



Universal Housing Design™

City of San Antonio

Universal Housing Design Ordinance No. 95641

Clarifications/ Recommendations

Prepared by the “Tool Box Team”

(Disability Access Office, Housing & Neighborhood Services Department,
Development Services, and the Disability Access Advisory Committee)

Facilitating Recommendations:

- On site Inspections to be done before grading and then again during foundation process
- On-going training is needed for Plans Examiners and Inspectors to ensure consistent and quality work is provided to our stakeholders
- Public education seminars are needed to ensure Universal Design awareness to all stakeholders (Superintendents, Neighborhood Organizations, Organizational Groups, Architects, Engineers, Builders, and Street Contractors)

Ordinance Clarifications:

Section a: Accessible Route

- A garage may be utilized as an accessible route but cannot be considered the one required exit as per the 2006 International Residential Code. While the code requires only one exit to the exterior, the garage door and exit is not recognized as meeting this minimum requirement, therefore, some other door would have to qualify to meet this code requirement.

Section d: Blocking

- The recommended size for the blocking used in the bathrooms for potential grab bars should be either 2x6 or 2x8

Section e & f: Installation Heights

Prepared by The City of San Antonio’s Disability Access Office of the Public Works

Department 6/4/2007 A.R.

- “Electrical Panel” in section (e) should be considered the inside panel and its overcurrent devices (breakers/fuses) must comply with the height requirements below. In addition to these devices, light switches, thermostats, receptacles, cable outlets, phone outlets, and other miscellaneous controls shall also meet the height requirements below.
- The phrase “no higher than 48-inches,” should be interpreted as “no higher than 48-inches above the finished floor to the top of any of these devices.”
- The phrase “15-inches above the floor,” should be interpreted as “15-inches above the finished floor to the bottom of any of these devices.”
- The reference to an electrical panel on the outside of the dwelling unit should be ignored as the ordinance does not affect the exterior electrical panel. Instead section (f) should be interpreted to mean that the interior electrical panel shall be served by an accessible path.
- Manoblock water control panels located inside the home should be considered in the same context as an “electrical panel” and therefore is to comply with “Section (f)’s” installation height.

Waiver Process of Exterior Accessibility:

- Development Services will revisit the written procedures and guidelines regarding the waiver process for clarification and redistribute to the Superintendents, Architects, Engineers, builders, and contractors. Timeline for process as follows:
 - Draft - June 1, 2007
 - Staff Coordination – June 1-15, 2007
 - Final waiver procedure guidelines – June 30, 2007
- Development Services **will not** consider artificially filled lots for a waiver- i.e. “street spoils”
- Development Services **will** consider (on a case-by-case basis)

Prepared by The City of San Antonio’s Disability Access Office of the Public Works

Department 6/4/2007 A.R.

- lots excessively expensive to grad-i.e. rock
- Development Services **will** consider (on a case-by-case basis) lots with trees-i.e. too much grading will damage trees

Recommendations for Future Ordinance Amendments:

Section (c):

- Increase clearance in hallway width measurements from 36-inches to 44-inches.

Section (a):

- Add Note to read: A garage door entrance does not qualify as the exit door requirement as per R311.4.1 of the 2006 International Building Code.