (for principal residence when feature is installed)
Eligible costs for which Design for Life property tax credits will be awarded	• Costs incurred within 12 months before the property owner submits an application to the Department for the property tax credit; • Paid by the property owner; • Costs in excess of \$500; • Costs documented by contracts, receipts, or invoices which demonstrate the cost or amount of money spent on the purchase and installation of accessibility features including any required permit or inspection fees.
Amount of Property Tax Credit per property owner per tax year	The lesser of 50% of the eligible costs or \$2,500 per tax year less any subsidy received from a governmental, quasi-governmental, or non-profit entity for the feature.
Annual limit on amount of property tax credits allocated for all property owners applying for Design for Life tax credit	\$100,000

Section two – provides technical guidance on the design and inspection requirements for the Level I and Level II Accessibility Standards described in Bill 5-13. The table below outlines highlights from Bill 5-13 and the executive regulation. This table does not replace Bill 5-13 or the executive regulation. Please review all documents referenced above for a complete understanding of the law and the implementation process.

Level I and Level II Accessibility Standards	
Type of tax credit available for Level I or Level II Accessibility Standards	Property Tax Credit (see Accessibility Features chart above) and/or Development Impact Tax for School Improvement Credit
Eligible building types built to Level I or Level II accessibility standards	New residential dwellings (Single Family Dwellings, Townhouses and Duplexes)
# of Property Tax Credit applications accepted per tax year per dwelling	One Property Tax Credit application can be submitted per tax year; an application can be submitted for one or more of the nine accessibility features listed in Bill 5-13.
Person eligible to apply for and receive Design for Life Property Tax Credit	Property owner
Eligible costs for which Design for Life property tax credits will be awarded	(see Accessibility Features chart above)
Eligible credit amounts for Development Impact Tax for School Improvements	Based on Impact Tax Credit Certification Agreement between property owner and County
Amount of Property Tax Credit per property owner per tax year for Level I Accessibility Standards	Costs of up to \$3,000 less any credit received against the Development Impact Tax for School Improvements and less any funds or assistance received for the accessibility feature.
Amount of Property Tax Credit per property owner per tax year for Level II Accessibility Standards	Costs of up to \$10,000 less any credit received against the Development Impact Tax for School Improvements and less any funds or assistance received for the accessibility feature.
Amount of Development Impact Tax for School Improvements Credits for Level I (Level II would also receive these credits since Level I standards are included in Level II)	5% of projects meet Level I then owner receives \$500 per residence 10% of projects meet Level I then owner receives \$1,000 per residence 25% of projects meet Level I then owner receives \$1,500 per residence 30% of projects meet Level I then owner receives \$2,000 per residence
Annual limit on amount of property tax credits allocated for all property owners applying for Design for Life tax credit	\$500,000

Definitions

1. Accessible means design of features described in the Design for Life Guidelines meeting the clearances and specifications provided to allow for movement with mobility aids.
2. Accessible bedroom means a bedroom that is connected by an accessible route.
3. Accessible circulation path means an interior way of passage from one room to another that can accommodate a wheelchair or other mobility aid.
4. Accessible door means any interior or exterior door that provides a clear width opening of 32 inches.
5. Accessible kitchen means a kitchen that can accommodate a wheelchair or other mobility aid and meets the specifications listed in the Design for Life Guidelines for a usable kitchen.
6. Accessible route means an interior or exterior circulation path at least 36 inches wide that provides a clear width of walking surface from a no step building entrance to at least one usable powder room or bathroom and one other room that can accommodate visitation. The accessible route shall extend from a vehicular drop off, parking to a no step building entrance.
7. Agreement means the School Impact Tax Credit Agreement between the Department of Permitting Services and the property owner to construct or contribute to the cost of building a single family residence that meet Level I Accessibility Standard as defined in Section 52-18U(a) of the Montgomery County Code
8. Alternative design means the use of designs, products, or technologies such as an elevator or lift, as alternatives to those prescribed, provided they result in equivalent or greater accessibility and usability.
9. Building entrance means any door entrance that allows passage to the visit-able or Live-able portion of the building (front door, back door, side door, deck or through the garage door on an accessible route).
10. Building permit means any permit required issued by the Department, City of Gaithersburg, or City of Rockville
11. Date of submission of application means the date that the application is stamped in and accepted by the Department.

12. Existing residence means an owner's principal residence when an accessibility feature is installed in a previously constructed one or two family dwelling or a apartment/condominium unit in multi-family dwellings.
13. Department means the Department of Permitting Services or its designee.
14. Full bathroom means a bathroom that contains at least one sink, one toilet, and a shower or tub which can accommodate a wheelchair or other mobility aid and meets the specifications listed in the Design for Life Guidelines for a bathroom on the accessible level.
15. Main living space means the area of the residence that includes a room that can accommodate visitation. (Minimum floor area should be 70 sq. ft.)
16. Owner's Principal Residence means the residence for which the "Occupancy" box for the property's real property tax bill reads "Principal Residence".
17. Permanent Additions include permanent modifications for accessibility features to existing or new construction.
18. Reasonable costs to install the accessibility features or permanent modifications include any required permit or inspection fees.
19. Seller includes a builder, developer, real estate agent, real estate broker, or homeowner.
20. Sensory disability: A sensory disability is one that affects vision or hearing.
21. Single family residence includes one and two family dwellings, townhouses and duplexes covered by International Residential Code (IRC).
22. Usable powder room means a room containing at least one sink and one toilet. Powder room must be large enough to accommodate a clear space 2 feet 6 inches by 4 feet within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed. A usable powder room must meet the specifications listed in the Design for Life Guidelines.
23. Usable bathroom means a room containing at least one sink, one toilet and a shower or tub. Bathroom must be large enough to accommodate a clear space 2 feet 6 inches by 4 feet within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed. A usable bathroom must meet the specifications listed in the Design for Life Guidelines.

Accessibility Features Included in Level I and Level II Accessibility Standards

	Accessibility Features Listed in Bill 5-13	Included in Level I Accessibility Standards (Visit-able)	Included in Level II Accessibility Standards (Live-able)
<i>If you are receiving property tax credits for meeting Level I or Level II you are not eligible to receive additional property tax credits for accessibility features included in Level I or Level II for the same project. A "YES" in the included column means that credit for these accessibility features has already been awarded as part of Level I or Level II Accessibility Standards.</i>			
1	a no-step front door entrance with a threshold that does not exceed ½ inch in depth with tapered advance and return surfaces or, if a no=step front entrance is not feasible, a no step entrance to another part of the residence that provides access to the main living space of the residence;	YES	YES
2	an installed ramp creating a no-step entrance;	NO	NO
3	an interior doorway that provides a 32-inch wide or wider clearing opening; ¹	YES	YES
4	an exterior doorway that provides a 32-inch wide or wider clear opening, but only if accompanied by exterior lighting that is either controlled from inside the residence, automatically controlled, or continuously on;	YES	YES
5	walls around a toilet, tub, or shower reinforced to allow for the proper installation of grab bars with grab bars installed in accordance with the Americans with Disabilities Act Standards for Accessible Design;	NO	NO
6	maneuvering space of at least 30 inches by 48 inches in a bathroom or kitchen so that a person using a mobility aid may enter the room, open and close the door, and operate each fixture or appliance;	YES	YES
7	an exterior or interior elevator or lift or stair glide unit	NO	NO
8	an accessibility-enhanced bathroom, including a walk-in-or roll-in shower or tub; or	NO	YES
9	an alarm, appliance, and control structurally integrated into the unit designed to assist an individual with a sensory disability.	NO	NO

Requirements for Level I and II Accessibility Standards

Level I and II Accessibility Standards Listed in Bill 5-13	Required for Level I (Visit-able)	Required for Level II (Live-able)
At least one no-step entrance located at any entry door to the house that is connected to an accessible route to a place to visit on the entry level	YES	YES
A usable powder room or bathroom	YES	YES
A 32-inch nominal clear width interior door ¹	YES	YES
An accessible circulation path that connects the accessible entrance to an accessible kitchen	NO	YES
A full bath	NO	YES
At least one accessible bedroom	NO	YES

¹32-inches clear door width - see section 2.9 Doors and Doorways, Appendix A

Design for Life Montgomery is a Two Tiered Certification Program for Single Family attached and Detached Homes for New Construction and Renovation:

Level I – Visit-Ability meaning that the home has three basic elements.

1. at least one no-step entrance located at any entry door to the house that is connected to an accessible route to a place to visit on the entry level (front door, back door, side door (any door), deck or through the garage) connected to an accessible route to a place to visit on that level
2. a useable powder room or bathroom
3. Interior door (s) with 32 inch clear width opening within the visit-able area

Level II – Live-Ability includes the three basic design features of Level I, but also requires a circulation path that connects the accessible entrance to at least one bedroom, full bath and kitchen. Please also see definition of Alternative Design.

Requirements (Level I Accessibility that provides Visit-Ability):

1. At least one entrance shall have a no-step entrance located at any entry door to the house that is connected to an accessible route to a place to visit on the entry level (front door, back door, side door (any door), deck or through the garage on an accessible route). The accessible route shall extend from a vehicular drop off, or parking to a no step building entrance. The circulation path shall connect the accessible entrance to at least one powder room or bathroom, and living area that can accommodate visitation. The circulation path shall be at least 36 inches wide.

Accessible routes shall consist of one or more of the following components:

- Walking surfaces with a slope not steeper than 1:20.
 - Doorways, ramps, curb ramps, elevators, and wheelchair (platform) lifts.
 - Floor or ground surfaces shall be stable, firm, and slip resistant.
2. Dwelling unit(s) with a building entrance on an accessible route shall be designed in such a manner that all the doorways designed to allow passage into and within all areas required to be accessible in item 3 below, have a clear opening width of at least 32 inches when the door is open 90 degrees, measured between the face of the door and the stop. Openings more than 24 inches in depth are not considered doorways.
 3. The powder room or bathroom on the circulation path shall be large enough to accommodate a clear space of 2'-6" by 4'-0" within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed.

Powder room in the visit-able area shall conform to the following:

- a. The powder room shall contain at least one sink, one water closet (toilet).
- b. Where the door swings into the powder, there is a clear space of 2'-6" by 4'-0" within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures. This clear space can include any knee space and toe space where available below powder room fixtures.
- c. Where the door swings out, a clear space of 2'-6" by 4'-0" is provided within the powder room for a wheelchair user or a person using other mobility aid to permit the use of the fixtures. There shall be clear space to allow the wheelchair user to reopen the door to exit.

Bathroom in the visit-able area shall conform to the following:

- a. The bathroom shall contain at least one sink, one toilet and one shower or bathtub.
- b. Where the door swings into the bathroom, there is a clear space of 2'-6" by 4'-0" within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures. This clear space can include any knee space and toe space where available below bathroom fixtures.
- c. Where the door swings out, a clear space of 2'-6" by 4'-0" is provided within the bathroom for a wheelchair user or a person using other mobility aid to permit the use of the fixtures. There shall be clear space to allow the wheelchair user to reopen the door to exit.

Requirements (Level II Accessibility that provides Live-Ability):

1. At least one entrance shall have a no-step entrance located at any entry door to the house that is connected to an accessible route to a place to visit on the entry level (front door, back door, side door (any door), deck or through the garage on an accessible route). The accessible route shall extend from a vehicular drop off, or parking to a no step building entrance. The circulation paths shall connect the accessible entrance to at least one powder room or bathroom, and main living area that can accommodate visitation. The circulation path shall be at least 36 inches wide.

Accessible routes shall consist of one or more of the following components:

- Walking surfaces with a slope not steeper than 1:20.
 - Doorways, ramps, curb ramps, elevators, and wheelchair (platform) lifts.
 - Floor or ground surfaces shall be stable, firm, and slip resistant.
2. Dwelling unit(s) with a building entrance on an accessible route shall be designed in such a manner that all the doorways designed to allow passage into and within all areas required to be accessible in item 3 below, have a clear opening width of at least 32 inches when the door is open 90 degrees, measured between the face of the door and the stop. Openings more than 24 inches in depth are not considered doorways.
 3. Dwelling unit(s) with a building entrance on an accessible route shall be designed and constructed in such a manner that the accessible level contains a usable kitchen and bathroom such that a wheelchair user can maneuver about the space.

Accessible kitchen shall comply with the following:

- a. A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair is provided at the range or cook top and sink, and either a parallel or forward approach is provided at oven, dishwasher, refrigerator or freezer, and trash compactor.
 - b. Clearance between counters and all opposing base cabinets, countertops, appliances or a wall is at least 40 inches.
 - c. U-shaped kitchens with sink or range or cook top at the base of the "U", a 60-inch turning radius is provided to allow parallel approach, or base cabinets are removable at that location to allow knee space for a forward approach.
4. **Bathroom** on the accessible level shall conform to the following:
 - a. The bathroom shall contain at least one sink, one toilet and one shower or bathtub.
 - b. Where the door swings into the bathroom, there is a clear space of 2'-6" by 4'-0" within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures. This clear space can include any knee space and toe space available below bathroom fixtures.
 - c. Where the door swings out, a clear space of 2'-6" by 4'-0" is provided within the bathroom for a wheelchair user or a person using other mobility aid to position the wheelchair such that the person is allowed to use the fixtures. There shall be clear space to allow the wheelchair user to reopen the door to exit.
 - d. When bath tub and shower fixtures are provided in the bathroom, at least one is made accessible. When two or more lavatories in a bathroom are provided, at least one lavatory is accessible.

- e. The bathroom shall contain reinforcements in walls to allow later installation of grab bars around toilet, tub, shower stall and shower seat.
- f. In locations where toilets are adjacent to walls, bathtub, or vanity the center line of the fixture is a minimum of 1'-6" from the obstacle.
- g. Vanities and lavatories are installed with the centerline of the fixture a minimum of 1'-3" horizontally from an adjoining wall. If knee space is provided below the vanity, the bottom of the apron is at least 2'-3" above the floor. If provided, full knee space (for front approach) is at least 1'-5" deep
- h. Bathtubs and tub/showers located in the bathroom provide a clear access aisle that is at least 2'-6" wide and extends for a length of 4'-0" (measured from the foot of the bath tub).
- i. Stall showers in the bathroom may be of any size or configuration. A minimum clear floor space 2'-6" wide by 4'-0" should be available outside the stall. If the shower stall is the only bathing facility provided in the dwelling unit, and measures a nominal 36"x 36", the shower stall must have reinforcing to allow for installation of an optional wall hung bench seat.

Alternative Design:

Nothing in these requirements prevents the use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility and usability.

APPENDIX A - TECHNICAL DETAILS

ACCESSIBLE ROUTES

1.0 General. Accessible routes shall comply with these guidelines.

1.01 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, and ramps. All components of an accessible route shall comply with these guidelines.

1.1 Walking Surfaces.

1.1.1 General. Walking surfaces that are a part of an accessible route shall comply with 1.1.

1.1.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 1.4.

1.1.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

1.1.4 Changes in Level. Changes in level shall comply with 1.4.3.

1.1.5 Clear Width. Except as provided in 1.1.5.1 and 1.1.5.2, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

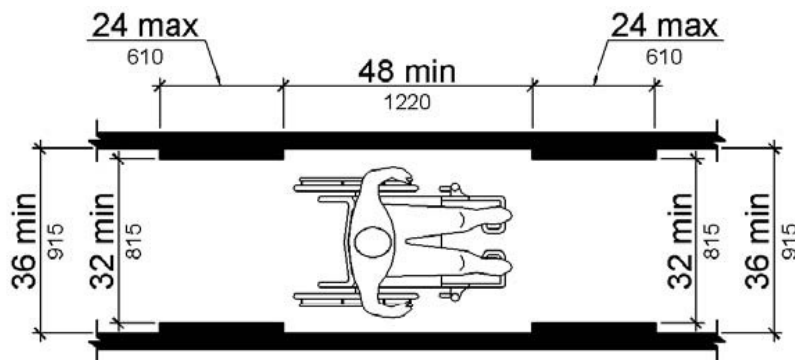


Fig. 1

1.1.5.1 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 1.1.5.1 shall not be required.

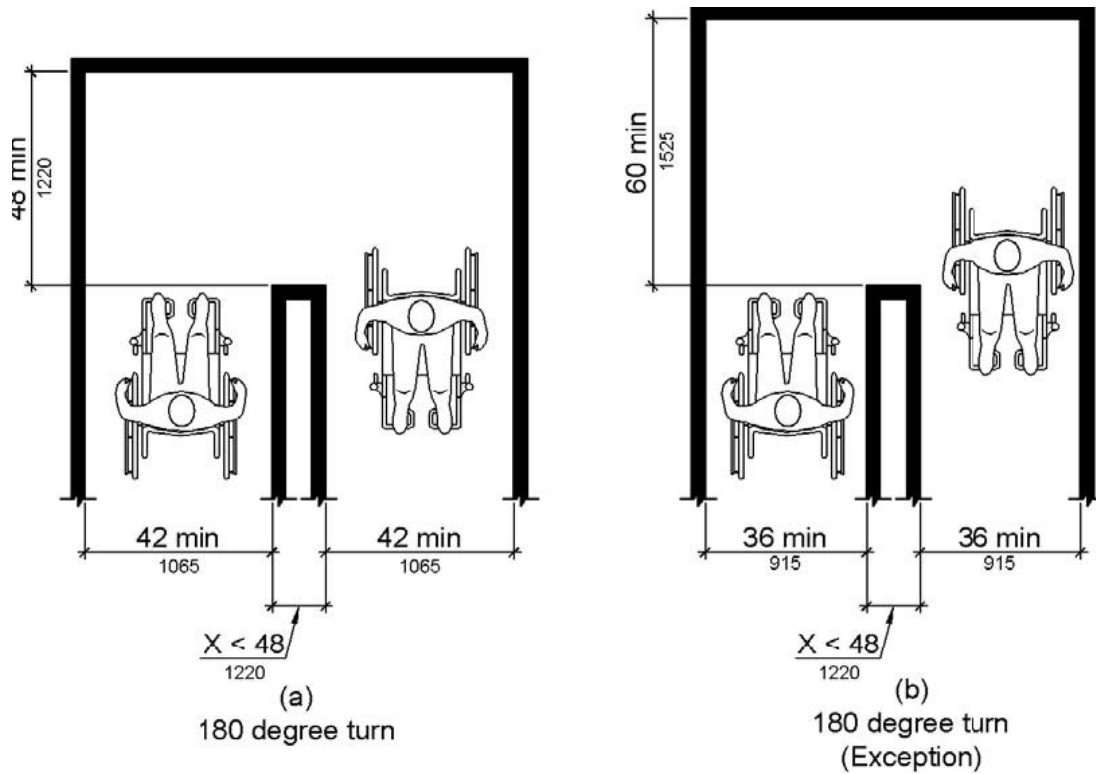
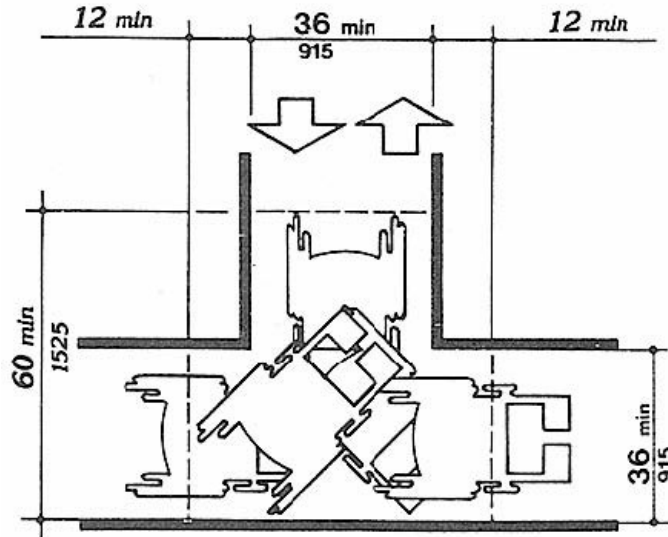


Fig.2.0

1.1.5.2 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with fig 3 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.



(b)
T-Shaped Space for 180° Turns

Fig. 2.1

1.2 Ramps

1.2.1 General. Ramps on accessible routes shall comply with 1.2.

1.2.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 1.2.2 where such slopes are necessary due to space limitations.

Table 1.2.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Slope ¹	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

1. A slope steeper than 1:8 is prohibited

1.2.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

1.2.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 103. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

1.2.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

1.2.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

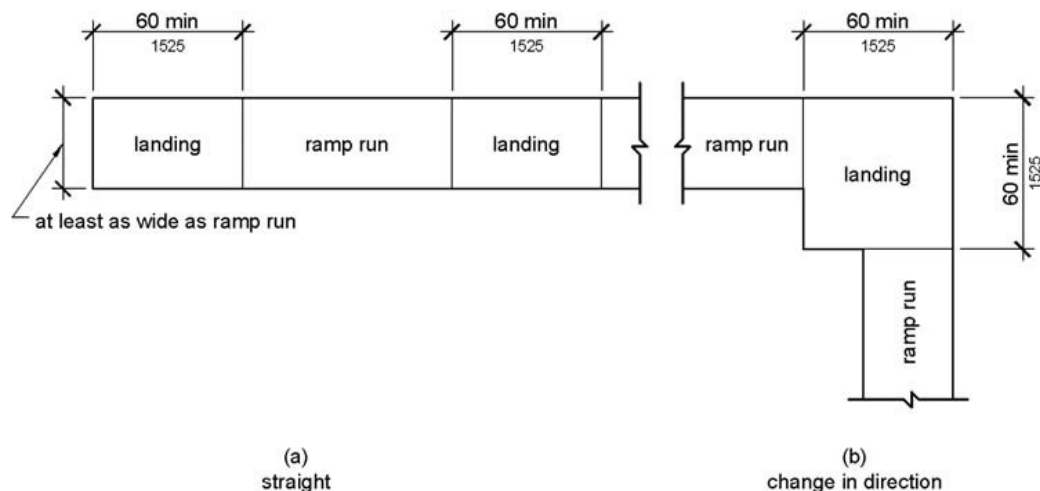
1.2.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 1.2.7.

1.2.7.1 Slope. Landings shall have a slope of not steeper than 1:48.

1.2.7.2 Width. Landing clear width shall be at least as wide as the widest ramp run leading to the landing.

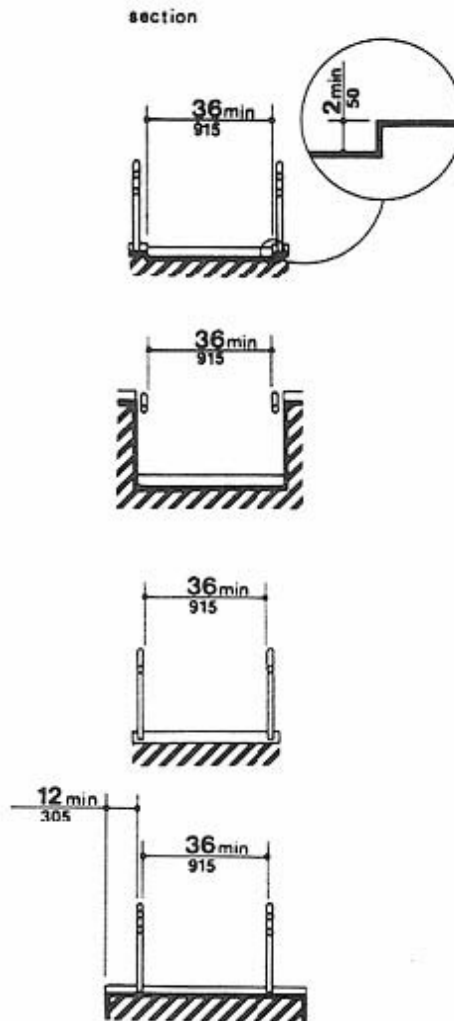
1.2.7.3 Length. Landings shall have a clear length shall be 60 inches (1525 mm) minimum.

1.2.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing of 60 inches (1525 mm) minimum in length by 60 inches (1525 mm) minimum in width.



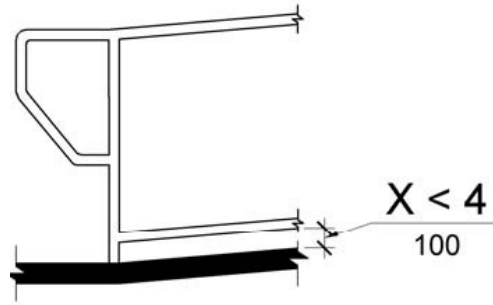
1.2.8 Handrails. Handrails shall be provided where required by the applicable International Building Code (IBC/IRC) and American Disability Act Accessible Guidelines (ADAG), and shall be constructed in accordance with IRC.

1.2.9 Edge Protection. Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum 2 in (50 mm) high.



Examples of Edge Protection

1.2.9.1 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

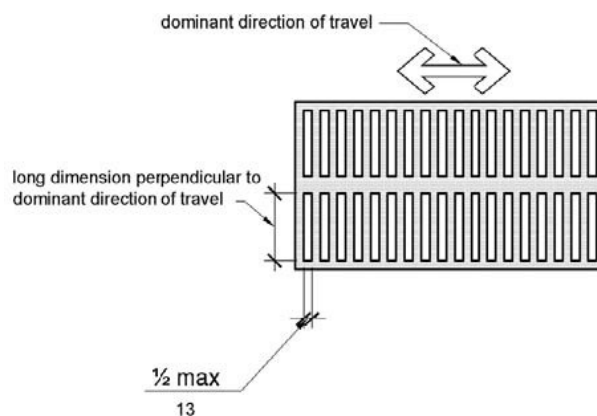


1.3. Guards. Guards shall be provided where required by the applicable International Building Code (IBC/IRC) and shall be constructed in accordance with IRC.

1.4 Floor or Ground Surfaces

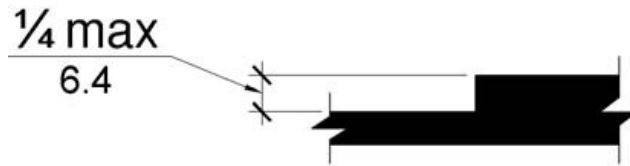
1.4.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 1.4.

1.4.2 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch (13 mm) diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

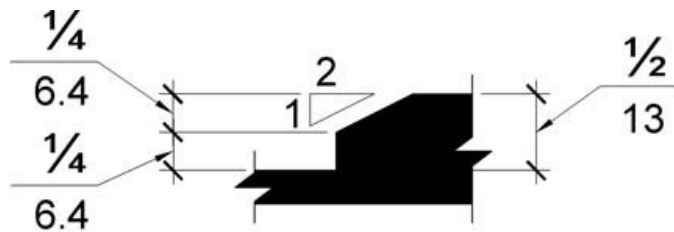


1.4.3 Changes in Level. Where changes in level are permitted in floor or ground surfaces, they shall comply with this section and if the changes in level is greater than $\frac{1}{2}$ inch in height shall be ramped in compliance with section 1.2.

1.4.3.1 Vertical. Changes in level of $\frac{1}{4}$ inch (6.4 mm) high maximum shall be permitted to be vertical.



1.4.3.2 Beveled. Changes in level between $\frac{1}{4}$ inch (6.4 mm) high minimum and $\frac{1}{2}$ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.



2.0 Visit-able or Live-able Units

2.1 General. Visit-able or Live-able dwelling units shall comply with this section.

2.2 Unit Entrance. At least one unit entrance shall be on a circulation path shall be at least 36 inches wide connecting public street or sidewalk, a dwelling unit driveway, or a garage.

2.3 Connected Spaces. A circulation path shall connect the unit entrance to all accessible spaces.

2.4 Interior Spaces. The entrance level shall include a toilet room or bathroom and one living space (habitable space with an area 70 square feet (6.5 m²) minimum). Where a food preparation area is provided on the entrance level, it shall comply with these guidelines.

2.5 Circulation Path. Circulation paths shall connect all required accessible spaces with an accessible route.

2.6 Components. The circulation path shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doors and doorways, ramps, elevators complying with this guide lines.

2.7 Walking Surfaces. Walking surfaces with slopes not steeper than 1:20 shall comply with section 1.1.

2.8 Clear Width. The clear width of the circulation path shall be minimum 36 inches wide.

2.9 Doors and Doorways. Doors and doorways shall comply with the sections 3.0 and 3.1.

3.0 Clear Width. Doorways shall have a clear opening of 32 inches (805 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

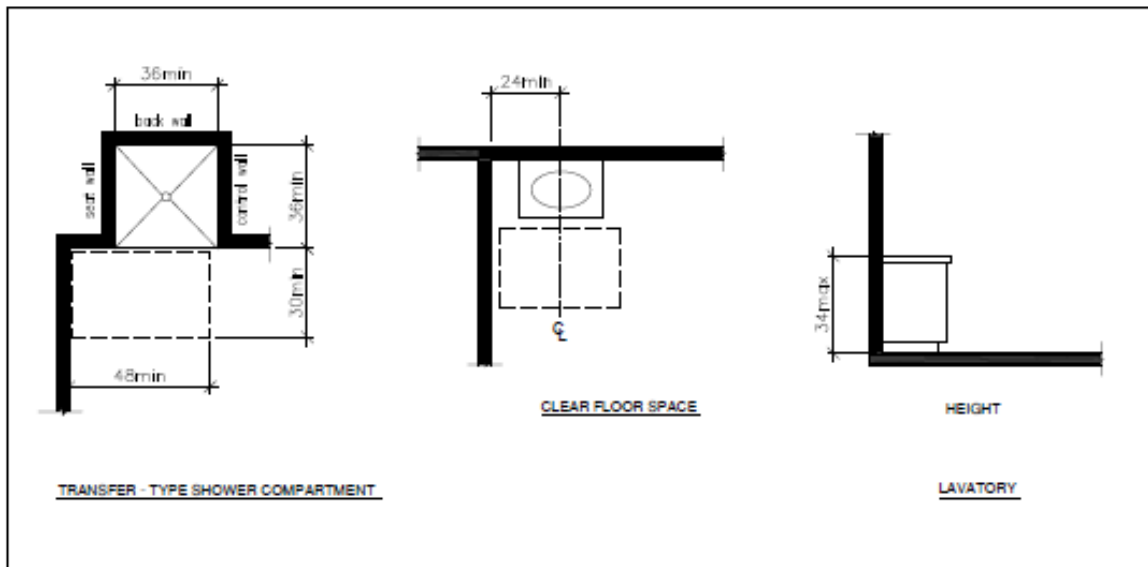
3.1 Thresholds. Thresholds shall comply with Section 1.4.3.

EXCEPTION: Thresholds at exterior sliding doors shall be permitted to be $\frac{3}{4}$ inch (19 mm) maximum in height, provided they are beveled with a slope not steeper than 1:2.

3.2 Ramps. Ramps shall comply with this guide lines.

EXCEPTION: Handrails, intermediate landings and edge protection are not required where the sides of ramp runs have a vertical drop off of $\frac{1}{2}$ inch (13 mm) maximum within 10 inches (255 mm) horizontally of the ramp run.

4.0 Toilet Room or Bathroom. At a minimum the toilet room or bathroom required by this guide lines shall include a lavatory and a water closet. Reinforcement shall be provided for the future installation of grab bars at water closets. Clearances at the water closet shall comply with this guide lines.



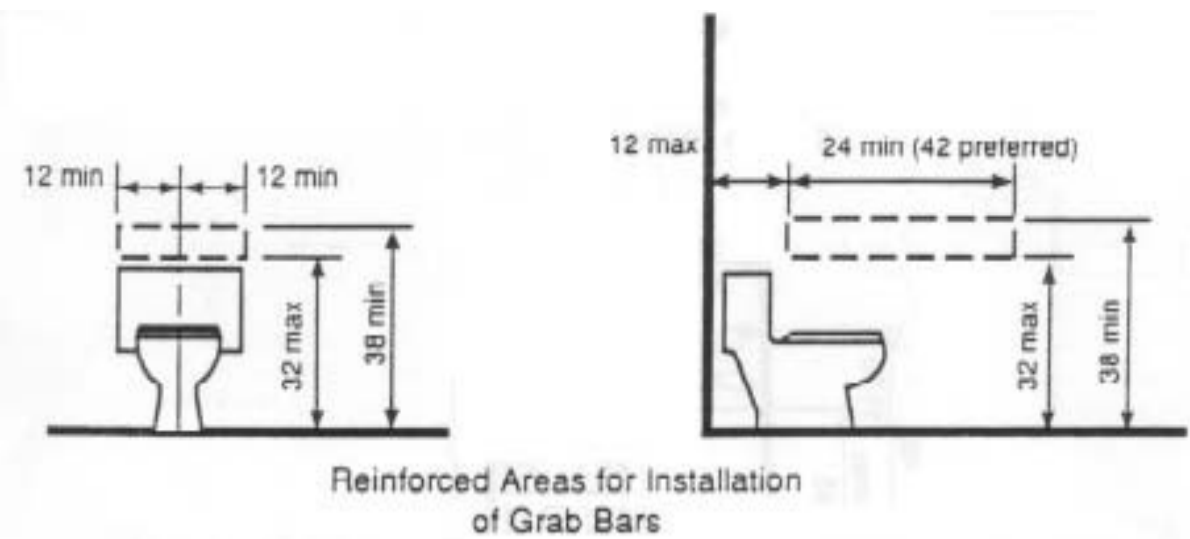
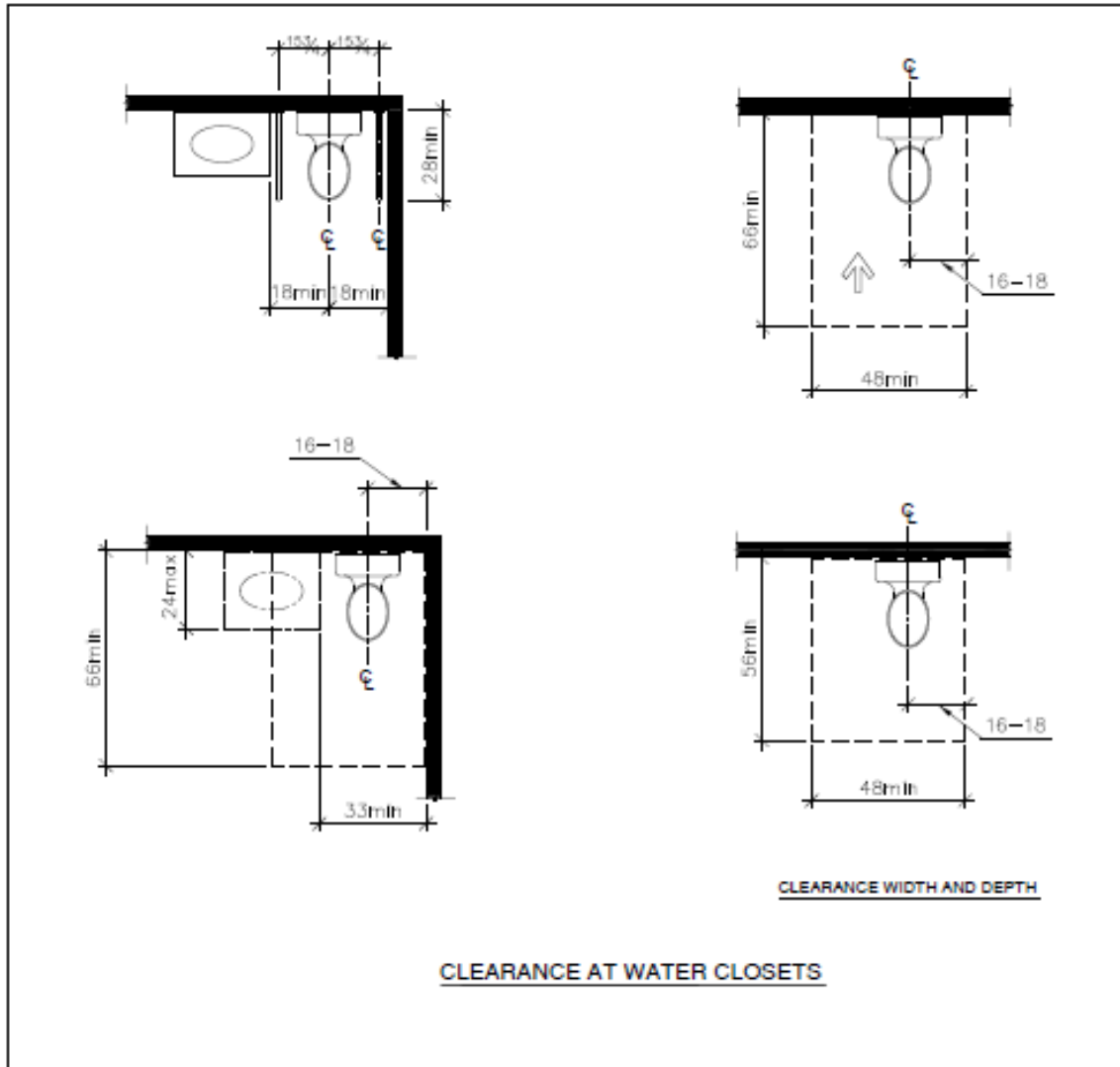


Fig. 3 Water Closets in Adaptable Bathrooms

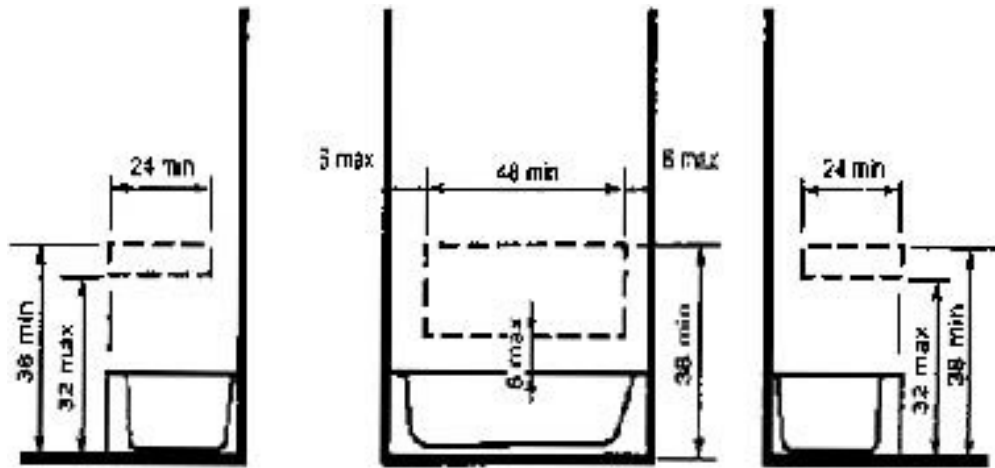


Fig 4: Location of Grab Bar Reinforcements
for Adaptable Bathtubs

NOTE The areas outlined in dashed lines represent locations for future installation of grab bars for typical fixture configurations.

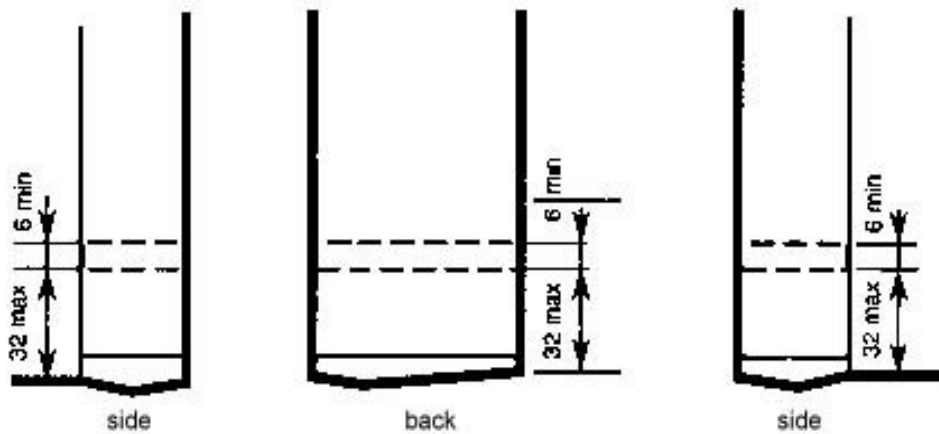
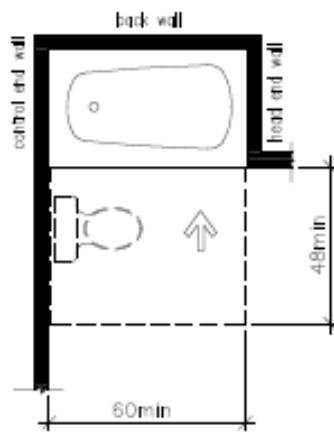
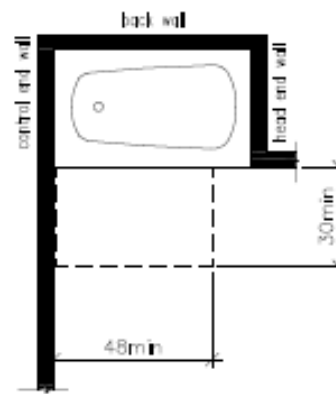


Fig. 5 Location of Grab Bar Reinforcements for Adaptable Showers

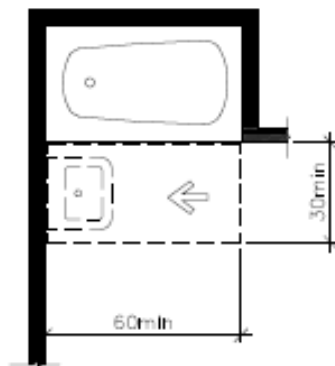
NOTE: The areas outlined in dashed lines represent locations for future installation of grab bars.



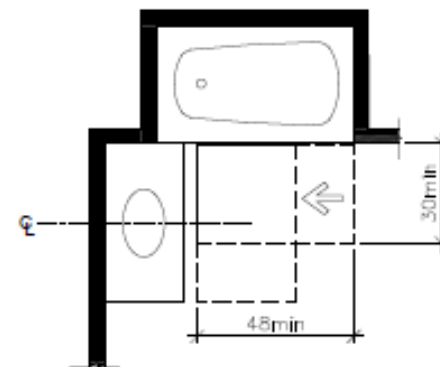
FORWARD APPROACH BATHTUB

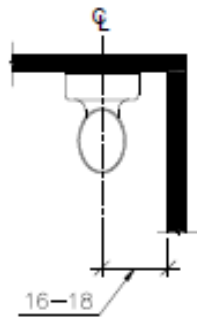


BATHROOM CLEARANCE

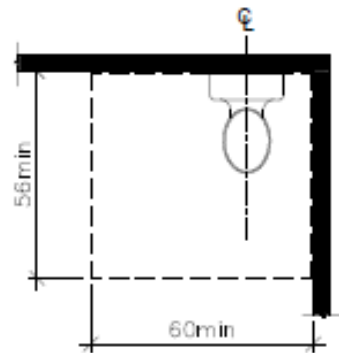


PARALLEL APPROACH BATHTUB

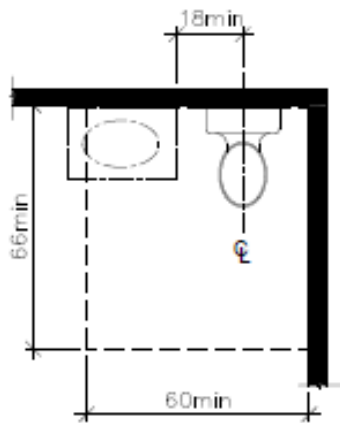




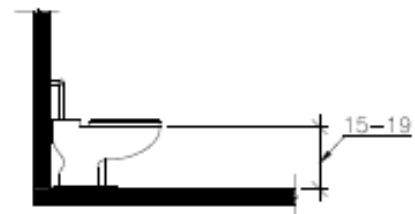
(A) WATER CLOSET LOCATION



(B) MINIMUM CLEARANCE



(C) CLEARANCE WITH LAVATORY
(OVERLAP EXCEPTION)



(D) WATER CLOSET SEAT HEIGHT

WATER CLOSETS

5.0 Food Preparation Area. At a minimum, the food preparation area shall include a sink, a cooking appliance, and a refrigerator. Clearances between all opposing base cabinets, counter tops, appliances or walls within the food preparation area shall be 40 inches (1015 mm) minimum in width.

EXCEPTION: Spaces that do not provide a cook top or conventional range shall be permitted to provide a clearance of 36 inches (915 mm) minimum in width.



6.0 Lighting Controls and Receptacle Outlets. Receptacle outlets and operable parts of lighting controls shall be located 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the floor.

EXCEPTION: The following shall not be required to comply with Section 1005.8

1. Receptacle outlets serving a dedicated use.
2. Controls mounted on ceiling fans and ceiling lights.
3. Floor receptacle outlets.
4. Lighting controls and receptacle outlets over countertops

7.0 Dwelling Units with Accessible Communication Features

7.1 General. Unit(s) required to have accessible communication features shall comply with this section.

7.1.2 Unit Smoke Detection. Where provided, unit smoke detection shall include audible notification complying with NFPA 72 standards adopted by Montgomery County.

7.1.3 Building Fire Alarm System. Where a building fire alarm system is provided, the system wiring shall be extended to a point within the unit in the vicinity of the unit smoke detection system.

7.1.4 Visible Notification Appliances. Visible notification appliances, where provided within the unit as part of the unit smoke detection system or the building fire alarm system, shall comply with NFPA 72 standards adopted by Montgomery County.

7.1.5 Appliances. Visible notification appliances shall comply with NFPA 72 standards adopted by Montgomery County.

7.1.6 Activation. All visible notification appliances provided within the unit for smoke detection notification shall be activated upon smoke detection. All visible notification appliances provided within the unit for building fire alarm notification shall be activated upon activation of the building fire alarm in the portion of the building containing the unit.

7.1.7 Interconnection. The same visible notification appliances shall be permitted to provide notification of unit smoke detection and building fire alarm activation.

7.1.8 Prohibited Use. Visible notification appliances used to indicate unit smoke detection or building fire alarm activation shall not be used for any other purpose within the unit.

7.1.9 Unit Primary Entrance. Communication features shall be provided at the unit primary entrance (accessible entrance) complying with this guide lines.

8.0. Notification. A hard-wired electric doorbell shall be provided. A button or switch shall be provided on the unit primary (accessible) entrance. Activation of the button or switch shall initiate an audible tone within the unit.

8.1. Identification. A means for visually identifying a visitor without opening the unit entry (accessible entry) door shall be provided. Peepholes, where used, shall provide a minimum 180-degree range of view.

8.2 Site, Building, or Floor Entrance. Where a system permitting voice communication between a visitor and the occupant of the unit is provided at a location other than the unit entry door, the system shall comply with this guide lines.

8.3 Public or Common-Use Interface. The public or common-use system interface shall include the capability of supporting voice and TTY communication with the unit interface.

8.4 Unit Interface. The unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the public or common-use system interface.

8.5 Closed-Circuit Communication Systems. Where a closed-circuit communication system is provided, the public or common-used system interface shall comply with .section 8.4 and the unit system interface in units required to have accessible communication features section 6.1.14.

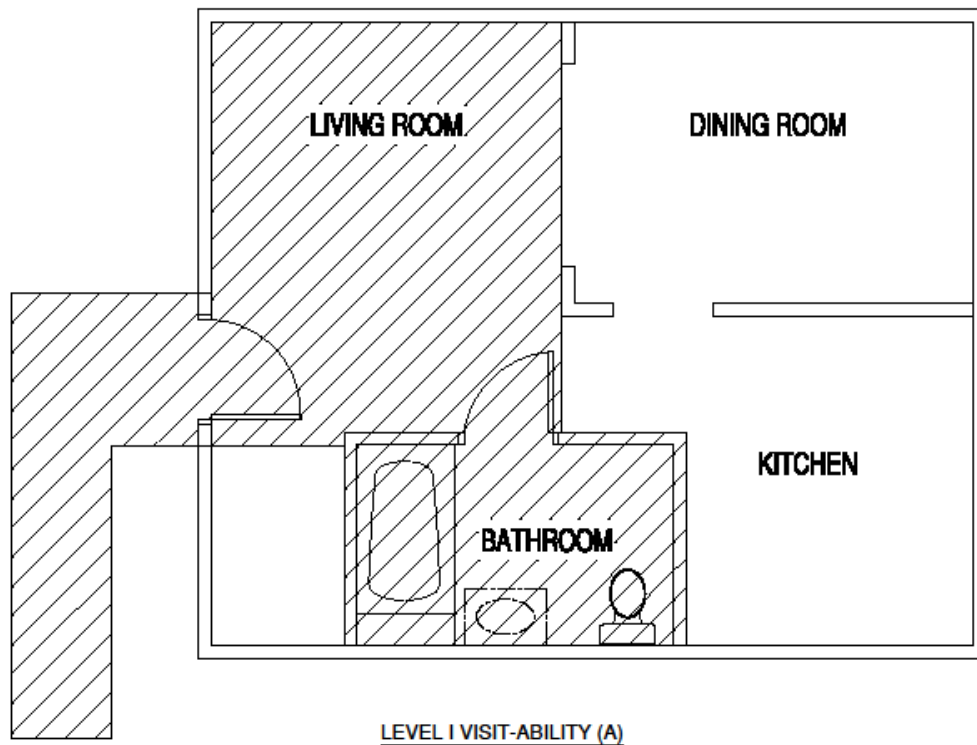
9.0 Operable Parts. Lighting controls, electrical panel boards, electrical switches and receptacle outlets, environmental controls must be accessible.

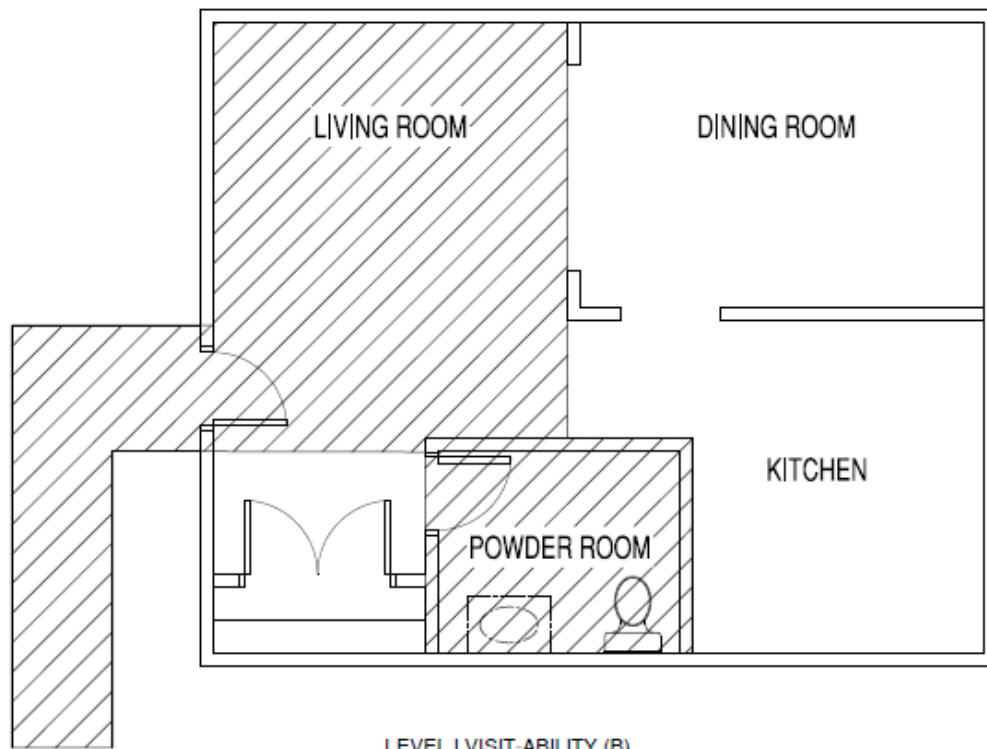
9.1 Clear Floor Space. A clear floor space of 30 inches by 48 inches shall be provided.

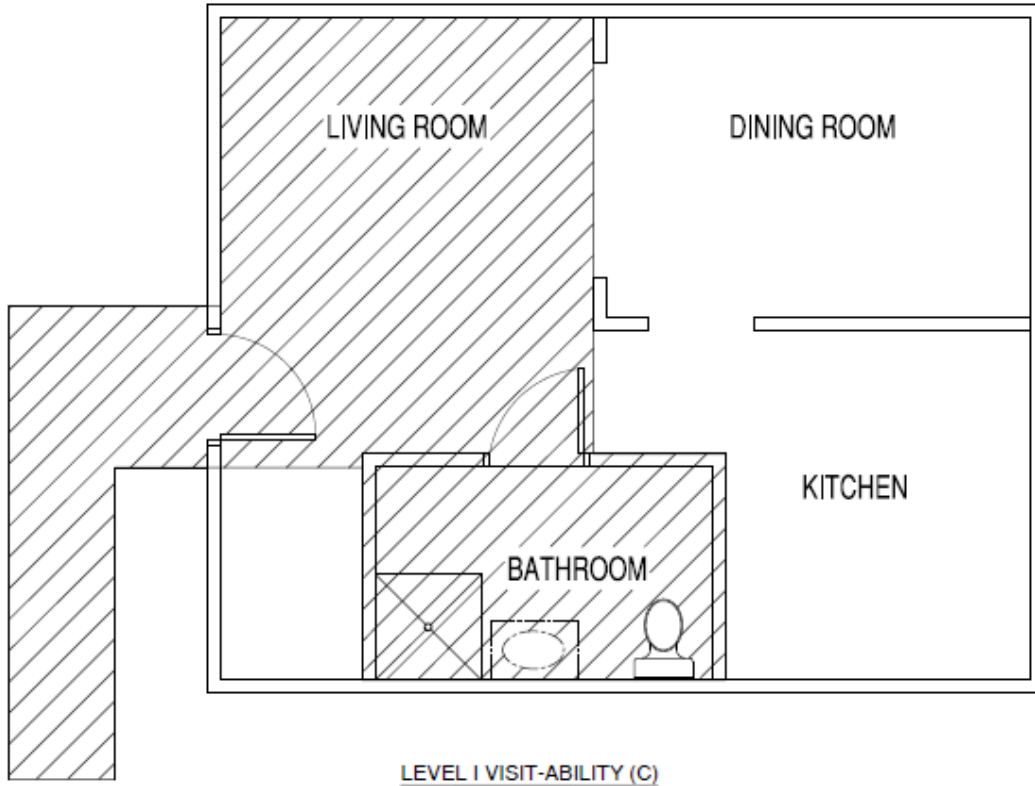
9.2 Height. Operable Parts shall be placed within one of the reaches (forward approach, side approach).

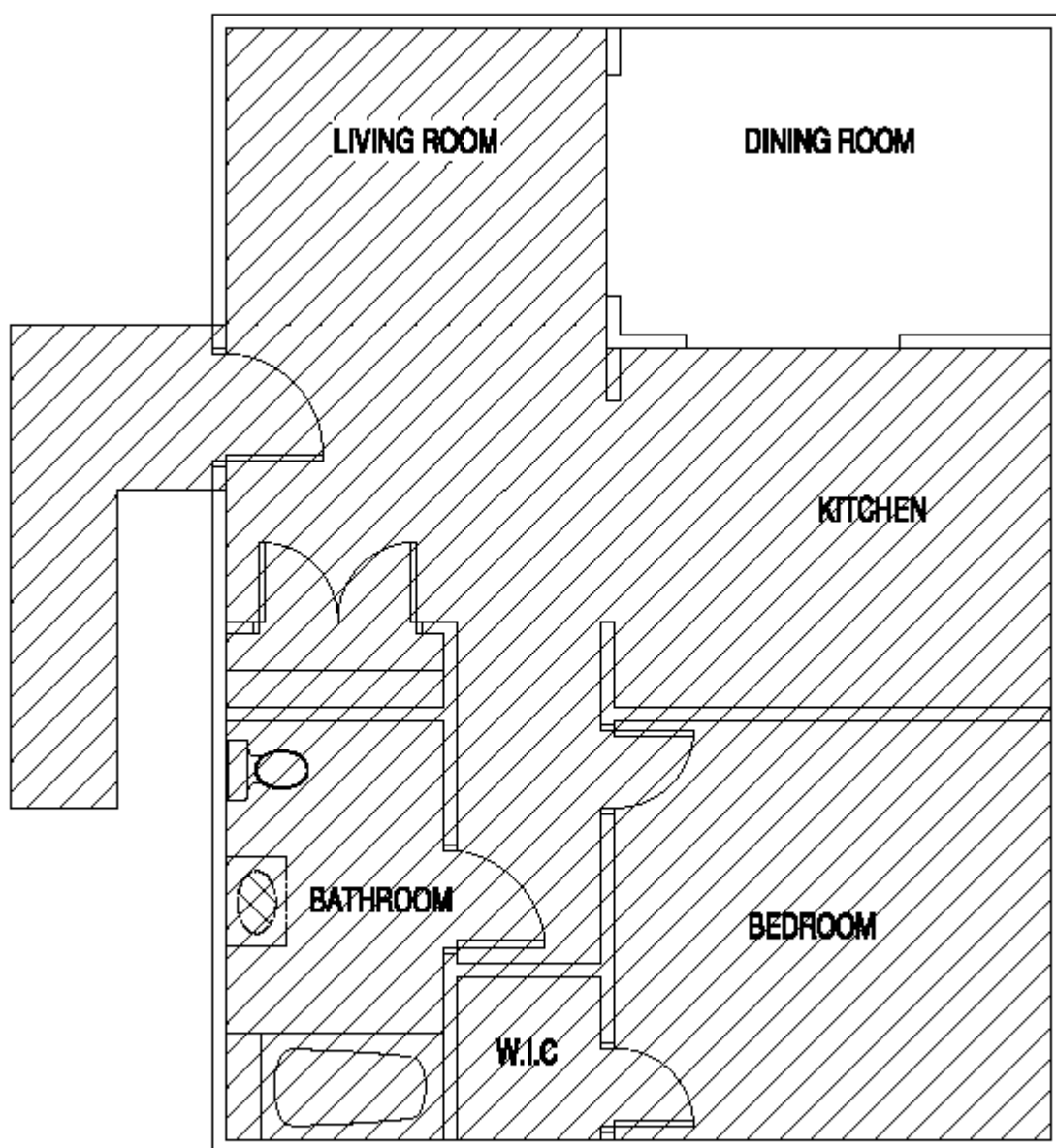
- a) Side Reach with no obstruction, Maximum Reach Height 48 inches and Minimum reach height 15 inches.
- b) Forward Reach with no obstruction, Maximum reach height 48 inches and Minimum reach height 15 inches.
- c) for Side and Forward reach over obstructions, refer to ANSI 117.1 2009/ Fair Housing Guidelines.

Appendix B
Drawings for Illustrations of Visit-ability and Live-Ability
Requirements

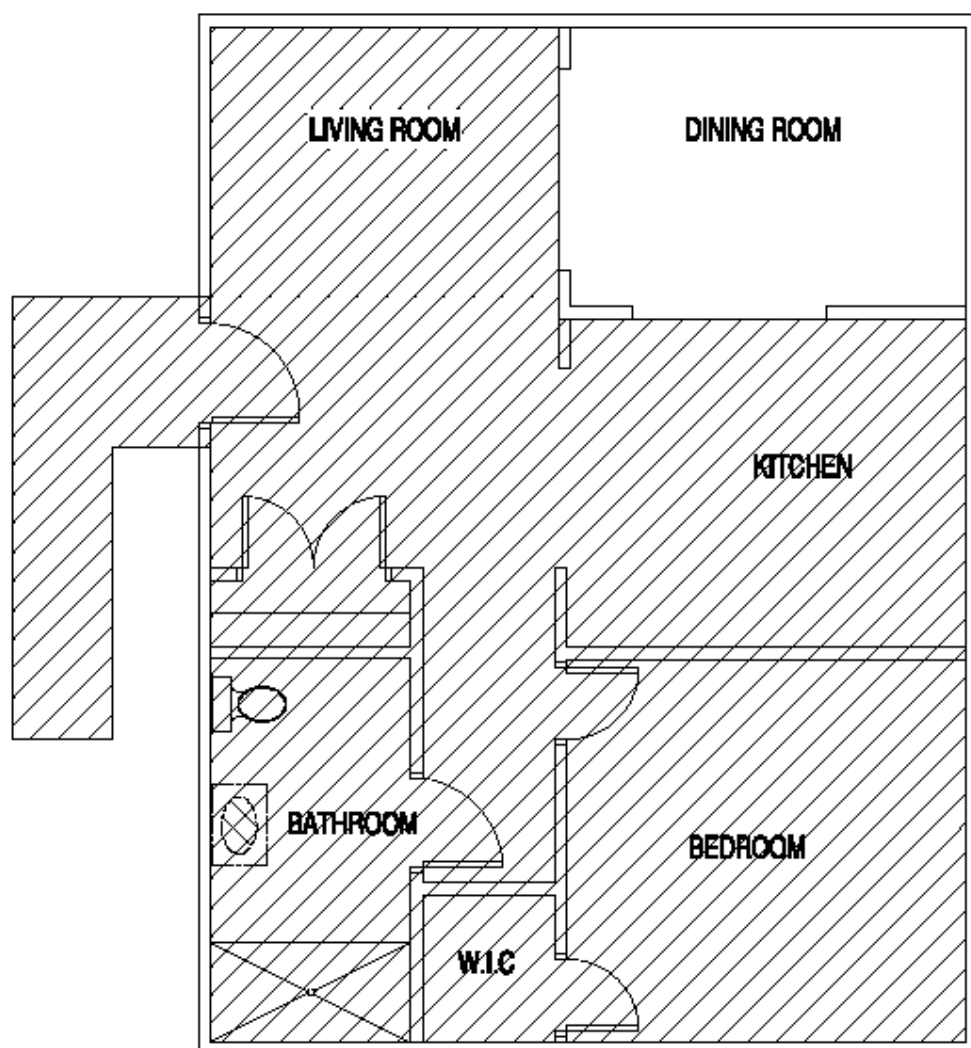




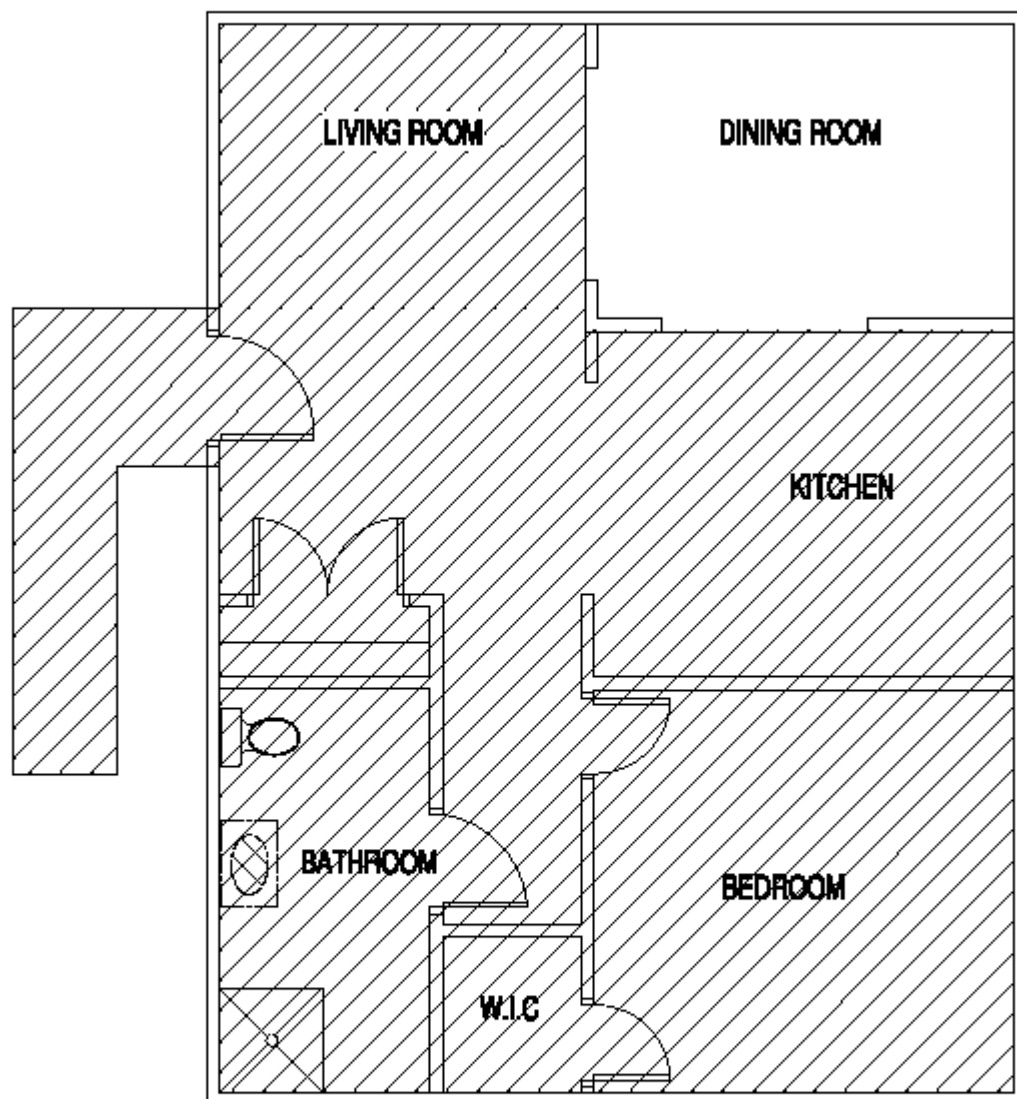




LEVEL II LIVE-ABILITY (A)



LEVEL II LIVE-ABILITY (B)



LEVEL II LIVE-ABILITY (C)

Appendix C

Photographs

.... for All Ages & Stages of Life



**A Voluntary Certification Program for Visit-Ability and
Live-Ability in Single Family Attached and Detached Homes**
New Construction & Renovation of Existing Homes

Today's Typical Home Design: New Construction

Montgomery County Homes – what do these all have in common?



Steps, Steps, and more Steps!!!

Ramps

- Ramps can provide access for new and existing construction
- Ramps can be eliminated with proper site preparation
- In these photos, white stain on the spindles to match these homes and some shrubs would help blend the ramps in with the exterior of this new, and one older renovated home...
- If not done properly, can overwhelm the entrance



Potomac, MD



District of Columbia

Design Elements of A Visit-Able Home

A Visit-Able home has...

1. An accessible route from a sidewalk or driveway to a no step entry.

Myth: Most people think the accessible entry must be at the front door.

Fact: Instead, consider any and all entries for accessibility. The entry can be at the front door, back door, side door (any door), deck or through the garage.



Rendering Courtesy of Winchester Homes®
Anticipated Delivery Date - Summer, 2008

Balancing aesthetics and design: Level entry through garage

Design Elements of A Visit-Able Home

Example #2:

Front Door No Step Entry: Single Family Home



Design Elements of A Visit-Able Home

Example #4:

Side Door No Step Entry: Single Family Home Renovation



Montgomery Village, MD



Montgomery Village, MD -Photos Courtesy of Jackie Simon

Design Elements of A Visit-Able Home

Example #5

Garage No Step Entry: Even though the front entry is level, the garage entry alone meets the level entry requirement.



Boysds, MD – Photos Courtesy of www.DisabilityGuide.org

13

Design Elements of A Visit-Able Home

Example #6

Back Door/Lower Accessible Entry: Has gate to an accessible walkway off the driveway.



North Potomac, MD - Photo Courtesy of Louisa Tenerbaum www.louistenerbaum.com

Design Elements of A Visit-Able Home

Example #7

Front Door/Garage No Step-Entry: Townhome – New Construction

This Visit-Able home has steps to the front door, *but also* has an accessible route through the garage with the lift behind the partition in front of the car spaces.



The Brownstones at Park Potomac, Photos Courtesy of www.EYA.com



Stairlift in the garage

Garage

Design Elements of A Visit-Able Home

Example #8

Front Door No Step Entry: Existing Older Townhome



Townhome in Silver Spring

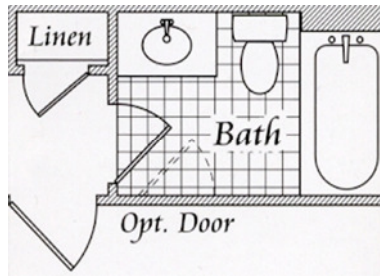
What We Have Today... What We Hope for Tomorrow

- Existing County accessible townhomes have typically been built with builders using the increase in density for housing for seniors or persons with disabilities, as defined in Section 59-A-2 of the Montgomery County Zoning Ordinance.

- For future design, the goal is to bring access in the mainstream of building design, hopefully, for all design of new construction and renovation.*

Design Elements of A Visit-Able Home

2. A minimum of 32 inches of clear passage space for every interior door, on the accessible floor, including bathrooms. Note the 32 inch bathroom door width.

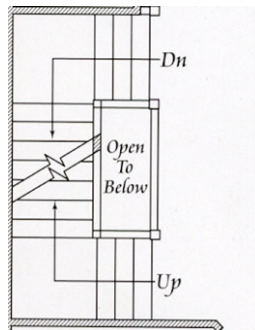


The Brownstones at Park Potomac, Photo Courtesy of www.EYA.com

18

Design Elements of A Visit-Able Home

3. A circulation path (hallway) that is at least 36 inches wide and connects to a powder room / bathroom and one other room that can accommodate visits.



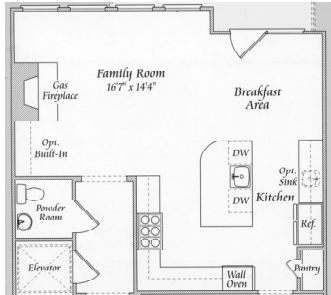
The Brownstones at Park Potomac, Photo Courtesy of www.EYA.com

19

Design Elements of A Live-Able Home

Have all the design features of a Visit-Able home plus, a circulation path that connects the accessible entrance to a ...

1. Full kitchen



The Brownstones at Park Potomac, Photos Courtesy of www.EYA.com

21

Basic Home Access Is Convenient For Everyone....

- new mom with a baby stroller
- football player on crutches
- injured soldier or Veteran
- moving furniture into your home
- welcoming to all guests, young and older, who cannot negotiate steps
- all who desire to stay in their own home – who don't want to move due to changing physical conditions
- convenient for **ALL**
essential for **MANY...**



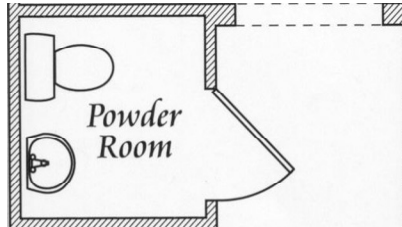
Photo Courtesy of Concrete Change®



Photo from www.Globetrotter.com

Design Elements of A Visit-Able Home

4. A powder room/bathroom with sufficient maneuvering space. A 5' clear floor space is *not* required. By swinging door out, a clear space of 30" x 48" meets the requirement.

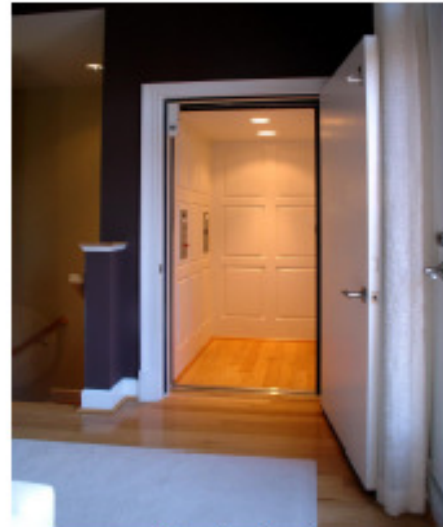
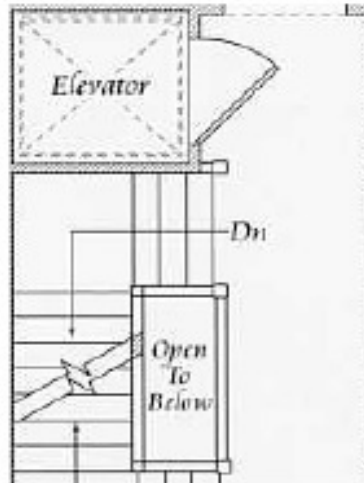


The Brownstones at Park Potomac, Photo Courtesy of www.EYA.com

20

Design Elements of A Live-Able Home

4. Or, an elevator to these rooms.



Door to elevator.

The Brownstones at Park Potomac, Photo Courtesy of www.RVA.com