

city of san luis obispo

Building & Safety Division • 919 Palm Street • San Luis Obispo, CA 93401-3218 • (805) 781-7180

Request for Unreasonable Hardship

When the total construction cost of alterations, structural repairs or additions to existing buildings and facilities does not exceed a valuation threshold of **(\$126,764.66, January 2009)** based on “ENR US20 Cities” average construction cost index (Engineering News-Record, McGraw Hill Publishing Company), and the enforcing agency finds that full compliance with the requirements for disabled access upgrades serving the area of alteration, structural repair, or addition creates an ‘unreasonable hardship’, an exception can be granted by the enforcing agency to allow for less than full compliance for the upgrades.

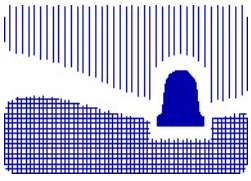
To be considered for such a determination, please complete the “**Application for Unreasonable Hardship Exception to Disabled Access Requirements**” requesting a determination. Note that such a determination is not a blanket exemption but, rather, limits the required cost of accessibility upgrades to 20% of the cost of your project on items in the following order of priority (as detailed in the 2007 California Building Code Section 1134B.2.1, Exceptions 1). In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance and an accessible path of travel to this entrance from either the public sidewalk or the disabled parking stall.
2. An accessible route of travel from the accessible building entrance to the area of alteration, structural repair, or addition.
3. At least one accessible restroom for each sex serving the area of alteration, structural repair, or addition.
4. Accessible telephones, if provided, serving the area of alteration, structural repair, or addition.
5. Accessible drinking fountains, if provided, serving the area of alteration, structural repair, or addition.
6. When possible, additional accessible elements such as parking, storage and alarms.

If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

If you are requesting an unreasonable hardship, you must complete the attached worksheet, and prepare a site and floor plan of the existing and proposed accessibility improvements. This information must be submitted to the Building Division prior to processing of your permit application.

Projects limited to heating, ventilation, air conditioning, re-roofing and cosmetic work that does not affect items regulated by code, are exempt from accessibility upgrades.



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Application for Unreasonable Hardship Exception to Disabled Access Requirements

Project Address:		Application Number:	
Project Name/Description:		Total Construction Cost for this project: (Project Valuation) \$	
Applicant:		Phone:	
It is requested that the above project be granted an exception from the requirements of the State of California Title 24, Accessibility Regulations, as specifically listed below. The specific accessibility features that create a hardship may be exempted but not all of them. The area of alteration itself must fully comply.			
CBC Section 1134B.2.1 General Exception. Applicable to existing buildings where the total valuation of all construction performed at this tenant space over the last three years does not exceed the valuation threshold amount.		Valuation Threshold (per date of application)	
Access Features Item (provide description below at lines C & D)	Does this feature meet T24's latest edition?	If no , is this feature going to be made accessible as part of this permit?	If yes , Total cost for making this feature accessible (attach documentation):
1. Path of travel to entrance (Include covered passenger loading zone for medical & dental offices)			\$
2. Entrance to building			\$
3. Path of travel within building or facility to area of remodel			\$
4. Elevator			\$
5. Sanitary Facilities			\$
6. Public Telephones (if provided)			\$
7. Drinking Fountains (if provided)			\$
8. Other (parking, signage etc.)			\$
A. Total cost of access features provided			\$
B. Total cost of construction of this project & all other work performed over the last 3 years in this tenant space			\$
Minimum amount required to be spent for access compliance (20% X B)			\$
Percentage of total cost of project (20% minimum): (A ÷ B) X 100.....			%
C. Description of access features to be provided (attach additional sheets as needed):			
D. Description of required access features not provided (attach additional sheets as needed):			Cost of required accessible features not provided:

This exception does not relieve the responsible parties from complying with the Federal Americans with Disabilities Act.

Applicant Information	
Name (print)	Signature
Company Name/Title	Company Address
Staff Use Only	
Staff Person/Title	Approval Recommended (Y/N)