



City of Grover Beach

Community Development Department

DOCUMENTATION OF DISABLED ACCESS REQUIREMENTS AND UNREASONABLE HARDSHIP APPLICATION

154 South Eighth Street • Grover Beach, CA 93433 • Phone (805) 473-4520 • www.groverbeach.org

When the total construction cost does not exceed a valuation threshold of \$209,208.00 the cost of compliance with Section 11B-202.4 shall be limited to 20% of the adjusted construction cost of alterations.

When the total construction cost of alterations, structural repairs or additions to existing buildings and facilities exceeds a valuation threshold of **\$209,208.00 (January 2026)** based on “ENR US20 Cities” average construction cost index (Engineering News-Record, McGraw Hill Publishing Company), and the enforcing agency finds that full compliance with the requirements for disabled access upgrades serving the area of alteration, structural repair, or addition creates an ‘unreasonable hardship’, an exception can be granted by the enforcing agency to allow for less than full compliance for the upgrades.

To be considered for such a determination, please complete the attached **“Disabled Access Requirements” form** requesting a determination. Note that such a determination is not a blanket exemption but, rather, limits the required cost of accessibility upgrades to 20% of the cost of your project on items in the following order of priority (as detailed in the 2022 California Building Code Section 11B.202.4, Exception 8). In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex or one accessible unisex (single-user or family) restroom;
4. Accessible telephones;
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, signs, storage and alarms.

If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

If you are requesting 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 and Safety Division prior to the processing of your permit application.

Projects limited to heating, ventilation, air conditioning, re-roofing and cosmetic work that does not affect items regulated by code, are exempt from accessibility upgrades.



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Project Address:		Application Number:	
Project Name/Description:		Total Construction Cost for this project: (Project Valuation) \$	
Applicant:		Phone:	
CBC Section 11B-202.4 Exception 8. Alterations on the same path of travel within three years shall be considered when granting this exception. The exception does not relieve the responsible parties from complying with the Federal Americans with Disabilities Act.			
☐ When the adjusted construction cost is less than the current valuation threshold, the cost of compliance with Section 11B-202.4 shall be limited to 20% of the cost of alterations. When compliance would exceed 20%, compliance shall be provided to the greatest extent possible without exceeding 20%.		Valuation Threshold (per date of application) \$209,208.00 (January 2026)	
☐ When the adjusted construction cost exceeds the current valuation threshold, and the enforcing agency determines the cost of compliance with Section 11B-202.4 is an unreasonable hardship, full compliance shall not be required. Compliance shall be provided by equivalent facilitation or to the greatest extent possible but in no case shall the cost of compliance be less than 20% of the adjusted construction cost of alterations, structural repairs or additions.			
Access Features Item (provide description below at lines C & D)	Does this feature meet T24's latest edition?	If no , is this feature going to be made accessible as part of this permit?	If yes , Total cost for making this feature accessible (attach documentation):
1. Path of travel to entrance (Include covered passenger loading zone for medical & dental offices)	YES NO	YES NO	\$
2. Entrance to building	YES NO	YES NO	\$
3. Path of travel within building or facility to area of remodel	YES NO	YES NO	\$
4. Elevator	YES NO	YES NO	\$
5. Sanitary Facilities	YES NO	YES NO	\$
6. Public Telephones (if provided)	YES NO	YES NO	\$
7. Drinking Fountains (if provided)	YES NO	YES NO	\$
8. Other (parking, signage etc.)	YES NO	YES NO	\$
A. Total cost of access features provided			\$
B. Total cost of construction of this project & all other work performed over the last 3 years in this tenant space			\$
Minimum amount required to be spent for access compliance (20% X B)			\$
Percentage of total cost of project (20% minimum): (A ÷ B) X 100			%
C. Description of access features to be provided (attach additional sheets as needed):			
D. Description of required access features <u>not</u> provided (attach additional sheets as needed):			Cost of required accessible features not provided: \$
Applicant Name (print)		Signature	
Company Name/Title		Company Address	
Phone Number:		Email:	
Staff Use Only			
Staff Person Title		Approval Recommended (Y/N)	