

Guidance - ADA Requirements

SCOPE: The 5 items noted in Subsection (b) of ACT 115 are the same requirements found in ACT 88 passed by the Vermont Legislature in 2000. The new ACT 115 requires disclosure. A violation shall neither affect marketability nor create a defect in title of the residential construction.

1. First Floor Exterior Door: 404.2.3 Clear Width. A 36 inch wide door is necessary in order to provide the minimum allowable clear opening of 32 inches (815mm) when the door is opened. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

- Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

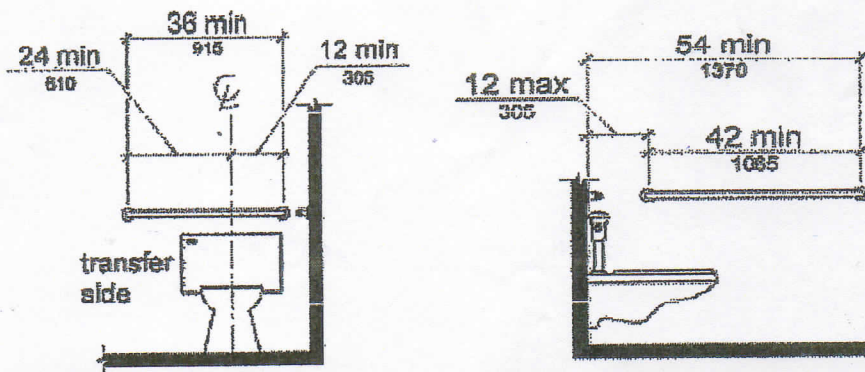
2. Interior Door Width: First floor interior doors must be a minimum 34 inches wide in order to provide the minimum 32 inch clear opening.

3 Interior Hallway Construction: Hallways are required to be a minimum 36 inches wide and level.

4. Environmental, Utility and Outlets: 15-48 inches off the floor for front reach limits and nine inches to 54 inches for side reach limits).

5. Grab Bars: In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars if installed in the future.

- **Side Wall.** The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
- **Rear Wall.** The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.



ACT No. 115.

An act relating to disclosure of compliance with accessibility standards in the sale of residential construction.

It is hereby enacted by the General Assembly of the State of Vermont: Sec. 1. 20 V.S.A. § 2907 is amended to read:

§ 2907. ACCESSIBILITY STANDARDS; RESIDENTIAL CONSTRUCTION

(a) As used in this chapter, "residential construction" means new construction of one family or multifamily dwellings. "Residential construction" shall not include a single family dwelling built by the owner for the personal occupancy of the owner and the owner's family, or the assembly or placement of residential construction that is prefabricated or manufactured out of state.

(b) Any residential construction shall be built to comply with all the following standards:

(1) At least one first floor exterior door that is at least 36 inches wide. (2) First floor interior doors between rooms that are at least 34 inches

wide or open doorways that are at least 32 inches wide with thresholds that are level, ramped, or beveled.

(3) Interior hallways that are level and at least 36 inches wide.

(4) Environmental and utility controls and outlets that are located at heights that are in compliance with standards adopted by the Vermont Access Board.

(5) Bathroom walls that are reinforced to permit attachment of grab bars.

(c) A violation of this section shall neither affect marketability nor create a defect in title of the residential construction.

(d) Prior to the sale of residential construction, a seller shall provide written disclosure to a prospective buyer detailing whether the residential construction is in compliance with the standards described in subsection (b) of this section. Disclosure shall be made on a form and in a manner prescribed by the Access Board.

Sec. 2. EFFECTIVE DATE

This act shall take effect on passage. Date Governor signed bill: May 17, 2016



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** STATE BUILDING PERMITS **

WHEN ARE THEY REQUIRED AND HOW TO OBTAIN THEM

The owner, or a designated representative, of a building or premises shall obtain a state construction permit before beginning any new construction, addition, alteration, modification, renovation, demolition or installation of fixed building equipment within a public building as defined by state statute and the Vermont Fire and Building Safety Code

Public Building definition—In it's simplest terms, a public building can be defined as any building in the State of Vermont with the exception of single family owner occupied homes, registered home daycares, and some agricultural buildings. Some Examples of structures that are considered public buildings are:

- ◆ Apartment buildings
- ◆ One and Two family rentals
- ◆ Hotels/Motels
- ◆ Inns and B&B's
- ◆ Ski houses
- ◆ Businesses
- ◆ Restaurants /Bars
- ◆ Schools
- ◆ Town / Municipal buildings
- ◆ Store / retail buildings
- ◆ Storage buildings
- ◆ Repair garages

*For more information regarding the definition of a public building, please visit our website and refer to the Vermont Fire and Building Safety Code, or, contact your regional Division of Fire Safety office.

ADDITIONAL PERMIT AND LICENSING REQUIREMENTS

	State Construction Permit	State Electrical		State Plumbing	
		Permit	License	Permit	License
All public buildings excluding One and Two family rentals	Yes	Yes	Yes	Yes	Yes
One and Two family rentals	Yes	Yes	NO	Yes	Yes
Single Family Owner- Occupied home	NO	NO	NO	Yes	Yes

HOW TO OBTAIN A STATE CONSTRUCTION PERMIT

- 1) Develop a project scope and construction documents, such as plans and specifications relating to the proposed construction work or equipment installation under consideration
- 2) Fill out a State DFS Construction Permit Application form in its entirety, and submit it to the DFS regional office with the required permit fee and above mentioned plans and specifications
- 3) The project will be reviewed by division staff and work can commence on the proposed project once the applicant receives a plan review letter and permit poster back in the mail.
- 4) It is always important to consult with your local town office to ensure compliance with any required local permits.

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This town is served by the Springfield Regional Office of the Vermont Division of Fire Safety.

For additional information regarding permitting requirements, or to obtain information out more about programs offered by the division such as inspections of rental properties please contact us
 100 Mineral Street, Suite 307, Springfield, VT 05156
 Phone: 802-885-8883, Fax: 802-885-8885,