

Application for Unreasonable Hardship Determination for Accessibility Upgrades - Under Valuation Threshold

BPC-015

Purpose: When improvements are made to existing commercial and multi-family structures, Section 1134B.2 of the 2010 California Building Code (CBC) allows for an exception in-lieu of bringing the entire structure up to compliance with current code standards for accessibility requirements. CBC 1134B.2.1, Exception 1, states that projects with a construction cost **less than** the current (based on ENR Construction Cost Index Amount) valuation threshold (including the cumulative valuation of projects within a 3 year period) are eligible to provide disabled access upgrades equivalent to at least up to 20% of the cost of construction in the required priority as listed below. Refer to PRMD policies [9-4-8](#) 'Accessibility Detail Requirements on Tenant Improvement Plans' and 9-4-13 'Accessibility Detail Requirements on Tenant Improvement Plans for County of Sonoma Agency Projects'.

VALUATION THRESHOLD AMOUNT: \$136,060	YEAR: 2012
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To Apply: The owner/applicant/architect shall complete and submit this form to PRMD Plan Check staff who will determine if the exemption may be granted. A review fee is required for this service.

Date	Site Address
Building Permit Number	City Zip
Owner	Applicant
Telephone number	Telephone number

In choosing which accessibility elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

- a) Accessible entrance
- b) Accessible route to the altered area
- c) At least one accessible restroom for each gender
- d) Accessible telephones
- e) Accessible drinking fountains
- f) Parking, storage and alarms

	Contractor's Estimated Cost
A) Cost of Construction: (Excluding accessibility upgrade)	\$ _____
B) 20% of A):	\$ _____

List the Upgrade Expenditures and their respective construction cost below:

1.	\$
2.	\$
3.	\$
4.	\$
5.	\$
6.	\$
7.	\$
8.	\$
Total Upgrade Expenditures Must equal or exceed Line B on page 1	\$

This application establishes the grounds for a hardship exception under Section 1134B.2.1 2007 CBC exception 1 and 2.

I further acknowledge that if the exception is approved, I will expend no less than 20% of the valuation of the project to improve accessibility as required by Section 1134B.2.1 of the California Building Code, exceptions 1 and 2. The following individuals provided information listed in the above section.

Applicant (please print) _____

Owner(s) (please print) _____

Signature _____

Signature _____

Date _____

Date _____

----- **DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff** -----

An application for a hardship exception has been filed with this office. The following action was taken:

- The above named project has been **denied** an unreasonable hardship exemption under Section 1134B.2.1 2010 CBC. Reason(s): _____
- The above named project has been **granted** an unreasonable hardship exemption from the requirements of the State of California CCR-Title 24 (Regulation for the Accommodation for the Disabled) pursuant to Section 1134B.2.1 2010 CBC.

Date of Approval / Denial _____

BLD Permit Number _____

PRMD Staff _____

Signature _____