

Toledo, Ohio
ORD. 577-05
September 20, 2005

**Enacting a new Chapter 1347 of the Toledo Municipal Code entitled
“Visitability”; and declaring an emergency.**

SUMMARY & BACKGROUND:

Part 13 of the Toledo Municipal Code is the Building Code Requirements for the City of Toledo. The goal of this ordinance is to set and implement visitability-building standards for one, two and three family dwelling, which have received a subsidy from a Governmental body, and will be built within the City of Toledo. Under this ordinance the construction of the dwelling must contain specific criteria in order to meet the newly established visitability requirements. NOW, THEREFORE,

Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Toledo Municipal Code is hereby amended by the addition of a new Chapter 1347 entitled “Visitability” which reads as follows:

1347 Visitability

1347.01. Modifications to the Residential Code of Ohio For One, Two and Three Family Dwellings

The Residential Code of Ohio For One, Two and Three Family Dwellings adopted under this Part Thirteen-Building Code is hereby modified as provided in Sections 1347.02 et. Seq. for one, two and three family dwellings.

1347.02. New Construction

1. All new one, two and three family dwelling units, which have received a subsidy to build from a Governmental body or agency, must comply with the requirements below in addition to the requirements provided in the adopted residential code.

- (a) **No step entrance:** Provide at least one no step entrance. The required no step entrance shall be accessed via a visitable route.
- (b) **Doors/Openings:** All doors and openings shall have a minimum net clear width of 32”.
- (c) **Hallways/Corridors:** All hallways and corridors on the main floor shall be at least 36” in width.
- (d) **Bathroom/Half Bath:** Provide a bathroom or half bath on the main floor with clear floor space of 30” x 48”.

- (e) **Bathroom/Half Bath Walls:** All walls in the required bathroom/half bath shall have reinforcing/backing in the walls to allow for future installation of grab bars.
- (f) **Wall Electrical Outlets:** Wall electrical outlets on the main floor shall be mounted at least 15 inches above the finished floor.
- (g) **Light Switches, Thermostats and other Controls:** Light switches, thermostats and other control devices on the main floor shall be mounted no higher than 48" above finished floor.

2. Waivers

In cases where site conditions or other restrictions warrant, the Toledo City Council may grant waivers from this section after consideration and recommendation of the Board of Building Appeals (Board). The waiver will be forwarded to the City Council only if the Board recommends their approval by a majority vote of the members present and voting. If the Board does not reach a favorable recommendation, the waiver is denied and the Board's findings will be the final administrative decision on such a waiver. The City Council shall have the authority to grant or deny waiver requests that the Board forwards.

SECTION 2. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that the same is necessary for the immediate preservation of the public peace, health, safety, and property, and for the further reason that those residents of the City of Toledo with mobility impairments and disabilities shall have the right to live in and visit homes and to make homes more universally acceptable.

Vote on emergency clause: yeas 10, nays 0.

Passed: September 20, 2005, as an emergency measure: yeas 10, nays 0.

Attest:

Gerald E. Dendinger
Clerk of Council

Louis Escobar
President of Council

Approved:

September 21, 2005
Jack M. Ford
Mayor