



APPLICATION FOR UNREASONABLE HARDSHIP DETERMINATION FOR ACCESSIBILITY UPGRADES

CITY OF HALF MOON BAY
BUILDING DIVISION
501 Main St.
Half Moon Bay, CA 94019
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PURPOSE

When improvements are made to existing commercial and multi-family structures, Section 11B-202.4 of the current adopted version of the California Building Code (CBC) allows for an exception in lieu of bringing the entire structure or facility up to compliance with current code standards for accessibility requirements. CBC 11B-202.4, Exception 8, states that projects with a construction cost less than the current valuation threshold, established each year by the Division of the State Architect (DSA), including the cumulative valuation of projects within a 3-year period) are eligible to provide disabled access upgrades equivalent to at least up to 20% of the cost of construction in the required priority as listed below.

2026 VALUATION THRESHOLD AMOUNT: \$ 209,208.00

TO APPLY

The owner/applicant/architect shall complete and submit this form with the permit application. City of Half Moon Bay staff and approved contractors/consultants will conduct an accessibility site review and will determine if the exemption may be granted. A review fee is required for this service.

Date _____ Owner _____

Building Permit Number _____ Owner Phone Number _____

Site Address _____ Applicant _____

City / Zip _____ Applicant Phone Number _____

In choosing which accessibility elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. Accessible entrance
2. Accessible route to the altered area
3. At least one accessible restroom for each gender
4. Accessible telephones
5. Accessible drinking fountains
6. Parking, signs, storage and alarms

Contractor's Estimated Cost

A. Cost of Construction (excluding accessibility upgrade): _____

B. 20% of A _____

☐

By checking this box, the applicant or owner certifies that the facility and scope of work is in compliance with current accessibility regulations. This statement is subject to City of Half Moon Bay verification via an accessibility site review. Be advised that plan review may be delayed if non-compliant items are identified at the accessibility site review.

**APPLICATION FOR UNREASONABLE HARDSHIP DETERMINATION
FOR ACCESSIBILITY UPGRADES – 2021 VALUATION THRESHOLD**

List the Upgrade Expenditures and their respective construction costs below:

	Upgrade Features	Construction Cost
1.	_____	\$ _____
2.	_____	\$ _____
3.	_____	\$ _____
4.	_____	\$ _____
5.	_____	\$ _____
6.	_____	\$ _____
7.	_____	\$ _____
8.	_____	\$ _____
	Total Upgrade Expenditures (must equal or exceed Line B on Page 1)	\$ _____

This application establishes the grounds for a hardship exception under Section 11B-202.4 of the current adopted version of the CBC. I further acknowledge that if the exception is approved, I will expend no less than 20% of the valuation of the project to improve accessibility as required by CBC Section 11B-202.4. The following individuals provided information listed in the above section:

Applicant (please print)_____

Owner (please print)_____

Signature_____

Signature _____

Date_____

Date _____

TO BE COMPLETED BY CITY OF HALF MOON BAY

The application for a hardship exception has been filed with this office. The following action was taken:

☐ The above-named project has been denied an unreasonable hardship exemption for the following reason(s):

☐ The above-named project has been granted an unreasonable hardship exemption from the requirements of the State of California CCR-Title 24 (Regulation for the Accommodation for the Disabled) pursuant to the current adopted version of the CBC.

Date of Approval/Denial_____ BLD Permit Number _____

Half Moon Bay Staff Title_____ Signature _____