

FEB 4 2004

COMMERCE, REGULATION & LABOR

HOUSE FILE 2157
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 that public housing constructed using Iowa
2 finance authority funds incorporate minimum universal design
3 standards relating to accessibility.

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

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HF 2157

1 Section 1. NEW SECTION 16.54 MINIMUM UNIVERSAL DESIGN
2 STANDARDS -- ACCESSIBILITY.

3 1. FINDINGS. The general assembly finds and declares it
4 is 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 financed in
13 whole or in part with authority funds must incorporate minimum
14 universal design standards in its design and construction.
15 "Public housing" includes any single-family home, townhouse,
16 duplex, and any other building with three or fewer dwelling
17 units.

18 b. The authority shall adopt rules to establish,
19 administer, and enforce universal design standards. The rules
20 shall include, but not be limited to, the following design and
21 construction features:

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

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

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

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

33 3. APPLICABILITY. The requirements of this section shall
34 apply to any public housing, financed in whole or in part with
35 authority funds, for which a building permit is requested on

1 or after July 1, 2004.

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EXPLANATION

This bill requires the Iowa finance authority to create a set of minimum universal design standards, relating to accessibility for persons with disabilities, applicable to public housing constructed in whole or in part with funding from the authority.