

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2019 Legislative Session**

Bill No. CB-49-2019

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Member Anderson-Walker

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**BILL**

1 AN ACT concerning

2 Universal Design For Housing

3 For the purpose of permitting residents to age in place and to promote accessibility by requiring  
4 future residential housing units to comply with designs that are safe, secure, affordable and  
5 appropriate for all types of abilities; and generally regarding universal design.

6 BY adding:

7 SUBTITLE 13. HOUSING AND PROPERTY

8 STANDARDS.

9 Section 13-1165,

10 The Prince George's County Code

11 (2015 Edition; 2018 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, that Section 13-1165 of the Prince George's County Code be and the same is hereby  
14 added:

15 **SUBTITLE 13. HOUSING AND PROPERTY STANDARDS**

16 **DIVISION 16. UNIVERSAL DESIGN FOR HOUSING**

17 **Sec. 13-1165 Universal Design.**

18 (a) Universal Design (UD) Housing Definition

19 (1) Universal Design Housing is the design of products and environments to be usable  
20 by all people, to the greatest extent possible, without adaptation or specialized design.

21 (2) Universal Design is an approach to design that incorporates products as well as

1 building features and elements which is designed to simplify life for everyone by making  
 2 housing usable by more diverse groups of people at little or no extra cost.

3 (b) Minimum Essential Universal Design Features:

4 (1) At least 36-inch-wide exterior doors and low exterior door thresholds;

5 (2) At least 36-inch-wide interior doors and low thresholds;

6 (3) At least one bedroom or space that can be converted to a bedroom (without  
 7 changing door locations for new construction or adaptive reuse) must be on an accessible level  
 8 and connected to an accessible route;

9 (4) At least 42" minimum hallways must be included within a unit for new construction  
 10 or adaptive reuse;

11 (5) At least one, ¾ quarter bathroom on an accessible level, with a minimum five-foot  
 12 open radius for new construction or an adaptive reuse unit, and clear floor space of 30" x 48"  
 13 must be included for rehabilitation projects. Accessible "T" turn clearance may be accepted in  
 14 lieu of the five-foot open radius;

15 (6) A curb-less shower stall with a flexible water dam and a hand-held showerhead;

16 (7) Knee space at the bathroom vanity for a chair;

17 (8) All doors and plumbing fixtures must include lever handles.

18 (9) Wall blocking must be provided in all tub and shower areas for new construction or  
 19 adaptive re-use, and for rehabilitation of showers stalls;

20 (10) Door thresholds flush with the floor with maximum threshold height of ½"  
 21 beveled or ¼" square edged;

22 (11) Kitchen and laundry appliance must have parallel approach, clear floor space with  
 23 all controls within a maximum height of 48".

24 (12) Provide a lockout feature on oven controls.

25 (13) Stackable laundry units with a maximum reach range of 54";

26 (14) If microwave/exhaust hood combination appliances are provided in 95 percent of  
 27 UD units, then the remaining 5 percent of UD units must provide a countertop or other accessible  
 28 microwave or have one available upon request;

29 (15) Kitchen sink area must be 30" wide minimum, with a removeable base cabinet and  
 30 knee space for a chair;

31 (16) Blocking and grab bars at toilets, tubs and showers;

1           (17) All common spaces and amenities provided in the development are located on an  
2 accessible route;

3           (18) For new construction or adaptive re-use projects, deck and patio spaces must have  
4 a step-less transition meeting door threshold requirement above, with decking gaps no greater  
5 than ¼”;

6           (19) Raised/rocker style electrical outlets;

7           (20) Easy to reach thermostat with large numerals and intuitive operation; and

8           (21) Offset tub/shower anti-scald controls.

9           \*           \*           \*           \*           \*           \*           \*           \*

10          SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby  
11 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,  
12 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of  
13 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining  
14 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this  
15 Act, since the same would have been enacted without the incorporation in this Act of any such  
16 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,  
17 or section.  
18

1 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect on forty-five (45)  
2 calendar days after it becomes law.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Todd M. Turner  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Acting Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Angela D. Alsobrooks  
County Executive

KEY:  
Underscore indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.