

## City of El Segundo

### **Building Safety Division**

# UNREASONABLE HARDSHIP DETERMINATION FOR COMMERCIAL ALTERATION PROJECTS

When the total construction cost of alterations, structural repairs, or additions to existing buildings and facilities does not exceed a valuation threshold of sec form, 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 to allow for less than full compliance for the upgrades. This determination for "unreasonable hardship," as detailed in Code Section 1134B.2. 1, can be requested when the cost of providing the disabled access upgrades is disproportionate to the total construction cost; that is, where it exceeds 20% of the cost of the project without these upgrades. Under this determination, upgrades will still need to be made, but only to the point where the upgrade costs are disproportionate (i.e. 20% of the total construction cost will be required to be spent toward these upgrades).

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 building entrance and an accessible path of travel to this entrance from either the public sidewalk or the disabled parking space.
- 2. An accessible route of travel from the accessible building entrance to the area of alteration, structural repair, or addition.
- 3. At least one accessible restroom for each sex serving the area of alteration, structural repair, or addition.
- 4. Accessible telephones, if provided, serving the area of alteration, structural repair, or addition.
- 5. Accessible drinking fountains, if provided, serving the area of alteration, structural repair, or addition.
- 6. Additional accessible elements such as parking, storage, and alarms.

Your plan reviewer will provide additional information regarding the "unreasonable hardship" determination if you choose to apply for this for your project.

The second page of this Information Bulletin is an example of the findings that must be provided for a project where an "unreasonable hardship" determination is made. A blank form is also attached.

#### SAMPLE FORM

Project Ac		900 S. Fremont Avenue	***************************************	Plan Check#	C	1LAXXXX	
·	Description:  Office tenant improvement  sted that the above project be granted an exemption from the requirements of the				tion Cost (project valuation) \$		
		project be granted an exemptited below. The specific accessionary not be exempted.	on from the rebility features (	equirements of the S that create a hardship	tate of Califo o may be exe	omia Title 24, Accessib Impted but not all of the	
Access Fea Provide des	itures item scription below	Does this feature meet latest edition of Title 24?	If not, is this be made as this permat?	not, is this feature going to made accessible as part of s permit?		If so, cost of making feature accessible? (Documentation may be required	
1. Path of entrance		Yes			\$		
2. Entrance	e to Building	Yes			\$		
<ol> <li>Path of the building area ren</li> </ol>	/ facility to	Yes			S		
4. Elevator		NA			\$		
5. Restroon	ns	No			\$	18,000	
3. Public tei if provide		NA .			\$	70,000	
7. Drinking if provide		NA .			\$		
. Other (par	king, etc.)	Yes			\$		
Total Cost of access features provided (A)						18,000	
otal cost of c	construction (B)	\$	75,000				
4 + B) x 1009	% (20% mlnimum	expenditure is required)	• • • • • • • • • • • • • • • • • • • •	************	***************************************	24%	
as the same	tenant performed	<del></del>	No				
escription of	access features t	to be provided Provide acc	essible men's	and women's restro	oms		
plicant Info		nformation is true and correc			***************************************		
ne (print)	John Smith	The state of the s	· · · •	ature: Sohn	bmith.		
n Address	201 West Figu Los Angeles, (	ieroa Street, Suite #110 CA 90000	Posi	***************************************			
	MENT USE ON						
roved by: _ led by:			Title:		Date:		
··			iii6:		Date:		



### Application for Unreasonable Hardship to Disabled Access Requirements (Form A) (For Existing Buildings Where Cost of Construction does not exceed \$139,934.00 (rev. 1-2013) Sec. 1134B.2.1 Exc. 1)

7. 3 Laggi in i

Project Address:		Plan Check #				
Project Description:			Total Construction Cost (project valuation) \$			
It is requested that the above proje specifically listed below. The spec The area of alteration itself may	cific accessibility features that crea	ite a hardship n	s of the State of Californay be exempted but no	rnia Title 24, Accessibility Regulations, as ot all of them.		
Access Features item Provide description below	Does this feature meet latest edition of Title 24?	If not, is this feature going to be made accessible as part of this permit?		If so, cost of making feature accessible? (Documentation may be required)		
1. Path of travel to entrance				\$		
2. Entrance to Building				\$		
Path of travel within building / facility to area remodel	() 過から () <b>(機能</b> ) <b>(</b> () () () () () () () () () () () () () (			\$		
4. Elevator				\$		
5. Restrooms				\$		
6. Public telephones if provided				\$		
7. Drinking fountains if provided				\$		
8. Other (parking, etc.)	Site			\$		
Total Cost of access features pro	vided (A)	<i></i>		\$		
	्रस्य विकेश । १९			\$		
(A ÷ B) x 100% (20% minimum	expenditure is required)			***************************************		
Has the same tenant performed w	ork in the same tenant space, with	in the last three	e years?			
Description of access features to	be provided					
	Access of the second se					
		* *				
Applicant Information I certify that the above noted in	formation is true and correct.					
Name (print)		Si	gnature			
Firm Address		Po	osition			
FOR DEPARTMENT USE O	NLY	PORTUGUIS PROPERTY SPECIES				
Approved by	1	Title		Date		
Denied by		Title		Date		