

20% RULE FOR PROJECTS THAT DO NOT EXCEED THE VALUATION THRESHOLD

The provisions of Section 11B-202.4 Exception 8 apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.

When the adjusted construction cost* of alterations, structural repairs, or additions to existing buildings and facilities within three years** of the original alteration **does not exceed** a valuation threshold of **\$186,172** the cost of compliance with Section 11B-202.4 of the 2019 California Building Code shall be limited to 20 percent of the adjusted construction cost of alterations, structural repairs or additions.

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;
2. An accessible route to the area of alteration, structural repair, or addition (see definition of accessible route Section 202 & 11B-206.2.1 for more information on accessible routes and site arrival points);
3. At least one accessible restroom for each gender or gender inclusive restroom 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; and
6. When possible, additional accessible elements such as additional parking, storage, signs and alarms.

EXAMPLE FORM 3 demonstrates a hypothetical project that satisfies the requirement.

Design Professional:

Complete the attached UCSB ACCESS COMPLIANCE FORM, and prepare a site and floor plan of the existing and proposed accessibility improvements along the accessible route to the area of alteration that shall be submitted to the DCS Project Manager, prior to completing your plan review.

Additionally, barrier removal is an ongoing obligation for the ADA and this application does not exempt UC Santa Barbara of any obligations to removing barriers in a reasonable time frame.

***ADJUSTED CONSTRUCTION COST:**

Costs Included: For the purposes of UCSB ACCESSIBILITY COMPLIANCE FOR EXISTING BUILDINGS the adjusted construction cost for a project shall include:

- All direct or "hard" costs directly associated with the contractor's construction of the project.
- All fees and reimbursable expenses paid to construction managers, if any.
- Adjusted cost of construction does not include the cost of alterations to path of travel elements required to be upgraded outside the area of alteration, structural repair, or addition.

Costs Not Included: The adjusted construction cost shall not include:

- Project management fees and expenses.
- Architectural and engineering fees.
- Testing and inspection fees.
- Utility connection or service district fees.

****Three Year History:** For areas that have been previously altered without providing an accessible path of travel, the cost of any subsequent alterations to areas served by the same path of travel during a preceding three-year period shall be considered when determining adjusted construction cost.