



Community Development Department

2131 Pear Street, Pinole, CA 94564 www.pinole.gov

Phone: (510) 724-8912 Email: BuildingQuestions@pinole.gov

Request For Unreasonable Hardship 2025 California Building Code, Section 11B-202.4, Exception 8.

ACCESSIBILITY REQUIREMENT

An unreasonable hardship exists where the cost of providing an accessible entrance, path of travel, sanitary facilities, public phones, drinking fountains, etc. exceeds 20 percent of the cost of the project *without* these features.

When the total construction cost of alterations, structural repair or additions does not exceed a valuation threshold of **\$209,208.00**(as of January 2026), and the Building Official finds that compliance with the code creates an unreasonable hardship, the actual work of the project must comply with current code, and an amount not to exceed 20% of the adjusted cost of the project must be spent to improve required accessibility features that are not in compliance with the current code. When the total project adjusted cost exceeds the threshold amount, at least 20% of that cost must be spent on accessibility upgrades.

In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access, by providing code compliance in the following order:

1. An accessible primary entrance to the space being altered.
2. An accessible path of travel to the altered area, from restrooms serving the area and from an accessible parking stall.
3. At least one accessible restroom for each sex that serves the area of alteration.
4. Accessible public telephones when provided.
5. Accessible drinking fountains when provided.
6. When possible, additional accessible elements such as parking, storage, and alarms.

If you want to request an unreasonable hardship, you must complete the attached worksheet and prepare a site and floor plan of the existing and proposed accessibility improvements. This information must be submitted to the Building Division of the Community Development Department in duplicate, prior to processing of your permit application. One copy of the approval or denial will be returned to the applicant of the unreasonable hardship request.



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PROJECT ADDRESS:	
RECORD ID:	
OWNER ON APPLICATION:	PHONE:
APPLICANT:	PHONE:

It is requested that this project be granted an exception to the requirements of the 2025 *California Building Code* (CBC), Chapter 11B, as specifically noted below.

A. CBC 11B-202.4 exception: Applies to existing buildings where the total valuation of all construction performed at this tenant space over the last three years does not exceed the valuation threshold (\$172,418.00 as of January 2021). An unreasonable hardship exists when the cost of providing each of the access features required per CBC 11B-202.4 to the area of alteration exceeds 20% of the project cost without these features.			Valuation threshold: \$209,208.00 (as of January 2026)
Upgrades shall be dedicated to access features in the following order until the 20% additional cost limit is reached or all applicable access features serving the area of alteration comply with 2022 CBC provisions			
ITEM (PROVIDE DESCRIPTION BELOW)	Does this access feature currently comply with 2025 CBC provisions?	If not, will this access feature be upgraded as part of this permit?	If so, what is the cost of accessibility upgrades? (attach documentation)
1. Approach and path of travel to entrance			\$
2. Entrance			\$
3. Path of travel within building to area of alteration			\$
4. Elevator (if applicable)			\$
5. Sanitary facilities			\$
6. Public telephones (if provided)			\$
7. Drinking fountains (if provided)			\$
8. Additional parking, alarms, other (specify)			\$
Total cost of upgraded access feature(s) = A			\$
Total cost of this project and all other work performed over the last three years in this tenant space = B			\$
Additional project cost dedicated to access feature upgrades (minimum 20%): (A/B) x 100			%
Description of access features to be upgraded/provided:			
Alterations performed over the last three years in this tenant space*:			
Permit number:	Date:	Valuation:	Was an additional 20% spent to upgrade access features? Yes ☐ No ☐
*Include cost of other work performed over the last three years in total valuation B above unless 20% additional cost dedicated to upgrades of access features (provide documentation including any previously approved unreasonable hardship forms).			



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- B.** Specific exceptions (do not use this portion if Part A has been completed)
Generally used for alterations exceeding the valuation threshold and where CBC provides an exception to specific accessibility features

Exceptions requested	Code section/exception	Cost of accessibility upgrades (attach documentation)
		\$
		\$
Total		\$
Description:		
The total construction cost without upgraded access features is: (attach documentation)		\$
The upgraded access features will increase the cost of construction by:		%

THE FOLLOWING INDIVIDUALS PROVIDED INFORMATION LISTED ABOVE IN PART A OR B

Architect/designer:			Owner/tenant:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Signature (required)			Signature (required)		



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FOR JURISDICTION USE ONLY

Date received:	Received by:	
Findings and decisions of the enforcing official:		
Unreasonable hardship exception request is granted per CBC 11B-202.4. Access features listed in Part A of this form shall be provided as part of this permit on building plans.		
Specific exception(s) request is approved based on Section(s) _____ of 2025CBC. All other access features shall be provided as specified in Title 24.		
Ratification required. This decision must be ratified by the Board of Appeals and Advisors. An application fee must be paid before the board can hear the request.		
Request denied. If you disagree with this determination, you may seek an appeal through the Board of Appeals Advisors. An application must be completed, and a filing fee paid before the board can hear the request.		
Name of enforcing official <i>(please print)</i>	Signature of enforcing official	Date: