

EXHIBIT A

Current Standard Condition Approval for Multi-family Residential Projects with 15 units or more

1. Unless otherwise approved by the Director or Community Development, all units, including those otherwise required to be adaptable, shall provide the following features:
 - a. Pre-wire for both audible and visual capability of doorbell within unit.
 - b. Balcony/patio floor level not more than one-half inch lower than floor level within the unit at doorway.
 - c. Windows considered suitable for viewing shall have a 36-inch maximum sill height above finish floor.
 - d. 44-inch minimum hallway width and 32-inch minimum clear door opening width for all doorways within units (baseboard may encroach into the minimum hallway width).
 - e. Lever-type handles on all doors.
 - f. An 18-inch minimum clear floor space beside door on pull side at the latch jamb.
 - g. All receptacle or other wall outlets, 18-inch minimum height to bottom of outlet box above finish floor.
 - h. Rocker type light switches installed 44 to 48 inches to top of outlet box above finish floor, and thermostats 48 inches maximum height to all operating buttons or features.
 - i. Variable height (28 to 42 inches above finish floor) work surfaces such as cutting boards, countertops, sinks, and/or cooktops in kitchens. A minimum of two 15-inch wide cutting boards at variable heights may satisfy this requirement.
 - j. Loop handle pulls on drawers and cabinet doors or touch hardware instead of knobs.
 - k. Full-extension pull-out drawers, shelves and racks in base cabinets.
 - l. Full height pantry storage, with easy access pull-out and/or adjustable height shelves.
 - m. Front-mounted controls on all appliances where practical and whenever requested by residents.
 - n. Adjustable height closet rods and shelves, or the installation of backing to provide for future adjustable height rods and shelves as needed by residents.
 - o. Single-lever water controls at all plumbing fixtures and faucets.
 - p. Hand-held shower head, or combination shower head with hand-held capability.
 - q. Blocking in walls around toilet, tub, and shower for future installation and/or relocation of grab bars.

Proposed additional Standard Condition Approval for Multi-family Residential Projects with 15 or more units

1. Unless otherwise approved by the Director or Community Development, a minimum of one unit for each bedroom type offered (one-bedroom, two-bedroom, etc.) and a minimum of 5 percent of all units required to be adaptable shall provide the following features:
 - a. A roll-in shower.
 - b. Variable height (28 to 42 inches above finish floor) permanently fixed work surfaces such as countertops, sinks, and/or cooktops in kitchens with a minimum of one 30-inch wide countertop. Pull-out countertops or cutting boards will not satisfy this requirement.