**Site Plan Requirements for Residential Accessibility**

*Site plan must reflect the following:*

Accessibility note for (IBC R-2) Multi-Family Projects and (IBC R-3) Townhouses regulated by the 2015 IBC and HB-03-1221.

The site plan cover sheet must reflect the following:

- Provide the following note: (Note: Sites containing less than 7 residential units are exempt from the requirements of Colorado House Bill 03-1221.)

- Provide the following note:

- Provide an implementation plan:
  - The site plan cover sheet must reflect an "Implementation Plan" for all multi-family projects. Per House Bill 03-1221, Section 9-5- 106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project’s jurisdiction. The implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units required by section 9-5-105; except that, if an undue hardship can be demonstrated, or other guarantees provided are deemed sufficient, the jurisdiction having responsibility for enforcement may grant exceptions to this requirement. The implementation plan shall be approved by the governmental unit responsible for enforcement before a building permit is issued.

- Provide a data table:
  - The site plan must provide a data table that reflects the number of House Bill 03—1221 accessible dwelling unit types and the assigned accessibility point value per dwelling unit. A
A separate data table must reflect the 2015 IBC, chapter 11, section 1107, reflecting the required number of accessible dwelling units or sleeping units. These data tables must reflect the minimum requirements of both codes.

- Provide a Parking Table:
  - The site plan must provide an accessible parking data table per the 2015 IBC, chapter 11, section 1106.

**General Handicap Accessibility Requirements:**

- Show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC.
- Show and label the location of all handicap accessible parking spaces in accordance with Chapter 11 of the 2015 IBC.
- Show and label accessible exterior routes on the site plan in accordance with the 2015 IBC, chapter 11. Typically the accessible route is provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36” and shall be painted with white stripes.
- Per the 2015 International Residential Code, Section R320.1, where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.
- House Bill 03-1221, Section 9-5-105. [Formerly 9-5-111] Exemptions for certain privately funded projects. (1) Accessible dwelling units shall be provided as required in this article; except that this article does not apply to privately funded projects for the construction of a detached residence or residences or to other types of residential property containing less than seven residential units.
- Some developers may have additional responsibilities for compliance with the Americans with Disabilities Act (1-800-949-4232) and/or the Fair Housing Act (303-672-5437). It is the developer’s responsibility to independently contact these agencies to obtain accessibility information related to this sites development.