

RESOLUTION NUMBER _____

A Resolution of the Missoula City Council encouraging single-family homes, duplexes and triplexes to be constructed to meet voluntary Visitability standards which assist owners and occupants of those properties to age in place and make those properties accessible to all persons.

WHEREAS, the Montana Department of Labor, Bureau of Building and Standards, adopts building codes and authorizes local jurisdictions to adopt only those codes adopted by the state; and

WHEREAS, currently adopted state building codes do not require visitability standards for single-family homes, duplexes and triplexes, unlike multi-family (4-plex or more) residential development that is covered by, and required to the meet regulations set forth in, International Building Codes; and

WHEREAS, people over 65 are the fastest growing sector of Montana's population and life expectancies continue to increase; and

WHEREAS, due to injury or age, there is a great likelihood for each of us, at some time in our life, to acquire a temporary or permanent condition that limits mobility or the ability to perform daily tasks of living; and

WHEREAS, the increase cost of constructing a home with basic accessibility features is minimal while the costs and disruptions associated with retrofitting a home with such features are substantial; and

WHEREAS, a residence that provides some minimal accessibility features offers potential for occupancy, accessibility and visitation by all persons; and

WHEREAS, the City of Missoula desires to encourage developers and builders to meet voluntary visitability standards, and as an incentive to encourage use of visitability standards, will give such projects first priority in plan review and issuance of permits;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Missoula that the visitability standards outlined in Attachment A be hereby adopted.

NOW THEREFORE BE IT FURTHER RESOLVED that the Development Services Department be authorized to develop rules for giving first priority in plan review and approval of projects that voluntarily commit to and meet these visitability standards.

PASSED AND ADOPTED this _____ day of _____

ATTEST:

APPROVED:

Martha L. Rehbein
City Clerk

John Engen
Mayor

(SEAL)