



City of Union City – Economic and Community Development
Department
Building Division
34009 Alvarado-Niles Road
Union City, CA 94587
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UNREASONABLE HARDSHIP FROM ACCESSIBILITY REQUIREMENTS WAIVER FORM, *Currently Adopted California Building Code*

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 \$126,765 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 equal to at least 20% of the cost of the project must be spent to improve required accessibility features that are not in compliance with the current code.

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 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 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.

City of Union City • Building Division
Request for Unreasonable Hardship - Work Sheet

1. Type of facility: Office Building, Shopping Center, Restaurant, or _____
2. Proposed use by the general public:

3. Expected or potential use by persons with accessibility needs:

4. The impact of the proposed accessibility improvements on the financial feasibility of the project:

5. Total cost of project, less accessibility requirements: \$ _____ (A)
 20% of total cost of project: _____ (20%A)

6. **Accessibility features that will be constructed:**

FEATURE	REMARKS	COST
Accessible entrance	_____	\$ _____
Accessible route to altered area	_____	\$ _____
Parking	_____	\$ _____
At least on accessible restroom for each sex	_____	\$ _____
Accessible telephones	_____	\$ _____
Drinking fountain	_____	\$ _____
When possible, additional accessible elements such as storage and alarms	_____	\$ _____
		Total: _____ (B)

Accessibility features subject to unreasonable hardship:

FEATURE	REMARKS	COST
Accessible entrance	_____	\$ _____
Accessible route to altered area	_____	\$ _____
Parking	_____	\$ _____
At least one accessible restroom for each sex	_____	\$ _____
Accessible telephones	_____	\$ _____
Drinking fountain	_____	\$ _____
When possible, additional accessible elements Such as storage and alarms	_____	\$ _____
		Total: _____ (C)

8. The accessibility features, that will be constructed, increase construction by _____%. (B divided by A) Must be greater than 20% of A.
9. The accessibility features, subject to unreasonable hardship, increase construction by _____%. (C divided by A)
10. Name of Owner: _____ Signature: _____

Street address of building involved: _____ Project # (if processed) _____

Telephone number of owner: _____

(office use only)

Approved by the Building Division: _____ Date: _____