

# HB-1221

## Concerning accessibility standards for residential projects designed to serve persons with disabilities

### Coalition Partners

- ❖ ADAPT
- ❖ American Institute of Architects
- ❖ Colorado Association of Home Builders
- ❖ International Code Council - Colorado Chapter
- ❖ Colorado Advisory Council for Persons with Disabilities

### Bill Summary

- ❖ HB-1221 revises and clarifies C.R.S 9-5-101-112
  - This statute was adopted in 1975 and prescribed that one of every seven multi-family units be accessible to the ANSI standards.
  - Unclear definitions and ambiguous language make the statute impossible to interpret and/or enforce.
- ❖ HB-1221 cuts the baseline requirement for accessibility in half in recognition of existing federal and local requirements for accessible housing, all of which were instituted after the passage of the existing state statute in 1975.
- ❖ HB-1221 adopts by reference the 1997 ANSI A117.1 standards providing certainty and consistency
- ❖ Creates new definitions that are concise and specific
- ❖ Specifically exempts one and two family products from compliance
- ❖ Provides for appeals process through existing city or county citizen construction board – thus no fiscal note is required
- ❖ Provides definition of hardship in order to remove loopholes
- ❖ Allows builders to use a variety of accessible housing types to meet required number of accessible units.
- ❖ Requires developer to submit an approved implementation plan to guarantee delivery of the required accessible housing in a timely matter.

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### Accessibility Points

<b>ACCESSIBLE DWELLING UNIT TYPE</b>	<b>ACCESSIBILITY POINT VALUE PER DWELLING UNIT</b>
TYPE A	6
TYPE A MULTISTORY	5
TYPE B	4
TYPE B MULTISTORY	3
TYPE B VISITABLE GROUND FLOOR	1

### Required Points Per Project

<b>Number of units within the project:</b>	<b>Accessibility points required:</b>
0-6	0
7-14	6
15-28	12
29-42	18
43-57	24
58-71	30
72-85	36
86-99	42
100-114.	48
115-128	54
129-142	60
143-157	66
158-171	72
172-185	78
186-199	84
Etc.	+6 additional points for every 14 units or fraction thereof