



Community Development - Building Division

POLICY AND PROCEDURE STATEMENT

Accessibility Implementation Plan

Accessible dwelling units must be provided in accordance with Colorado Revised Statutes, Title 9, Article 5 – Standards for Accessible Housing (CRS 9-5). Privately funded projects involving the construction of a detached residence or other residential properties containing fewer than seven dwelling units within a project are exempt from the requirements of CRS 9-5.

Provide an implementation plan:

The builder of any project regulated by CRS 9-5 shall develop an implementation plan that ensures the timely and evenly phased delivery of the required accessible units. The plan must clearly specify the number and type of units to be provided and the sequence in which they will be completed. This implementation plan is subject to approval by the building official and shall not be approved if more than 30 percent of the project is intended to be completed without including a portion of the accessible units required under Section 9-5-105. However, if an undue hardship is demonstrated, or if alternative guarantees are deemed sufficient, the building official may grant exceptions to this requirement. The implementation plan must receive approval from the building official prior to the issuance of a building permit.

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 separate data table must reflect the IBC, Chapter 11, Section 1107, showing 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 IBC, Chapter 11, Section 1106.