

2007 NEW HOME UNIVERSAL DESIGN OPTION CHECKLIST (AB 1400)

Name of Development, if applicable _____

Home/Lot Address/ID _____

Developer (Contact) Name _____

Phone # _____ Fax _____

Address _____

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.

Part I is a summary of which features, if any are available or offered.

Part II is an explanation of the laws governing the Checklist and use of the Checklist

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

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

Part V 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 I: SUMMARY OF FEATURES AVAILABLE OR OFFERED (If “available”, see Parts III, IV, and/or V)

<u>Feature</u>	<u>Available</u>	<u>Not Available</u>
III. 1. Exterior Features (accessible route to door)	_____	_____
III. 2. Exterior Doors, Openings, and Entries Features	_____	_____
III. 3. General Interior Features	_____	_____
III. 4. Kitchen Features	_____	_____
III. 5. Bathroom/Powder Room Features	_____	_____
IV. 6. Common Room Features (Dining and Living)	_____	_____
IV. 7. Bedroom Features	_____	_____
IV. 8. Laundry Area Features	_____	_____
V. Other Features	_____	_____

PART II: EXPLANATION OF LAWS GOVERNING CHECKLIST AND USE OF THE LIST

All features covered by “Chapter 11A” 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 11A must be selected and installed in a workmanlike manner by the builder unless they are further described in **Part V**.

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: standard (S), limited (L), optional (O), or not available (NA), as determined by the builder
- **Timing**—by what stage in construction it must be requested: any time (AT), before foundation (BFo), before framing (BFR), or before internal wall covering (BIW), with actual times selected by the builder
- **Details**—whether or not there are additional details or specified modifications from the Building Code listed in Part V: Additional Details, Components, or Features: Yes or No
- **Cost**—optional labor and materials costs which may be estimated by the builder

PART III: GENERAL EXTERIOR AND INTERIOR COMPONENTS AND FEATURES

<u>Feature</u>	<u>Status</u>	<u>Timing</u>	<u>Details</u>	<u>Cost</u>
1. Exterior Features				
Accessible route of travel to dwelling from public sidewalk or thoroughfare to primary entrance				
Graded path*	_____	_____	_____	_____
Ramp*	_____	_____	_____	_____
Driveway to graded path	_____	_____	_____	_____
No-step entry (1/2" or less threshold)*	_____	_____	_____	_____
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 32" clear primary entry doorway*	_____	_____	_____	_____
Minimum 32" clear secondary entry doorway*	_____	_____	_____	_____

Primary entry accessible internal/external maneuvering clearances, hardware, thresholds, and strike edge clearances*	_____	_____	_____	_____
Secondary entry accessible internal/external maneuvering clearances, hardware, thresholds, and strike edge clearances*	_____	_____	_____	_____
Primary entry accessible/dual peephole and doorbell	_____	_____	_____	_____
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*	_____	_____	_____	_____
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*	_____	_____	_____	_____
Accessible hallway and doorway widths: other areas*	_____	_____	_____	_____
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*	_____	_____	_____	_____
Light switches, electric receptacles, and environmental and alarm controls at accessible heights on primary floor*	_____	_____	_____	_____
Light switches, electric receptacles, and environmental and alarm controls at accessible locations when over barriers*	_____	_____	_____	_____
Rocker light switches/controls on accessible route/rooms	_____	_____	_____	_____
Rocker light switches/controls on primary floor	_____	_____	_____	_____
Visual smoke/fire/carbon monoxide alarm	_____	_____	_____	_____
Audio and visual doorbell	_____	_____	_____	_____
Audio and visual security alarm	_____	_____	_____	_____
Closets on accessible route: adjustable (36"-60") rods/shelves	_____	_____	_____	_____
Nonslip carpet/floor for accessible route	_____	_____	_____	_____
Handrail reinforcement (1 side) provided in all accessible routes of travel/rooms over 4 feet long	_____	_____	_____	_____
Handrails (1 side) provided in all accessible routes of travel/rooms over 4 feet in length	_____	_____	_____	_____
Handrail reinforcement (2 sides) provided in all accessible routes of travel/rooms over 4 feet in length	_____	_____	_____	_____
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:

Accessible route of travel

Accessible workspace

Accessible cabinets

Accessible appliances

Other options offered by builder [List in Part V]

4. Kitchen Features

At least one kitchen on accessible route of travel

Adequate work/floor space in front of:

Stove (specify 30" x 48" or greater)*

Refrigerator (specify 30" x 48" or greater)*

Dishwasher (specify 30" x 48" or greater)*

Sink (specify 30" x 48" or greater)*

Oven (if separate) (specify 30" x 48" or greater)*

U-shaped kitchen space requirements*

Other (specify 30" x 48" or greater)*

Accessible appliances (doors, controls, etc.)

Stove

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 15" wide* and 28"-32" high

One or more counter areas at 30" wide* and 28"-32" high

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

Accessible handles/touch latches for doors/drawers

Under-cabinet roll-out carts

Other features

Sink:

Repositionable height*

Removable base cabinets under sink*

Single-handle lever faucet*

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

At least one full bathroom on accessible route of travel

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*

Standard bathtub with grab bars*

Accessible bathtub (size* and handles)

Standard shower with grab bar reinforcement*

Standard shower with grab bars*

Accessible (roll-in) shower*

Single-handle lever faucets*

Offset controls for exterior use

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Toilet (For bathrooms or powder room)

Standard toilet with grab bar reinforcement*

Standard toilet with grab bars*

Accessible toilet with grab bars*

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Sink/Lavatory (For bathrooms or powder room)

Standard with undersink cabinets

Standard with removable base cabinets*

Pedestal or open front*

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Accessories (For bathrooms or powder room)

Lower/accessible medicine chest

Accessible counter space near sink

Single-handle lever faucets*

Anti-scald devices for sink

Accessible handles//touch latches for doors/drawers

Lower towel rack(s)

Lower/tilted mirror(s)

Contrasting floor color

Fold-down/fixe shower seat(s)

Accessible toilet tissue holder

Hand-held adjustable shower spray unit(s)

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Other options offered by builder [List in Part V]

_____	_____	_____	_____
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PART IV: OTHER COMPONENTS AND FEATURES

6. Common Rooms Features

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*	_____	_____	_____	_____
Other options offered by builder [List in Part V]			_____	

7. Bedroom Features

One bedroom on accessible route of travel	_____	_____	_____	_____
Two or more bedrooms on accessible route of travel	_____	_____	_____	_____
Closets have minimum 32" clear opening*	_____	_____	_____	_____
Larger "walk-in" closets	_____	_____	_____	_____
Closets have adjustable (36"-60") shelves and bars	_____	_____	_____	_____
Other options offered by builder [List in Part V]			_____	

8. Laundry Area Features

Laundry area on accessible bath of travel	_____	_____	_____	_____
Accessories:				
Accessible workspace	_____	_____	_____	_____
Accessible cabinets	_____	_____	_____	_____
Accessible handles//touch latches for doors/drawers	_____	_____	_____	_____
Accessible appliances	_____	_____	_____	_____
Other options offered by builder [List in Part V]			_____	

PART V: ADDITIONAL DETAILS, COMPONENTS, OR FEATURES

A. External Features: Buyer Request (Any other additional external 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 high-visibility address numbers, electronic garage door openers, additional lights, door bench or package shelf, oversize 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 then). **(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 11A Standards: (Any mutually agreed-upon features with standards different than Chapter 11A 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 11A 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)

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