

Other City Comparison - Universal Design Ordinance

Attachment IV

Jurisdiction	Adoption	Housing Types Covered	Compliance	Unit Threshold	% Units Reqd	Visitability Reqd	Enforcement	UD Checklist	Exclusions
Alameda	2017; Updated 2024	New Construction	Mandatory to offer	5 or more	30%	Yes	Administrative, civil, or criminal penalties	No checklist but the ordinance includes minimum requirements	ADUs, rehabilitation or expansion of existing unit, reconstruction of a unit due to natural disaster. Waivers may be granted by the Commission on Disability Issues and Planning Board in the following circumstances: To make the findings for Design Review, To support the provisions of affordable housing units, To avoid undue and substantial financial hardship caused by topographical, size, configuration, or legal constraints
Clayton	2013	New construction of single-family, duplex, triplex units.	Mandatory to offer	1 or more	100%	Yes	Administrative, civil, or criminal penalties	No checklist but handout includes submittal requirements	Determined by the Community Development Director and Building Official. Exemptions include custom built homes, general undue hardship, undue hardship due to topography, size of site or other site or legal constraints, units being reconstructed as a result of a natural disaster, unreasonable delay in construction or significant unreimbursable costs to developer or builder; and when primary entry is located over below ground or grade-level parking
Davis	2008	New single-family dwelling units and those undergoing substantial rehabilitation	Mandatory to offer	1 or more	100%	No	Building department and local public prosecutors and is punishable by civil penalties	Yes	Determined by the City Manager. Exemptions for project that would result in a property taking; delay by 5 or more business days; or are presented as infeasible are not required to be offered.
Dublin	2007	New construction of single-family, duplex, triplex units.	Mandatory unless applicant qualifies for exception or owners opts-out	20 or more	100%	Yes	Community Development Director and Building Official. Projects not compliant are subject to civil action and qualifies as a misdemeanor.	Yes	Determined by the building official. Exemptions include undue financial hardship, undue hardship due to topography, site size or other site or legal constraints; units being reconstructed as a result of a disaster; and any unit where the primary entry is above grade because it is above subterranean or grade level parking.
Fremont	2011	New construction of single-family, duplex, triplex units.	Mandatory to offer and Mandatory to install, varies	1 or more	100%	Yes	Chief Building Official and right to appeal requirement to City Manager	No	Determined by the building official. Exemptions include custom built homes, undue financial hardship, undue hardship due to topography, size of site or other legal constraints, units being reconstructed as a result of a natural disaster, and unreasonable delay in construction.
Fresno	2008	Affordable units receiving City funding shall include five basic features of UD. Applies to tracts, duplex, triplex, condo, townhouses, or other residential dwellings that receive City Funding	Mandatory unless applicant qualifies for exception	1 or more	Limited. All affordable units and projects that receive public/City funding	No	Chief Building Official	No	Determined by the building official. Exemptions include undue hardship due to topographical conditions, reconstruction and rehabilitation due to natural disasters and multi-dwellings on the second story where elevator does not exist
Murrieta	2023	New construction of single-family, duplex, triplex units.	Mandatory unless applicant qualifies for exception	5 or more	15% for owner-occupied and rental units. 100% for senior projects	No	There may be penalties, fees, or consequences for violating this municipal code chapter but they are not specifically called out	No checklist but developed a handout that includes submittal requirements	Determined by the building official. Exemptions include general undue financial hardship, undue hardship due to topography, size of site or other legal constraint, units being reconstructed as a result of a natural disaster and all single-family units on in-fill lots
Petaluma	2022	Visitable requirements apply to all new dwelling units within a building with four or fewer dwelling units; Universal design apply to 30% of the total dwelling units in projects with five or more units	Mandatory unless applicant qualifies for exception	5 or more	Visitability - 100% Universal Design - 30%	Yes	Chief Buiding Official and right to Appeal	Yes	Determined by the building official. Exemptions include alteration or expansion of existing dwelling unit, reconstruction of unit due to fire or natural disaster, ADU, undue financial hardship where compliance is not possible or practical, negative impact on natural environment, the nature and extent of the accessibility to be gained, and the nature of the use of the property by people with disabilities
Sacramento	2010	New construction of residential construction	Mandatory to offer	20 or more	100%	No	Chief Building Office and right to Appeal	No	Determined by the building official. Exemptions include undue hardship due to topography, size of site or other legal constraints, unreasonable delay in construction or significant unreimbursable costs to developer or builder
Sebastopol	2023	New residential construction inteded to be owner occupied or rental, including single-family, duplex, and triplex	Mandatory to offer	1 or more	100%	Yes	Violations are subject to \$500 fine. Enforcement is undertaken by the Building Official and City Attorney.		Determined by the building official. Exemptions include custom built homes, financial undue hardship, undue hardship due to topography, size of site or other site constraint, units being reconstructed as a result of a natural disaster, unreasonable delay in construction or significant unreimbursable costs to developer or builder; and the primary structure is above grade because the primary entry is located over subterranean or grade-level parking