

HOUSE BILL No. 4138

February 1, 2005, Introduced by Reps. Wenke and Miller 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 as 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 125.1401 to 125.1499c.

1 (b) "Authority" means the Michigan state housing development
2 authority created in the state housing development authority act of
3 1966, 1966 PA 346, MCL 125.1401 to 125.1499c.

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

8 (d) "Family residential real estate" means real property
9 located in this state, to be developed or constructed for
10 residential purposes and to be improved by a residential structure
11 intended for occupancy by a single family, 2 families, or 3
12 families and that is developed or constructed with benefits
13 received under the state housing development authority act of 1966,
14 1966 PA 346, MCL 125.1401 to 125.1499c.

15 Sec. 3. Beginning January 1, 2006, all family residential real
16 property that is to be developed or constructed after December 31,
17 2005 and that is receiving benefits under the state housing
18 development authority act of 1966, 1966 PA 346, MCL 125.1401 to
19 125.1499c, shall be developed or constructed so that the family
20 residential real property complies with all of the following:

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

27 (b) All doors are designed to allow passage through an

1 unobstructed opening of at least 32 inches when the door is open at
2 a 90-degree angle.

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

5 (d) Each bathroom wall for each bathroom on the entry level of
6 the house is reinforced for potential installation of grab bars.
7 The reinforcements shall be for grab bars to be mounted in a
8 horizontal position 33 inches minimum and 36 inches maximum above
9 the floor. The authority shall require compliance with the
10 accessibility provisions of the Michigan building code adopted
11 under the Stille-DeRossett-Hale single state construction code act,
12 1972 PA 230, MCL 125.1501 to 125.1531.

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

18 (f) All environmental controls located on the entry level
19 shall be located on the wall at least 15 inches but not more than
20 48 inches above the floor.

21 Sec. 4. (1) Each applicant for assistance from the authority
22 shall submit an assurance, on forms developed and provided by the
23 authority, that all family residential real estate to be developed
24 or constructed after December 31, 2005 with assistance provided by
25 the authority shall comply with this act.

26 (2) Any recipient of funds provided by the authority who
27 designs, constructs, commissions, contracts, or otherwise arranges

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