

HOUSE BILL No. 6305

November 4, 2004, Introduced by Reps. Wenke and Lipsey and referred to the Committee on Local Government and Urban Policy.

A bill to provide for standards of accessibility for certain publicly funded housing; and to provide for certain powers and duties of certain state authorities.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 1. This act shall be known and may be cited at the
2 "inclusive home design act".

3 Sec. 2. As used in this act:

4 (a) "Applicant" means 1 or more individuals, corporations,
5 nonprofit corporations, partnerships, associations, limited
6 liability companies, labor organizations, mutual corporations,
7 joint stock companies, trusts, unincorporated associations,
8 trustees, and entities formed under the state housing development
9 authority act of 1966, 1966 PA 346, MCL 125.401 to 125.1499.

10 (b) "Authority" means the state housing development authority
11 created in the state housing development authority act of 1966,

1 1966 PA 346, MCL 125.401 to 125.1499.

2 (c) "Environmental controls" means any switches or devices
3 that control or regulate lights, temperature, fans, doors,
4 security system features, or any other feature included in the
5 new construction of single-family residential real estate.

6 (d) "Family residential real estate" means real property
7 located in this state, to be developed or constructed for
8 residential purposes and to be improved by a residential
9 structure intended for occupancy by a single family, 2 families,
10 or 3 families and that is developed or constructed with benefits
11 received under the state housing development authority act, 1966
12 PA 346, MCL 125.401 to 125.1499.

13 Sec. 3. Beginning January 1, 2005, all family residential
14 real property that is to be developed or constructed after
15 December 31, 2004 and that is receiving benefits under the state
16 housing development authority act of 1966, 1966 PA 346, MCL
17 125.401 to 125.1499, shall be developed or constructed so that
18 the family residential real property complies with all of the
19 following:

20 (a) The property shall contain at least 1 entrance that is
21 accessible to and usable by people with disabilities that does
22 not contain any steps or a door threshold that is greater than
23 1/2 of an inch in height. The entrance or door threshold shall
24 open to a pathway to the property that is accessible to and
25 usable by people with disabilities.

26 (b) All doors are designed to allow passage through an
27 unobstructed opening of at least 32 inches when the door is open

1 at a 90-degree angle.

2 (c) All hallways are designed to allow passage through an
3 unobstructed corridor of at least 36 inches.

4 (d) Each bathroom wall for each bathroom on the entry level
5 of the house is reinforced for potential installation of grab
6 bars. The reinforcements shall be for grab bars to be mounted in
7 a horizontal position 33 inches minimum and 36 inches maximum
8 above the floor. The authority shall require compliance with the
9 accessibility provisions of the Michigan building code.

10 (e) At least 1 bathroom located on the entry level of the
11 house that contains clear floor space of 30 by 48 inches centered
12 on and contiguous to the sink that is not encroached by the swing
13 path of the bathroom door and a sink and a toilet that allow for
14 a parallel or head-on approach by a person in a wheelchair.

15 (f) All environmental controls located on the entry level
16 shall be located on the wall at least 15 inches but not more than
17 48 inches above the floor.

18 Sec. 4. (1) Each applicant for assistance from the
19 authority shall submit an assurance, on forms developed and
20 provided by the authority, that all family residential real
21 estate to be developed or constructed after December 31, 2004
22 with assistance provided by the authority shall comply with this
23 act.

24 (2) Any recipient of funds provided by the authority who
25 designs, constructs, commissions, contracts, or otherwise
26 arranges for design or construction of family residential real
27 estate shall submit architectural and construction plans for the

1 family residential real estate to the authority for a
2 determination of compliance with this act. The authority shall
3 not provide any funds under any program administered by the
4 authority to an applicant unless the authority makes a
5 determination within 120 days of submittal that the architectural
6 and construction plans comply with this act.