

Community Planning and Transportation Committee

Visitability Pilot Program

May, 25 2023



Visitability and Accessibility

- Visitable Dwelling: Offers a few specific features making a home easier for mobility-impaired people to live in and visit. (visitability.org)
- Accessible Building: The intent of these sections is to allow a person with a physical disability to independently get to, enter, and use a site, facility, building, or element. (Section 101, ICC A117.1-2009)



Visitability v. Accessibility

Visitable Dwelling Unit	Accessible Dwelling Unit
No step entry and compliant entry path required.	No step entry and compliant entry path required.
Routes to be 36" wide typically Doors to be 31.75" in the clear wide.	Routes to be 36" wide typically Doors to be 31.75" in the clear wide.
Bathroom: Toilet/Sink with backing and clearances at the toilet required.	Bathroom: Toilet/sink/bathing with backing installed and proper clearances for all of them.
Kitchen: Which includes a sink, cooking appliance, and refrigerator to have a path to these areas typically 40" wide.	Kitchen: Has proper widths, reach ranges, counter heights, with clear spaces for the sink and all appliances.
A living room or similar is to be on a compliant route that is at least 70 sqft in area.	All the living space on the accessible floor level has to be compliant including sleeping rooms, laundry rooms, game rooms and similar.
Receptacle outlets and lighting controls to be installed between 15" and 48" typically.	Outlets, lighting controls, switches, environmental controls, electrical panel boards, security controls and similar to be installed at a compliant height and reach distance.

As defined by the ICC ANSI 117.1-2009



Visitability v. Accessibility

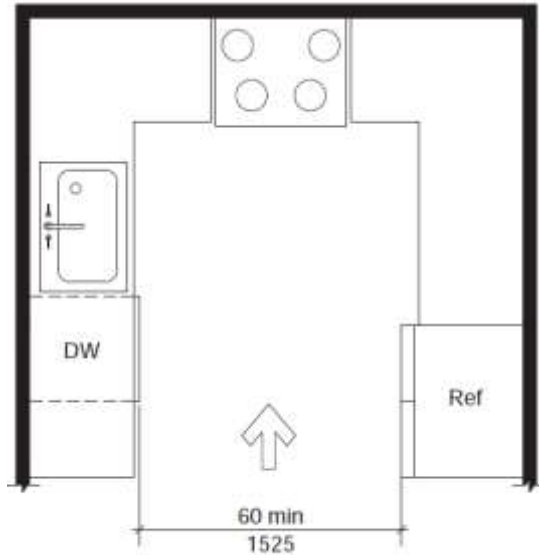
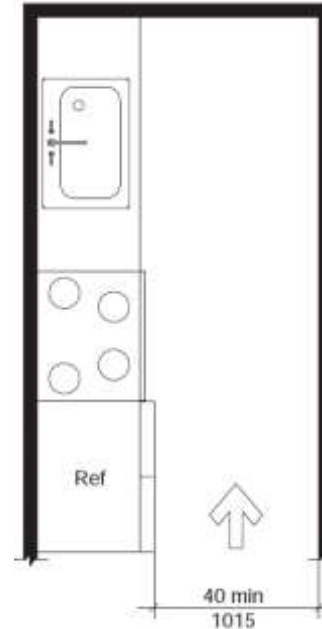


FIG. 1004.12.1.2
U-SHAPED KITCHEN CLEARANCE IN TYPE B UNITS



36" width would be ok for Visitable needs if the range wasn't here and certain features like counter heights and reach ranges are not obligated.



Current Visitability Codes

- ICC A117.1-2009 is the current standard for Accessibility for the International Building Code (IBC) and has been for some time.
- The IBC/ICC A117.1-2009 is adopted by the State of Oklahoma as the minimum standard for all municipalities.
- ICC A117.1-2009 is updated every 6 years at the national level. The Oklahoma Uniform Building Code Commission (OUBCC) updates the Building Codes statewide at their discretion but generally every 3 years.
- The 2009 version of the ICC A117.1-2009 Standard included a new section Type C VISIBLE Units.
- In the ICC A117.1-2009 Standard there are requirements for commercial buildings but they also have standards for Accessible Dwelling Units.



History of the Norman Visitability Code

January through April 2019: The Citizen Ad Hoc Committee for Accessible Housing met, discussed and drafted the Norman Visitability Code.

May 2019: At the CPT meeting the Ad Hoc Committee presented the Norman Visitability Code, draft document for consideration to staff and members with request that the document be compared to the current building codes and practices, as well as other visitability codes.

The document was to be discussed during the annual City Council retreat.



History of the Norman Visitability Code

- The original proposed Norman Visitability Code was an organic interpretation of the Fair Housing Act Design Manual, which was published in 1998. The manual is a 300 page design guide but not a prescriptive code. While many of the concepts in the Fair Housing Act have been put forth in other building codes it is not one staff has adopted or utilizes as a current standard.
- Staff provided recommendations to the Community Planning and Transportation Committee on 5/27/2021 to consider a 2 year program adopting the Nationally Recognized ICC ANSI 117.1 2009 Standards for Visitability as an incentive program where participants could receive a credit of \$.14/sf if their home was built to the Standard.
- Council adopted the resolution on June 22nd of 2021 to adopt the program as a 2 year program (program expires June 23rd 2023 if not renewed).



Current Program Statistics

- We have had 55 enrolled
- 2 have Completed the program and received a credit
- 12 withdrew/did not pass the program
- 41 are still in the program as of today
- 9 applied in year 2021
- 40 applied in year 2022
- 6 applied in year 2023
- In discussions with applicants that withdrew these were some common reasons:
 - Custom front door wasn't able to be sourced with proper threshold.
 - Lot features made the no step entry a challenge. Drainage or large elevation changes.
 - Customer wanted features outside scope of program.

Data accurate as of 5/18/2023



Staff Recommendation

- We are recommending keeping the program components as previously written and suggest extending the program for an additional 2 years. This will allow for the current 41 homes in the program to be completed. In part the hope will be once more homes complete the program it might start others to consider adopting these low impact high value changes.
- Alternatively we could allow the program to sunset or explore a different program with different parameters.
- Building Codes could be updated to make a visitable home a minimum standard not an incentive.



Timeline Moving Forward

June 13th: Council



Direction and Questions

