

Islip

Section 68-30.1 Energy Star requirements

Section 68-30.2 Improvements for Senior Citizens and the Disabled.

- A. Legislative Intent. The Town Board finds that a growing percentage of the residents of the Town of Islip require design modifications, and accessibility improvements, in order to enter and exit their homes safely. The Town Board has further determined that the incorporation of certain Universal Design features during the planning, construction, extension or alteration of single family residences will afford all persons better access to residential buildings, regardless of age, size, or abilities. In order to construct the necessary design modifications and accessibility improvements in many of these homes, a building permit is required. The intent of this ordinance is to facilitate the expeditious processing of those permits which incorporate three or more Universal Design features by the Building Department to the fullest extent possible, and to allow for relief from certain strictures of the Zoning Code for such design modifications and accessibility improvements. Exempting certain improvements to residential structures from the strict application of the Zoning Code will better assist residents who wish to "age in place" and improve their quality of life without adversely affecting neighboring properties.
- B. Definitions
- (1) Universal Design - The process of incorporating flexibility and alternative means of use in the design, construction, and modification of homes, in order to accommodate use by all people, regardless of age, ability, sex, and economic status.
 - (2) Accessible Design - Houses or dwellings that meet specific requirements for accessibility. These requirements are found in state, local, and model building codes, and the regulations of the Fair Housing Amendments Act of 1988, and the American With Disabilities Act (ADA) accessibility guidelines. These regulations, guidelines and laws dictate standard dimensions and features, including, but not limited to, door widths, clear space or wheelchair mobility, countertop heights for sinks and kitchens, audible and visual signals, grab bars, and switch and outlet heights.
 - (3) Adaptable Design - Allows some features of a building or dwelling to be changed to address the needs of an individual with a disability or a person encountering mobility limitations as he/she ages. Essential design elements, such as wider doorways and halls and barrier-free entrances, are included as integral features, while provisions are made for features to be adapted (modified or added), as needed. To meet the definition of "adaptable," the change must be able to be made quickly without the use of skilled labor and without changing the inherent structure of the materials. For example,

bathroom walls may be designed with additional supports or reinforcements between wall studs for future installation of grab bars.

C. Requirements

All applications for development, redevelopment, modification or alteration of single-family residences shall receive expedited review by the Building Department, to the fullest extent practicable, if three or more of the following Universal Design features are incorporated into the construction:

- (1) Zero-Step Entrance. At least one stepless entrance to the residence which may be located at the front, rear or side of the structure, but does not include any entrance that is located within an attached garage. There shall be less than a one-half inch rise at the stepless entrance. A sidewalk or walkway being utilized as the accessible route to the stepless entrance must have a slope no greater than 1:12.
- (2) Doorways and passageways. All doors on the ground floor of the new construction or addition (including bathrooms, walk-in closets, pocket and sliding doors, and any door intended for human passage) shall have a minimum clearance of thirty-four inches. A thirty-six inch door, hung in the standard manner, provides the thirty-four inch clear opening required by this section.
- (3) Adaptability Features. The existence of at least one room on the ground floor which can easily be converted into a bedroom (except when such conversion is prohibited) and meets all Federal, State, County, and Local building and zoning codes
- (4) Bathroom Reinforcements or "blocking" between wall studs around the toilet and the bathroom/shower areas to conveniently and safely allow for future installation of grab bars, commencing at a height of 32-inches from the floor and extending to a height of at least 38- inches above the floor. Reinforcements may be constructed of plywood or wood blocking.
 - a. Behind the toilet, a minimum 26-inch wide reinforced area is required, which safely accommodates a 24-inch grab bar and provides proper backing for flange. Where a toilet is adjoining a side wall, a minimum 26-inch wide reinforced area is required, which safely accommodates a 24-inch grab bar and provides proper backing for flange. For a side wall adjoining a toilet, a 44- inch wide reinforced area is required to safely accommodate a 42-inch grab bar with proper backing for flange.
 - b. Along tub wall, reinforcements shall be at least 50-inches wide which safely accommodates a 48-inch grab bar and provides proper backing for flange. Side walls shall have a minimum 26-inch wide reinforced area, which safely accommodates a 24-inch grab bar and provides proper backing for flange.

- c. Inside a shower stall, reinforcements shall be at least 26-inches wide on each side adjoining a wall, which safely accommodates a 24-inch grab bar and provides proper backing for flange.
- (5) Convenient facilities. There shall be at least a ½ bathroom located on the ground floor, and the fixtures shall be arranged to provide sufficient floor space so as to allow an individual using a wheelchair or other mobility aid to enter and close the door, use the facilities, reopen the door and exit. A 60-inch turning radius is required to meet the requirements of this section. Maneuvering space may include any knee space or toe space available below bathroom fixtures, including the clear space under a wall-hung lavatory.

D. Universal Design Incentives

- (1) The Building Department shall promulgate procedures for departmental review of applications for building permits related to design modifications and accessibility improvements. Applications for a single-family detached residence which include three or more Universal Design features shall be reviewed within 10 working days.
- (2) Any exterior changes related solely to providing accessibility for disabled persons and seniors to the dwelling, including, but not limited to, ramps and decks, shall not be included in the calculation of gross floor area.
- (3) The Building Department shall have the authority to approve the installation of exterior design modifications and accessibility improvements as a temporary exception from any applicable front-side and rear-yard setbacks subject to the following:
 - a. Such design modifications and accessibility improvements do not project more than 6 feet beyond the otherwise permissible building area on the front, side, or rear of any dwelling;
 - b. The applicant presents documentation from a licensed physician declaring that one or more residents domiciled at a dwelling within the Town of Islip requires the construction of exterior design modifications and accessibility improvements to provide for access or egress;
 - c. In granting such a temporary exception, the Building Department shall limit the duration of the exception to a time period of 2 years. An extension of such duration may be permitted by presentation of further documentation from a medical professional addressing the continued need for the design modification or accessibility improvement;
 - d. The construction of said facilities or improvements meets applicable code requirements for accessibility.