

Georgia Single-Family Basic Access Bill
Signed into law by Governor Roy Barnes April 28, 2000

SENATE BILL 443 By: Senators Fort of the 39th and Walker of the 22nd

A BILL TO BE ENTITLED AN ACT 1- 1 To amend Article 3 of Chapter 3 of Title 8 of the Official

1- 2 Code of Georgia Annotated, relating to the State Office of
1- 3 Housing, so as to provide that single family affordable
1- 4 housing constructed with state or federal funds awarded by
1- 5 the State Office of Housing shall contain certain features
1- 6 to make such housing more accessible to persons with
1- 7 mobility impairments; to authorize the State Office of
1- 8 Housing to grant certain waivers; to provide for an
1- 9 effective date; to repeal conflicting laws; and for other
1-10 purposes.

1-11 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

1-12 SECTION 1.

1-13 Article 3 of Chapter 3 of Title 8 of the Official Code of
1-14 Georgia Annotated, relating to the State Office of Housing,
1-15 is amended by adding at the end thereof a new Code Section
1-16 8-3-172 to read as follows:

1-17 "8-3-172

1-18 (a) The State Office of Housing shall award state or
1-19 federal funds to construct single family affordable
1-20 housing for individuals and families of low and very low
1-21 income only to persons whose application indicates that
1-22 the affordable housing that is the subject of the
1-23 application and for which a building permit is issued on
1-24 or after July 1, 2000, will be constructed so that:

1-25 (1) At least one entrance door, whether located at the
1-26 front, side, or back of the building:

1-27 (A) Is on an accessible route served by a ramp or
1-28 no-step entrance; and

1-29 (B) Has at least a standard 36 inch door; 1-30

(2) On the first floor of the building:

2- 1 (A) Each interior door is at least a standard 32 inch
2- 2 door, unless the door provides access only to a closet
2- 3 of less than 15 square feet in area

2- 4 (B) Each hallway has a width of at least 36 inches and
2- 5 is level, with ramped or beveled changes at each door
2- 6 threshold;

2- 7 (C) Each bathroom wall is reinforced for potential
2- 8 installation of grab bars;
2- 9 (D) Each electrical panel or breaker box, light
2-10 switch, or thermostat is not higher than 48 inches
2-11 above the floor; and
2-12 (E) Each electrical plug or other receptacle is at
2-13 least 15 inches above the floor; and
2-14 (3) The main breaker box is located inside the building
2-15 on the first floor.
2-16 (b) A person who builds single family affordable housing
2-17 to which this Code section applies may obtain a waiver
2-18 from the State Office of Housing of the requirement
2-19 described in subparagraph (a)(1)(A) of this Code section
2-20 if the cost of grading and other improvements to the
2-21 terrain which are required in order to meet the
2-22 requirement of such subparagraph is unreasonably
2-23 expensive."
2-24 SECTION 2.
2-25 This Act shall become effective on July 1, 2000.
2-26 SECTION 3.
2-27 All laws and parts of laws in conflict with this Act are
2-28 repealed.