



CITY OF PALM DESERT  
Building & Safety  
Department

I  
N  
F  
O  
R  
M  
A  
T  
I  
O  
N  
A  
L  
  
B  
U  
L  
L  
E  
T  
I  
N

Revised  
2-12-14

73510 Fred Waring Drive  
Palm Desert, CA 92260  
Phone: (760) 776-6420  
Fax: (760) 776-6392  
[www.cityofpalmdesert.org](http://www.cityofpalmdesert.org)

## UNIVERSAL DESIGN — New Dwelling Builder's Checklist Requirements

The State of California Health and Safety Code, Section 17959.6 (enacted by Assembly Bill 1400, Chapter 648 of the Statutes of 2003) requires California builders constructing new for-sale residential dwelling units to provide a “checklist” of Universal Accessibility features to a purchaser. The Department of Housing and Community Development (HCD) certified a model checklist on October 28, 2005, **therefore a checklist must be offered to a buyer for which a building permit application is submitted on or after January 26, 2006.**

The checklist must be provided for all new single-family, duplex, triplex, townhouse, condominium or other dwellings. The checklist must include specified standards and features, and any other features requested by the buyer at a reasonable time, if reasonably available and feasible to install or construct. Each feature on the list is indicated as being “standard”, “limited”, “optional”, or “not available”, and the developer is not required to provide any feature on the list. The HCD model checklist, if used by the builder, is deemed to comply with the law's requirements. Builders may develop their own checklists, however it should be noted that each violation of Health & Safety Code, Section 17959.6 is punishable by a civil penalty of \$500.

The checklist may specify the standards required as part of the contract between the builder and buyer. Any plan review and site inspection should include a copy of the executed checklist in order to ensure that the proper standards are reflected on the plans and in construction.

In order to assist dwelling developers in the application of this requirement, the City of Palm Desert will, for **all dwelling permits submitted for application on or after January 26, 2006, require that a copy of the Universal Design Checklist be included as part of the plans being submitted for review.**

If you have any questions concerning this requirement, please contact the City of Palm Desert Building Department at (760) 776-6420 Monday through Friday, 8:00 AM – 5:00 PM.

## NEW HOME UNIVERSAL DESIGN CHECKLIST (AB 1400)

Name of Development, if applicable \_\_\_\_\_  
Home/Lot Address/ID \_\_\_\_\_  
Developer (Contact) Name \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_

California law, Section 17959.6 of the Health and Safety Code, requires a builder of new for-sale residential units to provide potential buyers with a list of specific “universal design features” which make a home safer and easier to use for persons who are aging or frail, or who have certain temporary or permanent activity limitations or disabilities.

***Part I*** of this Checklist includes those features related to exterior adaptations, doors and openings, interior adaptations, kitchens, and bathrooms or powder rooms.

***Part II*** of this Checklist includes features, which apply to other parts of the house and are commonly requested or considered universal design features.

***Part III*** provides space for details, or for any other external or internal feature that may be requested, if it is requested at a reasonable time by the buyer, is reasonably available, is reasonably feasible to install or construct, and makes the home more usable and safer for a person with any type of activity limitation or disability.

All features covered by “Chapter 11A” of the California Building Code (Title 24, CA Code of Regulations, Part 2) are identified by an asterisk (\*) and must comply with that Chapter unless otherwise specifically provided. All features not in Chapter 11A must be selected and installed in a workmanlike manner by the builder unless they are further described in ***Part III***.

Not every feature listed must actually be available or offered by the builder. In addition, certain items must be requested prior to certain phases of construction, as specified by the builder. The builder may provide estimated costs for the special features. The features must be installed and comply with Chapter 11A, unless the builder and buyer agree in writing to different standards than those in Chapter 11A and the differences are clearly disclosed in ***Part III***. A builder is not required to install the listed features unless the builder offers them and both of the following occur: (1) the buyer requests them with the specified phase of construction, and (2) the buyer agrees to provide payment for the features. Any violation of this law is enforced by the local building department and local public prosecutors, and is punishable by civil penalties.

The attached chart lists the specific features, which must be disclosed, as well as others commonly requested but not required by law. There are four categories for each feature:

- “Status”: whether it is standard (“S”), limited (“L”), an option (“O”), or not available (“NA”), all as determined by the builder.
- “Timing”: by what stage in construction it must be requested (such as “any time”, “before foundation”, “before framing”, or “before internal wall covering”), with actual times selected by the builder.
- “Details”: whether or not there are additional details or specified modifications from the Building Code listed in the “Additional Details” section, Part III (e.g., “Yes” or “No”).
- Cost”: optional labor and materials costs, which may be estimated by the builder.

Abbreviation Meanings: Standards in CA Bldg Code (Chapter 11A), (“\*”); Status: Standard (“S”), Limited (“L”), Option (“O”), or Not Available (“NA”); Timing: Any Time (“AT”), Before Foundation (“BFo”), Before Framing (“BFr”), Before Internal Wall Covering (“BIW”); Details: See Part III (“Y” or “Yes”), None (“N” or “No”).

## **PART I: General Exterior and Interior Components and Features**

<u>Feature</u>	<u>Status</u>	<u>Timing</u>	<u>Details</u>	<u>Cost</u>
<b>Exterior Adaptations</b>				
Accessible route of travel to dwelling from public sidewalk or thoroughfare to primary entrance				
Graded path*	_____	_____	_____	\$ _____
Ramp*	_____	_____	_____	\$ _____
Driveway to graded path	_____	_____	_____	\$ _____
No-step entry (1/2" or less threshold)*	_____	_____	_____	\$ _____
Accessible landscaping of at least one side yard and rear yard	_____	_____	_____	\$ _____
Accessible route from garage/parking to home's primary entry*	_____	_____	_____	\$ _____
Accessible route from garage/parking to secondary entry	_____	_____	_____	\$ _____
Other options offered by builder [List in Part III]	_____	_____	_____	_____
<b>Exterior Doors, Openings, and Entries:</b>				
Minimum 32" clear primary entry doorway*	_____	_____	_____	\$ _____
Minimum 32" clear secondary entry doorway*	_____	_____	_____	\$ _____
Primary entry accessible internal/external maneuvering clearances, hardware, thresholds, and strike edge clearances*	_____	_____	_____	\$ _____
Secondary entry accessible internal/external maneuvering clearances, hardware, thresholds, and strike edge clearances*	_____	_____	_____	\$ _____
Primary entry accessible/dual peephole and doorbell	_____	_____	_____	\$ _____
Primary entry door sidelight/window	_____	_____	_____	\$ _____
Accessible sliding glass door and threshold height*	_____	_____	_____	\$ _____
Weather-sheltered entry area	_____	_____	_____	\$ _____
Other options offered by builder [List in Part III]	_____	_____	_____	_____
<b>General Interior Modifications</b>				
Accessible route of travel to at least one bathroom/powder room, kitchen, and common room*	_____	_____	_____	\$ _____
Accessible route of travel: other areas*	_____	_____	_____	\$ _____
42" wide hallways/maneuvering clearances with 32" clear doorways on accessible route*	_____	_____	_____	\$ _____
39" wide hallways/maneuvering clearances with 34" clear doorways on accessible route*	_____	_____	_____	\$ _____
Accessible hallway and doorway widths: other areas*	_____	_____	_____	\$ _____
Accessible hardware, strike edge clearance, and thresholds for accessible doorways*	_____	_____	_____	\$ _____
Light switches, electric receptacles, and environmental and alarm controls at accessible heights on accessible route/rooms*	_____	_____	_____	\$ _____

Abbreviation Meanings: Standards in CA Bldg Code (Chapter 11A), ("\*"); Status: Standard ("S"), Limited ("L"), Option ("O"), or Not Available ("NA"); Timing: Any Time ("AT"), Before Foundation ("BFo"), Before Framing ("BFr"), Before Internal Wall Covering ("BIW"); Details: See Part III ("Y" or "Yes"), None ("N" or "No").

<u>Feature</u>	<u>Status</u>	<u>Timing</u>	<u>Details</u>	<u>Cost</u>
<b>(General Interior Modifications Continued)</b>				
Light switches, electric receptacles, and environmental and alarm controls at accessible heights on primary floor*	_____	_____	_____	\$_____
Light switches, electric receptacles, and environmental and alarm controls at accessible locations when over barriers*	_____	_____	_____	\$_____
Rocker light switches/controls on accessible route/rooms	_____	_____	_____	\$_____
Rocker light switches/controls on primary floor	_____	_____	_____	\$_____
Visual smoke/fire/carbon monoxide alarm	_____	_____	_____	\$_____
Audio and visual doorbell	_____	_____	_____	\$_____
Audio and visual security alarm	_____	_____	_____	\$_____
Closets on accessible route: adjustable (36"-60") rods/shelves	_____	_____	_____	\$_____
Non-slip carpet/floor for accessible route	_____	_____	_____	\$_____
Handrail reinforcement (1 side) provided in all accessible routes of travel/rooms over 4 feet long	_____	_____	_____	\$_____
Handrails (1 side) provided in all accessible routes of travel/rooms over 4 feet in length	_____	_____	_____	\$_____
Handrail reinforcement (2 sides) provided in all accessible routes of travel/rooms over 4 feet in length	_____	_____	_____	\$_____
Handrails (2 sides) provided in all accessible routes of travel/rooms over 4 feet in length	_____	_____	_____	\$_____
Handrail reinforcement or handrails installed in other areas	_____	_____	_____	\$_____
Interior lifts/elevators:				
Interior stairway lift	_____	_____	_____	\$_____
Interior elevator	_____	_____	_____	\$_____
Electrical and reinforcement for future lift	_____	_____	_____	\$_____
Electrical and location for future elevator	_____	_____	_____	\$_____
Laundry Area, if provided:				
Accessible route of travel	_____	_____	_____	\$_____
Accessible workspace	_____	_____	_____	\$_____
Accessible cabinets	_____	_____	_____	\$_____
Accessible appliances	_____	_____	_____	\$_____
Other options offered by builder [List in Part III]	_____	_____	_____	_____
<b>Kitchen</b>				
At least one kitchen on accessible route of travel	_____	_____	_____	\$_____
Adequate work/floor space in front of:				
Stove (specify 30"x48" or greater)*	_____	_____	_____	\$_____
Refrigerator (specify 30"x48" or greater)*	_____	_____	_____	\$_____
Dishwasher (specify 30"x48" or greater)*	_____	_____	_____	\$_____
Sink (specify 30"x48" or greater)*	_____	_____	_____	\$_____
Oven (if separate)	_____	_____	_____	\$_____
(specify 30"x48" or greater)*	_____	_____	_____	\$_____
U-shaped kitchen space requirements*	_____	_____	_____	\$_____
Other (specify 30"x48" or greater)*	_____	_____	_____	\$_____

Abbreviation Meanings: Standards in CA Bldg Code (Chapter 11A), (“\*”); Status: Standard (“S”), Limited (“L”), Option (“O”), or Not Available (“NA”); Timing: Any Time (“AT”), Before Foundation (“BFo”), Before Framing (“BFr”), Before Internal Wall Covering (“BIW”); Details: See Part III (“Y” or “Yes”), None (“N” or “No”).

<u>Feature</u>	<u>Status</u>	<u>Timing</u>	<u>Details</u>	<u>Cost</u>
Accessible appliances (doors, controls, etc.)				
Stove	_____	_____	_____	\$_____
Refrigerator	_____	_____	_____	\$_____
Dishwasher	_____	_____	_____	\$_____
Sink	_____	_____	_____	\$_____
Oven (if not part of stove)	_____	_____	_____	\$_____
Microwave/receptacle at countertop height	_____	_____	_____	\$_____
Other appliances	_____	_____	_____	\$_____
Accessible countertops				
All or a specified portion repositionable*	_____	_____	_____	\$_____
One or more breadboards at 15" wide* and 28"-32" high	_____	_____	_____	\$_____
One or more counter areas at 30" wide* and 28"-32" high	_____	_____	_____	\$_____
One or more workspaces at 30" wide with knee/toe space	_____	_____	_____	\$_____
Other features	_____	_____	_____	\$_____
Cabinets:				
Base cabinets: pull-out and/or Lazy Susan shelves	_____	_____	_____	\$_____
Wall cabinets: pull-out and/or Lazy Susan shelves	_____	_____	_____	\$_____
Additional interior lighting	_____	_____	_____	\$_____
Additional under-cabinet lighting	_____	_____	_____	\$_____
Accessible handles//touch latches for doors/drawers	_____	_____	_____	\$_____
Under-cabinet roll-out carts	_____	_____	_____	\$_____
Other features	_____	_____	_____	\$_____
Sink:				
Repositionable height*	_____	_____	_____	\$_____
Removable base cabinets under sink*	_____	_____	_____	\$_____
Single-handle lever faucet*	_____	_____	_____	\$_____
Hose/sprayer feature	_____	_____	_____	\$_____
Anti-scald device	_____	_____	_____	\$_____
Other features	_____	_____	_____	\$_____
Contrasting Colors:				
Edge border of cabinets/counters	_____	_____	_____	\$_____
Flooring: in front of appliances	_____	_____	_____	\$_____
Flooring: on route of travel	_____	_____	_____	\$_____
Other features	_____	_____	_____	\$_____
Other options offered by builder [List in Part III]				
<b>Bathroom/Powder Room</b>				
At least one full bathroom on accessible route of travel	_____	_____	_____	\$_____
Maneuvering Space (For bathrooms and powder room)				
Maneuvering space diameter	_____	_____	_____	\$_____
30" x 48" turning area*	_____	_____	_____	\$_____
60" diameter turning area	_____	_____	_____	\$_____
Clear space for toilet and sink	_____	_____	_____	\$_____

36" x 36" clear use area \_\_\_\_\_ \$ \_\_\_\_\_  
 30" x 48" clear use area\* \_\_\_\_\_ \$ \_\_\_\_\_

Abbreviation Meanings: Standards in CA Bldg Code (Chapter 11A), ("\*"); Status: Standard ("S"), Limited ("L"), Option ("O"), or Not Available ("NA"); Timing: Any Time ("AT"), Before Foundation ("BFo"), Before Framing ("BFr"), Before Internal Wall Covering ("BIW"); Details: See Part III ("Y" or "Yes"), None ("N" or "No").

<u>Feature</u>	<u>Status</u>	<u>Timing</u>	<u>Details</u>	<u>Cost</u>
<b>Bathtub and/or shower (For bathrooms only)</b>				
Standard bathtub with grab bar reinforcement*	_____	_____	_____	\$ _____
Standard bathtub with grab bars* _____	_____	_____	_____	\$ _____
Accessible bathtub (size* and handles)	_____	_____	_____	\$ _____
Standard shower with grab bar reinforcement*	_____	_____	_____	\$ _____
Standard shower with grab bars* _____	_____	_____	_____	\$ _____
Accessible (roll-in) shower*	_____	_____	_____	\$ _____
Single-handle lever faucets*	_____	_____	_____	\$ _____
Offset controls for exterior use	_____	_____	_____	\$ _____
<b>Toilet (For bathrooms or powder room)</b>				
Standard toilet with grab bar reinforcement*	_____	_____	_____	\$ _____
Standard toilet with grab bars*	_____	_____	_____	\$ _____
Accessible toilet with grab bars*	_____	_____	_____	\$ _____
<b>Sink/Lavatory (For bathrooms or powder room)</b>				
Standard with undersink cabinets _____	_____	_____	_____	\$ _____
Standard with removable base cabinets* _____	_____	_____	_____	\$ _____
Pedestal or open front*	_____	_____	_____	\$ _____
<b>Accessories (For bathroom or powder room)</b>				
Lower/accessible medicine chest _____	_____	_____	_____	\$ _____
Accessible counter space near sink _____	_____	_____	_____	\$ _____
Single-handle lever faucets*	_____	_____	_____	\$ _____
Anti-scald devices for sink _____	_____	_____	_____	\$ _____
Accessible handles//touch latches for doors/drawers	_____	_____	_____	\$ _____
Lower towel rack(s)	_____	_____	_____	\$ _____
Lower/tilted mirror(s)	_____	_____	_____	\$ _____
Contrasting floor color	_____	_____	_____	\$ _____
Fold-down/fixed shower seat(s)	_____	_____	_____	\$ _____
Accessible toilet tissue holder	_____	_____	_____	\$ _____
Hand-held adjustable shower spray unit(s)	_____	_____	_____	\$ _____
Other options offered by builder [List in Part III]	_____	_____	_____	_____

**Part II: Other Components and Features**

**Common Room**

Dining room on accessible route of travel* _____	_____	_____	_____	\$ _____
Living room on accessible route of travel* _____	_____	_____	_____	\$ _____
Den on accessible route of travel* _____	_____	_____	_____	\$ _____
Split-level common room with accessible route of travel*	_____	_____	_____	\$ _____
No split level common room*	_____	_____	_____	\$ _____
Other options offered by builder [List in Part III]	_____	_____	_____	_____

**Bedroom**

One bedroom on accessible route of travel	_____	_____	_____	_____	\$_____
Two or more bedrooms on accessible route of travel	_____	_____	_____	_____	\$_____
Closets have minimum 32" clear opening*	_____	_____	_____	_____	\$_____

Abbreviation Meanings: Standards in CA Bldg Code (Chapter 11A), (“\*”); Status: Standard (“S”), Limited (“L”), Option (“O”), or Not Available (“NA”); Timing: Any Time (“AT”), Before Foundation (“BFo”), Before Framing (“BFr”), Before Internal Wall Covering (“BIW”); Details: See Part III (“Y” or “Yes”), None (“N” or “No”).

<u>Feature</u>	<u>Status</u>	<u>Timing</u>	<u>Details</u>	<u>Cost</u>
<b>Bedroom Continued</b>				
Larger “walk-in” closets	_____	_____	_____	\$_____
Closets have adjustable (36”-60”) shelves and bars	_____	_____	_____	\$_____
Other options offered by builder [List in Part III]	_____	_____	_____	_____
<b>Laundry Area</b>				
Laundry area on accessible bath of travel	_____	_____	_____	\$_____
Accessories:				
Accessible workspace	_____	_____	_____	\$_____
Accessible cabinets	_____	_____	_____	\$_____
Accessible handles//touch latches for doors/drawers	_____	_____	_____	\$_____
Accessible appliances	_____	_____	_____	\$_____
Other options offered by builder [List in Part III]	_____	_____	_____	_____

**Part III: Additional Details, Components, or Features**

- A. **External Features: Buyer Request** (Any other additional external feature requested at a reasonable time by the buyer that is reasonably available and reasonably feasible to install or construct and makes the residence more usable for a person with activity limitations or disabilities in order to accommodate them). These may include features such as high-visibility address numbers, electronic garage door openers, additional lights, door bench or package shelf, oversize garage, zero-step house/garage entry, etc. **(Attached as Part III. A: \_\_\_Yes \_\_\_No)**
  
- B. **External Features: Builder Offer** (Any other additional external feature offered to the buyer by the builder that makes the residence more usable for a person with disabilities or activity limitations in order to accommodate them). **(Attached as Part III.B: \_\_\_Yes \_\_\_No)**
  
- C. **Internal Features: Buyer Request** (Any other additional internal feature requested at a reasonable time by the buyer that is reasonably available and reasonably feasible to install or construct and makes the residence more usable for a person with activity limitations or disabilities in order to accommodate them). These may include features such as lowered window sills (under 36”), additional lighting, “touch” luminous light switches, automatic internal lights, additional wiring for electronic features, lighted closets, air filtration systems, larger/more automatic thermostats, pocket doors, etc. **(Attached as Part III.C: \_\_\_Yes \_\_\_N)**
  
- D. **Internal Features: Builder Offer** (Any other additional internal feature offered to the buyer by the builder that makes the residence more usable for a person with activity limitations or disabilities in order to accommodate them). **(Attached as Part III.D: \_\_\_Yes \_\_\_No)**