Barrier Free Requirements - 20% Cost

Reference: New Jersey Rehabilitation Subcode N.J.A.C. 5:23-6.6(k) Alterations
Reference: New Jersey Rehabilitation Subcode N.J.A.C. 5:23-6.7(k) Reconstruction

Use the back of this sheet to show the cost breakdown of the work to be completed using the remaining total cost.

"(k) In a building required by the Barrier Free Subcode to be accessible, where the space altered is a primary function space, an accessible path of travel to the altered space shall be provided up to the point at which the cost of providing accessibility is disproportionate to the cost of the overall alteration project; a cost is disproportionate if it exceeds 20 percent of the cost of the alteration work. (Building)"

1. The accessible path of travel shall include, but not be limited to, an accessible parking space, an accessible interior route to the altered area, accessible restrooms, accessible drinking fountains, and accessible telephones serving the altered/reconstructed primary function space. Priority shall be given to providing an accessible entrance or accessible restrooms where possible.
2. In determining disproportionate cost, the following materials may be deducted from the overall cost of the project.
   i. Windows, hardware, operating controls, electrical outlets and signage;
   ii. Mechanical systems, electrical systems, installations or alterations of fire protection systems or abatement of hazardous materials; or
   iii. The repair or installation of roofing, siding or other exterior wall façade
3. Where the work consists solely of the alteration of materials or systems listed in 2.i. above, the path of travel requirements shall not apply.
4. Where the alteration work is for the primary purpose of increasing the accessibility of the building or tenancy, the requirement to further improve the path of travel shall not apply.
5. Where it is technically infeasible to comply with the technical standards in the Barrier Free Subcode, the work must comply with the maximum extent feasible.

The Permit applicant is to provide a letterhead worksheet that lists (a) The Cost of the Work, (b) List all Exempt Items. (c) Show the Balance of (a) & (b) and (d) show how 20% of the balance of the work (c) will be spent to improve the accessible route.

This office will review the worksheet to determine compliance with the regulations.

WORKSHEET

Overall cost of the project: ▶	$_____
1. **Deduct** windows, hardware, operating controls, electrical outlets and signage. ▶	$-_____
2. **Deduct** mechanical systems, electrical systems, installation or alterations of fire protection systems or abatement of hazardous materials. ▶	$-_____
3. **Deduct** the repair or installation of siding, roofing or other exterior wall treatment. ▶	$-_____
Remaining total cost of the project deducting **1.**, **2.**, & **3**. above. ▶	$_____
Calculate **20%** of the remaining total cost. ▶	$_____

This 20% amount is the dollar amount of money that is to be spent to make improvements in the "Path of Travel to the Primary Function Space." These improvements can include, but is not limited to, the construction of or the reconstruction of a ramp, the addition of a wheel chair accessible door, installing lever hardware, installing a wheelchair, accessible drinking fountain or telephone or the modification of an existing toilet room along the accessible path of travel or creating a toilet room that is accessible. It can also include the installation of a barrier free van or car parking space with a proper loading zone. The cost of tactile (Braille) signage that is to be installed or modified may be used toward the cost of the 20% value as well.

Revised 11-17-21