

FEB 4 2004

COMMERCE, REGULATION & LABOR

HOUSE FILE 2154

BY MASCHER and HEDDENS

Passed House, Date \_\_\_\_\_ Passed Senate, Date \_\_\_\_\_

Vote: Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Vote: Ayes \_\_\_\_\_ Nays \_\_\_\_\_

Approved \_\_\_\_\_

**A BILL FOR**

1 An Act to require the Iowa finance authority to implement minimum  
2 universal design standards, relating to accessibility for  
3 persons with disabilities, applicable to all public housing  
4 constructed using public funds.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

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HF 2154

1     Sec. 1. NEW SECTION. 104A.3 MINIMUM UNIVERSAL DESIGN  
2 STANDARDS -- ACCESSIBILITY.

3     1. PURPOSE. The general assembly finds and declares it is  
4 the policy of this state to encourage the design and  
5 construction of affordable homes and apartments that people of  
6 all ages and abilities can independently access, enter, and  
7 visit. Incorporating universal design features into new  
8 construction dramatically reduces the need to make and pay for  
9 home modifications that address temporary or long-term injury,  
10 illness, or disability.

11     2. STANDARDS.

12     a. All new construction of public housing utilizing public  
13 funds must incorporate minimum universal design standards in  
14 its design and construction.

15     b. As used in this section:

16         (1) "Public housing" includes any single-family homes,  
17 townhouses, duplexes, and other buildings with three or fewer  
18 dwelling units.

19         (2) "Public funds" means funding or assistance from the  
20 state or any political subdivision through any of the  
21 following:

22             (a) A building contract or similar contractual agreement  
23 involving a state-funded program or fund.

24             (b) Any real estate purchase, lease, or donation.

25             (c) Credits, abatements, reductions, or other tax  
26 incentives.

27             (d) Bond assistance or any other financial assistance.

28             (e) A contract to provide funding or a financial benefit  
29 for housing.

30             (f) Disbursement or receipt of federal or state funds of  
31 any kind.

32     c. The Iowa finance authority shall adopt rules to  
33 establish, administer, and enforce universal design standards.  
34 The rules shall include, but not be limited to, the following  
35 design and construction features:

1 (1) At least one building entrance must be on an  
2 accessible route and served by a no-step entrance or a ramp.

3 (2) Bathrooms must have walls that are reinforced to  
4 support the installation of grab bars, handrails, or other  
5 assistive devices and facilities.

6 (3) Light switches, electrical outlets, and other  
7 environmental controls must be installed at a height and  
8 location that a person in a seated position can easily reach.

9 (4) First floor doors and hallways must provide sufficient  
10 clear width to enable a person using a wheelchair, walker,  
11 crutches, or other mobility device to enter and pass through.

12 3. APPLICABILITY. The requirements of this section shall  
13 apply to any public housing, financed in whole or in part with  
14 public funds, for which a building permit is requested on or  
15 after July 1, 2004.

16 EXPLANATION

17 This bill requires the Iowa finance authority to implement  
18 a set of minimum universal design standards, relating to  
19 accessibility for persons with disabilities, applicable to  
20 public housing constructed in whole or in part with public  
21 funds.

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