

## CHAPTER 1347 Visitability

### 1347.01    **Modifications to the Residential Code of Ohio for One-, Two- and Three-Family Dwellings.**

### 1347.02    **New construction.**

#### **1347.01 Modifications to the Residential Code of Ohio for One-, Two- and Three-Family Dwellings.**

The Residential Code of Ohio for One-, Two- and Three-Family Dwellings adopted under this Part Thirteen-Building Code, is hereby modified as provided in Sections 1347.02 et. seq., for one-, two- and three-family dwellings.

(Ord. 577-05. Passed 9-20-05.)

#### **1347.02 New construction.**

1. All new one-, two- and three-family dwelling units, which have received a subsidy to building from a governmental body or agency, must comply with the requirements below in addition to the requirements provided in the adopted residential code.

- (a) **No step entrance:** Provide at least one no step entrance. The required no step entrance shall be accessed via a visitable route.
- (b) **Doors/openings:** All doors and openings shall have a minimum net clear width of 32 inches.
- (c) **Hallways/corridors:** All hallways and corridors on the main floor shall be at least 36 inches in width.
- (d) **Bathroom/half-bath:** Provide a bathroom or half-bath on the main floor with clear floor space of 30 inches x 48 inches.
- (e) **Bathroom/half-bath walls:** All walls in the required bathroom/half-bath shall have reinforcing/backing in the walls to allow for future installation of grab bars.
- (f) **Wall electrical outlets:** Wall electrical outlets on the main floor shall be mounted at least 15 inches above the finished floor.
- (g) **Light switches, thermostats and other controls:** Light switches, thermostats and other control devices on the main floor shall be mounted no higher than 48 inches above finished floor.

2. **Waivers.** In cases where site conditions or other restrictions warrant, the Toledo City Council may grant waivers from this section after consideration and recommendation of the Board of Building Appeals (Board). The waiver will be forwarded to the City Council only if the Board recommends their approval by a majority vote of the members present and voting. If the Board does not reach a favorable recommendation, the waiver is denied and the Board's findings will be the final administrative decision on such a waiver. The City Council shall have the authority to

grant or deny waiver requests that the Board forwards.

(Ord. 577-05. Passed 9-20-05.)

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