



# CITY OF BULLHEAD CITY

## MODEL HOME

### SALES OFFICES, DESIGN CENTERS AND CUSTOMER PARKING

This list has been compiled in order to outline the most common type of Residential Model Home Complex submittal. All requirements for a specific project type may not be listed. It is the applicant's responsibility to verify specific conditions of approval. If you have questions contact City staff for clarification prior to submittal at 928-763-0124. Failure to provide a complete submittal, as outlined below, may cause delays in the processing of your permit.

Building permits, separate from the home construction permits, are required for the conversion of portions of the homes for use as sales offices and design centers. Permits are also required for parking lots and customer corral fencing. A three year limited Temporary Use Permit is required for each sales office and design center.

Plans are to be sufficient to show compliance with the 2006 International Codes, the 2010 ADAAG Manual and are to include the following:

#### SITE PLAN:

**PARKING:** Provide one van-accessible parking space.

- 8' wide with an 8' loading ramp.
- Maximum 1:48 slope.
- Provide van-accessible signage, minimum 60" to the bottom of sign.

**ACCESSIBLE ROUTE:** Provide an accessible route from the parking space to the sales office entrance and between each model entrance.

- Minimum clear width of 36".
- To have a slip resistant surface.
- Maximum 1:20 slope, if rise is greater than 6" provide handrails.

**LANDSCAPING:** Provide a landscape plan.

- Provide ground cover such as decomposed granite.
- Provide calculation data for landscaping required & provided with legend describing all symbols, plant types, names (botanical & common), sizes, and quantities.
- Indicate irrigation layout and type, vacuum breaker or backflow valve.
- Show customer corral fencing.

#### FLOOR PLAN:

**ENTRY DOOR:** Provide one accessible entry door.

- Minimum 32" clear width.
- Maximum 1/2" rise at threshold.
- Maximum 5 lbs. opening force on door.
- Lever type openers.

**TOILET ROOMS:** Provide one accessible toilet room.

- Show how layout meets 2010 ADAAG requirements.
- Minimum 32" clear door width.
- 5' turning radius with transfer space.
- Toilet minimum 18" to center.
- Grab bars at rear and side.
- Wall mounted sinks, with exposed pipes wrapped.

**OFFICE AREA:** Provide revised garage floor plan.

- Show how garage opening is to be enclosed.
- Show interior offices, electrical, HVAC (not to compromise garage/habitable firewall).

Per the Americans with Disabilities Act, if a sales office for a residential housing development is located in a model home, the area used for the sales office is considered a place of public accommodation. Coverage extends not only to those portions of public accommodation in the sales area but includes an accessible route from the sidewalk, through the doorway and to other portions of the home, such as restrooms, used by clients and customers of the public accommodation. Generally an accessible path of travel is required from the parking area to the sales/design areas and to the model home entrances which includes the path of travel between models.

**Per the Americans with Disabilities Act, ADA Title III Technical Assistance Manual, Covering Public Accommodations and Commercial Facilities Q & A site:**

*Are model homes places of public accommodation? Generally, no. A model home does not fall under one of the 12 categories of places of public accommodation. If, however, the sales office for a residential housing development were located in a model home, the area used for the sales office would be considered a place of public accommodation. Although model homes are not covered, the Department encourages developers to voluntarily provide at least a minimal level of access to model homes for potential homebuyers with disabilities. For example, a developer could provide physical access (via ramp or lift) to the primary level of one of several model homes and make photographs of other levels within the home as well as of other models available to the customer.*

*Coverage extends not only to those portions of public accommodation and includes an accessible route from the sidewalk, through the doorway and other portions of the home, such as restrooms, used by clients and customers of the public accommodation. Generally an accessible path of travel is required from the parking area to the following specific locations when model homes are provided: to the sales center; to the model home entrance; to the path of travel between models.*

*What is a place of public accommodation? A place of public accommodation is a facility whose operations -- Affect commerce; and Fall within at least one of the following 12 categories:*

- 1) Places of lodging (e.g. inns, hotels, motels) (except for owner-occupied establishments renting fewer than six rooms);*
- 2) Establishments serving food or drink (e.g. restaurants and bars);*
- 3) Places of exhibition or entertainment (e.g. motion picture houses, theaters, concert halls, stadiums);*
- 4) Places of public gathering (e.g. auditoriums, convention centers, lecture halls);*
- 5) Sales or rental establishments (e.g. bakeries, grocery stores, hardware stores, shopping centers);*
- 6) Service establishments (e.g. laundromats, dry-cleaners, banks, barber shops, beauty shops, travel services, shoe repair services, funeral parlors, gas stations, offices of accountants or lawyers, pharmacies, insurance offices, professional offices of health care providers, hospitals);*
- 7) Public transportation terminals, depots, or stations (not including facilities relating to air transportation);*
- 8) Places of public display or collection (e.g. museums, libraries, galleries);*
- 9) Places of recreation (e.g. parks, zoos, amusement parks);*
- 10) Places of education (e.g. nursery schools, elementary, secondary, undergraduate, or postgraduate private schools);*
- 11) Social service center establishments (e.g. day care centers, senior citizen centers, homeless shelters, food banks, adoption agencies); and*
- 12) Places of exercise or recreation (e.g. gymnasiums, health spas, bowling alleys, golf courses).*

*Can a facility be considered a place of public accommodation if it does not fall under one of these 12 categories? No, the 12 categories are an exhaustive list.*