C A L I F O R N I A

Access Compliance Reference Manual

Statutes, Title 24 Regulations, Policies, & Official Comments

THE OFFICIAL GUIDE

State of California • Department of General Services
DIVISION OF THE STATE ARCHITECT

Statutes
Regulations
Policies
Comments
Notes

CODE CHANGE OR ERRATA NO.	DESCRIPTION	EFFECTIVE DATE

This is a log sheet for your record keeping

California Access Compliance Reference Manual

A Resource of Access Requirements

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F O R E W O R D

To our colleagues:

The statutes and regulations contained in this publication have been put together by Access Compliance for your convenience. We hope that this book of regulations and statutes together will help clarify the obligations for architectural accessibility in California.

While reading the statutes, keep in mind that these are only a partial listing of the statutory sections, and are included here because of their important role in setting forth the legislative ambition to provide and maintain an access code. Such statutes promulgate building regulations by a formal public consensus process, and are designed to carry out the intent of the legislature. Therefore, compliance with both statutes and regulations are necessary for complete implementation of the scheme for access in California.

When the statutes indicate a performance obligation and the regulations are not sufficiently prescriptive, or where the regulations themselves are not clearly specific, remember that the overall solution should recognize the intent of statute. In other words, performance obligations set out in the statutes should be given due consideration, and the general trend is that a liberal application of the regulations should be taken to effect the purpose of statute.

The scheme for access in California has been enhanced by the incorporation of more restrictive building standards of the federal Americans with Disabilities Act as well as the Fair Housing Amendments Act into the California access code. However, state and federal civil rights issues and other non-building code laws (i.e., employment, equal opportunities to programs, etc.) are separate issues that need to be examined independent of, and in addition to, the resources presented in this publication.

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Selected California Accessibility Statutes

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A. ACCESS TO PUBLIC BUILDINGS BY PHYSICALLY HANDICAPPED PERSONS

Government Code

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§4450. Purpose of chapter; standards for access to buildings; regulations

(a) It is the purpose of this chapter to ensure that all buildings, structures, sidewalks, curbs, and related facilities, constructed in this state by the use of state, county, or municipal funds, or the funds of any political subdivision of the state shall be accessible to and usable by persons with disabilities. The State Architect shall develop and submit proposed building standards to the California Building Standards Commission for approval and adoption pursuant to Chapter 4 (commencing with Section 18935) of Part 2.5 of Division 13 of the Health and Safety Code and shall develop other regulations for making buildings, structures, sidewalks, curbs, and related facilities accessible to and usable by persons with disabilities. The regulations and building standards relating to access for persons with disabilities shall be consistent with the standards for buildings and structures which are contained in pertinent provisions of the latest edition of the Uniform Building Code, as adopted by the International Conference of Building Officials, and these regulations and building standards shall contain additional requirements relating to buildings, structures, sidewalks, curbs, and other related facilities as the State Architect determines are necessary to assure access and usability for persons with disabilities. In developing and revising these additional requirements, the State Architect shall consult with the Department of Rehabilitation, the League of California Cities, the County Supervisors Association of California, and at least one private organization representing and comprised of persons with disabilities.

(b) However, in no case shall the State Architect's regulations and building standards prescribe a lesser standard of accessibility or usability than provided by the Accessibility Guidelines prepared by the federal Access Board as adopted by the United States Department of Justice to implement the Americans with Disabilities Act of 1990 (Public Law 101-336).

(Added by Stats.1968, c. 261 §1. Amended by Stats.1971, c. 1301 §1; Stats.1974, c. 995 §1; Stats.1975, c. 1150 §1, effective September 29, 1975; Stats.1979, c. 1152 §10; Stats.1992, c. 913 (A.B. 1077) §16; Stats.1993, c. 1214 (A.B. 551) §4; Stats.1993, c. 1220 (A.B. 1138) §1.)

§4450.5. State architect's regulations, identification of parking spaces for handicapped
The State Architect's regulations adopted pursuant to Section 4450 shall require that all parking spaces reserved for the handicapped be identified as prescribed by Sections 22511.7 and 22511.8 of the Vehicle Code.

(Added by Stats.1984, c. 484 §1.)

§4451. Buildings and facilities to which chapter applicable; standards and specifications; exceptions
(a) Except as otherwise provided in this section, this chapter shall be limited in its application to all buildings and facilities stated in Section 4450 intended for use by the public, with any reasonable availability to, or usage by, persons with disabilities, including all facilities used for education and instruction, including the University of California, the California State University, and the various community college districts, that are constructed in whole or in part by the use of state, county, or municipal funds, or the funds of any political subdivision of the state.

(b) When required by federal or state law, buildings, structures, and facilities, or portions thereof, that are leased, rented, contracted, sublet, or hired by any municipal, county, or state division of government, or special district shall be made accessible to, and usable by, persons with disabilities.

(c) Except as otherwise provided by law, buildings, structures, sidewalks, curbs, and related facilities subject to the provisions of this chapter or Part 5.5 (commencing with Section 19955) of Division 13 of the Health and Safety Code shall conform to the building standards published in the California Building Standards Code relating to access for the persons with disabilities and the other regulations adopted pursuant to Section 4450 that are in effect on the date of an application for a building permit. With respect to buildings, structures, sidewalks, curbs, and related facilities not requiring a building permit, building standards published in the California Building Standards Code relating to access for persons with disabilities and other regulations adopted pursuant to Section 4450, and in effect at the time construction is commenced shall be applicable.

(d) Until building standards are published in the California Building Standards Code and other regulations are developed by the State Architect and adopted by the California Building Standards Commission pursuant to Section 4450, buildings, structures, sidewalks, curbs, and related facilities subject to the provisions of this chapter or Part 5.5 (commencing with Section 19955) of Division 13 of the Health and Safety Code shall meet or exceed the requirements of Title III of Subpart D of the federal Americans with Disabilities Act of 1990.

(e) This chapter shall apply to temporary or emergency construction as well as permanent buildings.

(f) Administrative authorities, as designated under Section 4453, may grant exceptions from the literal requirements of the building standards published in the California Building Standards Code relating to access for persons with disabilities, or the other regulations adopted pursuant to this section, or permit the use of other methods or materials, but only when it is clearly evident that equivalent facilitation and protection that meets or exceeds the requirements under federal law are thereby secured.

(g) The Department of General Services shall develop, as appropriate, regulations to ensure that Braille, tactile, or visual signage for elevators, rooms, spaces, functions, and directional information is installed as required by Section 4450 and shall develop and implement an effective training program to ensure compliance with all disability access requirements.

(Added by Stats.1968, c. 261 §1. Amended by Stats.1971, c. 1301 §2; Stats.1974, c. 995 §2; Stats.1975, c. 1150 §2, effective September 29, 1975; Stats.1979, c. 1152 §11; Stats.1983, c. 143 §183; Stats.1993, c. 1220 §2. Amended by Stats.2000, c. 989 (S.B. 1242), §2.)

§4452. Minimum standards; deviations from specifications

It is the intent of the Legislature that the building standards published in the State Building Standards Code relating to access by the physically handicapped and the other regulations adopted by the State Architect pursuant to Section 4450 shall be used as minimum requirements to insure that buildings, structures and related facilities covered by this chapter are accessible to, and functional for, the physically handicapped to, through, and within their doors, without loss of function, space, or facility where the general public is concerned.

Any unauthorized deviation from such regulations or building standards shall be rectified by full compliance within 90 days after discovery of the deviation.
(Added by Stats.1968, c. 261 §1. Amended by Stats.1971, c. 1301 §3; Stats.1974, c. 995 §3; Stats.1979, c. 1152 §12.)

§4453. Responsibility for enforcement of chapter
The responsibility for enforcement of this chapter shall be as follows:

(a) By the Director of the Department of General Services where state funds are utilized for any project or where funds of counties, municipalities, or other political subdivisions are utilized for the construction of elementary, secondary, or community college projects.

(b) By the governing bodies thereof where funds of counties, municipalities, or other political subdivisions are utilized except as otherwise provided in (a) above.

(Added by Stats.1968, c. 261 §1. Amended by Stats.1978, c. 326 §1.)

§4453.5. Inspection of state and school district buildings by physically disabled volunteers; reports; correction plan; applicability of section
(a) In addition to any other inspection requirements pertaining to building standards of state and school district buildings used by the public, the construction of which are under the jurisdiction of the Office of the State Architect in the Department of General Services, accessibility to persons with handicaps may be inspected pursuant to subdivision (b) in state and school district buildings used by the public in order to determine if the building meets minimum state standards for accessibility to handicapped persons.

(b) Inspection and approval may be made on a voluntary basis by one or more persons who have physical disabilities or who represent the interests of physically disabled persons, who are familiar with the California access laws and standards, and who have been chosen by the Department of Rehabilitation. The Department of Rehabilitation may assign these volunteers to inspect those state and school district buildings used by the public specified in subdivision (a). If the volunteer inspector finds that a building does not meet minimum state standards for accessibility to handicapped persons, the volunteer shall report this information to the Department of Rehabilitation, which shall in turn report the information to the school district if a school building is involved, to the owning agencies if a state building is involved, and to the Office of the State Architect. When, after receipt of this information, the Office of the State Architect confirms that the building does not meet minimal state standards for accessibility to handicapped persons, the Office of the State Architect shall develop a plan to be filed with the jurisdiction owning the building that addresses the correction of the identified deficiencies.

(c) The provisions of this section shall only pertain to state and school district buildings used by the public for which building plans have been filed with the Office of the State Architect on or after January 1, 1985.

(Added by Stats.1983, c. 1246 §2.)

§4454. Approval of plans and specifications; filing fees; consultation

Where state funds are utilized for any building or facility subject to this chapter, or where funds of counties, municipalities, or other political subdivisions are utilized for the construction of elementary school, secondary school, or community college buildings and facilities subject to this chapter, no contract shall be awarded until the Department of General Services has issued written approval stating that the plans and specifications comply with the intent of this chapter.

In each case the application for approval shall be accompanied by the plans and full, complete, and accurate specifications, which shall comply in every respect with any and all requirements prescribed by the Department of General Services.

The application shall be accompanied by a filing fee in amounts as determined by the Department of General Services. All fees shall be deposited into the Access for Handicapped Account, which account is hereby renamed the Disability Access Account as of July 1, 2001, and established in the General. Fund. Notwithstanding Section 13340, the account is continuously appropriated for expenditures for the use of the Department of General Services, in carrying out the department's responsibilities under this chapter. However, the expenditure of funds from the Disability Access Account for responsibilities prescribed in Section 4459 shall terminate on December 31, 2004.

The Department of General Services shall consult with the Department of Rehabilitation in identifying the requirements necessary to comply with this chapter.

The Department of General Services, Division of the State Architect, shall include the cost of carrying the responsibilities identified in this chapter as part of the plan review costs in determining fees.
(Added by Stats.1970, c. 701 §1. Amended by Stats.1978, c. 326 §2. Amended by Stats.2000, c. 989 (S.B. 1242), §3.)

§4455. Duties of Department of Rehabilitation

The Department of Rehabilitation shall be responsible for educating the public and working with officials of cities, counties, municipalities, and other political subdivisions, private architects, designers, planners, and other interested parties in order to encourage and help them make all buildings, facilities, and improved areas accessible to and usable by handicapped persons for purposes of rehabilitation, employment, business, recreation, and all other aspects of normal living.

(Added by Stats.1970, c. 701 §2.)

§4455.5. Elevators; Braille symbols

All new elevators in public buildings or facilities after the operative date of the act that amended this section during the first year of the 1979-80 Regular Session shall have Braille symbols and marked arabic numerals corresponding to the numerals on the elevator buttons embossed immediately to the left thereof.

All new door casings on all elevator floors after the operative date of this section shall have the number of the floor on which the casing is located embossed in Braille symbols and marked arabic numerals on both sides at a height of approximately 60 inches from the floor.

(Added by Stats.1971, c. 1368 §1. Amended by Stats.1979, c. 273 §1.)

§4456. Alteration of existing buildings or facilities

After the effective date of this section, any building or facility which would have been subject to this chapter but for the fact it was constructed prior to November 13, 1968, shall comply with the provisions of this chapter when alterations, structural repairs or additions are made to such building or facility. This requirement shall only apply to the area of specific alteration, structural repair or addition and shall not be construed to mean that the entire structure or facility is subject to this chapter.

(Added by Stats.1971, c. 1458 §1.)

§4457. Portable buildings of school district

On or after January 1, 1986, all portable buildings purchased, leased, or constructed by a school district shall meet the requirements of this chapter, except as provided in subdivision (f) of Section 4451.
(Added by Stats.1985, c. 550 §2.)

§4458. Violations; injunctions; district or city attorney, attorney general

The district attorney, the city attorney, or the Attorney General may bring an action to enjoin a violation of this chapter.

(Added by Stats.1976, c. 869 §2.)

§4459.Accessibility requirements; use of fees

(a) The State Architect shall develop amendments for building regulations and submit them to the California Building Standards Commission for adoption to ensure that no accessibility requirements of the California Building Standards Code shall be enhanced or diminished except as necessary for (1) retaining existing state regulations that provide greater accessibility and

features, or (2) meeting federal minimum accessibility standards of the federal Americans with Disabilities Act of 1990 as adopted by the United States Department of Justice, the Uniform Federal Accessibility Standards, and the federal Architectural Barriers Act.

(b) The Department of General Services shall use fees deposited in the Disability Access Account established in Section 4454 for the purposes identified in this chapter. The department shall include the cost of carrying out the responsibilities identified in this chapter as part of the plan review costs in determining fees.

(c) Notwithstanding any other provision of law, the application and scope of accessibility regulations in the California Building Standards Code shall not be less than the application and scope of accessibility requirements of the federal Americans with Disabilities Act of 1990 as adopted by the United States Department of Justice, the Uniform Federal Accessibility Standards, and the federal Architectural Barriers Act.

(Added by Stats.2000, c.989 (S.B. 1242), §4.)

§4460. (a) Detectable warning products and directional surfaces; approval

The Legislature finds and declares that it is essential that detectable warning and directional surfaces comply with the California Building Standards Code in order to ensure that those products are adequate to meet the safety and accessibility needs of the blind and visually impaired.

(b) All detectable warning products and directional surfaces installed after January 1, 2001, shall be evaluated by an independent entity, selected by the Department of General Services, Division of the State Architect, in consultation with the Department of Housing and Community Development when the products and surfaces may be mandated for use in residential housing, that shall issue and register a two-year product approval, renewable upon reevaluation at two-year intervals thereafter. The approval shall include conformation with architectural standards published in the California Building Standards Code as well as durability criteria appropriate for the type of installation, established by the Department of General Services, Division of the State Architect, in consultation with the Department of Housing and Community Development when the products and surfaces may be mandated for use in residential housing.

The codes developed by the Department of General Services pursuant to this section shall ensure that shape, color fastness, confirmation, sound-on-cane acoustic quality, resilience, and attachment will not degrade significantly for at least five years.

The Department of General Services, Division of the State Architect, shall impose fees to recover administrative and code development costs, as necessary, to develop standards and administer the registration and approval program. The fees shall be paid by manufacturers of detectable warning products and directional surfaces. All fees shall be deposited in the Access for Handicap Account created pursuant to Section 4454 and may be expended for costs incurred by the Department of General Services, Division of the State Architect, in performance of the requirements of this section.

As used in this section, "significant degradation" means that the product maintains at least 90 percent of its approved design characteristics. The Department of General Services may provide exceptions to this section for justifiable cause pursuant to Section 4451.

(c) The independent entity selected by the Department of General Services, Division of the State Architect, shall be recognized as having appropriate expertise in determining whether products governed by this section comply with the California Building Standards Code.

(Added by Stats.1999, c.386 (A.B.685), §1.)

B. RAPID TRANSIT

Government Code

§4500. Contracts for rapid transit equipment or structures; ready access for individuals with disabilities

(a) Notwithstanding the provisions of any statute, rule, regulation, decision, or pronouncement to the contrary, other than subdivision (b), every state agency, board, and department, every local governmental subdivision, every district, every public and quasi-public corporation, every local public agency and public service corporation, and every city, county, city and county and municipal corporation, whether incorporated or not and whether chartered or not, in awarding contracts for operations, equipment, or structures shall be obligated to require that all fixed-route transit equipment and public transit structures shall be so built that individuals with disabilities shall have ready access to, from and in such equipment and structures.

(b) Notwithstanding any other provision of law, public transit facilities and operations, whether operated by or under contract with a public entity, shall meet the applicable standards of Title II and III of the federal Americans with Disabilities Act of 1990 (Public Law 101-336) and the federal regulations adopted pursuant thereto, subject to the exceptions provided in that act. However, if the laws of this state in effect on December 31, 1992, prescribe higher standards than the Americans with Disabilities Act of 1990 (Public Law 101-336) and federal regulations adopted pursuant thereto, then those public transit facilities and operations shall meet the higher standards.
(Added Stats.1971, c. 444 §1. Amended by Stats.1992, c. 913 (A.B.1077) §17.

C. FACILITIES FOR HANDICAPPED PERSONS

Government Code

§7250. Application
§7251. Toilet facilities; signs
§7252. Level or ramp entrances; signs

§7250. Application

The provisions of this chapter apply to all buildings or other facilities owned, leased, operated or managed by the state, county, city and county, district, or other political subdivision and which are usually or regularly open to the members of the public.

(Added by Stats.1968, c937, p. 1787, §1.)

§7251. Toilet facilities; signs

When a building contains special toilet facilities usable by a person in a wheelchair or otherwise handicapped, a sign indicating the location of such facilities shall be posted in the building directory, in the main lobby, or at any entrance specially used by handicapped persons.

(Added by Stats.1968, c. 937, p.1788, §1.)

§7252. Level or ramp entrance; signs

When a building contains an entrance other than the main entrance which is ramped or level for use by handicapped persons, a sign showing its location shall be posted at or near the main entrance which shall be visible from the adjacent public sidewalk or way.

(Added by Stats.1968, c. 937, p.1788, §1.)

Article 3 – Approvals

Education Code

§17280.	Supervision of design, construction and fire damage repair by Department of General Services.
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§17301	Public school planning, design, and construction review revolving fund; fees; audits

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§17308 Legislative findings, employee training; interpretational materials
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§17315 Certificate of compliance; verified reports
§17316 Contract provision required making plans, specifications, and estimates, property of the school district
§17317 Seismic safety inventory of public school buildings; report.
§17318, 17319 Repealed

§17280. **Supervision of design, construction and fire damage repair by Department of General Services**

(a) The Department of General Services under the police power of the state shall supervise the design and construction of any school building or the reconstruction or alteration of or addition to any school building, if not exempted under Section 17295, to ensure that plans and specifications comply with the rules and regulations adopted pursuant to this article and building standards published in Title 24 of the California Code of Regulations, and to ensure that the work of construction has been performed in accordance with the approved plans and specifications, for the protection of life and property. Nothing in this section shall be construed to allow a school district to perform work with its own forces in excess of the limitations set forth in Sections 17595 and 17599. In calculating the cost of any project of reconstruction or alteration of, or addition to, any school building for the purpose of determining the applicability of the rules and regulations adopted pursuant to this article and building standards published in Title 24 of the California Code of Regulations, the Department of General Services shall not include, as an element of that cost, any expenses of air-conditioning equipment or insulation materials for that building, or of installing the equipment or materials.

(b) Whenever repairs due to fire damage, not including any damage caused by wind or earthquake, must be made to any school building previously approved by the Department of General Services, the approved plans and specifications used in the original work under then existing rules, regulations, and building standards may be used without modification, providing all other provisions of this article are carried out.

(c) Notwithstanding any other provision of law, no school district shall be authorized to construct or reconstruct any school building, regardless of the source of funding, unless and until the governing board of the district, by resolution, has indicated the agreement of the district that any school building construction or reconstruction that exceeds those construction costs and allowable area standards or any allowable building area computed for an attendance area pursuant to Section 17041 shall, in the event of the district's subsequent application for state funding for school facility construction, be deducted from the allowable building area for which the district would otherwise have been eligible, which restriction shall not be subject to waiver or exception as otherwise may be provided by law.

(d) If it is determined that, for any reason, a school district failed to comply with the requirement of this section, the district shall not be eligible for any additional building area pursuant to Section 17049 and may be denied any time priority established for the particular project pursuant to Section 17016.

(Added by Stats.1996, c.277(S.B.1562), § 3, operative Jan. 1, 1998. Amended by Stats.1997, c.390 (A.B.611), § 1, eff. Aug.27, 1997.)

§17281. **Short Title**
This article, together with Article 6 (commencing with Section 17365), and Article 7 (commencing with Section 81130) of Chapter 1 of Part 49, shall be known and may be cited as the "Field Act."

(Added by Stats.1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17282. **Damage caused by natural disasters; repairs, alterations, or reconstruction; expedited review and approval process; time limitations**
(a) It is the intent of the Legislature to expedite the repair, alteration, and reconstruction of school facilities that have been damaged or destroyed by fire, earthquake, flood, or other manmade or natural disasters, to return those school facilities to a condition that makes them useful to school districts in the least amount of time and at the lowest appropriate cost while maintaining the integrity and safety of the structure as required by the laws of this state.

(b) Notwithstanding any other law, if a school facility has been damaged or destroyed by fire, earthquake, flood, or other manmade or natural disaster, all reviews or approvals required by this article shall be expedited. In no event shall any review or approval exceed 60 days, excluding weekends and holidays, from the date of receipt of all complete plans, specifications, and documentation for the facilities from the district.

(c) If, upon review, the plans or specifications require minor amendment or modification, these minor amendments or modifications shall not delay the completion of the review or approval beyond the 60-day requirement specified in subdivision (b) unless the amendment or modification constitutes a major substantive change affecting the entire project. While any minor amendments or modifications are being undertaken, the remainder of the project shall continue under review so that a timely and adequate review may be completed within the 60-day requirement of subdivision (b).

(d) A state agency that is required to perform any review or approval under this article may hire additional personnel or incur any additional costs necessary to perform the review or approval within the time limits set forth in this section and shall charge the district a fee not to exceed the actual cost of the review or approval.

(e) As used in this section, "damaged" means damages to the extent that occupancy is precluded based upon a report of an architect or a structural engineer and the concurrence of the Department of General Services in the report's conclusion that the occupancy of the premises is precluded.

(f) The expedited review and approval required by this section shall not apply if the documents are not submitted within six months of the damage to, or destruction of, the facilities.

(Added by Stats.1996, c.277 (S.B.1562), § 3, operative Jan. 1, 1998.)

17283. **"School building"**

"School building" as used in this article means and includes any building used, or designed to be used, for elementary or secondary school purposes and constructed, reconstructed, altered, or added to, by the state or by any city or city and county, or by any political subdivision, or by any school district of any kind within the state, or by any regional occupational center or program created by or authorized to act by an agreement under joint exercise of power, or by the United States government, or any agency thereof.

(Added by Stats.1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17284. **Nonconforming school building; extension of use**
Any school building, as defined in Section 17283, operated by a county official, board, or commission which on the effective date of this section is in violation of this article, if compliance therewith was otherwise required, may be continued in use as a school building after June 30, 1975, provided that no building shall be operated after that date unless the county official, board, or commission requests and obtains from the State Allocation Board authority for use of the building for a specific period after that date.

Concurrent with the request the county official, board, or commission shall file with the State Allocation Board a statement or resolution declaring an intention to utilize the building as a school building after June 30, 1975, pending its repair, reconstruction, or replacement.

The State Allocation Board shall not authorize the county official, board, or commission to use the building after June 30, 1975, unless it has first determined that the affected authority has already proceeded with a plan of total repair, reconstruction, or replacement in a timely manner and the contract has been let for any phase of, and work commenced on, the project.

In no event shall the State Allocation Board authorize the use of these unsafe facilities for a period extending beyond the completion of the replacement facilities or beyond June 30, 1977, whichever occurs first.

(Added by Stats. 1996, c.277 (S.B.1562), §3, operative Jan. 1, 1998.)

§17284.5. Noncomforming existing private buildings; use as school buildings; extension of waivers

(a) Notwithstanding any provision of law to the contrary, any waiver granted by the State Allocation Board to a school district for use of a nonconforming existing private building acquired for conversion for use as a school building, that had not expired prior to January 1, 2000, is hereby extended until January 1, 2002, if the work to make the building a conforming structure commenced prior to January 1, 2001, but had not been completed by that date.

(Added by Stats. 199, c.304(S.B.142), §1. Amended by Stats.2000, c.135(A.B.2539), §32; Stats.2000, c.202(A.B.2811), §1.)

17285. **Leased nonconforming buildings**
(a) Notwithstanding any provision of law except Sections 17286, 17287, 17405, and this section, a leased building that does not meet the requirements of Section 17280 may not be used as a school building, as defined in Section 17283, after September 1, 1990.

(b) A school district may lease a commercial building prior to January 1, 2003, that does not meet the requirements of Section 17280, for use as a school building, as defined in Section 17283, if the governing board of the district finds that all of the following conditions have been

met:

(1) The building was constructed in accordance with seismic safety standards for commercial buildings constructed within an earthquake zone.

(2) The building permit for the initial construction of the building was issued on or after January 1, 1990.

(3) A structural engineer has inspected the building and submitted a report to the governing board of the school district that certifies that the building is in substantial compliance with the requirements of the Field Act. This certification requirement is satisfied if the structural engineer affixes his or her seal of approval to the report and he or she attests in that report that to the best of his or her knowledge:

(A) He or she has reviewed the design calculations, construction documents, and the local government construction inspection records of the building to the extent available.

(B) He or she has authorized testing and has observed or reviewed the test results and the inspections of an adequate sample of the structure's welds, anchor bolts, and other structural elements.

(C) He or she has observed that the overhead nonstructural elements, including, but not limited to, light fixtures, heating, and air-conditioning diffusers are adequately braced or anchored.

The governing board of the school district shall submit the report to the Division of the State Architect for its review. The Division of the State Architect has one month to review the report for compliance with the above requirements, and to provide feedback to the structural engineer regarding any insufficiencies with the report, and whether or not the building is in substantial compliance with the requirements of the Field Act. If the Division of the State Architect does not respond within one month of the final and complete report being submitted, the Division of the State Architect will be deemed to have concurred with the structural engineer's report. A final decision by the governing board of the school district to occupy the building for school purposes shall not occur until the governing board has reviewed and considered the feedback of the Division of the State Architect, or the one month review period has passed.

No member of the governing board of a school district, nor any employee of a school district, shall be held personally liable for injury to persons or damage to property resulting from the fact that the governing board of the school district used a commercial building pursuant to this subdivision for a school and the building was not constructed under the requirements of Section 17280. This exemption from personal liability for members of the governing board and employees of a school district is not intended to limit the liability of the school district for injury to persons or damage to property resulting from the fact that the governing board or any employee of the school district used a commercial building pursuant to this subdivision for a school and the building was not constructed under the requirements of Section 17280. This exemption from personal liability for members of the governing board and employees of a school district is not intended to limit the liability of the school district, the governing board or the

district's employees pursuant to Section 835 of the Government Code. Section 17312 is not applicable to a person who, pursuant to this section, leases or uses a building for a school building that meets the requirements of this section but does not meet the requirements of Section 17280. Approval and use of a building pursuant to subdivision (b) of Section 17285 does not constitute a violation of the Field Act.

(c) A building leased pursuant to Section 17280 may be used after September 1, 1991, as a regional occupational center or program that does not meet the requirements of Section 17280, provided the building satisfies all of the following conditions:

(1) The facility is one of the following:

(A) A single-story, wood-framed structure.

(B) A single-story, light steel frame structure.

(C) A structure for which a structural engineer has submitted a report that certifies that substantial structural hazards do not exist, as to that structure. The governing board of the regional occupational center or program, as provided for under Section 52310.5, shall review the report prior to approval of the lease and may reject the report if there is any evidence of fraud regarding the facts in the report.

(2) The building or structure complies with all applicable local building standards and all applicable local health and safety standards in the community in which it is located.

(3) The governing board of the regional occupational center or program, as provided for under Section 52310.5, certifies to the State Allocation Board that reasonable efforts have been made to locate the regional occupational center or program in facilities that conform to the seismic safety standards set forth in Part 2 (commencing with Section 2-101), Part 3 (commencing with Section 3-089-1), Part 4 (commencing with Section 4-403), and Part 5 (commencing with Section 5-102), of Title 24 of the California Code of Regulations.

(d) On or before September 1, 1994, and every three years thereafter, each governing board of a regional occupational center or program shall report to the State Allocation Board on the facilities utilized for the operation of that center or program and on efforts to place the center or program in facilities that conform to the seismic safety standards described in paragraph (3) of subdivision (b).

(Added by Stats.1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998. Amended by Stats.1997, c. 629 (A.B.865), § 1.)

§17286. **"School building"; exemption for certain facilities**
Where the primary use of either a building or complex within which the building is situated, operated by an official or board of a city, city and county or county, is for purposes other than educational, such as, but not limited to, correctional, forestry, or hospital purposes, the building shall not be considered to be a "school building" within the meaning of Section 17283 notwithstanding any educational use thereof incidental to the primary purpose.

(Added by Stats.1996, c. 277 (S.B. 1562), § 3, operative Jan. 1, 1998.)

§17287. **"School building'; exclusion of buildings used for outdoor science, conservation, and forestry classes**
For the purposes of this article and Article 6 (commencing with Section 17365), "school building" does not include (a) any building of a school district or county superintendent of schools which is used solely for classes or programs in outdoor science, conservation, and forestry in accordance with Article 5 (commencing with Section 8760) of Chapter 4 of Part 6 and which does not occupy, in whole or in part, the same parcel of land upon which there is situated any school maintained by the district or county superintendent, or (b) agricultural education laboratory facilities used primarily for plant and animal production or the storage of materials, equipment, and supplies involved in this production.

(Added by Stats.1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17288. **Special educational services on university campuses; exemption from school building requirements; notice**
(a) Notwithstanding Section 17285, any high school pupil who attends a class or classes on a campus of the University of California or the California State University in order to receive specialized educational services and opportunities authorized by Chapter 6 (commencing with Section 58800) of Part 31 and any adult attending a special education program established pursuant to Part 30 (commencing with Section 56000), is considered a pupil of that campus for the purposes of Article 3 (commencing with Section 17280) of Chapter 3 of Part 10.5. Any building or structure or portion of building or structure that pupils occupy pursuant to this section shall not be considered "school buildings" within the meaning of Section 17283.
(b) The governing board of each school district, each county board of education, or each county superintendent of schools, as appropriate, shall notify, in writing, the parent or guardian of each high school pupil who attends a class or classes authorized by Chapter 6 (commencing with Section 58800) of Part 31 and each adult attending a special education program established pursuant to Part 30 (commencing with Section 56000), prior to the pupil's attendance at the class on a university campus that, although University of California and California State University buildings are required to conform to the rigorous standards of the Uniform Building Code

(UBC), the buildings on the university campuses may not meet the requirements of Article 3 (commencing with Section 17280) of Chapter 3 of Part 10.5. This notice shall accompany, to the greatest extent possible, any existing notification to parents or guardians regarding specialized educational services and opportunities.

(Added by Stats.1996, c.277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17289. Exemptions for facilities used for independent study; requirements; duration of exemption

In order to provide alternative, community-based educational opportunities through independent study, any school district or county office of education may request an exemption from the State Allocation Board for a building or structure, or portion of a building or structure, from the definition of "school buildings" within the meaning of Section 17283. The exemptions may be granted for no longer than two years and exemptions are renewable. An exemption may only be granted if the school district or county office of education demonstrates to the satisfaction of the State Allocation Board all of the following:

(a) The building or structure, or portion of building or structure, satisfies all of the following:

(1) It is not located on a regular schoolsite.

(2) It complies with all applicable local building standards and all relevant local health and safety standards in the community in which it is located.

(3) It is used for independent study.

(4) It serves fewer than 25 pupils enrolled in kindergarten or any of the grades 1 to 12, inclusive, at any one time in the building or structure, or in a portion of a building or structure where the remainder of the building or structure is not used for instructional purposes.

(b) The use of the building or structure is critical to providing an effective alternative, community-based program.

(c) The use of other buildings or structures that would meet seismic safety standards for school facilities is not practical.

(Added by Stats.1996, c.277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17290. Repealed by Stats.1997, c.320(S.B.708), §1, eff. Aug. 18, 1997, operative Sept. 30, 1997

§17291. **Owned relocatable facilities; waiver of provisions; extension; applicability**
(a) An owned relocatable building or structure that is to be used for school purposes shall be subject to the provisions of Article 3 (commencing with Section 17280) and Article 6 (commencing with Section 17365).
(b) Notwithstanding any other provision of law, this section shall become operative on September 30, 1997.

(Added by Stats.1996, c.277(S.B.1562), § 3, operative Sept. 30, 1997. Amended by Stats.1997, c.320 (S.B.708), § 2, eff. Aug. 18, 1997, operative Sept. 30, 1997.)

§17292. **Use of owned or leased relocatable building as school building; conditions**
(a) Notwithstanding any provision of law, an owned or leased relocatable building that does not meet the requirements of Section 17280 may be used until September 30, 2007, as a school building, if all of the following conditions are met:

(1) The relocatable building was manufactured and was in use for classroom purposes on or before May 1, 2000, and bears a commercial coach insignia of approval from the Department of Housing and Community Development.
(2) The relocatable building is a single story structure with not more than 2,160 square feet of interior floor area when all sections are joined together.
(3) The relocatable building was constructed after December 19, 1979, and bears a commercial coach insignia of approval from the Department of Housing and Community Development.
(4) The bracing and anchoring of interior overhead nonstructural elements, such as light fixtures and heating and air-conditioning diffusers, and the foundation system complies with the applicable rules and regulations adopted pursuant to this article and published in Title 24 of the California Code of Regulations.
(5) The building construction, including associated site construction, except for the relocatable building defined in paragraph (2), complies with the applicable rules and regulations adopted pursuant to this article, Sections 4450 to 4458, inclusive, of the Government Code, and Section 1343 of the Health and Safety Code and the administrative and building standards published in Title 19 and Title 24 of the California Code of Regulations.
(6) The Department of General Services has issued a certification of compliance with the requirements of this article.

(b) The Department of General Services may assess fees to carry out the requirements of this section. Fees imposed pursuant to this subdivision shall be equal to the costs associated with making the certifications and inspections required by, and otherwise enforcing, this section and shall be deposited in the Public School Planning, Design, and Construction Review Revolving Fund.

(c) Any relocatable building that has received a certification of compliance from the Department of General Services pursuant to subdivision (a) shall be reinspected for structural integrity by the Division of the State Architect by December 31, 2002.

(d) For each relocatable building that was used as a school building pursuant to this section, the governing board of the school district shall adopt a resolution by October 30, 2007, certifying to the State Allocation Board that commencing September 30, 2007, the reolocatable building is no longer being used as a school building.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998. Amended by Stats.2000, c. 747 (S.B. 1469), §1, eff.Sept.27, 2000.)

§17292.5. **Expelled pupils program; operation of program; lease agreements for facilities**

(a) If the governing board of a school district operates a program for expelled pupils, the governing board shall do one or more of the following:

(1) Utilize available school facilities that conform to the requirements of Part 2 (commencing with Section 2-101), Part 3 (commencing with Section 3-089-1), Part 4 (commencing with Section 4-403), and Part 5 (commencing with Section 5-102), of Title 24 of the California Code of Regulations.

(2) Apply for emergency portable classrooms pursuant to Chapter 25 (commencing with Section 17085) of Part 10.

(3) Enter into lease agreements for facilities, provided that the facilities are limited to a structure where a structural engineer has submitted a report that determines substantial structural hazards do not exist.

(b) Before entering into any lease pursuant to paragraph (3) of subdivision (a), the governing board of the school district shall certify to the State Allocation Board that all reasonable efforts have been made to locate the program in facilities that conform to the structural safety standards listed in paragraph (1) of subdivision (a).

(c) On or before September 1, 1996, and every three years thereafter, each school district shall report to the State Allocation Board on the facilities utilized for the operation of these programs and efforts to place programs in facilities that conform with the requirements of Part 2 (commencing with Section 2-101), Part 3 (commencing with Section 3-089-1), Part 4 (commencing with Section 4-403), and Part 5 (commencing with Section 5-102), of Title 24 of the California Code of Regulations.

(Added by Stats.1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17293. **Pregnant and parenting teen program; operation of new or expanded program; lease agreements for school facilities**

(a) On or after January 1, 1993, if a county superintendent or school district elects to operate a new or expanded pregnant and parenting teen program pursuant to Chapter 6.5 (commencing with Section 8910) of Part 6, the county superintendent or school district may enter into lease agreements for school facilities as set forth in subdivision (b), if both of the following conditions are met:

(1) All available school facilities that conform to the requirements of Article 3 (commencing with Section 17280) and Article 6 (commencing with Section 17320) have been utilized.

(2) If facilities meeting the requirements of paragraph (1) are not available, the school district or county superintendent of schools has applied to lease or purchase emergency portable classrooms pursuant to Chapter 14 (commencing with Section 17085) of Part 10 and the application was either not approved, or the portable classrooms approved will not meet the needs of the county superintendent of schools or the school district.

(b) Notwithstanding any other provision of law, the county superintendent or the school district may enter into lease agreements as follows:

(1) The lease may be for a period of up to five years if a report and certification of safety is prepared by a structural engineer that verifies that the building meets local safety standards and that substantial structural hazards do not exist. The county board of education or school district governing board, as the case may be, shall review the report and certification prior to the approval of the lease and may reject the report if there is evidence of fraud regarding the facts in the report.

(2) Before entering into any lease, the county superintendent or the school district shall certify that all reasonable efforts have been made to locate programs in facilities that conform to paragraph (1) or (2).

(Added by Stats. 1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998.)

For text of section operative upon fulfillment of conditions specified in §13 of Stats.1998, c. 1078 (S.B.1064), see Education Code § 17293, ante.

§17293. **Pregnant and parenting teen program; operation of new or expanded program; lease agreements for school facilities**

(a) On or after January 1, 1993, if a county superintendent or school district elects to operate a new or expanded pregnant and parenting teen program pursuant to Article 7.1 (commencing with Section 54740) of Chapter 9 of Part 29, the county superintendent or school district may enter into lease agreements for school facilities as set forth in subdivision (b), if both of the following conditions are met:

(1) All available school facilities conform to the requirements of Article 3 (commencing with

Section 17280) and Article 6 (commencing with Section 17320).

(2) If facilities meeting the requirements of paragraph (1) are not available, the school district or county superintendent of schools has applied to lease or purchase emergency portable classrooms pursuant to Chapter 14 (commencing with Section 17085) of Part 10 and the application was either not approved or the portable classrooms approved will not meet the needs of the county superintendent of schools or the school district.

(b) Notwithstanding any other provision of law, the county superintendent or the school district may enter into lease agreements as follows:

(1) A report and certification of safety shall be prepared by a structural engineer that verifies that the building meets local safety standards and that substantial structural hazards do not exist. The county board of education or school district governing board, as the case may be, shall review the report and certification prior to the approval of the lease and may reject the report if there is evidence of fraud regarding the facts in the report. In addition, the county board of education or the governing board of the school district shall cause to be prepared and maintained on file a report and certification of safety by a structural engineer every five years from the date of the initial lease as long as the building continues to be used and a statement that the building continues to meet local safety standards and that structural hazards do not exist.

(2) Before entering into any lease, the county superintendent or the school district shall certify that all reasonable efforts have been made to locate programs in facilities that conform to paragraph (1) or (2) of subdivision (a).

(Added by Stats. 1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998; Stats.1998, c. 1078 (S.B.1064), .§ 8.)

For text of section operative upon fulfillment of conditions specified in §13 of Stats.1998, c. 1078 (S

§17293.5. **Pregnant and parenting teen education programs: leased buildings**

(a) Notwithstanding any other provision of law, if a school district leases a building on a temporary basis for the purposes of housing a pregnant and parenting teen education program, the building shall be exempt from this article and Article 6 (commencing with Section 17365).

(b) This section shall remain in effect only until January 1, 2002, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2002, deletes or extends that date.

(Added by Stats.2000, c.65 (A.B. 1830), § 1, operative July 3, 2000)

§17294. **"Construction or alteration"**
"Construction or alteration" as used in this article includes any construction, reconstruction, or alteration of, or addition to, any school building.
(Added by Stats.1996, c.277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17295. **Required approval of plans by Department of General Services**
(a) The Department of General Services shall pass upon and approve or reject all plans for the construction or, if the estimated cost exceeds twenty-five thousand dollars ($25,000), the alteration of any school building. To enable it to do so, the governing board of each school district and any other school authority before adopting any plans for the school building shall submit the plans to the Department of General Services for approval, and shall pay the fees prescribed in this article.

(b) Notwithstanding subdivision (a) of Section 17295, where the estimated cost of the reconstruction or alteration of, or an addition to, any school building exceeds twenty-five thousand dollars ($25,000) but does not exceed one hundred thousand dollars ($100,000), a licensed structural engineer shall examine the proposed project to determine if it is a nonstructural alteration or a structural alteration. If he or she determines that the project is a nonstructural alteration, he or she shall prepare a statement so indicating. If he or she determines that the project is structural, he or she shall prepare plans and specifications for the project which shall be submitted to the Department of General Services for review and approval. A copy of the engineer's report stating that the work does not affect structural elements shall be filed with the Department of General Services.

(c) If a licensed structural engineer submits a report to the Department of General Services stating that the plans or activities authorized pursuant to subdivision (b) do not involve structural elements, then all of the following shall apply to that project:

(1) The design professional in responsible charge of the project undertaken pursuant to this subdivision shall certify that the plans and specifications for the project meet any applicable fire and life safety standards, and do not affect the disabled access requirements of Section 4450 of the Government Code, and shall submit this certification to the department. The letter of certification shall bear the identifying licensing stamp or seal of the design professional. This provision does not preclude a design professional from submitting plans and specifications to the department along with the appropriate fee for review.

(2) Within 10 days of the completion of any project authorized pursuant to subdivision (b), the school construction inspector of record on the project, who is certified by the department to inspect school buildings, shall certify in writing to the department that the reconstruction, alteration, or addition has been completed in compliance with the plans and specifications.

(3) The dollar amounts cited in this section shall be increased on an annual basis, commencing January 1, 1999, by the department according to an inflationary index governing construction costs that is selected and recognized by the department.

(4) No school district shall subdivide a project for the purpose of evading the limitation on amounts cited in this

(d) For purposes of this section, "design professional in responsible charge" or "design professional" means the licensed architect, licensed structural engineer, or licensed civil engineer who is responsible for the completion of the design work involved with the project.
(Added by Stats.1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998. Amended by Stats.1997, c. 390 (A.B.611). § 2, eff. Aug. 27, 1997.)

§17296. **School-based integrated children's services program facility; exemption**
Notwithstanding any other provision of law, any school-based facility providing social services or support services, or health care, that is established through agreements with local governments and school districts pursuant to Chapter 5 (commencing with Section 8800) of Part 6 or as part of an integrated children's services program pursuant to Chapter 12.9 (commencing with Section 18986.40) of Part 6 of Division 9 of the Welfare and Institutions Code, respectively, is located on school property, and meets all the requirements of the Uniform Building Code and has been approved by the building department of the appropriate local jurisdiction, as well as those of the appropriate local jurisdiction, shall not be required to obtain approval of plans by the Department of General Services pursuant to Section 17295.

(Added by Stats.1996, c.277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17297. **Required safety approval by Department of General Services before letting any contract**
Except as provided in Section 17298, before letting any contract for any construction or alteration of any school building, the written approval of the plans, as to safety of design and construction, by the Department of General Services, shall be first had and obtained.

(Added by Stats.1996, c.277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17298. **Fabrication, construction or alteration of relocatable school building with previous approval**
Before the commencement of any fabrication, construction, or alteration of a relocatable school building of a type previously approved by the Department of General Services, the written approval of the plans, as to the safety and design of construction, by the Department of General Services, shall be first had and obtained.
(Added by Stats.1996, c.277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17299. **Requirements of specifications, structural design computations and cost estimates with plans submitted for approval**

In each case the application for approval of the plans shall be accompanied by the plans and full, complete, and accurate specifications, and structural design computations, and estimates of cost, which shall comply in every respect with any and all requirements prescribed by the Department of General Services.

(Added by Stats.1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17300. **Filing fees for submission of plans for approval; rates; installments**

(a) The application shall be accompanied by a filing fee in amounts as determined by the Department of General Services based on the estimated cost of the work described in subdivision (a) of Section 17280, according to the following schedule:

(1) For the first one million dollars ($1,000,000), a fee of not more than 0.7 percent of the estimated cost.

(2) For all costs in excess of one million dollars ($1,000,000), a fee of not more than 0.6 percent of the estimated cost.

The minimum fee in any case shall be two hundred fifty dollars ($250). If the actual cost exceeds the estimated cost by more than 5 percent, a further fee shall be paid to the Department of General Services, based on the above schedule and computed on the amount by which the actual cost exceeds the amount of the estimated cost.

(b) The fees determined pursuant to subdivision (a) shall be paid in two installments, as specified by the Department of General Services. The first installment shall be in an amount equal to 70 percent of the estimated cost calculated under subdivision (a), and shall be paid at the time the application is submitted to the department. The second installment shall be in an amount equal to 30 percent of the estimated cost calculated under subdivision (a), and shall be paid no later than five working days after the applicant accepts the bids for construction of the project for which the fees are paid. This subdivision shall become operative January 1, 1994.

(c) The fee shall be paid to the Department of General Services, including, but not limited to, a case in which the application is referred under Section 17306 to a qualified plan review firm.

(Stats.1976, c.1010, §2, operative April 30, 1977; Added by Stats 1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17301. **Public school planning, design, and construction review revolving fund; fees; audits**

(a) All fees received by the Department of General Services pursuant to this chapter shall be paid into the State Treasury and credited to the Public School Planning, Design, and Construction Review Revolving Fund, which is hereby created. Notwithstanding Section 13340 of the Government Code, all moneys in the fund are hereby continuously appropriated for expenditure

by the Department of General Services to be applied, in the most efficient and expeditious manner possible, to the expenses associated with the review and approval of plans and specifications, and the supervision of public school building construction, pursuant to this article and Article 5 (commencing with Section 17350). The fees paid into the fund shall not be used for or diverted to any other program or purpose. Notwithstanding any other provision of law, any moneys in the Architecture Public Building Fund on the effective date of this section thereupon shall be transferred to the Public School Planning, Design, and Construction Review Revolving Fund for expenditure in accordance with this section.

Adjustments in the amounts of the fees, as determined by the Department of General Services, may be made by the department within the limits set forth in Sections 17300 and 17352 in order to maintain a reasonable working balance in the fund.

(b) The Department of Finance shall provide for the audit of the fund as needed to ensure that it is used solely for the purposes of this article and that the amount of the fee charged does not exceed what is necessary to cover the costs realized by the Department of General Services in carrying out its responsibilities pursuant to this article. The actual cost of the audit shall be paid from the fund.

(Added by Stats.1996, c.277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17302. **Preparers of plans, specifications, and estimates; qualifications; observation of construction**

(a) Except as provided in subdivision (b), all plans, specifications, and estimates shall be prepared by a licensed architect holding a valid certificate under Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code or by a structural engineer holding a valid certificate to use the title structural engineer under Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code, and the observation of the work of construction shall be under the responsible charge of such an architect or structural engineer.

(b) For the purposes of this section, a mechanical or electrical engineer holding a valid certificate under Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code may be in responsible charge of preparation of plans, specifications, and estimates, and observation of the work of construction where the work is, as determined by the Department of General Services, of the kind normally performed by engineers certified in the particular branch of engineering for which the engineer is certified. Any architectural or structural work involved shall be the respective responsibility of a licensed architect holding a valid certificate under Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code, or a structural engineer holding a valid certificate to use the title structural engineer under Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code.

(Added by Stats.1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17303. Plan review; complete application; methods to reduce time lapse; notice

(a) The Department of General Services shall establish one or more methods to ensure that each application has been completed sufficiently by the applicant to enable the plan review to be performed.

(b) Upon receipt of a complete application, the Department of General Services shall inform the applicant of the period of time that it anticipates to elapse prior to commencing review of the applicant's plans. Within 10 days of being so notified, the applicant shall make an election to either use the Department of General Services for the review of the applicant's plan or, request the plan review be performed by one or more qualified plan review firms pursuant to Sections 17305 and 17306. If the applicant elects to use the services of the Department of General Services for review of the applicant's plan, the department, as necessary to expedite review of the applicant's plans, shall do one or more of the following:

(1) Contract for assistance from one or more qualified plan review firms pursuant to Section 17305.

(2) Employ additional staff on a temporary basis.

(3) Maximize the use of department staff through the use of overtime or other appropriate means.

(4) Any other action determined by the department to have the effect of expediting the review and approval process.

(c) Each application shall identify, for purposes of receiving the notifications required under this subdivision, an employee of the applicant school district and either the applicant's architect or structural engineer. The Department of General Services immediately shall notify that employee, and the identified architect or structural engineer, when each of the following steps in the plan review process occurs:

(1) The department requests the applicant's architect or structural engineer to correct or complete any part of the application.

(2) An application number is assigned to the application.

(3) Review of the applicant's plans is commenced.

(4) Review of the applicant's plans is completed and the department returns the plans to the architect or structural engineer for correction.

(5) Corrected plans are returned to the department by the applicant's architect or structural engineer for final review and approval.

(6) The department approves the plans and causes a final record set of the plans to be printed in accordance with Section 17304.

(d) The Department of General Services may provide additional notifications to applicants as it deems necessary.

(Added by Stats.1996, c. 277 (S.B.1562), § 3, operative Jan. 1, 1998. Amended by Stats.1998, c. 407 (S.B.50), § 9, eff. Aug.27, 1998.)

§17304. Printing of plans; approval letter

(a) Upon approving the plans submitted by an applicant pursuant to this article, the Department of General Services shall cause a final record set of the plans to be printed. The department may contract with one or more private entities to perform that printing at one or more of the regional area offices of the department. The costs incurred pursuant to this subdivision shall be paid by the applicant.

(b) No later than five working days after approving plans submitted by an applicant pursuant to this article, the department shall issue a final letter of approval to the applicant.

(Added by Stats.1996, c.277 (S.B.1562), § 3, operative Jan. 1, 1998.)

§17305. Qualified plan review firms; contracts

(a) Notwithstanding Section 14952 of the Government **Code**, the Department of General Services shall contract with a sufficient number of qualified plan review firms for assistance in performing the plan review required under this article or Article 5 (commencing with Section 17350).

(b) For purposes of this article, "qualified plan review firm" means an individual, firm, or the building official of a city, a county, or a city and county, as defined in Section 18949.27 of the Health and Safety Code or the authorized representative of the building official that is identified by the Department of General Services as having appropriate expertise and knowledge of the requirements that apply to school buildings under this article. The department shall establish and maintain a list of the individuals and firms, and building officials or the authorized representatives of building officials so identified, and shall make that list available, upon request, to school districts and other interested parties.

§17306. Review of application; referral of documents to review firm

(a) Upon submitting a complete application for review under this article, the applicant may request that the Department of General Services refer the documents necessary for the review of that application to a qualified plan review firm operating under contract with the department pursuant to Section 17305. The department immediately shall grant the request and refer the necessary documents to a qualified plan review firm if the applicant so requests. Upon completing the review, the qualified plan review firm shall submit the documents referred to it for the review of the application, together with the results of its review, to the Department of General Services.

(b) The Department of General Services shall establish a procedure governing the use by

applicants of the review process alternative described in this section, including, but not limited to, provisions restricting the use of qualified plan review firms on the basis of conflict of interest.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998. Amended by Stats.1998, c. 407 (S.B.50), §11, eff. Aug. 27, 1998.)

§17307. Compliance with the provisions of this article and approval of the Department of General Services

No contract for the construction or alteration of any school building, made or executed by the governing board of any school district or other public board, body, or officer otherwise vested with authority to make or execute a contract, is valid, and no public money shall be paid for any work done under a contract or for any labor or materials furnished in constructing or altering any building, unless the plans, specifications, and estimates comply in every particular with the provisions of this article and the requirements prescribed by the Department of General Services and unless the approval thereof in writing has first been had and obtained from the Department of General Services.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998.)

§17307.5. Construction work on public schools; issuance of stop work orders; liability

(a) Notwithstanding any provision of law to the contrary, including, but not limited t, Title 15 (commencing with Section 3082) of Part 4 of the Civil Code, the Department of General Services may issue a stop work order when construction work on a public school is not being performed in accordance with existing law and would compromise the structural integrity of the building, thereby endangering the public safety. The Department of General Services shall allow construction of incidental and minor nonstructural additions or nonstructural alterations without invoking its stop work authority.

(b) A school district, county superintendent of schools, county board of education, or other public board, body, or officer whose construction work on a public school is subject to a stop work order issued pursuant to subdivision (a) shall not be held liable in any action filed against the public board, body, or officer for stopping work as required by the stop work order, or for any delays caused by compliance with the stop work order, except to the extent that an error or mission by the public board, body, or officer is the basis for the issuance of the stop work order.

(Added by Stats.2000, c.463(A.B.2791), § 1.)

§17308. Legislative findings; employee training; interpretational materials

(a) The Legislature finds and declares that a number of serious discrepancies in the interpretation

of the structural standards and architectural barrier requirements that apply to school buildings under this chapter, and of the plan review procedures that apply under this chapter, exist within the Department of General Services, and within and between various firms utilized by the department on a contract basis, applicant school districts, and architects and structural engineers utilized by applicant school districts.

(b) The Department of General Services shall provide training, on an ongoing basis, to its employees and to the employees of architectural and structural engineering firms that contract with the department for the purposes of this chapter. The training shall address all phases of the plan review process established under this chapter, and shall be designed to ensure that all individuals who develop and review school building plans obtain sufficient knowledge of the rules, regulations, and standards that apply under this chapter.

(c) The department shall make the training described in subdivision (b) available to the employees of architectural and structural engineering firms that contract with applicant school districts for the purpose of this chapter, and to any other individuals, firms, and government agencies that are involved in school building design, construction, or inspection and that may benefit from the training. The department may charge a fee for training provided pursuant to this subdivision.

(d) The department shall develop and publish interpretations of the structural standards, architectural barrier requirements, and review procedures referred to in subdivision (a) as may be necessary to remedy the interpretational discrepancies described in that subdivision. These interpretational materials shall be updated at least annually.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998.)

§17309. **Reports required of architects, engineers, and inspectors; information required**
From time to time, as the work of construction or alteration progresses and whenever the Department of General Services requires, the licensed architect or structural engineer in charge of observation of construction or registered engineer in charge of observation of other work, the inspector on the work, and the contractor shall each make to the Department of General Services a report, duly verified by him or her, upon a form prescribed by the Department of General Services, based upon his or her own personal knowledge, indicating that the work during the period covered by the report has been performed and materials have been used and installed, in every material respect, in compliance with the approved plans and specifications, setting forth such detailed statements of fact as are required by the Department of General Services.

The term "personal knowledge" as used in this section and as applied to the architect, and the registered engineer, means the personal knowledge which is obtained from periodic visits to the project site of reasonable frequency for the purpose of general observation of the work, and also which is obtained from the reporting of others as to the progress of the work, testing of materials, inspection and superintendence of the work that is performed between the above-mentioned

periodic visits of the architect or the registered engineer. The exercise of reasonable diligence to obtain the facts is required.

The term "personal knowledge" as applied to the inspector means the actual personal knowledge which is obtained from his or her personal continuous inspection of the work of construction in all stages of its progress at the site where he is responsible for inspection and, when work is carried out away from the site, that personal knowledge which is obtained from the reporting of others on the testing or inspection of materials and workmanship for compliance with plans, specifications or applicable standards. The exercise of reasonable diligence to obtain the facts is required.

The term "personal knowledge" as applied to the contractor means the personal knowledge which is obtained from the construction of the building. The exercise of reasonable diligence to obtain the facts is required.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998.)

§17310. **Rules and regulations; building standards**

Except as provided in Section 18930 of the Health and Safety Code, the Department of General Services may from time to time make such rules and regulations as it deems necessary, proper, or suitable to carry out the provisions of this article.

The Department of General Services shall adopt and submit building standards for approval pursuant to Chapter 4 (commencing with Section 18935) of Part 2.5 of Division 13 of the Health and Safety **Code** for the purposes described in this article.

(Added by Stats.1996, c. 277(S.B.1562), §3, operative Jan. 1, 1998.)

§17311. **Inspections by Department of General Services and appointed inspector**

(a) The Department of General Services shall make such inspection of the school buildings and of the work of construction or alteration as in its judgment is necessary or proper for the enforcement of this article and the protection of the safety of the pupils, the teachers, and the public. The school district, city, city and county, or the political subdivision within the jurisdiction of which any school building is constructed or altered shall provide for and require competent, adequate, and continuous inspection during construction or alteration by an inspector satisfactory to the architect or structural engineer and the Department of General Services. The inspector shall act under the direction of the governing board and architect or structural engineer as the board may direct. The inspector shall be responsible to the governing board for employment purposes. The inspector shall be responsible to the Department of General Services for enforcement of the plans and specifications of the school project.

(b) In order to ensure the competency and adequacy of the inspectors required under this article, the Department of General Services shall do all of the following:

(1) Revise the examination used to determine the competency of those who provide inspections pursuant to this article. The revision of the examination shall include techniques of inspection, construction, plan reading, required submittal documents, and knowledge of statutes and regulations that apply to school construction. The revision of the examination shall be done not later than 48 months after the last revision and not earlier than 36 months after the last revision.

(2) Provide training on an ongoing basis to all individuals who provide the inspections required under this article. The training shall be designed to ensure that all individuals who provide the continuous inspection of school building construction or alteration are sufficiently knowledgeable of the rules, regulations, and standards that apply under this article.

(3) Require evaluation of the competency of those who provide inspections pursuant to this article. After an initial evaluation a reevaluation shall occur not later than 48 months after the last evaluation or reevaluation and not earlier than 36 months after the last evaluation or reevaluation. An evaluation or reevaluation shall include passage of the examination used to determine competence specified in paragraph (1) and attendance at training specified in paragraph (2).

(c) The Department of General Services may require a fee from all individuals applying for evaluation or reevaluation pursuant to subdivision (b), and a fee for the examination administered in the evaluation or reevaluation. The fees shall not be more than the reasonable costs associated with the development and administration of the examination and the training.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan.1, 1998. Amended by Stats.1997, c. 683 (A.B.1537), §1.)

§17312. Violations and false statements

Any person who violates any of the provisions of this article or makes any false statement in any verified report or affidavit required pursuant to this article is guilty of a felony.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998.)

§17313. **Structural inspection by Department of General Services upon special request; payment of expenses**
Upon written request by the governing board of any school district or upon written request by at least 10 percent of the parents having children enrolled as pupils in any school district as certified to by the county superintendent of schools, the Department of General Services shall make an examination and report on the structural condition of any public school building of the district, subject to the payment by the governing board of the actual expenses incurred by the Department of General Services. Payment of the expenses may be waived by the Department of General Services on recommendation of the State Superintendent of Public Instruction when it appears to him or her that the school district in which the public school building is located cannot afford to pay them.
(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998.)

§17314. **Approval of public school building for occupancy by Department of General Services deemed to meet local building requirements for use as a private school**
Any public school building which has been approved by the Department of General Services (formerly Division of Architecture) for occupancy shall be deemed to meet the local building requirements for use as a private school.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998.)

§17315. **Certificate of compliance; verified reports**
(a) When a school building constructed in accordance with plans and specifications approved by the Department of General Services is completed, the notice of completion is filed, and all final verified reports and all testing and inspection documents, as required by this article or as required by the rules and regulations adopted pursuant to this article, are submitted to and on file with the Department of General Services, and all required fees paid by the school district, the department shall issue a certification that the school building complies with the requirements of this article. Nothing in this article shall prevent beneficial occupancy by a school district prior to the issuance of this certification.
(b) When a school building, constructed in accordance with approved plans and specifications, is completed but final verified reports, as are required under Section 39151, have not been submitted to the Department of General Services due to the incapacitating illness, death, or the default of any persons required to file such reports, the Department of General Services shall, upon written request of the school district, review all of the project records and make such examinations as it deems necessary to enable it to certify that the school building otherwise complies with the requirements of this article. The Department of General Services may request the school district to have made, reported, and verified any other tests and inspections which the department deems necessary to complete its examinations of the construction.

(c) The costs incurred by the Department of General Services in connection with this section shall be paid by the school district. The actual costs to perform the examinations, tests, and inspections shall be an appropriate cost of the project to be paid from the building funds of the district. Certification of the project by the Department of General Services shall be withheld until all the costs have been paid by the school district.

(d) This section shall not relieve any individual of his or her responsibility to file verified reports, as required in Section 17309, or any other documents required by the rules and regulations adopted pursuant to this article. This section shall not abrogate the provisions of Section 17312.

(Added by Stats.1996, c.277 (S.B.1562), §3, operative Jan. 1, 1998.)

§17316. Contracts with structural engineers or architects; required provision making plans, specifications, and estimates the property of the school district

(a) Any contract entered into by and between the governing board of any school district and any certified architect or structural engineer pursuant to Section 17302 shall provide that all plans, including, but not limited to, record drawings, specifications, and estimates prepared pursuant thereto, shall be and remain the property of the school district for the purposes of repair, maintenance, renovation, modernization, or other purposes, only as they relate to the project for which the certified architect or structural engineer was retained. Nothing in this subdivision shall preclude the school district from using the plans, record drawings, specifications, or estimates related to the project for the purposes of additions, alignments, or other development on the site.

(b) The contract set forth in subdivision (a) shall not be construed to transfer or waive the certified architect's or structural engineer's copyrights over these documents, including, but not limited to, all common law, statutory, and other reserved rights, unless the certified architect or structural engineer expressly transfers or waives these rights through the written contract, including, but not limited to, a written addendum or amendment.

(c) Notwithstanding subdivision (a), if the school district proposes to reuse the plans prepared by the architect or engineer within the school district, the contract entered into between the school district and the architect or engineer shall specify the terms and conditions for the reuse.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998. Amended by Stats.2000, c. 348 (A.B.701), §1.)

§17317. Seismic safety inventory of public school buildings; report
The Department of General Services shall, in consultation with the Seismic Safety Commission, conduct an inventory of public school buildings that are concrete tilt-up school buildings and school buildings with nonwood frame walls that do not meet the minimum requirements of the 1976 Uniform Building Code. Priority shall be given to the school buildings identified in the act that added this section that are in the highest seismic risk zones in accordance with the seismic hazard maps of the Division of Mines and Geology of the Department of Conservation.
(b) The Department of General Services shall submit a report by December 31, 2001, to the Legislature and the Governor that summarizes the findings of the seismic safety inventory and makes recommendations about future actions that should be taken to address the problems found by the seismic safety inventory. The report shall not identify individual schoolsites on which inventoried school buildings are located.
(Added by Stats.1999, c.622(A.B.300), §2.)

§17318, 17319. Repealed by Stats. 1996, c. 277 (S.B.1562), §1, operative Jan. 1, 1998

Article 6 – FITNESS FOR OCCUPANCY
Education Code

§17365. Legislative findings and declaration.
§17366 Legislative intent
§17367. Building examinations; required actions of governing board upon report of unsafe condition
§17368 "School Building"
§17369 Buildings excluded from definition of "school building".
§17370 Liability of governing board members.
§17371 Limitation on liability of governing board
§17372 Grounds for permitting use of unsafe building
§17373. Application for funds for repair, reconstruction or replacement; repayment
§17374 Permitted expenditures for completing corrective measures

§17365. Legislative findings and declaration
The Legislature finds and declares as follows: (a) By an urgency act (Stats. 1933, Ch. 59), the Legislature at the 1933 General Session established reasonable minimum standards for the design and construction of new school buildings, as now defined in Section 17283. Although it was not required that then existing school buildings incorporate these standards, it was intended by the

Legislature that in the intervening years continuous progress would be made in the repair, reconstruction or replacement of such school buildings.

(b) Progress toward this end has been outstanding since 1971 as a result of state funds being made available for rehabilitating or replacing structurally unsafe school facilities.

(Added by Stats.1996, c. 277 (S.B.1562), §3, operative Jan. 1, 1998.)

§17366. **Legislative intent**

It is the intent of the Legislature to reexamine the progress under this article from time to time. To enable it to do so, and to expedite the provision of safe educational facilities for California schoolchildren, the Legislature intends that the governing board of each school district adopt a plan for the orderly repair, reconstruction, or replacement of school buildings not repaired, reconstructed, or replaced in accordance with this article.

(Added by Stats.1996, c. 277(S.B.1562), §3, operative Jan. 1, 1998.)

§17367. **Building examinations; required actions of governing board upon report of unsafe condition**

The governing board of any school district which has in use for school purposes any school buildings which were not constructed under approved plans and the supervision and inspection requirements of Article 3 (commencing with Section 17280) of this chapter shall have such buildings examined pursuant to this section and shall have completed on or before January 1, 1970, the examination, reporting and estimate requirements of this section and Section 39223.

Whenever an examination of the structural condition of any school building of a school district has been made by the Department of General Services, or by any licensed structural engineer or licensed architect for the governing board of the school district, or under the authorization of law, and a report of the examination, including the findings and recommendations of the agency or person making the examination, has been made to the governing board of the district, and the report shows that the building is unsafe for use, the governing board of the district shall immediately have prepared an estimate of the cost necessary to make such repairs to the building or buildings as are necessary, or, if necessary, to reconstruct or replace the building so that the building when repaired or reconstructed, or any building erected to replace it, shall meet such standards of structural safety as are established in accordance with law. The estimate shall be based on current costs and may include other costs to reflect modern educational needs. Also an estimate of the cost of replacement based on the standards established by the State Allocation Board for area per pupil and cost per square foot, shall be made and reported.

The report required by this section shall include a statement that each of the buildings examined is safe or unsafe for school use. For the purpose of this statement the sole consideration shall be protection of life and the prevention of personal injury at a level of safety

equivalent to that established by Article 3 (commencing with Section 17280) of this chapter and the rules and regulations adopted thereunder, disregarding, insofar as possible, such building damage not jeopardizing life which would be expected from one disturbance of nature of the intensity used for design purposes in said rules and regulations.

The governing board, utilizing the information acquired from the examination and report developed pursuant to this section, shall establish a system of priorities for the repair, reconstruction, or replacement of unsafe school buildings.

(Added by Stats.1996, c. 277 (S.B.1562), §3, operative Jan. 1, 1998.)

§17368. **"School building"**

"School building" as used in this article shall be limited to any physical structure capable of being occupied by pupils, but shall exclude, (a) any bleacher or grandstand with less than six rows of seats, (b) any building which is used exclusively for warehouse, storage, garage, or districtwide administrative office purposes, into which pupils are not required to enter, and buildings utilized by adult schools for off-campus, voluntary adult education courses or registered apprentice courses, (c) any swimming pool, or (d) any yard or lighting poles or flagpoles or playground equipment which does not exceed 35 feet in height.

"School building" as used in this article excludes any building owned or occupied by a unified school district, high school district, or a county superintendent of schools which is used exclusively for adult education purposes.

If any building so excluded was not constructed in accordance with Article 3 (commencing with Section 17280) of this chapter and was not repaired, reconstructed, or replaced in accordance with this article, there shall be posted in a conspicuous place on such building a public notice stating that such building does not meet the structural standards imposed by law for earthquake safety.

(Added by Stats.1996, c. 277 (S.B.1562), §3, operative Jan. 1, 1998.)

§17369. **Buildings excluded from definition of "school building"**

"School building" as used in this article excludes any building operated by an official or board of a public entity for purposes other than educational, notwithstanding any educational use thereof incidental to the other primary purpose. For purposes of this section, a public entity includes, but is not limited to, a city, city and county, county, or special district, but does not include a school district or county superintendent of schools.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998.)

§17370. **Liability of governing board members**

Except as provided in Section 17371, nothing in this article shall be construed as relieving any member of the governing board of a school district of any liability for injury to persons or damage to property imposed by law.

(Added by Stats.1996, c. 277(S.B.1562), §3, operative Jan. 1, 1998.)

§17371. Limitation on liability of governing board

No member of the governing board of a school district shall be held personally liable for injury to persons or damage to property resulting from the fact that a school building was not constructed under the requirements of Article 3 (commencing with Section 17280) of this chapter, if such governing board complies with the provisions of this article. Such limit on liability shall commence when such governing board initiates action to comply with the provisions of Section 17367.

A licensed structural engineer or licensed architect employed by a governing board to examine any school building under this article shall not be held personally liable for injury to persons or damage to property as a result of the structural inadequacy and failure of a building, provided he or she has exercised normal professional diligence in carrying out his or her functions under Article 3 (commencing with Section 39140) of this chapter and the provisions of this article.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998.)

§17372. Grounds for permitting use of unsafe buildings

No school building examined and found to be unsafe for school use pursuant to Section 17367 and not repaired or reconstructed in accordance with the provisions of this article, and no school building which has never met the requirements of Article 3 (commencing with Section 17280) of this chapter, shall be used as a school building for elementary or secondary school purposes after June 30, 1975, unless the governing board of the school district has requested and obtained from the State Allocation Board authority for use of the building for a specific period beyond that date. Prior to requesting this authority, the governing board shall adopt a resolution declaring the board's intention to utilize the building as a school building after June 30, 1975, pending its repair, reconstruction, or replacement. The State Allocation Board shall not authorize any school district to use a building beyond June 30, 1975, unless it has first determined that the school district has already proceeded with a plan of total repair, reconstruction, or replacement in a timely manner and a contract has been let for any phase of, and work commenced on, the project. In no event shall the State Allocation Board authorize the use of any unsafe facilities for a period extending beyond the completion of the replacement facilities or beyond June 30, 1977, whichever occurs first.

For purposes of this section, "school building" does not include any portable building. Portable buildings may be used beyond June 30, 1975 to meet temporary housing needs until all repair,

reconstruction or replacement of all district school buildings is complete or until June 30, 1977, whichever occurs first, provided that the governing board of the district has requested and obtained from the State Allocation Board authority for use of such portable buildings. The State Allocation Board may grant this authority only to those districts in which 20 percent or more of the schools are subject to partial or complete reconstruction pursuant to Section 17367. Any portable buildings for which authority is granted for temporary use pursuant to this section shall not be subject to Article 3 (commencing with Section 17280) or Article 6 (commencing with Section 17365) of this chapter during the period of the authorized use.

(Added by Stats.1996, c.277(S.B.1562), §3, operative Jan. 1, 1998.)

§17373. Application for funds for repair, reconstruction or replacement; repayment
Notwithstanding any other provision of this article or Article 9 (commencing with Section 16310) of Chapter 6 of Part 10, whenever a school district does not have funds available to repair, reconstruct, or replace the school buildings referred to in this article or Section 16320, the school district shall apply for any funds that may be necessary to accomplish the repair, reconstruction, or replacement pursuant to Article 9. The school district shall also accept any funds that are disbursed to the district pursuant to Article 9, whether or not the funds constitute the maximum amount applied for, and shall repay the funds in accordance with Article 9. In cases in which funds derived from a tax increase levied pursuant to Section 39230, as amended by Section 147 of Chapter 36 of the Statutes of 1977, or Section 39230.5, as enacted by Section 2 of Chapter 1010 of the Statutes of 1976, are utilized to match amounts disbursed to a school district under an apportionment made pursuant to Article 9 (commencing with Section 16310) of Chapter 6 of Part 10, the disbursement and repayment may be made without the necessity of a vote of the electorate of the district as prescribed in any provision of Chapter 6 (commencing with Section 16000) of Part 10.

(Added by Stats.1996, c.277 (S.B.1562), §3, operative Jan. 1, 1998.)

§17374. Permitted expenditures for completing corrective measures
Any revenue derived from an increase in the rate of tax provided by Section 39230, as amended by Section 147 of Chapter 36 of the Statutes of 1977, prior to July 1, 1975, and which is unexpended on that date, may be used after July 1, 1975, by the governing board of a school district to complete the corrective structural repair, reconstruction, or replacement of any school building subject to Section 17367 which had not been completed on that date.

(Added by Stats.1996, c. 277(S.B. 1562), §3, operative Jan. 1, 1998.)

Article 3 – State-Funded Services
Education Code

§67310 Legislative findings, declarations and intent, equal access to public postsecondary education; other resources; accountability and evaluation.

(a) The Legislature finds and declares that equal access to public postsecondary education is essential for the full integration of persons with disabilities into the social, political, and economic mainstream of California. The Legislature recognizes the historic underrepresentation of disabled students in postsecondary programs and the need for equitable efforts that enhance the enrollment and retention of disabled students in public colleges and universities in California.

(b) The Legislature recognizes its responsibility to provide and adequately fund postsecondary programs and services for disabled students attending a public postsecondary institution.

(c) To meet this responsibility, the Legislature sets forth the following principles for public postsecondary institutions and budgetary control agencies to observe in providing postsecondary programs and services for students with disabilities:

(1) The state funded activity shall be consistent with the stated purpose of programs and services for disabled students provided by the California Community Colleges, the California State University, or the University of California, as governed by the statutes, regulations, and guidelines of the community colleges, state university, or the University of California.

(2) The state funded activity shall not duplicate services or instruction that are available to all students, either on campus or in the community.

(3) The state funded activity shall be directly related to the functional limitations of the verifiable disabilities of the students to be served.

(4) The state funded activity shall be directly related to these students' full access to and participation in the educational process.

(5) The state funded activity shall have as its goals the independence of disabled students and the maximum integration of these students with other students.

(6) The state funded activity shall be provided in the most integrated setting possible, consistent with state and federal law, state policy and funding requirements, and missions and policies of the postsecondary segment, and shall be based on identified student needs.

(d) It is the intent of the Legislature that, through the state budget process, the public postsecondary institutions request, and the state provide, funds to cover the actual cost of providing services and instruction, consistent with the principles set forth in subdivision (c) to disabled students in their respective possecondary institutions.

(e) All public postsecondary education institutions shall continue to utilize other available resources to support programs and services for disabled students as well as maintain their current level of funding from other sources whenever possible.

(f) Pursuant ot Section 67312, postsecondary instituions shall demonstrate institutional accountability and clear program effectiveness evaluations for services to students with disabilities.

(Added by Stats. 1995, c. 758 (A.B.446), § 54.)

Article 7 – APPROVAL
Education Code

§81130. Supervision of design, construction and fire damage repair by Department of General Services.
§81130.3 Short Title
§81130.5 Offsite buildings; school building; construction or alteration
§81130.6 Damage caused by natural disasters; repairs, alterations, or reconstruction; expedited review and approval process; time limitations
§81131 Repealed
§81131.5 to 81132 Repealed
§81133 Approval or rejection; examination; safety; complete plans; cost estimate; filing fee; contract validity; compliance with article
§81134 Methods to ensure complete application
§81135. Contracts with qualified plan review firms.
§81136 Referral of documents to qualified plan review firm
§81137 Repealed
§81138 Preparers of plans, specifications, and estimates; qualifications; observatory of construction
§81140 Repealed
§81141 Reports required of architects, engineers, and inspectors; information required
§81142 Rules and regulations; building standards
§81143 Inspections by Department of General Services and appointed inspector

§81144 Violations and fraudulent false statements
§81146 Approval of public school building for occupation by Department of General Services deemed to meet local building requirements for use as a private school
§81147 Certificates of compliance verified reports
§81149 Purchase of offsite building or facility for school; conditions

§81130. Supervision of construction and certain repairs
(a) The Department of General Services under the police power of the state shall supervise the design and construction of any school building or the reconstruction or alteration of, or addition to, any school building, if not exempted under Section 81133, to ensure that plans and specifications comply with the rules and regulations adopted pursuant to this article and building standards published in Title 24 of the California Code of Regulations, and to ensure that the work of construction has been performed in accordance with the approved plans and specifications, for the protection of life and property. Nothing in this section shall be construed to allow a community college district to perform work with its own forces in excess of the limitations set forth in Article 41 (commencing with Section 20650) of Part 3 of Division 2 of the Public Contract Code.

(b) Whenever repairs due to fire damage must be made to any school building previously approved by the Department of General Services, the approved plans and specifications used in the original work under then existing rules, regulations, and building standards may be used without modification, providing all other provisions of this article are carried out.

(Amended by Stats.1990, c.1372(S.B.1854), §544; Stats.1997, c.390 (A.B.611), §3, eff. Aug. 27, 1997.)

§81130.3. Short title
This article, together with Article 3 (commencing with Section 39140(sic)) and Article 6 (commencing with Section 39210(sic)) of Chapter 2 of Part 23, shall be known and may be cited as the "Field Act."

(Added by Stats.1992, c. 341 (S.B. 1612) §9.)

§81130.5. Offsite buildings; school building; construction or alteration
(a) This article does not apply to an offsite building during the time the building is used wholly or in part for community college purposes, if the building is neither owned by a community college district nor leased by a community college district under a lease containing an option to purchase that building. For the purposes of this section, an "offsite building" is a building that is situated on land which is neither owned by a community college district nor leased by a community college district under a lease containing an option to purchase the land.

(b) "School building," as used in this article, means and includes any building used, or designed to be used, for community college purposes and constructed, reconstructed, altered, or added to, by the state or by any city or city and county, by any political subdivision, by any district of any kind within the state, by any regional occupational center or program created by or authorized to act by an agreement under joint exercise of power, or by the United States government, or any agency thereof.

(c) Where the primary use of either a building or complex within which the building is situated, operated by an official or board of a city, city and county, or county, is for purposes other than educational, such as, but not limited to, correctional, forestry, or hospital purposes, the building shall not be considered to be a "school building" as defined in this section, notwithstanding any educational use thereof incidental to the primary purpose.

(d) For the purposes of this article and Article 8 (commencing with Section 81160), "school building" does not include any of the following:

(1) Any building of a community college district that is used solely for classes or programs in outdoor science, conservation, and forestry and that does not occupy, in whole or in part, the same parcel of land upon which there is situated any school maintained by the district.

(2) Agricultural facilities that were not built for classroom purposes and that are used primarily for plant and animal production or the storage of materials, equipment, and supplies involved in that production.

(3) Animal kennels and facilities used to house animals as part of an animal health instruction program.

(e) "Construction or alteration," as used in this article, includes any construction, reconstruction, or alteration of, or addition to, any school building.
(Amended by Stats.1990, c.1372 (S.B.1854), §545; Stats.1995, c.758 (A.B.446), §110.)

§81130.6. **Damage caused by natural disasters; repairs, alterations, or reconstruction; expedited review and approval process; time limitations**

(a) It is the intent of the Legislature to expedite the repair, alteration, and reconstruction of community college facilities that have been damaged or destroyed by fire, earthquake, flood, or other manmade or natural disasters, to return those community college facilities to a condition that makes them useful to community college districts in the least amount of time and at the lowest appropriate cost while maintaining the integrity and safety of the structure as required by the laws of this state.

(b) Notwithstanding any other law, if a community college has been damaged or destroyed by fire, earthquake, flood, or other manmade or natural disaster, all reviews or approvals required by this article shall be expedited. In no event shall any review or approval exceed 60 days, excluding weekends and holidays, from the date of receipt of all complete plans, specifications, and documentation for the facilities from the district.

(c) If, upon review, the plans or specifications require minor amendment or modification, these

minor amendments or modifications shall not delay the completion of the review or approval beyond the 60-day requirement specified in subdivision (b) unless the amendment or modification constitutes a major substantive change affecting the entire project. While any minor amendments or modifications are being undertaken, the remainder of the project shall continue under review so that a timely and adequate review may be completed within the 60-day requirement of subdivision (b).

(d) A state agency that is required to perform any review or approval under this article may hire additional personnel or incur any additional costs necessary to perform the review or approval within the time limits set forth in this section and shall charge the district a fee not to exceed the actual cost of the review or approval.

(e) As used in this section, "damaged" means damages to the extent that occupancy is precluded based upon a report of an architect or a structural engineer and the concurrence of the Department of General Services in the report's conclusion that the occupancy of the premises is precluded.

(f) The expedited review and approval required by this section shall not apply if the documents are not submitted within six months of the damage to, or destruction of, the facilities.

(Added by Stats.1995-96, 1st Ex.Sess., c.7(S.B.1854), §2, eff. Oct, 10, 1995.)

§81133. **Approval or rejection; examination; safety; complete plans; cost estimate; filing fee; contract validity; compliance with article**

(a) The Department of General Services shall pass upon and approve or reject all plans for the construction or, if the estimated cost exceeds twenty-five thousand dollars ($25,000), the alteration of any school building. To enable it to do so, the governing board of each community college district and any other school authority before adopting any plans for the school building shall submit the plans to the Department of General Services for approval, and shall pay the fees prescribed in this article.

(b) Notwithstanding subdivision (a) where the estimated cost of reconstruction or alteration of, or addition to, a school building exceeds twenty-five thousand dollars ($25,000), but does not exceed one hundred thousand dollars ($100,000), a licensed structural engineer shall examine the proposed project to determine if it is a nonstructural alteration or a structural alteration. If he or she determines that the project is a nonstructural alteration, he or she shall prepare a statement so indicating. If he or she determines that the project is structural, he or she shall prepare plans and specifications for the project which shall be submitted to the Department of General Services for review and approval. A copy of the engineer's report stating that the work does not affect structural elements shall be filed with the Department of General Services.

(c) If a licensed structural engineer submits a report to the Department of General Services stating that the plans or activities authorized pursuant to subdivision (b) do not involve structural elements, then all of the following shall apply to that project:

(1) The design professional in responsible charge of the project undertaken pursuant to this subdivision shall certify that the plans and specifications for the project meet any applicable fire and life safety standards, and do not affect the disabled access requirements of Section 4450 of the Government Code, and shall submit this certification to the department. The letter of certification shall bear the identifying licensing stamp or seal of the design professional. This provision does not preclude a design professional from submitting plans and specifications to the department along with the appropriate fee for review.

(2) Within 10 days of the completion of any project authorized pursuant to subdivision (b), the school construction inspector of record on the project, who is certified by the department to inspect school buildings, shall certify in writing to the department that the reconstruction, alteration, or addition has been completed in compliance with the plans and specifications.

(3) The dollar amounts cited in this section shall be increased on an annual basis, commencing January 1, 1999, by the department according to an inflationary index governing construction costs that is selected and recognized by the department.

(4) No school district shall subdivide a project for the purpose of evading the limitation on amounts cited in this section.

(5) Before letting any contract for any construction or alteration of any school building, the written approval of the plans, as to safety of design and construction, by the Department of General Services, shall first be had and obtained.

(6) In each case the application for approval of the plans shall be accompanied by the plans and full, complete, and accurate specifications, and structural design computations, and estimates of cost, which shall comply in every respect with any and all requirements prescribed by the Department of General Services.

(7) The application shall be accompanied by a filing fee in amounts as determined by the Department of General Services based on the estimated cost according to the following schedule:

(A) For the first one million dollars ($1,000,000), a fee of not more than 0.7 percent of the estimated cost.

(B) For all costs in excess of one million dollars ($1,000,000), a fee of not more than 0.6 percent of the estimated cost.

The minimum fee in any case shall be two hundred fifty dollars ($250). If the actual cost exceeds the estimated cost by more than 5 percent, a further fee shall be paid to the Department of General Services, based on the above schedule and computed on the amount by which the actual cost exceeds the amount of the estimated cost.

(8) All fees shall be paid into the State Treasury and credited to the Division of Architecture Public Building Fund, which fund is continued in existence and is retitled the Architecture Public Building Fund, and are continuously appropriated, without regard to fiscal years, for the use of the Department of General Services, subject to approval of the Department of Finance, in carrying out the provisions of this article.

Adjustments in the amounts of the fees, as determined by the Department of General Services

and approved by the Department of Finance, shall be made within the limits set in subdivision (j) in order to maintain a reasonable working balance in the fund.

(9) No contract for the construction or alteration of any school building, made or executed by the governing board of any community college district or other public board, body, or officer otherwise vested with authority to make or execute this contract, is valid, and no public money shall be paid for any work done under this contract or for any labor or materials furnished in constructing or altering the building, unless the plans, specifications, and estimates comply in every particular with the provisions of this article and the requirements prescribed by the Department of General Services and unless the approval thereof in writing has first been had and obtained from the Department of General Services.

(d) For purposes of this section, "design professional in responsible charge" or "design professional" means the licensed architect, licensed structural engineer, or licensed civil engineer who is responsible for the completion of the design work involved with the project.

(Amended by Stats.1990, c.1372 (S.B.1854), §550; Stats.1997, c.390(A.B.611), §4, eff.Aug.27, 1997.)

§81133.5. **Construction work on community colleges; issuance of stop work orders; liability**

(a) Notwithstanding any provision of law to the contrary, including, but not limited to, Title 15 (commencing with Section 3082) of Part 4 of the Civil Code, the Department of General Services may issue a stop work order when construction work on a community college is not being performed in accordance with existing law and would compromise the structural integrity of the building, thereby endangering the public safety. The Department of General Services shall allow construction of incidental and minor nonstructural additions or nonstructural alterations without invoking its stop work authority.

(b) A community college district or other public board, body, or officer whose construction work on a community college is subject to a stop work order issued pursuant to subdivision (a) shall not be held liable in any action filed against the public board, body, or officer for stopping work as required by the stop work order, or for any delays caused by compliance with the stop work order, except to the extent that an error or omission by the public board, body, or officer is that basis for the issuance of the stop work order.

(Added by Stats.2000, c.463 (A.B. 2791), §2.)

§81134. **Methods to ensure complete application**

(a) The Department of General Services shall establish one or more methods to ensure that each application has been completed sufficiently by the applicant to enable the plan review to be

performed.

(b) Upon receipt of a complete application, the Department of General Services shall inform the applicant of the period of time that it anticipates to elapse prior to commencing review of the applicant's plans. Within 10 days of being so notified, the applicant shall make an election to either use the Department of General Services for the review of the applicant's plans or, request the plan review be performed by one or more qualified plan review firms pursuant to Sections 81135 and 81136. If the applicant elects to use the services of the Department of General Services for review of the applicant's plans, the department shall, as necessary to expedite review of the applicant's plans do one or more of the following:

(1) Contract for assistance from one or more qualified plan review firms pursuant to Sections 81135 and 81136.

(2) Employ additional staff on a temporary basis.

(3) Maximize the use of department staff through the use of overtime or other appropriate means.

(4) Any other action determined by the department to have the effect of expediting the review and approval process.

(c) Each application shall identify, for purposes of receiving the notifications required under this subdivision, an employee of the applicant community college district and either the applicant's architect or structural engineer. The Department of General Services immediately shall notify that employee, and the identified architect or structural engineer, when each of the following steps in the plan review process occurs:

(1) The department requests the applicant's architect or structural engineer to correct or complete any part of the application.

(2) An application number is assigned to the application.

(3) Review of the applicant's plans is commenced.

(4) Review of the applicant's plans is completed and the department returns the plans to the architect or structural engineer for correction.

(5) Corrected plans are returned to the department by the applicant's architect or structural engineer for final review and approval.

(6) The department approves the plans and causes a final record set of the plans to be printed in accordance with Section 17304.

(d) The Department of General Services may provide additional notifications to applicants as it deems necessary.

(Added by Stats.1998, c. 407 (S.B.50), §13, eff. Aug. 27, 1998.)

§81135. **Contracts with qualified plan review firms**

(a) Notwithstanding Section 14952 of the Government Code, the Department of General Services

shall contract with sufficient numbers of qualified plan review firms for assistance in performing the plan review required under this article or Article 5 (commencing with Section 17350).

(b) For purposes of this article, "qualified plan review firm" means an individual, firm, or the building official of a city, county, or city and county, as defined in Section 18949.27 of the Health and Safety Code or the authorized representative of that building official that is identified by the Department of General Services as having appropriate expertise and knowledge of the requirements that apply to school buildings under this article. The department shall establish and maintain a list of the individuals firms, and building officials or the authorized representatives of building officials so identified, and shall make that list available, upon request, to community college districts and other interested parties.

(Added by Stats.1998, c.407 (S.B.50), §14, eff. Aug.27, 1998.)

§81136. **Referral of documents to qualified plan review firm**

(a) Upon submitting a complete application for review under this article, the applicant may request that the Department of General Services refer the documents necessary for the review of that application to a qualified plan review firm operating under contract with the department pursuant to Section 81135. The department immediately shall grant the request and refer the necessary documents to a qualified plan review firm if the applicant so requests. Upon completing the review, the qualified plan review firm shall submit the documents referred to it for the review of the application, together with the results of its review, to the Department of General Services.

(b) The Department of General Services shall establish a procedure governing the use by applicants of the review process alternative described in this section, including, but not limited to, provisions restricting the use of qualified plan review firms on the basis of conflict of interest.

(Added by Stats.1998, c. 407(S.B.50), §15, eff. Aug.27, 1998.)

§81137. Repealed by Stats.1990, c.1372(S.B.1854), §554

§81138. **Preparers of plans, specifications, and estimates; qualifications; observatory of construction**

(a) Except as provided in subdivision (b), all plans, specifications, and estimates shall be prepared by a licensed architect holding a valid certificate under Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code or by a structural engineer holding a valid certificate to use the title structural engineer under Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code, and the observation of the work of construction shall be under the responsible charge of such an architect or structural engineer.

(b) For the purposes of this section, a mechanical or electrical engineer holding a valid certificate under Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code may be in responsible charge of preparation of plans, specifications, and estimates, and observation of the work of construction where the work is, as determined by the Department of General Services, of the kind normally performed by engineers certified in the particular branch of engineering for which the engineer is certified. Any architectural or structural work involved shall be the respective responsibility of a licensed architect holding a valid certificate under Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code, or a structural engineer holding a valid certificate to use the title structural engineer under Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code.

(Stats.1976, c.1010, §2, oprative April 30, 1977. Amended by Stats. 1982, c.735, p. 2921, §3.)

§81140. Repealed by Stats.1990, c.1372(S.B.1854), §555

§81141. **Reports required of architects, engineers, and inspectors; information required**

From time to time, as the work of construction or alteration progresses and whenever the Department of General Services requires, the licensed architect or structural engineer in charge of observation of construction or registered engineer in charge of observation of other work, the inspector on the work, and the contractor shall each make to the Department of General Services a report, duly verified by him or her, upon a form prescribed by the Department of General Services, based upon his or her own personal knowledge, indicating that the work during the period covered by the report has been performed and materials have been used and installed, in every material respect, in compliance with the approved plans and specifications, setting forth detailed statements of fact that are required by the Department of General Services.

"Personal knowledge," as used in this section and as applied to the architect and the registered engineer, means the personal knowledge that is obtained from periodic visits to the project site of reasonable frequency for the purpose of general observation of the work, and also that is obtained from the reporting of others as to the progress of the work, testing of materials, inspection and superintendence of the work that is performed between the above-mentioned periodic visits of the architect or the registered engineer. The exercise of reasonable diligence to obtain the facts is required.

"Personal knowledge," as applied to the inspector, means the actual personal knowledge that is obtained from his or her personal, continuous inspection of the work of construction in all stages of its progress at the site where he or she is responsible for inspection and, when work is carried out away from the site, personal knowledge that is obtained from the reporting of others on the testing or inspection of materials and workmanship for compliance with plans, specifications, or applicable standards. The exercise of reasonable diligence to obtain the facts is required.

"Personal knowledge," as applied to the contractor, means the personal knowledge that is

obtained from the construction of the building. The exercise of reasonable diligence to obtain the facts is required.

(Amended by Stats.1995, c.758 (A.B.446), §111.)

§81142. **Rules and regulations; building standards**
Except as provided in Section 18930 of the Health and Safety Code, the Department of General Services may from time to time make such rules and regulations as it deems necessary, proper, or suitable to carry out the provisions of this article.

The Department of General Services shall adopt and submit building standards for approval pursuant to Chapter 4 (commencing with Section 18935) of Part 2.5 of Division 13 of the Health and Safety Code for the purposes described in this article.

(Stats.1976, c.1010, §2, operative April 30, 1977. Amended by Stats. 1979, c. 1152, p. 4226, §8.)

§81143. **Inspections by Department of General Services and appointed inspector**
The State Department of General Services shall make such inspection of the school buildings and of the work of construction or alteration as in its judgment is necessary or proper for the enforcement of this article and the protection of the safety of the students, the instructors, and the public. The community college district, city, city and county, or the political subdivision within the jurisdiction of which any school building is constructed or altered shall provide for and require competent, adequate, and continuous inspection during construction or alteration by an inspector satisfactory to the architect or structural engineer and the Department of General Services. The inspector shall act under the direction of the architect or structural engineer as the board may direct, and be responsible to the governing board.

(Stats.1976, c.1010, §2, operative April 30, 1977.)

§81144. **Violations and fraudulent false statements**
Any person who knowingly violates any of the provisions of this article or fraudulently makes any false statement in any verified report or affidavit required pursuant to this article, is guilty of a felony.

(Stats.1976, c.1010, §2, operative April 30, 1977. Amended by Stats.981, c.470, p.1767, §219.)

§81146. **Approval of public school building for occupation by Department of General Services deemed to meet local building requirements for use as a private school**
Any public school building which has been approved by the Department of General Services for

occupancy shall be deemed to meet the local building requirements for use as a private school.

(Stats.1976, c.1010, §2, operative April 30, 1977.)

§81147. **Certificates of compliance verified reports**
(a) When a school building constructed in accordance with plans and specifications approved by the Department of General Services is completed, the notice of completion is filed, and all final verified reports and all testing and inspection documents, as required by this article or as required by the rules and regulations adopted pursuant to this article, are submitted to and on file with the Department of General Services, and all required fees paid by the community college district, the department shall issue a certification that the school building complies with the requirements of this article. Nothing in this article shall prevent beneficial occupancy by a community college district prior to the issuance of this certification.

(b) When a school building, constructed in accordance with approved plans and specifications, is completed but final verified reports, as are required under Section 81141, have not been submitted to the Department of General Services due to the incapacitating illness, death, or the default of any persons required to file such reports, the Department of General Services shall, upon written request of the community college district, review all of the project records and make such examinations as it deems necessary to enable it to certify that the school building otherwise complies with the requirements of this article. The Department of General Services may request the community college district to have made, reported, and verified any other tests and inspections which the department deems necessary to complete its examinations of the construction.

(c) The costs incurred by the Department of General Services in connection with this section shall be paid by the community college district. The actual costs to perform the examinations, tests, and inspections shall be an appropriate cost of the project to be paid from the building funds of the district. Certification of the project by the Department of General Services shall be withheld until all the costs have been paid by the community college district.

(d) This section shall not relieve any individual of his or her responsibility to file verified reports, as required in Section 81141, or any other documents required by the rules and regulations adopted pursuant to this article. This section shall not abrogate the provisions of Section 81144.

(Added by Stats.1982, c.73, p. 2921, §4.)

§81149. **Purchase of offsite building or facility for school; conditions**
(a) Notwithstanding any provision of law, a community college district may acquire for use any facility previously used by the United States military and closed as a result of action by the federal Defense Base Closure and Realignment Commission, or purchase any offsite building

constructed prior to January 1, 1998 that meets the structural requirements of the 1976 Uniform Building Code, or subsequent additions to that code, but that does not meet the requirements of Section 81130, for use as a school building, as defined in Section 81130.5, if the governing board of the district finds that all of the following conditions have been met:

(1) A structural engineer has inspected the building or facility and submitted a report to the governing board of the community college district that certifies that the building or facility is in substantial compliance with the requirements of this article, or describes in detail any structural modifications necessary to render the building or facility in substantial compliance with this article.

For purposes of this section, substantial compliance with this article means that the building or facility is likely to resist, without catastrophic collapse, earthquake forces generated by major earthquakes of the intensity and severity of the strongest experienced in California, but may experience some reparable architectural or structural damage. This requirement is satisfied if the structural engineer affixes his or her seal of approval to the report and he or she attests in that report that to the best of his or her knowledge:

(A) He or she has reviewed the design calculations, construction documents, and the local government construction inspection records of the building or facility, to the extent those items are available.

(B) He or she has authorized testing and has observed or reviewed the test results and the inspections of an adequate sample of the structure's welds, anchor bolts, and other structural elements.

(C) He or she has observed that the nonstructural elements, including, but not limited to, light fixtures, heating, and air-conditioning diffusers are adequately braced or anchored.

(2) The governing board of the community college district shall forward the report submitted pursuant to paragraph (1) to the Department of General Services for its review. Within 45 working days, the Department of General Services shall review the report for compliance with the above requirements, to provide feedback to the structural engineer regarding any insufficiencies with the report, and to determine whether or not the building or facility is in substantial compliance with the requirements of this article, or whether any proposed structural modifications will render the structure in substantial compliance with this article. If the Department of General Services does not respond within 45 working days of the submission of the final and complete report, the department will be deemed to have concurred with the structural engineer's report. If structural modifications are necessary to achieve substantial compliance with this article, plans shall be submitted to the department for review and approval. Construction shall be completed in compliance with the continuous inspection requirements of this article.

(b) (1) No member of the governing board of a community college district, and no employee of a community college district, shall be held personally liable for injury to persons or damage to property resulting from the fact that the governing board of the community college district

purchased a building or facility pursuant to this subdivision for a school and the building or facility was not constructed pursuant to the requirements of Section 81130.

(2) The exemption from personal liability for members of the governing board and employees of a community college district described in paragraph (1) does not limit the liability of the community college district for injury to persons or damage to property resulting from the fact that the governing board or any employee of the community college district used a building or facility pursuant to this subdivision for a school if the building or facility was not constructed pursuant to the requirements of Section 81130. The exemption from personal liability for members of the governing board and employees of a community college district described in paragraph (1) does not limit the liability of the community college district, the governing board, or the district's employees pursuant to Section 835 of the Government Code.

(3) Section 81144 is not applicable to a person who, pursuant to this section, purchases a building or facility that meets the requirements of this section but does not meet the requirements of Section 81130. Approval and use of a building or facility pursuant to this section does not violate this article.

(Added by Stats.1998, c.610(A.B.425), §1. Amended by Stats. 1999, c. 179(A.B.861), §1.)

PRIVATELY FUNDED BUILDINGS AND FACILITIES

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§19952. Seating or accommodations in various locations within facility; removable seats; application; construction

(a) Any person, or public or private firm, organization, or corporation, who owns or manages places of public amusement and resort including theaters, concert halls, and stadiums shall provide seating or accommodations for physically disabled persons in a variety of locations within the facility, to the extent that this variety can be provided while meeting fire and panic safety requirements of the State Fire Marshal, so as to provide these persons a choice of admission prices otherwise available to members of the general public.

(b) Readily removable seats may be installed in wheelchair spaces when the spaces are not required to accommodate wheelchair users.

(c) The requirements of this section shall apply with respect to publicly and privately owned facilities or structures for the purposes specified in subdivision (a) for which a building permit or a building plan for new construction has been issued on or after January 1, 1985.

(d) In no case shall this section be construed to prescribe a lesser standard of accessibility or usability than provided by the Accessibility Guidelines prepared by the federal Access Board and adopted by the United States Department of Justice to implement the Americans with Disabilities Act of 1990 (Public Law 101-336).

(Added by Stats.1983, c. 781 §1. Amended by Stats.1992, c. 913 (A.B 1077) §35; Stats.1993, c. 1214 (A.B. 551) §6.)

§19953. Injunctions; attorney fees

Any person who is aggrieved or potentially aggrieved by a violation of this part, Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code, or Part 5.5 (Commencing with Section 19955) of Division 13 of the Health and Safety Code may bring an action to enjoin the violation. The prevailing party in the action shall be entitled to recover reasonable attorney's fees.

(Added by Stats.1983, c. 781 §1.)

§19954. Injunctions; persons who may bring action

The district attorney, the city attorney, the Department of Rehabilitation acting through the Attorney General, or the Attorney General may bring an action to enjoin any violation of this part.

(Added by Stats.1983, c. 781 §1.)

B. ACCESS TO PUBLIC ACCOMMODATIONS BY PHYSICALLY HANDICAPPED PERSONS

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§19955. Purpose

(a) The purpose of this part is to insure that public accommodations or facilities constructed in this state with private funds adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code. For the purposes of this part "public accommodation or facilities" means a building, structure, facility, complex, or improved area which is used by the general public and shall include auditoriums, hospitals, theaters, restaurants, hotels, motels, stadiums, and convention centers.

As used in this section, "hospitals" includes, but is not limited to, hospitals, nursing homes, and convalescent homes.

When sanitary facilities are made available for the public, clients, or employees in such accommodations or facilities, they shall be made available for the physically handicapped.

Any new requirements imposed by the amendments to this section enacted by the Legislature at its 1973-74 Regular Session shall only apply to public accommodations or facilities constructed

on or after the effective day of the amendments.

(Added by Stats.1969, c. 1560 §1, operative July 1, 1970. Amended by Stats.1971, c. 821 §1; Stats.1972, c. 488 §1; Stats.1973, c. 931 §1, effective September 30, 1973.)

§19955.3. Definitions

As used in this part:

(a) "Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or unused under-floor space is more than six feet above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any point, the basement or unused under-floor space shall be considered as a story.

(b) "First story" means the lowest story in a building which qualifies as a story and which provides the basic services or functions for which the building is used. A floor level in a building having only one floor level shall be classified as a first story, if the floor level is not more than four feet below grade, for more than 50 percent of the total perimeter, or more than eight feet below grade at any point.

(c) "Mezzanine" means an intermediate floor placed in any story or room. When the total area of any "mezzanine floor" exceeds 33 1/3 percent of the total floor area in that room, it shall be considered as constituting an additional "story". The clear height above and below a "mezzanine floor" construction shall be not less than seven feet.

(d) "Grade" means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

(Added by Stats.1982, c. 1416 §1.)

§19955.5. Access to passenger vehicle service stations, shopping centers, physicians' and surgeons' offices, and office buildings constructed with private funds; prospective application of section

All passenger vehicle service stations, shopping centers, offices of physicians and surgeons, and office buildings constructed in this state with private funds shall adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code. As used in this section, "office building" means a structure wherein commercial activity or service is performed or a profession is practiced, or wherein any combination thereof is performed or practiced in all or the majority of the building or structure.

When sanitary facilities are made available for the public, clients, or employees in these stations, centers, or buildings, they shall be made available for persons with disabilities.

Any new requirements imposed by the amendments to this section by Chapter 931 of the Statutes of 1973 shall only apply to those stations, centers, or office buildings constructed on or after September 30, 1973. Any other new requirements imposed by amendments to this section by Chapter 995 of the Statutes of 1974 shall only apply to those offices or office buildings constructed on or after January 1, 1975.

(Added by Stats.1971, c. 821 §2. Amended by Stats.1973, c. 931 §2, effective September 30, 1973; Stats.1974, c. 995 §4; Stats.1982, c. 1416 §2; Stats.1993, c. 1220 (A.B.1138), §3.)

§19956. Conformity with Government Code provisions; exceptions

All public accommodations constructed in this state shall conform to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code. However, the following types of privately funded multistory buildings do not require accessibility by ramp or elevator above and below the first floor:

(a) Multistoried office buildings, other than the professional office of a health care provider, and passenger vehicle service stations less than three stories high, or less than 3,000 square feet per story.

(b) Any other privately funded multistoried building that is not a shopping center, shopping mall, or the professional office of a health care provider, and that is less than three stories high or less than 3,000 square feet per story if a reasonable portion of all facilities and accommodations normally sought and used by the public in such a building are accessible to and usable by persons with disabilities.

(Added by Stats.1969, c. 1560 §1, operative July 1, 1970. Amended by Stats.1982, c. 1416 §3; Stats.1993, c. 1220 (A.B.1138) §4.)

§19956.5. Public curb or sidewalk constructed with private funds

Any curb or sidewalk intended for public use that is constructed in this state with private funds shall conform to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code.

This section shall apply, but not be limited in application, to any curb or sidewalk which after construction with private funds will be turned over to a city or county for public use, in order to

provide full and easy access to, and use of, such curb or sidewalk by the physically handicapped.

(Added by Stats.1972, p. 1889, c. 1018, §1.)

§19957. Exceptions from literal requirements of standards and specifications in hardship, etc., cases

In cases of practical difficulty, unnecessary hardship, or extreme differences, a building department responsible for the enforcement of this part may grant exceptions from the literal requirements of the standards and specifications required by this part or permit the use of other methods or materials, but only when it is clearly evident that equivalent facilitation and protection are thereby secured.

(Added by Stats.1969, c. 1560, p. 3166, §1, operative July 1, 1970.)

§19957.5. Local appeals board; jurisdiction; members; duties

(a) Every city, county, or city and county may appoint a local appeals board composed of five members to hear written appeals brought by any person regarding action taken by the building department of the city, county, or city and county in enforcement of the requirements of this part including the exceptions contained in Section 19957.

(b) Two members of the appeals board shall be physically handicapped persons, two members shall be persons experienced in construction, and one member shall be a public member.

(c) The appeals board shall conduct hearings on written appeals made under Subdivision (a) and may approve or disapprove interpretations of this part and enforcement actions taken by the building department of the city, county, or city and county. All such approvals or disapprovals shall be final and conclusive as to the building department in the absence of fraud or prejudicial abuse of discretion . The appeals board shall adopt regulations establishing procedural rules and criteria for the carrying out of its duties under this part.

(Added by Stats.1976, c. 700, p.1714, §1.)

§19958. Enforcement; building department defined

The building department of every city, county, or city and county shall enforce this part within the territorial area of its city, county, or city and county. The responsibility for enforcing Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code in its application under this part shall be by such building department within the territorial area of its city, county, or city and county.

"Building department" means the department, bureau, or officer charged with the enforcement of laws or ordinances regulating the erection or construction, or both the erection and construction, or buildings.
(Added by Stats.1969, c. 1560, p.3166, §1, operative July 1, 1970.)

§19958.5. Violations; injunction; district or city attorney, attorney general

The district attorney, the city attorney, the Department of Rehabilitation acting through the Attorney General, or the Attorney General may bring an action to enjoin a violation of this part.

(Added by Stats.1976, c. 869, p.1979, §3.)

§19959. Alteration of existing public accommodations

Every existing public accommodation constructed prior to July 1, 1970, which is not exempted by Section 19956, shall be subject to the requirements of this chapter when any alterations, structural repairs or additions are made to such public accommodation. This requirement shall only apply to the area of specific alteration, structural repair or addition and shall not be construed to mean that the entire building or facility is subject to this chapter.

(Added by Stats.1971, c. 1458, p.2875, §2. Amended by Stats.1974, c. 545, p.1290, §72.)

C. DOUBLE DOORS

Health and Safety Code

§13011. Double doors

Both doors of any double doors designated as the public entrance to any place of business shall be kept unlocked during normal business hours.
(Added by Stats.1983, c. 267 §1.)

PARKING PRIVILEGES

CONTENTS

A. Division 3. Chapter 1. Article 8. Special Plates (§5007.)

B. Division 11. Chapter 2. Article 3. Offenses Relating To Traffic Devices (§21458.)

C. Division 11. Chapter 9. Stopping, Standing, and Parking (Vehicle Code §22500, §22507, §22507.8, §22507.9, §22511, §22511.5, §22511.7, §22511.8, §22511.9, §22511.10, §22511.11, §22511.55, §22522.)

A. SPECIAL PLATES

Vehicle Code

§5007. Disabled person or disabled veterans; special identification license plates; return to department on death or expiration

(a) The department shall, upon application and without additional fees, issue a special identification license plate or plates to a disabled person or disabled veteran, pursuant to procedures adopted by the department.

(b) The special identification plates issued to a disabled person or disabled veteran shall run in a regular numerical series which shall include one or more unique two-letter codes reserved for disabled person license plates or disabled veteran license plates. The International Symbol of Access adopted pursuant to Section 3 of Public Law 100-641 commonly known as the "wheelchair symbol" shall be depicted on each plate.

(c) (1) Prior to issuing any disabled person or disabled veteran a special identification license plate, the department shall require the submission of a certificate, in accordance with paragraph (2), signed by the physician or surgeon substantiating the disability, unless the applicant's disability is readily observable and uncontested. The disability of any person who has lost, or has lost use of, one or more lower extremities or both hands, or who has significant limitation in the use of lower extremities, may also be certified by a licensed chiropractor. The blindness of any applicant shall be certified by a licensed physician or surgeon who specializes in diseases of the eye or a licensed optometrist.

(2) The physician or other person who signs a certificate submitted under this subdivision shall retain information sufficient to substantiate that certificate and, upon request of the department, shall make that information available for inspection by the Medical Board of California.

(d) The special identification license plate shall, upon the death of the disabled person or disabled veteran, be returned to the department within 60 days or upon the expiration of the vehicle registration, whichever occurs first.

(Added by Stats.1991, c. 893 (A.B. 274), §2. Amended by Stats.1992, c. 785 (A.B. 2289), §2. Amended by Stats.2000, C. 524(A.B. 1792), §4)

B. OFFENSES RELATING TO TRAFFIC DEVICES

Vehicle Code

§21458. Curb markings

(a) Whenever local authorities enact local parking regulations and indicate them by the use of paint upon curbs, the following colors only shall be used, and the colors indicate as follows:

(1) Red indicates no stopping, standing, or parking, whether the vehicle is attended or unattended, except that a bus may stop in a red zone marked or signposted as a bus loading zone.

(2) Yellow indicates stopping only for the purpose of loading or unloading passengers or freight for the time as may be specified by local ordinance.

(3) White indicates stopping for either of the following purposes:

(A) Loading or unloading of passengers for the time as may be specified by local ordinance.

(B) Depositing mail in an adjacent mailbox.

(4) Green indicates time limit parking specified by local ordinance.

(5) Blue indicates parking limited exclusively to the vehicles of disabled persons and disabled veterans.

(b) Regulations adopted pursuant to subdivision (a) shall be effective on days and during hours or times as prescribed by local ordinances.

(Added by Stats.1959, c. 3 §21458. Amended by Stats.1975, c. 688, p.1636 §1; Stats.1985, c. 1041 §4; Stats.1992, c. 1243 (AB3090) §88 effective September 30, 1992.)

C. STOPPING, STANDING, AND PARKING

Vehicle Code

§22500. Prohibited stopping, standing, or parking
§22507. Local regulation

§22507.8. Disabled persons' and veterans' parking spaces; unauthorized parking or obstructing; offstreet parking facilities
§22507.9. Special enforcement units, handicapped parking enforcement; compensation and benefits; application of section

§22511. Repealed by Stats.1985, c. 1041 §6.
§22511.5. Disabled persons or disabled veterans; parking privileges
§22511.55. Distinguishing placard; application; use, display, and appearance; procedures for issuance and renewal; fee; eligibility; certificate substantiating disability; temporary disability; return upon death of disabled person
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§22511.11. Office of State Architect; regulations; location of disabled person parking stalls or spaces
§22522. Parking near sidewalk access ramps (Effective July 1, 1995.)

§22500. Prohibited stopping, standing, or parking

No person shall stop, park, or leave standing any vehicle whether attended or unattended, except when necessary to avoid conflict with other traffic or in compliance with the directions of a peace officer or official traffic control device, in any of the following places:

(a) Within an intersection except adjacent to curbs as may be permitted by local ordinance.

(b) On a crosswalk, except that a bus engaged as a common carrier or a taxicab may stop in an unmarked crosswalk to load or unload passengers when authorized by the legislative body of any city pursuant to an ordinance.

(c) Between a safety zone and the adjacent right-hand curb or within the area between the zone and the curb as may be indicated by a sign or red paint on the curb, which sign or paint was erected or placed by local authorities pursuant to an ordinance.

(d) Within 15 feet of the driveway entrance to any fire station. This subdivision does not

apply to any vehicle owned or operated by a fire department and clearly marked as a fire department vehicle.

(e) In front of a public or private driveway, except that a bus engaged as a common carrier, schoolbus, or a taxicab may stop to load or unload passengers when authorized by local authorities pursuant to an ordinance.

In unincorporated territory, where the entrance of a private road or driveway is not delineated by an opening in a curb or by other curb construction, so much of the surface of the ground as is paved, surfaced, or otherwise plainly marked by vehicle use as a private road or driveway entrance, shall constitute a driveway.

(f) On any portion of a sidewalk, or with the body of the vehicle extending over any portion of a sidewalk, except electric carts when authorized by local ordinance, as specified in Section 21114.5. Lights, mirrors, or devices that are required to be mounted upon a vehicle under this code may extend from the body of the vehicle over the sidewalk to a distance of not more than 10 inches.

(g) Alongside or opposite any street or highway excavation or obstruction when stopping, standing, or parking would obstruct traffic.

(h) On the roadway side of any vehicle stopped, parked, or standing at the curb or edge of a highway, except for a schoolbus when stopped to load or unload pupils in a business or residence district where the speed limit is 25 miles per hour or less.

(i) Except as provided under Section 22500.5, alongside curb space authorized for the loading and unloading of passengers of a bus engaged as a common carrier in local transportation when indicated by a sign or red paint on the curb erected or painted by local authorities pursuant to an ordinance.

(j) In a tube or tunnel, except vehicles of the authorities in charge, being used in the repair, maintenance, or inspection of the facility.

(k) Upon a bridge, except vehicles of the authorities in charge, being used in the repair, maintenance, or inspection of the facility, and except that buses engaged as a common carrier in local transportation may stop to load or unload passengers upon a bridge where sidewalks are provided, when authorized by local authorities pursuant to an ordinance, and except that local authorities pursuant to ordinance or the Department of Transportation pursuant to an order, within their respective jurisdictions, may permit parking on bridges having sidewalks and shoulders of sufficient width to permit parking without interfering with the normal movement of traffic on the roadway.

Local authorities by ordinance or resolution, may permit parking on these bridges on state highways in their respective jurisdictions if the ordinance or resolution is first approved in writing by the Department of Transportation. Parking shall not be permitted unless there are signs in place, as may be necessary, to indicate the provisions of local ordinances or the order of the Department of Transportation.

(l) In front of that portion of a curb that has been cut down, lowered, or constructed to provide wheelchair accessibility to the sidewalk and that is designated for wheelchair access by either a sign or red paint on the curb pursuant to an ordinance of the local authority.

(Stats.1959, c. 3, p. 1698, §22500. Amended by Stats.1963, c. 1661, p. 3252, §1; Stats.1965, c. 85, p. 1026, §1; Stats.1965, c. 295, p. 1293, §1; Stats.1965, c. 1092, p. 2736, §1; Stats.1972, c. 490, p. 862, §3; Stats.1974, c. 545, p. 1324, §203; Stats.1982, c. 822, p. 3125, §1; Stats.1984, c. 852, §1; Stats.1992, c. 624 (A.B. 3144), §6, eff. Sept. 14, 1992; Stats 198, c.877 (A.B. 2132), §66.)

§22507. Local regulation

(a) Local authorities may, by ordinance or resolution, prohibit or restrict the stopping, parking, or standing of vehicles, including, but not limited to, vehicles that are six feet or more in height (including any load thereon) within 100 feet of any intersection, on certain streets or highways, or portions thereof, during all or certain hours of the day. The ordinance or resolution may include a designation of certain streets upon which preferential parking privileges are given to residents and merchants adjacent to the streets for their use and the use of their guests, under which the residents and merchants may be issued a permit or permits that exempt them from the prohibition or restriction of the ordinance or resolution. With the exception of alleys, the ordinance or resolution shall not apply until signs or markings giving adequate notice thereof have been placed. A local ordinance or resolution adopted pursuant to this section may contain provisions that are reasonable and necessary to ensure the effectiveness of a preferential parking program.

(b) An ordinance or resolution adopted under this section may also authorize preferential parking permits for members of organizations, professions, or other designated groups to park on specified streets if the local authority determines that the use of the permits will not adversely affect parking conditions for residents and merchants in the area.

(Stats.1959, c. 3 §22507. Amended by Stats.1963, c. 1070 §1; Stats.1969, c. 541 §1; Stats.1976, c. 1002 §1; Stats.1980, c. 140 §1; Stats.1984, c. 181 §2; Stats.1985., c. 912 §2; Stats.1987, c. 455 §4; Stats 1997, c. 343 (S.B. 626), §2.)

§22507.8. Disabled persons' and veterans' parking spaces; unauthorized parking or

obstructing; offstreet parking facilities

(a) It is unlawful for any person to park or leave standing any vehicle in a stall or space designated for disabled persons and disabled veterans pursuant to Section 22511.7 or 22511.8, unless the vehicle displays either a special identification license plate issued pursuant to Section 5007 or a distinguishing placard issued pursuant to Section 22511.55 or 22511.59.

(b) It is unlawful for any person to obstruct, block or otherwise bar access to those parking stalls or spaces except as provided in subdivision (a).

(c) It is unlawful for any person to park or leave standing any vehicle including a vehicle displaying a special identification license plate issued pursuant to Section 5007 or a distinguishing placard issued pursuant to Section 22511.55 or 22511.59, in either of the following places.

(1) On the lines marking the boundaries of a parking stall or space designated for disabled persons or disabled veterans.

(2) In any area of the pavement adjacent to a parking stall or space designated for disabled persons or disabled veterans that is marked by crosshatched lines and is thereby designated, pursuant to any local ordinance, for the loading and unloading of vehicles parked in the stall or space.

(d) Subdivision (a), (b), and (c) apply to all offstreet parking facilities owned or operated by the state, and to all offstreet parking facilities owned or operated by a local authority. Subdivisions (a), (b), and (c) also apply to any privately owned and maintained offstreet parking facility.

(Added by Stats.1989, c. 338, §2, eff. Sept. 11, 1989, operative Jan. 1, 1991. Amended by Stats.1990, c. 303 (A.B.3849), §1; Stats.1994, c. 1149 (A.B.2878), §4; Stats 1997, c.945 (A.B.1561), §18.)

§22507.9. Special enforcement units; handicapped parking enforcement; compensation and benefits; application of section

Local authorities may establish a special enforcement unit for the sole purpose of providing adequate enforcement of Section 22507.8 and local ordinances and resolutions adopted pursuant to Section 22511.7.

Local authorities may establish recruitment and employment guidelines that encourage and enable employment of qualified disabled persons in these special enforcement units.

Members of the special enforcement unit may issue notices of parking violation for violations of Section 22507.8 and local ordinances adopted pursuant to Section 22511.7. Members of the special enforcement unit shall not be peace officers and shall not make arrests in the course

of their official duties , but shall wear distinctive uniforms and badges while on duty. A two-way radio unit, which may utilize police frequencies or citizens' band, may be issued by the local authority to each member of the special enforcement unit for use while on duty.

The local authority may pay the cost of uniforms and badges for the special enforcement unit, and may provide daily cleaning of the uniforms. Additionally, the local authority may provide motorized wheelchairs for use by members of the special unit while on duty, including batteries and necessary recharging thereof. Any motorized wheelchair used by a member of the special enforcement unit while on duty shall be equipped with a single headlamp in the front and a single stoplamp in the rear.

Members of the special enforcement unit may be paid an hourly wage without the compensatory benefits provided other permanent and temporary employees, but shall be entitled to applicable workers' compensation benefits as provided by law. Insurance provided by the local authority for disability or liability of a member of the special enforcement unit shall be the same as for other employees performing similar duties.

Nothing in this section precludes a local authority from using regular full-time employees to enforce this chapter and ordinances adopted pursuant thereto.

This section applies to all counties and cities, including every charter city and city and county.

(Added by Stats.1984, c. 1095, §1; Amended by Stats 1996, c.124 (A.B. 3470), §127.)

§22511. Repealed by Stats 1985 ch 1041 §6.

§22511.5. Disabled persons or disabled veterans; parking privileges

(a) (1) Any disabled person or disabled veteran displaying special identification license plates issued under Section 5007 or a distinguishing placard issued under Section 22511.55 or 22511.59 shall be allowed to park for unlimited periods in any of the following zones:

(A) In any restricted zone described in paragraph (5) of subdivision (a) of Section 21458 or on streets upon which preferential parking privileges and height limits have been given pursuant to Section 22507.

(B) In any parking zone that is restricted as to the length of time parking is permitted as indicated by a sign erected pursuant to a local ordinance.

(2) Any disabled person or disabled veteran shall be allowed to park in any metered parking space without being required to pay any parking meter fees.

(3) This subdivision does not apply to any zone for which state law or ordinance absolutely prohibits stopping, parking, or standing of all vehicles, or which the law or ordinance reserves for special types of vehicles, or to the parking of any vehicle that is involved in the operation of a street vending business.

(b) Any disabled person or disabled veteran shall be allowed to park a vehicle displaying a special identification disabled person license plate or placard issued by a foreign jurisdiction with the same parking privileges authorized in this code for any vehicle displaying a special identification license plate or a distinguishing placard issued by the Department of Motor Vehicles.

(Added by Stats.1978, c. 457 §2. Amended by Stats.1980, c. 261 §1; Stats.1982, c. 974 §2; Stats.1982, c. 975 §6.5; Stats.1984, c. 510 §1; Stats.1984, c. 1118 §1; Stats.1985, c. 1041 §7; Stats.1986, c. 351 §3; Stats.1988, c. 115 §1; Stats.1989, c. 554 §3; Stats.1991, c. 893 (A.B. 274) §4; Stats.1992, c. 785 (A.B. 2289) §3; Stats.1992, c. 1241 (S.B.1615) §21; Stats.1994, c. 1149 (A.B.2878), §5.)

§22511.55. Distinguishing placard; application; use, display, and appearance; procedures for issuance and renewal; fee; eligibility; certificate substantiating disability; temporary disability; return upon death of disabled person

(a) (1) Any disabled person or disabled veteran may apply to the department for the issuance of a distinguishing placard. The placard may be used in lieu of the special identification license plate or plates issued under Section 5007 for parking purposes described in Section 22511.5 when suspended from the rear view mirror or, if there is no rear view mirror, when displayed on the dashboard of a vehicle. It is the intent of the Legislature to encourage the use of these distinguishing placards because they provide law enforcement officers with a more readily recognizable symbol for distinguishing vehicles qualified for the parking privilege. The placard shall be the size and color determined by the department, shall bear the International Symbol of Access adopted pursuant to Section 3 of Public Law 100-641, commonly known as the "wheelchair symbol." The department shall incorporate instructions for the lawful use of a placard, and a summary of the penalties for the unlawful use of a placard, into the identification card issued to the placard owner.

(2) (A) The department may establish procedures for the issuance and renewal of the placards. The placards shall have a fixed expiration date of June 30 every two years. Whenever any application for a placard is submitted to the department on or after January 1 of the year of expiration, the fee shall be for the current and subsequent renewal period.

(B) As used in this section, "year" means the period between the inclusive dates of July 1 through June 30.

(C) Prior to the end of each year, the department shall, for the most current three years available, compare its record of disability placards issued against the records of the Bureau of Vital Statistics of the State Department of Health Services, or its successor, and withhold any renewal notices that otherwise would have been sent, for any placard holders identified as deceased.

(3) The fee for an original application or renewal application is six dollars ($6).

(4) Except as provided in paragraph (5), no person is eligible for more than one placard at any time.

(5) Organizations and agencies involved in the transportation of disabled persons or disabled veterans may apply for a placard for each vehicle used for the purpose of transporting disabled persons or disabled veterans.

(b)(1) Prior to issuing any disabled person or disabled veteran an original distinguishing placard, the department shall require the submission of a certificate, in accordance with a paragraph (2), signed by the physician or surgeon substantiating the disability, unless the applicant's disability is readily observable and uncontested. The disability of any person who has lost, or has lost use of, one or more lower extremities or both hands, or who has significant limitation in the use of lower extremities, may also be certified by a licensed chiropractor. The blindness of any applicant shall be certified by a licensed physician or surgeon who specializes in diseases of the eye or licensed optometrist. The physician or person certifying the qualifying disability shall provide a full description of the illness or disability on the form submitted to the department..

(2) The physician or other person who signs a certificate submitted under this subdivision shall retain information sufficient to substantiate that certificate and, upon request of the department, shall make that information available for inspection by the Medical Board of California.

(3) The department shall maintain in its records all information on an applicant's certification of permanent disability and shall make that information available to eligible law enforcement or parking control agencies upon a request pursuant to Section 22511.58.

(c) (1) Any person who has been issued a distinguishing placard pursuant to subdivision (a) may apply to the department for a substitute placard without recertification of eligibility, if that placard has been lost or stolen.

(2) The fee for a substitute placard issued pursuant to paragraph (1) is six dollars ($6).

(d) The distinguishing placard shall be returned to the department not later than 60 days after the death of the disabled person or disabled veteran to whom to whom the placard was issued.

(Added by Stats.1991, c. 893 (A.B. 274) §5. Amended by Stats.1991, c. 894 (S.B. 234), §3; Stats.1993, c. 1292 (S.B. 274) §13; Stats.1994, c. 1149 (A.B.2878), §6. Amended by Stats.2000, c. 524 (A.B. 1792), §5.))

§22511.56. Presentation of identification and evidence of issuance; failure to present; rebuttable presumption of misuse; penalty; confiscation of placard.
(a) Any person using a distinguishing placard issued pursuant to Section 22511.55 or 22511.59 for parking as permitted by Section 22511.5 shall, upon request of any peace officer or person authorized to enforce parking laws, ordinances, or regulations, present identification and evidence of the issuance of that placard to that person.

(b) Failure to present the requested identification and evidence of the issuance of that placard shall be a rebuttable presumption that the placard is being misused and that the associated vehicle has been parked in violation of the provisions of Section 22507.8.
(c) In addition to any other applicable penalty for the misuse of a placard, the officer or parking enforcement person may confiscate a placard being used for parking purposes that benefit any person other than the person to whom the placard was issued by the Department of Motor Vehicles. A placard lawfully used by a person transporting a disabled person pursuant to subdivision (b) of Section 4461 shall not be confiscated.

(Added by Stats.1991, c.894 (S.B.234), §4. Amended by Stats.1994, c. 1149, c. 1149 (A.B.2878), §7.)

§22511.57. Disabled person placards lost or stolen; owner of placard deceased; vehicle parking restrictions and prohibitions.
Local authorities may, by ordinance or resolution, prohibit or restrict the parking or standing of a vehicle on streets or highways or from a disabled person's parking stall or space of a privately or publicly owned or operated offstreet parking facility within their jurisdiction when the vehicle displays, in order to obtain special parking privileges, a disabled placard issued pursuant to Section 22511.55, and the Department of Motor Vehicles record for the identification number assigned to the placard indicates that the card has been reported as lost or stolen, or was issued to a person who has been reported as being deceased for a period exceeding 60 days.

(Added by Stats.1994, c.221 (S.B.1378), §1, operative July 1, 1995.)

§22511.58. Physician's certificate information; release to specified local agencies; local review board

(a) Upon a request to the department by a local public law enforcement agency or local agency responsible for the administration or enforcement of parking regulations, the department shall make available to the requesting agency any information contained in a physician's certificate submitted to the department as part of the application for a disabled person's parking privileges, substantiating the disability of a person applying for or who has been issued a parking placard pursuant to Section 22511.55. The department shall not provide the information specified in this subdivision to any private or other third-party parking citation processing agency.

(b) Local authorities may establish a review board or panel, which shall include a qualified physician or medical authority, for purposes of reviewing information contained in the applications for special parking privileges and the certification of qualifying disabilities for persons residing within the jurisdiction of the local authority. Any findings or determinations by a review board or panel under this section indicating that an application or certification is fraudulent or lacks proper certification may be transmitted to the department or other appropriate authorities for further review and investigation.

(Added by Stats.1996, c. 1033 (S.B.1498), §2.)

§22511.59. Temporary distinguishing placard

(a) Upon receipt of the applications and documents required by subdivisions (b), (c), or (d), the department shall issue a temporary distinguishing placard bearing the International Symbol of Access adopted pursuant to Section 3 of Public Law 100-641 commonly known as the "wheelchair symbol." During the period for which it is valid, the temporary distinguishing placard may be used for the parking purposes described in Section 22511.5 in the same manner as a distinguishing placard issued pursuant to Section 22511.55.

(b) (1) Any person who is temporarily disabled for a period of not more than six months may apply to the department for the issuance of the temporary distinguishing placard described in subdivision (a).

(2) Prior to issuing a placard pursuant to this subdivision, the department shall require the submission of a certificate signed by a physician or surgeon, as described in subdivision (b) of Section 22511.55, substantiating the temporary disability and stating the date upon which the disability is expected to terminate.

(3) The physician or other person who signs a certificate submitted under this subdivision shall maintain information sufficient to substantiate that certificate and, upon request of the department, shall make that information available for inspection by the Medical Board of California.

(4) A placard issued pursuant to this subdivision shall expire not later than 180 days from the date of issuance or upon the expected termination date of the disability, as stated on the certificate required by paragraph (2) whichever is less.

(c)(1) Any disabled person or disabled veteran who is not a resident of this state and plans to travel within the state may apply to the department for the issuance of the temporary distinguishing placard described in subdivision (a).

(2) Prior to issuing a placard pursuant to this subdivision, the department shall require certification of the disability, as described in subdivision (b) of Section 22511.55.

(3) The physician or other person who signs a certificate submitted under this subdivision shall maintain information sufficient to substantiate that certificate and, upon request of the department, shall make that information available for inspection by the Medical Board of California.
(4) A placard issued pursuant to this subdivision shall expire not later than 90 days from the date of issuance.

(d) (1) Any disabled person or disabled veteran who has been issued either a distinguishing placard pursuant to Section 22511.55 or special identification license plates pursuant to Section 5007, but not both, may apply to the department for the issuance of the temporary distinguishing placard for the purpose of travel described in subdivision(a).

(2) Prior to issuing a placard pursuant to this subdivision, the department shall require the applicant to submit either the number identifying the distinguishing placard issued pursuant to Section 22511.55 or the number on the special identification license plates.

(3) A placard issued pursuant to this subdivision shall expire not later than 30 days from the date of issuance.

(e) The fee for a placard issued pursuant to this section is six dollars ($6).

(Added by Stats.1994, c. 1149 (A.B. 2878), §8. Amended by Stats.2000, c. 524 (A.B.1792), §6.)

§22511.6. Cancellation or revocation of distinguishing placards
(a) The Department of Motor Vehicles may cancel or revoke a distinguishing placard issued pursuant

to Section 22511.55 or 22511.59 in any of the following events:

(1) When the department is satisfied that the placard was fraudulently obtained or erroneously issued.

(2) When the department determines that the required fee has not been paid and the fee is not paid upon reasonable notice and demand.

(3) When the placard could have been refused when last issued or renewed.

(4) When the department determines that the owner of the placard has committed any offense described in Section 4461 or 4463, involving the placard to be canceled or revoked.

(5) When the department determines that the owner of the placard is deceased.

(b) Whenever the Department of Motor Vehicles cancels or revokes a distinguishing placard, the owner or person in possession of the placard shall immediately return the placard to the department.

(Amended by Stats.1993, c.1292 (S.B.274), §14; Stats.1994, c.1149 (A.B.2878), §9.)

§22511.7. Designation of parking for disabled persons and veterans

In addition to Section 22511.8 for offstreet parking, a local authority may, by ordinance or resolution, designate parking spaces for the exclusive use of any vehicle which displays either a special identification license plate issued pursuant to Section 5007 or a distinguishing placard issued pursuant to Section 22511.55 or 22511.59. Whenever a local authority so designates a parking space, it shall be indicated by blue paint on the curb or edge of the paved portion of the street adjacent to the space. In addition to blue paint, the space may also be indicated by signs or other suitable means. In areas where snow or ice may obscure the blue paint, a clearly visible sign appropriately designating the space is sufficient for purposes of this section.

This section does not restrict the privilege granted to disabled persons and disabled veterans by Section 22511.5.

(Added by Stats.1975, c. 688 §2. Amended by Stats.1976, c. 1096 §4; Stats.1983, c. 270 §2, effective July 15, 1983; Stats.1985, c. 1041, §8; Stats.1987, c. 314, §2; Stats.1989, c. 554, §4; Stats.1990, c. 692(A.B.3398), §4; Stats.1994, c. 1149 (A.B.2878), §10.)

§22511.8. Offstreet parking; designation of parking for disabled persons and veterans; removal of unauthorized vehicles

(a) Any local authority, by ordinance or resolution, and any person in lawful possession of an offstreet parking facility may designate stalls or spaces in an offstreet parking facility owned or operated by the local authority or person for the exclusive use of any vehicle which displays either a special identification license plate issued pursuant to Section 5007 or a distinguishing placard issued pursuant to Section 22511.55 or 22511.59. The designation shall be made by posting a sign as described in paragraph (1), and by either of the markings described in paragraph (2) or (3):

(1) By posting immediately adjacent to, and visible from, each stall or space, a sign consisting of a profile view of a wheelchair with occupant in white on a blue background.

(2) By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant.

(3) By outlining a profile view of a wheelchair with occupant in white on a blue background, of the same dimensions as in paragraph (2). The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space.

(b) If posted in accordance with subdivision (d) or (e), the owner or person in lawful possession of a privately owned or operated offstreet parking facility, after notifying the police or sheriff's department, may cause the removal of a vehicle from a stall or space designated pursuant to subdivision (a) in the facility to the nearest public garage unless a special identification license plate issued pursuant to Section 5007 or distinguishing placard issued pursuant to Section 22511.55 or 22511.59 is displayed on the vehicle.

(c) If posted in accordance with subdivision (d), the local authority owning or operating an offstreet parking facility, after notifying the police or sheriff's department, may cause the removal of a vehicle from a stall or space designated pursuant to subdivision (a) in the facility to the nearest public garage unless a special identification license plate issued pursuant to Section 5007 or a distinguishing placard issued pursuant to Section 22511.55 or 22511.59 is displayed on the vehicle.

(d) Except as provided in Section 22511.9, the posting required for an offstreet parking facility owned or operated either privately or by a local authority shall consist of a sign not less than 17 by 22 inches in size with lettering not less than one inch in height which clearly and conspicuously states the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons will be towed away at owner's expense. Towed vehicles may be reclaimed at

_____ or by telephoning
(Address)
_____."
(Telephone number of local law enforcement agency)

The sign shall be posted in either of the following locations:

(1) Immediately adjacent to, and visible from, the stall or space.

(2) In a conspicuous place at each entrance to the offstreet parking facility.

(e) If the parking facility is privately owned and public parking is prohibited by the posting of a sign meeting the requirements of paragraph (1) of subdivision (a) of Section 22658, the requirements of subdivision (b) may be met by the posting of a sign immediately adjacent to, and visible from, each stall or space indicating that a vehicle not meeting the requirements of subdivision (a) will be removed at the owner's expense and containing the telephone number of the local traffic law enforcement agency.

(f) This section does not restrict the privilege granted to disabled persons and disabled veterans by Section 22511.5.

(Added by Stats.1975, c. 688 §3. Amended by Stats.1976, c. 1096 §5; Stats.1982, c. 975 §7; Stats.1983, c. 270 §3, effective July 15, 1983; Stats.1985, c. 312, §1; Stats.1985, c. 1041 §9; Stats.1987, c. 314, §3; Stats.1989, c. 554, §5; Stats.1990, c. 216 (S.B.2510), §118; Stats.1991, c. 928 (A.B.1886), §27, eff. Oct. 14, 1991; Stats.1994, c. 1149 (A.B.2878), §11.)

§22511.85. Public offstreet parking facilities; loading and unloading disabled persons; sufficient space

Any vehicle equipped with a side-loading lift or ramp that is used for the loading and unloading of disabled persons may park in not more than two adjacent stalls or spaces in any public off-street parking facility when loading or unloading disabled persons, if there is no single parking space immediately available within that facility that is suitable for that purpose including, but not limited to, when there is not sufficient space to operate a vehicle lift or ramp or there is not sufficient room for a disabled person to exit the vehicle or maneuver once outside the vehicle.

(Added by Stats.2000, c. 215 (A.B.1276), § 3.)

§22511.9. Replacement signs relating to parking privileges for disabled persons; contents

Every new or replacement sign installed on or after January 1, 1992, relating to parking

privileges for disabled persons shall refer to "disabled persons" rather than "physically handicapped persons" or any other similar term, whenever such a reference is required on a sign.

(Added by Stats.1991, c. 928 (A.B.1886), §28, eff. Oct. 14, 1991.)

§22511.10. Disabled persons; Legislative findings

The Legislature hereby finds and declares all of the following:

(a) Two and one-half million Californians suffer from some form of chronic obstructive pulmonary disease. These persons who are not in wheelchairs have difficulty walking long distances.

(b) Encouraging those with physical disabilities to engage in activities outside of the home promotes better health and self-esteem, thereby lowering health costs.

(c) Placing disabled person parking spaces closest to the main entrances of buildings does not cost taxpayers, but provides accessibility to the physically disabled.

(d) It is the intent of the Legislature, in enacting Section 22511.11, to direct the Office of the State Architect to propose regulations that require disabled person parking spaces to be located on the shortest accessible route of travel to an accessible entrance or exit of a building or parking facility.

(Added by Stats.1992, c. 1187 (S.B.2043), §1.)

§22511.11. Office of State Architect; regulations; location of disabled person parking stalls or spaces

(a) The Office of the State Architect shall propose regulations specifying the location of disabled person parking stalls or spaces designated pursuant to Section 22511.8, for parking facilities constructed or reconstructed pursuant to a building permit issued on or after October 1, 1993. In specifying the placement of these stalls or spaces near buildings or facilities and within parking structures, consideration shall be given to the special access needs of disabled persons.

(b) The Office of the State Architect shall submit the regulations proposed pursuant to subdivision (a) to the State Building Standards Commission on or before July 1, 1993, for approval, adoption, and publication in Title 24 of the California Code of Regulations.

(Added by Stats.1992, c. 1187 (S.B.2043), §2.)

§22522. Parking near sidewalk access ramps
Text of section operative July 1, 1995

No person shall park a vehicle within three feet of any sidewalk access ramp constructed at, or adjacent to, a crosswalk or at any other location on a sidewalk so as to be accessible to and usable by the physically disabled, if the area adjoining the ramp is designated by either a sign or red paint.

(Added by Stats.1974, c. 760, p. 1675, §1. Amended by Stats.1994, c. 221 (S.B.1378), §2, operative July 1, 1995; Stats. 1999, c.1007(S.B. 532), §22.)

CIVIL RIGHTS AND NON-DISCRIMINATION

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A. BLIND AND OTHER PHYSICALLY DISABLED PERSONS

Civil Code

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§51. Unruh Civil Rights Act; equal rights; business establishments; violation

(a).This section shall be known, and may be cited, as the Unruh Civil Rights Act.

(b) All persons within the jurisdiction of this state are free and equal, and no matter what their sex, race, color, religion, ancestry, national origin, disability, or medical condition are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever.

(c) This section shall not be construed to confer any right or privilege on a person that is conditioned or limited by law or that is applicable alike to persons of every sex, color, race, religion, ancestry, national origin, disability, or medical condition.

(d) Nothing in this section shall be construed to require any construction, alteration, repair, structural or otherwise, or modification of any sort whatsoever, beyond that construction, alteration, repair, or modification that is otherwise required by other provision so f law, to any new or existing establishment, facility, building, improvement, or any other structure, nor shall anything in this section be construed to augment, restrict, or alter in any way the authority of the State Architect to require construction, alteration, repair, or modifications that the State Architect otherwise possesses pursuant to other laws.

(e) For purposes of this section:

(1) "Disability" means any mental or physical disability as defined in Section 12926 of the Government Code.

(2) "Medical condition" has the same meaning as defined in subdivision (h) of Section 12926 of the Government Code.

(f) A violation of the right of any individual under the Americans with Disabilities Act of 1990

(Public Law 101-336) shall also constitute a violation of this section.

(Added by Stats.1905, c. 413 §1. Amended by Stats.1919, c. 210 §1; Stats.1923, c. 235 §1; Stats.1959, c. 1866 §1; Stats.1961, c. 1187 §1; Stats.1974, c. 1193 §1; Stats.1987, c. 159 §1; Stats.1992, c. 913 (A.B. 1077) §3; Stats 1998, c. 195 (A.B. 2702), §1; Stats.2000, c. 1049 (A.B.2222), § 2.)

§51.5. Discrimination, boycott, blacklist, etc.; business establishments; equal rights

(a) No business establishment of any kind whatsoever shall discriminate against, boycott or blacklist, or refuse to buy from, contract with, sell to, or trade with any person in this state because of the race, creed, religion, color, national origin, sex, disability or medical condition of the person or of the person's partners, members, stockholders, directors, officers, managers, superintendents, agents, employees, business associates, suppliers, or customers, because the person is perceived to have one or more of those characteristics, or because the person is associated with a person who has, or is perceived to have, any of those characteristics.

(b) As used in this section "person" includes any person, firm, association, organization, partnership, business trust, corporation, limited liability company, or company.

(c) This section shall not be construed to require any construction, alteration, repair, structural or otherwise, or modification of any sort whatsoever, beyond that construction, alteration, repair, or modification that is otherwise required by other provisions of law, to any new or existing establishment, facility, building, improvement, or any other structure, nor shall this section be construed to augment, restrict, or alter in any way the authority of the State Architect to require construction, alteration, repair, or modifications that the State Architect otherwise possesses pursuant to other laws.

(d) For purposes of this section:

(1) “Disability” means any mental or physical disability as defined in Section 12926 of the Government Code.

(2) Medical condition” has the same meaning as defined in subdivision (h) of Section 12926 of the Government Code.

(Added by Stats.1976, c. 366 §1. Amended by Stats.1987, c. 159 §2; Stats.1992, c. 913 (A.B. 1077) §3.2; Stats.1994, c. 1010 (S.B.2053), §28; Stats 1998, c.195(A.B. 2702), §2; Stats 1999, c.591(A.B. 1670), §2. Stats.2000, c.1049 (A.B.2222),§3.)

§51.7. Freedom from violence or intimidation

(a) All persons within the jurisdiction of this state have the right to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of their race, color, religion, ancestry, national origin, political affiliation, sex, sexual orientation, age, disability, or position in a labor dispute, or because another person perceives them to have one or more of those characteristics. The identification in this subdivision of particular bases of discrimination is illustrative rather than restrictive.

This section does not apply to statements concerning positions in a labor dispute which are made during otherwise lawful labor picketing.

(b) As used in this section, "sexual orientation" means heterosexuality, homosexuality, or bisexuality.

(Added by Stats.1976, c. 1293 §2. Amended by Stats.1984, c. 1437 §1; Stats.1985, c. 497 §1; Stats.1987, c. 1277 §2; Stats.1994, c. 407 (S.B.1595), §1.)

§51.8. Discrimination; franchises

No franchisor shall discriminate in the granting of franchises solely because of the race, color, religion, sex, national origin, or disability of the franchisee and the racial, ethnic, religious, national origin, or disability composition of a neighborhood or geographic area in which the franchise is located. Nothing in this section shall be interpreted to prohibit a franchisor from granting a franchise to prospective franchisees as part of a program or programs to make franchises available to persons lacking the capital, training, business experience, or other qualifications ordinarily required of franchisees, or any other affirmative action program adopted by the franchisor.

Nothing in this section shall be construed to require any construction, alteration, repair, structural or otherwise, or modification of any sort whatsoever beyond that construction, alteration, repair, or modification that is otherwise required by other provisions of law, to any new or existing establishment, facility, building, improvement, or any other structure, nor shall anything in this section be construed to augment, restrict, or alter in any way the authority of the State Architect to require construction, alteration, repair, or modifications that the State Architect otherwise possesses pursuant to other laws.

(Added by Stats.1980, c. 1303 §1. Amended by Stats.1987, c. 159 §3; Stats.1992, c. 913 (A.B. 1077) §3.4; Stats 1998, c.195 (A.B. 2702), §3.)

§52. Denial of civil rights or discrimination; damages; civil action by people or person aggrieved; intervention; unlawful practice complaint

(a) Whoever denies, aids or incites a denial, or makes any discrimination or distinction contrary to Section 51 or 51.5, is liable for each and every offense for the actual damages, and any amount that may be determined by a jury, or a court sitting without a jury, up to a maximum of three times the amount of actual damage but in no case less than one thousand dollars ($1,000), and any attorney's fees that may be determined by the court in addition thereto, suffered by any person denied the rights provided in Section 51 or 51.5.

(b) Whoever denies the right provided by Section 51.7 or 51.9, or aids, incites, or conspires in that denial, is liable for each and every offense for the actual damages suffered by any person denied that right and, in addition, the following:

(1) An amount to be determined by a jury, or a court sitting without a jury, for exemplary damages.

(2) A civil penalty of twenty-five thousand dollars ($25,000) to be awarded to the person denied the right provided by Section 51.7 in any action brought by the person denied the right, or by the Attorney General, a district attorney, or a city attorney.

(3) Attorney fees as may be determined by the court.

(c) Whenever there is reasonable cause to believe that any person or group of persons is engaged in conduct of resistance to the full enjoyment of any of the rights described in this section, and that conduct is of that nature and is intended to deny the full exercise of those rights, the Attorney General, any district attorney or city attorney, or any person aggrieved by the conduct may bring a civil action in the appropriate court by filing with it a complaint. The complaint shall contain the following:

(1) The signature of the officer, or, in his or her absence, the individual acting on behalf of the officer, or the signature of the person aggrieved.

(2) The facts pertaining to the conduct.

(3) A request for preventive relief, including an application for a permanent or temporary injunction, restraining order, or other order against the person or persons responsible for the conduct, as the complainant deems necessary to ensure the full enjoyment of the rights described in this section.

(d) Whenever an action has been commenced in any court seeking relief from the denial of equal protection of the laws under the Fourteenth Amendment to the Constitution of the United States on

account of race, color, religion, sex, national origin, or disability, the Attorney General or any district attorney or city attorney for or in the name of the people of the State of California may intervene in the action upon timely application if the Attorney General or any district attorney or city attorney certifies that the case is of general public importance. In that action the people of the State of California shall be entitled to the same relief as if it had instituted the action.

(e) Actions brought pursuant to this section are independent of any other actions, remedies, or procedures that may be available to an aggrieved party pursuant to any other law.

(f) Any person claiming to be aggrieved by an alleged unlawful practice in violation of Section 51 or 51.7 may also file a verified complaint with the Department of Fair Employment and Housing pursuant to Section 12948 of the Government Code.

(g) This section does not require any construction, alteration, repair, structural or otherwise, or modification of any sort whatsoever, beyond that construction, alteration, repair, or modification that is otherwise required by other provisions of law, to any new or existing establishment, facility, building, improvement, or any other structure, nor does this section augment, restrict, or alter in any way the authority of the State Architect to require construction, alteration, repair, or modifications that the State Architect otherwise possesses pursuant to other laws.

(h) For the purposes of this section, "actual damages" means special and general damages. This subdivision is declaratory of existing law.

Added by Stats.1905, c. 413 §2. Amended by Stats.1919, c. 210 §2; Stats.1923, c. 235 §2; Stats.1959, c. 1866 §2; Stats.1974, c. 1193 §2; Stats.1976, c. 366 §2; Stats.1976, c. 1293 §2.5; Stats.1978, c. 1212 §1; Stats.1981, c. 521 §1, effective September 16, 1981; Stats.1986, c. 244 §1; Stats.1987, c. 159 §4; Stats.1989, c. 459 §1; Stats.1991, c. 607 (S.B. 98) §2; Stats.1991, c. 839 (A.B. 1169) §2; Stats.1992, c. 913 (A.B. 1077) §3.6; Stats.1994, c. 535 (S.B.1288), §1; Stats 1998, c.195 (A.B. 2702), §4; Stats 1999, c. 964 (A.B. 519), §2. Stats.2000, c. 98 (A.B.2719), § 2.)

§52.1. Civil actions for protection of rights; damages, injunctive and other equitable relief; violations of orders

(a) If a person or persons, whether or not acting under color of law, interferes by threats, intimidation, or coercion, or attempts to interfere by threats, intimidation, or coercion, with the exercise or enjoyment by any individual or individuals of rights secured by the Constitution or laws of the United States, or of the rights secured by the Constitution or laws of this state, the Attorney General, or any district attorney or city attorney may bring a civil action for injunctive and other appropriate equitable relief in the name of the people of the State of California, in order to protect the peaceable exercise or enjoyment of the right or rights secured.

(b) Any individual whose exercise or enjoyment of rights secured by the Constitution or laws of the United States, or of rights secured by the Constitution or laws of this state, has been interfered with, or attempted to be interfered with, as described in subdivision (a), may institute and prosecute in his or her own name and on his or her own behalf a civil action for damages, including, but not limited to, damages under Section 52, injunctive relief, and other appropriate equitable relief to protect the peaceable exercise or enjoyment of the right or rights secured.

(c) An action brought pursuant to subdivision (a) or (b) may be filed either in the superior court for the county in which the conduct complained of occurred or in the superior court for the county in which a person whose conduct complained of resides or has his or her place of business. An action brought by the Attorney General pursuant to subdivision (a) also may be filed in the superior court for any county wherein the Attorney General has an office, and in such a case, the jurisdiction of the court shall extend throughout the state.

(d) If a court issues a temporary restraining order or a preliminary or permanent injunction in an action brought pursuant to subdivision (a) or (b), ordering a defendant to refrain from conduct or activities, the order issued shall include the following statement: VIOLATION OF THIS ORDER IS A CRIME PUNISHABLE UNDER SECTION 422.9 OF THE PENAL CODE.

(e) The court shall order the plaintiff or the attorney for the plaintiff to deliver, or the county clerk to mail, two copies of any order, extension, modification, or termination thereof granted pursuant to this section, by the close of the business day on which the order, extension, modification, or termination was granted, to each local law enforcement agency having jurisdiction over the residence of the plaintiff and any other locations where the court determines that acts of violence against the plaintiff are likely to occur. Those local law enforcement agencies shall be designated by the plaintiff or the attorney for the plaintiff. Each appropriate law enforcement agency receiving any order, extension, or modification of any order issued pursuant to this section shall serve forthwith one copy thereof upon the defendant. Each appropriate law enforcement agency shall provide to any law enforcement officer responding to the scene of reported violence, information as to the existence of, terms, and current status of, any other issued pursuant to this section.

(f) A court shall not have jurisdiction to issue an order or injunction under this section, if that order or injunction would be prohibited under Section 527.3 of the Code of Civil Procedure.

(g) An action brought pursuant to this section is independent of any other action, remedy, or procedures that may be available to an aggrieved individual under any other provision of law, including, but not limited to, an action, remedy, or procedure brought pursuant to Section 51.7..

(h) In addition to any damages, injunction, or other equitable relief awarded in an action brought pursuant to subdivision (b), the court may award the petitioner or plaintiff reasonable attorney's fees.

(i) A violation of an order described in subdivision (d) may be punished either by prosecution under Section 422.9 of the Penal Code, or by a proceeding for contempt brought pursuant to Title 5 (commencing with Section 1209) of Part 3 of the Code of Civil Procedure. However, in any such proceeding pursuant to the Code of Civil Procedure, if it be determined that the person proceeded against is guilty of the contempt charged, in addition to any other relief, a fine may be imposed not exceeding one thousand dollars ($1,000), or the person may be ordered imprisoned in a county jail not exceeding six months, or the court may order both the imprisonment and fine.

(j) Speech alone is not sufficient to support an action brought pursuant to subdivision (a) or (b), except upon a showing that the speech itself threatens violence against a specific person or group of persons;.and the person or group of persons against whom the threat is directed reasonably fears that, because of the speech, violence will be committed against them or their property and that person threatening violence had the apparent ability to carry out the threat.

(k) No order issued in any proceeding brought pursuant to subdivision (a) or (b) shall restrict the content of any person's speech. An order restricting the time, place, or manner of any person's speech shall do so only to the extent reasonably necessary to protect the peaceable exercise or enjoyment of constitutional or statutory rights, consistent with the constitutional rights of the person sought to be enjoined..

(Added by Stats.1987, c. 1277, §3. Amended by Stats.1990, c. 392 (A.B.2683), §1; Stats.1991, c. 607 (S.B.98), §3; Stats.2000, c. 98 (A.B.2719), § 3.)

§53. Restrictions upon transfer or use of realty because of sex, race, color, religion, ancestry, national origin, or disability

(a) Every provision in a written instrument relating to real property which purports to forbid or restrict the conveyance, encumbrance, leasing, or mortgaging of that real property to any person of a specified sex, race, color, religion, ancestry, national origin, or disability, is void and every restriction or prohibition as to the use or occupation of real property because of the user's or occupier's sex, race, color, religion, ancestry, national origin, or disability is void.

(b) Every restriction or prohibition, whether by way of covenant, condition upon use or occupation, or upon transfer of title to real property, which restriction or prohibition directly or indirectly limits the acquisition, use or occupation of that property because of the acquirer's, user's, or occupier's sex, race, color, religion, ancestry,, national origin, or disability is void.

(c) In any action to declare that a restriction or prohibition specified in subdivision (a) or (b) is void, the court shall take judicial notice of the recorded instrument or instruments containing the prohibitions or restrictions in the same manner that it takes judicial notice of the matters listed in Section 452 of the Evidence Code.

(Added by Stats.1961, c. 1877 §1. Amended by Stats.1965, c. 299 §6, operative January 1, 1967; Stats.1974, c. 1193 §3; Stats.1987, c. 159 §5; Stats.1992, c. 913 (A.B. 1077) §3.8.)

§54. Right to streets, highways, and other public places; disability

(a) Individuals with disabilities or medical conditions have the same right as the general public to the full and free use of the streets, highways, sidewalks, walkways, public buildings, medical facilities, including hospitals, clinics, and physicians' offices, public facilities, and other public places.

(b) For purposes of this section:
(1) "Disability" means any mental or physical disability as defined in Section 12926 of the Government Code.
(2) "Medical condition" has the same meaning as defined in subdivision (h) of Section 12926 of the Government Code.

(c) A violation of the right of an individual under the Americans with Disabilities Act of 1990 (Public Law 101-336) also constitutes a violation of this section.
(Added by Stats.1968, c. 461 §1. Amended Stats.1992, c. 913 (A.B. 1077) §4; Stats.1994, c. 1257 (S.B.1240) §1; Stats 1996, c.498(S.B. 1687), §1. Stats.2000, c. 1049 (A.B.2222), §4.)

Civil Code §54.1. Access to public conveyances, places of public accommodation, amusement or resort, and housing accommodations

(a) (1) Individuals with disabilities shall be entitled to full and equal access, as other members of the general public, to accommodations, advantages, facilities, medical facilities, including hospitals, clinics, and physicians' offices, and privileges of all common carriers, airplanes, motor vehicles, railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes of transportation (whether private, public, franchised, licensed, contracted, or otherwise provided), telephone facilities, adoption agencies, private schools, hotels, lodging places, places of public accommodation, amusement, or resort, and other places to which the general public is invited, subject only to the conditions and limitations established by law, or state or federal regulation, and applicable alike to all persons.

(2) As used in this section, "telephone facilities" means tariff items and other equipment and services that have been approved by the Public Utilities Commission to be used by individuals with disabilities in a manner feasible and compatible with the existing telephone network provided by the

telephone companies.

(3) "Full and equal access," for purposes of this section is its application to transportation, means access that meets the standards of Titles II and III of the Americans with Disabilities Act of 1990 (Public Law 101-336) and federal regulations adopted pursuant thereto, except that, if the laws of this state prescribe higher standards, it shall mean access that meets those higher standards.

(b) (1) Individuals with disabilities shall be entitled to full and equal access, as other members of the general public, to all housing accommodations offered for rent, lease, or compensation in this state, subject to the conditions and limitations established by law, or state or federal regulation, and applicable alike to all persons.

(2) "Housing accommodations" means any real property, or portion thereof, that is used or occupied, or is intended, arranged, or designed to be used or occupied, as the home, residence, or sleeping place of one or more human beings, but shall not include any accommodations included within subdivision (a) or any single-family residence the occupants of which rent, lease, or furnish for compensation not more than one room therein.

(3) (A) Any person renting, leasing, or otherwise providing real property for compensation shall not refuse to permit an individual with a disability, at that person's expense, to make reasonable modifications of the existing rented premises if the modifications are necessary to afford the person full enjoyment of the premises. However, any modifications under this paragraph may be conditioned on the disabled tenant entering into an agreement to restore the interior of the premises to the condition existing prior to the modifications. No additional security may be required on account of an election to make modifications to the rented premises under this paragraph, but the lessor and tenant may negotiate, as part of the agreement to restore the premises, a provision requiring the disabled tenant to pay an amount into an escrow account, not to exceed a reasonable estimate of the cost of restoring the premises.

(B) Any person renting, leasing, or otherwise providing real property for compensation shall not refuse to make reasonable accommodations in rules, policies, practices, or services, when those accommodations may be necessary to afford individuals with a disability equal opportunity to use and enjoy the premises.

(4) Nothing in this subdivision shall require any person renting, leasing, or providing for compensation real property to modify his or her property in any way or provide a higher degree of care for an individual with a disability than for an individual who is not disabled.

(5) Except as provided in paragraph (6), nothing in this part shall require any person renting,

leasing, or providing for compensation real property, if that person refuses to accept tenants who have dogs, to accept as a tenant an individual with a disability who has a dog.

(6) (A) It shall be deemed a denial of equal access to housing accommodations within the meaning of this subdivision for any person, firm, or corporation to refuse to lease or rent housing accommodations to an individual who is blind or visually impaired on the basis that the individual uses the services of a guide dog, an individual who is deaf or hearing impaired on the basis that the individual uses the services of a signal dog, or to an individual with any other disability on the basis that the individual uses the services of a service dog, or to refuse to permit such an individual who is blind or visually impaired to keep a guide dog, an individual who is deaf or hearing impaired to keep a signal dog, or an individual with any other disability to keep a service dog on the premises.

(B) Except in the normal performance of duty as a mobility or signal aid, nothing contained in this paragraph shall be construed to prevent the owner of a housing accommodation from establishing terms in a lease or rental agreement that reasonably regulate the presence of guide dogs, signal dogs, or service dogs on the premises of a housing accommodation, nor shall this paragraph be construed to relieve a tenant from any liability otherwise imposed by law for real and personal property damages caused by such a dog when proof of the same exists.

(C) (i) As used in this subdivision, "guide dog" means any guide dog that was trained by a person licensed under the provisions of Chapter 9.5 (commencing with Section 7200) of Division 3 of the Business and Professions Code or as defined in the regulations implementing Title III of the Americans with Disabilities Act of 1990 (Public Law 101-336).

(ii) As used in this subdivision, "signal dog" means any dog trained to alert an individual who is deaf or hearing impaired to intruders or sounds.

(iii) As used in this subdivision, "service dog" means any dog individually trained to the requirements of the individual with a disability, including, but not limited to, minimal protection work, rescue work, pulling a wheelchair, or fetching dropped items.

(7) It shall be deemed a denial of equal access to housing accommodations within the meaning of this subdivision for any person, firm, or corporation to refuse to lease or rent housing accommodations to an individual who is blind or visually impaired, an individual who is deaf or hearing impaired, or other individual with a disability on the basis that the individual with a disability is partially or wholly dependent upon the income of his or her spouse, if the spouse is a party to the lease or rental agreement. Nothing in this subdivision, however, shall, prohibit a lessor or landlord from considering the aggregate financial status of an individual with a disability and his or her spouse.

(c) Visually impaired or blind persons and persons licensed to train guide dogs for individuals who are visually impaired or blind pursuant to Chapter 9.5 (commencing with Section 7200) of Division 3 of the Business and Professions Code or guide dogs as defined in the regulations implementing Title III of the Americans with Disabilities Act of 1990 (Public Law 101-336), and persons who are deaf or hearing impaired and persons authorized to train signal dogs for individuals who are deaf or hearing impaired, and other individuals with a disability and persons authorized to train service dogs for individuals with a disability, may take dogs, for the purpose of training them as guide dogs, signal dogs, or service dogs in any of the places specified in subdivisions (a) and (b). These persons shall ensure that the dog is on a leash and tagged as a guide dog, signal dog, or service dog by identification tag issued by the county clerk, animal control department, or other agency, as authorized by Chapter 3.5 (commencing with Section 30850) of Division 14 of the Food and Agricultural Code. In addition, the person shall be liable for any provable damage done to the premises or facilities by his or her dog.

(d) A violation of the right of an individual under the Americans with Disabilities Act of 1990 (Public Law 101-336) also constitutes a violation of this section, and nothing in this section shall be construed to limit the access of any person in violation of that act.

(e) Nothing in this section shall preclude the requirement of the showing of a license plate or disabled placard when required by enforcement units enforcing disabled persons parking violations pursuant to Sections 22507.8 and 22511.8 of the Vehicle Code.

(Added by Stats.1968, c. 461, §1. Amended by Stats.1969, c. 832, §1; Stats.1972, c. 819, §1; Stats.1974, c. 108, §1; Stats.1976, c. 971, §1; Stats.1976, c. 972, §1.5; Stats.1977, c. 700, §1; Stats.1978 c. 380, §12; Stats.1979 c. 293, §1; Stats.1980, c. 773, §1; Amended by Stats.1988, c. 1595, §2; Stats.1992, c. 913 (A.B. 1077), §5; Stats.1993, c. 1149 (A.B. 1419), §4; Stats.1993, c. 1214 (A.B. 551), §1.5; Stats.1994, c. 1257 (S.B.1240), §2; Stats 1996, c.498(S.B. 1687), §1.5.)

[1]42 U.S.C.A. §12101 et. Seq.

§54.2. Guide, signal or service dogs; right to accompany individuals with a disability and trainers; damages

(a) Every individual with a disability has the right to be accompanied by a guide dog, signal dog, or service dog, especially trained for the purpose, in any of the places specified in Section 54.1 without being required to pay an extra charge or security deposit for the guide dog, signal dog, or service dog. However, the individual shall be liable for any damage done to the premises or facilities by his or her dog.

(b) Individuals who are blind or otherwise visually impaired and persons licensed to train guide dogs

for individuals who are blind or visually impaired pursuant to Chapter 9.5 (commencing with Section 7200) of Division 3 of the Business and Professions Code or as defined in regulations implementing Title III of the Americans with Disabilities Act of 1990 (Public Law 101-336)[1], and individuals who are deaf or hearing impaired and persons authorized to train signal dogs for individuals with who are deaf or hearing impaired, and individuals with a disability and persons who are authorized to train service dogs for the individuals with a disability may take dogs, for the purpose of training them as guide dogs, signal dogs, or service dogs in any of the places specified in Section 54.1 without being required to pay an extra charge or security deposit for the guide dog, signal dog, or service dog. However, the person shall be liable for any damage done to the premises or facilities by his or her dog. These persons shall ensure the dog is on a leash and tagged as a guide dog, signal dog, or service dog by an identification tag issued by the county clerk, animal control department, or other agency, as authorized by Chapter 3.5 (commencing with Section 30850) of Title 14 of the Food and Agricultural Code.
A violation of the right of an individual under the Americans with Disability Act of 1990 (Public Law 101-336) also constitutes a violation of this section, and nothing in this section shall be construed to limit the access of any person in violation of that act.

(c) As used in this section, the terms "guide dog," signal dog," and "service dog" have the same meanings as specified in Section 54.1.

(d) Nothing in this section precludes the requirement of the showing of a license plate or disabled placard when required by enforcement units enforcing disabled persons parking violations pursuant to Sections 22507.8 and 22511.8 of the Vehicle Code.

(Added by Stats.1968 c. 461 §1. Amended by Stats.1972, c. 819 §2; Stats.1979, c. 293 §2; Stats.1980, c. 773 §2; Stats.1988, c. 1595 §3; Stats.1992, c. 913 (A.B. 1077) §6; Stats.1994, c. 1257 (S.B.1240), §3; Stats 1996 c.498 (S.B. 1687), §2.)
[1]42 U.S.C.A. §12101 et. seq.

§54.3. Violations; liability
(a) Any person or persons, firm or corporation who denies or interferes with admittance to or enjoyment of the public facilities as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for the actual damages and any amount as may be determined by a jury, or the court sitting without a jury, up to a maximum of three times the amount of actual damages but in no case less than one thousand dollars ($1,000), and attorney's fees as may be determined by the court in addition thereto, suffered by any person denied any of the rights provided in Sections 54, 54.1, and 54.2. "Interfere," for purposes of this section, includes, but is not limited to, preventing or causing the prevention of a guide dog, signal dog, or service dog from carrying out its functions in assisting a disabled

person.

(b) Any person who claims to be aggrieved by an alleged unlawful practice in violation of Section 54, 54.1, or 54.2 may also file a verified complaint with the Department of Fair Employment and Housing pursuant to Section 12948 of the Government Code. The remedies in this section are nonexclusive and are in addition to any other remedy provided by law, including, but not limited to, any action for injunctive or other equitable relief available to the aggrieved party or brought in the name of the people of this state or of the United States.

(c) A person may not be held liable for damages pursuant to both this section and Section 52 for the same act or failure to act.

(Added by Stats.1968, c. 461 §1. Amended by Stats.1976, c. 971 §2; Stats.1976, c. 972, §2.5; Stats.1977, c. 881 §1; Stats.1981, c. 395 §1; Stats.1992, c. 913 (A.B. 1077) §7; Stats.1994, c. 1257 (S.B.1240), §4; Stats 1996, c.498 (S.B. 1687), §2.3)

§54.4. Blind pedestrian; failure to carry white cane

A blind or otherwise visually impaired pedestrian shall have all of the rights and privileges conferred by law upon other persons in any of the places, accommodations, or conveyances specified in Sections 54 and 54.1, notwithstanding the fact that the person is not carrying a predominately white cane (with or without a red tip), or using a guide dog. The failure of a blind or otherwise visually impaired person to carry such a cane or to use such a guide dog shall not constitute negligence per se.

(Added by Stats.1968, c. 461 §1. Amended by Stats.1994, c. 1257 (S.B.1240), §5.)

§54.5. White cane safety day; proclamation

Each year, the Governor shall publicly proclaim October 15 as White Cane Safety Day. He or she shall issue a proclamation in which:

(a) Comments shall be made upon the significance of this chapter.

(b) Citizens of the state are called upon to observe the provisions of this chapter and to take precautions necessary to the safety of disabled persons.

(c) Citizens of the state are reminded of the policies with respect to disabled persons declared in this chapter and he urges the citizens to cooperate in giving effect to them.

(d) Emphasis shall be made on the need of the citizenry to be aware of the presence of disabled

persons in the community and to keep safe and functional for the disabled the streets, highways, sidewalks, walkways, public buildings, public facilities, other public places, places of public accommodation, amusement and resort, and other places to which the public is invited, and to offer assistance to disabled persons upon appropriate occasions.

(e) It is the policy of this state to encourage and enable disabled persons to participate fully in the social and economic life of the state and to engage in remunerative employment.

(Added by Stats.1968, c. 461 §1. Amended by Stats.1994, c. 1257 (S.B.1240), §6.)

§54.6. Visually Impaired

As used in this part, "visually impaired" includes blindness and means having central visual acuity not to exceed 20/200 in the better eye, with corrected lenses, as measured by the Snellen test, or visual acuity greater than 20/200, but with a limitation in the field of vision such that the widest diameter of the visual field subtendsan angle is not greater than 20 degrees.

(Added by Stats.1968, c. 461 §1. Amended by Stats.1994, c. 1257 (S.B.1240), §7.)

§54.7. Zoos or wild animal parks; facilities for guide, service or signal dogs accompanying handicapped persons

(a) Notwithstanding any other provision of law, the provisions of this part shall not be construed to require zoos or wild animal parks to allow guide dogs, signal dogs, or service dogs to accompany individuals with a disability in areas of the zoo or park where zoo or park animals are not separated from members of the public by a physical barrier. As used in this section, "physical barrier" does not include an automobile or other conveyance.

(b) Any zoo or wild animal park that does not permit guide dogs, signal dogs, or service dogs, to accompany individuals with a disability therein shall maintain, free of charge, adequate kennel facilities for the use of guide dogs, signal dogs, or service dogs belonging to these persons. These facilities shall be of a character commensurate with the anticipated daily attendance of individuals with a disability. The facilities shall be in an area not accessible to the general public, shall be equipped with water and utensils for the consumption thereof, and shall otherwise be safe, clean, and comfortable.

(c) Any zoo or wild animal park that does not permit guide dogs to accompany blind or visually impaired persons therein shall provide free transportation to blind or visually impaired persons on any mode of transportation provided for members of the public.

Each zoo or wild animal park that does not permit service dogs to accompany individuals with a

disability shall provide free transportation to individuals with a disability on any mode of transportation provided for a member of the public in cases where the person uses a wheelchair and it is readily apparent that the person is unable to maintain complete or independent mobility without the aid of the service dog.

(d) Any zoo or wild animal park that does not permit guide dogs to accompany blind or otherwise visually impaired persons therein shall provide sighted escorts for blind or otherwise visually impaired persons if they are unaccompanied by a sighted person.

(e) As used in this section, "wild animal park" means any entity open to the public on a regular basis, licensed by the United States Department of Agriculture under the Animal Welfare Act as an exhibit, and operating for the primary purposes of conserving, propagating, and exhibiting wild and exotic animals, and any marine, mammal, or aquatic park open to the general public.
(Added by Stats.1979, c. 525 §1. Amended by Stats.1988, c. 1595 §4; Stats.1994, c. 1257 (S.B.1240), §8.)

§54.8. Hearing impaired persons; assistive listening systems in civil or criminal proceedings; notice of need; availability; use in proceedings

(a) In any civil or criminal proceeding, including, but not limited to, traffic, small claims court, family court proceedings and services, and juvenile court proceedings, in any court-ordered or court-provided alternative dispute resolution, including mediation and arbitration, or in any administrative hearing of a public agency, where a party, witness, attorney, judicial employee, judge, juror, or other participant who is hearing impaired, the individual who is hearing impaired, upon his or her request, shall be provided with a functioning assistive listening system or a computer-aided transcription system. Any individual requiring this equipment shall give advance notice of his or her need to the appropriate court or agency at the time the hearing is set or not later than five days before the hearing.

(b) Assistive listening systems include, but are not limited to, special devices which transmit amplified speech by means of audio-induction loops, radio frequency systems (AM or FM), or infrared transmission. Personal receivers, headphones, and neck loops shall be available upon request from people who are hearing impaired.

(c) If a computer-aided transcription system is requested, sufficient display terminals shall be provided to allow the individual who is hearing impaired to read the real time transcript of the proceeding without difficulty.

(d) A sign shall be posted in a prominent place indicating the availability of, and how to request, an assistive listening system and a computer-aided transcription system. Notice of the availability of

the systems shall be posted with notice of trials.

(e) Each county shall have at least one portable assistive listening system for use by any court within the county. The system shall be in a location jointly determined by the county board of supervisors and the judges.

(f) The Judicial Council shall develop and approve official forms for notice of the availability of assistive listening systems and computer-aided transcription systems for individuals who are hearing impaired. The Judicial Council shall also develop and maintain a system to record utilization by the courts of these assistive listening systems and computer-aided transcription systems.

(g) If the individual who is hearing impaired is a juror, the jury deliberation room shall be equipped with an assistive listening system or a computer-aided transcription system upon the request of the juror.

(h) A court reporter may be present in the jury deliberating room during a jury deliberation if the services of a court reporter for the purpose of operating a computer-aided transcription system are required for a juror who is hearing impaired.

(i) In any of the proceedings referred to in subdivision (a), or in any administrative hearing of a public agency, in which the individual who is hearing impaired is a party, witness, attorney, judicial employee, judge, juror, or other participant, and has requested use of an assistive listening system or computer-aided transcription system, the proceedings shall not commence until the system is in place and functioning.

(j) As used in this section, "individual who is hearing impaired" means an individual with a hearing loss, who, with sufficient amplification or a computer-aided transcription system, is able to fully participate in the proceeding.

(k) In no case shall this section be construed to prescribe a lesser standard of accessibility or usability than that provided by Title II of the Americans with Disabilities Act of 1990 (Public Law 101-336)[1] and federal regulations adopted pursuant to that act.

(Added by Stats.1989, c. 1002, §1. Amended Stats.1992, c. 913 (A.B. 1077), §8; Stats.1993, c. 1214 (A.B. 551), §2.)
[1]42 U.S.C.A. §12101 et.seq.

§55. Violations; injunction; action by person actually or potentially aggrieved
Any person who is aggrieved or potentially aggrieved by a violation of Section 54 or 54.1 of this code, Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code,

or Part 5.5 (commencing with Section 19955) of Division 13 of the Health and Safety Code may bring an action to enjoin the violation. The prevailing party in the action shall be entitled to recover reasonable attorney's fees.

(Added by Stats.1974, c. 1443 §1.)

§55.1. Violations; injunctions; district or city attorney, attorney general

In addition to any remedies available under the federal Americans with Disabilities Act of 1990, Public Law 101-336 (42 U.S.C. Sec. 12102), or other provisions of law, the district attorney, the city attorney, the Department of Rehabilitation acting through the Attorney General, or the Attorney General may bring an action to enjoin any violation of Section 54 or 54.1.

(Added by Stats.1976, c. 869 §1. Amended by Stats.1994, c. 1257 (S.B.1240), §9.)

§1360. Modification of unit by owner; facilitation of access for handicapped; approval by project association

(a) Subject to the provisions of the governing documents and other applicable provisions of law, if the boundaries of the separate interest are contained within a building, the owner of the separate interest may do the following:

(1) Make any improvements or alterations within the boundaries of his or her separate interest that do not impair the structural integrity or mechanical systems or lessen the support of any portions of the common interest development.

(2) Modify a unit in a condominium project, at the owner's expense, to facilitate access for persons who are blind, visually handicapped, deaf, or physically disabled, or to alter conditions which could be hazardous to these persons. These modifications may also include modifications of the route from the public way to the door of the unit for the purposes of this paragraph if the unit is on the ground floor or already accessible by an existing ramp or elevator. The right granted by this paragraph is subject to the following conditions.

(A) The modifications shall be consistent with applicable building code requirements.

(B) The modifications shall be consistent with the intent of otherwise applicable provisions of the governing documents pertaining to safety or aesthetics.

(C) Modifications external to the dwelling shall not prevent reasonable passage by other residents, and shall be removed by the owner when the unit is no longer occupied by persons requiring those modifications who are blind, visually handicapped, deaf, or physically

disabled.

(D) Any owner who intends to modify a unit pursuant to this paragraph shall submit his or her plans and specifications to the association of the condominium project for review to determine whether the modifications will comply with the provisions of this paragraph. The association shall not deny approval of the proposed modifications under this paragraph without good cause.

(b) Any change in the exterior appearance of a separate interest shall be in accordance with the governing documents and applicable provisions of law.

(Added by Stats.1985, c. 874, §14.)

§1361. Common Areas

Unless the declaration otherwise provides:

(a) In a community apartment project and condominium project, and in those planned developments with common areas owned in common by the owners of the separate interests, there are appurtenant to each separate interest nonexclusive rights of ingress, egress, and support, if necessary, through the common areas. The common areas are subject to these rights.

(b) In a stock cooperative, and in a planned development with common areas owned by the association, there is an easement for ingress, egress, and support, if necessary, appurtenant to each separate interest. The common areas are subject to these easements.

(Added by Stats 1985, c. 874, §14.)

EVIDENCE CODE

§754. Deaf or hearing impaired persons; interpreters; qualifications; guidelines; compensation; questioning; use of statements

§754.5. Use of Interpreter

§754. Deaf or hearing impaired persons; interpreters; qualifications; guidelines; compensation; questioning; use of statements

(a) As used in this section, "individual who is deaf or hearing impaired" means an individual with a hearing loss so great as to prevent his or her understanding language spoken in a normal tone, but does not include an individual who is hearing impaired provided with, and able to fully participate in the proceedings through the use of, an assistive listening system or computer-aided transcription equipment provided pursuant to Section 54.8 of the Civil Code.

(b) In any civil or criminal action, including, but not limited to, any action involving a traffic or

other infraction, any small claims court proceeding, any juvenile court proceeding, any family court proceeding or service, or any proceeding to determine the mental competency of a person, in any court-ordered or court-provided alternative dispute resolution, including mediation and arbitration, or any administrative hearing, where a party or witness is an individual who is deaf or hearing impaired and the individual who is deaf or hearing impaired is present and participating, the proceedings shall be interpreted in a language that the individual who is deaf or hearing impaired understands by a qualified interpreter appointed by the court or other appointing authority, or as agreed upon.

(c) For purposes of this section, "appointing authority" means a court, department, board, commission, agency, licensing or legislative body, or other body for proceedings requiring a qualified interpreter.

(d) For the purposes of this section, "interpreter" includes, but is not limited to, an oral interpreter, a sign language interpreter, or a deaf-blind interpreter, depending upon the needs of the individual who is deaf or hearing impaired.

(e) For purposes of this section, "intermediary interpreter" means an individual who is deaf or hearing impaired, or a hearing individual who is able to assist in providing an accurate interpretation between spoken English and sign language or between variants of sign language or between American Sign Language and other foreign languages by acting as an intermediary between the individual who is deaf or hearing impaired and the qualified interpreter.

(f) For purposes of this section, "qualified interpreter" means an interpreter who has been certified as competent to interpret court proceedings by a testing organization, agency, or educational institution approved by the Judicial Council as qualified to administer tests to court interpreters for individuals who are deaf or hearing impaired.

(g) In the event that the appointed interpreter is not familiar with the use of particular signs by the individual who is deaf or hearing impaired or his or her particular variant of sign language, the court or other appointing authority shall, in consultation with the individual who is deaf or hearing impaired or his or her representative, appoint an intermediary interpreter.

(h) Prior to July 1, 1992, the Judicial Council shall conduct a study to establish the guidelines pursuant to which it shall determine which testing organizations, agencies, or educational institutions will be approved to administer tests for certification of court interpreters for individuals who are deaf or hearing impaired. It is the intent of the Legislature that the study obtain the widest possible input from the public, including, but not limited to, educational institutions, the judiciary, linguists, members of the State Bar, court interpreters, members of professional interpreting organizations, and

members of the deaf and hearing-impaired communities. After obtaining public comment and completing its study, the Judicial Council shall publish these guidelines. By January 1, 1997, the judicial Council shall approve one or more entities to administer testing for court interpreters for individuals who are deaf or hearing impaired. Testing entities may include educational institutions, testing organizations, joint powers agencies, or public agencies.

Commencing July 1, 1997, court interpreters for individuals who are deaf or hearing impaired shall meet the qualifications specified in subdivision (f).

(i) Persons appointed to serve as interpreters under this section shall be paid, in addition to actual travel costs, the prevailing rate paid to persons employed by the court to provide other interpreter services unless such service is considered to be a part of the person's regular duties as an employee of the state, county, or other political subdivision of the state. Payment of the interpreter's fee shall be a charge against the county, or other political subdivision of the state, in which that action is pending. Payment of the interpreter's fee in administrative proceedings shall be a charge against the appointing board or authority.

(j) Whenever a peace officer or any other person having a law enforcement or prosecutorial function in any criminal or quasi-criminal investigation or proceeding questions or otherwise interviews an alleged victim or witness who demonstrates or alleges deafness or hearing impairment, a good faith effort to secure the services of an interpreter shall be made, without any unnecessary delay unless either the individual who is deaf or hearing impaired affirmatively indicates that he or she does not need or cannot use an interpreter, or an interpreter is not otherwise required by Title II of the Americans with Disabilities Act of 1990 (Public Law 101-336)[1] and federal regulations adopted thereunder.

(k) No statement, written or oral, made by an individual who the court finds is deaf or hearing impaired in reply to a question of a peace officer, or any other person having a law enforcement or prosecutorial function in any criminal or quasi-criminal investigation or proceeding, may be used against that individual who is deaf or hearing impaired unless the question was accurately interpreted and the statement was made knowingly, voluntarily, and intelligently and was accurately interpreted, or the court makes special findings that either the individual could not have used an interpreter or an interpreter was not otherwise required by Title II of the Americans with Disabilities Act of 1990 (Public Law 101-336) and federal regulations adopted thereunder and that the statement was made knowingly, voluntarily, and intelligently.

(l) In obtaining services of an interpreter for purposes of subdivision (j) or (k), priority shall be given to first obtaining a qualified interpreter.

(m) Nothing in subdivision (j) or (k) shall be deemed to supersede the requirement of subdivision

(b) for use of a qualified interpreter for individuals who are deaf or hearing impaired participating as parties or witnesses in a trial or hearing.

(n) In any action or proceeding in which an individual who is deaf of hearing impaired is a participant, the appointing authority shall not commence proceedings until the appointed interpreter is in full view of and spatially situated to assure proper communication with the participating individual who is deaf or hearing impaired.

(o) Each superior court shall maintain a current roster of qualified interpreters certified pursuant to subdivision (f).

(Amended by Stats.1977, c. 1182, §1; Stats.1984, c. 768, §2; Stats.1989, c. 1002, §2; Stats.1990, c. 1450 (S.B. 2046), §2; Stats.1991 c. 883 (S.B. 585), §1; Stats.1992, c. 118 (S.B.16), §1, effective July 7, 1992; Stats.1992, c. 913 (A.B.1077), §14; Stats 1995, c.143(A.B. 1833), §1, eff. July 18, 1995.)

[1]42 U.S.C.A., §1201 et.seq.

§754.5. Privileged statements; deaf or hearing impaired persons; use of interpreter

Whenever an otherwise valid privilege exists between an individual who is deaf or hearing impaired and another person, that privilege is not waived merely because an interpreter was used to facilitate their communication.

(Added by Stats. 1990, c. 1450 (S.B.2046), §3. Amended by Stats.1992, c. 913 (A.B. 1077), §15.)

B. DISCRIMINATION

Government Code

§11135.	Programs or activities funded by state; discrimination on basis of ethnic group identification, religion, age, sex, color, or disability; federal act; definition
§11136.	Notice to contractor, grantee or local agency by state agency; probable cause to believe violation of statute or regulation; hearing
§11137.	Action to curtail state funding upon determination of violation
§11138.	Rules and regulations
§11139.	Prohibitions and sanctions; construction of article
§11139.5.	Standards and guidelines; establishment; assistance
§12955	Unlawful practices
§12955.1	Discrimination; disabled persons; design and construction of multifamily dwellings;

	building standards
§12955.2	Familial status
§12955.3	Disability
§12955.4	Religious organizations; preference to persons of same religion; restrictions
§12955.5	Discriminatory housing practices; collecting information
§12955.6	Construction with other laws
§12955.7	Coercion, intimidation, threats, or interference with rights
§12955.8	Unlawful practices; proof; business establishment
§12955.9	Housing for older persons; application
§12956	Retention of records upon notice of complaint
§19230.	Legislative declaration; state policy
§19231.	Definitions; judging undue hardship on a department program
§19232	Affirmative action programs; goals and timetables; state agencies
§19233	State personnel board; responsibilities
§19234	Review of hiring activities; disproportionate exclusion; correction of under representation
§19236	Plans to overcome underrepresentations; responsibilities of state personnel board
§19237	Report

§11135. Prohibited discrimination under program or activity funded directly by state or receives financial assistance from state

(a) No person in the State of California shall, on the basis of ethnic group identification, religion, age, sex, color, or disability, be unlawfully denied the benefits of, or be unlawfully subjected to discrimination under, any program or activity that is funded directly by the state or receives any financial assistance from the state.

(b) With respect to discrimination on the basis of disability, programs and activities subject to subdivision (a) shall meet the protections and prohibitions contained in Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof, except that if the laws of this state prescribe stronger protections and prohibitions, the programs and activities subject to subdivision (a) shall be subject to the stronger protections and prohibitions.

(c) As used in this section, "disability" means any of the following with respect to an individual: (1) a physical or mental impairment that substantially limits one or more of the major life activities of the individual, (2) a record of an impairment as described in paragraph (1), or (3) being regarded as having an impairment as described in paragraph (1).

(Added by Stats.1977, c. 972, §1. Amended by Stats.1992, c. 913 (A.B. 1077), §18; Stats.1994, c. 146 (A.B.3601), §66.)

§11136. Notice to contractor, grantee or local agency by state agency; probable cause to believe violation of statute or regulation; hearing

Whenever a state agency that administers a program or activity that is funded directly by the state or receives any financial assistance from the state, has reasonable cause to believe that a contractor, grantee, or local agency has violated the provisions of Section 11135, or any regulation adopted to implement such section, the head of the state agency shall notify the contractor, grantee, or local agency of such violation and shall, after considering all relevant evidence, determine whether there is probable cause to believe that a violation of the provisions of Section 11135, or any regulation adopted to implement such section has occurred. In the event that it is determined that there is probable cause to believe that the provisions of Section 11135, or any regulation adopted to implement such section, have been violated, the head of the state agency shall cause to be instituted a hearing conducted pursuant to the provisions of Chapter 5 (commencing with Section 11500) of this part to determine whether a violation has occurred.

(Added by Stats.1977, c. 972, p. 2942, §1.)

§11137. Action to curtail state funding upon determination of violation

If it is determined that a contractor, grantee, or local agency has violated the provisions of this article, the state agency that administers the program or activity involved shall take action to curtail state funding in whole or in part to such contractor, grantee, or local agency.

(Added by Stats.1977, c. 972, p. 2943, §1.)

§11138. Rules and regulations

Each state agency that administers a program or activity that is funded directly by the state or receives any financial assistance from the state and that enters into contracts for the performance of services to be provided to the public in an aggregate amount in excess of one hundred thousand dollars ($100,000) per year shall, in accordance with the provisions of Chapter 4.5 (commencing with Section 11371) of this part, adopt such rules and regulations as are necessary to carry out the purpose and provisions of this article.

(Added by Stats.1977, c. 972, p. 2943, §1.)

§11139. Prohibitions and sanctions; construction of article

The prohibitions and sanctions imposed by this article are in addition to any other prohibitions and sanctions imposed by law.

This article shall not be interpreted in a manner that would frustrate its purpose.

This article shall not be interpreted in a manner that would adversely affect lawful programs which benefit the disabled, the aged, minorities and women.

This article and regulations adopted pursuant to this article may be enforced by a civil action for equitable relief.

(Added by Stats.1977, c. 972, p. 2943, §1.)

§11139.5. Standards and guidelines; establishment; assistance

The Secretary of the Health and Welfare Agency, with the advice and concurrence of the Fair Employment and Housing Commission, shall establish standards for determining which persons are protected by this article and standards for determining what practices are discriminatory. The secretary, with the cooperation of the Fair Employment and Housing Commission, shall assist state agencies in coordinating their programs and activities and shall consult with such agencies, as necessary, so that consistent policies, practices, and procedures are adopted with respect to the enforcement of the provisions of the article.

(Added by Stats.1977, c. 972, p. 2943, §1. Amended by Stats.1980, c. 992, p. 3138, §1; Stats.1982, c. 1270, p. 4691, §24.)

§12955. Unlawful practices

It shall be unlawful:

(a) For the owner of any housing accommodation to discriminate against or harass any person because of the race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability of that person.

(b) For the owner of any housing accommodation to make or to cause to be made any written or oral inquiry concerning the race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, or disability of any person seeking to purchase, rent or lease any housing accommodation.

(c) For any person to make, print, or publish, or cause to be made, printed or published any notice, statement, or advertisement, with respect to the sale or rental of a housing accommodation that indicates any preference, limitation, or discrimination based on race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability or an intention to make any such preference, limitation, or discrimination.

(d) For any person subject to the provisions of Section 51 of the Civil Code, as that section applies to housing accommodations, to discriminate against any person on the basis of sex, sexual orientation, color, race, religion, ancestry, national origin, familial status, marital status, disability,

source of income, or on any other basis prohibited by that section.

(e) For any person, bank, mortgage company or other financial institution that provides financial assistance for the purchase, organization, or construction of any housing accommodation to discriminate against any person or group of persons because of the race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability in the terms, conditions, or privileges relating to the obtaining or use of that financial assistance.

(f) For any owner of housing accommodations to harass, evict, or otherwise discriminate against any person in the sale or rental of housing accommodations when the owner's dominant purpose is retaliation against a person who has opposed practices unlawful under this section, informed law enforcement agencies of practices believed unlawful under this section, has testified or assisted in any proceeding under this part, or has aided or encouraged a person to exercise or enjoy the rights secured by this part. Nothing herein is intended to cause or permit the delay of an unlawful detainer action.

(g) For any person to aid, abet, incite, compel, or coerce the doing of any of the acts or practices declared unlawful in this section, or to attempt to do so.
(h) For any person, for profit, to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, sexual orientation, marital status, ancestry, disability, source of income, familial status, or national origin.

(i) For any person or other organization or entity whose business involves real estate-related transactions to discriminate against any person in making available a transaction, or in the terms and conditions of a transaction, because of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, source of income, familial status, or disability.

(j) To deny a person access to, or membership or participation in, a multiple listing service, real estate brokerage organization, or other service because of race, color, religion, sex, sexual orientation, marital status, ancestry, disability, familial status, source of income, or national origin.

(k) To otherwise make unavailable or deny a dwelling based on discrimination because of race, color, religion, sex, sexual orientation, familial status, source of income, disability, or national origin.

(l) To discriminate through public or private land use practices, decisions, and authorizations because of race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income, or ancestry. Discrimination includes, but is not limited to, restrictive covenants, zoning laws, denials of use permits, and other actions authorized under the

Planning and Zoning Law (Title 7 (commencing with Section 65000)), that make housing opportunities unavailable.

Discrimination under this subdivision also includes the existence of a restrictive covenant, regardless of whether accompanied by a statement that the restrictive covenant is repealed or void. This paragraph shall be come operative on January 1, 2001.

(m) As used in this section, "race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability" includes a perception that the person has any of those characteristics or that the person is associated with a person who has, or is perceived to have, any of those characteristics.

(n) To use a financial or income standard in the rental of housing that fails to account for the aggregate income of persons residing together or proposing to reside together on the same basis as the aggregate income of married persons residing together or proposing to reside together.

(o) In instances where there is a government rent subsidy, to use a financial or income standard in assessing eligibility for the rental of housing that is not based on the portion of the rent to be paid by the tenant.

(p) (1) For the purpose of this section, "source of income" means lawful, verifiable income paid directly to a tenant or paid to a representative of a tenant.

(2) For the purposes of this section, it shall not constitute discrimination based on source of income to make a written or oral inquiry concerning the level or source of income.

(q) This section shall remain in effect only until January 1, 2005, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2005, deletes or extends that date.

(Added by Stats.1980, c.992, §4. Amended by Stats.1992, c. 182 (S.B.1234), §7; Stats.1993, c. 1277 (A.B.2244), §4; Added by Stats.1999, c.590, §5, operative Jan. 1, 2005; Stats 1999, c. 591 (A.B. 1670), §11.5, operative Jan. 1, 2005; Stats 1999, c.592 (A.B. 1001), § 9.83, operative Jan. 1, 2005.)

§12955.1. Discrimination; disabled persons; design and construction of multifamily dwellings; building standards

For purposes of Section 12955, "discrimination" includes, but is not limited to, a failure to design and construct a covered multifamily dwelling in a manner that allows access to and use by disabled persons by providing, at a minimum, the following features:

(a) All covered multifamily dwellings shall have at least one building entrance on an accessible route, unless it is impracticable to do so because of the terrain or unusual characteristics of the site. The burden of establishing impracticability because of terrain or unusual site characteristics is on the person or persons who designed or constructed the housing facility.

(b) All covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in a manner that complies with all of the following:

(1) The public and common areas are readily accessible to and useable by handicapped persons.

(2) All the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by handicapped persons in wheelchairs.

(3) All premises within covered multifamily dwelling units contain the following features of adaptable design:

(A) An accessible route into and through the covered dwelling unit.

(B) Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.

(C) Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall, and shower seat, where those facilities are provided.

(D) Useable kitchens and bathrooms so that an individual in a wheelchair can maneuver about the space.

(c) For purposes of this section, "covered multifamily dwellings" mean buildings consisting of four or more dwelling units if the buildings have one or more elevators; and ground floor dwelling units in other buildings consisting of four or more dwelling units. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.

(d) Notwithstanding Section 12935, regulations adopting building standards necessary to implement, interpret, or make specific the provisions of this section shall be developed by the Office of the State Architect for public housing and by the Department of Housing and Community Development for all other residential occupancies, and shall be adopted pursuant to Chapter 4 (commencing with Section 18935) of Part 2.5 of the Health and Safety Code. Prior to the effective date of regulations

promulgated pursuant to this subdivision, existing federal accessibility standards that provide, to persons with disabilities, greater protections than existing state accessibility regulations shall apply. After regulations pursuant to this subdivision become effective, particular state regulations shall apply if they provide, to persons with disabilities, the same protections as, or greater protections than, the federal standards. If particular federal regulations provide greater protections than state regulations, then those federal standards shall apply. If the United States Department of Housing and Urban Development determines that any portion of the state regulations are not equivalent to the federal standards, the federal standards shall, as to those portions, apply to the design and construction of covered multifamily dwellings until the state regulations are brought into compliance with the federal standards. The appropriate state agency shall provide notice pursuant to the Administrative Procedures Act (Chapter 5 (commencing with Section 11500) of Part 5 of Division 3 of Title 2) of that determination.

(e) In investigating discrimination complaints, the department shall apply the building standards contained in Title 24 of the California Code of Regulations to determine whether a covered multifamily dwelling is designed and constructed for access to and use by disabled persons in accordance with this section.

(f) The building standard requirements for persons with disabilities imposed by this section shall meet or exceed the requirements under the federal Fair Housing Amendments Act of 1988 (P.L. 100-430) and its implementing regulations (24 C.F.R. 100.1 et seq.) and the existing state law building standards contained in Title 24 of the California Code of Regulations.

(Added by Stats 1992, C. 182 (S.B. 1234), §8. Amended by Stats 1993, C. 1277, (A.B. 2244), §5.)

§12955.2. Familial status

For purposes of this part, "familial status" means one or more individuals under 18 years of age who reside with a parent, another person with care and legal custody of that individual, a person who has been given care and custody of that individual by a state or local governmental agency that is responsible for the welfare of children, or the designee of that parent or other person with legal custody of any individual under 18 years of age by written consent of the parent or designated custodian. The protections afforded by this part against discrimination on the basis of familial status also apply to any individual who is pregnant , who is in the process of securing legal custody of any individual under 18 years of age, or who is in the process of being given care and custody of any individual under 18 years of age by a state or local governmental agency responsible for the welfare of children.

(Added by Stats. 1992, c. 182, (S.B. 1234), §9.)

§12955.3. Disability

For purposes of this part, "disability" includes, but is not limited to, any physical or mental disability as defined in Section 12926.

(Added by Stats. 1992, c. 182(S.B. 1234), §10. Amended by Stats.2000, c.1049 (A.B.2222), § 8.)

§12955.4. Religious organizations; preference to persons of same religion; restrictions
Nothing in this part shall prohibit a religious organization, association or society, or any nonprofit institution or organization operated, supervised, or controlled by or in conjunction with a religious organization, association, or society, from limiting the sale, rental, or occupancy of dwellings that it owns or operates for other than a commercial purpose to persons of the same religion or from giving preference to those persons, unless membership in that religion is restricted on account of race, color, or national origin.

(Added by Stats. 1992, c. 182, (S.B. 1234), §11.)

§12955.5. Discriminatory housing practices; collecting information
Nothing in this part shall preclude the government from establishing programs to collect information relating to discriminatory housing practices.

(Added by Stats. 1992, c. 182(S.B. 1234), §12.)

§12955.6. Construction with other laws
Nothing in this part shall be construed to afford to the classes protected under this part, fewer rights or remedies than the federal Fair Housing Amendments Act of 1988 (P.L. 100-430) and its implementing regulations (24 C.F.R. 100.1 et seq.), or state law relating to fair employment and housing as it existed prior to the effective date of this section. Any state law that purports to require or permit any action that would be an unlawful practice under this part shall to that extent be invalid. This part may be construed to afford greater rights and remedies to an aggrieved person than those afforded by federal law and other state laws.

(Added by Stats. 1992, c. 182 (S.B. 1234), §13. Amended by Stats. 1993, c. 1277 (A.B. 2244), §5.5)

§12955.7. Coercion, intimidation, threats, or interference with rights
It shall be unlawful to coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of that person having exercised or enjoyed, or on account of that person having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by Section 12955 or 12955.1.

(Added by Stats. 1993, c. 1277 (A.B. 2244), §6.)

§12955.8. Unlawful practices; proof; business establishment

For purposes of this article, in connection with unlawful practices:

(a) Proof of an intentional violation of this article includes, but is not limited to, an act or failure to act that is otherwise covered by this part, that demonstrates an intent to discriminate in any manner in violation of this part. A person intends to discriminate if race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, or ancestry is a motivating factor in committing a discriminatory housing practice even though other factors may have also motivated the practice. An intent to discriminate may be established by direct or circumstantial evidence.

(b) Proof of a violation causing a discriminatory effect is shown if an act or failure to act that is otherwise covered by this part, and that has the effect, regardless of intent, of unlawfully discriminating on the basis of race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, or ancestry. A business establishment whose action or inaction has an unintended discriminatory effect shall not be considered to have committed an unlawful housing practice in violation of this part if the business establishment can establish that the action or inaction is necessary to the operation of the business and effectively carries out the significant business need it is alleged to serve. In cases that do not involve a business establishment, the person whose action or inaction has an unintended discriminatory effect shall not be considered to have committed an unlawful housing practice in violation of this part if the person can establish that the action or inaction is necessary to achieve an important purpose sufficiently compelling to override the discriminatory effect and effectively carries out the purpose it is alleged to serve.

(1) Any determination of a violation pursuant to this subdivision shall consider whether or not there are feasible alternatives that would equally well or better accomplish the purpose advanced with a less discriminatory effect.

(2) For purposes of this subdivision, the term "business establishment" shall have the same meaning as in Section 51 of the Civil Code.

(Added by Stats. 1993, c. 1277 (A.B. 2244 §7. Amended by Stats. 1999, c. 592 (A.B. 1001), §10.)

§12955.9. Housing for older persons; application

(a) The provisions of this part relating to discrimination on the basis of familial status shall not apply to housing for older persons.

(b) As used in this section, "housing for older persons" means any of the following:

(1) Housing provided under any state or federal program that the Secretary of Housing and Urban Development determines is specifically designed and operated to assist elderly persons, as defined in the state or federal program.

(2) Housing that meets the standards for senior housing in Sections 51.2, 51.3, and 51.4 of the Civil Code, except to the extent that those standards violate the prohibition of familial status discrimination in the federal Fair Housing Amendments Act of 1988 (P.L. 100-430) and implementing regulations.

(3) Mobilehome parks that meet the standards for "housing for older persons" as defined in the federal Fair Housing Amendments Act of 1988 and implementing regulations.
(c) For purposes of this section, the burden of proof shall be on the owner to prove that the housing qualifies as housing for older persons.

(Added by Stats. 1993, c. 1277, (A.B. 2244), §8.)

§12956. Retention of records upon notice of complaint
Upon notice that a verified complaint against it has been filed under this part, any owner of housing accommodations shall maintain and preserve any and all rental records or any other written materials relevant to the complaint, until the complaint is fully and finally disposed of and all appeals or related proceedings terminated.

(Added by Stats. 1987, c. 605, §5.)

§19230. Legislative declaration; state policy
The Legislature hereby declares that:
(a) It is the policy of this state to encourage and enable individuals with a disability to participate fully in the social and economic life of the state and to engage in remunerative employment.

(b) It is the policy of this state that qualified individuals with a disability shall be employed in the state service, the service of the political subdivisions of the state, in public schools, and in all other employment supported in whole or in part by public funds on the same terms and conditions as the nondisabled, unless it is shown that the particular disability is job related.

(c) It is the policy of this state that a department, agency, or commission shall make reasonable accommodation to the known physical or mental limitations of an otherwise qualified applicant or employee who is an individual with a disability, unless the hiring authority can demonstrate that the accommodation would impose an undue hardship on the operation of its program. A department shall not deny any employment opportunity to a qualified applicant or employee who is an individual with a disability if the basis for the denial is the need to make reasonable accommodation to the physical or mental limitations of the applicant of employee.

(Added by Stats.1977, c. 1196, p. 3977, §2. Amended by Stats.1987, c. 292 , §1; Stats.1992, c. 913 (A.B. 1077), §27.)

§19231. Definitions; judging undue hardship on a department program
As used in this article, "individual with a disability" means any individual who has a physical or mental disability as defined in Section 12926.

(Added by Stats.1977, c. 1196, §2. Amended by Stats.1987, c. 292, §2; Stats.1992, c. 913, (A.B. 1077), §28. Amended by Stats.2000, c.1048(S.B. 2025), §1; Stats.2000, c.1049 (A.B. 2222), §9.)

§19232. **Affirmative action programs; goals and timetables; state agencies.**
Each state agency shall be responsible for establishing an effective affirmative action program to ensure individuals with a disability, who are capable of remunerative employment, access to positions in state service on an equal and competitive basis with the general population.

Each state agency shall develop and implement an affirmative action employment plan for individuals with a disability, which shall include goals and timetables. These goals and timetables shall be set annually for disabilities identified pursuant to guidelines established by the State Personnel Board, and shall be submitted to the board no later than June 1 of each year beginning in 1978, for review and approval or modification. Goals and timetables shall be made available to the public upon request.

(Added by Stats. 1997, c. 1196, p. 3977, §2. Amended by Stats. 1992, c.913 (A.B. 1077), §29)

§19233. State personnel board; responsibilities.
The State Personnel Board shall be responsible for the following:
(a) Outline specific actions to improve the representation of individuals with a disability in the state work force and to ensure equal and fair employment practices for employees who are individuals with a disability.

(b) Survey the number of individuals with a disability in each department by at least job category and salary range for the purpose of developing goals and timetables pursuant to Section 19232 and compare those numbers with the number of individuals with a disability in the work force.

(c) Establish guidelines for state agencies and departments to set goals and timetables to improve the representation of individuals with a disability in the state work force. Goals and timetables shall be set by at least job category.

(Added by Stats. 1977, c. 1196, p. 3977, §2. Amended by Stats. 1992, c. 913 (A.B. 1077), §30.)

§19234. Review of hiring activities; disproportionate exclusion; correction of under representation

Each state agency shall annually review its hiring activities designed to achieve the employment objectives established pursuant to subdivision (c) of Section 19233 to determine if any category of individuals with a disability have been disproportionately excluded on a non-job-related basis from employment. If any category has been so excluded, the agency shall correct that underrepresentation.

(Added by Stats. 1977, c. 1196, p. 3977, §2. Amended by Stats. 1992, c. 913 (A.B. 1077), §31.)

§19236. Plans to overcome underrepresentations; responsibilities of state personnel board

The State Personnel Board shall provide technical assistance, statewide advocacy, coordination, and monitoring of plans to overcome any underrepresentation determined pursuant to Section 19234.

(Added by Stats. 1977, c. 1196, p. 3977, §2.)

§19237. Report

On or before November 15 of each year, beginning in 1978, the State Personnel Board shall report to the Governor and the Legislature on the current activity, future plans, and past accomplishments of the overall employment program for individuals with a disability in state government, including an evaluation of the achievement of annual employment objectives.

(Added by Stats. 1977, c. 1196, p. 3977, §2. Amended by Stats. 1992, c. 913(A.B. 1077), §33.)

C. DISCRIMINATION BY LICENSED PROFESSIONALS

Business and Professions Code

§125.6. Refusal to perform licensed activity; aiding or inciting refusal of performance by another licensee; discrimination or restriction in performance; race, color, sex, religion, ancestry, disability, marital status, or national origin

Every person who holds a license under the provisions of this code is subject to disciplinary action under the disciplinary provisions of this code applicable to such person if, because of the applicant's race, color, sex, religion, ancestry, disability, marital status, or national origin, he or she refuses to perform the licensed activity or aids or incites the refusal to perform such licensed activity by another licensee, or if, because of the applicant's race, color, sex, religion, ancestry, disability, marital status, or national origin, he or she makes any discrimination, or restriction in the performance of the licensed activity. Nothing in this section shall be interpreted to apply to discrimination by employers with regard to employees or prospective employees, nor shall this section authorize action against any club license issued pursuant to Article 4 (commencing with Section 23425) of Chapter 3 of Division 9 because of discriminatory membership policy. The presence of architectural barriers to an individual with physical disabilities which conform to applicable state or local building codes and regulations shall not constitute discrimination under this section.

Nothing in this section requires a person licensed pursuant to Division 2 (commencing with Section 500) to permit an individual to participate in, or benefit from, the licensed activity of the licensee where that individual poses a direct threat to the health or safety of others. For this purpose, the term "direct threat" means a significant risk to the health or safety of others that cannot be eliminated by a modification of policies, practices, or procedures or by the provision of auxiliary aids and services.

"License," as used in this section, includes "certificate," "permit," "authority," and "registration" or any other indicia giving authorization to engage in a business or profession regulated by this code.

"Applicant," as used in this section means a person applying for licensed services provided by a person licensed under this code.

"Disability" means any of the following with respect to an individual:

(a) A physical or mental impairment that substantially limits one or more of the major life activities of the individual.

(b) A record of such an impairment.

(c) Being regarded as having such an impairment.

(Added by Stats.1974, c. 1350, §1. Amended by Stats.1977, c. 293, §1; Stats.1980, c. 191, §1; Stats.1992, ch. 913 (A.B.1077), §2.)

Insurance Code

§10144. Physically or mentally impaired person; coverage and rates
§10144.2 Victims of domestic violence; health care service plans; enrollment, coverage or rate discrimination; underwriting coverage on basis of medical condition
§10145. Blindness or partial blindness

§10144. Physically or mentally impaired person; coverage and rates
No insurer issuing, providing, or administering any contract of individual or group insurance providing life, annuity, or disability benefits applied for and issued on or after January 1, 1984 shall refuse to insure, or refuse to continue to insure, or limit the amount, extent, or kind of coverage available to an individual, or charge a different rate for the same coverage solely because of a physical or mental impairment, except where the refusal, limitation or rate differential is based on sound actuarial principles or is related to actual and reasonably anticipated experience.

"Physical or mental impairment" means any physical, sensory, or mental impairment which substantially limits one or more of that person's major life activities.

(Added by Stats.1980, c. 352, p.697,§2; Amended by Stats.1982, c. 620, p. 2611, §1, operative January 1, 1984; Stats.1985, c. 971, §1.5.)

§10144.1. Disability insurer; claimant with terminal illness; experimental medical procedure or plan of treatment; coverage denial; notification requirements; review rights.
A disability insurer that denies coverage for an experimental medical procedure or plan of treatment for a claimant with a terminal illness, which for the purposes of this section refers to an incurable or irreversible condition that has a high probability of causing death within one year or less, under a disability insurance policy that includes hospital, medical, or surgical coverage issued in this state shall provide written notification directly to the claimant or representative, which shall include all of the following:

(a) The specific medical and scientific reasons for the denial and specific references to pertinent policy provisions upon which the denial is based.

(b) A description of the alternative medical procedures or treatments covered by the policy, if any. Compliance with this subdivision by an insurer shall not be construed to mean that the insurer is engaging in the unlawful practice of medicine.

(c) A description of the process by which the claimant or representative may exercise his or her right to appeal the denial and obtain and participate in a review of the information provided to the claimant or representative pursuant to subdivisions (a) and (b). The review shall not be limited to written communication and shall be provided by the appropriate named fiduciary or his or her designee rendering the decision. The review shall be provided to the claimant within 30 calendar days following the receipt of the request for review. However, the review required by this section shall be held within five business days if the treating physician determines, in consultation with the medical director of the insurer, based on standard medical practice, that the effectiveness of either the proposed treatment, services, or supplies or any alternative treatment, services, or supplies covered by the policy, would be materially reduced if not provided at the earliest possible date.

§10144.2. Victims of domestic violence; health care service plans; enrollment, coverage or rate discrimination; underwriting coverage on basis of medical condition.

(a) No disability insurer covering hospital, medical, or surgical expenses shall deny, refuse to insure, refuse to renew, cancel, restrict, or otherwise terminate, exclude, or limit coverage or charge a different rate for the same coverage, on the basis that the applicant or insured person is, has been, or may be a victim of domestic violence.

(b) Nothing in this section shall prevent a disability insurer covering hospital, medical, or surgical expenses from underwriting coverage on the basis of the medical condition of an individual so long as the consideration of the condition (1) does not take into account whether such an individual's medical condition was caused by an act of domestic violence, (2) is the same with respect to an applicant or insured who is not the subject of domestic violence as with an applicant or insured who is the subject of domestic violence, and (3) does not violate any other act, regulation, or rule of law. The fact that an individual is, has been, or may be the subject of domestic violence shall not be considered a medical condition.

(c) As used in this section, "domestic violence" means domestic violence, as defined in Section 6211 of the Family Code.

(Added by Stats. 1995, c. 603(A.B. 1973), §2.)

§10145. Blindness or partial blindness

No insurer issuing, providing, or administering any contract of individual or group insurance providing life, annuity, or disability benefits applied for and issued on or after January 1, 1986, shall refuse to insure, or refuse to continue to insure, or limit the amount, extent, or kind of coverage available to an individual, or charge a different rate for the same coverage solely because of blindness or partial blindness.

"Blindness or partial blindness" means central visual acuity of not more than 20/200 in the better eye, after correction, or visual acuity greater than 20/200 but with a limitation in the fields of vision so that the widest diameter of the visual field subtends an angle no greater than 20 degrees, certified by a licensed physician and surgeon who specializes in diseases of the eye or a licensed optometrist.

(Added by Stats.1985, c. 971, §2.)

STATE HISTORIC BUILDING CODE
Division 13. Part 2.7.

Health and Safety Code

§18951. Purpose
§18952 Application
§18953. Intent
§18954. Repairs, alterations, and additions; application of building standards and building regulations; physically handicapped accessibility standard
§18955. Qualified historical building or structure
§18956. Application of Government Code, Public Resources Code, and other statutes and regulations
§18957 Authorized building and fire officials; performance of duties
§18958. Additional agencies authorized to adopt rules and regulations
§18959. Administration and enforcement
§18959.5. Alternative building standards, rules and regulations; historical buildings code board
§18960. State historical building code board
§18961. Review, enforcement and administration of variances, appeals procedure; agency to consider alternative provisions of the part and obtain review

§18951. Purpose

It is the purpose of this part to provide alternative building regulations and building standards for the rehabilitation, preservation, restoration (including related reconstruction), or relocation of buildings or structures designated as historic buildings. Such alternative building standards and building regulations are intended to facilitate the restoration or change of occupancy so as to preserve their original or restored architectural elements and features, to encourage energy conservation and a cost effective approach to preservation, and to provide for the safety of the building occupants.

(Added by Stats.1975, c. 906, p.2005, §1. Amended Stats.1977, c. 707, p.2267, §1, effective September 8, 1977; Stats.1979, c. 1152, p.4304, §164.)

§18952. Application
This part shall apply to all qualified historical structures as defined in Section 18955.

(Added by Stats. 1975, c.906, p.2005, §1.)

§18953. Intent
It is the intent of this part to provide means for the preservation of the historical value of designated buildings and, concurrently, to provide reasonable safety from fire, seismic forces or other hazards for occupants of such buildings, and to provide reasonable availability to and usability by, the physically handicapped.

(Added by Stats.1975, c. 906, p.2005, §1. Amended by Stats.1981, c. 598, p. 2309, §1.)

§18954. Repairs, alterations, and additions; application of building standards and building regulations; physically handicapped accessibility standards
Repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, moving, or continued use of a historical building or structure may be made if they conform to this part. The building department of every city or county shall apply the provisions of alternative building standards and building regulations adopted pursuant to Section 18959.5 in permitting repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, safety, moving, or continued use of a historical building or structure. A state agency shall apply the alternative building regulations adopted pursuant to Section 18959.5 in permitting repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, safety, moving or continued use of a historical building or structure.
The application of any alternative standards for the provision of access to the physically handicapped or exemption from access requirements shall be done on a case-by-case basis and item-by-item basis, and shall not be applied to an entire building or structure without individual consideration of each item, and shall not be applied to related sites or areas except on an
item-by-item basis.

(Added by Stats.1975, c. 906, p. 2005, §1. Amended by Stats.1979, c. 1152, p. 4304, §165; Stats.1981, c. 598, p. 2309, §2; Stats.1984, c. 1314, §1, operative July 1, 1985; Stats.1990, c. 625 (S.B. 2775), §1.)

§18955. Qualified historical building or structure

For the purposes of this part, a qualified historical building or structure is any structure, collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts or landmarks.

(Added by Stats.1975, c. 906, p. 3006, §1. Amended by Stats.1977, c. 707, p. 2267, §2, effective September 8, 1977.)

§18956. Application of Government Code, Public Resources Code, and other statutes and regulations

The application of the provisions of Part 5.5 (commencing with Section 19955) of Division 13 of this code, Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code, Division 15 (commencing with Section 25000) of the Public Resources Code, and of any other statute or regulation, as they may apply to qualified historical buildings or structures, shall be governed by this part.

(Added by Stats.1975, c. 906, p.2006, §1. Amended by Stats.1976, c. 192, p. 372, §1, effective May 28, 1976; Stats.1978, c. 555, p. 1729, §1, effective August 25, 1978; Stats.1980, c. 676, p. 1951, §169.)

§18957. Authorized building and fire officials; performance of duties

Nothing in this part shall be construed to prevent authorized building or fire officials from the performance of their duties when in the process of protecting the public health, safety, and welfare.

(Added by Stats. 1957, c. 906, p.2006, §1.)

§18958. Additional agencies authorized to adopt rules and regulations

Except as provided in Section 18930, the following state agencies, in addition to the State Historical Building Safety Board, shall have the authority to adopt rules and regulations pursuant to the State Historical Building Code governing the rehabilitation, preservation, restoration, related reconstruction, safety, or relocation of qualified historical buildings and structures within their

jurisdiction:
(a) The Office of the State Architect.
(b) The State Fire Marshal.
(c) The State Building Standards Commission, but only with respect to approval of building standards.
(d) The Department of Housing and Community Development.
(e) The Department of Transportation.
(f) Other state agencies that may be affected by this part.

(Added by Stats.1975, c. 906, p.2006, §1. Amended by Stats.1979, c. 1152, p.4305, §166; Stats.1981, c. 598, p.2310, §3; Stats.1984, c. 1314, §2, operative July 1, 1985; Stats.1990, c. 625 (S.B. 2775), §3.)

§18959. Administration and enforcement

(a) Except as otherwise provided in Part 2.5 (commencing with Section 18901), all the state agencies shall administer and enforce this part with respect to qualified historical buildings or structures under their respective jurisdiction.

(b) Except as otherwise provided in Part 2.5 (commencing with Section 18901), all local building authorities shall administer and enforce this part with respect to qualified historical buildings or structures under their respective jurisdictions where applicable.

(c) The State Historical Building Safety Board shall coordinate and consult with the other applicable state agencies affected by this part and, except as provided in Section 18943, disseminate provisions adopted pursuant to this part to all local building authorities and state agencies at cost.

(d) Regulations adopted by the State Fire Marshal pursuant to this part shall be enforced in the same manner as regulations are enforced under Sections 13145, 13146, and 13146.5.

(e) Regular and alternative building standards published in the State Building Standards Code shall be enforced in the same manner by the same governmental entities as provided by law.

(f) When administering and enforcing the provisions of this part, all local agencies may make changes or modifications in the requirements contained in the State Historical Building Code, as described in Section 18944.7, as it determines are reasonably necessary because of local climatic, geological, seismic, and topographical conditions. The local agency shall make an express finding that the modifications or changes are needed, and the finding shall be available as a public record. A copy of the finding and change or modification shall be filed with the State Historical Building Safety Board. No modification or change shall become effective or operative for any purpose until the finding and modification or change has been filed with the board.

(Added by Stats.1975, c. 906, p.2006, §1. Amended by Stats.1977, c. 707, p.2267, §3, effective September 8, 1977; Stats.1979, c. 1152, p 4305, §167; Stats.1981, c. 598, p.2310, §4; Stats.1984, c. 1314, §3, operative July 1, 1985; Stats.1985, c. 106, §84; Stats.1990, c. 625 (S.B. 2775), §5.)

§18959.5. Alternative building standards, rules and regulations; historical buildings code board

Subject to the applicable provisions of Part 2.5 (commencing with Section 18901) of this division, the State Historical Building Safety Board shall adopt and submit alternative building standards for approval pursuant to Chapter 4 (commencing with Section 18935) of Part 2.5 of this division and may adopt, amend, and repeal other alternative rules and regulations under this part which the board has recommended for adoption under subdivision (b) of Section 18960 by the State Architect or other appropriate state agencies.

(Added by Stats.1977, c. 707, p.2268, §4, effective September 8, 1977. Amended by Stats.1979, c. 1152, p. 4305, §168; Stats.1984, c. 1314, §4, operative July 1, 1985; Stats.1990, c. 625, (S.B. 2775) §7.)

§18960. State historical building code board

(a) A State Historical Building Safety Board is hereby established within the Office of the State Architect which shall be composed of qualified experts in their respective fields who shall represent various state and local public agencies, professional design societies and building and preservation oriented organizations.

(b) This board shall act as a consultant to the State Architect and to the other applicable state agencies. The board shall recommend to the State Architect and the other applicable state agencies rules and regulations for adoption pursuant to this part.

(c) The board shall also act as a review body to state and local agencies with respect to interpretations of this part as well as on matters of administration and enforcement of it. The board's decisions shall be reported in printed form.

(1) Notwithstanding subdivision (b) of Section 18945, if any local agency administering and enforcing this part or any person adversely affected by any regulation, rule, omission, interpretation, decision, or practice of this agency representing a building standard wishes to appeal the issue for resolution to the State Historical Building Safety Board, these parties may appeal to the board. The board may accept the appeal only if it determines that issues involved in the appeal have statewide significance.

(2) The State Historical Building Safety Board shall, upon making a decision on an appeal pursuant

to paragraph (1), send a copy to the State Building Standards Commission.

(3) Requests for interpretation by local agencies of the provisions of this part may be accepted for review by the State Historical Building Safety Board. A copy of an interpretation decision shall be sent to the State Building Standards Commission in the same manner as paragraph (2).

(4) The State Historical Building Safety Board may charge a reasonable fee, not to exceed the cost of the service, for requests for copies of their decisions and for requests for review by the board pursuant to paragraph (1) or (3). All funds collected pursuant to this paragraph shall be deposited in the State Historical Building Code Fund, which is hereby established, for use by the State Historical Building Safety Board. The State Historical Building Code Fund and the fees collected therefor, and the budget of the State Historical Safety Board, shall be subject to annual appropriation in the Budget Act.

(5) Local agencies may also charge reasonable fees not to exceed the cost for making an appeal pursuant to paragraph (1) to persons adversely affected as described in that appeal.

(6) All other appeals involving building standards under this part shall be made as set forth in subdivision (a) of Section 18945.

(d) The board shall be composed of representatives of state agencies and public and professional building design, construction, and preservation organizations experienced in dealing with historic buildings. Unless otherwise indicated, each named organization shall appoint its own representatives. Each of the following shall have one member on the board who shall serve without pay, but shall receive actual and necessary expenses incurred while serving on the board:
(1) Office of the State Architect.
(2) The State Fire Marshal.
(3) The State Historical Resources Commission.
(4) The California Occupational Safety and Health Standards Board.
(5) California Council, American Institute of Architects.
(6) Structural Engineers Association of California.
(7) A mechanical engineer, Consulting Engineers Association of California
(8) An electrical engineer, Consulting Engineers Association of California.
(9) California Council of Landscape Architects.
(10) The Department of Housing and Community Development.
(11) The Department of Parks and Recreation.
(12) County Supervisors Association of California.
(13) League of California Cities.

(14) The Office of Statewide Health Planning and Development.
(15) The Department of Rehabilitation.
(16) The California Chapter of the American Institute of City Planners.
(17) The Department of Transportation.
(18) The California Preservation Foundation.
(19) The Seismic Safety Commission.
(20) The California Building Officials.

The 20 members listed above shall select a building contractor as a member of the board. The members shall serve without pay, but shall receive actual and necessary expenses incurred while serving on the board.

Each of the appointing authorities shall appoint, in the same manner as for members, an alternate in addition to a member. The alternate member shall serve in place of the member at such meetings of the board as the member is unable to attend. The alternate shall have all of the authority that the member would have when the alternate is attending in the place of the member. The board may appoint, from time to time, as it deems necessary, consultants who shall serve without pay but shall receive actual and necessary expenses as approved by the board.

(e) The term of membership on the board shall be for four years, with the State Architect's representative serving continually until replaced. Vacancies on the board shall be filled in the same manner as original appointments. The board shall annually select a chairperson from among the members of the board.

(Added by Stats.1975, c. 906, p.2007, §1. Amended by Stats.1977, c. 1001, p.3003, §1; Stats.1981, c. 598, p.2311, §5; Stats.1984, c. 1314, §5, operative July 1, 1985; Stats.1990, c. 625 (S.B. 2775), §9.)

§18961. Review, enforcement and administration of variances, appeals procedure; agency to consider alternative provisions of this part and obtain review

All state agencies which enforce and administer approvals, variances, or appeals procedures or decisions affecting the preservation or safety of the historical aspects of historical buildings shall use the alternative provisions of this part and shall consult with the State Historical Building Safety Board to obtain its review prior to undertaking action or making decisions on variances or appeals which affect historical buildings.

(Added by Stats.1982, c. 1358, §3. Amended by Stats.1984, c. 1314, §6, operative July 1, 1985; Stats.1990, c. 625 (S.B. 2775), §11.)

POLLING PLACES

Elections Code

§225. **Repealed by Stats.1994, c. 920 (S.B.1547), §1.**

§226. **Repealed by Stats.1994, c. 920 (S.B.1547), §1.**

§227. **Repealed by Stats.1994, c. 920 (S.B.1547), §1.**

§228. **Repealed by Stats.1994, c. 920 (S.B.1547), §1.**

§1638.5. **Repealed by Stats.1994, c. 920 (S.B.1547), §1.**

§10010.2. **Repealed by Stats.1994, c. 920 (S.B.1547), §1.**

§14234. **Repealed by Stats.1994, c. 920 (S.B.1547), §1.**

RECREATION

A. Division 5. Chapter 1. California Recreation Trails
(Public Resources Code 5070.5, 5071, 5071.7, 5073.1, 5075.3.)

B. Division 5. Chapter 2.6. Public Playground Equipment
(Public Resources Code 5410, 5411.)

C. Division 1. Chapter 2. Fish and Game Code 217.5.

A. CALIFORNIA RECREATION TRAILS

Public Resources Code

§5070 Citation of article
§5070.3 Definitions
§5070.5. Declaration of policy
§5071. Contents of plan
§5071.7. Consultations; signs along heritage corridors; segments oriented to waterways; off-highway motor vehicle use; physically disabled persons
§5073.1. Repealed by Stats 1990 ch 1495 (A.B. 4044) ə3.
§5075.3. Standards and criteria for trail routes and complementary facilities
§5077.8. South Yuba Independence Trail South Yuba Project recognized as primary wheelchair wilderness and backpacking trail

§5070 Citation of article
This article shall be known and may be cited as the California Recreational Trails Act.
(Added by Stats.1974, c.1461, p.3192, §2.)

§5070.3. Definitions
Unless the context otherwise requires, the following definitions shall govern construction of this article:
(a) "Affirmative access area" means an area of already existing disability access improvements along a heritage corridor.
(b) "Committee" means the California Recreational Trails Committee.
(c) "Heritage corridor" means a regional, state, or nationwide alignment of historical, natural, or conservation education significance, with roads, state and other parks, greenways, or parallel recreational trails, intended to have guidebooks, signs, and other features to enable self-guiding tourism, and environmental conservation education along most of its length and of all or some of the facilities open to the public along its length, with an emphasis on facilities whose physical and interpretive accessibility meet "whole-access" goals.
(d) "Heritage corridors access map" means a 1:500,000 publicly distributed map combining listings and locations of parks, trails, museums, and roadside historical and natural access points, including disability and interpretive access data, along designated heritage corridors.
(e) "Plan" means the California Recreational Trails System Plan.
(f) "System" means the California Recreational Trails System.
(g) "Whole-access" means a general level of trail and human accessibility that includes not only

disabled persons but all others making up the "easy-access" majority of the public. This level of accessibility may also benefit from amplified concepts of natural terrain accessibility and cooperation with volunteer and nonprofit accessibility groups.

(Amended by Stats.1990, c.1495(A.B.4044), §1.)

§5070.5. Declaration of policy

The Legislature hereby declares that it is the policy of the state to:

(a) Increase accessibility and enhance the use, enjoyment, and understanding of California's scenic, natural, historic, and cultural resources.

(b) Encourage hiking, horseback riding, and bicycling as important contributions to the health and welfare of the state's population.

(c) Provide for the use of recreational trails by physically disabled persons, the elderly, and others in need of graduated trails with special safety features, particularly in conjunction with heritage corridors.

(d) Increase opportunities for recreational boating on designated waterways.

(e) Increase opportunities for use of recreational vehicles in designated areas and trail corridors pursuant to Chapter 1.25 (commencing with Section 5090.01.).

(f) Provide for the development and maintenance of a statewide system of recreational and interpretive trails, including heritage corridors.

(g) Increase the recreational and educational use of public roads by developing guides, maps, and other interpretive materials concerning significant historical, agricultural, scenic, and other resource areas.

(h) Encourage the development by cities, counties, districts, and private groups of recreational and interpretive trails, including heritage corridors.

(Added by Stats.1974, c. 1461, ə2. Amended by Stats.1977, c. 946, ə1, effective September 21, 1977; Stats.1979, c. 844, ə2; Stats.1982, c. 994, ə8.)

§5071. Contents of plan

The plan shall contain, but shall not be limited to, the following elements:

(a) Pedestrian trails.

(b) Bikeways.
(c) Equestrian trails.
(d) Boating trails.
(e) Trails and areas suitable for use by physically disabled persons, the elderly, and others in need of graduated trails, especially along designated heritage corridors.
(f) Cross-country skiing trails.
(g) Heritage corridors.

(Added by Stats.1974, c. 1461, §2. Amended by Stats.1977, c. 946, §2, effective September 21, 1977; Stats.1979, c. 844, §3; Stats.1982, c. 994, §9.)

§5071.7. Consultations; signs along heritage corridors; segments oriented to waterways; off-highway motor vehicle use; physically disabled persons

(a) (1) In planning the system, the director shall consult with and seek the assistance of the Department of Transportation. The Department of Transportation shall plan and design those trail routes that are in need of construction contiguous to state highways and serve both a transportation and a recreational need.
(2) The Department of Transportation shall install or supervise the installation of signs along heritage corridors consistent with the plan element developed pursuant to this section and Section 5073.1; provided, however, that it shall neither install nor supervise the installation of those signs until it determines that it has available to it adequate volunteers or funds, or a combination thereof, to install or supervise the installation of the signs, or until the Legislature appropriates sufficient funds for the installation or supervision of installation, whichever occurs first.

(b) The element of the plan relating to boating trails and other segments of the system which are oriented to waterways shall be prepared and maintained by the Department of Boating and Waterways pursuant to Article 2.6 (commencing with Section 68) of Chapter 2 of Division 1 of the Harbors and Navigation Code. Those segments shall be integrated with the California Protected Waterways Plan developed pursuant to Chapter 1273 of the Statutes of 1968, and shall be planned so as to be consistent with the preservation of rivers of the California Wild and Scenic Rivers System, as provided in Chapter 1.4 (commencing with Section 5093.50) of this division.

(c) Any element of the plan relating to trails and areas for the use of off/highway motor vehicles shall be prepared and maintained by the Division of Off/Highway Motor Vehicle Recreation pursuant to Chapter 1.25 (commencing with Section 5090.01).

(d) In planning the system, the director shall consult with and seek the assistance of the Department of Rehabilitation, representatives of its California Access Network volunteers, and nonprofit disability access groups to assure that adequate provision is made for publicizing the potential use

of recreational trails, including heritage corridors physically disabled persons.

(Added by Stats.1974, c. 1461, §2. Amended by Stats.1977, c. 946, §3, effective September 21, 1977; Stats.1978, c. 365, §15; Stats.1979, c. 844, §4; Stats.1980, c. 595, §1; Stats.1982, c. 994, §10; Stats.1990, c. 1495 (A.B. 4044), §2.)

§5073.1. Repealed by Stats 1990 ch 1495 (A.B. 4044) §3.

§5075.3. Standards and criteria for trail routes and complementary facilities
In specifying criteria and standards for the design and construction of trail routes and complementary facilities as provided in subdivisions (b) and (c) of Section 5071.3, the director shall include the following:
(a) The following routes shall be given priority in the allocation of funds:

(1) Routes which are in proximity or accessible to major urban areas of the state.

(2) Routes which are located on lands in public ownership.

(3) Routes which provide linkage or access to natural, scenic, historic, or recreational areas of clear statewide significance.

(4) Routes which are, or may be, the subject of agreements providing for participation of other public agencies, cooperating volunteer trail associations, or any combination of those entities, in state trail acquisition, development, or maintenance.

(b) Where feasible, trail uses may be combined on routes within the system; however, where trail use by motor vehicles is incompatible with other trail uses, separate areas and facilities should be provided.

(c) Trails should be located and managed so as to restrict trail users to established routes and to aid in effective law enforcement.

(d) Trails should be located so as to avoid severance of private property and to minimize impact on adjacent landowners and operations. The location of any trail authorized by this article shall, if the property owner so requests, be placed as nearly as physically practicable to the boundary lines of the property traversed by the trail, as such boundary lines existed as of January 1, 1975.

(e) Insofar as possible, trails should be designed and maintained to harmonize with, and complement, established forest, agricultural, and resource management plans. No trail, or property acquisition therefor, shall interfere with a landowner's water rights or his right to access to the place

of exercise of such water rights.

(f) Trails should be planned as a system and each trail segment should be part of the overall system plan.

(g) Trails should be appropriately signed to provide identification, direction, and information.
(h) Rest areas, shelters, sanitary facilities, or other conveniences should be designed and located to meet the needs of trail users, including physically handicapped persons, and to prevent intrusion into surrounding areas.
(i) The department shall erect fences along any trail when requested to do so by the owner of adjacent land, or with the consent of the owner of such land when the department determines it will be in the best interests of the users of the trail and adjoining property owners, and shall place gates in such fences when necessary to afford proper access and at each point of intersection with existing roads, trails, or at used points of access to or across such trail. The department shall maintain such fences and gates in good condition.

(j) A landowner's right to conduct agricultural, timber harvesting, or mining activities on private lands adjacent to, or in the vicinity of, a trail shall not be restricted because of the presence of the trail.
(Added by Stats.1974, c. 1461, p. 3192, §2. Amended by Stats.1975, c.945, p.2114, §1; Stats.1977, c. 946, p.2883, §4, eff. Sept. 21, 1977; Stats. 1982, c. 903, p.3333, §3, eff. Sept. 13, 1982.)

§5077.2. Priority routes for heritage corridor designation
In addition to utilizing criteria and standards for the design, interpretation, and implementation of heritage corridor routes and complementary facilities, as provided in subdivisions (b) and (c) of Section 5071.3 and paragraphs (1), (2), (3), and (4) of subdivision (a) of Section 5075.3, the director shall include in the plan required by Section 5070.7 the following routes which shall be given priority for designation as heritage corridors:
(a) Routes which connect urban areas with the cross-section of landscape provided in parks and recreation and outdoor resource areas in California.

(b) Routes incorporating existing and planned facilities for ready accessibility for physically disabled persons utilizing coordinated accessibility to several areas and experiences such as trails, water, visitor centers, campsites, parking, and rest rooms.

(c) Existing and planned scenic highways.

(d) Looping routes radiating out of centers of population to allow optimum use.

(e) Routes nominated by local governmental jurisdictions and local volunteer groups.

(f) Routes providing access to the maximum number of recreational trails and other recreational facilities.

(g) Routes intended to direct the public away from areas where trespass or damage to public or private property or natural resources is likely.
(Added by Stats. 1979, c. 844, p. 2937, §7.)

§5077.8 South Yuba Independence Trail South Yuba Project recognized as primary wheelchair wilderness and backpacking trail
In order to promote disability access along the heritage corridors, the director shall recognize the South Yuba Independence Trail South Yuba Project as one of California's primary wheelchair wilderness and backpacking trails.
(Added by Stats. 1990, c. 1495(A.B. 4044), §6.)

B. PUBLIC PLAYGROUND EQUIPMENT

Public Resources Code

§5410. Legislative findings and declarations
The Legislature hereby finds and declares that playground equipment accessible to and usable by all persons regardless of physical condition is becoming increasingly available. The Legislature further finds and declares that it is a matter of statewide interest and concern that all public agencies providing playgrounds utilize such facilities to the maximum extent possible, and, where feasible, provide playground equipment usable by both able-bodied and physically disabled persons so as to integrate able-bodied and physically disabled persons within such playgrounds.

(Added by Stats.1978, c. 1006, §1.)

§5411. Purchase of equipment usable by physically handicapped persons
All public agencies operating playgrounds, including state agencies, cities, counties, a city and county, school districts and other districts, shall, with respect to new playground equipment purchased on or after January 1, 1979, provide that a portion of the equipment within the playground is accessible and usable by all persons regardless of their physical condition whenever such equipment is available at a quality and cost which is comparable to the quality and cost of standard equipment.

(Added by Stats.1978, c. 1006, §1.)

C. FISH AND GAME CODE §217.5.

§217.5. Sport fishing areas accessible to disabled persons; notation in booklet of regulations

(a) The department shall identity property it owns or manages that includes areas for sport fishing which are accessible to disabled persons.

(b) Commencing with the booklet of sport fishing regulations published by the commission in 1986, the availability of sport fishing areas, identified by the department as accessible to disabled persons under subdivision (a), shall be noted in the booklet of regulations, together with telephone numbers and instructions for obtaining a list of those areas from regional department offices.

(Added by Stats.1984, c. 1148, §1)

MEETINGS

Government Code

§54950. Declaration, intent; sovereignty

In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly.

The people of this State do not yield their sovereignty to the agencies which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.

(Added by Stats.1953, c.1588, p.3270, §1.)

§54950.5. Short Title

This chapter shall be known as the Ralph M. Brown Act.

(Added by Stats.1961, c.115, p.1127, §1.)

§54951. Local agency, definition
As used in this chapter, "local agency" means a county, city, whether general law or chartered, city and county, town, school district, municipal corporation, district, political subdivision, or any board, commission or agency thereof, or other local public agency.

(Added by Stats.1953, c.1588, p.3270, §1. Amended by Stats.1959, c.1417, p.3696, §1.)

§54951.1. Repealed by Stats.1993, c.1138 (S.B.1140), §2.3, operative April 1, 1994.

§54951.7. Repealed by Stats.1993, c.1138 (S.B.1140), §2.5, operative April 1, 1994.

§54952. Legislative body, definition
As used in this chapter, "legislative body" means:
(a) The governing body of a local agency or any other local body created by state or federal statute.

(b) A commission, committee, board, or other body of a local agency, whether permanent or temporary, decisionmaking or advisory, created by charter, ordinance, resolution, or formal action of a legislative body. However, advisory committees, composed solely of the members of the legislative body which are less than a quorum of the legislative body are not legislative bodies, except that standing committees of a legislative body, irrespective of their composition, which have a continuing subject matter jurisdiction, or a meeting schedule fixed by charter, ordinance, resolution, or formal action of a legislative body are legislative bodies for purposes of this chapter.

(c)(1) A board, commission, committee, or other multimember body that governs a private corporation or entity that either:
(A) Is created by the elected legislative body in order to exercise authority that may lawfully be delegated by the elected governing body to a private corporation or entity.

(B) Receives funds from a local agency and the membership of whose governing body includes a member of the legislative body of the local agency appointed to that governing body as a full voting member by the legislative body of the local agency.

(2) Notwithstanding subparagraph (B) of paragraph (1), no board, commission, committee, or other multimember body that governs a private corporation or entity that receives funds from a local agency and, as of February 9, 1996, has a member of the legislative body of the local agency as a full voting member of the governing body of that private corporation or entity shall be relieved from the public meeting requirements of this chapter by virtue of a change in status of the full voting member to a nonvoting member.

(d) The lessee of any hospital the whole or part of which is first leased pursuant to subdivision (p) of Section 32121 of the Health and Safety Code after January 1, 1994, where the lessee exercises any material authority of a legislative body of a local agency delegated to it by that legislative body whether the lessee is organized and operated by the local agency or by a delegated authority.

(Added by Stats.1953, c.1588, p.3270, §1. Amended by Stats.1961, c.1671, p.3637, §1; Stats.1993, c.1138 (S.B.1140), §3, operative April 1, 1994; Stats.1996, c. 1134 (S.B.1504), §1.)

§54952.1. Member of a legislative body of a local agency; conduct

Any person elected to serve as a member of a legislative body who has not yet assumed the duties of office shall conform his or her conduct to the requirements of this chapter and shall be treated for purposes of enforcement of this chapter as if he or she has already assumed office.

(Added by Stats.1993, c.1137 (S.B.36), §1, operative April 1, 1994. Amended by Stats.1994, c.32 (S.B.752), §2, eff. March 30, 1994, operative April 1, 1994.)

§54952.2. Meeting; prohibited devices for obtaining collective concurrence; exclusions from chapter

(a) As used in this chapter, "meeting" includes any congregation of a majority of the members of a legislative body at the same time and place to hear, discuss, or deliberate upon any item that is within the subject matter jurisdiction of the legislative body or the local agency to which it pertains.

(b) Except as authorized pursuant to Section 54953, any use of direct communication, personal intermediaries, or technological devices that is employed by a majority of the members of the legislative body to develop a collective concurrence as to action to be taken on an item by the members of the legislative body is prohibited.

(c) Nothing in this section shall impose the requirements of this chapter upon any of the following:
(1) Individual contacts or conversations between a member of a legislative body and any other person.

(2) The attendance of a majority of the members of a legislative body at a conference or similar gathering open to the public that involves a discussion of issues of general interest to the public or to public agencies of the type represented by the legislative body, provided that a majority of the members do not discuss among themselves, other than as part of the scheduled program, business of a specified nature that is within the subject matter jurisdiction of the local agency. Nothing in this paragraph is intended to allow members of the public free admission to a conference or similar gathering at which the organizers have required other participants or registrants to pay fees or charges as a condition of attendance.

(3) The attendance of a majority of the members of a legislative body at an open and publicized meeting organized to address a topic of local community concern by a person or organization other than the local agency, provided that a majority of the members do not discuss among themselves, other than as part of the scheduled program, business of a specific nature that is within the subject matter jurisdiction of the legislative body of the local agency.

(4) The attendance of a majority of the members of a legislative body at an open and noticed meeting of another body of the local agency, or at an open and noticed meeting of a legislative body of another local agency, provided that a majority of the members do not discuss among themselves, other than as part of the scheduled meeting, business of a specific nature that is within the subject matter jurisdiction of the legislative body of the local agency.

(5) The attendance of a majority of the members of a legislative body at a purely social or ceremonial occasion, provided that a majority of the members do not discuss among themselves business of a specific nature that is within the subject matter jurisdiction of the legislative body of the local agency.

(6) The attendance of a majority of the members of a legislative body at an open and noticed meeting of a standing committee of that body, provided that the members of the legislative body who are not members of the standing committee attend only as observers.

(Added by Stats.1993, c.1137 (S.B.36), §2, operative April 1, 1994. Amended by Stats.1994, c.32 (S.B.752), §3, effective March 30, 1994, operative April 1, 1994; Amended by Stats.1997, c.253 (S.B.138), §1.)

§54952.3. Repealed by Stats.1993, c.1138 (S.B.1140), §5, operative April 1, 1994.

§54952.5. Repealed by Stats.1993, c.1138 (S.B.1140), §6, operative April 1, 1994.

§54952.6. Action taken, definition

As used in this chapter, "action taken" means a collective decision made by a majority of the members of a legislative body, a collective commitment or promise by a majority of the members of a legislative body to make a positive or a negative decision, or an actual vote by a majority of the members of a legislative body when sitting as a body of entity, upon a motion, proposal, resolution, order or ordinance.

(Added by Stats.1961, c.1671, p.3637, §3.)

§54952.7. Copies of chapter to members of legislative body of local agencies

A legislative body of a local agency may require that a copy of this chapter be given to each member of the legislative body and any person elected to serve as a member of the legislative body who has not assumed the duties of office. An elected legislative body of a local agency may require that a copy of this chapter be given to each member of each legislative body all or a majority of whose members are appointed by or under the authority of the elected legislative body.

(Added by Stats.1980, c.1284, p.4341, §17. Amended by Stats.1981, c.968, §27; Stats.1993, c.1136 (A.B.1426), §3, operative April 1, 1994; Stats.1993, c.1137 (S.B.36), §3, operative April 1, 1994; Stats.1993, c.1138 (S.B.1140), §7, operative April 1, 1994.)

§54953. Meetings to be open and public; attendance; video teleconferencing

(a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing,, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorom of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction. The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, " teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public

with additional teleconference locations.

(c) No legislative body shall take action by secret ballot, whether preliminary or final.
(Added by Stats.1953, c.1588, p.3270, §1. Amended by Stats.1988, c.399, §1; Stats.1993, c.1136(A.B.1426). §4, operative April 1, 1994; Stats.1993, c.1137 (S.B.36), §4, operative April 1, 1994; Stats.1994, c.32(S.B.752), §4, eff. March 30, 1994, operative April 1, 1994; Amended by Stats.1997, c.253 (S.B.138), §2; Stats.1998, c.260 (S.B.139), §1.)

Section 54953, added by Stats.1988, c. 399, §2, relating to meetings of the legislative body of a local agency being open and public, was repealed by Stats.1999, c.83 (S.B.966), §84.

§54953.1. **Testimony of members before grand jury**
The provisions of this chapter shall not be construed to prohibit the members of the legislative body of a local agency from giving testimony in private before a grand jury, either as individuals or as a body.

(Added by Stats.1979, c.950, p. 3277, §1.)

§54953.3. **Conditions to attendance**
A member of the public shall not be required, as a condition to attendance at a meeting of a legislative body of a local agency, to register his or her name, to provide other information, to complete a questionnaire, or otherwise to fulfill any condition precedent to his or her attendance. If an attendance list, register, questionnaire, or other similar document is posted at or near the entrance to the room where the meeting is to be held, or is circulated to the persons present during the meeting, it shall state clearly that the signing, registering, or completion of the document is voluntary, and that all persons may attend the meeting regardless of whether a person signs, registers, or completes the document.

(Added by Stats.1957, c.85, p. 664, §1. Amended by Stats.1981, c.968, §28.)

§54953.5. **Right to record proceedings; conditions; tape or fil m records made by or under direction of local agencies**
(a) Any person attending an open and public meeting of a legislative body of a local agency shall have the right to record the proceedings with an audio or video tape recorder or a still or motion picture camera in the absence of a reasonable finding by the legislative body of the local agency that the recording cannot continue without noise, illumination, or obstruction of view that constitutes, or would constitute, a persistent disruption of the proceedings.

(b) Any tape or film record of an open and public meeting made for whatever purpose by or at the direction of the local agency shall be subject to inspection pursuant to the California Public Records

Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1), but, notwithstanding Section 34090, may be erased or destroyed 30 days after the taping or recording. Any inspection of a video or tape recording shall be provided without charge on a video or tape player made available by the local agency.

(Added by Stats.1980, c.1284, p.4341, §18. Amended by Stats.1993, c. 1136 (A.B.1426), §5, operative April 1, 1994; Stats.1993, c. 1137 (S.B.36), §5, operative April 1, 1994; Stats.1994, c.32 (S.B. 752), §5, eff. March 30, 1994, operative April 1, 1994.)

§54953.6. Prohibitions or restrictions on broadcasts of proceedings of legislative body; reasonable findings

No legislative body of a local agency shall prohibit or otherwise restrict the broadcast of its open and public meetings in the absence of a reasonable finding that the broadcast cannot be accomplished without noise, illumination, or obstruction of view that would constitute a persistent disruption of the proceedings.

(Added by Stats.1993, c. 1136 (A.B.1426), §6, operative April 1, 1994; Stats.1993, c. 1137 (S.B.36), §6, operative April 1, 1994. Amended by Stats.1994, c.32 (S.B.752), §6, eff. March 30, 1994, operative April 1, 1994.)

§54953.7. Allowance of greater access to meetings than minimal standards in this chapter
Notwithstanding any other provision of law, legislative bodies of local agencies may impose requirements upon themselves which allow greater access to their meetings than prescribed by the minimal standards set forth in this chapter. In addition thereto, an elected legislative body of a local agency may impose such requirements on those appointed legislative bodies of the local agency of which all or a majority of the members are appointed by or under the authority of the elected legislative body.

(Added by Stats.1981, c. 968, §29.)

§54954. Time and place of regular meetings; special meetings; emergencies
(a) Each legislative body of a local agency, except for advisory committees or standing committees shall provide, by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body, the time and place for holding regular meetings. Meetings of advisory committees or standing committees, for which an agenda is posted at least 72 hours in advance of the meeting pursuant to subdivision (a) of Section 54954.2, shall be considered for purposes of this chapter as regular meetings of the legislative body.

(b) Regular and special meetings of the legislative body shall be held within the boundaries of the territory over which the local agency exercises jurisdiction, except to do any of the following:
(1) Comply with state or federal law or court order, or attend a judicial or administrative proceeding to which the local agency is a party.

(2) Inspect real or personal property which cannot be conveniently brought within the boundaries of the territory over which the local agency exercises jurisdiction provided that the topic of the meeting is limited to items directly related to the real or personal property.

(3) Participate in meetings or discussions of multiagency significance that are outside the boundaries of a local agency's jurisdiction. However, any meeting or discussion held pursuant to this subdivision shall take place within the jurisdiction of one of the participating local agencies and be noticed by all participating agencies as provided for in this chapter.

(4) Meet in the closest meeting facility if the local agency has no meeting facility within the boundaries of the territory over which the local agency exercises jurisdiction, or at the principal office of the local agency if that office is located outside the territory over which the agency exercises jurisdiction.

(5) Meet outside their immediate jurisdiction with elected or appointed officials of the United States

or the State of California when a local meeting would be impractical, solely to discuss a legislative or regulatory issue affecting the local agency and over which the federal or state officials have jurisdiction.

(6) Meet outside their immediate jurisdiction if the meeting takes place in or nearby a facility owned by the agency, provided that the topic of the meeting is limited to items directly related to the facility.

(7) Visit the office of the local agency's legal counsel for a closed session on pending litigation held pursuant to Section 54956.9, when to do so would reduce legal fees or costs.

(c) Meetings of the governing board of a school district shall be held within the district except under the circumstances enumerated in subdivision (b), or to do any of the following:
(1) Attend a conference on nonadversarial collective bargaining techniques.

(2) Interview members of the public residing in another district with reference to the trustees' potential employment of the superintendent of that district.

(3) Interview a potential employee from another district.

(d) Meetings of a joint powers authority shall occur within the territory of at least one of its member agencies, or as provided in subdivision (b). However, a joint powers authority which has members throughout the state may meet at any facility in the state which complies with the requirements of Section 54961.

(e) If, by reason of fire, flood, earthquake, or other emergency, it shall be unsafe to meet in the place designated, the meetings shall be held for the duration of the emergency at the place designated by the presiding officer of the legislative body or his or her designee in a notice to the local media that have requested notice pursuant to Section 54956, by the most rapid means of communication available at the time.

(Added by Stats.1953, c.1588, p.3270, §1. Amended by Stats.1993, c.1136(A.B.1426), §7, operative April 1, 1994; Stats.1993, c.1137 (S.B.36), §7, operative April 1, 1994; Stats.1994, c.32 (S.B.752), §7, eff. March 30, 1994, operative April 1, 1994; Amended by Stats.1997, c.253 (S.B.138), §3; Stats.1998, c.260(S.B.139), §2.)

§54954.1. Mailed notice to persons who filed written request; time; duration and renewal of requests; fee

Any person may request that a copy of the agenda, or a copy of all the documents constituting the agenda packet, of any meeting of a legislative body be mailed to that person. Upon receipt of the written request, the legislative body or its designee shall cause the requested materials to be mailed at the time the agenda is posted pursuant to Section 54954.2 and 54956 or upon distribution to all, or a majority of all, of the members of a legislative body, whichever occurs first. Any request for mailed copies of agendas or agenda packets shall be valid for the calendar year in which it is filed, and must be renewed following January 1 of each year. The legislative body may establish a fee for mailing the agenda or agenda packet, which fee shall not exceed the cost of providing the service. Failure of the requesting person to receive the agenda or agenda packet pursuant to this section shall not constitute grounds for invalidation of the actions of the legislative body taken at the meeting for which the agenda or agenda packet was not received.

(Added by Stats.1973, c.1070, p.2151, §1. Amended by Stats.1990, c. 1198 (A.B. 4065), §1; Amended by Stats.1997, c.253 (S.B.138), §4.)

54954.2. Agenda; posting; action on other matters

(a) At least 72 hours before a regular meeting, the legislative body of the local agency, or its designee shall post an agenda containing a brief general description of each item of business to be transacted or discussed at the meeting, including items to be discussed in closed session. A brief general description of an item generally need not exceed 20 words. The agenda shall specify the time and location of the regular meeting and shall be posted in a location that is freely accessible to members of the public.

No action or discussion shall be undertaken on any item not appearing on the posted agenda, except that members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights under Section 54954.3. In addition, on their own initiative or in response to questions posed by the public, a member of a legislative body or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. Furthermore, a member of a legislative body, or the body itself, subject to rules or procedures of the legislative body, may provide a reference to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.

(b) Notwithstanding subdivision (a), the legislative body may take action on items of business not appearing on the posted agenda under any of the conditions stated below. Prior to discussing any item pursuant to this subdivision, the legislative body shall publicly identify the item.

(1) Upon a determination by a majority vote of the legislative body that an emergency situation exists, as defined in Section 54956.5.

(2) Upon a determination by a two-thirds vote of the members of the legislative body present at the meeting, or, if less than two-thirds of the members are present, a unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the local agency subsequent to the agenda being posted as specified in subdivision (a).

(3) The item was posted pursuant to subdivision (a) for a prior meeting of the legislative body occurring not more than five calendar days prior to the date action is taken on the item, and at the prior meeting the item was continued to the meeting at which action is being taken.

(Added by Stats.1986, c. 641, §5. Amended by Stats.1993, c.1136(A.B.1426), §8, operative April 1, 1994; Stats.1993, c.1137 (S.B.36), §8, operative April 1, 1994; Stats.1994, c.32 (S.B.752), §8, eff. March 30, 1994, operative April 1, 1994; Am/ended by Stats.1997, c.253 (S.B.138), §5.)

§54954.3 Opportunity for public to address legislative body; adoption of regulations; public criticism of policies

(a) Every agenda for regular meetings shall provide an opportunity for members of the public to directly address the legislative body on any item of interest to the public, before or during the legislative body's consideration of the item, that is within the subject matter jurisdiction of the legislative body, provided that no action shall be taken on any item not appearing on the agenda unless the action is otherwise authorized by subdivision (b) of Section 54954.2. However, the agenda need not provide an opportunity for members of the public to address the legislative body on any item that has already been considered by a committee, composed exclusively of members of the legislative body, at a public meeting wherein all interested members of the public were afforded the opportunity to address the committee on the item, before or during the committee's consideration of the item, unless the item has been substantially changed since the committee heard the item, as determined by the legislative body. Every notice for a special meeting shall provide an opportunity for members of the public to directly address the legislative body concerning any item that has been described in the notice for the meeting before or during consideration of that item.

(b) The legislative body of a local agency may adopt reasonable regulations to ensure that the intent of subdivision (a) is carried out, including, but not limited to, regulations limiting the total amount of time allocated for public testimony on particular issues and for each individual speaker.

(c) The legislative body of a local agency shall not prohibit public criticism of the policies, procedures, programs, or services of the agency, or of the acts or omissions of the legislative body. Nothing in this subdivision shall confer any privilege or protection for expression beyond that

otherwise provided by law.

(Added by Stats.1986, c. 641, §6. Amended by Stats. 1991, c. 66 (S.B.100), §1; Stats.1993, c. 1136 (A.B.1426), §9, operative April 1, 1994; Stats. 1993, c. 1137 (S.B. 36), §9, operative April 1, 1994; Stats. 1994, c. 32 (S.B. 752), §9, eff. March 30, 1994, operative April 1, 1994.)

§54959. Penalty for unlawful meeting

Each member of a legislative body who attends a meeting of that legislative body where action is taken in violation of any provision of this chapter, and where the member intends to deprive the public of information to which the member knows or has reason to know the public is entitled under this chapter, is guilty of a misdemeanor.

(Added by Stats.1961, c.1671, p.3638, §5. Amended by Stats.1993, c.1136(A.B.1426), §16, operative April 1, 1994; Stats.1993, c.1137 (S.B.36), §16, operative April 1, 1994; Stats.1994, c.32(S.B.752), §18, eff. March 30, 1994, operative April 1, 1994.)

§54961. Meetings prohibited in facilities; grounds; identity of victims of tortious sexual conduct or child abuse

(a) No legislative body of a local agency shall conduct any meeting in any facility the prohibits the admittance of any person, or persons, on the basis of race, religious creed, color, national origin, ancestry, or sex, or which is inaccessible to disabled persons, or where members of the public may not be present without making a payment or purchase. This section shall apply to every local agency as defined in Section 54951.

(b) No notice, agenda, announcement, or report required under this chapter need identify any victim or alleged victim of tortious sexual conduct or child abuse unless the identity of the person has been publicly disclosed.

(Added by Stats.1970, c.383, p.798, §2. Amended by Stats.1981, c. 968, §36; Stats.1993, c.1136 (A.B.1426), §19, operative April 1, 1994; Stats.1993, c.1137(S.B.36), §19, operative April 1, 1994; Stats.1993, c.1138 (S.B.1140), §9, operative April 1, 1994; Stats.1994, c.32 (S.B.752), §21, eff. March 30, 1994, operative April 1, 1994.)

§54962 Closed session by legislative body prohibited

Except as expressly authorized by this chapter, or by Sections 1461, 1462, 32106, and 32155 of the Health and Safety Code or Sections 37606 and 37624.3 of the Government Code as they apply to hospitals, or by any provision of the Education Code pertaining to school districts and community college districts, no closed session may be held by any legislative body of any local agency.

(Added by Stats. 1987, c. 1320, §6. Amended by Stats.1988, c. 1346, §1, eff. Sept. 26, 1988; Stats. 1993, c. 1136 (A.B. 1426), §20, operative April 1, 1994; Stats. 1993, c 1137 (S.B.36), §20, operative April 1, 1994; Stats. 1993, c. 1138 (S.B. 1140), §10, operative April 1, 1994; Stats. 1994, c. 32 (S.B. 752), §22, eff. March 30 1994, operative April 1, 1994; Stats. 1995, c. 529 (S.B. 614), §6, eff. Oct. 4, 1995.)

RULEMAKING

Health and Safety Code

PART 2.5. STATE BUILDING STANDARDS
CHAPTER 1. GENERAL PROVISIONS AND DEFINITIONS

§18901-18902	Article 1. Title
§18903	Repealed
§18904	Repealed
§18905-18919	Article 2. Definitions
	CHAPTER 2. ORGANIZATION
§18920-18924	Article 1. The California Building Standards Commission
§18925	Article 2. The Executive Director of the State Building Standards Commission
§18926-18929.1	Article 3. The Coordinating Council and Advisory Panels
§18930-18934.8	CHAPTER 3. POWERS OF THE COMMISSION
§18935-18944.7	CHAPTER 4. THE CALIFORNIA BUILDING STANDARDS CODE
§18945-18949	CHAPTER 5. APPEALS AND ENFORCEMENT
§18949.1-18949.6	CHAPTER 6. REGULATIONS
§18949.25-18949.31	CHAPTER 7. CONSTRUCTION INSPECTORS, PLANS EXAMINERS, AND BUILDING OFFICIALS

§18901. **Short title**
(a) This part shall be known and may be cited as the California Building Standards Law.

(b) The California Building Standards Commission shall continue within the State and Consumer Services Agency.

(Amended by Stats. 1997, c.580(S.B. 320), §5.)

§18902. **State Building Standards Code; Title 24 of California Administrative Code; references**
All references to the State Building Standards Code, Title 24 of the California Administrative Code shall mean the California Building Standards Code.

(Amended by Stats. 1992, c.897 (A.B.3515), § 1.)

§18903. **Repealed by Stats.1979, c.1152, p.4292, §162**

§18904. **Repealed by Stats.1979, c.1152, p.4292, §162**

§18905. **Construction**
Unless the context otherwise requires, the definitions contained in this article shall govern the construction of this part.

(Added by Stats.1979, c. 1152, p. 4292, § 163.)

§18905.5. Adopting agency
"Adopting agency" means a state agency responsible for the adoption of building standards.

(Amended by Stats. 1992, c. 897 (A.B. 3515, §2.)

§18906. **Adoption or adopt**
"Adoption" or "adopt" means, with respect to the procedure for promulgation of a building standard, the final act of a state agency that has the legislative authority and responsibility to take proposed building standards to public hearing.

(Amended by Stats. 1992, c. 897 (A.B.3515), § 3.)

§18907. **Approval**
"Approval" means, with respect to the procedure for promulgation of a building standard, the action of approval by the California Building Standards Commission. Until there is approval of the standard by the commission, it shall be a proposed building standard or regulation.

(Amended by Stats. 1992, c. 897, (A.B.3515), § 4.)

§18908. **Building; structure**
(a) "Building" means any structure used for support or shelter of any use or occupancy. "Structure" means that which is built or constructed, an edifice or building of any kind or any piece of work artificially built or composed of parts joined together in some definite manner, except any mobilehome as defined in Section 18008, manufactured home, as defined in Section 18007, special purpose commercial coach, as defined in Section 18012.5, and recreational vehicle, as defined in Section 18010.

(b) "Building" includes a structure wherein things may be grown, made, produced, kept, handled, stored, or disposed of.

(c) All appendages, accessories, apparatus, appliances, and equipment installed as a part of building or structure shall be deemed to be a part thereof.

(d) "Building" does not include machinery, equipment, or appliances installed for manufacture or process purposes only, any construction installations which are not a part of a building, or any tunnel, mine shaft, highway, or bridge.

(Added by Stats.1979, c.1152, p. 4292, §163. Amended by Stats.1987, c.1053, § 3.)

§18909. **Building standard**
(a) "Building standard" means any rule, regulation, order, or other requirement, including any amendment or repeal of that requirement, which specifically regulates, requires, or forbids the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building, structure, factory-built housing, or other improvement to real property, including fixtures therein, and as determined by the commission.

(b) Except as provided in subdivision (d), "building standard" includes architectural and design functions of a building or structure, including, but not limited to, number and location of doors, windows, and other openings, stress or loading characteristics of materials, and methods of fabrication, clearances, and other functions.

(c) "Building standard" includes a regulation or rule relating to the implementation or enforcement of a building standard not otherwise governed by statute, but does not include the adoption of procedural ordinances by a city or other public agency relating to civil, administrative, or criminal procedures and remedies available for enforcing code violations.

(d) "Building standard" does not include any safety regulations which any state agency is authorized to adopt relating to the operation of machinery and equipment used in manufacturing, processing, or fabricating, including, but not limited to, warehousing and food processing operations, but not including safety regulations relating to permanent appendages, accessories, apparatus, appliances, and equipment attached to the building as a part thereof, as determined by the commission.

(e) "Building standard" does not include temporary scaffoldings and similar temporary safety devices and procedures, which are used in the erection, demolition, moving, or alteration of buildings.

(f) "Building standard" does not include any regulation relating to the internal management of a state agency.

(g) "Building standard" does not include any regulation, rule, order, or standard which pertains to mobilehomes, manufactured homes, commercial coaches, special purpose commercial coaches, or recreational vehicles.

(h) "Building standard" does not include any regulation, rule, or order or standard which pertains to a mobile home park, recreational vehicle park, temporary recreational vehicle park, or travel trailer park, except that "building standard" includes the construction of permanent buildings and plumbing, electrical, and fuel gas equipment and installations within permanent buildings in mobilehome parks, recreational vehicle parks, temporary recreational vehicle parks, or travel trailer parks. For purposes of this subdivision, "permanent building" means any permanent structure constructed in the mobilehome park, recreational vehicle park, temporary recreational vehicle park, or travel trailer park which is a permanent facility under the control and ownership of the park operator.

(i) "Building standard" does not include any regulation, rule, order, or standard which pertains to mausoleums regulated under Part 5 (commencing with Section 9501) of Division 8.

(j) "Building standard" does not include any regulation adopted by the California Integrated Waste Management Board, the Department of Toxic Substances Control, or the State Water Resources Control Board concerning the discharge of waste to land or the treatment, transfer, storage, resource recovery, disposal, or recycling of the waste.

(Amended by Stats.1992, c.897(A.B.3515), §5; Stats. 1993, c.663(A.B.54), §2.)

§18910. **Code**
"Code" means the California Building Standards Code, including the triennial editions and supplements.

(Amended by Stats.1992, c.897 (A.B.3515), §6.)

§18911. **Codification; codify**
"Codification" or "codify" means to arrange building standards in the publication format of the code as determined by the commission.

(Amended by Stats.1992, c. 897 (A.B. 3515), §7.)

§18912. **Commission**
"Commission" means the California Building Standards Commission.

(Amended by Stats.1992, c. 897 (A.B.3515), §8.)

§18913. **Emergency standard**
"Emergency standard" means either of the following:
(a) A building standard or an order of repeal of a building standard filed for publication in the code by the commission pursuant to Section 11346.1 of the Government Code.

(b) A building standard adopted by the Occupational Safety and Health Standards Board which is at least as effective as a federal standard promulgated under Section 6 of the federal Occupational Safety and Health Act of 1970 (Public Law 91-596).

(Amended by Stats.1992, c. 897 (A.B.3515), § 9.)

§18914. **Executive Director**
"Executive director" means the Executive Director of the California Building Standards Commission.

(Amended by Stats.1992, c. 897 (A.B.3515), §10.)

§18915. **Local Agency**
"Local agency" means a city, county, and city and county, whether general law or chartered, district agency, authority, board, bureau, department, commission, or other governmental entity of less than statewide jurisdiction. Local agency includes any entity of regional jurisdiction. Local agency does not include an agency of the federal government.

(Added by Stats.1979, c. 1152, p. 4292, §163.)

§18916. **Model code**
"Model code" means any building code drafted by private organizations or otherwise, and shall include, but not be limited to, the latest edition of the following:
(a) The Uniform Building Code of the International Conference of Building Officials.

(b) The Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials.

(c) The Uniform Mechanical Code of the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials.

(d) The National Electrical Code of the National Fire Protection Association.

(e) The Uniform Fire Code of the International Conference of Building Officials and the Western Fire Chiefs Association, Inc.

(f) Appendix Chapter 1 of the Uniform Code for Building Conservation of the International Conference of Building Officials.

(Added by Stats. 1979, c. 1152, p. 4292, §163. Amended by Stats. 1987, c. 1053, §8; Stats. 1989, c. 1360, §94; Stats. 1989, c. 952, § 2; Stats. 1991, c. 173 (A.B. 204), § 2.)

§18917. **Occupancy**
"Occupancy" means the purpose for which a building, structure, or other improvement to property, or a part thereof, is used or intended to be used.

(Added by Stats.1979, c. 1152, p. 4292, §163.)

§18917.2. **Propose**
"Propose" refers, with respect to the procedure for promulgation of a building standard, to the state agency that has the legislative authority and responsibility to write proposed building standards.

(Added by Stats. 1992, c. 897 (A.B.3515), § 10.5.)

§18917.3. **Publication; publish**
"Publication" or "publish" means to print and make available to the public the California Building Standards Code or administrative regulations that apply directly to the implementation or enforcement of building standards.

(Added by Stats.1979, c. 1152, p. 4292, §163. Amended by Stats. 1987, c. 1053, §9; Stats. 1988, c. 1194, §8, operative Jan. 1, 1989.)

§18917.5. **Secretary**
"Secretary" means the Secretary of the State and Consumer Services Agency.

(Added by Stats.1979, c.1152, p. 4292, §163.)

§18918. **State agency**
"State agency" means a state agency as defined in Section 11000 of the Government Code.

(Added by Stats.1979, c. 1152, p. 4292, §163. Amended by Stats.1987, c.1053, §10.)

§18919. **Regulation**
"Regulation" means any rule, regulation, ordinance, or order promulgated by a state or local agency, including rules, regulations, or orders relating to occupancy or the use of land. "Regulation" includes building standards.

(Added by Stats.1979, c.1152, p. 4292, §163.)

§18920. **Existence; composition**
There is continued in existence in the State and Consumer Services Agency a California Building Standards Commission consisting of the Secretary of State and Consumer Services Agency, and 10 members appointed by the Governor subject to confirmation by the Senate.

(Added by Stats.1979, c.1152, p. 4292, §163. Amended by Stats.1987, c.1053, §10.5)

§18921. **Appointed members**
(a) The appointed members of the commission shall be selected from, and represent the public, design professions, the building and construction industry, local government building officials, fire and safety officials, and labor in accordance with the following:

(b) Four members shall be appointed from among the professions and industries concerned with building construction as follows:
(1) An architect.

(2) A mechanical or electrical engineer or fire protection engineer.

(3) A structural engineer.

(4) A licensed contractor.

(c) Three members shall be appointed from among the general public at least one of whom shall be a physically handicapped person.

(d) One member shall be appointed from organized labor in the building trades.

(e) One member shall be appointed who is a local building official.

(f) One member shall be appointed who is a local fire official.

(g) At least one member of the commission shall be experienced and knowledgeable in barrier free

architecture and aware of, and sensitive to, the requirements necessary to ensure public buildings are accessible to, and usable by, the physically handicapped.

(h) At least one member of the commission shall be experienced and knowledgeable in building energy efficiency standards.

As used in this section, "physically handicapped" means persons who have permanent mobility impairments which affect ambulation due to cerebral palsy, poliomyelitis, spinal cord injury, amputation, and other conditions or diseases which reduce mobility or require the use of crutches, canes, or wheelchairs.

(Added by Stats.1979, c.1152, p. 4292, §163. Amended by Stats. 1980, c. 1064, p. 3408, §1; Stats.1987, c. 1053, §11; Stats. 1988, c. 1194, §8.5, operative Jan. 1, 1989; Stats. 1991, c. 865 (A.B.47), §19.)

§18922. **Chair; vice chair**
The Secretary of the State and Consumer Services Agency or the secretary's representative shall serve as the chair of the commission. The commission shall elect a vice chair annually from among its members.
(Amended by Stats.1997, c.580(S.B.320), §6.)

§18923. **Term of office**
(a) The term of office of members of the commission shall be four years and they shall hold office until the appointment and qualification of their successors, not to exceed 180 days after the term is expired.
(b) The term of members of the commission shall be staggered based on the following cycle:

(1) The terms of two members shall expire on January 1, 1981.

(2) The terms of three members shall expire on January, 1, 1982.

(3) The terms of two members shall expire on Jnauary 1, 1983.

(4) The terms of three members shall expire on January 1, 1984.
(c) Prior members of the commission may be reappointed.

(d) In the event of a vacancy prior to the expiration of a term, an appointment shall be made to fill the balance of the unexpired term.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1987, c.1053, §12; Amended by Stats.1997, c.580 (S.B. 320), §7. Amended by Stats.1997, c.580(S.B.320), §7.)

§18924. **Compensation; travel expenses**
The members of the commission shall serve without compensation. Members of the commission who are not state officers shall be paid their actual necessary travel expenses.

(Added by Stats.1979, c.1152, p.4292, §163.)

§18925. **Executive Director**
The commission shall appoint an Executive Director of the California Building Standards Commission, who shall hold office at the pleasure of the commission. The executive director shall make public the processes of the commission. The executive director shall appoint, in accordance with civil service and other provisions of law, officers and employees necessary to carry out the intent and purposes of this part.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1984, c.677, §4; Amended by Stats.1992, c. 897 (A.B.3515), §13.)

§18926. **Coordinating Council; existence; membership; duties**
(a) There is, in the office of the executive director, a coordinating council. The membership of the council shall consist of the executive director, who shall serve as chairperson, and representatives appointed by the State Director of Health Services, the Director of the Office of Statewide Health Planning and Development, the Director of Housing and Community Development, the Director of Industrial Relations, the State Fire Marshal, the Executive Director of the State Energy Resources Conservation and Development Commission, and the Director of General Services.

(b) Subject to the pleasure of the commission:
(1) The council or any member of the council shall, when called and directed in writing by the executive director, work with and assist an agency proposing building standards or adopting building standards, or both, in the development of proposals for building standards.

(2) When a state agency contemplates the adoption of any building standard, it shall, prior to commencing any action to prepare a draft of the proposal, advise the executive director, in writing, of that intent and request the executive director to call the council, or any member of the council, as appropriate, for assistance.

(3) Whenever the commission returns for amendment, or rejects any proposed building standard, and one of the reasons for that action is that approval of the proposal would create a conflict with

existing building standards of other adopting agencies, the executive director shall call the council or any member of the council, as appropriate, to assist in the elimination of the conflict.

(4) The council shall draft proposed building standards which the commission is authorized to adopt pursuant to Section 18933 for the consideration of the commission and approval, utilizing the criteria of Section 18930.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1981, c.817, p.3165, §3; Stats.1984, c.677, §5; Stats.1988, c.1194, §9, operative Jan. 1, 1989; Amended by Stats.1992, c. 897(A.B. 3515), § 14.)

§18927. **Advisory panels; qualifications of persons appointed; compensation.**
The commission may appoint from the design professions, the building and construction industry, the affected general public, and interested governmental agencies, appropriate advisory panels to advise the commission and its staff with respect to building standards. The persons appointed to the panels shall be specifically knowledgeable and qualified in the type of work embraced by the building standards in question. These persons shall serve without compensation, but may receive actual necessary travel expenses.

(Added by Stats.1979, c.1152, p. 4292, §163. Amended by Stats.1987, c.1053, §13; Stats. 1988, c.1194, §10, operative Jan. 1, 1989; Amended by Stats.1992, c.897 (A.B.3515), §15.)

§18928. **Model code, national standard, or specification; adoption of and reference to most recent addition; date of publication; committee**
(a) Each state agency adopting or proposing adoption of a model code, national standard, or specification shall reference the most recent edition of applicable model codes, national standards, or specifications.

(b) Each state agency adopting or proposing adoption of a model code, national standard, or specification shall adopt or propose adoption of the most recent editions of the model codes, as amended or proposed to be amended by the adopting agency, within one year after the date of publication of the model codes, national standards, or specifications. The "date of publication of a model code, national standard, or specification" is either of the following:
(1) The date of publication printed in the model code, national standard, or specification. If only a month and year are shown by the model code, national standard, or specification adopting agency or body, the date of publication shall be considered to be the last day of the month shown.

(2) The date determined by the commission, if no publication date is shown in the model code, national standard, or specification. The commission shall notify all adopting agencies of its

determination within 15 days.

(c) If the adopting agencies fail to comply with subdivision (b), the commission shall convene a committee to recommend to the commission the adoption, amendment, or repeal, on the agencies' behalf, of the most recent editions of the model codes, national standards, or specifications and necessary state standards.

(Added by Stats.1985, c.623, §1. Amended by Stats.1987, c.1053, §14; Stats.1988, c. 1194, §10.5, operative Jan. 1, 1989; Amended by Stats.1997, c.645 (A.B. 1071), §13.)

§18928.1. **Building standards; incorporatin of model codes, applicable national specifications or published standards; publication agreement**
Building standards adopted or approved by the commission shall incorporate the text of the model codes, applicable national specifications, or published standards, in whole or in part, only by reference, with appropriate additions or deletions therefrom. The commission may elect to adopt or approve standards which incorporate, in whole or in part, the text of these publications, with changes therein, or deletions therefrom, directly incorporated into the text of the California Building Standards Code, but no textual material contained in any of the model codes, as enumerated in Section 18916, may be included in the California Building Standards Code by means other than incorporation by reference, unless the commission and the governing body of the organization that publishes the model codes first reach a written agreement concerning the terms and conditions of the publication, including, but not limited to, whether the publication will be by the commission or the model code organization, or both. The model code governing body may not withhold any publication agreement on the basis of the substantive provisions contained in the California Building Standards Code.

(Added by Stats.1992, c.897 (A.B.3515), §16.)

§18929. **Adoption of administrative regulations applying to implementation or enforcement of building standards; publication; certain Housing and Community Development**
(a) Except as otherwise provided in subdivision (b), administrative regulations adopted by state agencies that apply directly to the implementation or enforcement of building standards shall be forwarded to the California Building Standards Commission for approval. Each regulation shall be adopted in compliance with the procedures specified in Section 18930 and in Article 5 (commencing with Section 11346) of Chapter 3.5 of Part 1 of Division 3 of Title 2 of the Government Code. These administrative regulations shall be published in the administrative part of the California Building Standards Code.

(b) This section shall not apply to any regulations adopted by the Department of Housing and

Community Development that apply directly to the implementation or enforcement of building standards.
(Added by Stats. 1988, c. 1194, §11, opertive Jan. 1, 1989. Amended by Stats. 1989, c. 952, §3; Stats.1989, c. 1144, §6, eff. Sept. 30, 1989; Stats. 1991, c. 865 (A.B.47), §20; Amended by Stats.1992, c.897 (A.B. 3515), §16.5)

§18929.1. **Adoption of regulations for annual code adoption cycle; procedures, contents**
(a) The commission shall receive proposed building standards from state agencies for consideration in an annual code adoption cycle. The commission shall develop regulations setting forth the procedures for the annual adoption cycle. The regulations shall ensure all of the following:
(1) Adequate public participation in the development of building standards prior to submittal to the commission for adoption and approval.

(2) Adequate notice, in written form, to the public of the compiled building standards and their justification.

(3) Adequate technical review of proposed building standards and accompanying justification by advisory bodies appointed by the commission.

(4) Adequate time for review of recommendations by advisory bodies prior to action by the commission.

(5) The procedures shall meet the intent of the Administrative Procedure Act (Chapter 5 (commencing with Section 11500) of Division 3 of Title 2 of the Government Code) and Section 18930.

(b) Where this section is in conflict with other provisions of this part, the intent of this section shall prevail.

(Added by Stats.1992, c. 897 (A.B.3515), §17.)

§18930. **Approval or adoption of building standards; analysis and criteria; review considerations; factual determinations**
(a) Any building standard adopted or proposed by state agencies shall be submitted to, and approved or adopted by, the California Building Standards Commission prior to codification.
Prior to submission to the commission, building standards shall be adopted in compliance with the procedures specified in Article 5 (commencing with Section 11346) of Chapter 3.5 of Part 1 of Division 3 of Title 2 of the Government Code. Building standards adopted by state agencies and submitted to the commission for approval shall be accompanied by an analysis written by the

adopting agency or state agency that proposes the building standards which shall, to the satisfaction of the commission, justify the approval thereof in terms of the following criteria:
(1) The proposed building standards do not conflict with, overlap, or duplicate other building standards.

(2) The proposed building standard is within the parameters established by enabling legislation and is not expressly within the exclusive jurisdiction of another agency.

(3) The public interest requires the adoption of the building standards.

(4) The proposed building standard is not unreasonable, arbitrary, unfair, or capricious, in whole or in part.

(5) The cost to the public is reasonable, based on the overall benefit to be derived from the building standards.

(6) The proposed building standard is not unnecessarily ambiguous or vague, in whole or in part.

(7) The applicable national specifications, published standards, and model codes have been incorporated therein as provided in this part, where appropriate.

(A) If a national specification, published standard, or model code does not adequately address the goals of the state agency, a statement defining the inadequacy shall accompany the proposed building standard when submitted to the commission.

(B) If there is no national specification, published standard, or model code that is relevant to the proposed building standard, the state agency shall prepare a statement informing the commission and submit that statement with the proposed building standard.

(8) The format of the proposed building standards is consistent with that adopted by the commission.

(9) The proposed building standard, if it promotes fire and panic safety, as determined by the State Fire Marshal, has the written approval of the State Fire Marshal.

(b) In reviewing building standards submitted for its approval, the commission shall consider only the record of the proceedings of the adopting agency, except as provided in subdivision (b) of Section 11359 of the Government Code

(c) Where the commission is the adopting agency, it shall consider the record submitted to, and

considered by, the state agency that proposes the building standards and the record of public comment that results from the commission's adoption of proposed regulations.
(d) (1) The commission shall give great weight to the determinations and analysis of the adopting agency or state agency that proposes the building standards on each of the criteria for approval set forth in subdivision (a). Any factual determinations of the adopting agency or state agency that proposes the building standards shall be considered conclusive by the commission unless the commission specifically finds, and sets forth its reasoning in writing, that the factual determination is arbitrary and capricious or substantially unsupported by the evidence considered by the adopting agency or state agency that proposes the building standards.

(2) Whenever the commission makes a finding, as described in this subdivision, it shall return the standard to the adopting agency or state agency that proposes the building standards for a reexamination of its original determination of the disputed fact.

(e) Whenever a building standard is principally intended to protect the public health and safety, its adoption shall not be a "factual determination" for purposes of subdivision (d). Whenever a building standard is principally intended to conserve energy or other natural resources, the commission shall consider or review the cost to the public or benefit to be derived as a "factual determination" pursuant to subdivision (d). Whenever a building standard promotes fire and panic safety, each agency shall, unless adopted by the State Fire Marshal, submit the building standard to the State Fire Marshal for prior approval.

(f) Whenever the commission finds, pursuant to paragraph (2) of subdivision (a), that a building standard is adopted by an adopting agency pursuant to statutes requiring adoption of the building standard, the commission shall not consider or review whether the adoption is in the public interest pursuant to paragraph (3) of subdivision (a).

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stts.1981, c.1177, p.4743, §8; Stats.1985, c. 209, §1; Stats.1985, c.632, §2; Stats.1986, c.200, §1; Stats. 1987, c.1053, §15; Stats.1988, c. 1194, §12, operative Jan. 1,, 1989; Stats 1991, c.865 (A.B.47), §21; Amended by Stats.1992, c. 897 (A.B.3515), §17.5; Stats.1995, c. 938 (S.B.523), §65.4, operative Jan. 1, 1996.)

§18931. **Duties**
The commission shall perform the following:
(a) In accordance with Section 18930 and within 120 days from the date of receipt of adopted standards, review the standards of adopting agencies and approve, return for amendment with recommended changes, or reject building standards submitted to the commission for its approval. When building standards are returned for amendment or rejected, the commission shall inform the adopting agency or state agency that proposes the building standards of the specific reasons for the

recommended changes or rejection, citing the criteria required under Section 18930. When standards are not acted upon by the commission within 120 days, the standards shall be approved, including codification and publication in the California Building Standards Code, without further review and without return or rejection by the commission.

(b) Codify, including publish, all building standards of adopting agencies or state agencies that propose the building standards and statutes defining building standards into one California Building Standards Code.
(c) Resolve conflict, duplication, and overlap in building standards in the code.

(d) Ensure consistency in nomenclature and format in the code.

(e) In accordance with Section 18945, hear appeals resulting from the administration of state building standards.

(f) Adopt any procedural regulations which it deems necessary to administer this part.

(g) The commission shall direct the executive director to prepare a comprehensive listing of all state amendments developed for publication in the California State Building Code (Part 2 (commencing with Section 101), Title 24, California Code of Regulations), referencing the 1994 Edition of the Uniform Building Code, as published by the International Conference of Building Officials, for the period beginning January 1, 1995, through December 31, 1995. The listing shall identify the following:

(1) Each new state amendment to the 1994 Edition of the Uniform Building Code, as published by the International Conference of Building Officials, and the state agency that adopted the new amendment.

(2) (A) The analysis justifying the adoption or proposal of the amendment identified in paragraph (1), submitted pursuant to paragraph (2) of subdivision (a) of Section 18930.

(B) The analysis justifying the adoption or proposal of the amendment identified in paragraph (1), submitted pursuant to paragraph (3) of Section 18930.

(C) The analysis justifying the adoption or proposal of the amendment identified in paragraph (1), submitted pursuant to paragraph (5) of Section 18930.

(D) The analysis justifying the adoption or proposal of the amendment identified in paragraph (1), submitted pursuant to paragraph (7), or to subparagraph (A) or (B) of paragraph (7) of

subdivision (a) of Section 18930.

(3) Existing state amendments, published in earlier editions of the California State Building Code (Part 2 (commencing with Section 101), Title 24, California Code of Regulations), which are published in the California State Building Code referencing the 1994 Edition of the Uniform Building Code, as published by the International Conference of Building Officials.

(4) The California Building Standards Commission's determination as to whether the amendment referred to in paragraph (3) continues to be justified under the criteria set forth in Section 18930. The commission shall use information gathered in the study required by Chapter 1289 of the Statutes of 1990 in making its determination, and may also request information from the state agency that adopted or proposed the amendments.

The commission shall perform this task to the extent feasible, and within the existing budget constraints during the triennial adoption process of the California Building Standards Code, referencing the 1994 Edition of the Uniform Building Code as published by the International Conference of Building Officials. The commission shall be authorized to reduce the scope of the review should fiscal restraints warrant this action. In the event a reduction in the scope of the review is made, the commission shall give priority to those sections of the California State Building Code (Part 2, commencing with Section 101), Title 24, California Code of Regulations) that directly affect residential construction.

(5) Upon completion of the comprehensive listing required by this subdivision, the commission shall inform the public and all state agencies with the authority to develop building standards that the listing has been completed, and that copies will be made available upon request.

(Added by Stats.1979, c.1152, p. 4292, §163. Amended by Stats.1988, c.1194, §13, operative Jan. 1, 1989; Amended by Stats.1992, c.897 (A.B.3515), §18; Stats.1994, c.249 (A.B. 1780), §1.)

§18931.5. Review and publication costs; payment of proportionate share

(a) Each state agency that adopts or proposes building standards shall pay annually to the California Building Standards Commission a proportionate share of the cost of the review and publication of building standards which are published or proposed to be published in the California Building Standards Code.

(b) The commission shall determine the proportional cost to be paid for review of existing building standards and the amount to be paid for review of building standards, adopted or proposed by a state agency, that have been submitted for publication in the California Building Standards Code.

(Added by Stats.1981, c.1082, p.4173, §1. Amended by Stats.1988, c.1194, §14, operative Jan. 1, 1989; Amended by Stats.1992, c. 897 (A.B.3515), §19.)

§18932. Contents and format of code

(a) The code shall indicate the agency having responsibility vested by law for the administration of each building standard and the occupancy or occupancies affected by each building standard.

(b) The code shall include an index and reference guide.

(c) The commission shall establish the format for the code to conform it as nearly as it deems practicable with the model codes.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1987, c.1053, §16; Stats.1988, c. 1194, §15, operative Jan. 1, 1989; Amended by Stats.1992, c.897 (A.B.3515), §20.)

§18933. Amendment or repeal of building standards

(a) The commission may give affected state agencies reasonable time, as specified by the commission, to adopt amendments to building standards submitted for approval. If the agencies do not do so within the reasonable time as specified, the commission shall convene a committee composed of a representative from each of the agencies affected and any other qualified persons who are selected by the commission. This committee shall prepare a recommendation for commission action upon the building standards. Upon the recommendation, or if the committee does not prepare a recommendation and deliver it to the commission within 30 days after being appointed, the commission may rewrite, edit, amend, or adopt, and approve the building standards consistent with the intent of this part and in accordance with the Administrative Procedure Act and the criteria for approval provided in Section 18930. It shall not, however, be required that hearings or other administrative procedure be duplicated on unchanged portions of building standards previously adopted and approved by the commission.

(b) (1) Pursuant to Section 18943, the commission, after publication of building standards pursuant to Section 18941 in the triennial edition of the code, shall recommend to affected state agencies the repeal of building standards of those state agencies which were adopted, or are, in conflict with other published standards in the code. If the state agencies do not repeal the building standards within a reasonable time as specified by the commission, the commission shall convene a committee composed of a representative of each of the agencies affected and other qualified persons selected by the commission to prepare a recommendation for commission action on the building standards.

(2) Upon the recommendation, or if the committee does not prepare a recommendation and deliver

it to the commission within 30 days after being appointed, the commission may repeal the building standards, in accordance with the Administrative Procedure Act. This subdivision shall not supersede Section 18943, but, instead, provides the procedure for effecting that section.
(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1988, c.1194, §16, operative Jan. 1, 1989; Amended by Stats. 1992, c. 897(A.B.3515), §21.)

§18934. Public participation; guidelines
State agencies proposing to adopt building standards shall adopt, and the commission shall approve, regulations establishing procedures to ensure public participation in the development of building standards and regulations.

(Added by Stats.1979, c.1152, p.4292, §163; Amended by Stats.1992, c. 897 (A.B.3515), §22.)

§18934.5. Standards for state buildings; adoption, approval, codification and publication
Where no state agency has the authority to adopt building standards applicable to state buildings, the commission shall adopt, approve, codify, and publish building standards providing the minimum standards for the design and construction of state buildings, including buildings constructed by the Trustees of the California State University and, to the extent permitted by law, to buildings designed and constructed by the Regents of the University of California. Building standards for state buildings shall comply with the criteria in subdivision (a) of Section 18930.

(Added by Stats.1981, c.1082, p.4147, §2. Amended by Stats.1987, c.1053, §17; Stats.1988, c. 1194, §17, operative Jan. 1, 1989; Amended by Stats. 1992, c. 897 (A.B.3515), §23.)

§18934.6. Uniform Code for Building Conservation of the International Conference of Building Officials; publication of standards; exception
On or before January 1, 1993, the commission shall adopt, approve, codify, and publish by reference in the California Building Standards Code the building standards in Appendix Chapter 1 of the Uniform Code for Building Conservation of the International Conference of Building Officials to provide minimum standards for buildings specified in that appendix, except for buildings subject to building standards adopted pursuant to Part 1.5 (commencing with Section 17910) of Division 13.

(Added by Stats. 1991, c. 865 (A.B.47), §22.)

§18934.7. Uniform Code for Building Conservation of the International Conference of Building Officials; publication of standards; exception
On or before January 1, 1993, the commission shall adopt, approve, codify, and publish by reference in the California Building Standards Code the building standards in Appendix Chapter 1 of the Uniform Code for Building Conservation of the International Conference of Building Officials to

provide minimum standards for buildings specified in that appendix, except for buildings subject to building standards adopted pursuant to Part 1.5 (commencing with Section 17910).
(Added by Stats.1991, c. 865 (A.B.47), §22.)

§18934.8. Amendments to California Building Code; emergency amendments
(a) Pursuant to subdivision (b), the commission may adopt amendments to the California Building Standards Code provided that they are substantially the same as model code amendments which were adopted on an emergency basis by the code publishers, if the sections being amended are not under the authority of a state agency.

(b) The commission may consider adoption of emergency amendments made to the model codes in an expedited rulemaking process outside the annual code adoption cycle set forth in Section 18929.1. If a model code organization adopts emergency amendments, the commission may adopt those amendments 120 days after the organization's adoption of those amendments. This rulemaking process shall be completed within 180 days from the date the amendments were adopted by the model code organization. The commission shall ensure that the rulemaking process includes all of the following:
(1) Adequate public participation in the development of building standards prior to submittal to the commission for adoption and approval.

(2) Adequate written notice to the public of the compiled building standards and the written justification therefor.

(3) Adequate technical review of proposed building standards and accompanying justification by advisory bodies appointed by the commission.

(4) Adequate time for review of recommendations by advisory bodies prior to action by the commission.

(c) Amendments to the California Building Standards Code adopted pursuant to this section shall take effect 60 days from the date on which they are adopted by the commission.

(d) Nothing in this section shall be construed to permit amendments to the California Building Standards Code that decrease the level of disabled access provided.

(Added by Stats.1996, c. 384 (A.B.3372), §1.)

§18935. Proposed building standards or administrative regulations; notice and hearings; initial statement of reasons; review and publication; approval of hearings; changes

(a) Notice of proposed building standards shall be given and hearings shall be held by the adopting agencies, as required by the Administrative Procedure Act, prior to the adoption of the building standards and submission to the commission for approval. The notice of proposed building standards and the initial statement of reasons for the proposed building standards shall comply with Article 5 (commencing with Section 11346) of Chapter 3.5 of Part 1 of Division 3 of Title 2 of the Government Code. The adopting agency or state agency that proposes the building standards shall submit the notice and initial statement of reasons for proposed building standards to the California Building Standards Commission, which shall review them for compliance with Article 5 (commencing with Section 11346) of Chapter 3.5 of Part 1 of Division 3 of Title 2 of the Government Code. If the commission determines that the adopting agency or state agency that proposes the building standards has complied with Article 5 (commencing with Section 11346) of Chapter 3.5 of Part 1 of Division 3 of Title 2 of the Government Code, the commission shall approve the notice and initial statement of reasons for proposed building standards, and submit them to the Office of Administrative Law for the sole purpose of inclusion in the California Regulatory Notice Register. The Office of Administrative Law shall publish only those notices of proposed building standards which have been approved by, and submitted to, the office by the California Building Standards Commission.

(b) In order to ensure an absence of conflict between hearings and a maximum opportunity for interested parties to be heard, no hearings by adopting agencies shall be conducted unless the time and place thereof has been approved in writing by the commission prior to public notices of the hearing being given by the adopting agencies.

(c) If, after building standards are submitted to the commission for approval, the commission requires changes therein as a condition for approval, and the changes are made, no additional hearing by the affected state agency shall be required in connection with making the changes when the commission determines the changes are nonsubstantial, solely grammatical in nature, or are sufficiently related to the text submitted to the commission for approval that the public was adequately placed on notice that the change could result from the originally proposed building standards.

(Added by Stats.1979, c. 1152, p.4292, §163. Amended by Stats.1983, c.492, §1; Stats.1984, c.677, §6; Stats.1988, c.1194, §18, operative Jan. 1, 1989; Amended by Stats. 1992, c.897 (A.B.3515), §25.)

§18936. **Notices of meetings**
The commission shall mail notices of meetings with respect to its proposed action on any building standards to any design profession organizations, chambers of commerce, consumer groups, building and construction industry organizations, governmental agencies, and other parties and organizations

that have submitted a written request therefor at least 15 days prior to any meeting thereon, provided that the failure to do so shall not invalidate any commission action.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1979, c.1152, p.4326, §236, operative July 1, 1980; Stats.1987, c. 1053, §18; Stats.1988, c.1194, §19, operative Jan. 1, 1989; Amended by Stats.1992, c.897 (A.B.3515), §26.)

§18937. **Emergency standards**
(a) Emergency standards shall be acted on by the commission within 30 days and, except for building standards adopted by the Occupational Safety and Health Standards Board which are at least as effective as a federal standard promulgated under Section 6 of the federal Occupational Safety and Health Act of 1970 (Public Law 91-596), only when the adopting agency or state agency that proposes the building standards has made the finding of emergency required by Sections 11346.1 and 11346.5 of the Government Code and the adopting agencies have adopted the emergency standard in compliance with Section 11346.1 of the Government Code, and the commission concurs with that finding. Both the concurrence and the approval of the emergency building standards require an affirmative vote of two-thirds of the members of the commission attending a meeting, or not less than six affirmative votes, whichever is greater.

(b) Emergency standards approved by the commission pursuant to subdivision (a) shall be filed by the commission pursuant to Section 11346.1 of the Government Code and shall be subject to that section.

(Added by Stats.1979, c.1152, p. 4292, §163. Amended by Stats.1992, c.897 (A.B.3515), §27.)

§18938. **Filing and codification; publication; effective date; application of section**
(a) Building standards shall be filed with the Secretary of State and codified only after they have been approved by the commission and shall not be published in any other title of the California Code of Regulations. Emergency building standards shall be filed with the Secretary of State and shall take effect only after they have been approved by the commission as required by Section 18937. The filing of building standards adopted or approved pursuant to this part, or any certification with respect thereto, with the Secretary of State, or elsewhere as required by law, shall be done solely by the commission.

(b) The building standards contained in the Uniform Fire Code of the International Conference of Building Officials and the Western Fire Chiefs Association, Inc., the Uniform Building Code of the International Conference of Building Officials, Appendix Chapter 1 of the Uniform Code for Building Conservation of the International Conference of Building Officials, the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials, the National Electrical

Code of the National Fire Protection Association, and the Uniform Mechanical Code of the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials, as referenced in the California Building Standards Code, shall apply to all occupancies throughout the state and shall become effective 180 days after publication in the California Building Standards Code by the California Building Standards Commission or at a later date after publication established by the commission.

(c) Except as otherwise provided in this subdivision, an adoption, amendment, or repeal of a building standard shall become effective 180 days after its publication in the triennial edition of the California Building Standards Code or one of its supplements, or at any later date as approved by the California Building Standards Commission, with the exceptions of building standards adopted by the Occupational Safety and Health Standards Board, standards adopted pursuant to Section 25402 of the Public Resources Code, and those regulations that implement or enforce building standards. Building standards adopted by the Occupational Safety and Health Standards Board and those regulations that implement or enforce building standards shall become effective 30 days after filing by the commission with the Secretary of State. This subdivision shall not apply to emergency building standards, and building standards approved pursuant to subdivision (b) of Section 142.3 of the Labor Code and published pursuant to subdivision (b) of Section 18943. An amendment or a repeal of a building standard in the California Building Standards Code that, as determined by the commission, would result in a less restrictive regulation, shall become effective 30 days after filing of the amendment or repeal by the commission with the Secretary of State.

(d) Emergency standards defined in subdivision (a) of Section 18913 shall become effective when approved by the commission, and filed with the Secretary of State, or upon any later date specified therein, and remain in effect as provided by Section 11346.1 of the Government Code and Section 18937 of this code. Emergency standards shall be distributed as soon as practicable after publication to all interested and affected parties. Notice of repeal, pursuant to Section 11346.1 of the Government Code, of emergency standards defined in subdivision (a) of Section 18913 within the period specified by that section, shall also be given to the parties by the affected agencies promptly after the termination of the statutory period pursuant to Section 11346.1 of the Government Code.

(e) This section shall not be applicable to the time limits set forth in Sections 17922 and 17958 for approval of uniform codes and for changes by local agencies in the California Building Standards Code.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1981, c.1003, p. 3876, §3; Stats.1985, c. 209, §2; Stats.1987, c. 1053, §20; Stats.1988, c.1194, §21, operative Jan. 1, 1989,

§18938.5. **Application of standards**

(a) Only those building standards approved by the commission, and that are effective at the local level at the time an application for a building permit is submitted, shall apply to the plans and specifications for, and to the construction performed under, that building permit.

(b) (1) A local ordinance adding or modifying building standards for residential occupancies, which are published in the California Building Standards Code, shall apply only to an application for a building permit submitted after the effective date of the ordinance and to the plans and specifications for, and the construction performed under, that permit.

(2) Paragraph (1) shall not apply to any of the following:

(A) A city or county that has been subject to an emergency proclaimed pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8850) of Division 1 of Title 2 of the Government Code).

(B) A permit that is subsequently deemed expired because the building or work authorized by the permit is not commenced within 180 days from the date of the permit, or the permittee has suspended or abandoned the work authorized by the permit at any time after the work is commenced.

(C) A permit that is subsequently deemed suspended or revoked because the building official has, in writing, suspended or revoked the permit due to its issuance in error or on the basis of incorrect information supplied.

(c) No model code made applicable to any additional occupancy shall apply to any project that has been submitted for a building permit prior to the effective date of that model code.

(Added by Stats.1985, c.577, §1, eff. Sept.14, 1985. Amended by Stats.1987, c. 1053, §21;Amended by Stats.1992, c.623 (A.B.2963), §1; Stats.1992, c. 897(A.B.3515), §29.5.)

§18940. Codification of standards or administrative regulations

Codification of building standards approved by the commission shall be incorporated into the code and shall not be incorporated into other individual titles of state agencies in the California Code of Regulations.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1981, c. 1003, p. 3876, §4; Stats. 1987, c.1053, §22; Stats.1988, c.1194, §23, operative Jan. 1, 1989; Amended by Stats.1992, c.897 (A.B.3515), §31.)

§18941. Standards; administration and enforcement; performance basis

All building standards shall be administered and enforced and, whenever practicable, written on a performance basis consistent with state and nationally recognized standards for building construction in view of the use and occupancy of each structure to preserve and protect the public health and safety.
(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1982, c.507, §3, eff. July 13, 1982; Stats.1988, c.1194, §24, operative Jan. 1, 1989; Amended by Stats.1992, c.897 (A.B.3515), §32.)

§18941.5. Amendments, additions, deletions to standards; effective date; publication date; more restrictive standards
(a) (1) Amendments, additions, and deletions to the California Building Standards Code adopted by a city, county, or city and county pursuant to Section 18941.5 or pursuant to Section 17958.7, together with all applicable portions of the California Building Standards Code, shall become effective 180 days after publication of the California Building Standards Code by the commission, or at a later date after publication established by the commission.

(2) The publication date established by the commission shall be no earlier than the date the California Building Standards Code is available for purchase by the public.

(b) Neither the State Building Standards Law contained in this part, nor the application of building standards contained in this section, shall limit the authority of a city, county, or city and county to establish more restrictive building standards reasonably necessary because of local climatic, geological, or topographical conditions. The governing body shall make the finding required by Section 17958.7 and the other requirements imposed by Section 17958.7 shall apply to that finding. Nothing in this section shall limit the authority of fire protection districts pursuant to subdivision (a) of Section 13869.7. Further, nothing in this section shall require findings required by Section 17958.7 beyond those currently required for more restrictive building standards related to housing.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1988, c. 1302, §1; Stats.1989, c.952, §5; Stats.1991, c.173 (A.B.204), §4; Stats.1991, c. 865 (A.B.47), §23.)

§18941.6. Hazardous building ordinances and programs; building standards; local conditions; exceptions; study
(a) Notwithstanding any other provision of this part, ordinances and programs adopted on or before January 1, 1993, that contain standards to strengthen potentially hazardous buildings pursuant to subdivision (b) of Section 8875.2 of the Government Code, shall incorporate the building standards in Appendix Chapter 1 of the Uniform Code for Building Conservation of the International Conference of Building Officials published in the California Building Standards Code, except for standards found by local ordinance to be inapplicable based on local conditions, as defined in subdivision (b), or based on an approved study pursuant to subdivision (c), or both. Ordinances and

programs shall be updated in a timely manner to reflect changes in the model code, and more frequently if deemed necessary by local jurisdictions.

(b) For the purpose of subdivision (a), and notwithstanding the meaning of "local conditions" as used elsewhere in this part and Part 2.5 (commencing with Section 18901), the term "local conditions" shall be limited to those conditions that affect the implementation of seismic strengthening standards on the following only:
(1) The preservation of qualified historic structures as governed by the State Historical Building Code (Part 2.7 (commencing with Section 18950)).

(2) Historic preservation programs, including, but not limited to, the California Mainstreet Program.

(3) The preservation of affordable housing.

(c) Any ordinance or program adopted on or before January 1, 1993, may include exceptions for local conditions not defined in subdivision (b) if the jurisdiction has approved a study on or before January 1, 1993, describing the effects of the exceptions. The study shall include a seismic hazards assessment, seismic retrofit cost comparisons, and earthquake damage estimates for a major earthquake, including the differences in costs, deaths, and injuries between full compliance with Appendix Chapter 1 of the Uniform Code for Building Conservation and the ordinance or program. No study shall be required pursuant to this subdivision if the exceptions for local conditions not defined in subdivision (b) result in standards or requirements that are more stringent than those in Appendix Chapter 1 of the Uniform Code for Building Conservation.

(d) Ordinances and programs adopted pursuant to this section shall be conclusively presumed to comply with the requirements of Chapter 173 of the Statutes of 1991.[1]

(Added by Stats.1992, c.346 (A.B.2358), §2. Amended by Stats.1993, c. 1294 (A.B.1904), §2, eff. October 11, 1993; Stats. 1994, c. 1219 (S.B. 1988), §2.)

[1]Amending Health & Safety Code §§17922, 18916, and 18941.5, and adding Health and Safety Code §18934.6.

§18941.7. Closed military bases; compliance with state and local regulations or standards
(a) The governing body of a city, county, city and county, or a joint powers agency which has been authorized to adopt and administer building and fire safety codes and standards may adopt an ordinance that allows a building or other structure located on a military base selected for closure by action of the federal Defense Base Closure and Realignment Commission to comply with this part and Division 12 (commencing with Section 13000), or any regulations or standards promulgated

pursuant to this part, in a graduated manner over a period of no more than three years from the earlier of either the date the property has been transferred by, or the date a lease is entered into with, the federal government pursuant to paragraph (2), if all of the following conditions are met:

(1) The use of the building or structure is not hazardous to life safety, fire safety, health, or sanitation, as determined by the local building official and fire marshal.

(2) The building or other structure has been transferred by the federal government to the city, county, city and county, redevelopment agency, joint powers agency, or reuse entity or is under a lease between the city, county, city and county, redevelopment agency, joint powers agency, or reuse entity and the federal government.

(3) The governing body of the city, county, city and county, or a joint powers agency which has been authorized to adopt and administer building and fire safety codes and standards adopts a graduated compliance plan which includes all of the following:

(A) Requirements for buildings and structures with:

(i) No change in occupancy or use with no anticipated alterations.

(ii) No change in occupancy or use with planned alterations.

(iii) Change in occupancy or use with no anticipated alterations.

(iv) Change in occupancy or use with planned alterations.

(B) Requirements for a building and structure compliance inspection and a fire department inspection, and for preparation of inspection reports, prior to issuing a certificate of occupancy.

(C) Requirements for the inspection reports prepared pursuant to subparagraph (B) to be attached to the certificate of occupancy or provided to the occupants of the building or other structure.

(D) Requirements for the terms and period of time for compliance to be specified in the sublease.
(b) Nothing in this section affects the requirement of state consent to retrocession pursuant to Section 113 of the Government Code.

(c) This section shall be applicable to a building or other structure for which the conditions in paragraphs (1), (2), and (3) of subdivision (a) are met before January 1, 2000.

(d) This section shall remain in effect only until January 1, 2003, and as of that date is repealed,

unless a later-enacted statute, that is enacted before January 1, 2003, deletes, or extends that date.

(Added by Stats.1995, c.469 (S.B.81), §1, eff. Sept. 8, 1995. Amended by Stats.1996, c.627 (S.B.1640), §1; Stats.1997, c.645 (A.B.1071), §14.)

§18941.8. March Air Force Base; graduated compliance with regulations or standards; adoption of ordinance; conditions

(a) The governing body of a local agency may adopt an ordinance that allows a building or other structure designated in subdivision (b) to comply with this part and Division 12 (commencing with Section 13000), or to any regulations or standards promulgated pursuant to this part, in a graduated manner over a period of no more than seven years.

(b) This section shall apply only to those buildings and other structures located on the former March Air Force Base, commonly known as:

(1) The Ben Clark Training Center, formerly known as the Non-Commissioned Officers' Training Academy, including all buildings and structures on the approximately 360 acres.

(2) The buildings comprising the medical facility.

(3) The March Joint Powers Authority, Economic Development Conveyance area comprising buildings 659, 660, 755, 760, 768, 940, 941, 942, 962, 976, 977, 1054, 1055, 2594, 2595, 2620, 2622, 2706, 2991, 2992, 2993, 2994, and 2995.

(c) The period for graduated compliance shall begin with the date the title to the property was transferred by the federal government to a local agency.

(d) The authority for a local agency to adopt an ordinance pursuant to this section is an alternative to the authority provided by Section 18941.7, and shall not be used consecutively with Section 18941.7.

(e) An ordinance adopted by a local agency pursuant to subdivision (a) shall not apply to a building or other structure that will be used as a permanent residence.

(f) Prior to the adoption of the ordinance pursuant to subdivision (a), each of the following conditions shall be met:

(1) The use of the building or other structure is not hazardous to life safety, fire safety, health, or sanitation, as determined by the application of state and local building and fire codes and standards by the local building official and fire marshal.

(2) The building or other structure has been transferred by the federal government to a local agency.

(3) The governing body of the local agency adopts a graduated compliance plan which includes all of the following:

(A) Requirements for buildings and structures with:

(i) No change in occupancy or use with no anticipated alterations.

(ii) No change in occupancy or use with planned alterations.

(iii) Change in occupancy or use with no anticipated alterations.

(iv) Change in occupancy or use with planned alterations.

(B) Requirements for a building and structure compliance inspection and a fire department inspection, and for preparation of inspection reports, prior to issuing a certificate of occupancy.

(C) Requirements for the inspection reports prepared pursuant to subparagraph (B) to be attached to the certificate of occupancy or provided to the occupants of the building or other structure.

(D) Requirements for the terms and period of time for compliance to be specified in the certificate of occupancy.

(E) Requirements that the alterations conform to the standards that were in effect at the time of the alteration.

(g) (1) Prior to the adoption of a graduated compliance plan, the local agency shall form a Compliance Plan Review Committee, hereafter referred to as the "committee," to comment on, and make recommendations to, the governing board of the local agency concerning the compliance plan.
(2) The committee shall be appointed by the governing board of the local agency and the membership of the committee shall contain at least one member from each of the following disciplines:

(A) Engineer, licensed by the State of California.

(B) Architect, licensed by the State of California.

(C) Building Inspector, certified by the International Conference of Building Officials or another similar recognized state, national, or international association.
(3) The committee may contain additional members at the discretion of the governing body of the

local agency, whose unique background and knowledge may be of assistance to the committee.

(4) In no case shall the membership of the committee contain less than one member from the disciplines set forth in subparagraphs (A) to (C), inclusive, of paragraph (2).

(5) No member appointed to the committee shall be an employee of the local agency.

(6) The committee shall review the draft plan for its consistency with the requirements of this section, and report its written findings and recommendations to the governing board of the local agency. If the committee finds that the draft plan is not consistent with the requirements of this section, the committee shall recommend changes to the draft plan to achieve consistency.

(7) The local agency shall consider the findings and recommendations of the committee. If the committee finds that the draft plan is not consistent with the requirements of this section, the local agency shall take one of the following actions:

(A) Change the draft plan to be consistent with the requirements of this section, as recommended by the committee.

(B) Adopt the draft plan with some of the recommended changes or without changes, provided that the local agency makes written findings that explain the reasons why the local agency believes that the draft plan, as adopted, is consistent with the requirements of this section despite the findings and recommendations of the committee which were not adopted by the local agency.

(8) The local agency shall file a copy of the approved graduated compliance plan with the California Building Standards Commission.

(h) (1) Five years after the commencement of the period for graduated compliance specified in subdivision (b), the local agency shall arrange for the committee to determine whether the buildings or other structures adhere to the graduated compliance plan.

(2) The committee membership shall be governed by subparagraphs (2) to (5) inclusive, of subdivision (g).

(3) If the committee determines that the buildings or other structures do not adhere to the graduated compliance plan, the committee shall recommend to the governing board of the local agency that the local building official should initiate appropriate proceedings to withdraw the certificate of occupancy for that building or structure.

(i) Nothing in this section affects the requirements of state consent to retrocession pursuant to

Section 113 of the Government Code.
(j) As used in this section, "local agency" means the County of Riverside, a city within the County of Riverside with jurisdiction over the March Air Force Base or the March Air Reserve Base, or the March Joint Powers Authority.

(k) This section shall be applicable to a building or other structure for which a local agency adopts a graduated compliance plan before January 1, 2000.

(l) This section shall remain in effect only until January 1, 2007, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2007, deletes or extends that date.

(m) Nothing in this section shall affect local, state, or federal laws as they relate to access to the disabled.

(Added by Stats.1997, c.633 (A.B.125), §1.)

§18941.9. **Graduated compliance; adoption of ordinances; application; conditions**
(a) The governing body of a local agency may adopt an ordinance that allows a building or other structure located on a former military base to comply with this part and Division 12 (commencing with Section 13000), or to any regulations or standards promulgated pursuant to this part, in a graduated manner over a period of no more than seven years.

(b) This section shall apply only to those buildings and other structures located on the following military bases or on specified portions of former military bases that were selected for closure or realigned by action of the federal Defense Base Closure and Realignment Commission:
(1) At the former Castle Air Force Base, Building 1015 and Building 1075.

(2) At the former Hamilton Air Force Base, approximately 38 acres, commonly known as Planning Areas 6, 8, 9, and 10.

(3) The former Hunter's Point Naval Shipyard.

(4) The former Treasure Island Naval Station.

(5) The former San Diego Naval Training Center.

(6) At the Marine Corps Air Station-Tustin, approximately 100 acres, commonly known as Planning Areas 1, 2, 3, 6, 8, 9, 10, 16, and 17.

(7) At the Marine Corps Air Services-El Toro, Buildings 295, 296, 297, 313, 317, 318, 319, 360, 371, and 722.

(8) At the former Castle Air Force Base, Buildings 54, 175, 765, 871, 1015, 1200, 1212, 1213, 1319, 1320, 1322, 1324, 1332, 1333, 1335, 1340, 1509, 1535, 1540, and 1545.

(9) At the Oakland Army Base, Buildings 641, 645, 646, 655, 660, 701, 726, 738, 740, 780, 790, 792, 794, 796, 802, 803, 804, 805, 806, 807, 808, 821, 822, and 823.

(10) At the former Naval Air Station Alameda, Buildings 2, 3, 4, 5, 8, 16, 17, 18, and 94.

(11) At Point Molate Naval Fuel Depot, Buildings 1, 6, 17, 63, 76, 85, 87, 123, and 132.

(c) The period for graduated compliance shall begin with the earlier of either the date the title to the property was transferred by, or the date a lease is entered into with, the federal government to the local agency.

(d) The authority for a local agency to adopt an ordinance pursuant to this section is an alternative to the authority provided by Section 18941.7, and shall not be used consecutively with Section 18941.7.

(e) An ordinance adopted by a local agency pursuant to subdivision (a) shall not apply to a building or other structure that will be used as a residence.

(f) Prior to the adoption of the ordinance pursuant to subdivision (a), each of the following conditions shall be met:

(1) The use of the building or other structure is not hazardous to life safety, fire safety, health, or sanitation, as determined by the application of state and local building and fire codes and standards by the local building official and fire marshal.

(2) The building or other structure has been transferred by the federal government to the local agency or is under a lease between the local agency and the federal government.

(3) The governing body of the local agency adopts a graduated compliance plan which includes all of the following:

(A) Requirements for buildings and structures with:

(i) No change in occupancy or use with no anticipated alterations.

(ii) No change in occupancy or use with planned alterations.

(iii) Change in occupancy or use with no anticipated alterations.

(iv) Change in occupancy or use with planned alterations.

(B) Requirements for a building and structure compliance inspection and a fire department inspection, and for preparation of inspection reports, prior to issuing a certificate of occupancy.

(C) Requirements for the inspection reports prepared pursuant to subparagraph (B) to be attached to the certificate of occupancy or provided to the occupants of the building or other structure.

(D) Requirements for the terms and period of time for compliance to be specified in the certificate of occupancy.

(E) Requirements that the alterations conform to the standards that were in effect at the time of the alteration.

(g) (1) Before adopting the graduated compliance plan, the localagency shall arrange for the review of the draft plan by an engineer, architect, or building inspector. The engineer or architect shall be licensed by the State of California, and the building inspector shall be certified by the International Conference of Building Officials or another similar recognized state, national, or international association. The engineer, architect, or building inspector shall not be an employee of the local agency.

(2) The engineer, architect, or building inspector shall review the draft plan for its consistency with the requirements of this section, and report his or her written findings and recommendations to the local agency. If the engineer, architect, or building inspector finds that the draft plan is not consistent with the requirements of this section, the engineer, architect, or building inspector shall recommend changes to the draft plan to achieve consistency.

(3) The local agency shall consider the findings and recommendations of the engineer, architect, or building inspector. If the engineer, architect, or building inspector finds that the draft plan is not consistent with the requirements of this section, the local agency shall take one of the following actions:

(A) Change the draft plan to be consistent with the requirements of this section, as recommended by the engineer, architect, or building inspector.

(B) Adopt the draft plan with some of the recommended changes or without changes, provided that the local agency makes written findings that explain the reasons why the local agency believes that the draft plan, as adopted, is consistent with the requirements of this section despite the findings and recommendations of the engineer, architect, or building inspector which were not adopted by the local agency.

(4) The local agency shall file a copy of the approved graduated compliance plan with the California Building Standards Commission.

(h) (1) Five years after the beginning of the period for graduated compliance specified in subdivision (b), the local agency shall arrange for an engineer, architect, or building inspector to determine whether the buildings or other structures adhere to the graduated compliance plan. The engineer or architect shall be licensed by the State of California and the building inspector shall be certified by the International Conference of Building Officials or another similar recognized state, national, or international association. The engineer, architect, or building inspector shall not be an employee of the local agency.

(2) If the engineer, architect, or building inspector determines that the building or other structure does not adhere to the graduated compliance plan, the local building official shall initiate appropriate proceedings to withdraw the certificate of occupancy for that building or structure.

(i) Nothing in this section affects the requirement of state consent to retrocession pursuant to Section 113 of the Government Code.

(j) As used in this section, "local agency" means a city, county, or city and county. When authorized by state law or local ordinance to adopt and administer building and fire safety codes and standards, a community redevelopment agency, a reuse entity, or a joint powers agency may also be a "local agency" for the purposes of this section.

(k) This section shall be applicable to a building or other structure for which a local agency adopts a graduated compliance plan before January 1, 2000.

(l) Any taxpayer, property owner, resident, or public agency has standing to enforce the provisions of this section.

(m) Nothing in this section shall affect local, state, or federal laws as they relate to access to the disabled.

(n) This section shall remain in effect only until January 1, 2007, and as of that date is repealed,

unless a later enacted statute, that is enacted before January 1, 2007, deletes or extends that date.

(Added by Stats.1997, c.645 (A.B.1071), §15.)

§18942. **Publication; supplements; emergency standards; availability and possession of code**
(a) The commission shall publish, or cause to be published, editions of the code in its entirety once in every three years. In each intervening year the commission shall publish, or cause to be published, supplements as necessary. For emergency building standards defined in subdivision (a) of Section 18913, an emergency building standards supplement shall be published whenever the commission determines it is necessary.

The commission shall also publish, for emergency standards defined in subdivision (b) of Section 18913 and for building standards or administrative regulations that apply directly to the implementation or enforcement of building standards approved pursuant to subdivision (b) of Section 142.3 of the Labor Code, a semiannual supplement, or a more frequent supplement if required by federal law.

(b) The commission shall publish the text of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104, within the California Code of Regulations, Title 24, Part 2 requirements for single-family residential occupancies, with the following note: "NOTE: These regulations are subject to local government modification. You should verify the applicable local government requirements at the time of application for a building permit."

(c) The commission may publish, stockpile, and sell at a reasonable price the code and any materials incorporated therein by reference if it deems the latter is insufficiently available to the public, or unavailable at a reasonable price. Each state department concerned and each city, county, or city and county shall have an up-to-date copy of the code available for public inspection.

(d) (1) Each city, county, and city and county, including charter cities, shall obtain and maintain with all revisions on a current basis, at least one copy of the building standards and other state regulations relating to buildings published in Titles 8, 19, 20, 24, and 25 of the California Code of Regulations. These codes shall be maintained in the office of the building official responsible for the administration and enforcement of this part.

(2) This subdivision shall not apply to any city or county which contracts for the administration and enforcement of the provisions of this part with another local government agency which complies with this section.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1979, c.1152, p.4326, §238,

operative July 1, 1980; Stats.1981, c. 817, p. 3167, §6; Stats.1983, c. 142, §69; Stats.1987, c.1053, §23; Stats.1988, c. 1194, §25, operative Jan. 1, 1989; Stats. 1989, c. 952, §6; Amended by Stats.1992, c.897 (A.B.3515), §34; Stats.1996, c. 925 (A.B.3305), §3.)

§18942.1. Filing of regulations or orders of repeal; transmittal
(a) If a regulation or order of repeal is filed with the Office of Administrative Law, and if it appears to be a building standard, as defined by Section 18909, which has not been approved by the commission, the Office of Administrative Law shall consult with the commission or the commission's staff to determine the character and status of the filed regulation or order. Any building standard improperly transmitted to the Office of Administrative Law, as determined according to this section, shall not be then filed with the Secretary of State, but, instead, the Office of Administrative Law shall transmit the building standard to the commission and notify the adopting agency of this action.

(b) If an administrative regulation or order of repeal is filed with the commission and it does not directly apply to the implementation or enforcement of a building standard, it shall not be submitted to the commission for action, but, instead, the commission shall transmit the regulations to the Office of Administrative Law and notify the submitting agency of this action.

(Added by Stats.1981, c. 1003, p. 3877, §5. Amended by Stats. 1988, c. 1194, §26, operative Jan. 1, 1989; Amended by Stats.1992, c. 897 (A.B. 3515), §35.)

§18943. **Effect of standards in individual titles; publication of standards adopted by OSHA**
(a) Building standards in individual titles of the California Code of Regulations other than the California Building Standards Code shall have no force nor effect after January 1, 1985.

(b) Building standards adopted by the Occupational Safety and Health Standards Board shall be published as provided in Section 18942 by the commission in the California Building Standards Code. Those building standards may also be published by the Occupational Safety and Health Standards Board in other provisions in Title 8 of the California Code of Regulations prior to publication in the California Building Standards Code if that other publication includes an appropriate identification of building standards contained in the other publication.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1981, c. 817, p. 3168, §7; Stats.1987, c. 1053, §24; Stats.1988, c. 1194, §28, operative Jan. 1, 1989; Amended by Stats.1992, c.897 (A.B.3515), §37.)

§18944. **References to code in agency regulations**
State agencies shall adopt regulations for publication in the titles of the California Code of

Regulations containing other regulations of the agency to identify, by reference, the appropriate sections of the California Building Standards Code containing those building standards for which that agency has enforcement responsibility.

(Added by Stats.1979, c. 1152, p. 4292, §163; Amended by Stats.1987, c. 1053, §25; Stats.1988, c.1194, §29, operative Jan. 1, 1989; Amended by Stats.1992, c. 897 (A.B. 3515, §38.)

§18944.5. **Agencies bound by code**
The code shall be binding on the state and other public agencies, including federal agencies to the extent permitted by federal law, in the same manner as it binds private parties or entities.

(Added by Stats.1979, c.1152, p.4292, §163.)

§18944.7. **State historical building code; alternative regulations and standards; maintenance as separate and distinct part or portion**
The alternative building regulations and building standards authorized under the State Historical Building Code (Part 2.7 (commencing with Section 18950) of Division 13) which have been published in Part 8 of the California Building Standards Code shall be maintained as a separate and distinct part or portion of the California Building Standards Code pursuant to that title.

(Added by Stats.1982, c.1417, §1. Amended by Stats.1988, c.1194, §30, operative Jan. 1, 1989.)

§18945. **Right to appeal**
(a) Any person adversely affected by any regulation, rules, omission, interpretation, decision, or practice of any state agency respecting the administration of any building standard may appeal the issue for resolution to the commission.

(b) If any local agency having authority to enforce a state building standard and any person adversely affected by any regulation, rule, omission, interpretation, decision, or practice of such agency respecting such building standard both wish to appeal the issue for resolution to the commission, then both parties may appeal to the commission. The commission may accept such appeal only if the commission determines that the issues involved in such appeal have statewide significance.
(Added by Stats.1979, c.1152, p.4292, §163.)

§18946. **Hearing; reference; decision**
Except as provided in Section 18947, the commission may hear the appeal itself, or by designating a member of the commission to be a hearing officer, or may refer the appealing parties to an advisory panel, a committee, or to a hearing officer appointed by the Office of Administrative Hearings, wherein the hearing officer designated by the commission or appointed by the Office of Administrative Hearings, should, where possible, possess some expertise in the technical aspects of the appeal. If a referral is made, the panel, committee, or hearing officer may make an investigation and conduct hearings as they deem appropriate, provided that all interested agencies or parties shall have a full and fair opportunity to be heard. A proposed written decision shall be submitted to the commission which the commission may adopt, adopt as modified, or reject. The commission shall render its decision or interpretation in writing.

(Added by Stats.1979, c.1152, p.4292, §163. Amended by Stats.1981, c.1003, p.3877, §6.)

§18947. **Appeal to occupational safety and health appeals board**
Where the appeal issue results from the enforcement of a standard for occupational safety and health by an inspector of the Division of Occupational Safety and Health of the Department of Industrial Relations, the employer shall appeal directly to the Occupational Safety and Health Appeals Board, and the appeal shall be conducted pursuant to the provisions of Chapter 7 (commencing with Section 6600) of Part 1 of Division 5 of the Labor Code. Such an appeal, if sent to the commission in error, shall be forwarded immediately to the Occupational Safety and Health Appeals Board. The date of receipt of any such appeal by the commission shall be considered the date of filing for purposes of meeting the filing time requirements of Section 6600 of the Labor Code.
(Added by Stats.1979, c.1152, p.4292, §163.)

§18948. **Responsibility for enforcement and administration**
The responsibility for the enforcement and administration of building standards shall remain in the state or local agency specified by other provisions of law.

(Added by Stats.1979, c.1152, p.4292, §163.)

§18949. **Fee Schedule**
The commission shall establish a schedule of fees for appeals in an amount sufficient to pay its costs of administration and hearing appeals.

(Added by Stats.1981, c.1082, p.4174, §3.)

§18949.1. State architect, transfer of responsibilities to commission
Any responsibilities of the State Architect to adopt regulations relating to building standards are hereby transferred to the commission.

(Added by Stats.1991, c. 865 (A.B.47), §24.)

§18949.2. State Fire Marshal; formal rule making process; transfer of duties to commission; fire and life safety standards; development; review; modification
(a) Any responsibilities of the State Fire Marshal to adopt, through a formal rulemaking process as provided in Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code, relating to building standards, including, but not limited to, Sections 13108, 13143, 13143.6, and 13211, are hereby transferred to the commission.

(b) The State Fire Marshal shall remain the state agency responsible for developing building standards to implement the state's fire and life safety policy. In its role as the fire and life safety standard developing agency, the State Fire Marshal shall continue its existing activities and forums designed to facilitate compromise and consensus among the various individuals and groups involved in development of the state's codes related to fire and life safety.

(c) The state's fire and life safety building standards, as developed by the State Fire Marshal and as adopted by the commission, shall continue to be based on the state's fire and life safety policy goals and mandates as they existed prior to the enactment of this chapter and as they are amended.

(d) The role of the commission in reviewing and adopting fire and life safety building standards shall be strictly limited to a technical review of those standards, through a process integrated with the technical review of all other state building standards, and a determination as to whether those standards conform to the requirements of Section 18930 commonly known as the "nine point criteria."

(e) The commission may not rewrite or modify any fire or life safety building standard without the express mutual agreement of the State Fire Marshal. If the State Fire Marshal does not agree with the modification of a fire or life safety building standard as proposed by the commission, the authority of the commission shall be limited to disapproval of the standard, pursuant to the "nine point criteria" in Section 18930.

(Added by Stats.1991, c.865 (A.B.47), §24.)

§18949.3. Office of Statewide Health Planning and Development; transfer of duties to commission

Any responsibilities of the Office of Statewide Health Planning and Development to adopt regulations relating to building standards, including, but not limited to, responsibilities specified in Division 12.5 (commencing with Section 15000), are hereby transferred to the commission.

(Added by Stats.1991, c.865 (A.B.47), §24.)

§18949.4. State Energy Resources Conservation and Development Commission; submission of standards for review and approval; time schedule

The State Energy Resources Conservation and Development Commission shall submit building standards to the commission for review and approval pursuant to Section 18930 in accordance with the time schedule established by the State Building Standards Commission.

(Added by Stats.1991, c.865 (A.B.47), §24.)

§18949.5. Department of Housing and Community Development; transfer of duties to commission

Any responsibilities of the Department of Housing and Community Development to adopt regulations relating to buildings standards are hereby transferred to the commission.

(Added by Stats.1991, c.865 (A.B.47), §24.)

§18949.6. Procedure for adoption of standards and administrative regulations

(a) The commission shall adopt regulations setting forth the procedure for the adoption of building standards and administrative regulations that apply directly to the implementation or enforcement of building standards.

(b) Regulatory adoption shall be accomplished so as to facilitate the triennial adoption of the specified model codes pursuant to Section 18928.

(c) The regulations shall allow for the distribution of proposed building standards and regulatory changes to the public for review in compliance with the requirements of the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code) and for the acceptance of responses from the public.

(d) With regard to proposed residential building standards, the Trade and Commerce Agency shall provide, if requested, by the commission, an economic review of the housing cost impact statement or related study submitted by the code change proponent pursuant to Section 11346.5 of the

Government Code.

(Added by Stats.1991, c.865 (A.B.47), §24; Amended by Stats.1993, c.56 (A.B.2351), §27; Stats.1995, c.938 (S.B.523), §65.8, operative July 1, 1997; Stats.1998, c.426 (A.B.2697), §1, eff. Sept. 11, 1998.)

§18949.25. **Construction inspector**
For purposes of this chapter, "construction inspector" means any person who is hired or contracted by a local agency in a temporary or permanent capacity for the purpose of inspecting construction for structural, seismic safety, fire and life safety, or building system requirements of adopted uniform codes or standards, as applied to residential, commercial, or industrial buildings.

(Formerly §18965, added by Stats.1995, c. 623 (A.B. 717), §1. Renumbered §18949.25 and amended by Stats.1996, c.124 (A.B.3470), §60.)

§18949.26. **Plans examiner**
For purposes of this chapter, "plans examiner" means any person who is hired or contracted by a local agency in a temporary or permanent capacity for the purpose of performing construction plan review for structural, seismic safety, fire and life safety, or building system requirements of adopted uniform codes or standards, as applied to residential, commercial, or industrial buildings.

(Formerly §18966, added by Stats.1995, c.623 (A.B.717), §1. Renumbered §18949.26 and amended by Stats.1996, c.124 (A.B.3470), §61.)

§18949.27. **Building Official**
For purposes of this chapter, "building official" means the individual invested with the responsibility for overseeing local code enforcement activities, including administration of the building department, interpretation of code requirements, and direction of the code adoption process.

(Formerly. §18967, added by Stats. 1995, c.623 (A.B.717), §1. Renumbered §18949.27 and amended by Stats.1996, c.124 (A.B.3470), §62.)

§18949.28. **Experience and certification requirements; exemptions**
(a) All construction inspectors, plans examiners and building officials who are not exempt from the requirements of this chapter pursuant to subdivision (b), or previously certified, shall complete one year of verifiable experience in the appropriate field, and shall, within one year thereafter, obtain certification from a recognized state, national, or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

(b) Any person who is currently and has continuously been employed as a construction inspector, plans examiner, or building official for not less than two years prior to the effective date of this section shall be exempt from the certification provisions of this section, unless and until that person obtains employment as a construction inspector, plans examiner, or building official with a different employer.

(c) Nothing in this article is intended to prohibit a local agency from prescribing additional criteria for the certification of construction inspectors, plans examiners, or building officials.

(d) Nothing in this chapter, as it relates to construction inspectors, plans examiners, or building officials, shall be construed to alter the requirements for licensure, or the jurisdiction, authority, or scope of practice, of architects pursuant to Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code, professional engineers pursuant to Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code, or land surveyors pursuant to Chapter 15 (commencing with Section 8700) of Division 3 of the Business and Professions Code.

(Formerly §18968, added by Stats.1995, c.623(A.B.717), §1. Renumbered §18949.28 and amended by Stats.1996, c.124 (A.B.3470), §63.)

§18949.29. **Continuing Education**
All construction inspectors, plans examiners, and building officials shall complete a minimum of 45 hours of continuing education for every three-year period.

(a) Providers of continuing education may include any organizations affiliated with the code enforcement profession, community colleges, or other providers of similar quality, as determined by the local agency.

(b) For purposes of this section, "continuing education" is defined as that education relating to the enforcement of Title 24 of the California Code of Regulations, and any other locally enforced building and construction standards, including, but not limited to, the model uniform codes adopted by the state. When a local agency selects a model code organization as a provider of continuing education or certification programs regarding the enforcement of a model code adopted by the state, the local agency shall give preference to the organization responsible for promulgating or drafting that model code.

(Formerly §18969, added by Stats.1995, c.623 (A.B.717), §1. Renumbered §18949.29 and amended by Stats.1996, c.124 (A.B.3470), §64.)

§18949.30. **Application of chapter**
This chapter does not apply to a registered professional engineer, licensed land surveyor, or licensed architect rendering construction inspection services, plan examination services, or building official services within the scope of his or her registration or licensure, except that this chapter applies to a registered professional engineer, licensed land surveyor, or licensed architect who is an employee of a local agency. This chapter does not apply to a construction inspector or plans examiner employed by any city or county fire department or district providing fire protection services.

(Formerly §18970, added by Stats.1995, c.623 (A.B.717), §1. Renumbered §18949.30 and amended by Stats.1996, c.124(A.B.3470), §65.)

§18949.31. **Local agencies; costs and fees**
The local agency shall bear the costs of certification, certification renewal, and continuing education, as mandated by this chapter. The local agency may impose fees, including, but not limited to, fees for construction inspection and plan checks, which may be used to cover the costs of compliance with this chapter. A local agency's actual costs of compliance with this chapter may include, but are not limited to, training and certification courses, certification exam and renewal fees, employee salary during training and certification courses, and mileage and other reimbursable costs incurred by the employee. The fees imposed to cover the costs of compliance with this chapter shall reflect these actual costs, and are not limited by Chapter 5 of Division 1 of Title 7.

(Formerly §18971, added by Stats.1995, c. 623 (A.B.717), §1. Renumbered §18949.31 and amended by Stats.1996, c.124 (A.B.3470), §66.)

California Accessibility Regulations

CALIFORNIA ACCESSIBILITY REGULATIONS

Printed
July 1, 1999

COMPLETE LIST OF ACCESSIBILITY REGULATIONS
CONTAINED IN TITLE 24
THE CALIFORNIA CODE OF REGULATIONS

CA Building Standards Administrative Code	Part 1
CA Building Code	Part 2
CA Electrical Code	Part 3
CA Plumbing Code	Part 5
CA Historical Building Code	Part 8
CA Referenced Standards Code	Part 12

TITLE 24
CALIFORNIA
CODE OF REGULATIONS

INTRODUCTION

On July 1st, 1999 the latest amendments to Part 2, Title 24, California Code of Regulations will become effective. These minimum requirements for accessibility now appear as a supplement to the 1997 Uniform Building Code, published by the International Conference of Building Officials (ICBO), and are effective 180 days after publication by ICBO on July 1st, 1999. Applications for permits submitted on or after that date, or when there is no permit, construction or alterations begun on or after that date must meet these requirements.

The regulations herein were developed by the Division of the State Architect, Access Compliance to provide a single code which would meet all of the most stringent requirements of the current California Building Code, as well as the Federal Fair Housing Amendments Act and the Americans with Disabilities Act Accessibility Guidelines. It is important to note that compliance with these regulations is intended to address building code provisions only, and that other performance obligations such as civil rights issues, employment obligations, and other non-building requirements are found elsewhere.

Most importantly, these regulations were presented in 1996 to the United States Department of Justice for their approval and their certification that these requirements meet or exceed building standards present in the Americans with Disabilities Act. Until the State Building Code is certified, compliance with theses standards will not guarantee compliance with the federal guidelines. At the present time, these regulations are waiting for the certification process of federal review and approval to begin.

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PART 1

BUILDING STANDARDS ADMINISTRATIVE CODE

Chapter 5
ACCESS TO PUBLIC BUILDINGS BY PHYSICALLY HANDICAPPED PERSONS

Article 1. Compliance Procedures

5-101. Purpose.

These regulations implement Sections 4450 et seq. of the Government Code to insure that where State funds are utilized for the construction or alteration of any public building or facility or where the funds of counties, municipalities, or other political subdivisions are utilized for the construction or alteration of elementary, secondary or community college buildings and facilities that the plans and specifications for such buildings and facilities are reviewed by the Office the State Architect, Office of Regulation Services (DSA/ORS) and certified to be in compliance with the "Access to Public Buildings by Physically Handicapped Persons Law" prior to a contract being awarded.

Authority: Government Code Sections 4450, 4453 and 4454.
Reference: Government Code Section 4454.

HISTORY:

1. New Group 2 (§§ 81 through 86) filed 3-5-71 as an emergency; effective on filing. Certificate of Compliance included (Register 71, No. 10). For history of former Group 2 see Register 66, No. 38.
2. Amendment filed 11-24- 78; designated effective 1-1-79 (Register 78, No. 47).

5-102. General.

For the purpose of assuring compliance with handicapped design requirements, the governmental agency controlling the appropriation from which the project is funded shall submit an application, together with plans and full, complete, and accurate specifications and filing fee, to the State Architect. The DSA/ORS will process the documents. Written approval shall be obtained prior to award of a construction contract.

Authority: Government, Code Section 4453.
Reference: Government Code Section 4454.

HISTORY:

1. Amendment filed 11-24-78; designated effective 1-1-79 (Register 78, No. 47).

5-103. Application.

For each project to be reviewed and certified, a separate application (Form No. ORS-1) shall be submitted to Division of the State Architect/Office of Regulation Services (DSA/ORS). The application shall be accompanied by a complete set of project plans and specifications and an appropriate filing fee (see Section 5-104).

The above documents shall be submitted to either of the following offices:
DIVISION OF THE STATE ARCHITECT
1139 K Street, Suite 101
Sacramento, California 95814
Attention: Access Compliance Section
OR
DIVISION OF THE STATE ARCHITECT
107 South Broadway, Room 3029
Los Angeles, California 90012
Attention: Access Compliance Section

The application shall be considered received when all the required documents and fees have been received by the office and the application number assigned.

The documents submitted for review and used for certification shall be retained by DSA/ORS.

Authority: Government Code Section 4454
Referenced: Government Code Section 4454.

HISTORY:
1. Amendment filed 11-24-78; designated effective 1-1-79 (Register 78, No. 47). For prior history, see Register 76, No. 25.
2. Renumbering and amendment of former Section 83 to Section 83.1 filed 8-30-84; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 84, No. 35).

5-104. Fees.

(a) The filing fee for projects under applications received on or after September 1, 1984 shall be two-tenths of one percent (.2%) of the first $500,000.00 of the estimated project cost plus one-tenth of one percent (.1%) of the project cost greater than $500,000.00 up to and including $2,000,000.00 plus one-hundredth of one percent (.01%) of the excess of the estimated project cost over $2,000,000.00, except that the minimum fee in any case shall be $200.00.

Example of filing fee to accompany application:

Estimated project cost = $250,000.00	
.002 X $250,000.00 =	*$ 500.00*
Estimated project cost = $1,500,000.00	
.002 X $500,000.00 =	*$1,000.00*
.001 X $1,000,000.00 =	*1,000.00*
	$2,000.00
Estimated project cost = $5,000,000.00	
.002 X $500,000.00 =	*$1,000.00*
.001 X $1,500,000.00 =	*1,500.00*
.0001 X $3,000,000.00 =	*300.00*
	$2,800.00

(b) The fee schedule in effect at the time of filing shall apply throughout the duration of such application.

(c) If the actual project cost exceeds the estimated cost by more than 5 percent, a further fee for such projects shall become due and shall be equal to the difference between the filing fee paid and the amount computed under the schedule above using the actual cost of the project. The actual project cost shall be determined as directed in Section 5-105 and billed according to Section 5-107.

(d) If the applicant requests the cancellation or withdrawal of the application and return of the plans and specifications and filing fee, this shall be granted unless the review has begun. No portion of the filing fee can be returned after the review has started.

Authority: Government Code Section 4453.
Reference: Government Code Section 4454.

HISTORY:

1. New section filed 8-30-84; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 84, No. 35).
2. (OSA/AC-A 1/89) Editorial transfer from CCR, Title 21 to Title 24 11-1-89.
3. (OSA/AC-A 2/89) Amend CCR, Title 24, Part 1, Section 5-104(a)(b), effective 1-1-90. Approved by Building Standards Commission 10-30-89.
4. (OSA/AC EF 1/92) Emergency order by the Office of the State Architect/Access Compliance to amend Section 5-104(a), Part 1, Title 24, California Code of Regulations. Filed as an emergency order with the secretary of state February 25, 1992; effective March 1, 1992. Approved as an emergency by the California Building Standards Commission on February 24, 1992.
5. (OSA/AC EF 1/92) Emergency order by the Office of the State Architect/Access Compliance to amend Section 5-104(a), Part 1, Title 24, California Code of Regulations; approved by the California Building Standards Commission on February 24, 1992; filed as an emergency order with the secretary of state February 25, 1992, and effective March 1, 1992, has lapsed. No action was taken by the OSA/AC to make these regulations permanent; therefore, the initial regulations are back in effect as of June 29, 1992.

5-105. Project Cost.

For purposes of determining the fees, both the estimated and actual project cost shall be the cost for the total outlay contemplated for all work included in the certified plans and specifications. The term "project" shall be defined as all buildings and other structures, together with the development of the site, but in the event the plans and specifications submitted with the application do not provide for the construction of, addition or alteration to a building or structure, then it shall be for the site development proposed in the application.

The actual project cost shall include all items which are normally considered to be contractors operation costs. Addenda or change order items which increase the contract amount shall be included in the final actual project cost computation.

All fees and/or reimbursable charges paid the construction managers shall be included in the actual project cost. When the contract for the work includes items not otherwise subject to the approval of the office and not included in the approved plans and specifications the actual cost shall include this work unless such costs are segregated by separate bid items or by separately priced items of change orders or by separately priced items of change orders, or by a certified copy of the subcontractor's bid. Such segregation shall not be made by contract price breakdown or estimates.

Authority: Government Code Section 4454.
Reference: Government Code Section 4454.

HISTORY:

1. New section filed 8-30-84; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 84, No. 35).

5-106. Revision of Plans and Specifications.

No additional fee is charged upon submission of revisions to the approved plans and specifications, provided that the entire matter is actually one transaction having to do with the same project and the revisions do not require substantial review for accessibility. If the original plans are abandoned and the plans and specifications submitted in lieu thereof are in fact for a new project rather than an identical project, or where a modified set of plans is for an essentially different concept, it is necessary that a new application be filed and a fee paid. This is regardless of the fact that the project may have the same name, be of the same general size, and be situated at the same location as the project for which the original application was made.

Authority: Government Code Section 4454.
Reference: Government Code Section 4454.

HISTORY:

1. New section filed 8-30-84; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 84, No. 35).

5-107. Billing for Further Fees.

*For public school projects, the DSA/ORS shall determine whether or not further fees are due and shall bill the district for such further fees. For projects other than public schools, the applicant or owner shall submit to the office a report verifying the actual project cost within 90 days after the completion of the project. This actual project cost shall be the basis for the further fee *computation. The accuracy and timely submission of this actual project cost report shall be the responsibility of the owner or his designated agent. The owner shall be billed for further fees upon completion of the project or portion thereof if fee is due.*

Authority: Government Code Section 4454.
Reference: Government Code Section 4454.

HISTORY:

New section filed 8-30-84; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 84, No. 35).

5-108. Refunds.

Claims for refunds of five dollars or less due to errors in cost reporting or fee computation shall be made within one year from the date of payment.

Authority: Government Code Section 4454.
Reference: Government Code Section 4454.

HISTORY:

1. New section filed 8-30-84; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 84, No. 35).

5-109. Review of Plans and Specifications.

The DSA/ORS will review the submitted documents to ensure that the requirements cited in Article 1 are fully met.

Authority: Government Code Section 4454.
Reference: Government Code Section 4454.

HISTORY:

1. Amendment filed 11-24-78; designated effective 1-1-79 (Register 78, No. 47).

5-110. Written Approval.

(a) Approval Obtained. Upon completion of review, DSA/ORS will return to the awarding authority a written approval, if the documents comply with the requirements. This approval of the application constitutes the "written approval" required by Section 4454 of the Government Code. No changes or revisions shall be made following written approval which affect handicapped compliance items unless such changes or revisions are submitted to the Access Compliance Section of the DSA/ORS for approval.

(b) Approval Denied. If the documents fail to meet the requirements of these regulations, DSA/ORS will return to the awarding authority the plans with corrections noted thereon together with instructions for resubmittal of the plans and specifications. The corrected plans are the property of the Division of the State Architect and shall be returned within six months or the application will be void. No valid construction contract may be awarded before written approval is obtained.

(c) Unauthorized Deviations. In the event that there is an unauthorized deviation from the requirements of these regulations with respect to the standards specified, the same shall be rectified by full compliance therewith within ninety (90) days after discovery of such deviation.

(d) Notification. Where the State Architect is the enforcement authority and any project is proposed to be approved and such approval action would deny accessibility either required by Sections 4450 and 4458, inclusive, of the government Code to handicapped persons, or by reason of an equivalent facilitation exception granted pursuant to Section 4451 of the Government Code, the State Architect shall notify affected handicapped persons or organizations and others who have made written requests to be informed as to such proposals under consideration.

Authority: Government Code Section 4454.
Reference: Government Code, Section 4454. (as interpreted by the California Superior Court, City and County of San Francisco, in California Association of the Physically Handicapped vs. Trustees of the California State University and Colleges, No. 692231, judgment entered 9-16-80) and 4454.

HISTORY:

1. Amendment filed 11-24-78; designated effective 1-1-79 (Register 78, No. 47).
2. New subsection (d) filed 3-6-81 as an emergency; effective upon filing (Register 81, No. 10). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 7-4-81.
3. Order of Repeal of 3-6-81 emergency order filed 3-13-81 by OAL pursuant to Government Code Section 11349.6 (Register 81, No. 11).
4. New subsection (d) filed 7-28-82; effective thirtieth day (Register 82, No. 31).
5. Amendment of subsection (a) filed 7-17-85; effective thirtieth day thereafter (Register 85, No. 29).

5-111. General Requirements.

General requirements and building standards are located in Title 24, Part 2.

PART 2

THE CALIFORNIA BUILDING CODE

Chapter 1
ADMINISTRATION

SECTION 101 - TITLE, PURPOSE AND SCOPE

101.1 Title. These regulations shall be known as the *Uniform Building Code*, may be cited as such and will be referred to herein as "this code."

For the State of California, these regulations shall be known as the California Building Code. The provisions contained in the California Building Code of the (compiled) California Building Standards Code as defined in Section 18910, Health and Safety Code, may be cited as such and are referred to hereafter as "these regulations" or "these building standards" or "this code."

101.2 Purpose.

[For DSA-AC] The purpose of this code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable by persons with disabilities.

101.3 Scope.

101.3.1 *The provisions of the model codes which are adopted by these regulations are applicable to all occupancy groups and uses regulated by this code. The amendments to the model codes are applicable only to those occupancies or uses which the state agency adopting the amendments is authorized to regulate as listed in Section 101.17.*

NOTE: *It is not the intent of this section that every existing occupancy within the scope of the state fire marshal's jurisdiction mandatorily conform or be made to conform to the new construction requirements relative to fire, panic and explosion safety. Reasonable judgment must be exercised by the enforcing agency in the application of these building standards to existing occupancies.*

101.4 Effective Date.

101.4.1 *One hundred and eighty days after the date of publication, or as otherwise noted herein.*

NOTE: *For clarification purposes, the applicable subsection of the Health and Safety Code section is repeated.*

Sec. 18938. Application and Effective Date. *The building standards contained in the Uniform Fire Code, published by the International Conference of Building Officials and the Western Fire Chiefs Association, the Uniform Building Code published by the International Conference of Building Officials, the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, the National Electrical Code published by the National Fire Protection Association, the Uniform Mechanical Code published by the International Conference of Building Officials, as referenced in the California Building Standards Code, shall apply to all occupancies throughout the state and shall become effective 180 days after publication in the California Buildings Standards Code by the California Building Standards Commission, or at a later date after publication established by the commission.*

101.5 Format. *This part fundamentally adopts the UBC. by reference on a chapter-by-chapter basis. Such adoption is reflected in the adoption table of each chapter of this part. When the adoption table of a chapter of this part makes no reference to a specific chapter of the UBC, such chapter of the UBC is not adopted as a portion of this code.*

101.6 Validity. *If any chapter section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.*

101.7 Standard Reference Documents. *The codes, standards and publications adopted and set forth in this code, including other codes, standards and publications referred to therein are, by title and date of publication, hereby adopted as standard reference documents of this code.*

When this code does not specifically cover any subject relating to building design and construction, recognized fire-prevention engineering practices shall be employed. The National Fire Codes and the Fire Protection Handbook of the National Fire Protection Association may be used as authoritative guides in determining recognized fire-prevention engineering practices.

101.8 Nonbuilding Regulations. *Requirements contained in the UBC, or in any other referenced standard, code or document, which are not building standards as defined in Section 18909, Health and Safety Code, shall not be construed as part of the provisions of this code.*

For the applicability of regulations relating to maintenance, operation, use, limitations or prohibitions, and similar nonbuilding regulations, see other titles of the California Code of Regulations.

101.9 Order of Precedence.

101.9.1 General. *In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern. Where a specific provision varies from a general provision, the specific provision shall apply.*

101.9.2 Fire Codes. *Nothing in these building standards shall diminish the requirements of the state fire marshal.*

101.16 Availability of Code. *For clarification purposes, the applicable subsection of the Health and Safety Code section is repeated.*

Sec. 18942 (d). *Each city, county, and city and county, including charter cities, shall obtain and maintain with all revisions on a current basis, at least one copy of the building standards and other state regulations relating to buildings published in Title 8, 19, 20, 24 and 25 of the California Code of Regulations. These codes shall be maintained in the office of the building official responsible for the administration and enforcement of the provisions of this part.*

101.17 Application

Vesting Authority. *When adopted by a state agency, the provisions of these regulations shall be enforced by the appropriate enforcing agency, but only to the extent of authority granted to such agency by the state legislature.*

Following is a list of the state agencies that adopt building standards, the specific scope of application of the agency responsible for enforcement, and the specific statutory authority of each agency to adopt and enforce such provisions of building standards of this code, unless otherwise stated.

101.17.11. DSA/AC. Access Compliance, Division of the State Architect.

General. *To assure that barrier-free design is incorporated in all buildings, facilities, site work and other improvements to which this code applies in compliance with state law to assure that these improvements are accessible to and usable by persons with disabilities. Additions, alterations and structural repairs in all buildings and facilities shall comply with these provisions for new buildings, except as otherwise provided and specified herein.*

The provisions of these regulations shall apply to any portable buildings leased or owned by a school district, and shall also apply to temporary and emergency buildings and facilities.

In addition, to incorporate standards at least as restrictive as those required by the federal government for barrier-free design under (1) Title III (Public Accommodations and Commercial Facilities), Subpart D (New Construction and Alteration) and Appendix A (Americans with Disabilities Act Accessibility Guidelines) (see 28 C.F.R., Part 36), and (2) Title II (Public Entities), Section 35.151 (New Construction and Alterations) (see 28 C.F.R., Part 35) both from the Americans with Disabilities Act of 1990, and (3) under the Fair Housing Amendments of 1988. Some of these regulations may be more stringent than state law in order to meet the federal requirement.

1. ***Application.*** *Publicly funded buildings, structures, sidewalks, curbs and related facilities shall be accessible to persons with disabilities as follows:*

NOTE: *See Government Code commencing with Section 4450.*

1.1 All buildings, structures, sidewalks, curbs and related facilities constructed by the use of the state, county or municipal funds, or the funds of any political subdivision of the state.

1.2 All buildings, structures and facilities, occupied 50 percent or more, which are leased, rented, contracted, sublet or hired for periods in excess of two years by any municipal county, or state division of government, or by a special district. The determination as to whether the building, structure or facility is occupied 50 percent or more shall be based on the usable floor area as defined in this code.

1.3 All publicly funded buildings used for congregate residences or for one- or two-family dwelling unit purposes shall conform to the provisions applicable to living accommodations.

1.4 All existing publicly funded buildings and facilities when alterations, structural repairs or additions are made to such buildings or facilities. For detailed requirements on existing buildings see Chapter 11B, Division IV.

1.5 With respect to buildings, structures, sidewalks, curbs and related facilities not requiring a building permit, building standards published in the California Building Standards Code relating to access for persons with disabilities and other regulations adopted pursuant to Government Code Section 4450, and in effect at the time construction is commenced, shall be applicable.

2. ***Application.*** *All privately funded public accommodations, as defined, and commercial facilities, as defined, shall be accessible to persons with disabilities as follows:*

NOTE: *See Health and Safety Code, commencing with Section 19952.*

EXCEPTION: *Certain types of privately funded multistory buildings do not require installation of an elevator to provide access above and below the first floor. See Chapter 11B.*

NOTE: *Exceptions for multistoried buildings formerly located in this section have been moved to Chapter 11B.*

2.1 Any building, structure, facility, complex or improved area or portions thereof which are used by the general public.

2.2 Any sanitary facilities which are made available for the public, clients or employees in such accommodations or facilities.

2.3 Any curb or sidewalk intended for public use that is constructed in this state with private funds.

2.4 All existing privately funded public accommodations when alterations, structural repairs or additions are made to such public accommodations as set forth under Chapter 11B.

3. ***Enforcing Agency.***

3.1 The director of General Services where state funds are utilized for any project or where funds of counties, municipalities or other political subdivisions are utilized for the construction of elementary, secondary or community college projects.

3.2 The governing bodies where funds of counties, municipalities or other political subdivisions are utilized except as otherwise provided above.

3.3 The building department of every city, county, or city and county within the territorial area of its city, county, or city and county, where private funds are utilized. "Building department" means the department, bureau or officer charged with the enforcement of laws or ordinances regulating the erection or construction, or both the erection and construction, of buildings.

4. ***Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.*** *Whenever reference is made in these regulations to this section, the findings and determinations required to be rendered by the local enforcing agency shall be subject to ratification through an appeals process.*

5. ***Authority Cited****--Government Code Section 4450****.***

6. ***Reference****--Government Code Sections 4450 through 4458 and Health and Safety Code Sections 19952 through 19959****.***

Chapter 2
DEFINITIONS AND ABBREVIATIONS

SECTION 201 - DEFINITIONS

SECTION 202 - A

ACCESS FLOOR SYSTEM is an assembly consisting of panels mounted on pedestals to provide an under-floor space for the installations of mechanical, electrical, communication or similar systems or to serve as an air-supply or return-air plenum.

[For DSA/AC] ACCESSIBILITY *is the combination of various elements in a building or area which allows access, circulation and the full use of the building and facilities by persons with disabilities.*

[For DSA/AC] ACCESSIBLE ELEMENT *is an element specified by the regulations adopted by the Division of the State Architect/Access Compliance.*

[For DSA/AC] ACCESSIBLE LOCATION *is a location which can be reached by an employee standing on the floor, platform, runway or other permanent working area.*

[For DSA/AC] ACCESSIBLE SPACE *is a space that complies with the regulations adopted by the Division of the State Architect/Access Compliance.*

[For HCD 1 & 2] **ACI** is the American Concrete Institute, Box 19150, Redford Station Detroit, Michigan 48219.

[For DSA/AC] **ADDITION** is an extension or increase in floor area or height of a building or structure.

[For DOSH] ADULT *is a person who has attained or exceeds the age of 18 years.*

AEROSOL is a product which is dispensed by a propellant from a metal can up to a maximum size of 33.8 fluid ounces (1000 mL) or a glass or plastic bottle up to a size of 4 fluid ounces (118.2 mL), other than a rim-vented container.

[For SFM] AGED HOME OR INSTITUTION *is a facility used for the housing of persons 65 years of age or older in need of care and supervision. (See definition of Acare and supervision, Section 204.)*

AGRICULTURAL BUILDING is a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged; nor shall it be a place used by the public.

[For HCD 1 & 2] **AISC** is the American Institute of Steel Construction, Inc., One East Wacker Drive, Suite 3100, Chicago, Illinois 60601-2001.

[For DSA/AC] AISLE *is a circulation path between objects such as seats, tables, merchandise, equipment, displays, shelves, desks, etc.*

[For DSA/AC] AISLE, EMPLOYEE AREAS*, (as required for architectural accessibility) is a space that serves as a passageway, which is created by architectural components such as walls, fixed cabinetry or fixtures and not moveable components such as furniture.*

[For DSA/AC] **ALLEY** is any public way or thoroughfare less than 16 feet (4877 mm) but not less than 10 feet (3048) in width which has been dedicated or deeded to the public for public use.

[For DSA/AC] **ALTER** or **ALTERATION** is any change, addition or modification in construction or occupancy.

AMUSEMENT BUILDING. See Section 408.2.

[For HCD 1 & 2, DSA/AC] **ANSI** is the American National Standards Institute, 1430 Broadway, New York, New York 10018.

[For HCD 1 & 2, DSA/AC] **APARTMENT HOUSE** is any building or portion thereof which contains three or more dwelling units and, for the purpose of this code, includes residential condominiums.

APPROVED, as to material and types of construction, refers to approval by the building official as the result of investigation and tests conducted by the building official, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

[For HCD 1 & 2, DSA/SS] Approved means meeting the approval of the enforcement agency, except as otherwise provided by statute, when used in connection with any system, material, type of construction, fixture or appliance as the result of investigations and tests conducted by the agency, or by reason of accepted principals or tests by national authorities, technical, health, or scientific organizations or agencies.

> ***Note:*** *See Health and Safety Code Section 17921.1 for approved as applied to hotplates. See Health and Safety Code Section 17921.3 for approved as applied to low-flush water closets.*

APPROVED AGENCY is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved.

APPROVED FABRICATOR is an established and qualified person, firm or corporation approved by the building official pursuant to Section 1701A.7 of this code.

[For HCD 1 & 2] APPROVED LISTING AGENCY *is any agency approved by the enforcement agency unless otherwise provided by statute, which is in the business of listing and labeling and which makes available at least an annual published report of such listings in which specific information is included that the product has been tested to recognized standards and found to comply.*

[For DSA/AC, HCD 1 & 2] APPROVED TESTING AGENCY *is any agency which is determined by enforcement agency, except as otherwise provided by statute, to have adequate personnel and expertise to carry out the testing of systems, materials, type of construction fixtures or appliances.*

AREA. See Afloor area.

ASSEMBLY BUILDING is a building or portion of a building used for the gathering together of 50 or more persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement, drinking or dining, or awaiting transportation.

[For HCD 2, DSA/AC, SFM] Any building or structure or portion thereof used or intended to be used for the showing of motion pictures when an admission fee is charged and when such building or structure is open to the public and has a capacity of 10 or more persons.

[For HCD 1 & 2] **ASTM** is the American Society for Testing and Materials, 1916 Race Street, Philadelphia, Pennsylvania 19103.

[For HCD 1 & 2] **ATRIUM** is an opening through two or more floor levels other than enclosed stairways, elevators, hoistways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall. Floor levels, as used in this definition, do not include balconies within assembly occupancies or mezzanines which comply with Section 507.

[For HCD 1 & 2, DOSH] ATTIC STORY *is any story immediately below the roof and wholly or partly within the roof framing, designed, arranged or built for business or storage use.*

[For DSA/AC, HCD 1/AC] **AUTOMATIC,** as applied to fire-protection devices, is a device or system providing an emergency function without the necessity of human intervention and activated as a result of a predetermined temperature rise, rate of rise of temperature or increase in the level of combustion products.

[For DSA/AC] AUTOMATIC DOOR *is a door equipped with a power-operated mechanism and controls that open and close the door automatically upon receipt of a momentary actuating signal. The switch that begins the automatic cycle may be a photoelectric device, floor mat, or manual switch.*

SECTION 203- B

BALCONY is that portion of the seating space of an assembly room, the lowest part of which is raised 4 feet (1219 mm) or more above the level of the main floor and shall include the area providing access to the seating area or serving only as a foyer.

BUILDING is any structure *[for HCD 1 & 2, DSA/AC, SFM] as to which state agencies have regulatory power,* used or intended for supporting or sheltering any use or occupancy, *[for HCD 1 & 2, DSA/AC, SFM] housing or enclosure of persons, animals, chattels, equipment or property of any kind, and also includes structures wherein things may be grown, made, produced, kept, handled, stored or disposed of, and all appendages, accessories, apparatus, appliances and equipment installed as a part thereof.*

"Building" shall not include machinery, equipment or appliances installed for manufacture or process purposes only, nor shall it include any construction installations which are not a part of a building , any tunnel, mine shaft, highway or bridge, or include any house trailer or vehicle which conforms to the Vehicle Code .

[For HCD 1 & 2, DSA/AC] **BUILDING, EXISTING**, is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

BUILDING OFFICIAL is the officer or other designated authority charged with the administration and enforcement of this code, the building official's duly authorized representative *[for HCD 1 & 2, DSA, SFM] in accordance with state law, Health and Safety Code Section 13146, in occupancies regulated by the state fire marshal.*

SECTION 204 - C

[For HCD 1 & 2, DSA/AC, SFM, DSA/SS] C.C.R. *means the California Code of Regulations.*

[For DSA/AC] CIRCULATION PATH *is an exterior or interior way of passage from one place to another for pedestrians, including, but not limited to, walks, hallways, courtyards, stairways and stair landings.*

[For DSA/AC] CLOSED-CIRCUIT TELEPHONE *is a telephone with dedicated line(s) such as a house phone, courtesy phone or phone that must be used to gain entrance to a facility.*

[For HCD 2, DSA/AC] COMMERCE *is travel, trade, traffic, commerce, transportation, or communication (1) within the State; (2) among the several states; (3) between any foreign country or any territory or possession and any state; or (4) between points in the same state, but through another state or foreign country.*

[For HCD 2, DSA/AC] COMMERCIAL FACILITIES *are facilities that are intended for nonresidential use and whose operations will affect commerce, including factories, warehouses, office buildings, and other buildings in which employment may occur. Commercial facilities shall not include railroad locomotives, railroad freight cars, railroad cabooses, railroad cars covered under Title III of the Americans with Disabilities Act of 1990, or facilities that are covered or expressly exempted from coverage under the Fair Housing Amendment Act of 1988 (42 USC 3601-3631, et seq.).*

[For HCD 1 & 2, DSA/AC] COMMON USE *refers to those interior and exterior rooms, spaces or elements that are made available for the use of a restricted group of people (for example, occupants of a homeless shelter, the occupants of an office building, or the guests of such occupants).*

[For HCD 1 & 2, DSA/AC] **CONDOMINIUM, RESIDENTIAL.** See Aapartment house.

[For HCD 1 & 2, DSA/AC] **CONGREGATE RESIDENCE** is any building or portion thereof which contains facilities for living, sleeping and sanitation, as required by this code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house but does not include jails, hospitals, nursing homes, hotels or lodging houses.

[For DSA/AC] CROSS SLOPE *is the slope that is perpendicular to the direction of travel.*

[For HCD 2, DSA/AC] CURB CUT *is an interruption of a curb at a pedestrian way, which separates surfaces that are substantially at the same elevation.*

[For HCD 2, DSA/AC] CURB RAMP *is a sloping pedestrian way, intended for pedestrian traffic, which provides access between a walk or sidewalk to a surface located above or below an adjacent curb face.*

SECTION 205 - D

[For DSA/AC] DETECTABLE WARNING *is a standardized surface or feature built in or applied to walking surfaces or other elements to warn visually impaired persons of hazards in the path of travel.*

[For HCD 1 & 2, DSA/AC] DIRECTIONAL SIGN *is a publicly displayed notice which indicates by use of words or symbols a recommended direction or route of travel.*

[For DSA/AC] DISABILITY *is (1) a physical or mental impairment that substantially limits one or more of the major life activities of an individual, or (2) a record of such an impairment, or (3) being regarded as having such an impairment.*

[For DSA/AC] DISABLED*. See disability.*

[For HCD 1&2, HCD 1/AC, DSA/AC] DORMITORY *is a room occupied by more than two guests.*

[For HCD 1 & 2, DSA/AC] **DWELLING UNIT** is any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by this code for not more than one family, or a congregate residence for 10 or less persons.

SECTION 206 - E

[For DSA/AC] ELEVATOR, PASSENGER*. See Chapter 11.*

[For HCD 1 & 2, DSA/AC, SFM, OSHPD 1, 2, 3 & 4, DSA/SS] ENFORCING AGENCY *is the designated department or agency as specified by statute.*

[For DSA/AC] ENTRANCE *shall mean any entrance to a facility which has a substantial flow of pedestrian traffic to any specific major function of the facility.*

[For HCD 1 & 2, DSA/AC] EQUIVALENT FACILITATION *is an alternate means of complying with the literal requirements of these standards and specifications that provides access in terms of the purpose of these standards and specifications.*

> ***NOTES: 1****. See Section 101.2 Purpose.*
>
> ***2.*** *In determining equivalent facilitation, consideration shall be given to means that provide for the maximum independence of persons with disabilities while presenting the least risk of harm, injury or other hazard to such persons or others.*

[For HCD 1 & 2, DSA/AC] **EXISTING BUILDINGS.** See "building, existing."

[For HCD 1 & 2, DSA/AC] **EXIT.** See Section 1005.1

SECTION 207 - F

[For HCD 1 & 2, DSA/AC] FACILITY (or FACILITIES) *is a building, structure, room, site, complex or any portion thereof, that is built, altered, improved or developed to serve a particular purpose.*

SECTION 208 - G

[For HCD 1 & 2, DSA/AC] GRAB BAR *is a bar for the purpose of being grasped by the hand for support.*

[For HCD 1 & 2, DSA/AC] GUARDRAIL *is a vertical barrier erected along the open edges of a floor opening, wall opening, ramp, platform, runway or other elevated area to prevent persons from falling off the open edge*.

SECTION 209 - H

[For DSA/AC] HEALTH CARE PROVIDER *is a person or entity regulated by a state to provide professional services related to the physical or mental health of an individual and who makes such services available to the public.*

[For DSA/AC] HISTORICAL BUILDING *See "qualified historical building."*

[For HDC 1 & 2,DSA/AC] **HOTEL** is any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

[For HCD 1 & 2, DSA/AC] **HOT-WATER-HEATING BOILER** is a boiler having a volume exceeding 120 gallons (454.2 L), or a heat input exceeding 200,000 Btu/h (149 540 kW), or an operating temperature exceeding 210EF.(99EC.) that provides hot water to be used externally to itself.

SECTION 210 - I

[For HCD 1 & 2, DSA/AC] INTERNATIONAL SYMBOL OF ACCESSIBILITY *is that symbol adopted by Rehabilitation International's 11th World Congress for the purpose of indicating that buildings and facilities are accessible to persons with disabilities. See Section 11B.*

SECTION 211 - J

JURISDICTION, as used in this code, is any political subdivision which adopts this code for administrative regulations within its sphere of authority.

SECTION 212 - K

[For HCD 1 & 2, DSA/AC] KICK PLATE *is an abrasion-resistant plate affixed to the bottom portion of a door to prevent a trap condition and protect its surface.*

SECTION 213 - L

[For HCD 1 & 2, DSA/AC] LEVEL AREA *is a specified surface that does not have a slope in any direction exceeding 1/4 inch (6.4 mm) in 1 foot run (305 mm) from the horizontal (2.083 percent gradient).*

[For DSA/AC] LIFT, SPECIAL ACCESS *See "special access lifts."*

[For HCD 1, DSA/AC] LIVING ACCOMMODATIONS *means any building or portion thereof having three or more apartments as defined in this code or any publicly funded building or portion thereof.*

SECTION 214 - M

[For DSA/AC, HCD 1/AC] MARKED CROSSING *is a crosswalk or other identified path intended for pedestrian use in crossing a vehicular way.*

***[For HCD 1 & 2, DSA/AC*]** **MOTEL** shall mean hotel as defined in this code.

[For HCD 1 & 2, DSA/AC] MULTIPLE-ACCOMMODATION TOILET FACILITY *is a room that has more than one sanitary fixture, is intended for the use of more than one person at a time, and which usually is provided with privacy compartments or screens shielding some fixtures from view. A bathroom serving a hotel guest room and a privacy toilet in small offices, stores and similar locations are not included in this category.*

SECTION 215 - N

SECTION 216 - O

[For HCD 2, DSA/AC] OCCUPIABLE *is a room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, or in which occupants are engaged at labor, and which is equipped with means of egress, light, and ventilation.*

[For DSA/AC] OPERABLE PART *is a part of a piece of equipment or appliance used to insert or withdraw objects, or to activate, deactivate or adjust the equipment or appliance (for example, coin slot, pushbutton, handle).*

Section 217 - P

[For HCD 1 & 2 ,DSA/AC] PASSAGE DOOR *is a door other than an exit door through which persons may traverse.*

[For HCD 1 & 2, DSA/AC] PASSENGER ELEVATOR*. See Definition of "elevator", Chapter 30.*

[For DSA/AC] PATH OF TRAVEL *is a passage that may consist of walks and sidewalks, curb ramps and pedestrian ramps, lobbies and corridors, elevators, other improved areas, or a necessary combination thereof, that provides free and unobstructed access to and egress from a particular area or location for pedestrians and/or wheelchair users.*

[For HCD 1 & 2, DSA/AC] PEDESTRIAN *is an individual who moves in walking areas with or without the use of walking-assistive devices such as crutches, leg braces, wheelchairs, etc.*

[For DSA/AC] PEDESTRIAN GRADE SEPARATION *is a structure erected over or under an obstacle such as a freeway, roadway, street, railroad, stream, etc., and intended primarily for pedestrian use.*

[For HCD 1 & 2, DSA/AC] PEDESTRIAN RAMP *is a sloping path of travel intended for pedestrian traffic and as differentiated from a curb ramp.*

[For HCD 1 & 2, DSA/AC] **PEDESTRIAN WALKWAY** is a walkway used exclusively as a pedestrian trafficway.

[For HCD 1 & 2, DSA/AC] PEDESTRIAN WAY *is a route by which a pedestrian may pass.*

[For DSA/AC] PERMANENT *shall mean facilities which are intended to be used for periods longer than those designated in this code under the definition of temporary.*

[For HCD 1 & 2, DSA/AC] **PERMIT** is an official document or certificate issued by the building official authorizing performance of a specified activity.

[For DSA/AC] PLATFORM, UNENCLOSED*, is a horizontal, generally level and raised surface for speakers, performances, displays, etc., as distinguished from platforms which are enclosed.*

[For HCD 1 & 2, DSA/AC] POWER-ASSISTED DOOR *is a door used for human passage with a mechanism that helps to open the door, or relieves the opening resistance of a door, upon the activation of a switch or a continued force applied to the door itself.*

{PRIMARY ENTRANCE *shall mean any entrance to a facility which has a substantial flow of pedestrian traffic to any specific major function of the facility.**---To be fixed by errata.}***

{PRIVATELY FUNDED *as used in this code shall mean construction or alteration projects which are not subsidized in whole or in part by the use, directly or indirectly of state, county, or municipal funds, or the funds of any political subdivision of the state, county, or municipality. Private funding includes loans, grants, guarantees or other financial assistance provided to an individual home owner by a public agency t finance construction, rehabilitation, or purchase for that individual's home, including housing financed under the Cal Vet program. .**---To be fixed by errata}***

[For HCD 1 & 2, DSA/AC] PUBLIC ACCOMMODATION *includes, but is not limited to, any building or facility that falls into one of the following categories:*

1. *Places of lodging.*
2. *Establishments serving food or drink.*
3. *Places of exhibition or entertainment.*
4. *Places of public gathering.*
5. *Sales or rental establishments.*
6. *Service establishments.*
7. *Stations used for public transportation.*
8. *Places of public display or collection.*
9. *Places of recreation.*
10. *Places of education.*
11. *Social service center establishments.*
12. *Places of exercise or recreation.*

Examples of public accommodations for purposes of this code shall include, but not be limited to, the following private entities; however, other specific entities not listed shall be considered public accommodations if they fall into one or more of the above-listed categories.

1. *An inn, hotel, motel, or other place of lodging, except for an establishment located within a building that contains not more than five rooms for rent or hire and that is actually occupied by the proprietor of such establishment as the residence of the proprietor.*

2. *A restaurant, bar, or other establishment serving food or drink.*

3. *A motion picture house, theater, concert hall, stadium or other place of exhibition or entertainment.*

4. *An auditorium, convention center, lecture hall, or other place of public gathering.*

5. *A bakery, grocery store, clothing store, hardware store, shopping center, or other sales or retail establishment.*

6. *A Laundromat, dry cleaner, bank, barber shop, beauty shop, travel service, shoe repair service, funeral parlor, gas station, office of an accountant or lawyer, pharmacy, insurance office, professional office of a health care provider, hospital or other service establishment.*

7. *A terminal, depot, or other station used for specified public transportation.*

8. *A museum, library, gallery, or other place of public display or collection.*

9. *A park, zoo, amusement park, or other place of recreation.*

10. *A nursery, elementary, secondary, undergraduate, or postgraduate private school, or other place of education.*

11. *A day-care center, senior citizen center, homeless shelter, food bank, adoption agency, or other social service center establishment.*

12. *A gymnasium, health spa, bowling alley, golf course, or other place of exercise.*

13. *A church.*

14. *An office building.*

15. *A public curb or sidewalk.*

[For HCD 1 & 2] PUBLICLY FUNDED *as used in this code does not include loans, grants, guarantees or other financial assistance provided by a public agency to finance construction, rehabilitation or purchase of privately owned housing accommodations, including housing financed under the Cal Vet program and other privately owned buildings, facilities and structures.*

[For HCD 1, DSA/AC] PUBLIC USE *describes interior or exterior rooms or spaces that are made available to the general public. Public use may be provided at a building or facility that is privately or publicly owned.*

[For HCD 1 & 2] **PUBLIC WAY**. See Section 1002.

SECTION 218 - Q

[For DSA/AC] QUALIFIED HISTORICAL BUILDING (OR STRUCTURE) *shall mean any structure or collection of structures deemed important to the history, architecture or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures of national, state or local historical registers or official inventories, such as the National register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites and places or landmarks. See the California Historical Building Code, Part 8, Title 24, California Code of Regulations.*

SECTION 219 - R

[For DSA/AC] RAIL TRANSIT BOARDING PLATFORM *is a horizontal, generally level surface, whether raised above, recessed below, or level with a transit rail, from which persons embark/disembark a fixed rail vehicle.*

[For HCD 2, DSA/AC] RAMP*. See "pedestrian ramp" or "curb ramp."*

[For HCD 2, DSA/AC] REASONABLE PORTION *shall mean that segment of a building, facility, area, space or condition which would normally be necessary if the activity therein is to be accessible by persons with disabilities.*

[For HCD 1 & 2, DSA/AC] RECOMMEND *does not require mandatory acceptance, but identifies a suggested action which shall be considered for the purpose of providing a greater degree of accessibility to persons with disabilities.*

[For HCD 1 & 2, DSA/AC, SFM] REMODELING*. See "alter or alteration."*

[For HCD 1 & 2, DSA/AC] **REPAIR** is the reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

[For HCD 1 & 2, DSA/AC] RISER *is that upright portion of a step in a stair.*

[For DSA/AC] RUNNING SLOPE *is the slope that is parallel to the direction of travel*.

SECTION 220 - S

[For HCD 1 & 2, DSA/AC] SANITARY FACILITY *is any single unit or a combination of water closets, urinals, lavatories, bathtubs or showers, together with the room or space in which they are housed.*

[For HCD 2, DSA/AC] SHOPPING CENTER *is one or more sales establishments or stores.*

[For HCD 1 & 2, DSA/AC] SHOULD*. See "recommend."*

[For DSA/AC] SIDEWALK *is a surfaced pedestrian way contiguous to a street used by the public. See definition for "walk."*

[For DSA/AC] SIGNAGE *is displayed verbal, symbolic, tactile, and/or pictorial information.*

[For HCD 1 & 2, DSA/AC] SINGLE-ACCOMMODATION SANITARY FACILITY *is a room that has not more than one of each type of sanitary fixture, is intended for use by only one person at a time, has no partition around the toilet, and has a door that can be locked on the inside by the room occupant.*

[For HCD 2, DSA/AC] SITE *is a parcel of land bounded by a property line or a designated portion of a public right of way.*

[For HCD 1 & 2, DSA/AC] SITE DEVELOPMENT *is "on-site" and "off-site" work, including, but not limited to, walks, sidewalks, ramps, curbs, curb ramps, parking facilities, stairs, planting areas, pools, promenades, exterior gathering or assembly areas and raised or depressed paved areas.*

[For HCD 1, DSA/AC] SLEEPING ACCOMMODATIONS *are rooms in which people sleep; for example, dormitory and hotel or motel guest rooms or suites.*

[For HCD 2, DSA/AC] SPACE *is a definable area, e.g., room, toilet room, hall, assembly area, entrance, storage room, alcove, courtyard, or lobby.*

[For HCD 1 & 2, DSA/AC] SPECIAL ACCESS LIFT *is a hoisting and lowering mechanism equipped with a car or platform, or support which serves two landings of a building or structure and is designed to carry a passenger or passengers and (or) luggage or other material a vertical distance as may be allowed.*

[For HCD 1 & 2] **STAGE**. See Chapter 4.

[For HCD 1 & 2, DSA/AC, SFM] STAIRWAY*. Two or more risers shall constitute a stairway.*

[For HCD 1 & 2, DSA/AC] **STORY** is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than 6 feet (1829 mm) above grade as defined herein for more than 50 percent of the total perimeter or is more that 12 feet (3658 mm) above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.

[For HCD 1 & 2, DSA/AC] **STRUCTURE** is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

SECTION 221 - T

[For HCD 2, DSA/AC] TACTILE *describes an object that can be perceived using the sense of touch.*

[For HCD 2, DSA/AC] TECHNICALLY INFEASIBLE *means, with respect to an alteration of a building or a facility, that it has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member which is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.*

[For DSA/AC] TEMPORARY *shall mean buildings and facilities intended for use at one location for not more than one year and seats intended for use at one location for not more than 90 days.*

[For DSA/AC] TEXT TELEPHONE *is machinery or equipment that employs interactive graphic (i.e., typed) communications through the transmission of coded signals across the standard telephone network. Text telephones can include, for example, devices known as TDDs (telecommunication display devices) or computers.*

[For DSA/AC] TRANSIENT LODGING *is a building, facility, or portion thereof, excluding inpatient medical care facilities, that contains one or more dwelling units or sleeping accommodations. Transient lodging may include, but is not limited to, resorts, group homes, hotels, motels, and dormitories.*

[For HCD 1 & 2, DSA/AC] TREAD *is the horizontal surface of a step in a stair.*

SECTION 222 - U

[For HCD 1 & 2, DSA/AC, SFM, DSA/SS] UBC *shall mean the most recently adopted edition of the* Uniform Building Code *as published by the International Conference of Building Officials.*

References to other model code sections which are found in any adopted sections of the model code or Title 24, C.C.R., must be compared to the appropriate matrix adoption table to determine if the enforcing agency has adopted the model code section or a modified Title 24, C.C.R., Section.

[For HCD 1 & 2, DSA/AC, SFM] **UBC STANDARDS** are those standards published in Volume 3 of the *Uniform Building Code* promulgated by the International Conference of Building Officials as adopted by this jurisdiction.. (See Chapter 35.)

[For DSA/AC] UNREASONABLE HARDSHIP *exists when the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard unfeasible, based on an overall evaluation of the following factors:*

1. The cost of providing access.

2. The cost of all construction contemplated.

3. The impact of proposed improvements on financial feasibility of the project.

4. The nature of the accessibility which would be gained or lost.

5. The nature of the use of the facility under construction and its availability to persons with disabilities. The details of any finding of unreasonable hardship shall be recorded and entered in the files of the enforcing agency.

SECTION 223 - V

[For DSA/AC] VEHICULAR WAY *is a route intended for vehicular traffic, such as a street, driveway or parking lot.*

SECTION 224 - W

[For HCD 1 & 2, DSA/AC] WALK *is a surfaced pedestrian way not located contiguous to a street used by the public. (See definition for "sidewalk.")*

[For DSA/AC] WHEELCHAIR *is a chair mounted on wheels to be propelled by its occupant manually or with the aid of electric power, of a size and configuration conforming to the recognized standard models of the trade.*

[For DSA/AC] WHEELCHAIR OCCUPANT OR WHEELCHAIR USER *is an individual who, due to a physical impairment or disability, utilizes a wheelchair for mobility.*

[For DSA/AC] WORKING LEVEL OR WORKING AREA *is a platform, walkway, runway, floor or similar area fixed with reference to the hazard. This does not include ladders or portable or temporary means used for access, repair or maintenance, provided such means are removed immediately upon completion of the work.*

[For HCD 2, DSA/AC] WORK STATION *is an area defined by equipment and/or work surfaces intended for use by employees only, and generally for one or a small number of employees at a time. Examples include ticket booths; the employee side of grocery store checkstands; the bartender area behind a bar; the employee side of snack bars, sales counters and public counters; guardhouses; toll booths, kiosk vending stands; lifeguard stations; maintenance equipment closets; counter and equipment areas in restaurant kitchens; file rooms; storage areas; etc.*

SECTION 225 - X

No definitions.

SECTION 226 - Y

SECTION 227 – Z

No definitions.

Chapter 3
USE OR OCCUPANCY

SECTION 301 – OCCUPANCY CLASSIFIED

Every building, whether existing or hereafter erected, shall be classified by the building official according to its use or the character of its occupancy, as set forth in Table 3-A, as a building of one of the following occupancy groups:

Group A — Assembly (see Section 303.1.1)
Group B — Business (see Section 304.1)
Group C — Organized Camp (See Section 431A)
Group E — Educational (See Section 305.1)
Group F — Factory and Industrial (See Section 306.1)
Group H —Hazardous (see Section 307.1)
Group I — Institutional (see Section 308.1)
Group M — Mercantile (see Section 309.1)
Group R — Residential (see Section 310.1)
Group S — Storage (see Section 311.1)
Group U — Utility (see Section 312.1)

Any occupancy not mentioned specifically or about which there is any question shall be classified by the building official and included in the group that its use most nearly resembles, based on the existing or proposed fire and life hazard.

For changes in use, see Section 3405.

SECTION 310 - REQUIREMENTS FOR GROUP R OCCUPANCIES

310.13 Access to Buildings and Facilities.

310.13.1 [FOR DSA/AC] *General accessibility requirements can be found in Chapters 10, 11B and 30.*

SECTION 311 - REQUIREMENTS FOR GROUP S OCCUPANCIES

311.2 Construction, Height and Allowable Area.

3.11.2.3 Specific use provisions.

311.2.3.7 [For DSA/AC] Vehicle barriers to motor vehicle fuel dispensers. *For protection of motor vehicle fuel dispensers mounted at grade, see Section 5201.5.1, Part 9, Title 24 (California Fire Code):*

"**5201.5.1 Protection of dispensers.** Dispensing devices shall be protected against physical damage from vehicles by mounting on a concrete island 6 inches (152.4 mm) or more in height or by other approved methods."

Chapter 10
MEANS OF EGRESS

The following California section replaces the corresponding model code section for applications specified by law for the Department of Housing and Community Development and the Division of the State Architect/Access Compliance.

1003.3.1.3a Width and height *[for HCD 1/AC, HCD 2, DSA/AC] of door size.* Every required exit doorway shall be of a size as to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height. When installed *in exit doorways,* exit doors shall be capable of opening *at least 90 degrees and shall be so mounted* that the clear width of the exitway is not less than 32 inches (813 mm). In computing the exit width required by Section 1003.2.3, the net dimension of the exitway shall be used.

The following California sections replacing the corresponding model code section for applications specified by law for the Department of Housing and Community Development and the Division of the State Architect/Access Compliance.

1003.3.1.6a [For DDSA/AC] Floor Level at Doors. *Regardless of the occupant load, there shall be a floor or landing on each side of a door.*

1003.3.1.6.1a [For HCD 1, DSA/AC w/o exceptions] Threshholds. *The floor or landing shall not be more than ½ inch (12.7 mm) lower than the threshold of the doorway.*

Change in level between ¼ inch (6 mm) and ½ inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal (50% slope). Changes in level greater than ½ inch (13 mm) shall be accomplished by means of a ramp.

NOTE: *See Section 1003.3.4.*

EXCEPTIONS: *1. This section shall not be enforced retroactively.*

2. *At the primary entry door to dwelling units in covered multifamily buildings, with direct exterior access, outside landing surfaces constructed of impervious materials such as concrete, brick or flagstone, shall be no more than ½ inch (12.7 mm) below the floor level of the interior of the dwelling unit.*

1003.3.1.8 Type of lock or latch. Regardless of the occupant load served, exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.

Exceptions: 1. In Groups A, Division 3; B; F; M and S Occupancies and in all churches, key-locking hardware may be used on the main exit where the main exit consists of a single door or pair of doors where there is a readily visible, durable sign on or adjacent to the door stating, "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." [*[for SFM] THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED.* The sign shall be in letters not less than 1 inch (25 mm) high on a contrasting background. When unlocked, the single door or both leaves of a pair of doors must be free to swing without operation of any latching device. The use of this exception may be revoked by the building official *[for HCD 1 &2] enforcing agency* for due cause.

2. Exit doors from individual dwelling units; *[for SFM] buildings or rooms;* Group R, Division 3 congregate residences; and guest rooms of Group R Occupancies having an occupant load of 10 or less may be provided with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool *[for SFM] or special knowledge or effort* and mounted a height not to exceed 48 inches (1219 mm) above the finished floor.

3. [For SFM] Mental, penal or corrective institutions where supervisory personnel are continually on duty and effective provisions are made to remove occupants in case of fire or other emergency.

[For SFM, DA/AC] *Bars, grilles, grates or similar devices placed over any required exit door shall be openable from the inside without the use of a key, tool, or any special knowledge or effort. Such bars, grilles, grates or similar devices shall be equipped with an approved release device for use by the fire department only on the exterior side for the purpose of fire department emergency access, when required by the authority having jurisdiction.*

Manually operated edge-or surface-mounted flush bolts and surface bolts or any other type of device that may be used to close or restrain the door other than by operation of the locking device shall not be used. Where exit doors are used in pairs and approved automatic flush bolts are used, the door leaf having the automatic flush bolts shall have no doorknob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation.

EXCEPTIONS: 1. Group R. Division 3 Occupancies.

Where a pair of doors serving a room not normally occupied is needed for the movement of equipment, manually operated edge-or surface-mounted bolts may be used.

The following California sections replace the corresponding model code section for applications specified by law for the Department of Housing and Community Development and the Division of the State Architect/ Access Compliance.

1003.3.3.6a Handrails

1003.3.3.6.1a [For HCD 1 w/exceptions; HCD 2 w/exceptions 1,2, 4 and 5; DSA/AC w/exceptions 2 & 3; HCD 1/AC w/exception 6] Required handrails. Stairways shall have handrails on each side and every stairway required to be more than 88 inches (2235 mm) in width shall be provided with not less than one intermediate handrail for each 88 inches (2235 mm) of required width. Intermediate handrails shall be spaced approximately equally across with the entire width of the stairway.

> ***EXCEPTIONS:*** *1. Stairways 44 inches (1118 mm) or less in width may have one handrail except that such stairways open on one or both sides shall have handrails provided on the open side or sides.*
> *2. Stairways serving one individual dwelling unit in Group R, Division 1 or 3 Occupancies may have one handrail, except that stairways open on one or both sides shall have handrails on the open side or sides.*
>
> *3.* Private stairways 30 inches (762 mm) or less in height may have handrails on one side only.
>
> *4. Stairways having three risers or less and stairways giving access to portable work stands less than 30 inches (762 mm) high are not required to have handrails.*
>
> *5. Stairways less than 30 inches (762 mm) in width are permitted to have handrails on one side only.*
>
> *6. The provisions of Section 1003.3.3.6.1a shall not apply to existing, covered multifamily buildings.*

1003.3.4.4 Landings. Ramps having slopes steeper than 1 unit vertical in 20 units horizontal (5% slope) shall have landings at the top and bottom, and at least one intermediate landing shall be provided for each 5 feet (1524 mm) of vertical rise measured between the horizontal planes of adjacent landings. Top landings and intermediate landings shall have a dimension measured in the direction of ramp run of not less than 5 feet (1524 mm). Landings at the bottom of ramps shall have a dimension in the direction of ramp run of not less than 6 feet (1829 mm).

Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches (1067 mm) and shall not reduce the required width by more than 7 inches (178 mm) *[for DSA/AC] 3 inches (76 mm)* when fully open.

Where ramp access is provided to comply with the requirements of Chapter 11 and a door swings over a landing, the landing shall extend at least 24 inches (610 mm) beyond the latch edge of the door, measured parallel to the door in the closed position, and shall have a length measured in the direction of travel through the doorway of not less than 5 feet (1524 mm).

Chapter 11A
HOUSING ACCESSIBILITY

Section 1101A [FOR HCD 1] — SCOPE

1101A.1 General. *Buildings or portions of buildings shall be accessible to persons with disabilities as required by this chapter.*

Section 1102A [FOR HCD 1/AC & DSA/AC] — DEFINITIONS

For the purpose of this chapter, certain terms are defined as follows:

1102A.1–ACCESSIBLE *for covered multifamily dwellings is the public– or common–use areas of the building that can be approached, entered and used by individuals with physical disabilities. The phrase "readily accessible to and usable by" is synonymous with accessible.*

ACCESSIBLE ROUTE OF TRAVEL *is a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair, and that is also safe for and usable by persons with other disabilities.*

ACCESSIBILITY *is the combination of various elements in a building or area, which allows access, circulation and the full use of the building and facilities by persons with physical disabilities.*

ADAPTABLE DWELLING UNIT *is a dwelling unit in a building with a building entrance on an accessible route designed in such a manner that the public– and common–use areas are readily accessible to and usable by disabled persons, and all doors are designed sufficiently wide to allow passage into and within all premises by physically disabled persons in wheelchairs as required by this code.*

ASSISTIVE DEVICE *is an aid, tool or instrument used by persons with disabilities to assist in activities of daily living. Examples of assistive devices include tongs, knob–turners and oven–rack pusher/pullers.*

1102A.2–BATHROOM *is, for the purposes of this chapter, a room, which includes a water closet (toilet), lavatory (sink), and/or a bathtub and/or a shower. It does not include single–fixture facilities or those with only a water closet and lavatory. It does include a compartmented bathroom. A compartmented bathroom is one in which the fixtures are distributed among interconnected rooms. A compartmented bathroom is considered a single unit and is subject to the requirements for bathrooms for disabled persons.*

BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE *is an accessible entrance to a building that is connected by an accessible route to public transportation stops, to parking or passenger loading zones, or to public streets or sidewalks, if available.*

1102A.3–COMMON–USE AREAS *for covered multifamily dwellings are rooms, spaces or elements inside or outside of a building that are made available for the use of residents of a building or the guests thereof. These areas include, but are not limited to, hallways, lounges, lobbies, laundry rooms, refuse rooms, mail rooms, recreational areas and passageways between buildings.*

COVERED MULTIFAMILY DWELLINGS *are all dwelling units in buildings consisting of three or more privately funded dwelling units if such buildings have one or more elevators; and all ground–floor dwelling units in other buildings consisting of three or more dwelling units. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.*

CURB CUT *is an interruption of a curb at a pedestrian way, which separates surfaces that are substantially at the same elevation.*

CURB RAMP *is a sloping pedestrian way, intended for pedestrian traffic, which provides access between a walk or sidewalk to a surface located above or below an adjacent curb face.*

1102A.4–DWELLING UNIT *is a single unit of residence for a household of one or more persons. Examples of dwelling units covered by these regulations include condominiums, an apartment unit within an apartment building, and other types of dwellings in which sleeping accommodations are provided but toileting or cooking facilities are shared by occupants of more than one room or portion of the dwelling. Examples of the latter include dormitory rooms and sleeping accommodations in shelters intended for occupancy as residences for homeless persons.*

1102A.5–E *(No definitions)*

1102A.6–F *(No definitions)*

1102A.7–GROUND FLOOR *is the floor of a building with a building entrance on an accessible route. A building may have one or more ground floors. Where the first floor containing dwelling units in a building is above grade, all units on that floor must be served by a building entrance on an accessible route. This floor will be considered to be a ground floor.*

1102A.8–HANDRAIL *is a device to be used as a hand hold.*

1102A.9–I *(No definitions)*

1102A.10–J *(No definitions)*

1102A.11–KICK PLATE *is an abrasion–resistant plate affixed to the bottom portion of a door to prevent a trap condition and protect its surface.*

1102A.12–LIFT, SPECIAL ACCESS. *See "special access lifts."*

1102A.13–MULTISTORY DWELLING UNIT *is a dwelling unit with finished living space located on one floor and the floor or floors immediately above or below it.*

1102A.14–NEWLY CONSTRUCTED *is a building that has never before been used or occupied for any purpose.*

NOSE, NOSING, *is that portion of a tread.*

1102A.15–OPEN RISER *is the air space between a tread projecting beyond the face of the riser immediately below.*

1102A.16–*PERSON WITH DISABILITY* *is an individual who has a physical impairment, including impaired sensory, manual or speaking abilities, that results in a functional limitation in gaining access to and using a building or facility.*

PERSONS WITH PHYSICAL DISABILITIES *means, as with respect to a person, a physical or mental impairment which substantially limits one or more major life activities, a record of such an impairment, or being regarded as having such an impairment. This term does not include current, illegal use of or addiction to a controlled substance. For purposes of these guidelines, an individual shall not be considered to have a physical disability solely because that individual is a transvestite. As used in this definition "physical or mental impairment" includes:*

Impairments which affect ambulation due to cerebral palsy, poliomyelitis, spinal cord injury, amputation, arthritis, cardiac and pulmonary conditions, and other conditions or diseases which reduce mobility, including aging. Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito–urinary; hemic and lymphatic; skin; and endocrine; or

Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term "physical or mental impairment" includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments; cerebral palsy; autism; epilepsy; muscular dystrophy; multiple sclerosis; cancer; heart disease; diabetes; human immunodeficiency virus infection; mental retardation; emotional illness; drug addiction (other than addiction caused by current, illegal use of a controlled substance) and alcoholism. These guidelines are designed to make units accessible or adaptable for people with physical disabilities.

"Major life activities" means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

"Has a record of such an impairment" means the person has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

"Is regarded as having an impairment" means:

The person has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by another person as constituting such a limitation:

The person has a physical or mental impairment that substantially limits one or more major life activities only as a result of the attitudes of others toward such impairment; or

The person has none of the impairments defined in Section 1102A.16–P but is treated by another person as having such impairment.

***POWDER ROOM** is a room containing only a water closet (toilet) and lavatory (sink).*

***PRIMARY ENTRY** is the principal entrance through which most people enter the building, as designated by the building official.*

***PRIMARY ENTRY LEVEL** is the floor or level of the building on which the primary entry is located.*

***PUBLIC–USE AREAS** are interior or exterior rooms or spaces of a building that are made available to the general public. Public use may be provided at a building that is privately or publicly owned.*

***1102A.17–Q** (No definitions)*

***1102A.18–RAMP.** See "curb ramp."*

***RISER** is the vertical distance from the top of a tread to the top of the next higher tread.*

***1102A.19–SLOPE** is, for the purpose of privately funded covered multifamily buildings of three or more dwelling units, the relative steepness of the land between two points and is calculated as follows: The horizontal distance and elevation change between the two points (e.g., an entrance and a passenger loading zone) are determined from a topographical map. The difference in elevation is divided by the distance and the resulting fraction is multiplied by 100 to obtain the percentage. For example, if a principal entrance is 10 feet (3048 mm) from a passenger loading zone, and the principal entrance is raised 1 foot (305 mm) higher than the passenger loading zone, then the slope is $^{1}/_{10}$ x 100 = 10 percent.*

STAIR RAILING *is a vertical barrier constructed along the open side or sides of stairways and as intermediate stair rails where required on wide stairways.*

1102A.20–TREAD *is the horizontal member of a step.*

TREAD DEPTH *is the horizontal distance from front to back of tread, including nosing when used.*

TREAD RUN *is the horizontal distance from the leading edge of a tread to the leading edge of an adjacent tread.*

TOWNHOUSE *is a multistory dwelling unit.*

1102A.21–U *(No definitions)*

1102A.22–VEHICULAR OR PEDESTRIAN ARRIVAL POINTS *are public or resident parking areas, public transportation stops, passenger loading zones, and public streets or sidewalks.*

1102A.23–WHEELCHAIR *is a chair mounted on wheels to be propelled by its occupant manually or with the aid of electric power, of a size and configuration conforming to the recognized standard models of the trade.*

WHEELCHAIR OCCUPANT OR WHEELCHAIR USER *is an individual who, due to a physical impairment or disability, utilizes a wheelchair for mobility.*

1102A.24–X *(No definitions)*

1102A.25–Y *(No definitions)*

1102A.26–Z *(No definitions)*

Section 1103A [FOR HCD 1/AC & DSA/AC] — BUILDING ACCESSIBILITY

1103A.1 Where Required.

1103A.1.1General.*Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified by this chapter.*

Section 1104A [FOR HCD 1/AC & DSA/AC] — GROUP M OCCUPANCIES

Group M, Division 1 private garages which are accessory to dwelling units required to be adaptable shall be accessible.

> ***EXCEPTION:*** *A private garage which serves a privately funded single dwelling unit is an accessible garage if a person with a disability can exit the dwelling unit's accessible entry door and enter the garage from the driveway.*

Section 1105A [FOR HCD 1/AC] — GROUP R OCCUPANCIES

In California, Group R Occupancies shall be accessible as provided in this chapter. Public–use and common–use areas serving adaptable dwelling units shall be accessible.

> ***EXCEPTION:*** *Multistory dwelling units in nonelevator buildings are not subject to these requirements because, in such cases, there is no ground–floor unit.*

Section 1106A [FOR HCD 1/AC & DSA/AC] — DOOR SIGNAL DEVICES

Every primary entrance to a dwelling unit in buildings containing three or more dwelling units shall be provided with a door buzzer, bell, chime or equivalent installation, mounted a maximum of 48 inches (1219 mm) above the floor, connected to permanent wiring.

Section 1107A [FOR HCD 1/AC & DSA/AC] — DESIGN AND CONSTRUCTION

1107A.1[For HCD 1/AC & DSA/AC] General. *In California, when accessibility is required, it shall be designed and constructed as provided in Chapters 11A and 30 of this building code with California amendments.*

1107A.2[For HCD 1/AC & DSA/AC] Accessible Route of Travel.

1107A.2.1*[For HCD 1/AC & DSA/AC] When a building, or portion of a building, is required to be accessible or adaptable, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. Except within an individual dwelling unit, an accessible route of travel shall not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility. An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.*

1107A.3*[For HCD 1/AC & DSA/AC] Where more than one route of travel is provided, all routes shall be accessible.*

***EXCEPTION:** Where an elevator is provided for vertical access, only one elevator is required. Where more than one elevator is provided, all elevators shall be accessible.*

***1107A.4[For HCD 1/AC & DSA/AC]** All walks, halls, corridors, aisles and other spaces that are part of an accessible route shall provide a minimum clear width of 48 inches (1219 mm), except at doors.*

***EXCEPTION:** Privately funded covered multifamily dwelling units shall provide a minimum clear width of 36 inches (914 mm), except at doors.*

***1107A.5[For HCD 1/AC & DSA/AC]** Sidewalks shall be a minimum of 48 inches (1219 mm) in clear width.*

***EXCEPTION:** For sidewalks serving individual dwelling units in privately funded covered multifamily buildings, see Section 1120A.6.*

***1107A.6[For HCD 1/AC & DSA/AC]** When the first floor containing dwelling units is a floor above grade, all units must be served by an accessible route.*

***EXCEPTION:** In multistory dwelling units, i.e., townhouse–type construction, access is not required for buildings without elevators.*

In multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator is the primary entry to the unit. The primary floor shall contain a bathroom or powder room usable to a person in a wheelchair.

1107A.7[For HCD 1/AC & DSA/AC] *Access shall be provided to elements listed in Section 1104B.4.3, participation areas.*

1107A.8[For HCD 1/AC & DSA/AC] *Walks, halls, corridors, passageways, aisles or other circulation spaces shall have 80 inches (2032 mm) minimum clear headroom. If vertical clearance of an area adjoining an accessible route is reduced to less than 80 inches (2032 mm) nominal dimension, a guardrail*
or other barrier having its leading edge at or below 27 inches (686 mm) above the finished floor shall be provided.

1107A.9[For HCD 1/AC & DSA/AC] *If an accessible route has changes in level greater than $^1/_2$ inch (12.7 mm), then a curb ramp, ramp, elevator or platform lift shall be provided. Stairs shall not be part of an accessible route.*

1107A.10[For HCD 1/AC & DSA/AC] *Accessible routes serving any accessible space or element shall also serve as a means of egress for emergencies or connect to an accessible place of refuge. Such accessible routes and places of refuge shall comply with the requirements established by the enforcement authority having jurisdiction.*

1107A.11[For HCD 1/AC & DSA/AC] Primary Entry Access. *Covered multifamily buildings shall comply with Section 1119A.*

1107A.12[For HCD 1/AC & DSA/AC] Separate Ground–floor Unit Entrances. *When a ground–floor unit of a building has a separate entrance, each such ground–floor unit shall be served by an accessible route, except for any unit where the terrain or unusual characteristics of the site prohibit the provision of an accessible route to the entrance of that unit.*

1107A.13[For HCD 1/AC & DSA/AC] Multiple Entrances. *Only one entrance to privately funded multifamily buildings is required to be accessible to any one ground floor of a building, except in cases where an individual dwelling unit has a separate exterior entrance or where the building contains clusters of dwelling units with each cluster sharing a different exterior entrance. In these cases, more than one entrance may be required to be accessible, as determined by analysis of the site. In every case, the accessible entrance shall be on an accessible route to the covered dwelling units it serves.*

1107A.14[For HCD 1/AC & DSA/AC] Site Impracticality. *Covered multifamily dwellings with elevators shall be designed and constructed to provide at least one accessible entrance on an accessible route, regardless of terrain or unusual characteristics of the site. Covered multifamily dwellings without elevators shall be designed and constructed to provide at least one accessible entrance on an accessible route unless terrain or unusual characteristics of the site prevent an accessible route based on the conditions listed below.*

1107A.15[For HCD 1/AC & DSA/AC] *Regardless of site considerations described in Section 1119A, an accessible entrance on an accessible route is practical when there is an elevator connecting the parking area with the dwelling units on a ground floor. (In this case, those dwelling units on the ground floor served by an elevator, and at least one of each type of public– and common–use areas, would be subject to these requirements.)*

1107A.16*[For HCD 1/AC & DSA/AC]* *If the building elevator is provided as a means of access to dwelling units other than dwelling units on a ground floor, then the building is an elevator building which is a covered multifamily dwelling, and the elevator in that building must provide accessibility to all dwelling units in the building, regardless of the slope of the natural terrain; or*

1107A.17*[For HCD 1/AC & DSA/AC]* *An elevated walkway is planned between a building entrance and a vehicular or pedestrian arrival point, and the planned walkway has a slope no greater than 10 percent (1 unit vertical in 10 units horizontal).*

1107A.18*[For HCD 1/AC & DSA/AC]* *If the slope of the finished grade between covered multifamily dwellings and a public– or common–use facility (including parking) exceeds 1 unit vertical in 12 units horizontal (8.33% slope), or where other physical barriers (natural or artificial) or legal restrictions, all of which are outside the control of the owner, prevent the installation of an accessible pedestrian route, an acceptable alternative is to provide access via a vehicular route, provided necessary site provisions such as parking spaces and curb ramps are provided at the public– or common–use facility.*

1107A.19*[For HCD 1/AC & DSA/AC] Signs.* *See Section 1117A.3.*

1107A.20[For HCD 1/AC & DSA/AC] Adaptable Dwelling Units. *Dwelling units shall be considered adaptable when they comply with the appropriate provisions of adaptability contained in Section 1120A and Chapter 10.*

Section 1108A [FOR SFM & DSA/AC] — EGRESS AND AREAS OF REFUGE

1108A.1[For SFM & DSA/AC] Means of Egress.

1108A.1.1*[For SFM & DSA/AC] General.* *All required accessible spaces shall be provided with not less than one accessible means of egress. When more than one exit is required from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress. The maximum travel distance from any accessible space to an area of refuge shall not exceed the travel distance set forth in Chapter 10.*

Each accessible means of egress shall be continuous from each required accessible occupied area to a public way and shall include accessible routes, ramps, exit stairs, elevators, horizontal exits or smoke barriers.

> ***EXCEPTIONS:*** *1. Areas for evacuation assistance are not required in buildings or facilities having a supervised automatic sprinkler system.*
>
> *2.Areas for evacuation assistance are not required in alterations of existing buildings.*
>
> ***NOTE:*** *This section is also adopted by the Division of the State Architect, Access Compliance, for buildings not regulated by the State Fire Marshal.*

1108A.2*[For SFM & DSA/AC] Emergency Warning Systems/Accessibility Requirements*
Emergency warning systems as part of the fire–alarm system shall be designed and installed in accordance with NFPA 72 as amended in Chapter 35.

Section 1109A [FOR HCD 1/AC & DSA/AC] — FACILITY ACCESSIBILITY

1109A.1[For HCD 1/AC & DSA/AC] General. *When buildings are required to be accessible, building facilities shall be accessible as provided in this section. Where specific floors of a building are required to be accessible, the requirements shall apply only to the facilities located on accessible floors. Doors and openings shall comply with the requirements of Section 1120A.*

> ***EXCEPTION:*** *In privately funded covered multifamily dwelling units, except for primary entrance and required exits, doors and openings within units shall provide a minimum of 32 inches (813 mm) nominal clear space, measured between the face of the door and the stop, when the door is in the 90–degree open position to permit the passage of a disabled person in a wheelchair. A 34–inch (864 mm) door is acceptable. The nominal 32–inch (813 mm) clear opening provided by a standard 6–foot (1829 mm) sliding patio door assembly is acceptable. Site access to the primary entry shall be as provided for in this section.*

1109A.2[For HCD 1/AC & DSA/AC] Bathing and Toilet Facilities.

1109A.2.1[For HCD 1/AC & DSA/AC] Bathing facilities. *See Tables 1109A.2–1 and 1109A.2–2 for complying bathrooms.*

1109A.2.2 [For HCD 1/AC & DSA/AC] *Only one bathroom in privately funded accessible dwelling units need comply with the requirements for the physically disabled.*

1109A.2.3[For HCD 1/AC & DSA/AC] *If a developer desires to provide requirements for the physically disabled in all bathrooms, use Table 1109A.2–1.*

1109A.2.4[For HCD 1/AC & DSA/AC] *If a developer desires to provide requirements for the physically disabled in only one bathroom, use Table 1109A.2–2.*

1109A.3[For HCD 1/AC & DSA/AC] Water Closets. *Water closets in bathrooms required to be accessible shall conform to the provisions of Section 1502, California Plumbing Code, Title 24, Part 5, California Code of Regulations. The water closet shall be located in a space a minimum of 36 inches (914 mm) in clear width with 48 inches (1219 mm) minimum clear space provided in front of the water closet. This space may include maneuverable space under a lavatory, if provided, arranged so as not to impede access. The minimum height of water closet seats shall be 15 inches (381 mm) above the floor.*

> ***EXCEPTION:*** *In privately funded multifamily dwelling units, the water closet may be located in a space 48 inches (1219 mm) in clear width with 36 inches (914 mm) of clear space provided in front of the water closet.*

1109A.4[For HCD 1/AC & DSA/AC] Lavatories, Mirrors and Towel Fixtures. *At least one accessible lavatory shall be provided within any toilet facility. Where mirrors and towel fixtures are provided at least one of each shall be accessible.*

1109A.5[For HCD 1/AC & DSA/AC] Fixtures in Adaptable Dwelling Units. *Grab bars need not be installed in either a bathing or toilet facility within an adaptable dwelling unit provided all structural reinforcements for future grab bar installation are provided in the appropriate locations in the adjoining walls. The reinforcement shall be of sufficient length to permit the installation of grab bars as specified. The reinforced wall shall be capable of supporting a load of at least 250 pounds (1112 N).*

1109A.6[For HCD 1/AC & DSA/AC] Toilet. *Where the toilet is not placed adjacent to a sidewall, the bathroom shall have provisions for installation of floor–mounted, foldaway or similar alternative grab bars. Where the powder room (a room with a toilet and sink) is the only toilet facility located on an accessible level of a multistory dwelling unit, it shall comply with the requirement for reinforced walls for grab bars.*

Where the toilet is placed adjacent to a sidewall, reinforcement shall be installed on both sides or one side and the back. If reinforcement is installed at the back it shall be installed between32 inches (813 mm) and 38 inches (965 mm) above the floor. The grab bar reinforcement shall be a minimum of 6 inches (152 mm) nominal in height. The backing shall be a minimum of 40 inches (1016 mm) in length.

Reinforcement installed at the side of the toilet shall be installed 32 inches to 38 inches (813 mm to 965 mm) above the floor. The reinforcement shall be installed a maximum of 12 inches (305 mm) from the rear wall and shall extend a minimum of 26 inches (660 mm) in front of the water closet stool. The grab bar reinforcement shall be a minimum of 6 inches (152 mm) nominal in height.

***1109A.7[For HCD 1/AC & DSA/AC] Bathtub**. A bathtub may be installed without surrounding walls provided reinforced areas are provided for installation of floor–mounted grab bars.*

Where a tub is installed with surrounding walls, grab bar reinforcement shall be installed on each end of the bathtub, 32 inches to 38 inches (813 mm to 965 mm) above the floor, extending a minimum of 24 inches (610 mm) aligned with the front edge of the bathtub toward the back wall of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches (152 mm) nominal in height.

Grab bar reinforcement shall be installed on the back wall of the bathtub commencing a maximum of 6 inches (152 mm) above the bathtub rim and extending upward to a point a minimum of 38 inches (965 mm) above the floor. The grab bar backing shall be installed horizontally a length to permit the installation of a 48–inch (1219 mm) grab bar with each end a maximum of 6 inches (152 mm) from the end walls of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches (152 mm) nominal in height.

1109A.8*[For HCD 1/AC & DSA/AC] Shower stalls.* *Glass–walled shower stalls shall provide reinforcement for installation of floor–mounted grab bars. Reinforcement for installation of ceiling–mounted grab bars is permitted.*

Grab bar reinforcement shall be installed continuous in the walls of adaptable showers 32 inches to 38 inches (813 mm to 965 mm) above the floor. The grab bar reinforcement shall be a minimum of 6 inches (152 mm) nominal in height.

TABLE 1109A.2-1
Use this table when all bathrooms are complying bathrooms.

1.	*Bathroom entrance doorways shall have an 18–inch (457 mm) clear space to the side of the strike edge of the door on the swing side of the door.*
2.	*Sufficient maneuvering space shall be provided for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Doors may swing into the clear space at any fixture if the maneuvering space is provided. Maneuvering spaces may include any kneespace or toespace available below bathroom fixtures.*
3.	*Where the door swings into the bathroom, there shall be a clear space [approximately 30 inches by 48 inches (762 mm by 1219 mm)] within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures.*
4.	*There shall be a minimum clear space 48 inches parallel by 30 inches perpendicular (1219 mm by 762 mm) to the side of a bathtub or bathtub–shower combination (measured from the foot of the bathtub) to provide for the maneuvering of a wheelchair and transfer to and from the bathing facilities, which may include the maneuverable area under the lavatory.* ***EXCEPTION:*** *Prior to July 1, 1994, condominium dwelling units may provide a minimum clear space 30 inches parallel by 48 inches perpendicular (762 mm by 1219 mm) to the side of a bathtub or bathtub–shower combination.*
4.1.	*A shower spray unit is not required in bathtubs.*
5.	*When a shower stall is provided in a privately funded accessible dwelling unit, at least one shower stall shall measure at least 42 inches wide by 48 inches (1067 mm by 1219 mm) deep with an entrance opening of at least 36 inches (914 mm). When a threshold (a recessed drop) is used, it shall be a maximum of 1/2 inch (12.7 mm) in height and have a beveled or sloped angle not exceeding 45 degrees from the horizontal. Maximum slope of the shower floor shall be 1/2 inch (12.7 mm) per foot in any direction and shall slope toward the rear to a drain located within 6 inches (152 mm) of the rear wall. The floor surfaces shall be of Carborundum or grit–faced tile or of material providing equivalent slip resistance.* *Doors and panels of shower and bathtub enclosures shall be substantially constructed from approved, shatter–resistant materials. Hinged shower doors shall open outward. Glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch (3 mm) when fully tempered, or 1/4 inch (6 mm) when laminated, and shall pass the test requirement of UBC Standard 24–2. Plastics used in doors and panels of showers and bathtub enclosures shall be of a shatter–resistant type.*
6.	*Walls must be reinforced to support grab bars as required by Section 1109A.5.*
7.	*Space requirements for the installation of water closets shall be as specified in Section 1109A.3.*
8.	*Structural reinforcements for future grab bar installation shall be as specified in Section 1109A.5.*

If Table 1109A.2–2 is used, all other bathrooms and powder rooms within the dwelling unit shall be on an accessible route with usable entry doors.

TABLE 1109A.2-2

Use this table when only one complying bathroom is provided.

1.	*Bathroom entrance doorways shall have an 18–inch (457 mm) clear space to the side of the strike edge of the door on the swing side of the door.*
2.	*Sufficient maneuvering space shall be provided for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Doors may swing into the clear space at any fixture if the maneuvering space is provided. Maneuvering spaces may include any kneespace or toespace available below bathroom fixtures.*
3.	*Where the door swings into the bathroom, there shall be a clear space [approximately 30 inches by 48 inches (762 mm by 1219 mm)] within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures.*
4.	*Where the door swings out, a clear space is provided within the bathroom for a person using a wheelchair or other mobility aid to position the wheelchair such that the person is allowed use of fixtures. There also shall be clear space to allow persons using wheelchairs to reopen the door to exit.*
5.	*There shall be a minimum clear space 48 inches parallel by 30 inches perpendicular (1219 mm by 762 mm) to the side of a bathtub or bathtub–shower combination (measured from the foot of the bathtub) to provide for the maneuvering of a wheelchair and transfer to and from the bathing facilities, which may include the maneuverable area under the lavatory.*
5.1.	*A shower spray unit is not required in bathtubs.*
6.	*When a shower stall is provided in a privately funded accessible dwelling unit, at least one shower stall shall measure at least 42 inches wide by 48 inches deep (1067 mm by 1219 mm) with an entrance opening of at least 36 inches (914 mm). When a threshold (a recessed drop) is used, it shall be a maximum of 1/2 inch (12.7 mm) in height and have a beveled or sloped angle not exceeding 45 percent from the horizontal. Maximum slope of the shower floor shall be 1/2 inch (12.7 mm) per foot in any direction and shall slope toward the rear to a drain located within 6 inches (152 mm) of the rear wall. The floor surfaces shall be of Carborundum or grit–faced tile or of material providing equivalent slip resistance.* *Doors and panels of shower and bathtub enclosures shall be substantially constructed from approved, shatter–resistant materials. Hinged shower doors shall open outward. Glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch (3 mm) when fully tempered, or 1/4 inch (6 mm) when laminated, and shall pass the test requirements of UBC Standard 24–2. Plastics used in doors and panels of showers and bathtub enclosures shall be of a shatter–resistant type.*
7.	*Walls must be reinforced to support grab bars as required by Section 1109A.5.*
8.	*Space requirements for the installation of water closets shall be as specified in Section 1109A.3.*
9.	*Structural reinforcements for future grab bar installation shall be as specified in Section 1109A.5.*
10.	*When both tub and shower fixtures are provided in the bathroom, at least one shall be made accessible. When two or more lavatories in a bathroom are provided, at least one shall be made accessible.*
11.	*Toilets shall be located within bathrooms in a manner that permits a grab bar to be installed on one side of the fixture. In locations where toilets are adjacent to walls or bathtubs, the center line of the fixture shall be a minimum of 1 foot 6 inches (457 mm) from the obstacle. The other (nongrab bar) side of the toilet fixture shall be a minimum of 1 foot 6 inches (457 mm) from the finished surface of adjoining walls, vanities or from the edge of a lavatory.*
12.	*Vanities and lavatories shall be installed with the center line of the fixture a minimum of 1 foot 6 inches (457 mm) horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 2 feet 10 inches (864 mm) above the finished floor. If kneespace is provided below the vanity, the bottom of the apron shall be at least 2 feet 5 inches (737 mm) above the floor. If provided, full kneespace shall be at least 1 foot 5 inches (432 mm) deep.* *Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair. If parallel approach is not possible within the space, any cabinets provided would have to be removable to afford the necessary knee clearance for forward approach.*

Section 1110A [FOR HCD 1/AC & DSA/AC] — ELEVATORS AND SPECIAL ACCESS (WHEELCHAIR) LIFTS

1110A.1 [For HCD 1/AC & DSA/AC] Elevators. *Elevators shall be accessible.*

EXCEPTION: *Private elevators serving only one dwelling unit.*

Elevators required to be accessible shall be designed and constructed to comply with Section 3003.4.17.

1110A.2 [For HCD 1/AC & DSA/AC] Special Access (Wheelchair) Lifts. *Special access wheelchair lifts may be provided between levels, in lieu of passenger elevators, when the vertical distance between landings, as well as the structural design and safeguards are as allowed by the State of California, the Department of Industrial Relations, Division of Occupational Safety and Health, and any applicable safety regulations of other administrative authorities having jurisdiction.*

If lifts are provided, they shall be designed and constructed to facilitate unassisted entry, operation, and exit from the lift, and shall comply with restrictions and enhancements of this section in conjunction with Section 3093 to 3094.5, Part 7 of the California Code of Regulations.

Section 1111A [FOR HCD 1/AC & DSA/AC] — TELEPHONES

On floors where public telephones are provided, at least one telephone shall be accessible. On any floor where two or more banks of multiple telephones are provided, at least one telephone in each bank shall be accessible.

1111A.1[For HCD 1/AC & DSA/AC] General. *If public telephones are provided, they shall comply with this section.*

1111A.2[For HCD 1/AC & DSA/AC] Clear Floor Ground Space. *A clear floor or ground space at least 30 inches by48 inches (762 mm by 1219 mm) that allows either a forward or parallel approach by a person using a wheelchair shall be provided at telephones.*

1111A.3[For HCD 1/AC & DSA/AC] Size and Approach. *The minimum clear floor ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by48 inches (762 mm by 1219 mm). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.*

1111A.4*[For HCD 1/AC & DSA/AC] Relationship of Maneuvering Clearances to Wheelchair Spaces.* *One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided.*

1111A.5*[For HCD 1/AC & DSA/AC] Floor Surfaces of Wheelchair Spaces.* *Floor surfaces of wheelchair spaces shall conform to the figures in Chapter 11B. Bases, enclosures and fixed seats shall not impede approaches to telephones by people who use wheelchairs.*

1111A.6*[For HCD 1/AC & DSA/AC] Mounting height.* *The highest operable part of the telephone shall be within the reach ranges specified in the figures in Chapter 11B. Telephones mounted diagonally in a corner that require wheelchair users to reach diagonally shall have the highest operable part no higher than 54 inches (1372 mm) above the floor.*

1111A.7[For HCD 1/AC & DSA/AC] Enclosures. *If telephone enclosures are provided, they may overhang the clear floor space required in Sections 1111A.2, 1111A.3 and 1111A.4 with the following limits:*

1111A.7.1[For HCD 1/AC & DSA/AC] Side reach possible. *The overhang shall be no greater than 19 inches (483 mm). The height of the lowest overhanging part shall be equal to or greater than27 inches (686 mm).*

1111A.7.2[For HCD 1/AC & DSA/AC] Full–height enclosures. *Entrances to full–height enclosures shall be 30 inches (762 mm) minimum.*

1111A.7.3[For HCD 1/AC & DSA/AC] Forward reach required. *If the overhang is greater than 12 inches (305 mm), then the clear width of the enclosure shall be 30 inches (762 mm) minimum; if the clear width of the enclosure is less than 30 inches (762 mm), then the height of the lowest overhanging part shall be equal to or greater than 27 inches (686 mm).*

1111A.8[For HCD 1/AC & DSA/AC] Equipment for Hearing Impaired People. *Telephones shall be equipped with a receiver that generates a magnetic field in the area of the receiver cap. A reasonable number of the public telephones provided, but always at least one on each floor or in each bank, whichever is more, in a building or facility, shall be equipped with a volume control. Such telephones shall be capable of a minimum of 12 dBA and a maximum of 18 dBA above normal. If an automatic reset is provided, 18 dBA may be exceeded. Public telephones with volume control shall be hearing aid compatible and shall be identified by a sign containing a depiction of a telephone handset with radiating sound waves.*

1111A.9[For HCD 1/AC & DSA/AC] Text telephones. *If a total of four or more public pay telephones are provided at the interior and exterior of a site, and if at least one of the total is in an interior location, then at least one interior public text telephone shall be provided.*

1111A.10[For HCD 1/AC & DSA/AC] Controls. *Telephones shall have push–button controls where service for such equipment is available.*

1111A.11[For HCD 1/AC & DSA/AC] Cord Length. *The cord from the telephone to the handset shall be at least 29 inches (737 mm) long.*

1111A.12[For HCD 1/AC & DSA/AC] Telephone Books. *If telephone books are provided, they shall be located in a position that complies with the reach ranges in the figures in Chapter 11B.*

Section 1112A [FOR HCD 1/AC & DSA/AC] — KITCHENS

Kitchens within adaptable dwelling units shall be accessible. Kitchens in covered multifamily dwelling units that are required to provide access to persons with physical disabilities shall have a clear floor space at least 30 inches by 48 inches (762 mm by 1219 mm) that allows a parallel approach by a person in a wheelchair at the range or cooktop and either a parallel or forward approach at the oven, dishwasher, refrigerator/freezer and trash compactor.

> ***EXCEPTION:*** *In privately funded multifamily dwelling units containing U–shaped kitchens with a range or cooktop at the base of the U, a 60–inch (1524 mm) clear width between cabinet fronts, appliances or fixtures shall be provided to allow a parallel approach, or base cabinets shall be removable at that location to a height of 27 inches (686 mm) above the floor to allow knee space for a forward approach. Base cabinets directly under kitchen sink counter area, including toeboard and shelving, shall be removable, without the use of special tools or knowledge, to provide clearance for a wheelchair. Finished flooring shall be installed on the floor beneath such countertop. A minimum clear space of 48 inches (1219 mm) shall be provided for all other kitchen designs.*

1112A.1*[For HCD 1/AC & DSA/AC] Kitchen Sink Faucet Controls.* *Kitchen sink faucet controls shall comply with the provisions of Section 1508, California Plumbing Code, Title 24, Part 5, California Code of Regulations.*

1112A.2*[For HCD 1/AC & DSA/AC] Countertops.* *A minimum linear length of 30 inches (762 mm) of countertop shall be provided for the kitchen sink, and a minimum linear length of 30 inches (762 mm) of countertop shall be provided for a work surface, both of which shall be designed to enable repositioning to a minimum height of 28 inches (711 mm). The sink and work surface may be a single integral unit, or be separate components. The base cabinets directly under sink and work surface counter areas which are designed for repositioning shall be removable to provide clearance for a wheelchair.*

EXCEPTIONS: *1.Only 5 percent of the privately funded apartment house dwelling units that are required to be accessible are required to comply with the requirements for repositionable countertops. All other privately funded covered multifamily dwelling units are exempt.*

2.Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.

3.In privately funded apartment houses, two 15–inch (381 mm) minimum width breadboards may be provided in lieu of the required30 inches (762 mm) of countertop work surface.

The sides and back of adjacent cabinets, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses. Finished flooring shall be installed on the floor beneath such countertop.

1112A.3[For HCD 1/AC & DSA/AC] Lower shelving. *Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches (1219 mm).*

1112A.4*[For HCD 1/AC & DSA/AC] Base cabinets.* *In dwelling units required to be accessible, base cabinets directly under kitchen sink counter area, including toeboard and shelving, shall be removable without the use of specialized tools or specialized knowledge to provide clearance for a wheelchair. Finished flooring shall be provided on the floor beneath the countertop.*

Section 1113A [FOR HCD 1/AC & DSA/AC] — SWIMMING POOLS

Swimming pools required to be accessible to persons with physical disabilities shall comply with the provisions of Chapter 11B.

Section 1114A [FOR HCD 1/AC & DSA/AC] — SIGNS

All accessible toilet and bathing facilities shall be identified by the international symbol of accessibility. Signs need not be provided for facilities within an adaptable dwelling unit, or within an accessible patient or guest room.

Section 1115A [FOR HCD 1/AC & DSA/AC] — LAUNDRY ROOMS

If clothes–washing machines and clothes dryers are provided in covered multifamily buildings or dwelling units, at least one of each type of appliance shall be provided in each laundry area, except that laundry rooms serving multifamily dwellings are not required to have front–loading clothes washers. Where front–loading clothes washers are not provided, management shall provide assistive devices, on request, if necessary to permit a resident to use a top–loading clothes washer.

Section 1116A [FOR HCD 1/AC & DSA/AC] — FLOORING

If carpet or carpet tile is used in a common–use area on a ground or floor surface, it shall have firm backing or no backing. The maximum pile height shall be $^1/_2$ inch (12.7 mm). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with the requirements for changes in level.

Section 1117A [FOR HCD 1/AC & DSA/AC] — EXTERIOR ROUTES OF TRAVEL

1117A.1[For HCD 1/AC & DSA/AC] General. *When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities and the accessible entrance to the site.*

1117A.2[For HCD 1/AC & DSA/AC] Design and Construction. *Use the provisions of this chapter.*

1117A.3[For HCD 1/AC & DSA/AC] Signs. *At every primary public entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the International Symbol of Accessibility. Signs shall indicate the direction to accessible building entrances and facilities.*

1117A.4[For HCD 1/AC & DSA/AC] Curb Ramps.

1117A.4.1[For HCD 1/AC & DSA/AC] General. *Curb ramps shall be constructed at each corner of street intersections and where a pedestrian way crosses a curb. The preferred and recommended location for curb ramps is in the center of the crosswalk of each street corner. Where it is necessary to locate a curb ramp in the center of the curb return and the street surfaces are marked to identify pedestrian crosswalks, the lower end of the curb ramp shall terminate within such crosswalk areas. Curb ramps do not require handrails.*

1117A.4.2[For HCD 1/AC & DSA/AC] Width of curb ramps. *Curb ramps shall be a minimum of 4 feet (1219 mm) in width and shall lie, generally, in a single sloped plane, with a minimum of surface warping and cross slope.*

1117A.4.3[For HCD 1/AC & DSA/AC] Slope of curb ramps. *The slope of curb ramps shall not exceed 1 unit vertical to 12 units horizontal (8.33% slope). Transitions from ramps to walks, gutters or streets shall be flush and free of abrupt changes, except that curb ramps shall comply with Section 1117A.4.5. The slope of the fanned or flared sides of curb ramps shall not exceed1 unit vertical to 8 units horizontal (12.5% slope). If a curb ramp is located where pedestrians must walk across the ramp, then it shall have flared sides; the maximum slope of the flare shall be 1 unit vertical in 10 units horizontal (10% slope). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp.*

1117A.4.4[For HCD 1/AC & DSA/AC] Level landing. *A level landing 4 feet (1219 mm) deep shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface, or the slope of the fanned or flared sides of the curb ramp shall not exceed 1 unit vertical to 12 units horizontal (8.33% slope).*

1117A.4.5[For HCD 1/AC & DSA/AC] Beveled lip. *The lower end of each curb ramp shall have a $^{1}/_{2}$–inch (13 mm) lip beveled at 45 degrees.*

1117A.4.6[For HCD 1/AC & DSA/AC] Finish. *The surface of each curb ramp and its flared sides shall be stable, firm and slip–resistant and shall be of contrasting finish from that of the adjacent sidewalk.*

1117A.4.7*[For HCD 1/AC & DSA/AC] Detectable warnings.* *A curb ramp shall have a detectable warning that extends the full width and depth of the curb ramp when the ramp slope is less than 1 unit vertical in 15 units horizontal (6.7% slope). Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 inch (22.86 mm), a height of nominal 0.2 inch (5.08 mm) and a center–to–center spacing of nominal 2.35 inches (59.7 mm) and shall contrast visually with adjoining surfaces, either light–on–dark or dark–on–light. Warning surfaces shall be of the color yellow conforming to Federal Color No. 33538, as shown in Table V of Standard No. 595A. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1–inch–wide (25 mm) black strip shall separate the yellow warning from the main walking surface. Contrast shall be determined by:*

Contrast = [(B1–B2/B1 1X 100%) where B1 = light reflectance value (LRV) of the lighter area and B2 = light reflectance value (LRV) of the darker area]. The material used to provide contrast shall be an integral part of the walking surface. The domes may be constructed in a variety of methods, including cast in place or stamped, or they may be part of a prefabricated surface treatment.

1117A.4.8*[For HCD 1/AC & DSA/AC] Obstructions.* *Curb ramps shall be located or protected to prevent their obstruction by parked cars. Built–up curb ramps shall be located so that they do not project into vehicular traffic lanes.*

1117A.4.9*[For HCD 1/AC & DSA/AC] Diagonal curb ramps.* *If diagonal (or corner–type) curb ramps have returned curbs or other well–defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48 inches (1219 mm) minimum clear space as shown in the figures in Chapter 11B. If diagonal curb ramps are provided at marked crossings, the 48–inch (1219 mm) clear space shall be within the markings (see figures in Chapter 11B). If diagonal curb ramps have flared sides, they shall also have at least a 24–inch–long (610 mm) segment of straight curb located on each side of the curb ramp and within the marked crossing (see figures in Chapter 11B).*

Section 1118A [FOR HCD 1/AC & DSA/AC] — PARKING FACILITIES

1118A.1*[For HCD 1/AC & DSA/AC] Accessible Parking Required.* *Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. When practical, the accessible route of travel shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.*

Each lot or parking structure where parking is provided for clients, guests, employees or residents shall provide accessible parking as required by this section. In separate parking structures or lots that do not serve a particular building, parking spaces for physically disabled people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

If assigned parking is provided at privately funded multifamily building sites, designated accessible parking at the dwelling unit shall be provided on request of residents with physical disabilities on the same terms and with the full range of choices (e.g., surface parking or garage) provided for other residents, with accessible parking on a route accessible to wheelchairs for at least 2 percent of the covered dwelling units. Signage is not required. When visitor parking is provided, a minimum of 5 percent of parking shall provide access to grade–level entrances of multifamily dwellings and accessible parking at facilities (e.g., swimming pools) that serve accessible buildings. Visitor parking spaces shall be provided with signage. Such sign shall not be blocked from view by a vehicle parked in the space.

1118A.2[For HCD 1/AC & DSA/AC] Parking Structures. *All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8 feet 2 inches (2489 mm) where required for accessibility to parking spaces for persons with physical disabilities.*

> ***EXCEPTION:*** *Privately funded garages are exempt from the 8–foot 2–inch (2489 mm) minimum height requirement. Covered parking spaces and parking spaces in common areas shall provide a minimum of 8 feet 2 inches (2489 mm) vertical clearance.*

1118A.2.1[For HCD 1/AC & DSA/AC] *Passenger parking spaces shall not be considered to be passenger loading zones.*

1118A.3[For HCD 1/AC & DSA/AC] Design and Construction. *When accessible parking spaces are required by this section, they shall be designed and constructed in accordance with the UBC.*

1118A.4[For HCD 1/AC & DSA/AC] Parking Space Size. *Parking spaces for persons with physical disabilities shall be located on the shortest possible route to an accessible entrance and shall be sized as follows:*

1118A.4.1[For HCD 1/AC & DSA/AC] *Where single spaces are provided, they shall be 14 feet (4267 mm) wide and outlined to provide a 9–foot (2743 mm) parking area and a 5–foot (1524 mm) loading and unloading access aisle on the passenger side of the vehicle. When more than one space is provided in lieu of providing a 14–foot–wide (4267 mm) space for each parking space, two spaces can be provided within a 23–foot–wide (7010 mm) area lined to provide a 9–foot (2743 mm) parking area on each side of a 5–foot (1524 mm) loading and unloading access aisle in the center. The minimum length of each parking space shall be 18 feet (5486 mm).*

> ***NOTE:*** *See figures in Chapter 11B.*

1118A.4.2[For HCD 1/AC & DSA/AC] *One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches (2438 mm) wide minimum, and shall be designated van accessible as required by Section 1118A.4.1. All such spaces may be grouped on one level of a parking structure.*

1118A.4.3[For HCD 1/AC & DSA/AC] Arrangement of parking spaces. *In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that people with physical disabilities are not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways which are accessible to people with physical disabilities shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space.*

EXCEPTIONS: *1.Ramps located at the front of parking spaces for people with physical disabilities may encroach into the length of such spaces when such encroachment does not limit a person with physical disabilities' capability to leave or enter their vehicle, thus providing equivalent facilitation.*

NOTE: *See figures in Chapter 11B.*

2.Parking spaces may be provided which would require a person with physical disabilities to wheel or walk behind other than accessible parking spaces when the enforcing agency determines that compliance with these regulations or providing equivalent facilitation would create an unreasonable hardship.

1118A.4.4[For HCD 1/AC & DSA/AC] Slope of parking spaces. *Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed $^1/_4$ inch (6 mm) per foot (2.083% gradient) in any direction.*

1118A.5*[For HCD 1/AC & DSA/AC] Signs.* *Every parking space required by this section shall be identified by a sign, centered between 3 feet (914 mm) and 5 feet (1524 mm) above the parking surface, at the head of the parking space. The sign shall include the International Symbol of Accessibility and state RESERVED, or equivalent language.*

NOTE: *For parking spaces at privately funded covered multifamily buildings, use Section 1118A.1.*

An additional sign shall also be posted in a conspicuous place at each entrance to off–street parking facilities or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17 inches (432 mm) by 22 inches (559 mm) in size with lettering not less than 1 inch (25 mm) in height, which clearly and conspicuously states the following:

Unauthorized vehicles parked in designated handicapped spaces not displaying distinguishing placards or license plates issued for physically disabled persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____.

In addition to the above requirements, the surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes:

1118A.5.1*[For HCD 1/AC & DSA/AC]* *By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant; or,*

1118A.5.2*[For HCD 1/AC & DSA/AC]* *By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide (914 mm by 914 mm).*

NOTE: *See figures in Chapter 11B.*

Section 1119A [FOR HCD 1/AC & DSA/AC] — REQUIREMENTS FOR ACCESSIBLE ROUTES IN COVERED BUILDINGS WITHOUT AN ELEVATOR

(Provisions below do not apply to multiple–story dwelling units in privately funded nonelevator buildings, i.e., townhouses.)

IF SINGLE BUILDING WITH COMMON (LOBBY) ENTRANCE ***Use only the following steps for determining required access to adaptable units:***
1. All ground–floor units in nonelevator buildings must be adaptable and on an accessible route to comply with the requirements unless an accessible route is not required as determined by Test No. 1, Individual Building Test, or Test No. 3, Unusual Characteristics Test as described below. Twenty percent of the ground–floor dwelling units that are not required to have an accessible route shall be adaptable. The remaining ground–floor dwelling units must comply with the features listed in Section 101.17 unless exempted by Test No. 3, Unusual Characteristics Test.
2. You may use Individual Building Test No. 1 below only if site has terrain over 15 percent slope.
3. You may use Unusual Characteristics Test No. 3 if applicable. See the test.
ALL OTHER SITES, INCLUDING SINGLE BUILDING WITH MULTIPLE ENTRANCES ***Use only the following steps for determining required access to adaptable units:***
1. All ground–floor units in nonelevator buildings must be adaptable and on an accessible route to comply with the requirements unless an accessible route is not required as determined by Test No. 1, Individual Building Test, or Test No. 2, Site Analysis Test, or Test No. 3, Unusual Characteristics Test as described below. A minimum of 20 percent of the ground–floor dwelling units are required to have an accessible route and shall be adaptable. The remaining ground–floor dwelling units must comply with the features listed in Section 101.17 unless exempted by Test No. 3, Unusual Characteristics Test.
2. Use Individual Building Test No. 1 below only if site has terrain over 15 percent slope.
3. Use Site Analysis Test No. 2 only if site has terrain over 10 percent slope.
4. Use Unusual Characteristics Test No. 3 if applicable. See the test.

Provisions to Test Nos. 1 and 2. *Where a building elevator is provided only as means of creating an accessible route to dwelling units on a ground floor, the building is not considered to be an elevator building for purposes of this code; hence, only the ground–floor dwelling units would be covered.*

TEST NO. 1—INDIVIDUAL BUILDING TEST

It is not required by this code to provide an accessible route when the terrain of the site is such that:

(1)The slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance exceed 15 percent; and

(2)The slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance also exceed 15 percent.

If there are no vehicular or pedestrian arrival points within50 feet (15 240 mm) of the planned entrance, the slope for the purposes of Test No. 1 will be measured to the closest vehicular or pedestrian arrival point.

For purposes of these requirements, vehicular or pedestrian arrival points include public or resident parking areas, public transportation stops, passenger loading zones, and public streets or sidewalks. To determine site impracticality, the slope would be measured at ground level from the point of the planned entrance on a straight line to (i) each vehicular or pedestrian arrival point that is within 50 feet (15 240 mm) of the planned entrance, or (ii) if there are no vehicular or pedestrian arrival points within the specified area, the vehicular or pedestrian arrival point closest to the planned entrance. In the case of sidewalks, the closest point to the entrance will be where a public sidewalk entering the site intersects with the walk to the entrance. In the case of resident parking areas, the closest point to the planned entrance will be measured from the entry point to the parking area that is located closest to the planned entrance.

TEST NO. 2—SITE ANALYSIS TEST

For a site having multiple buildings, or a site with a single building with multiple entrances, it is not required to provide an accessible route under the following conditions:

(1) Calculate the percentage of the total buildable area of the undisturbed site with a natural grade less than 10 percent slope. The analysis of the existing slope (before grading) shall be done on a topographic survey with 2–foot (610 mm) contour intervals with slope determination made between each successive interval. The accuracy of the slope analysis shall be certified by a licensed engineer, landscape architect, architect or surveyor.

(2) Determine the requirement of providing an accessible route to planned multifamily dwellings based on the topography of the existing natural terrain. The minimum percentage of ground–floor units required on an accessible route shall equal the percentage of the total buildable area (not restricted–use areas) of the undisturbed site with an existing natural grade of less than 10 percent slope.

(3) In addition to the percentage established in paragraph (2), all ground–floor units in a building, or ground–floor units served by a particular entrance, shall be made accessible if the entrance to the units is on an accessible route with a slope between the planned entrance and a pedestrian or vehicular arrival point not exceeding 8.33 percent.

TEST NO. 3-UNUSUAL CHARACTERISTICS TEST

Unusual characteristics include sites located in a federally designated floodplain or coastal high–hazard area and sites subject to other similar requirements of law or code that the lowest floor or the lowest structural member of the lowest floor must be raised to a specified level at or above the base flood elevation. An accessible route to a building entrance is impractical due to unusual characteristics of the site when:

(1) The original site characteristics result in a difference in finished grade elevation exceeding 30 inches (762 mm) and 10 percent measured between an entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance; or

(2) If there are no vehicular or pedestrian arrival points within 50 feet (15240 mm) of the planned entrance, the unusual characteristics result in a difference in finished grade elevation exceeding 30 inches (762 mm) and 10 percent measured between an entrance and the closest vehicular or pedestrian arrival point.

Section 1120A — [FOR HCD 1/AC & DSA/AC] GENERAL ACCESSIBILITY FOR ENTRANCES, EXITS AND PATHS OF TRAVEL

NOTE: *In addition to provisions of this section, exits that provide access to, or egress from, buildings for persons with disabilities shall also comply with Chapter 10.*

1120A.1[For HCD 1/AC & DSA/AC] Building Accessibility. *See Chapter 10, Section 1003.2.10.*

1120A.1.1[For HCD 1/AC & DSA/AC] *All primary entrances and exterior ground–floor exit doors to buildings and facilities shall be made accessible to persons with disabilities.*

1120A.1.2[For HCD 1/AC & DSA/AC] Temporary restrictions. *During periods of partial or restricted use of a building or facility, the entrances used for primary access shall be accessible to and usable by persons with disabilities.*

1120A.1.3[For HCD 1/AC & DSA/AC] Recessed doormats. *Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.*

1120A.2[For HCD 1/AC & DSA/AC] Doors.

1120A.2.1[For HCD 1/AC & DSA/AC] Type of lock or latch. *See Chapter 10, Section 1003.3.1.8.*

1120A.2.2[For HCD 1/AC & DSA/AC] Width and height. *See Chapter 10, Section 1003.3.1.3a.*

1120A.2.3[For HCD 1/AC & DSA/AC] Hinged doors. *For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position.*

1120A.2.3.1[For HCD 1/AC & DSA/AC] Pairs of doors. *Where a pair of doors is utilized, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches (813 mm) with the leaf positioned at an angle of 90 degrees from its closed position.*

1120A.2.3.2[For HCD 1/AC & DSA/AC] Automatic doors. *When an automatic door operator is utilized to operate a pair of doors, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches (813 mm) with the door positioned at an angle of 90 degrees from its closed position.*

EXCEPTIONS: *1. The provisions of Section 1120A.2.3.2 shall not apply to existing buildings, except when otherwise required under conditions applicable to access for persons with disabilities. In existing buildings, the following shall apply:*

1.1 Where the occupant load is less than 10, except Group I, Division 1 Occupancies, doorways may be 30 inches (762 mm) in clear width.

1.2 Where occupant load is greater than 10 and it is determined that compliance with Section 1120A.2.3 would create an unreasonable hardship, doorways may be 30 inches (762 mm) in clear width.

2. In existing buildings, the provisions of this section shall not apply when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

1120A.2.3.3[For HCD 1/AC & DSA/AC] Revolving doors. *Revolving doors shall not be used as a required entrance for persons with disabilities.*

1120A.2.4[For HCD 1/AC w/exceptions & DSA/AC] Thresholds. *The floor or landing shall not be more than $^1/_2$ inch (12.7 mm) lower than the threshold of the doorway.*

Changes in level between $^1/_4$ inch (6 mm) and $^1/_2$ inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical in2 units horizontal (50% slope). Changes in level greater than $^1/_2$ inch (12.7 mm) shall be accomplished by means of a ramp.

EXCEPTIONS: *1. Section 1120A.2.4 shall not be enforced retroactively.*

2.At the primary entry door to dwelling units in covered multifamily buildings, with direct exterior access, outside landing surfaces constructed of impervious materials such as concrete, brick or flagstone, shall be no more than $^1/_2$ inch (12.7 mm) below the floor level of the interior of the dwelling unit immediately adjacent to the primary entry door.

3.Changes in elevation in covered multifamily dwellings shall comply with this provision. Except as provided at the primary entrance, thresholds at exterior doors, including sliding door tracks, shall be no higher than $^3/_4$ inch (19 mm). Thresholds and changes in level at these locations shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope).

4.Exterior deck, patio or balcony surfaces shall be no more than 4 inches (102 mm) below the floor level of the interior of the dwelling unit. Change in level greater than $^1/_2$ inch (12.7 mm) shall be accomplished by means of a ramp.

1120A.2.4.1[For HCD 1/AC & DSA/AC] Level floor or landing. *See Chapter 10, Section 1003.3.1.6.2a.*

1120A.2.4.2[For HCD 1/AC & DSA/AC] Maneuvering clearances at doors. *The floor or landing on each side of an exit door shall be level. The level area shall have a length in the direction of the door swing of at least 60 inches (1524 mm) and the length opposite the direction of the door swing of 44 inches (1118 mm) as measured at right angles to the plane of the door in its closed position.*

EXCEPTIONS: *1. In Group R Occupancies, the level area shall have a length both in the direction of door swing and opposite the direction of door swing of 44 inches (1118 mm) as measured at right angles to the plane of the door in its closed position.*

2.In buildings containing covered multifamily dwelling units, the floor or landing immediately outside the entry may be sloped up to $1/8$ inch (3 mm) per foot (12 inches) (305 mm), in a direction away from the primary entrance of the dwelling unit for drainage.

1120A.2.4.3[For HCD 1/AC & DSA/AC] *The width of the level area on the side to which the door swings shall extend 24 inches (610 mm) past the strike edge of the door for exterior doors and18 inches (457 mm) past the strike edge for interior doors.*

NOTES: *1. Twenty–four inches (610 mm) is preferred for strike–side clearance.*

2.See Section 1109A.2 and Tables 1109A.2–1 and 1109A.2–2 for bathrooms that are required to be accessible.

1120A.2.4.4[For HCD 1/AC & DSA/AC] *The space between two consecutive door openings in a vestibule, serving other than a required exit stairway shall provide a minimum of 48 inches (1219 mm) of clear space from any door opening into such vestibule when the door is positioned at an angle of 90 degrees from its closed position. Doors in a series shall swing either in the same direction or away from the space between the doors.*

Where the door opens into a stair or smoke proof enclosure, the landing need not have a length of 60 inches (1524 mm).

1120A.2.4.5[For HCD 1/AC & DSA/AC] Egress from door. *Every exit door required by this section shall give immediate access to an approved means of egress from the building.*

1120A.2.5*[For HCD 1/AC & DSA/AC] Closer—Effort to operate doors.* *Maximum effort to operate doors shall not exceed $8\,1/2$ pounds (38 N) for exterior doors and 5 pounds (22 N) for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds (66.7 N).*

1120A.2.5.1*[For HCD 1/AC & DSA/AC] Hand–activated door–opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor. Latching and locking doors that are hand–activated and that are in a path of travel shall be operable with a single effort by lever–type hardware, panic bars, push–pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate per Section 1120A.2.5, in egress direction. Doors to individual hotel or motel units shall operate similarly, except that when a bolt and unlatching operation is key operated from corridor or exterior side of unit door, large bow keys 2 inches (51 mm) (full bow) or $1\frac{1}{4}$ inches (32 mm) (half bow) shall be provided in lieu of lever–type hardware on the corridor side. Separate dead–lock activation on room side of corridor doors in hotels or motels shall have lever handle or large thumb turn on an easily reached location.*

1120A.2.6*[For HCD 1/AC & DSA/AC] Smooth surface. The bottom 10 inches (254 mm) of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10 inch (254 mm) high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.*

1120A.3[For HCD 1/AC & DSA/AC] Corridors and Exterior Exit Balconies.

1120A.3.1[For HCD 1/AC & DSA/AC] Corridor widths. *Every corridor serving an occupant load of 10 or more shall not be less than 44 inches (1118 mm) in width. Corridors serving an occupant load of less than 10 shall not be less than 36 inches (914 mm) in width.*

1120A.3.2[For HCD 1/AC & DSA/AC] Corridors over 200 feet (60 960 mm). *Corridors that exceed 200 feet (60 960 mm) in length shall:*

1.Have minimum clear width of 60 inches (1524 mm); or

2.Have at a central location, a 60–inch by 60–inch (1524 mm by 1524 mm) minimum wheelchair turning space or passing alcove; or

3.Have at a central location, an intervening cross or tee corridor a minimum of 44 inches (1118 mm) in width; or

4.Have, at a central location, an operable door.

> ***EXCEPTION [for HCD 1/AC]:*** *All corridors within privately funded multifamily dwelling units shall be at least 36 inches (914 mm) wide.*

1120A.3.3[For DSA/AC w/exception 2 & HCD 1/AC w/exceptions 1 & 2] Changes in elevation. *When a corridor or exterior exit balcony is accessible to the handicapped, changes in elevation of the floor shall be made by means of a ramp, except as provided for doors by Section 1003.3.4.*

EXCEPTIONS: *1. Changes in elevation in covered multifamily dwellings shall comply with this provision. Except as provided at the primary entrance, thresholds at exterior doors, including sliding door tracks, shall be no higher than $^{3}/_{4}$ inch (19 mm). Thresholds and changes in level at these locations shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope).*

2.Exterior deck, patio or balcony surfaces shall be no more than 4 inches (102 mm) below the floor level of the interior of the dwelling unit. Change in level greater than $^{1}/_{2}$ inch (12.7 mm) shall be accomplished by means of a ramp.

1120A.4[For HCD 1/AC & DSA/AC] Handrails.

1120A.4.1[For HCD 1/AC & DSA/AC] Required handrails. *See Chapter 10, Section 1003.3.3.6a.*

1120A.4.2[For HCD 1/AC & DSA/AC] Handrail Configuration.

1120A.4.2.1[For HCD 1/AC & DSA/AC] *Handrails shall be34 to 38 inches (864 to 965 mm) above the nosing of the treads.*

1120A.4.2.2[For HCD 1/AC & DSA/AC] *Handrails shall extend a minimum of 12 inches (305 mm) beyond the top nosing and 12 inches (305 mm), plus the tread width, beyond the bottom nosing.*

1120A.4.2.3[For HCD 1/AC & DSA/AC] *Ends shall be returned or shall terminate in newel posts or safety terminals.*

1120A.4.2.4[For HCD 1/AC & DSA/AC] *Where the extension of the handrail in the direction of the stair run would create a hazard, the termination of the extension shall be made either rounded or returned smoothly to floor, wall or post. Where the stairs are continuous from landing to landing, the inner rail shall be continuous and need not extend out into the landing.*

1120A.4.2.5[For HCD 1/AC & DSA/AC] *Handrails projecting from a wall shall have a space of $1^{1}/_{2}$ inches (38 mm) between the wall and the handrail.*

Handrails may be located in a recess if the recess is a maximum of 3 inches (76 mm) deep and extends at least 18 inches (457 mm) above the top of the rail. Handrails shall not rotate within their fittings.

1120A.4.2.6[For HCD 1/AC & DSA/AC] *The handgrip portion of handrails shall not be less than $1\frac{1}{4}$ inches (32 mm) nor more than $1\frac{1}{2}$ inches (38 mm) in cross–sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of $\frac{1}{8}$ inch (3 mm).*

EXCEPTIONS: *1. In covered multifamily dwellings, the diameter or width of the gripping surface of a handrail shall be $1\frac{1}{4}$ inches (32 mm) to $1\frac{1}{2}$ inches (38 mm) or shaped to provide* ***an*** *equivalent gripping surface.*

2.In covered multifamily dwellings, any wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of $\frac{1}{8}$ inch (3 mm).

1120A.4.3[For HCD 1/AC & DSA/AC] Striping for the visually impaired. *The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least2 inches (51 mm) wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair.*

Where stairways occur outside a building, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2 inches (51 mm) wide and placed parallel to and not more than 1 inch (25 mm) from the nose of the step or landing to alert the visually impaired. The strip shall be of a material that is at least as slip resistant as the other treads of the stair. A painted strip shall be acceptable.

1120A.4.3.1*[For HCD 1/AC & DSA/AC] Treads.* *All tread surfaces shall be slip–resistant. Treads shall have smooth, rounded or chamfered exposed edges, and no abrupt edges at the nosing (lower front edge).*

1120A.4.3.2*[For HCD 1/AC & DSA/AC] Nosing.* *Nosing shall not project more than $1\frac{1}{2}$ inches (38 mm) past the face of the riser below.*

1120A.4.3.3*[For HCD 1/AC & DSA/AC]* *Open risers are not permitted.*

EXCEPTION: *In covered multifamily buildings, open risers are not permitted on accessible routes.*

1120A.5[For HCD 1/AC & DSA/AC] Ramps.

1120A.5.1[For HCD 1/AC & DSA/AC] Widths as for exits. *The width of ramps shall be as required for stairways and exits.*

1120A.5.2*[For HCD 1/AC & DSA/AC] Width.* *The width of ramps shall be as required for stairways and exits.*

1120A.5.3*[For HCD 1/AC & DSA/AC] Primary entrance and special occupancy.* *Pedestrian ramps serving primary entrances to buildings having an occupant load of 300 or more shall have a minimum clear width of 60 inches (1524 mm). Ramps serving Group R Occupancies may be 36 inches (914 mm) clear width when the occupant load is 50 or less. All other pedestrian ramps shall have a minimum width of 48 inches (1219 mm).*

1120A.5.4*[For HCD 1/AC & DSA/AC] Slope.* *The maximum slope of a ramp that serves any exit way, provides access for persons with physical disabilities or is in the path of travel shall be 1–foot (305 mm) rise in 12 feet (3658 mm) of horizontal run.*

1120A.5.4.1[For HCD 1/AC & DSA/AC] Cross slope. *The cross slope of ramp surfaces shall be no greater than 1 unit vertical in50 units horizontal (2% slope).*

1120A.5.4.2[For HCD 1/AC] Outdoor ramps. *See Chapter 10, Section 1006.3.4.1.1.*

1120A.5.5[For HCD 1/AC & DSA/AC] Landings. *Ramp landings shall be installed as follows.*

1120A.5.5.1[For HCD 1/AC & DSA/AC] Location of landings. *Landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches (762 mm) of vertical rise and at each change of direction. Landings are not considered in determining the maximum horizontal distance of each ramp*

NOTE: *Examples of ramp dimensions are:*

SLOPE	MAXIMUM RISE (Inches)	MAXIMUM HORIZONTAL PROJECTION (Feet)
	(x 2.54 for mm)	(x 304.8 for mm)
1:12	30	30
1:16	30	40
1:20	30	50
1:15	30	37.5

1120A.5.5.2[For HCD 1/AC w/exception & DSA/AC w/o exception] Size of top landings. *Top landings shall not be less than 60 inches (1524 mm) wide and shall have a length of not less than 60 inches (1524 mm) in the direction of ramp run.*

EXCEPTION: *In privately funded multifamily buildings, the top landings shall not be less than 60 inches (1524 mm) wide and shall have a length of not less than 44 inches (1118 mm) in the direction of ramp run. The top landing width shall extend a minimum of 24 inches (610 mm) past the strike edge of the door.*

1120A.5.5.3[For HCD 1/AC & DSA/AC] Encroachment of doors. *See Chapter 10, Section 1003.3.4.4.*

1120A.5.5.4[For HCD 1/AC & DSA/AC] Strike edge extension. *The width of the landing shall extend 24 inches (610 mm) past the strike edge of any door or gate for exterior ramps and 18 inches (457 mm) past the strike edge for interior ramps.*

1120A.5.5.5[For HCD 1/AC & DSA/AC] Landing width. *At bottom and intermediate landings, the width shall be at least the same as required for the ramps.*

120A.5.5.6[For HCD 1/AC & DSA/AC] Change of direction. *Intermediate and bottom landings at a change of direction in excess of 30 degrees shall have a dimension in the direction of ramp run of not less than 72 inches (1829 mm) to accommodate the handrail extension.*

1120A.5.5.7[For HCD 1/AC & DSA/AC] Other intermediate landings. *Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches (1524 mm).*

1120A.5.5.8 [For HCD 1/AC & DSA/AC] *For existing ramps or ramps not covered by Section 1003.3.4, landings shall be provided as set forth in Section 1003.3.4.*

1120A.5.5.9[For HCD 1/AC & DSA/AC] Hazards. *Required ramps shall have a curb at least 2 inches (51 mm) high, or a wheel guide rail 2 to 4 inches (51 to 102 mm) high on each side of the ramp landing that has a vertical drop exceeding 4 inches (102 mm) and that is not bounded by a wall or fence.*

1120A.5.6[For HCD 1/AC w/exception 3; DSA/AC w/exceptions 1, 2, 3] Handrails. *Handrails are required on ramps that provide access if slope exceeds 1 foot rise in 20 feet of horizontal run (5% slope). Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches (864 to 965 mm) above the ramp surface, shall extend a minimum of 1 foot (305 mm) beyond the top and bottom of the ramp, and the ends shall be returned. Handrails projecting from a wall shall have a space of not less than $1\frac{1}{2}$ inches (38 mm) between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3 inches (76 mm) deep and extends at least 18 inches (457 mm) above the top of the rail. The grip portion shall not be less than $1\frac{1}{4}$ inches (32 mm) nor more than $1\frac{1}{2}$ inches (38 mm), or the shape shall provide an equivalent gripping surface and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of $\frac{1}{8}$ inch (3 mm).*

EXCEPTIONS: *1. Curb ramps do not require handrails.*

2.In Group 1, Division 1 Occupancies, ramps shall be provided with handrails ramps that require handrails.

3.Multifamily buildings that are required to provide ramps for persons with physical disabilities shall have handrails if the slope exceeds 1 foot of rise in 20 feet of horizontal run (5% slope).

4.Ramps that require handrails and that serve one individual dwelling unit in Group R, Division 1 or 3 Occupancies may have one handrail except that such ramps open on one or both sides shall have handrails provided on the open side or sides.

5.Multifamily buildings that are required to provide ramps for persons with physical disabilities shall have handrails if the slope exceeds 1 foot of rise in 20 feet of horizontal run (5% slope).

1120A.5.7*[For HCD 1/AC, DSA/AC] Wheel guides.* *Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10 feet (3048 mm) in length, the ramp shall comply with one of the following requirements:*

1.A guide curb a minimum of 2 inches (51 mm) in height shall be provided at each side of the ramp; or

2.A wheel guide rail shall be provided, centered 3 inches (76 mm) plus or minus 1 inch (25 mm) above the surface or the ramp.

1120A.5.8*[For HCD 1/AC & DSA/AC]* *Ramps more than30 inches (762 mm) above the adjacent ground shall be provided with guardrails as required by Section 509, and handrails as required in Section 1003.3.4.5. Such guardrails shall be continuous from the top of the ramp to the bottom of the ramp.*

1120A.6*[For HCD 1/AC & DSA/AC] Walks and Sidewalks.*

1120A.6.1*[For HCD 1/AC & DSA/AC] Continuous surface.* *Walks and sidewalks subject to these regulations shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding $^1/_2$ inch (12.7 mm) (see Section 1120A.6.3), and shall be a minimum of 48 inches (1219 mm) in width. Surfaces shall be slip–resistant as follows:*

*1.**Slopes less than 6 percent.** Surfaces with a slope of less than 6 percent gradient shall be at least as slip–resistant as that described as a medium salted finish.*

*2.**Slopes 6 percent or greater.** Surfaces with a slope of 6 percent gradient shall be slip–resistant.*

*3. **Surface cross slopes.** Surface cross slopes shall not exceed $^1/_4$ inch (6 mm) per foot except when the enforcing agency finds that due to local conditions it creates an unreasonable hardship, the cross slope shall be increased to a maximum of $^1/_2$ inch (12.7 mm) per foot for distances not to exceed 20 feet (6096 mm).*

> ***EXCEPTION:** Sidewalks serving individual dwelling units in privately covered multifamily buildings may be reduced to 36 inches (914 mm) in clear width. All other sidewalks shall be a minimum of 48 inches (1219 mm) in clear width.*

1120A.6.2*[For HCD 1/AC & DSA/AC] Gratings.* *Walks, sidewalks and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be limited to $^1/_2$ inch (12.7 mm) in the direction of traffic flow.*

> ***EXCEPTIONS:** 1. Where the enforcing agency determines that compliance with this section would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.*
>
> *2. This section shall not apply in those conditions where, due to legal or physical constraints, the site of the project will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.*

1120A.6.3[For HCD 1/AC & DSA/AC] Five percent gradient. *When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5% slope), it shall comply with the provisions of Section 1120A.5, Ramps.*

1120A.6.4[For HCD 1/AC & DSA/AC] Changes in level. *Abrupt changes in level along any accessible route shall not exceed $^1/_2$ inch (12.7 mm). When changes in level do occur, they shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope), except that level changes not exceeding $^1/_4$ inch (6 mm) may be vertical.*

When changes in levels greater than $^1/_2$ inch (12.7 mm) are necessary, they shall comply with the requirements for curb ramps.

NOTE: *See Section 1117A.4.*

1120A.6.5[For HCD 1/AC & DSA/AC] Level areas. *Walks shall be provided with a level area not less than 60 inches by 60 inches (1524 mm by 1524 mm) at a door or gate that swings toward the walk, and not less than 48 inches wide by 44 inches (1219 mm by 1118 mm) deep at a door or gate that swings away from the walk. Such walks shall extend 24 inches (610 mm) to the side of the strike edge of a door or gate that swings toward the walk. (For an example, see Figure 11B–26B.)*

1120A.6.6[For HCD 1/AC & DSA/AC] Walks with continuous gradients. *All walks with continuous gradients shall have level areas at least 5 feet (1524 mm) in length at intervals of at least every 400 feet (121 920 mm).*

1120A.7[For HCD 1/AC & DSA/AC] Hazards.

1120A.7.1[For HCD 1/AC & DSA/AC] Warning curbs. *Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4 inches (102 mm) in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks or other pedestrian ways, shall be identified by curbs projecting at least 6 inches (152 mm) in height above the walk or sidewalk surface to warn the blind of a potential drop off.*

When a guardrail or handrail is provided, no curb is required when a guide rail is provided centered 3 inches (76 mm) plus or minus 1 inch (25 mm) above the surface of the walk or sidewalk, the walk is 5 percent or less gradient, or no adjacent hazard exists.

1120A.7.2*[For HCD 1/AC & DSA/AC] Overhanging obstructions.* *Any obstruction that overhangs a pedestrian's way shall be a minimum of 80 inches (2032 mm) above the walking surface as measured from the bottom of the obstruction. Where a guy support is used parallel to a path of travel, including, but not limited to, sidewalks, a guy brace, sidewalk guy or similar device shall be used to prevent an overhanging obstruction as defined (see Figure 11B–28).*

Hazards such as drop–offs adjacent to walkways or overhanging obstructions can be dangerous to persons with vision problems. This section addresses these situations.

Chapter 11B [For DSA/AC]

ACCESSIBILITY TO PUBLIC BUILDINGS PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLICLY FUNDED HOUSING

NOTE: *For privately funded housing, see Chapter 11A.*

Division I-NEW BUILDINGS

Section 1101B — SCOPE

1101B.1 General. *Buildings or portions of buildings shall be accessible to persons with disabilities as required by this chapter.*

1101B.2 Design. *The design and construction of accessible building elements shall be in accordance with this chapter and sections that are listed in Section 1114B.1.1.*

1101B.3 Maintenance of Accessible Features.

1.A public accommodation shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and usable by persons with disabilities.

2.This section does not prohibit isolated or temporary interruptions in service or access due to maintenance or repairs.

1101B.4 Dimensional Tolerances. *All dimensions are subject to conventional building industry tolerances for field conditions.*

Section 1102B — DEFINITIONS

For the purpose of the chapter, certain terms are defined as follows:

ACCESSIBLE *is approachable and usable by persons with disabilities in compliance with this code.*

ACCESSIBLE ROUTE OF TRAVEL *is a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by persons with other disabilities, and that is consistent with the definition of "path of travel" in Section 217.*

ADAPTABILITY *refers to the capability of spaces or facilities to be readily modified and made accessible.*

AREA FOR EVACUATION ASSISTANCE *is an accessible space which is protected from fire and smoke and which facilitates a delay in egress.*

HANDRAIL *is a device to be used as a hand hold.*

NOSE, NOSING, *is that portion of a tread projecting beyond the face of the riser immediately below.*

OPEN RISER *is the air space between tread projecting beyond the face of the riser immediately below.*

PRIMARY ENTRY LEVEL *is the floor or level of the building on which the primary entry is located.*

RISER *is the vertical distance from the top of the tread to the top of the next higher tread.*

STAIR RAILING *is a vertical barrier constructed along the open side or sides of stairways and as intermediate stair rails where required on wide stairways.*

TREAD *is the horizontal member of a step.*

TREAD DEPTH *is the horizontal distance from the front to back of tread, including nosing when used.*

TREAD RUN *is the horizontal distance from the leading edge of a tread to the leading edge of an adjacent tread.*

NOTE: *For additional definitions pertinent to the Division of the State Architect/Access Compliance accessibility requirements, see Chapter 2.*

Section 1103B — BUILDING ACCESSIBILITY

1103B.1General.*Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified or enhanced by this chapter. Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them. Multistory buildings must provide access by ramp or elevator.*

> ***EXCEPTIONS:*** *1.Floors or portions of floors not customarily occupied, including, but not limited to, nonoccupiable or employee spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways or freight (nonpasssenger) elevators, and frequented only by service personnel for repair or maintenance purposes: such spaces as elevator pits and elevator penthouses, piping and equipment catwalks and machinery rooms. Stair stripping shall be required on stairs.*
>
> *2. The following types of privately funded multistory buildings do not require a ramp or elevator above and below the first floor:*
>
> *2.1 Multistoried office buildings (other than the professional office of a health care provider) and passenger vehicle service stations less than three stories high or less than 3,000 square feet (279 m^2) per story.*
>
> *2.2 Any other privately funded multistoried building that is not a shopping center, shopping mall or the professional office of a health care provider, and that is less than three stories high or less than 3,000 square feet (279 m^2) per story if a reasonable portion of all facilities and accommodations normally sought and used by the public in such a building are accessible to and usable by persons with disabilities.*

Section 1104B — ACCESSIBILITY FOR GROUP A OCCUPANCIES

1104B.1 General. *All Group A Occupancies shall be accessible as provided in this chapter. See also the general requirements listed in Section 1114B.1.1.*

1104B.2 ***Assistive – listening Systems in Assembly Areas.*** *Assembly areas, conference and meeting rooms shall provide assistive–listening systems for persons with hearing impairments as provided in this section.*

> ***EXCEPTION:*** *This section does not apply to systems used exclusively for paging, or background music, or a combination of these two uses.*

1. ***Number of personal receivers required.*** *The minimum number of receivers to be provided shall be equal to 4 percent of the total number of seats, but in no case less than two.*

2. ***Types of listening systems.*** *Types of assistive–listening systems include, but are not limited to, audio–induction loops, radio frequency systems (AM or FM) and infrared transmission.*

*3. **Location.** If the assertive–listening system provided is limited to specific areas or seats, then such areas or seats shall be within a 50–foot (15240 mm) viewing distance of the performing area.*

*4. **Signage.** A sign shall be posted in a prominent place indicating the availability of assistive–listening devices. The sign shall include the international symbol of access for hearing loss and wording that states "Assistive–listening System Available." See Figure 11B–14.*

*5. **Fees and charges.** Nothing in this section shall preclude a facility charging for such assistive–listening system its usual fee for audiovisual equipment. However, no surcharge may be placed directly on any particular individual with a disability or any group of individuals with disabilities to cover the costs of such equipment.*

*6. **Portable systems.** If portable assistive–listening systems are used for conference or meeting rooms, the system may serve more than one room. However, permanently installed assistive–listening systems are required in areas if (1) they accommodate at least 50 persons or if they have audio–amplification systems, and (2) they have fixed seating.*

1104B.3 ***Auditoriums, Assembly Halls, Theaters and Related Facilities.***

1104B.3.1 ***Seating.*** *In all assembly places where seating is provided, there shall be spaces for persons using wheelchairs and semiambulant persons, as provided in this section.*

> ***EXCEPTIONS:*** *1. In existing buildings and facilities when the enforcing agency determines that compliance with the seating requirements of this code would create an unreasonable hardship, such requirements shall not apply. When the unreasonable hardship finding is applied, at least 1 percent of the total seating provided shall be accessible to and usable by persons with disabilities who use wheelchairs and such seating shall comply with the level requirements and the individual space requirements of this code.*
>
> *2.When an existing theater is subdivided into more than one facility having upper levels not accessible by ramp or elevator, and the enforcing agency determines that full compliance with this code would create an unreasonable hardship, such upper levels need not be made accessible, provided all facilities at grade are accessible and any event, showing of motion pictures or other activities made available to the public in all of the facilities are scheduled to ensure that all such functions are available to the public in the accessible facility.*

1104B.3.2 ***Accessibility to key facilities.*** *Seating for persons with disabilities shall be accessible from the main lobby or from a primary entrance, together with related toilet facilities.*

1104B.3.3 Variety of locations. *Accessible seating or accommodations in places of public amusement and resort, including theaters, concert halls and stadiums, but not including hotels and motels, shall be provided in a variety of locations so as to provide persons with disabilities a choice of admission prices otherwise available to members of the general public.*

1104B.3.4 Wheelchair Spaces.

1.The number of such spaces is as shown in Table 11B–1.

TABLE 11B-1—*WHEELCHAIR SEATING SPACES*

SEATING CAPACITY	***NO. OF WHEELCHAIR SEATING SPACES***
4 to 26	*1*
27 to 50	*2*
51 to 300	*4*
301 to 500	*6*

In addition, 1 percent, but not less than one, of all fixed seats, shall be aisle seats with no armrests on the aisle side, or removable or folding armrests on the aisle side. Each such seat shall be identified by a sign or marker. Signage notifying patrons of the availability of such seats shall be posted at the ticket office.

2.When the seating capacity exceeds 500, one additional wheelchair seating space shall be provided for each total seating capacity increase of 100.

3.The ground or floor at spaces shall be level and shall comply with Section 1124B.

1104B.3.5 Placement of wheelchair locations. *Wheelchair areas shall be an integral part of any fixed seating plan, and shall be arranged so as to provide persons with disabilities a choice of admission prices and lines of sight comparable to those for members of the general public. Each wheelchair area shall adjoin an accessible route which shall also serve as a means of egress in case of emergency. At least one companion fixed seat shall be provided next to each wheelchair seating area. When the seating capacity exceeds 300, wheelchair spaces shall be provided in more than one location in addition to complying with Section 1104B.3.3.*

> ***EXCEPTION:*** *Accessible viewing positions where seating capacity is less than 300 may be clustered for bleachers, balconies and other areas having sight lines that require slopes of greater than 5 percent. Equivalent accessible viewing positions may be located on levels having accessible egress.*

1104B.3.6 Size of wheelchair location. *Each wheelchair location shall provide minimum clear floor or ground space as shown in Figure 11B–15, and shall adjoin an egress aisle on at least one side.*

1104B.3.7 Removable seats. *Readily removable seats may be installed in these wheelchair spaces when such spaces are not required to accommodate wheelchair users.*

1104B.3.8 Seating for semiambulant individuals. *In addition to spaces provided for wheelchair users as noted in Sections 1104B.3.4 through 1104B.3.7 above, there shall be provided seating for semiambulant individuals. The number of such seating shall be equal to at least 1 percent of the total seating and shall be no fewer than two. Such seats shall provide at least 24 inches (610 mm) clear leg space between the front of the seat to the nearest obstruction or to the back of the seat immediately in front.*

1104B.3.9 Life safety. *In determining the location of seating for persons with disabilities, life safety shall be considered, and all seating provided must comply with the fire and panic safety requirements of the state fire marshal.*

1104B.3.10 Access to performing areas. *An accessible route shall connect wheelchair seating locations with performing areas, including stages, arena floors, dressing rooms, locker rooms and other spaces used by performers.*

1104B.3.11 Stages, enclosed and unenclosed platforms, and orchestra pits. *Stages, enclosed and unenclosed platforms, and orchestra pits shall be made accessible to persons with disabilities.*

> ***EXCEPTIONS:*** *1. When the enforcing agency finds that requiring compliance with this code, for an enclosed or unenclosed platform or depressed area not more than 24 inches (610 mm) above or below an adjacent accessible level, would create an unreasonable hardship, the enclosed and unenclosed platform or depressed area shall be made accessible by a portable ramp with a slope not exceeding 1 unit vertical to 12 units horizontal (8.33% slope).*
>
> *2.In existing buildings and facilities, all stages, enclosed or unenclosed platforms, and orchestra pits need not be accessible when the enforcing agency determines that compliance with this code would create an unreasonable hardship.*

1104B.3.12 Ticket booths. *Customer and employee sides of ticket booths and of concession and refreshment sales facilities shall be made accessible to persons with disabilities.*

1104B.3.13 Miscellaneous areas. *Public toilets and other public areas shall be made accessible to persons with disabilities.*

1104B.4 ***Stadiums, Grandstands, Bleachers, Athletic Pavilions, Gymnasiums and Miscellaneous Sport–related Facilities.***

1104B.4.1 ***Spectator seating.*** *Spectator seating shall comply with Section 1104B.3.*

1104B.4.2 ***Ticket booth.*** *The customer side of a ticket booth shall be, and the employee side may be, accessible.*

1104B.4.3 ***Participation areas.*** *Participation areas shall be accessible to persons with disabilities, including the following listed and similar activity areas:*

1.Tennis, racquetball and handball courts.
2.Gymnasium floor areas and general exercise rooms.
3.Basketball, volleyball and badminton courts, and bowling lanes.
4.Swimming pool deck areas must be accessible and an assisting device provided to assist persons with disabilities in gaining entry into the pool.
5.Athletic team rooms and facilities, playing fields and running tracks.

1104B.4.4 ***Clubrooms.*** *Clubrooms shall be made accessible to persons with disabilities.*

1104B.4.5 ***Sanitary and locker facilities.*** *Where spectator and/or participant sanitary and/or locker facilities are provided, they shall conform with the requirements in Sections 1115B and 1116B.*

EXCEPTIONS: *1. Where the enforcing agency determines that compliance with these regulations would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided through the use of other methods or materials.*

2. In existing buildings, when the enforcing agency finds that compliance with regulations would create an unreasonable hardship, an exception may be granted when all of the following minimum conditions are met:

2.1 When the total seating does not exceed 5,000 at least 1 percent of such seating shall be accessible to and usable by persons with disabilities. When the total seating provided exceeds 5,000, one additional seat for each 2,000 seats provided over 5,000 shall be accessible to and usable by persons with disabilities.

2.2 Sanitary facilities, ticket booths, clubrooms, concessions and refreshment facilities are accessible.

2.3 One of each type of participation area is usable and accessible.

1104B.5 ***Dining, Banquet and Bar Facilities.***

*1.**General.** Dining, banquet, and bar facilities shall be made accessible to persons with disabilities as provided in this section.*

EXCEPTIONS: *1.In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.*

2. In existing buildings, these regulations shall not apply when legal or physical constraints would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

2. ***Entrance.*** *Access to these facilities shall be provided at entrances and exits as required by Section 1133B.1.1.*

3. ***Functional activity.*** *Wheelchair access shall be provided to all areas where each type of functional activity occurs.*

4. ***Seating.*** *Each dining, banquet and bar area shall have one wheelchair seating space for each 20 seats, with at least one minimum wheelchair seating space per functional area. Such seating shall be designed and arranged to permit use by wheelchair occupants, and shall comply with Section 1122B, "Fixed or Built–in Seating, Tables, and Counters." Access to such seating spaces shall be provided with main aisles not less than 36 inches (914 mm) clear width. Accessible seating spaces shall be integrated with general seating to allow a reasonable selection of seating area and to avoid having one area specifically highlighted as the area for persons with disabilities. The ratio of accessible seating is based on the total number of seats provided.*

5. ***Food service aisles.*** *Food service aisles shall be a minimum of 36 inches (914 mm) of clear width with a preferred width of42 inches (1067 mm) where passage of stopped wheelchairs by pedestrians is desired. Tray slides shall be mounted no higher than 34 inches (864 mm) above the floor. If self–service shelves are provided, a reasonable portion must be within the ranges shown in Figure 11B–16.*

6. ***Tableware areas.*** *Tableware, dishware, condiments, food and beverage display shelves, and dispensing devices shall comply with Section 1122B.4. See Figure 11B–17.*

7. ***Restrooms.*** *Restrooms and powder rooms shall conform to requirements in Section 1115B.*

8. ***Food preparation areas.*** *Access to food preparation areas shall comply with the provisions for entrance doors and doorways in Section 1004, and aisles in Sections 1004.3.2.1 and 1004.3.2.2.*

1104B.6 Religious Facilities.

1104B.6.1 General. *Religious facilities shall be made accessible to persons with disabilities as provided in this section.*

> ***EXCEPTION:*** *In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.*

1104B.6.2 Sanctuary. *Sanctuary areas shall be made accessible to persons with disabilities.*

1104B.6.2.1 *Wheelchair seating spaces in these areas shall conform to the requirements in Section 1104B.3.1.*

1104B.6.2.2 *Wheelchair access shall be provided to raised platforms, choir rooms, choir lofts, performing areas and other similar areas.*

> ***EXCEPTION:*** *In existing buildings, these regulations shall not apply to choir lofts when the enforcing agency determines that such compliance would create an unreasonable hardship.*

1104B.6.3 Assembly areas. *Assembly areas shall be made accessible to persons with disabilities. Enclosed and unenclosed platforms and stages in assembly areas shall conform to these requirements.*

1104B.6.4 Classrooms and offices. *Classrooms and offices shall have entry doors that conform to the requirements in Chapter 10.*

1104B.6.5 Sanitary facilities. *Sanitary facilities shall conform to the requirements in Section 1115B.*

Section 1105B — ACCESSIBILITY FOR GROUP B OCCUPANCIES

Group B Occupancies shall be accessible as provided in this chapter. See also the general requirements listed in Section 1114B.1.1.

> ***EXCEPTIONS:*** *1. In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.*
>
> *2. In existing buildings, the provisions of this section shall not apply when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.*
>
> *3.For floors and levels in new and existing buildings, see Section 1120B.*

1105B.1 ***General.*** *The provisions of this section apply to the specified types of facilities and identify specific requirements of accessibility and usability which shall be provided for each of the listed occupancy uses.*

1105B.2 ***Group B Occupancies.*** *Group B Occupancies used for assembly purposes, but having an occupant load of less than 50, shall conform to the requirements as specified in Sections 1105B, 1107B and 1110B.*

NOTE: *For floors and levels in dining, banquet and bar facilities, see Section 1120B.*

1105B.3 Office Buildings and Personal and Public Service Facilities. *Office buildings and personal and public service facilities shall conform to the provisions of this section.*

1105B.3.1 ***Facilities covered.*** *Facilities covered in this section are those that are used by the public as customers, clients, visitors or which are potentially places of employment and shall include, but not be limited to, the following requirements:*

1.All types of general and specialized business professional offices, including those related to professional medicine or dentistry, insurance, real estate, attorneys, credit bureaus, consultants, counseling and accounting.

2.All types of sales establishments, including outlets for all general and special merchandise and equipment, including personal and household furnishings and supplies, foods, sporting equipment, office supplies, vehicles and related parts and supplies, building materials, and pet shops.

3.All personal and public service facilities, including banks, savings and loan companies, credit unions, newspaper and printing establishments, photographic studios, laundermats, cleaning and laundry outlets, veterinarian clinics and hospitals, automobile rental agencies, travel bureaus, public utility facilities, police stations and detention facilities, courtrooms and fire stations.

1105B.3.2 ***Business and professional offices.*** *Areas to be made accessible include the following:*

1.Client and visitor areas and office areas, together with related toilet rooms.

2.Conference rooms, counseling rooms or cubicles and similar areas.

3.Employee work areas shall have a minimum of 36 inches (914 mm) wide clear access, except as modified in other portions of these regulations. See Sections 1133B.6.1 and 1133B.6.2.

4.Professional medical and dental offices shall be made accessible and shall also comply with Section 1109B.

1105B.3.3 Personal and public service facilities. *Areas to be made accessible include the following:*

1.Client and visitor areas, office areas, and related toilet rooms shall be made accessible.

2.Employee work areas shall have 36 inches (914 mm) wide clear access, except as modified in other portions of these regulations. See Sections 1133B.6.1 and 1133B.6.2.

3.Automated teller machines used by a financial institution and its customers for the primary purposes of executing financial transactions. See Section 1117B.7.

1105B.3.4 Public utility facilities. *Areas to be made accessible include the following:*

1.Office areas, meeting rooms and similar areas together with related toilet rooms shall be made accessible.

2.Public tour areas, to the extent that such public tours are conducted through or about a facility, or where the public is permitted to walk in such areas, shall provide accessibility in those portions of the facility and grounds where this occurs.

> ***EXCEPTIONS:*** *1. Facilities located in operational areas which would not have any reasonable availability to or usage by persons who use wheelchairs for mobility are not subject to the wheelchair accessibility requirements of these regulations.*
>
> *2.When the enforcing agency determines that compliance with this subsection would create an unreasonable hardship, an exception to such provision shall be granted when equivalent facilitation is provided.*

3.Visitor overlook facilities, orientation areas and similar public–use areas, and any sanitary facilities that serve these facilities shall be made accessible.

4.Where public parking is provided, spaces shall be provided for persons with disabilities as specified in Sections 1129B and 1130B.

1105B.3.5 Police department, law enforcement, fire department facilities and courtrooms. *Areas to be made accessible include the following:*

1.Office areas, conference rooms, classrooms, dispatch rooms and similar areas, along with related sanitary facilities, shall be made accessible.

2.Detention–area visitor room shall be made accessible.

3.At least one detention cell facility with supporting sanitary facilities shall be made accessible.

4.Courtroom areas, including the judge's chambers and bench, counsel tables, jury box, witness stand and public seating area shall be made accessible.

1105B.3.6 Miscellaneous general standards.

1.Circulation aisles and pedestrian ways shall be sized according to functional requirements and in no case shall be less than 36 inches (914 mm) in clear width.

*2.**Storage areas.** The doorway providing access to all such areas shall not be less than 32 inches (813 mm) in clear width. Storage areas shall be made accessible in the number and dimensions provided in Section 1125B.*

Section 1106B — ACCESSIBILITY FOR GROUP E OCCUPANCIES

***1106B.1 General.** Group E Occupancies shall be accessible as provided in this chapter. See also the general requirements listed in Section 1114B.1.1.*

> ***EXCEPTIONS:** 1. In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.*
>
> *2. In existing buildings, where the enforcing agency determines that, because of physical constraints, compliance with these regulations or equivalent facilitation would create an unreasonable hardship, these regulations shall not apply. See Section 101.17.11, Item 4.*

1106B.2 ***Laboratory Rooms.** Laboratory rooms shall have at least one work station and at least 5 percent of all work stations accessible to and usable by persons with disabilities.*

> ***EXCEPTION:** Where the enforcing agency determines that it would create an unreasonable hardship to require compliance with these regulations for special–use rooms such as laboratory preparation rooms, supply rooms, small research laboratories, and areas containing specialized equipment not readily usable by persons with particular disabilities, such facilities need not comply with these regulations, except that a clear width of 32 inches (813 mm) shall be maintained into such rooms.*

1106B.3 ***Teaching Facility Cubicles, Study Carrels, etc.** Teaching facility cubicles, study carrels, etc., shall have 5 percent, but always at least one cubicle or carrel in each group (language, dental, audiovisual, typing, drafting, darkrooms, etc.) made accessible to and usable by persons with disabilities in compliance with Section 1118B, "Space Allowance and Reach Ranges" and Section 1122B, "Fixed or Built–in Seating, Tables, and Counters."*

1106B.4 ***Library General Use Areas.***

1. ***General.*** *Library general use areas such as those housing card files, book stacks, periodicals, reading and reference areas, information desks, circulation counters, etc., shall be made accessible to persons with disabilities.*

2. ***Open book stacks.*** *Open book stacks (those available for customer use) may be of normal height, and shall have main aisles no less than 44 inches (1118 mm) in width and side, range and end aisles no less than 36 inches (914 mm) in width.*

> ***EXCEPTIONS:*** *1.In existing buildings, shelving in the amount of not more than 15 percent of the total amount of library shelving may be located on an inaccessible mezzanine area.*
>
> *2.In existing buildings, multitiered, closed book stacks (those restricted to employee use) are exempt from these accessibility standards.*

3. ***Height of book shelves.*** *Unless an attendant is available to assist persons with disabilities, all book shelving shall be located not more than 54 inches (1372 mm) above the floor.*

4. ***Card catalogs.*** *Reach heights at card catalogs and magazine displays shall comply with Section 1118B, with a height of48 inches (1219 mm) preferred irrespective of reach allowed.*

Section 1107B — FACTORIES AND WAREHOUSES

Factories and warehouses shall conform to the provisions of this section, Section 1103B.1 and Section 1103B.1, Exception 2, for multistory buildings.

> ***EXCEPTION:*** *In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.*

1107B.1 Factories.

1.Major or principal floor areas shall be made accessible.

2.Office areas shall be made accessible.

3.Sanitary facilities serving these areas shall be made accessible.

1107B.2 Warehouses.

1.Miscellaneous warehousing areas which are located on the floor nearest grade and those areas on other floors that are otherwise provided with access by level entry, ramp or elevator shall be made accessible.

2.Office areas shall be made accessible.

3.Sanitary facilities serving these areas shall be made accessible.

Section 1108B — ACCESSIBILITY FOR GROUP H OCCUPANCIES

1108B.1 General. *Group H Occupancies shall be accessible as provided in this chapter. See also the general requirements listed in Section 1114B.1.1.*

> ***EXCEPTIONS:*** *1. In existing Group H Occupancies, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation and protection are provided.*
>
> *2. In existing Group H Occupancies, the provisions of this section shall not apply when legal or physical constraints prevent compliance with these building standards or the provisions of equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.*

1108B.2 Accessible Sanitation Facilities. *Accessible sanitation facilities in all Group H Occupancies shall be provided as specified in this chapter and the Division of the State Architect/Access Compliance requirements of the California Plumbing Code.*

1108B.3 Accessible Routes. *Entrances, stairs, ramps, doors, turnstiles, corridors, walks and sidewalks and hazards shall provide accessibility as specified in Section 1133B.*

1108B.4 Accessible Floors and Levels. *Accessible floors and levels shall comply with the requirements specified in this chapter.*

1108B.5 Employee Work Areas. *Employee work areas shall be accessible by means of a 36 inch–minimum (914 mm) aisle width and a 32 inch–minimum (813 mm) clear opening door width, as specified in Sections 1133B.6.1 and 1133B.6.2.*

1108B.6 *Accessible facilities covered in this chapter are those that are used by the public as customers, clients, visitors or which are potential places of employment.*

Section 1109B— ACCESSIBILITY FOR GROUP I OCCUPANCIES

1109B.1 General. *All Group I Occupancies shall be accessible as provided in this chapter. See also the general requirements listed in Section 1114B.1.1.*

> ***EXCEPTION:*** *In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.*

1109B.2 Entrance. *At least one accessible entrance shall be protected from the weather by canopy or roof overhang. Such entrances shall incorporate a passenger loading zone. Passenger loading zones shall provide an access aisle at least 60 inches (1524 mm) wide and 20 feet (6096 mm) long adjacent and parallel to the vehicle pull–up space. If there are curbs between the access aisle and the vehicle pull–up space, then a curb ramp complying with Chapter 11B shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding1 unit vertical in 50 units horizontal (2% slope) in all directions. Minimum vertical clearance of 114 inches (2896 mm) at accessible passenger loading zones and along vehicle access routes to such areas from site entrances shall be provided.*

> ***EXCEPTION:*** *Clinics and other medical facilities that are not intended for patient stays of 24 hours or more, and that are located above the first story of a building, and that do not have a dedicated entrance from the exterior of the building at the first story.*

1109B.3 ***Patient Bedrooms and Toilet Rooms.*** *Patient bedrooms and associated toilet facilities shall be made accessible as follows:*

1.Long–term–care facilities, including skilled nursing facilities, intermediate care facilities, bed and care, and nursing homes shall have at least 50 percent of patient bedrooms and toilet rooms, and all public–use and common–use areas, accessible.

2.General–purpose hospitals, psychiatric facilities, and detoxification facilities shall have at least 10 percent of patient bedrooms and toilets, and all public–use and common–use areas, accessible.

3.Hospitals and rehabilitation facilities that specialize in treating conditions that affect mobility, or units within either that specialize in treating conditions that affect mobility, shall have all patient bedrooms and toilets and all public–use and common–use areas accessible.

1109B.4 ***Patient Bedroom Areas.*** *Accessible patient bedrooms shall comply with the following requirements:*

1.Each bedroom shall have a turning space measuring60 inches (1524 mm) clear in diameter, or that is a T–shaped space complying with Figure 11B–12. In rooms with two beds, it is preferable that this space be located between beds.

2.Each bedroom shall have a minimum clear floor space of36 inches (914 mm) along each side of the bed, and shall provide an accessible route to each side of the bed.

3.Each bedroom shall have an accessible door that complies with Section 1133B.2.

1109B.5 Patient Toilet Rooms. *Patient toilet rooms required to be accessible shall comply with Section 1115B.*

1109B.6 ***Diagnostic and Treatment Areas.*** *Diagnostic and treatment areas and, where applicable, at least one dressing room, sanitary facility, etc., for each unit or suite, shall be made accessible.*

1109B.7 ***Waiting Areas, Offices and Sanitary Facilities.*** *Waiting areas, offices and sanitary facilities serving them shall be made accessible as covered in other portions of these standards.*

1109B.8 ***Office and Suites.*** *In buildings that house offices and suites of physicians, dentists, etc., all such offices or suites shall be made accessible, subject to other provisions of these regulations.*

Section 1110B — ACCESS FOR GROUP M OCCUPANCIES

1110B.1 Sales

1110B.1.1 General areas. *General sales, display and office areas together with related toilet rooms shall be made accessible.*

1110B.1.2 Work areas. *Sales employee work stations shall be located on accessible levels, and the customer side of sales or check–out stations shall be accessible. Employee work areas shall be sized and arranged to provide access to employees in wheelchairs.*

1110B.1.3 Checkstands. *In new construction, checkstands, including service counters requiring a surface for transactions, shall be made accessible by providing a 36–inch (914 mm) aisle on the customer side of the checkstand. Where quick checkstands are provided, at least one shall be accessible. Where regular checkstands are provided, the number of checkstands that are accessible shall be as shown in Table 11B–2.*

TABLE 11B-2—*CHECKSTANDS*

NUMBER OF REGULAR CHECKSTANDS	***NUMBER TO BE ACCESSIBLE***
1 to 4	*1*
5 to 8	*2*
9 to 15	*3*
over 15	*3 plus 20% of additional aisles*

In new and existing construction, accessible checkstands shall provide a clear checkout aisle width of 36 inches (914 mm) with a maximum adjoining counter height not exceeding 38 inches (965 mm) above the finish floor. The top of the counter lip shall not exceed 40 inches (1016 mm) above the finish floor. Accessible checkstands shall always be open to customers with disabilities and shall be identified by a sign clearly visible to those in wheelchairs. The sign shall display the international symbol of accessibility in white on a blue background and shall state "This checkstand to be open at all times for customers with disabilities."

In existing buildings, at least one checkout aisle shall be accessible in facilities with less than 5,000 square feet (465 m^2) of selling space. In facilities of 5,000 square feet (465 m^2) or more of selling space, at least one of each design of checkout aisle shall be made accessible when altered until the number of accessible checkout aisles of each design equals the number required in new construction.

> ***NOTE:*** *Examples of checkout aisles of different design include those which are specifically designed to serve different functions. Different design includes, but is not limited to, the following features: length of belt or no belt, or permanent signage designating the aisle as an express lane.*

1110B.1.4 Point–of–sale machines. *All point–of–sale machines used by customers for the primary purpose of executing transactions between the business entity and the customer shall comply with Section 1117B.7*

1110B.1.5 Turnstiles. *See Section 1133B.2.3.4.*

1110B.1.6 Theft–prevention barriers. *Where shopping cart theft prevention barriers are used, they shall conform to the following requirements:*

1.Each entrance and exit provided for public use shall be accessible to and usable by persons with disabilities.

2.Shopping cart barriers located at a public entrance or exit shall be designed to provide a clear, unobstructed opening at least 32 inches (813 mm) in width for ingress and egress of persons with disabilities.

3.Where gates are used, they shall open in the direction of travel, provide a clear unobstructed opening 32 inches (813 mm) in width and be maintained unlocked during business hours. Gates shall not operate a publicly audible alarm system or require more than 5 foot–pounds of force (22.2 N·m).

4.Where a clear unobstructed opening is provided, a level area is required on both sides of the clear opening or gate which extends a minimum of 44 inches (1118 mm) on each side of the opening and is at least 48 inches (1219 mm) in width.

5.Where a gate is used, the level area on both sides of the clear opening or gate shall be a minimum of 60 inches (1524 mm) in width and extend a minimum of 60 inches (1524 mm) (measured from the gate in a closed position) in the direction of the gate swing. The level area opposite the gate swing shall be a minimum of 48 inches (1219 mm) in width and extend a minimum of 42 inches (1067 mm).

6.Where a gate is used, the bottom of the gate shall be within3 inches (76 mm) of the surface of the path of travel. The surface of the gate on each side shall be smooth to present no hazard to persons with disabilities using the gate and shall be structurally adequate to allow it to be opened with the wheelchair footpedals.

7.The path of travel to and through the clear opening or gate shall be designed to prevent barriers from obstructing it and shall be continuously maintained unobstructed during business hours. Also, the design shall specifically prevent parked vehicles from obstructing ingress and egress.

8.Interior and exterior pedestrian traffic barriers (posts, rails, turnstiles, etc.) shall allow unobstructed travel for persons with disabilities through a 32–inch (813 mm) clear opening.

1110B.1.7 ***Fitting and dressing rooms.*** *Where fitting or dressing rooms are provided for male or female customers, patients, employees, or the general public, 5 percent, but never less than one, of dressing rooms for each type of use in each cluster of dressing rooms shall be accessible.*

- *Entry doors shall conform to the requirements of Section 1133B.2 and aisles leading to such doors shall conform to Sections 1133B.6.1 and 1133B.6.2.*
- *The bottom of mirrors provided for use by persons with disabilities shall not be greater than 20 inches (508 mm) from the floor. Mirrors to be used by persons with disabilities shall be full–length, measuring at least 18 inches (457 mm) wide by 54 inches (1372 mm) high, and shall be mounted in a position affording a view to a person on the bench as well as to a person in a standing position.*
- *Clothing hooks shall be located not greater than 48 inches (1219 mm) from the floor.*
- *Every accessible dressing room shall have a 24–inch by 48–inch (610 mm by 1219 mm) bench fixed to the wall along the longer dimension. The bench shall be mounted 17 to19 inches (432 to 483 mm) above the finish floor. Clear floor space shall be provided alongside the bench to allow a person using a wheelchair to make a parallel transfer onto the bench. The structural strength of the bench and attachments shall comply with Section 1115B.8. The minimum clear space within the room shall be 60 inches (1524 mm) in width and length. No door shall encroach into the required space.*

EXCEPTIONS: *1. Minor specialized display areas that do not exceed 200 square feet (18.6 m^2) in floor area and to which the general public is excluded need not be made accessible.*

2. Offices in sales facilities that do not exceed 5,000 square feet (465 m^2) in total area, that are located on nonaccessible levels, need not be made accessible.

1110B.2 ***Miscellaneous General Standards.***

1110B.2.1 ***Circulation.*** *Circulation aisles and pedestrian ways shall be sized according to functional requirements and in no case shall be less than 36 inches (914 mm) in clear width.*

1110B.2.2 ***Storage areas.*** *The doorway providing access to all such areas shall not be less than 32 inches (813 mm) in clear width. Storage areas shall be made accessible in the number and dimensions provided in Section 1125B.*

Section 1111B — ACCESSIBILITY FOR GROUP R OCCUPANCIES

1111B.1 General. *Group R Occupancies shall be accessible or adaptable as provided in this chapter. Public–use and common–use areas serving adaptable guest and/or dwelling units shall be accessible. See also the general accessibility requirements as listed in Sections 1114B.1.1 and 1111B.*

> ***EXCEPTION:*** *When the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.*

1111B.2 Public– and Common–use Rooms or Areas. *Public– and common–use rooms and similar areas shall be made accessible to people with disabilities, subject to specific provisions contained in other portions of these regulations. See also general requirements listed in Section 1114B.1.1.*

1111B.3 Recreational Facilities. *When recreational facilities are provided, including swimming pools, they shall comply with Sections 1104B.4.3 and 1132B.2.*

1111B.4 Hotels, Motels, Inns, Dormitories, Resorts, Homeless Shelters, Halfway Houses, Transient Group Homes and Similar Places of Transient Lodging. *Hotels, motels, inns, dormitories, resorts, and similar places of transient lodging shall provide access for persons with disabilities in accordance with the provisions of the accessibility requirements of this California Building Code, except as herein provided.*

1111B.4.1 Available range of accommodations. *Accessible guest rooms or suites shall be dispersed among the various classes of sleeping accommodations to provide a range of options applicable to room sizes, costs, amenities provided, and the number of beds provided.*

1111B.4.2 Guest rooms and suites. *Places of transient lodging shall incorporate the accessibility requirements of this code as modified by this chapter in at least one guest room or dormitory room together with their sanitary facilities in conformance with Table 11B–3. All accessible sleeping rooms or suites required by Table 11B–3 shall comply with the requirements of Section 1111B.4 for hearing impaired guests.*

EXCEPTION: *When guest rooms are being altered in an existing facility, or portion thereof, subject to the requirements of this section, at least one guest room or suite that complies with the accessibility requirements of this code as modified by this chapter shall be provided for each 25 guest rooms, or fraction thereof, of rooms being altered until the number of such rooms provided equals the number required to be accessible in Table 11B–3. In addition, at least one guest room or suite that complies with the requirements of Section 1111B.4.5 shall be provided for each 25 guest rooms, or fraction thereof, of rooms being altered until the number of such rooms equals the number required to be accessible in Table 11B–4.*

1111B.4.3 Access to beds. *Accessible sleeping rooms shall have a 36–inch (914 mm) clear width maneuvering space located along both sides of a bed, except that where two beds are provided, this requirement can be met by providing a 36–inch–wide (914 mm) maneuvering space located between the beds.*

1111B.4.4 Kitchen facilities. *When accommodations are provided with kitchen units, accessible kitchens shall be provided to those accommodations required to be accessible in conformance with Table 11B–3, and shall meet the requirements of Section 1112A.*

1111B.4.5 Visual alarms, notification devices and telephones for persons with hearing impairments. *In addition to those accessible sleeping rooms and suites required by Section 1111B.4.2 to comply with this section, additional sleeping rooms and suites shall be provided with the following features in conformance with Table 11B–4 and as follows:*

1111B.4.5.1 Visual alarms. *Auxiliary visual alarms shall be provided and shall comply with Section 1114B.2.4.*

1111B.4.5.2 Visual notification devices. *Visual notification devices shall also be provided in units, sleeping rooms and suites to alert room occupants of incoming telephone calls and a door knock or bell. Notification devices shall not be connected to auxiliary visual alarm signal appliances.*

1111B.4.5.3 Telephones. *Permanently installed telephones shall have volume controls complying with Section 1117B.2.8; an accessible electrical outlet within 48 inches (1219 mm) of a telephone connection shall be provided to facilitate the use of a text telephone.*

1111B.4.6 ***Bathrooms in hotels, motels, inns, dormitories, resorts, homeless shelters, halfway houses, transient group homes and similar places of transient lodging.*** *Required accessible bathrooms for places of transient lodging shall comply with the following provisions:*

EXCEPTION: *Hotel and motel bathrooms beyond those specified in Section 1111B.4 need not comply with the provisions of this section or other accessibility provision of the California Building, Electrical, and Plumbing Codes if they provide the following features:*

1. All bathroom fixtures are in a location that allows a person using a wheelchair measuring 30 inches by 48 inches (762 mm by 1219 mm) to touch the wheelchair to any lavatory, urinal, water closet, tub, sauna, shower stall and any other similar sanitary installation, if provided.

2. All bathroom entrance doors have a clear opening width of32 inches (813 mm) and shall be either sliding doors or shall be hung to swing in the direction of egress from the bathroom.

*1.**Doors.**Doors to accessible bathrooms shall comply with Section 1133B.2. Doors shall not swing into the floor space required for any fixture.*

*2.**Clear floor space.** All fixtures and controls shall be on an accessible route. There must be within the bathroom a clear floor space measuring 30 inches by 60 inches (762 mm by 1524 mm). The clear floor spaces at fixtures and controls, the accessible route, and the turning space may overlap.*

*3.**Water closets.** If a toilet stall is provided, it shall comply with Section 1115B.7.1 or 1115B.7.2, its water closet shall comply with Section 1115B of this code and Section 1502.0 of the California Plumbing Code.*

*4.**Lavatory and mirrors.** If a lavatory and/or mirror is provided, it shall comply with Section 1115B.9 of this code and Section 1504.0 of the California Plumbing Code.*

*5.**Controls and dispensers.** If controls, dispensers, receptacles, or other types of equipment are provided, then at least one of each shall be on an accessible route and shall comply with Section 1117B.6, "Controls and Operating Mechanisms."*

*6.**Bathing and shower facilities .**If tubs or showers are provided, then at least one accessible tub that complies with Section 1115B.6.1 of this code and Section 1506.0 of the California Plumbing Code or, at least one accessible shower that complies with Section 1115B.6.2 of this code and Section 1505.0 of the California Plumbing Code shall be provided.*

*7.**Toilet facilities.** Toilet facilities shall comply with Section 1111B.4.6, as modified for hotel, motel and dormitory accommodations.*

1111B.4.7*Dormitory rooms.* *Dormitory rooms beyond those specified herein shall comply with the adaptability requirements of Section 1111B.5.*

1111B.5 Buildings and Complexes Containing Publicly Funded Dwelling Units.

1111B.5.1 General. *Buildings and complexes containing publicly funded dwelling units shall be accessible as required by Chapter 11A, Housing Accessibility, except that scoping requirements for covered multifamily dwellings include one or more publicly funded dwelling units, and is required to comply with Division IV—Accessibility for Existing Buildings, beginning with Section 1134B.*

TABLE 11B-3—*ADDITIONAL ACCESSIBILITY REQUIRED IN GUEST ROOMS OR SUITES**

TOTAL NUMBER OF ROOMS	*FULLY ACCESSIBLE ROOMS*	*PLUS ADDITIONAL ACCESSIBLE ROOMS WITH ROLL–IN SHOWERS*
1 to 25	*1*	*0*
26 to 50	*2*	*0*
51 to 75	*3*	*1*
76 to 100	*4*	*1*
101 to 150	*5*	*2*
151 to 200	*6*	*2*
201 to 300	*7*	*3*
301 to 400	*8*	*4*
401 to 500	*9*	*4*
501 to 1,000	*2% of total*	*4 plus 1 for each additional 100 over 400*
1,001 and over	*20 plus 1 for each 100 over 1,000*	

**Note: Provisions of this chapter are additional modifications to general requirements listed in Section 1114B.1.1.*

TABLE 11B-4 — *ADDITIONAL ACCESSIBILITY REQUIRED FOR HEARING IMPAIRED IN GUEST ROOMS**

TOTAL NUMBER OF ROOMS	*NUMBER OF ROOMS EQUIPPED FOR HEARING IMPAIRED*
1 to 25	*1*
26 to 50	*2*
51 to 75	*3*
76 to 100	*4*
101 to 150	*5*
151 to 200	*6*
201 to 300	*7*
301 to 400	*8*
401 to 500	*9*
501 to 1,000	*2% of total*
1,001 and over	*20 plus 1 for each 100 over 1,000*

**Note: Provisions of this chapter are additional modifications to general requirements listed in Section 1114B.1.1.*

Section 1112B — ACCESSIBILITY FOR GROUP S OCCUPANCIES

(Reserved for future use.)

Section 1113B — ACCESSIBILITY FOR GROUP U OCCUPANCIES

(Reserved for future use.)

Section 1114B — FACILITY ACCESSIBILITY

When buildings are required to be accessible, buildings and facilities shall be accessible as provided in this section and in those sections listed in Section 1114B.1.1.

1114B.1 *Design and Construction.*

1114B.1.1 ***General.*** *When accessibility is required by this chapter, it shall be designed and constructed to meet the minimum requirements of the following sections:*

Chapter 11B. Accessibility; Division I, New Buildings; Division II, Site Accessibility; Division III, Accessibility for Entrances, Exits and Paths of Travel; and Division IV, Accessibility for Existing Buildings

Entrances — [for HCD 1/AC] Section 1120A.1; [for DSA/AC] Section 1133B
Doors — [for HCD 1/AC] Section 1120A.2; [for DSA/AC] Section 1133B.2
Corridors — [for HCD 1/AC] Section 1120A.3; [for DSA/AC] Section 1133B.3
Stairways — [for HCD 1/AC] Section 1120A.4; [for DSA/AC] Section 1133B.4
Ramps — [for HCD 1/AC] Section 1120A.5; [for DSA/AC] Section 1133B.5
Aisles — [for DSA/AC] Section 1133B.6
Walks and Sidewalks — [for HCD 1/AC] Section 1120A.7; [for DSA/AC] Section 1133B.7
Hazards — [for HCD 1/AC] Section 1120A.7; [for DSA/AC] Section 1133B.8
Elevators — [for DSA/AC & HCD 1/AC] Section 3003
Special Wheelchair Lifts — [for HCD 1/AC] Section 1110A.2; [for DSA/AC] Section 1116B.2
Alarms — Chapter 35.
See also Part 3, California Electrical Code, and Part 5, California Plumbing Code.

1114B.1.2 ***Accessible route of travel.*** *When a building, or portion of a building, is required to be accessible or adaptable, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. Except within an individual dwelling unit, an accessible route of travel shall not pass though kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility. An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.*

Where more than one route of travel is provided, all routes shall be accessible.

EXCEPTION: *Where an elevator is provided for vertical access, only one elevator is required. Where more than one elevator is provided, all elevators shall be accessible.*

See Section 1114B.1.1 for a list of code sections applicable to accessible route of travel.

1114B.1.3 Primary entry access*. All entrances and all exterior ground–level exits shall be accessible in compliance with Section 1133B.1.1.*

1114B.1.4 Signs. *See Section 1117B.5.*

1114B.1.5Adaptable dwelling units. *See Section 1111B.*

1114B.2 Egress and Areas for Evacuation Assistance.

1114B.2.1 [For SFM] General. *In buildings or portions of buildings required to be accessible, accessible means of egress shall be provided in the same number as required for exits by Chapter 10. When an exit required by Chapter 10 is not accessible, an area for evacuation assistance shall be provided.*

Areas for evacuation assistance shall comply with the requirements of this code and shall adjoin an accessible route of travel complying with this code.

EXCEPTIONS: *1. Areas of evacuation assistance are not required in buildings or facilities having a supervised automatic sprinkler system.*

2. In alterations of existing buildings, areas of evacuation assistance are not required.

1114B.2.2[For SFM]Areas for evacuation assistance.

1114B.2.2. 1 [For SFM] Location and construction. *An area for evacuation assistance shall be one of the following:*

1.[For SFM]A portion of a stairway landing within a smokeproof enclosure, complying with Section 1005.3.3.

2.[For SFM]A portion of an exterior exit balcony located immediately adjacent to an exit stairway when the exterior exit balcony complies with Section 1006.3. Openings to the exterior of the building located within 20 feet (6096 mm) of the area for evacuation assistance shall be protected with fire assemblies having a three–fourths–hour fire–protection rating.

3.[For SFM]A portion of a one–hour fire–resistive corridor complying with Section 1004.3.4 located immediately adjacent to an exit enclosure.

4.[For SFM]A vestibule located immediately adjacent to an exit enclosure and constructed to the same fire–resistive standards as required by Section 1004.3.4.

5.[For SFM]A portion of a stairway landing within an exit enclosure which is vented to the exterior and is separated from the interior of the building by not less than one–hour fire–resistive door assemblies.

6.[For SFM]When approved by the building official, an area or room which is separated from other portions of the building by a smoke barrier. Smoke barriers shall have a fire–resistive rating of not less than one hour and shall completely enclose the area or room. Doors in the smoke barrier shall be tightfitting smoke– and draft–control assemblies having a fire–protection rating of not less than 20 minutes and shall be self–closing or automatic closing. The area or room shall be provided with an exit directly to an exit enclosure. When the room or area exits into an exit enclosure which is required to be of more than one–hour fire–resistive construction, the room or area shall have the same fire–resistive construction, including the same opening protection, as required for the adjacent exit enclosure.

7.[For SFM]An elevator lobby complying with Section 1114B.2.3.

1114B.2.2.2 ***[For SFM] Size.*** *Each area for evacuation assistance shall provide at least two accessible areas that are not less than 30 inches by 48 inches (762 mm by 1219 mm). The area for evacuation assistance shall not encroach on any required exit width. The total number of such 30–inch by 48–inch (762 mm by 1219 mm) areas per story shall not be less than one for every 200 persons of calculated occupant load served by the area for evacuation assistance.*

EXCEPTION: *The building official may reduce the minimum number of 30–inch by 48–inch (762 mm by 1219 mm) areas to one for each area for evacuation assistance on floors where the occupant load is less than 200.*

1114B.2.2.3 ***[For SFM] Adjacent stairway width.*** *Each stairway adjacent to an area for evacuation assistance shall have a minimum clear width of 48 inches (1219 mm) between handrails.*

1114B.2.2.4 ***[For SFM] Two–way communication.***

1114B.2.2.4.1 ***[For SFM]*** *A telephone with controlled access to a public telephone system or another method of two–way communication shall be provided between each area of refuge and the primary entry. The fire department may approve a location other than the primary entry.*

1114B.2.2.4.2 ***[For DSA/AC]*** *A method of two–way communication with both visible and audible communication shall be provided between each area of evacuation assistance and the primary entry. A button in the area of rescue assistance shall activate both a light in the area of rescue assistance indicating that rescue has been requested and a light at the primary entry indicating that rescue is being requested. A button at the primary entry shall activate both a light at the primary entry and a light in the area of rescue assistance indicating that the request has been received.*

A telephone with controlled access to a public telephone system or another method of two–way communication shall be provided between each area of refuge and the primary entry. The fire department may approve a location other than the primary entry.

1114B.2.2.5 [For SFM] Identification. *Each area for evacuation assistance shall be identified by a sign which states AREA FOR EVACUATION ASSISTANCE and the international symbol of accessibility. The sign shall be illuminated when exit sign illumination is required. In each area for evacuation assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two–way communication system.*

1114B.2.3 [For SFM] Area for evacuation assistance, high–rise alternative. *Within a building of any height or occupancy constructed in accordance with the requirements of Sections 403.1 through 403.10, an area for evacuation assistance may be located in the elevator lobby when:*

1.The area for evacuation assistance complies with the requirements for size, two–way communication and identification as specified in Section 1114B.2.2; and

2.Elevator shafts and adjacent lobbies are pressurized as required for smoke–proof enclosures in Section 1005.3.3. Such pressurization system shall be activated by smoke detectors on each floor located in a manner approved by the building official. Pressurization equipment and its ductwork within the building shall be separated from other portions of the building by a minimum two–hour fire–resistive construction.

1114B.2.4 [For SFM] Alarms/emergency warning systems/accessibility. *If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems as part of the fire–alarm system shall be designed and installed in accordance with NFPA 72 as amended in Chapter 35.*

Section 1115B — BATHING AND TOILET FACILITIES

1115B.1 General .*Sanitary facilities that serve buildings, facilities or portions of buildings or facilities that are required by these standards to be accessible to persons with disabilities, shall conform to the following requirements, except as specifically exempted in other portions of this code.*

NOTES: *1. See Section 1502.0, Part 5, Title 24, California Plumbing Code, for additional sanitation standards.*

2. See Section 1111B.4.6 and Chapter 11A for bathrooms in residential occupancies.

EXCEPTION: *In existing buildings or facilities, when the enforcing agency determines that compliance with any building standard under this section would create an unreasonable hardship, an exception to such standard shall be granted when equivalent facilitation is provided. When equivalent facilitation is used, the following criteria shall apply:*

1. All sanitary facilities are not required to comply with these building standards when the enforcing agency determines that sanitary facilities are accessible to and usable by persons with disabilities within a reasonable distance of accessible areas.

2. Equivalent facilitation would provide for either a lateral– or front–transfer toilet stall. See Figure 11B–1C.

3. Equivalent facilitation would require doors to have a clear, unobstructed opening of at least 30 inches (762 mm).

1115B.2 Toilet Facilities. *Where separate facilities are provided for nondisabled persons of each sex, separate facilities shall be provided for persons with disabilities of each sex also. Where unisex facilities are provided for persons without disabilities, at least one unisex facility shall be provided for persons with disabilities within close proximity to the nonaccessible facility. (See Figure 11B–1A.)*

1115B.3 Where Used by Children. *Where facilities are to be used solely by small children, the specific heights may be adjusted to meet their accessibility needs. See Table 1115B–1 for suggested mounting heights.*

1115B.4 Passageways. *Passageways leading to sanitary facilities shall have a clear access. All doorways leading to such sanitary facilities shall have:*

1115B.4.1 Clear opening. *A clear unobstructed opening width of 32 inches (813 mm).*

1115B.4.2 ***Level area.*** *A level and clear area for a minimum depth of 60 inches (1524 mm) in the direction of the door swing as measured at right angles to the plane of the door in its closed position, and 44 inches (1118 mm) where the door swings away from the level and clear area. The width of the level area on the side to which the door swings shall extend 24 inches (610 mm) past the strike edge of the door for exterior doors and 18 inches (457 mm) past the strike edge for interior doors.*

1115B.5 Identification Symbols. *Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle $^1/_4$ inch thick (6.4 mm) with edges 12 inches (305 mm) long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle, $^1/_4$ inch thick (6.4 mm) and 12 inches (305 mm) in diameter. Unisex sanitary facilities shall be identified by a circle $^1/_4$ inch thick (6.4 mm), 12 inches (305 mm) in diameter with a $^1/_4$ inch thick (6.4 mm) triangle superimposed on the circle and within the 12 inch (305 mm) diameter. These geometric symbols shall be centered on the door at a height of 60 inches (1524 mm) and their color and contrast shall be distinctly different from the color and contrast of the door.*

NOTE: *See also Section 1117B.5.9 for additional signage requirements applicable to sanitary facilities.*

1115B.6 Bathing Facilities. *Where facilities for bathing are provided for the public, clients or employees, including showers, bathtubs or lockers, at least one such facility, and not less than1 percent of all facilities, shall conform to the following standards unless specifically exempted by other portions of these regulations.*

1115B.6.1 ***Bathtubs.*** *Bathtubs required to be accessible shall comply with this section.*

NOTE: *See also Section 1506.0, Part 5, Title 24, California Plumbing Code*

*1.**Floor space.** Clear floor space at bathtubs shall be as shown in Figure 11B–8.*

*2.**Seat.**An in–tub seat or a seat at the head end of the tub shall be provided as shown in Figures 11B–8 and 11B–9B. The structural strength of seats and their attachments shall comply with Section 1115B.8.3. Seats shall be mounted securely and shall not slip during use.*

*3.**Grab bars.** Grab bars complying with Sections 1115B.8.2, 1115B.8.3 and 1115B.8.4 shall be provided as shown in Figures 11B–9A and 11B–9B.*

*4.**Controls.**Faucets and other controls shall be located as shown in Figure 11B–9B. They shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds (22.2 N).*

*5.**Shower unit.** A shower spray unit with a hose at least60 inches (1524 mm) long that can be used both as a fixed shower head and as a hand–held shower shall be provided.*

*6.**Bathtub enclosures.** If provided, enclosures for bathtubs shall not obstruct controls or transfer from wheelchairs onto bathtub seats or into tubs. Enclosures on bathtubs shall not have tracks mounted on their rims.*

1115B.6.2 ***Showers.*** *Showers shall conform to the following requirements.*

1115B.6.2.1 Size. *Showers shall be 60 inches (1524 mm) minimum in width between wall surfaces and 30 inches (762 mm) minimum in depth with a full opening width on the long side, or42 inches (1067 mm) in width between wall surfaces and 48 inches (1219 mm) minimum in depth with an entrance opening of 42 inches (1067 mm). As an alternative, showers 60 inches (1524 mm) minimum in width may be 36 inches (914 mm) minimum in depth as long as the entrance opening width is a minimum 36 inches (914 mm).*

1115B.6.2.2 Thresholds. *When a threshold or recessed drop is permitted, it shall be a maximum of $^1/_2$ inch (13 mm) in height and shall be beveled or sloped at an angle not exceeding 45 degrees (100 percent gradient) from the horizontal.*

1115B.6.2.3*Where, within the same functional area, two or more accessible showers are provided, there shall be at least one shower constructed opposite hand from the other or others (i.e., one left–hand controls versus right–hand controls).*

1115B.6.2.4 Accessories. *Shower accessories shall include:*

1115B.6.2.4.1 Water controls. *Water controls of a single–lever design shall be located on the side wall of the compartment adjacent to the seat and mounted at 40 inches (1016 mm) [plus or minus 1 inch (25 mm) tolerance] above the shower floor, and the centerline of the controls shall be within a reach range of no less than 18 inches (457 mm) and no more than 24 inches (610 mm) from the rear edge of the seat.*

1115B.6.2.4.2 Hand–held sprayer unit. *A flexible hand–held sprayer unit with a hose at least 60 inches (1524 mm) long shall be provided within reach range of the seat at a distance not to exceed 27 inches (686 mm) horizontally measured from the rear seat edge to the centerline of the mounting bracket. This unit shall be mounted at a maximum height of 48 inches (1219 mm) [plus or minus 1 inch (25 mm) tolerance] above the shower floor.*

1115B.6.2.4.3 Sprayer unit alternative. *Except within guest rooms and suites in hotels, motels and similar transient lodging establishments where accessible shower facilities are provided in areas subject to excessive vandalism, in lieu of providing the fixed flexible hose, two wall–mounted shower heads shall be installed. Each shower head shall be installed so that it can be operated independently of the other and shall have swivel angle adjustments, both vertically and horizontally. One shower head shall be located at a height of 48 inches (1219 mm) [plus or minus 1 inch (25 mm) tolerance] above the floor.*

1115B.6.2.4.4 Floor slope. *The maximum slope of the floor shall be 2 percent per foot in any direction. Where drains are provided, grate openings shall be a minimum of $^1/_4$ inch (6.4 mm) and located flush with the floor surface.*

1115B.6.2.4.5 Shower fixtures. *Shower accessories shall include:*

1.A folding seat located within 27 inches (686 mm) of the controls mounted 18 inches (457 mm) above the floor, and with a minimum space of 1 inch (25 mm) and maximum space of $1^1/_2$ inches (38 mm) allowed between the edge of the seat and any wall. When folded, the seat shall not extend more than 6 inches (152 mm) from the mounting wall. See Figures 11B–2A, 11B–2B, 11B–2C and 11B–2D.

2.Grab bars located on walls adjacent to and opposite the seat. Grab bars also comply with the diameter, loading and projection requirements of Sections 1115B.8.2, 1115B.8.3 and 1115B.8.4. Grab bars shall be mounted between a minimum of33 inches (838 mm) and a maximum of 36 inches (914 mm) above the shower floor with an L–shaped grab bar mounted on walls opposite and adjacent to the front edge of the seat, but not extended to include that portion of wall over the seat. See Figure 11B–2A or 11B–2B.

1115B.6.2.4.6 Soap dish. *When a soap dish is provided, it shall be located on the control wall at a maximum height of 40 inches (1016 mm) above the shower floor, and within reach limits from the seat.*

1115B.6.2.5 Enclosures. *Enclosures, when provided for shower stalls, shall not obstruct transfer from wheelchairs onto shower seats.*

NOTE: *See Figures 11B–2A, 11B–2B, 11B–2C and 11B–2D.*

1115B.6.3 Open showers. *Where no separate shower compartments are provided, the shower for persons with disabilities shall be located in a corner with L–shaped grab bars extending along two adjacent walls with a folding seat adjacent to the shower controls. See Figures 11B–2A, 11B–2B, 11B–2C and 11B–2D.*

1115B.6.4 Lockers. *Where lockers are provided for the public, clients, employees, members or participants, at least one locker and not less than 1 percent of all lockers shall be made accessible to persons with disabilities. A path of travel not less than 36 inches (914 mm) in clear width shall be provided to these lockers.*

1115B.7 ***Toilet Facilities.***

1115B.7.1 ***Multiple–accommodation toilet facilities.*** *Multiple–accommodation toilet facilities shall have the following:*

NOTE: *See definition in Chapter 2.*

1. ***Wheelchair clearance.*** *A clear space measured from the floor to a height of 27 inches (686 mm) above the floor, within the sanitary facility room, of sufficient size to inscribe a circle with a diameter not less than 60 inches (1524 mm), or a clear space56 inches by 63 inches (1422 mm by 1600 mm) in size. Doors other than the door to the accessible water closet compartment in any position may encroach into this space by not more than 12 inches (305 mm) other than the door to the handicapped/physically disabled toilet compartment in any position may encroach into this space by not more than 12 inches (305 mm).*

2. ***Clear space at fixtures.*** *Doors shall not swing into the floor space required for any fixture.*

3. ***Accessible water closet compartment.*** *A water closet fixture located in a compartment shall provide a minimum 28 inch–wide (711 mm) clear space from a fixture or a minimum32 inch–wide (813 mm) clear space from a wall at one side of the water closet. The other side of the water closet shall provide18 inches (457 mm) from the centerline of the water closet to the wall. A minimum 48–inch–long (1219 mm) clear space shall be provided in front of the water closet if the compartment has an end–opening door (facing the water closet). A minimum 60 inch–long (1524 mm) clear space shall be provided in a compartment with the door located at the side. Grab bars shall not project more than 3 inches (76 mm) into the clear spaces as specified above.*

*4. **Compartment doors.** Water closet compartment shall be equipped with a door that has an automatic–closing device, and shall have a clear, unobstructed opening width of 32 inches (813 mm) when located at the end and 34 inches (864 mm) when located at the side with the door positioned at an angle of 90 degrees from its closed position. When standard compartment doors are used, with a minimum 9–inch (229 mm) clearance for footrests underneath and a self–closing device, clearance at the strike edge as specified in Section 1133B.2.4.3 is not required.*

The inside and outside of the compartment door shall be equipped with a loop or U–shaped handle immediately below the latch. The latch shall be flip–over style, sliding, or other hardware not requiring the user to grasp or twist. Except for door–opening widths and door swings, a clear, unobstructed access of not less than 44 inches (1118 mm) shall be provided to water closet compartments designed for use by persons with disabilities and the space immediately in front of a water closet compartment shall not be less than 48 inches (1219 mm) as measured at right angles to compartment door in its closed position.

*5. **Large toilet rooms.** Where six or more stalls are provided within a multiple–accommodation toilet room, at least one stall shall comply with Items 2 and 3, and at least one additional stall shall be 36 inches (914 mm) wide with an outward swinging self–closing door and parallel grab bars complying with Sections 1115B.8.2, 1115B.8.3 and 1115B.8.4.*

1115B.7.2 ***Single–accommodation toilet facilities.*** *There shall be sufficient space in the toilet room for a wheelchair measuring 30 inches (762 mm) wide by 48 inches (1219 mm) long to enter the room and permit the door to close. There shall be in the room a clear floor space of at least 60 inches (1524 mm) in diameter, or a T–shaped space complying with Figure 11B–12 (a) and (b). No door shall encroach into this space for more than 12 inches (305 mm) except for the panel door to any water closet compartment if there is one. (See Figure 11B–1A). The water closet shall be located in a space which provides a minimum 28–inch–wide (711 mm) clear space from a fixture or a minimum 32–inch–wide (813 mm) clear space from a wall at one side. The other side shall provide 18 inches (457 mm) from the centerline of the water closet to the wall. A minimum 48 inches (1219 mm) of clear space shall be provided in front of the water closet. All doors, fixtures and controls shall be on an accessible route. The minimum clear width of an accessible route shall be 36 inches (914 mm) except at doors (see Section 1133B.2). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Figure 11B–5E. (See also Figure 11B–1A.)*

***NOTE:** For bathrooms serving residential occupancies, see Section 1111B.4.6 and Chapter 11A.*

***EXCEPTION:** In an existing building, a single–accommodation toilet facility may have the water closet fixture located in an area which provides a clear space of not less than 36*

1115B.8 Grab Bars.

1115B.8.1 Location. *Grab bars located on each side, or one side and the back of the accessible toilet stall or compartment, shall be securely attached 33 inches (838 mm) above and parallel to the floor, except that where a tank–type toilet is used which obstructs placement at 33 inches (838 mm), the grab bar may be as high as 36 inches (914 mm). Grab bars shall be at least 42 inches (1067 mm) long with the front end positioned 24 inches (610 mm) in front of the water closet stool. Grab bars at the back shall not be less than 36 inches (914 mm) long. See Figures 11B–1A, 11B–1B and 11B–1C.*

1115B.8.2 Diameter or width. *The diameter or width of the gripping surfaces of a grab bar shall be $1\frac{1}{4}$ inches to $1\frac{1}{2}$ inches (32 mm to 38 mm) or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the space between the wall and the grab bars shall be $1\frac{1}{2}$ inches (38 mm). See Figure 11B–1C.*

1115B.8.3 Structural strength. *The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specifications:*

1.Bending stress in a grab bar or seat induced by the maximum bending moment from the application of a 250–pound (1112 N) point load shall be less than the allowable stress for the material of the grab bar or seat.

2.Shear stress induced in a grab bar or seat by the application of a 250–pound (1112 N) point load shall be less than the allowable shear stress for the material of the grab bar or seat, and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall not exceed the allowable shear stress.

3.Shear force induced in fastener or mounting device from the application of a 250–pound (1112 N) point load shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.

4.Tensile force induced in a fastener by a direct tension force of a 250–pound (1112 N) point load, plus the maximum moment from the application of a 250–pound (1112 N) point load, shall be less than the allowable withdrawal load between the fastener and supporting structure.

5.Grab bars shall not rotate within their fittings.

1115B.8.4 Surface. *A grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of $\frac{1}{8}$ inch (3.2 mm).*

1115B.9 Toilet Room Fixtures and Accessories.

1115B.9.1 Lavatory fixtures. *The requirements of this subsection shall apply to lavatory fixtures, vanities and built–in lavatories.*

1.A clear floor space 30 inches by 48 inches (762 mm by 1219 mm) complying with Section 1118B.4 shall be provided in front of a lavatory to allow a forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend into knee and toe space underneath the lavatory.

2.Mirrors shall be mounted with the bottom edge no higher than 40 inches (1016 mm) from the floor.

1115B.9.2 ***Towel, sanitary napkins, waste receptacles.*** *Where towel, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40 inches (1016 mm) from the finished floor.*

1115B.9.3 ***Toilet tissue dispensers.*** *Toilet tissue dispensers shall be located on the wall within 12 inches (305 mm) of the front edge of the toilet seat. Dispensers that control delivery or that do not permit continuous paper flow shall not be used. See Figure 11B–1A.*

1115B.9.4 ***Urinals.*** *Where urinals are provided, at least one shall have a clear floor space 30 inches by 48 inches (762 mm by 1219 mm) in front of the urinal to allow forward approach. This clear space shall comply with Section 1118B.4.*

1115B.9.5 Interior surfaces. *In other than dwelling units, toilet room floors shall have a smooth, hard, nonabsorbent surface such as portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5 inches (127 mm). Walls within water closet compartments and walls within24 inches (610 mm) of the front and sides of urinals shall be similarly finished to a height of 48 inches (1219 mm) and, except for structural elements, the materials used in such walls shall be a type which is not adversely affected by moisture.*

1115B.9.6 Shower areas. *Showers in all occupancies shall be finished as specified in Section 1115B.9.5 to a height of not less than 70 inches (1778 mm) above the drain inlet. Materials other than structural elements used in such walls shall be of a type which is not adversely affected by moisture.*

1115B.9.7 Doors and panels. *Doors and panels of shower and bathtub enclosures shall be substantially constructed from approved, shatter–resistant materials. Hinged shower doors shall open outward.*

1115B.9.8 Glazing for shower and bathtub enclosures. *Glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than $^1/_8$ inch (3.2 mm) when fully tempered, or $^1/_4$ inch (6.4 mm) when laminated, and shall pass the test requirements of UBC Standard 24–2.*

1115B.9.9 Plastics. *Plastics used in doors and panels of showers and bathtub enclosures shall be of a shatter–resistant type.*

TABLE 1115B-1—*SUGGESTED MOUNTING HEIGHTS*

The Division of the State Architect, Office of Regulation Services recommends the following dimensions as adequately serving the needs of children in projects under our jurisdiction. These recommendations are based on the federal "Recommendations for Accessibility for Children in Elementary School" and other recognized publications on access for children:
A = Adult Dimensions (age 12 and over)
E = Elementary Dimensions
K = Kindergarten and Pre–school Dimensions

DIMENSION		***SUGGESTED***	
	A (Inches)	***E (Inches)***	***K (Inches)***
Toilet centering from wall	*18*	*15**	*12**
Toilet seat height/Dimensions to top of seat	*17-19*	*15*	*10-12*
Grab bar height (side)	*33*	*27**	*20-22*
Toilet paper in front of toilet	*12 max.*	*6 max.**	*6 max.**
Napkin disposal in front of toilet	*12 max.*	*12 max.*	*N/A*
Dispenser or mirror height	*40 max.*	*36 max*	*32 max.*
Lavatory/sink top height	*34 max.*	*29 max.*	*24 max.*
Lavatory/sink knee clearance	*29 max.*	*24 max*	*19 max.*
Urinal lip height	*17 max.*	*15 max.*	*13 min.*
Urinal flush handle height	*44 max.*	*37 max.*	*32 max.*
Drinking fountain bubbler height	*36 max.*	*32 max.*	*30 max.*
Drinking fountain knee clearance	*27 min.*	*24 min.*	*22 min.*
Ramp/stair handrail height	*34-38*	*27*	*22*

**Deviates from code requirements and requires a written finding of unreasonable hardship.*

SECTION 1116B — ELEVATORS AND SPECIAL ACCESS (WHEELCHAIR) LIFTS

1116B.1 [For DSA/AC] Elevators. *Elevators shall be accessible. Elevators required to be accessible shall be designed and constructed to comply with Chapter 30.*

1116B.2 [For DSA/AC] Special Access (Wheelchair) Lifts. *Special access wheelchair lifts may be provided between levels in lieu of passenger elevators when the vertical distance between landings, as well as the structural design and safeguards are as allowed by the State of California, Division of the State Architect, Access Compliance, the Department of Industrial Relations, Division of Occupational Safety and Health and any applicable safety regulations of other administrative authorities having jurisdiction.*

If lifts are provided, they shall be designed and constructed to facilitate unassisted entry, operation and exit from the lift and shall comply with the restrictions and enhancements of this section in conjunction with Sections 3093 to 3094, Part 7 of the California Code of Regulations.

Additionally, lifts may be provided as part of an accessible route only for the following conditions:

1116B.2.1 *To provide an accessible route to a performing area in an assembly occupancy, or to a speaking area or similar place (such as a dais for "head table") in an assembly or Group B Occupancy.*

1116B.2.2 *To comply with the wheelchair viewing position line–of–sight and dispersion requirements of Chapter 11B.*

1116B.2.3 *To provide access to incidental occupiable spaces and rooms which are not open to the general public and which house no more than five persons, including, but not limited to, equipment control rooms and projection booths.*

1116B.2.4 *To provide access where existing site constraints or other constraints make use of a ramp or an elevator infeasible.*

EXCEPTIONS: *1. The provisions of this section shall not apply to existing buildings when physical constraints will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship.*

NOTE: *See Section 101.17.*

2. When the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception to such regulation shall be granted when equivalent facilitation is provided.

3. The installation of lifts as part of an accessible route for additions or alterations is not limited to the four conditions required by Section 1116B.

1116B.2.4.1 Landing size. *In new construction, the minimum size of landings specified in this section shall be 60 inches by 60 inches (1524 mm by 1524 mm). Other dimensions may be substituted where it can be demonstrated that a person using a wheelchair measuring 30 inches by 48 inches (762 mm by 1219 mm) can enter and operate the lift safely.*

1116B.2.4.2 Relationship to the path of travel. *Level and clear floor areas or landings as specified in this section shall be part of "path of travel" requirements. See Section 217.*

Section 1117B — OTHER BUILDING COMPONENTS

1117B.1 Water Fountains (Drinking).

1117B.1.1 General. *Where water fountains are provided, they shall comply with this section.*

In new construction, where only one drinking fountain area is provided on a floor, there shall be a drinking fountain that is accessible to individuals who use wheelchairs in accordance with Plumbing Code Section 1507.0 and one accessible to those who have difficulty bending or stooping. This can be accommodated by the use of "hi–low" fountains, or by such other means as would achieve the required accessibility for each group on each floor.

1117B.1.2 ***Alcoves.*** *Water fountains shall be located completely within alcoves or otherwise positioned so as not to encroach into pedestrian ways. The alcove in which the water fountain is located shall not be less than 32 inches (813 mm) in width and 18 inches (457 mm) in depth. See Figure 11B–3 of this code and Section 1507.0 of the California Plumbing Code.*

> ***EXCEPTION:*** *When the enforcing agency determines that it would create an unreasonable hardship to locate the water fountain in an alcove, the water fountain may project into the path of travel, and the path of travel shall be identifiable to the blind as follows:*
>
> *1. The surface of the path of travel at the water fountain shall be textured so that it is clearly identifiable by a blind person using a cane. The minimum textured area shall extend from the wall supporting the water fountain to 1 foot (305 mm) beyond the front edge of the water fountain and shall extend 1 foot (305 mm) beyond each side of the water fountain, or*
>
> *2. Wing walls shall be provided on each side of the water fountain. The wing walls shall project out from the supporting wall at least as far as the water fountain to within 6 inches (152 mm) of the surface of the path of travel. There shall also be a minimum of 32 inches (813 mm) clear between the wing walls.*

1117B.2 ***Telephones.***

1117B.2.1 General. *If public telephones are provided, they shall comply with this section to the extent required by the following table. See Figure 11B–4.*

Number of each type of telephone provided on each floor	*Minimum number of telephones required to comply with Section 1117B.2*[1]
1 or more single units	*1 or at least 50 percent of telephone unit(s) per floor*
1 telephone bank	*1 or at least 50 percent of telephone unit(s) per bank*
2 or more banks	*1 or at least 50 percent of telephone unit(s) per bank at least 1 telephone per floor shall meet the requirements for a forward reach telephone*

[1]*Additional public telephones may be installed at any height.*

1117B.2.2 Clear floor ground space. *A clear floor or ground space at least 30 inches by 48 inches (762 mm by 1219 mm) that allows either a forward or parallel approach by a person using a wheelchair shall be provided at telephones.*

1117B.2.3 Size and approach. *The minimum clear floor ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by 48 inches (762 mm by 1219 mm). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be part of the knee space required under some objects. See Figure 11B–5A.*

1117B.2.4 Relationship of maneuvering clearances to wheelchair spaces. *One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided. See Figure 11B–5A.*

1117B.2.5 Floor surfaces of wheelchair spaces. *Floor surfaces of wheelchair spaces shall conform to Section 1124B. Bases, enclosures and fixed seats shall not impede approaches to telephones by people who use wheelchairs.*

1117B.2.6 Mounting height. *The highest operable part of the telephone shall be within the reach ranges specified in Sections 1118B.5 and 1118B.6. Telephones mounted diagonally in a corner that require wheelchair users to reach diagonally shall have the highest operable part no higher than 54 inches (1372 mm) above the floor. See Figure 11B–4.*

1117B.2.7 ***Enclosures.*** *If telephone enclosures are provided, they may overhang the clear floor space required in Sections 1117B.2.2, 1117B.2.3 and 1117B.2.4 within the following limits:*

*1.**Side reach possible.** The overhang shall be no greater than 19 inches (483 mm). The height of the lowest overhanging part shall be equal to or greater than 27 inches (686 mm). See Figure 11B–4 (a).*

*2. **Full–height enclosures.** Entrances to full–height enclosures shall be 30 inches (762 mm) minimum. See Figure 11B–4 (b).*

*3. **Forward reach required.** If the overhang is greater than12 inches (305 mm), then the clear width of the enclosure shall be 30 inches (762 mm) minimum; if the clear width of the enclosure is less than 30 inches (762 mm), then the height of the lowest overhanging part shall be equal to or greater than 27 inches (686 mm). See Figure 11B–4 (c).*

*4. **Protruding telephone enclosures.** Where telephone enclosures protrude into walls, halls, corridors or aisles, they shall also comply with Section 1121B.*

1117B.2.8 ***Telephone equipment for hearing impaired persons.*** *Telephones shall be equipped with a receiver that generates a magnetic field in the area of the receiver cap. If banks of public telephones are provided, at least one in each bank and a total of at least 25 percent of the total number of public telephones, including closed–circuit telephones in a building or facility, shall be equipped with a volume control. Such telephones shall be capable of a minimum of 12 dBA and a maximum of 18 dBA above normal. If an automatic reset is provided, 18 dBA may be exceeded. Public telephones with volume control shall be hearing aid compatible and shall be identified by a sign containing a depiction of a telephone handset with radiating sound waves.*

1117B.2.9 Text telephones.

1117B.2.9.1 Where required. *If a total of four or more public pay telephones are provided at the interior and exterior of a site, and if at least one of the total is in an interior location, then at least one interior public text telephone shall be provided.*

EXCEPTIONS: *1. If an interior public pay telephone is provided in a stadium or arena, in a convention center, in a hotel with a convention center, or in a covered mall, at least one interior public text telephone shall be provided in the facility.*

2. If a public pay telephone is located in or adjacent to a hospital emergency room, hospital recovery room or hospital waiting room, one public text telephone shall be provided at each location

1117B.2.9.2 General. *Text telephones shall comply with the following requirements:*

1.Text telephones used with a pay telephone shall be permanently affixed within or adjacent to the telephone enclosure. If an acoustic coupler is used, the telephone cord shall be sufficiently long to allow connection of the text telephone and the telephone receiver.

2.Pay telephones designed to accommodate a portable text telephone shall be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure. The telephone handset shall be capable of being placed flush on the surface of the shelf. The shelf shall be capable of accommodating a text telephone and shall have 6 inches (152 mm) minimum vertical clearance in the area where the text telephone is to be placed.

3.Equivalent facilitation may be substituted for the requirements of this section. For example, a portable text telephone may be made available in a hotel at a registration desk if it is available on a 24–hour basis for use with nearby public pay phones. In this instance, at least one pay phone shall comply with Item 2. In addition, if an acoustic coupler is used, the telephone handset cord shall be sufficiently long to allow connection of the text telephone and the telephone receiver. Directional signage shall comply with Section 1117B.5.

1117B.2.9.3 ***Signage.*** *Text telephones shall be identified by the International TDD symbol (see Figure 11B–14). If a facility has a public text telephone, directional signage indicating the location of the nearest such telephone shall be placed adjacent to all banks of telephones that do not contain a text telephone. Such directional signage shall include the International TDD symbol. If a facility has no banks of telephones, the directional signage shall be provided at the entrance or in a building directory.*

1117B.2.10 ***Controls.*** *Telephones shall have push–button controls where service for such equipment is available.*

1117B.2.11 ***Cord length.*** *The cord from the telephone to the handset shall be at least 29 inches (737 mm) long.*

1117B.2.12 ***Telephone books.*** *If telephone books are provided, they shall be located in a position that complies with the reach ranges in Sections 1118B.5 and 1118B.6.*

1117B.3 Kitchens. *See Section 1112A.*

1117B.4 Swimming Pools. *See Section 1104B.4.3.*

1117B.5 Signs and Identification.

1117B.5.1 International Symbol of Accessibility.

1117B.5.1.1Design. *The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons as set forth in these building standards and as specifically required in this section. See Figure 11B–6.*

EXCEPTION: *Signs need not be provided for facilities within an adaptable dwelling unit, or within an accessible patient or guest room.*

1117B.5.1.2 Color of symbol. *The symbol specified above shall consist of a white figure on a blue background. The blue shall be equal to Color No. 15090 in Federal Standard 595B.*

EXCEPTION: *The appropriate enforcement agency may approve special signs and identification necessary to complement decor or unique design when it is determined that such signs and identification provide adequate direction to persons with disabilities.*

1117B.5.2 Braille symbols. *Contracted Grade 2 Braille shall be used wherever Braille symbols are specifically required in other portions of these standards. Dots shall be $^{1}/_{10}$ inch (2.54 mm) on centers in each cell with $^{2}/_{10}$ inch (5.08 mm) space between cells. Dots shall be raised a minimum of $^{1}/_{40}$ inch (0.635 mm) above the background.*

1117B.5.3 Proportions. *Letters and numbers on signs shall have a width–to–height ratio of between 3:5 and 1:1 and a stroke width to height ratio between 1:5 and 1:10.*

1117B.5.4 Character height. *Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured using an uppercase X. Lowercase characters are permitted. For signs suspended or projected above the finish floor in compliance with Section 1121B, the minimum character height shall be 3 inches (76 mm).*

1117B.5.5 Contrast of symbol. *Characters and symbols shall contrast with their background, either light characters on a dark background or dark characters on a light background.*

1117B.5.6 Raised characters and pictorial symbol signs. *When raised characters or symbols are used, they shall conform to the following requirements:*

*1.**Letter type.** Letters and numbers on signs shall be raised $^{1}/_{32}$ inch (0.794 mm) minimum and shall be sans–serif uppercase characters accompanied by Grade 2 Braille.*

*2. **Symbol size.** Raised characters or symbols shall be a minimum of $^{5}/_{8}$ inch (15.9 mm) high.*

*3.**Pictorial symbol signs (pictograms).**Pictorial symbol signs (pictograms) shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be a minimum of 6 inches (152 mm) in height.*

1117B.5.7 ***Entrance signs.*** *All building entrances that are accessible to and usable by persons with disabilities shall be identified with at least one standard sign and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways.*

1117B.5.8 ***Information posted.*** *Buildings that have been remodeled to provide specific sanitary facilities and/or elevators for public use that conform to these building standards shall have this information posted in the building lobby, preferably as part of the building directory.*

1117B.5.9 ***Mounting location and height.*** *Where permanent identification is provided for rooms and spaces, raised letters shall be provided and shall be accompanied by Braille in conformance with Section 1117B.5.6. Signs shall be installed on the wall adjacent to the latch outside of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Mounting height shall be 60 inches (1524 mm) above the finish floor to the centerline of the sign. Mounting location shall be determined so that a person may approach within 3 inches (76 mm) of signage without encountering protruding objects or standing within the swing of a door.*

NOTE: *See also Section 1115B.5 for additional signage requirements applicable to sanitary facilities.*

1117B.5.10 Traffic–control devices. *Pole–supported pedestrian traffic–control buttons shall be identified with color coding consisting of a textured horizontal yellow band 2 inches (51 mm) in width encircling the pole, and a 1–inch–wide (25 mm) dark border band above and below this yellow band. Color-coding should be placed immediately above the control button. Control buttons shall be located no higher than 48 inches (1219 mm) above the surface adjacent to the pole.*

1117B.6 Controls and Operating Mechanisms. *See also Sections 210–7(g), 380–8(c) and 760–9, California Electrical Code, for electrical installation.*

*1.**General.*** *Controls and operating mechanisms required to be accessible by Section 101.17.11 shall comply with the requirements of this section.*

2. ***Clear floor space.*** *Clear floor space complying with Section 1118B.4 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles and other operable equipment.*

*3.**Height.**The highest operable part of all controls, dispensers, receptacles and other operable equipment shall be placed within at least one of the reach ranges specified in Sections 1118B.5 and 1118B.6. Electrical and communication system receptacles on walls shall be mounted no less than 15 inches (381 mm) above the floor.*

EXCEPTION: *These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants.*

*4.**Operation.** Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds (22.2 N) of force.*

1117B.7 ***Automated Teller Machines and Point of Sale Machines.***

1117B.7.1 ***Definitions.***

*1.**AUTOMATED TELLER MACHINE (ATM)** means any electronic information processing device, including a point–of–sale machine, used by a financial institution or other business entity and its customers for the primary purpose of executing financial transactions between itself and its customers. For the purposes of this section, automated teller machine includes point–of–sale machines used in grocery stores, ticket sales facilities, and other business entities, but does not include card–reading–devices located on fuel pump islands at gasoline service stations and motor–vehicle fuel facilities.*

*2.**ATM SITE** means that immediate area which is within or made or to be made part of an existing building or a building to be constructed, and to which one or more ATMs is or shall be affixed.*

*3.**ATM INSTALLATION** means a single ATM structurally affixed to a building or other structure.*

1117B.7.2 ***General.*** *Where ATMs are provided for the public, they shall comply with this section.*

EXCEPTIONS: *1.In grocery stores and other retail outlets with point–of–sale machines located at individual checkstands, machines that are located at accessible checkstands must be made accessible. Where machines are located away from individual checkstands, they must all be made accessible.*

2. Where the enforcing agency determines that compliance with this regulation would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided through the use of other methods or materials.

3. In existing buildings, these regulations shall not apply when legal or physical constraints would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

4. Drive–up–only automated teller machines are not required to comply with this section.

5. Card reading devices located on fuel pump islands at gasoline service stations and motor–vehicle fuel facilities are not required to comply with Sections 1114B through 1126B and all subsections thereunder.

1117B.7.3 Controls. *Controls for user activation shall comply with the requirements of Section 1117B.6, Item 4, which states that controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds (22.2 N) of force.*

1117B.7.4 Clearances and reach range. *Free–standing or built–in units not having a clear space under them shall comply with the following as to clearance and reach range.*

1117B.7.4.1 ***Where one ATM is provided.*** *Where one ATM is provided at a location, it shall meet the specifications of Section 4.34 of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) as follows:*

1.The ATM shall be located so that clear floor space complying with Section 1118B.4 is provided to allow a person using a wheelchair to make a forward approach, a parallel approach, or both, to the machine.

*2.**Forward approach only.** If only a forward approach is possible, operable parts of all controls shall be placed within the forward reach range specified in Section 1118B.5.*

*3.**Parallel approach only.** If only a parallel approach is possible, operable parts of controls shall be placed as follows:*

*3.1 **Reach depth not more than 10 inches (254 mm).** Where the reach depth to the operable parts of all controls as measured from the vertical plane perpendicular to the edge of the unobstructed clear floor space at the farthest protrusion of the automated teller machine or surround is not more than 10 inches (254 mm), the maximum height from the floor shall be 54 inches (1372 mm).*

*3.2 **Reach depth more than 10 inches (254 mm).** Where the reach depth to the operable parts of any control as measured from the vertical plane perpendicular to the edge of the unobstructed clear floor space at the farthest protrusion of the ATM or surround is more than 10 inches (254 mm), the maximum height from the floor shall be as shown in Table 11B–5.*

TABLE 11B-5—*MAXIMUM REACH DEPTH FOR AUTOMATED TELLER MACHINES*

REACH DEPTH (X) (Inches)	MAXIMUM HEIGHT (Y) (Inches)
25.4 for mm	
10	54
11	53.5
12	53
13	52.5
14	51.5
15	51
16	50.5
17	50
18	49.5
19	49
20	48.5
21	47.5
22	47
23	46.5
24	46

Note: See Figure 11B–5D (d).

*4. **Forward and parallel approach.** If both a forward and parallel approach are possible, operable parts of controls shall be placed within at least one of the reach ranges in Item 2 or 3*

*5.**Bins.** Where bins are provided for envelopes, waste paper, or other purposes, at least one of each type provided shall comply with the applicable reach ranges in Item 2, 3 or 4.*

***EXCEPTION:** Where a function can be performed in a substantially equivalent manner by using an alternate control, only one of the controls needed to perform that function is required to comply with this section. If the controls are identified by tactile markings, such markings shall be provided on both controls.*

1117B.7.4.2 ***Where two ATMs are provided.*** *Where two ATMs are provided at a location, one shall comply with Section 1117B.7.4.1, except that the highest operable part shall be48 inches (1219 mm) maximum. The second ATM is not regulated as to height, including height of display.*

1117B.7.4.3 Where three or more ATMs are provided. *Where three or more ATMs are provided, two shall be used to satisfy Section 1117B.7.4.2, above. For the additional ATMs beyond the first two, at least 50 percent shall comply with Section 1117B.7.4.1. The remainder are not regulated as to height, including height of display. If features provided differ from ATM to ATM, all features shall be equally represented among the accessible ATMs.*

1117B.7.5 Display. *LED, cathode ray, or other screen devices intended to be viewed by the user shall be positioned so they are readily visible to and usable by a person sitting in a wheelchair with approximate eye level of 45 inches (1143 mm), and shall comply with the following requirements:*

NOTE: *Automated teller machines allowed to be unregulated as to height in Sections 1117B.7.4 through 1117B.7.4.3 above are also exempt from this section.*

*1.**Vertically mounted screen devices.** If mounted vertically or tipped no more than 30 degrees away from the viewer, the center line of screens and other screen devices shall be located a maximum of 52 inches (1321 mm) above grade.*

*2.**Angle–mounted screen devices.** If mounted at an angle between 30 degrees and 60 degrees tipped away from the viewer, the center line of screens and other screen devices shall be located a maximum of 44 inches (1118 mm) above grade.*

*3.**Horizontally mounted screen devices.** If mounted at an angle between 60 degrees and 90 degrees tipped away from the viewer, the center line of screens and other screen devices shall be located a maximum of 34 inches (864 mm) above grade.*

1117B.7.6 ATM equipment for persons with vision impairments. *Instructions and all information for use shall be made accessible to and independently usable by persons with vision impairments.*

Section 1118B — SPACE ALLOWANCE AND REACH RANGES

1118B.1 ***Wheelchair Passage Width.*** *The minimum clear width for single wheelchair passage shall be 32 inches (813 mm) at a point and 36 inches (914 mm) continuously. See Figure 11B–12.*

1118B.2 ***Width for Wheelchair Passing.*** *The minimum width for two wheelchairs to pass is 60 inches (1524 mm). See Figure 11B–12.*

1118B.3 ***Wheelchair Turning Space.*** *The space required for a wheelchair to make a 180 degree turn is a clear space of 60 inches (1524 mm) diameter [see Figure 11B–12 (a)] or a T–shaped space. See Figure 11B–12 (b).*

1118B.4 Clear Floor or Ground Space for Wheelchairs.

1. ***Size and approach.*** *The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by 48 inches (762 mm by 1219 mm). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be part of the knee space required under some objects. See Figure 11B–5A*

*2.****Relationship of maneuvering clearances to wheelchair spaces.*** *One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or a part of three sides, additional maneuvering clearances shall be provided as shown in Figure 11B–5A (b). See Figure 11B–5A.*

1118B.5*Forward Reach.* *If the clear floor space allows only forward approach to an object, the maximum high forward reach allowed shall be 48 inches (1219 mm) [see Figure 11B–5C (b)]. The minimum low forward reach is 15 inches (381 mm). If the high forward reach is over an obstruction, reach and clearances shall be as shown in Figure 11B–5C (a).*

1118B.6Side reach. *If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 inches (1372 mm) and the low side reach shall be no less than 9 inches (229 mm) above the floor [see Figure 11B–5D (a) and (b)]. If the side reach is over an obstruction, the reach and clearances shall be as shown in Figure 11B–5D (c). See Figure 11B–5D.*

Section 1119B — SPECIAL STANDARDS OF ACCESSIBILITY FOR BUILDINGS WITH HISTORICAL SIGNIFICANCE

See Section 1135B.

Section 1120B — FLOORS AND LEVELS

1120B.1 Floors Within Each Story. *In buildings and facilities, floors of a given story shall be a common level throughout, or shall be connected by pedestrian ramps, passenger elevators or special access lifts.*

EXCEPTIONS: *1. In existing buildings, other than dining banquet and bar facilities, when the enforcing agency determines that compliance with this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.*

2. In existing dining, banquet and bar facilities, when the enforcing agency determines that compliance with this section would create an unreasonable hardship, an exception shall be granted provided that a minimum of 75 percent of the dining, banquet and bar area shall be a common level throughout or shall be connected by pedestrian ramps, passenger elevators or special lifts. See Section 101.17.11, Item 1.4, for new buildings only.

3.In existing buildings, this section shall not apply when legal or physical constraints would not allow compliance with this section or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

4.Where specifically exempted in other portions of this code.

1120B.2 Floor Surface. *The surface of floors shall be slip–resistant and shall comply with Section 1124B.*

Section 1121B — PROTRUDING OBJECTS

1121B.1 ***General.*** *Objects projecting from walls (for example, telephones) with their leading edges between 27 inches (686 mm) and 80 inches (2032 mm) above the finished floor shall protrude no more than 4 inches (102 mm) into walks, halls, corridors, passageways or aisles. Objects mounted with their leading edges at or below 27 inches (686 mm) above the finished floor may protrude any amount. Free–standing objects mounted on posts or pylons may overhang 12 inches (305 mm) maximum from 27 inches (686 mm) to 80 inches (2032 mm) above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space. See Figure 11B–7A.*

1121B.2 Head Room. *Walks, halls, corridors, passageways, aisles or other circulation spaces shall have 80 inches (2032 mm) minimum clear head room. See Figure 11B–7A.*

Section 1122B — FIXED OR BUILT–IN SEATING, TABLES, AND COUNTERS

1122B.1 Minimum Number. *Where fixed or built–in seating, tables, or counters are provided for the public, and in general employee areas, 5 percent, but never less than one, must be accessible as provided in this section.*

1122B.2 Seating. *If seating spaces for persons in wheelchairs are provided at fixed tables or counters, clear floor space complying with Section 1118B.4 shall be provided. Such clear floor space shall not overlap knee space by more than 19 inches (483 mm) (see Figure 11B–13).*

1122B.3 Knee Clearance. *If seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least27 inches (686 mm) high, 30 inches (762 mm) wide and 19 inches (483 mm) deep shall be provided (see Figure 11B–13).*

EXCEPTION: *Knee clearance is not required at checkout counters or service counters.*

1122B.4 Height of Work Surfaces. *The tops of tables and counters shall be 28 inches to 34 inches (711 mm to 864 mm) from the floor or ground.*

Where a single counter contains more than one transaction station, such as (but not limited to) a bank counter with multiple teller windows or a retail sales counter with multiple cash register stations, at least 5 percent, but never less than one, of each type of station shall be located at a section of counter that is at least36 inches (914 mm) long and no more than 28 to 34 inches (711 to 864 mm) high.

Section 1123B — ACCESS TO EMPLOYEE AREAS

1123B.1 ***General.*** *Employee areas shall conform to all requirements of Division of the State Architect/Access Compliance in the California Building Code, Plumbing Code and Electrical Code.*

1123B.2 ***Work Stations.*** *Specific work stations need only comply with aisle width (Sections 1133B.6.1 and 1133B.6.2) and floors and levels (Section 1120B), and entry ways shall be 32 inches (813 mm) in clear width.*

> ***EXCEPTION:*** *Accessibility is not required to (1) observation galleries used primarily for security purposes; or (2) in nonoccupiable spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, or freight (nonpassenger) elevators, and frequented only by service personnel for repair purposes; such spaces include, but are not limited to, elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks.*

Section 1124B — GROUND AND FLOOR SURFACES

1124B.1 ***General.*** *Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walks, ramps, stairs and curb ramps, shall be stable, firm, slip–resistant, and shall comply with this section.*

1124B.2 ***Changes in Level.*** *Changes in level up to $^1/_4$ inch(6 mm) vertical and without edge treatment [see Figure 11B–5E (c) and (d)]. Changes in level between $^1/_4$ inch (6 mm) and $^1/_2$ inch (12.7 mm) shall be accomplished by means of a ramp that complies with Figure 11B–5E (d).*

1124B.3 Carpet. *If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop; level–cut pile, or level–cut/uncut pile texture. The maximum pile height shall be $^1/_2$ inch (12.7 mm). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 1124B.2.*

1124B.4 Gratings. *If gratings are located in walking surfaces, then they shall have spaces no greater than $^1/_2$ inch (12.7 mm) wide in one direction (see Figure 11B–7B). If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel (see Figure 11B–7B).*

Section 1125B — STORAGE

1125B.1 ***General.*** *If fixed storage facilities such as cabinets, shelves, closets or drawers are provided where access is required by Section 101.17.11, at least one of each type shall comply with this section. Additional storage may be provided outside of the reach ranges shown in Figure 11B–5D.*

1125B.2 Clear Floor Space. *A clear floor space at least 30 inches by 48 inches (762 mm by 1219 mm) complying with Section 1118B.4 that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage facilities.*

1125B.3 Height. *Accessible storage spaces shall be within at least one of the reach ranges specified in Sections 1118B.5 and 1118B.6. Clothes rods shall be a maximum of 54 inches (1372 mm) from the floor for a side approach (See Figure 11B–5D). Where the distance from the wheelchair to the clothes rod or shelf exceeds10 inches (254 mm), as in closets without accessible doors, the height and depth to the rod or shelf shall comply with Figure 11B–5D.*

1125B.4 Hardware. *Hardware for accessible storage facilities shall comply with Section 1117B.6. Touch latches and U–shaped pulls are acceptable.*

Section 1126B — VENDING MACHINES

Install vending machines in compliance with Section 1117B.6, "Controls and Operating Mechanisms."

Division II – SITE ACCESSIBILITY

SECTION 1127B — Exterior Routes of Travel

1127B.1 General. *Site development and grading shall be designed to provide access to all entrances and exterior ground–floor exits, and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities and the accessible entrance to the site.*

EXCEPTIONS: *1. Where the enforcing agency determines that compliance with these regulations would create an unreasonable hardship because of topography, natural barriers, etc., an exception may be granted when equivalent facilitation is provided through the use of other methods and materials.*

2. In existing buildings, this section shall not apply in those conditions where, due to legal or physical constraints, the site of the project would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship.

NOTE: *See Section 101.17.11, Item 4.*

1127B.2 Design and Construction. *When accessibility is required by this section, it shall be designed and constructed in accordance with this Building Code. See Section 1114B.1 for a list of applicable sections.*

1127B. Signs. *At every primary public entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the international symbol of accessibility. Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements found in Sections 1117B.5 through 1117B.5.10.*

1127B.4 Outside Stairways. *Where stairways occur outside a building, refer to Sections 1006.17 of the 1995 California Building Code, 1120A.4.3 and 1133B.4.4.*

1127B.5 ***Curb Ramps.***

1. ***General.*** *Curb ramps shall be constructed at each corner of street intersections and where a pedestrian way crosses a curb. The preferred and recommended location for curb ramps is in the center of the crosswalk of each street corner. Where it is necessary to locate a curb ramp in the center of the curb return and the street surfaces are marked to identify pedestrian crosswalks, the lower end of the curb ramp shall terminate within such crosswalk areas. See Figure 11B–20C, Case E.*

2. ***Width of curb ramps.*** *Curb ramps shall be a minimum of4 feet (1219 mm) in width and shall lie, generally, in a single sloped plane, with a minimum of surface warping and cross slope.*

*3.**Slope of curb ramps.** The slope of curb ramps shall not exceed 1 unit vertical to 12 units horizontal (8.33% slope). Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes, except that curb ramps shall comply with Item 5 below. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1 unit vertical to 20 units horizontal (5% slope) within4 feet (1219 mm) of the top and bottom of the curb ramp. The slope of the fanned or flared sides of curb ramps shall not exceed 1 unit vertical to 10 units horizontal (10% slope).*

*4.**Level landing.** A level landing 4 feet (1219 mm) deep shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface, or the slope of the fanned or flared sides of the curb ramp shall not exceed 1 unit vertical to 12 units horizontal (8.33% slope).*

*5. **Beveled lip.** The lower end of each curb ramp shall have a $^1/_2$ inch (13 mm) lip beveled at 45 degrees as a detectable way–finding edge for persons with visual impairment.*

*6.**Finish.**The surface of each curb ramp and its flared sides shall be stable, firm and slip–resistant and shall be of contrasting finish from that of the adjacent sidewalk.*

*7.**Border.**All curb ramps shall have a grooved border12 inches (305 mm) wide at the level surface of the sidewalk along the top and each side approximately $^3/_4$ inch (19 mm) on center. All curb ramps constructed between the face of the curb and the street shall have a grooved border at the level surface of the sidewalk. See Figures 11B–19A and 11B–19B.*

*8. **Detectable warnings.** A curb ramp shall have a detectable warning that extends the full width and depth of the curb ramp inside the grooved border when the ramp slope is less than 1 unit vertical to 15 units horizontal (6.7% slope). Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 inch (22.9 mm) at the base tapering to 0.45 inch (11.4 mm) at the top, a height of nominal 0.2 inch (5.1 mm) and a center–to–center spacing of nominal 2.35 inches (59.7 mm) in compliance with Figure 11B–23A. "Nominal" here shall be in accordance with Section 12–31–102, State Referenced Standards Code. The detectable warning shall contrast visually with adjoining surfaces, either light–on–dark or dark–on–light. The material used to provide contrast shall be an integral part of the walking surface. The domes may be constructed in a variety of methods, including cast in place or stamped, or may be part of a prefabricated surface treatment.*

*9.**Obstructions.**Curb ramps shall be located or protected to prevent their obstruction by parked cars.*

*10. **Diagonal curb ramps.** If diagonal (or corner–type) curb ramps have returned curbs or other well–defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48 inches (1219 mm) minimum clear space as shown in Figure 11B–22 (c) and (d). If diagonal curb ramps are provided at marked crossings, the 48–inch (1219 mm) clear space shall be within the markings (see Figure 11B–20B, Cases C and D). If diagonal curb ramps have flared sides, they shall also have at least a 24–inch–long (610 mm) segment of straight curb located on each side of the curb ramp and within the marked crossing [see Figure 11B–22 (c)].*

NOTES: *1. For additional curb details, see Figures 11B–19A and 11B–19B.*

2. If distance from curb to back of sidewalk is too short to accommodate ramp and a 4–foot (1219 mm) platform as in Figure 11B–20A, Case A, the sidewalk may be depressed longitudinally as in Figure 11B–20A, Case B, or Figure 11B–20B, Case C, or may be widened as in Figure 11B–20B, Case D.

3. If sidewalk is less than 5 feet (1524 mm) wide, the full width of the sidewalk shall be depressed as shown in Figure 11B–20B, Case C.

4. As an alternate to Figure 11B–20A, Case A, one ramp may be placed in the center of the curb return as in Figure 11B–20C, Case E.

5. When ramp is located in center of curb return, crosswalk configuration must be similar to that shown on the plan to accommodate wheelchairs. (See Figure 11B–22.)

6. If planting area width is equal to or greater than ramp length, ramp side slope distance equals 3 feet (914 mm). (See Figure 11B–20D, Case G.)

7. For Figure 11B–20C, Case F and Figure 11B–20D, Case G, the longitudinal portion of the sidewalk may need to be depressed as shown in Figure 11B–20A, Case B.

8. If located on a curve, the sides of the ramp need not be parallel, but the minimum width of the ramp shall be 4 feet (1219 mm).

9. The ramp shall have a 12 inch–wide (305 mm) border with $1/4$ inch (6 mm) grooves approximately $3/4$ inch (19 mm) on center. See grooving detail, Figure 11B–20D, Case H.

SECTION 1128B — PEDESTRIAN GRADE SEPARATIONS (OVERPASSES AND UNDERPASSES)

Pedestrian ramps on pedestrian grade separations shall comply with the requirements of Section 1133B.5 for ramps.

Cross slopes of walking surfaces shall be the minimum possible and shall not exceed $1/4$ inch (6 mm) per foot (2.083% gradient). The slope of any appreciably warped walking surface shall not exceed 1 unit vertical in 12 units horizontal (8.33% slope) in any direction. Where pedestrian grade separations cross streets or other vehicular traffic ways, and where a street level crossing can reasonably and safely be used by persons with physical disabilities, there shall be provided conforming curb ramps and a usable pathway.

EXCEPTIONS: *1. When the grade differential of the walking surface of a pedestrian grade separation exceeds 14 feet (4267 mm) due to required height clearance and grade conditions, and the enforcing agency finds that because of right–of–way restrictions, topography or natural barriers, wheelchair accessibility or equivalent facilitation would create an unreasonable hardship, such accessibility need not be provided. However, the requirements in these regulations relating to other types of mobility shall be complied with.*

2. For existing facilities, this section shall not apply where, due to legal or physical constraints, the site of the project will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship.

***NOTE:** See Section 101.17.11, Item 4.*

Section 1129B — ACCESSIBLE PARKING REQUIRED

***1129B.1 General.** Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by this section. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. Table 11B–6 establishes the number of accessible parking spaces required.*

***EXCEPTION:** This subsection shall not apply to existing facilities where compliance with local ordinances precludes satisfying the above requirements or of providing equivalent facilitation unless a change of occupancy occurs.*

***1129B.2 Less Than Five Spaces.** When less than five parking spaces are provided at buildings and facilities subject to these regulations, one shall be 14 feet (4267 mm) wide and lined to provide a 9–foot (2743 mm) parking area and a 5–foot (1524 mm) loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by persons with disabilities only.*

***1129B.3 Medical Care Outpatient Facilities.** At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with this section shall be provided in accordance with Table 11B–6 except as follows:*

*1. **Outpatient units and facilities.** Ten percent of the total number of parking spaces provided serve each such outpatient unit or facility.*

*2. **Units and facilities that specialize in treatment or services for persons with mobility impairments.** Twenty percent of the total number of parking spaces provided serve each such unit or facility.*

TABLE 11B-6 — *SPACES REQUIRED*
Establishes the number of accessible parking spaces required.

TOTAL NUMBER OF PARKING SPACES IN LOT OR GARAGE	*MINIMUM REQUIRED NUMBER OF SPACES*
1–25	*1*
26–50	*2*
51–75	*3*
76–100	*4*
101–150	*5*
151–200	*6*
201–300	*7*
301–400	*8*
401–500	*9*
501–1,000	*
1,001 and over	**

**Two percent of total.*
***Twenty plus one for each 100, or fraction thereof over 1,001.*

1129B.4 ***Parking Space Size.*** *Accessible parking spaces shall be located as near as practical to a primary entrance and shall be sized as follows:*

*1.**Dimensions.**Where single spaces are provided, they shall be 14 feet (4267 mm) wide and outlined to provide a 9–foot (2743 mm) parking area and a 5–foot (1524 mm) loading and unloading access aisle on the passenger side of the vehicle. When more than one space is provided in lieu of providing a 14–foot–wide (4267 mm) space for each parking space, two spaces can be provided within a 23–foot–wide (7010 mm) area lined to provide a 9–foot (2743 mm) parking area on each side of a 5–foot (1524 mm) loading and unloading access aisle in the center. The minimum length of each parking space shall be 18 feet (5486 mm). See Figure 11B–18A.*

*2.**Van space(s).** One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches (2438 mm) wide minimum and shall be designated van accessible as required by Section 1129B.5. All such spaces may be grouped on one level of a parking structure.*

*3.**Arrangement of parking space.** In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways which are accessible to persons with disabilities shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space.*

***EXCEPTIONS:** 1. Ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capability of a person with a disability to leave or enter a vehicle, thus providing equivalent facilitation. See Figures 11B–18A through 11B–18C.*

2. Where the enforcing agency determines that compliance with any regulation of this section would create an unreasonable hardship, a variance or waiver may be granted when equivalent facilitation is provided.

3. Parking spaces may be provided which would require a person with a disability to wheel or walk behind other than accessible parking spaces when the enforcing agency determines that compliance with these regulations or providing equivalent facilitation would create an unreasonable hardship.

***NOTE:** See Section 101.17.11, Item 4.*

*4. **Slope of parking space.** Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed1 unit vertical to 50 units horizontal (2% slope) in any direction.*

1129B.5 ***Identification of Parking Spaces for Off–Street Parking Facilities.*** *Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches (4516 mm^2) in area and, when in a path of travel, shall be posted at a minimum height of 80 inches (2032 mm) from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36 inches (914 mm) from the parking space finished grade, ground or sidewalk. Spaces complying with Section 1129B.4, Item 2 shall have an additional sign stating "Van–Accessible" mounted below the symbol of accessibility.*

An additional sign shall also be posted in a conspicuous place at each entrance to off–street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17 inches by 22 inches (432 mm by 559 mm) in size with lettering not less than 1 inch (25 mm) in height, which clearly and conspicuously states the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

In addition to the above requirements, the surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes:

1.By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant; or

2.By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide (914 mm by 914 mm). See Figures 11B–18A through 11B–18C.

Section 1130B — PARKING STRUCTURES

All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8 feet 2 inches (2489 mm) where required for accessibility to accessible parking spaces.

***EXCEPTIONS:** 1. Where the enforcing agency determines that compliance with Section 1130B would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.*

2. This section shall not apply to existing buildings where the enforcing agency determines that, due to legal or physical constraints, compliance with these regulations or equivalent facilitation would create an unreasonable hardship. See Section 101.17.11, Item 4.

Section 1131B — PASSENGER DROP–OFF AND LOADING ZONES

***1131B.1 Location.** When provided, passenger drop–off and loading zones shall be located on accessible route of travel.*

1131B.2 Passenger Loading Zones.

*1.**General.** Where provided, one passenger drop–off and loading zone shall provide an access aisle at least 60 inches (1524 mm) wide and 20 feet (6096 mm) long adjacent and parallel to the vehicle pull–up space. Such zones shall be located on a surface with a slope not exceeding 1 unit vertical in 50 units horizontal (2% slope). If there are curbs between the access aisle and the vehicle pull–up space, a curb ramp shall be provided.*

*2. **Vertical Clearance.** Provide minimum vertical clearance of 114 inches (2896 mm) at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrances and exits.*

1131B.3 Valet Parking. *Valet parking facilities shall provide a passenger loading zone complying with Section 1131B.2 above and shall be located on an accessible route to the entrance of the facility. The parking space requirements of Sections 1129B through 1130B apply to facilities with valet parking.*

1131B.4 Bus Stop Pads and Shelters. *Where provided, provide bus stop pads 96 inches (2438 mm) long (measured parallel to curb or road edge) to the maximum extent allowed by legal or site constraints. Bus stop pads shall connect to an accessible route. Newly constructed bus stop pads must provide a square curb surface between the pad and road or other detectable warning.*

Bus stop pads shall be at same slope as roadway in the direction parallel to roadway, and maximum 2 percent slope perpendicular to roadway.

Where provided, provide bus stop shelters installed so as to permit a wheelchair user to enter the shelter and access a clear floor area of 30 by 48 inches (762 mm by 1219 mm), completely within the shelter. Bus stop shelters shall connect to an accessible route and to bus stop pads.

Section 1132B — OUTDOOR OCCUPANCIES

1132B.1 ***General.*** *Outdoor occupancies shall be accessible as required in this chapter. See also the general requirements listed in Section 1114B.1.1.*

1132B.2 ***Parks and Recreational Areas.*** *The following parks and recreational areas shall comply with these regulations.*

> ***EXCEPTIONS:*** *1. In existing buildings, when the enforcing agency determines that compliance would create an unreasonable hardship, a variance shall be granted when equivalent facilitation is provided.*
>
> *2. Where the enforcing agency finds that, in specific areas, the natural environment would be materially damaged by compliance with these regulations, such areas shall be subject to these regulations only to the extent that such material damage would not occur.*
>
> *3. Automobile access shall not be provided or paths of travel shall not be made accessible when the enforcing agency determines that compliance with these regulations would create an unreasonable hardship.*

*1.**Campsites.**Campsites, a minimum of two and no fewer than three for each 100 campsites provided, shall be accessible by level path or ramp and shall have travel routes with slopes not exceeding 1 unit vertical in 12 units horizontal (8.33% slope) to sanitary facilities. Permanent sanitary facilities serving campgrounds shall be accessible to wheelchair occupants.*

*2.**Beaches, picnic areas.** Beaches, picnic areas, day–use areas, vista points and similar areas shall be accessible.*

*3. **Sanitary facilities.** Sanitary facilities, to the extent that such facilities are provided, each public use area that is accessible to wheelchair occupants by automobile, walks or other paths of travel.*

*4. **Boat docks.** Boat docks, fishing piers, etc., shall be accessible.*

*5. **Parking lots.** Parking lots shall be provided with accessible parking spaces and with curb cuts leading to all adjacent walks, paths or trails.*

*6.T**rails and paths.** Trails, paths and nature walk areas, or portions of these, shall be constructed with gradients which will permit at least partial use by wheelchair occupants. Hard surface paths or walks shall be provided to serve buildings and other functional areas.*

*7. **Nature trails.** Nature trails and similar educational and informational areas shall be accessible to the blind by the provision of rope guidelines, raised Arabic numerals and symbols for identification, information signs, and related guide and assistance devices.*

***NOTE:** For museums, orientation buildings, visitor centers, office buildings, retail stores, restaurants, etc., and sanitary facilities serving these uses, see Sections 1104B through 1111B and sections listed in Section 1114B.1.1.*

1132B.3 ***Highway Rest Areas.*** *The specific standards of accessibility for highway rest areas and similar facilities shall be as follows in Section 1132B.3.1, subject to other provisions in these regulations.*

1132B.3.1 ***Permanent facilities.*** *At least one kind of permanent functional area or facility, as applicable, shall be accessible to persons with disabilities, including:*

1. A sanitary facility for each sex.

2. At least one picnic table and one additional table for each 20 tables, or fraction thereof provided.

3. Information and display areas.

4. Drinking fountains.

5.At least one parking space.

6.Curb ramps conforming to Section 1127B.5 shall be provided at pedestrian ways where appropriate.

Division III – ACCESSIBILITY FOR ENTRANCES, EXITS AND PATHS OF TRAVEL

This division includes additional requirements which supersede less restrictive requirements in Chapter 10 where access is required.

SECTION 1133B GENERAL ACCESSIBILITY FOR ENTRANCES, EXITS AND PATHS OF TRAVEL

***1133B.1 Building Accessibility.** See Chapter 10, Section 1003.2.10.*

1133B.1.1 Entrances.

1133B.1.1.1 *Entrances and exterior ground floor exit doors.*

1133B.1.1.1.1 *All entrances and exterior ground–floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. Doorways shall have a minimum clear opening of32 inches (813 mm) with the door open 90 degrees, measured between the face of the door and the opposite stop. Openings more than 24 inches (610 mm) in depth shall comply with Sections 1118B.1 and 1118B.2.*

EXCEPTIONS: *1. Exterior ground–floor exits serving smoke–proof enclosures, stairwells and exit doors servicing stairs only need not be made accessible.*

2.Exits in excess of those required by Section 1114B.2.1, and which are more than 24 inches (610 mm) above grade are not required to be accessible. Such doors shall have signs warning that they are not accessible. Warning signs shall comply with Section 1117B.5.

3.In existing buildings where the enforcing agency determines that compliance with the building standards of this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided. Equivalent facilitation would require at least one entrance to be accessible to and usable by persons with disabilities.

4. These building standards shall not apply to existing buildings when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4, Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.

1133B.1.1.1.2 Temporary restrictions. *During periods of partial or restricted use of a building or facility, the entrances used for primary access shall be accessible to and usable by persons with disabilities.*

1133B.1.1.1.3 Recessed doormats. *Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.*

1133B.1.1.1.4 Gates. *All gates, including ticket gates, shall meet all applicable specifications for doors.*

1133B.2 Doors.

1133B.2.1 Type of lock or latch. *See Chapter 10, Section 1003.3.1.8.*

1133B.2.2 Width and height. *See Chapter 10, Section 1003.3.1.3a.*

1133B.2.3 Hinged doors. *For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position.*

1133B.2.3.1 Pairs of doors. *Where a pair of doors is utilized, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches (813 mm) with the leaf positioned at an angle of 90 degrees from its closed position.*

1133B.2.3.2 Automatic doors. *When an automatic door operator is utilized to operate a pair of doors, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches (813 mm) with the door positioned at an angle of 90 degrees from its closed position.*

EXCEPTIONS: *1. The provisions of Section 1133B.2.3 shall not apply to existing buildings, except when otherwise required under conditions applicable to access for persons with disabilities. In existing buildings, the following shall apply:*

Where the occupant load is less than 10, except Group I, Division 1 Occupancies, doorways may be 30 inches (762 mm) in clear width.

Where occupant load is greater than 10 and it is determined that compliance with Section 1133B.2.3 would create an unreasonable hardship, doorways may be 30 inches (762 mm) in clear width.

2.In existing buildings, the provisions of this section shall not apply when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

1133B.2.3.3 Revolving doors. *Revolving doors shall not be used as a required entrance for persons with disabilities.*

1133B.2.3.4 Turnstiles, rails and pedestrian controls. *Where turnstiles and crowd control barriers are utilized in a facility for the purpose of providing fully controlled access, such as where an admission price is charged, a door or gate that is accessible to persons with disabilities shall be provided adjacent to each turnstile exit or entrance. This alternate passageway shall be maintained in an unlocked condition during business hours and the door or gate shall not activate a publicly audible alarm system. The door or gate may be latched where all gates are restricted and controlled by an attendant and a sign is posted stating, "all gates are restricted and controlled by an attendant." The accessible door or gate shall provide the same use pattern. Where posts, rails or other pedestrian controls are utilized to create crowd control aisles or lanes, a minimum of one lane shall be accessible and shall provide a minimum aisle width no less than indicated in Figure 11B–5E (a) and (b) with 32 inches (813 mm) of clear opening.*

EXCEPTION: *In existing buildings, Section 1133B.2.3 shall not apply when physical constraints or equivalent facilitation will not allow compliance with these building standards without creating an unreasonable hardship. See Section 101.17.11, Item 4.*

1133B.2.4 Floor level at doors. *Regardless of the occupant load, there shall be a floor or landing on each side of a door.*

1133B.2.4.1 Thresholds. *The floor or landing shall not be more than $^1/_2$ inch (12.7 mm) lower than the threshold of the doorway. Change in level between $^1/_4$ inch (6 mm) and $^1/_2$ inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical to2 units horizontal (50% slope). Change in level greater than $^1/_2$ inch (12.7 mm) shall be accomplished by means of a ramp.*

NOTE: *[For DSA/AC] See Section 1133B.5.1.*

1133B.2.4.2 ***Maneuvering clearances at doors.*** *Minimum maneuvering clearances at doors shall be as shown in Figure 11B–26A and 11B–26B. The floor or ground area within the required clearances shall be level and clear.*

The level area shall have a length in the direction of door swing of at least 60 inches (1524 mm) and the length opposite the direction of door swing of 48 inches (1219 mm) as measured at right angles to the plane of the door in its closed position.

EXCEPTIONS: *1. The length opposite the direction of door swing shall be a minimum of 44 inches (1118 mm) where the door has no closer and approach to the door by a person in a wheelchair can be made from the latch side, or if the door has neither latch nor closer and approach can be made from the hinge side. See Figure 11B–26A and 11B–26B.*

2.In Group R Occupancies, the level area shall have a length both in the direction of door swing and opposite the direction of door swing of 44 inches (1118 mm) as measured at right angles to the plane of the door in its closed position.

1133B.2.4.3 *The width of the level area on the side to which the door swings shall extend 24 inches (610 mm) past the strike edge of the door for exterior doors and 18 inches (457 mm) past the strike edge for interior doors.*

NOTE: *Twenty–four inches (610 mm) is preferred for strike–side clearance.*

1133B.2.4.4 *The space between two consecutive door openings in a vestibule, serving other than a required exit stairway shall provide a minimum of 48 inches (1219 mm) of clear space from any door opening into such vestibule when the door is positioned at an angle of 90 degrees from its closed position. Doors in a series shall swing either in the same direction or away from the space between the doors.*

1133B.2.5 Closer—effort to operate doors. *Maximum effort to operate doors shall not exceed $8^1/_2$ pounds (38 N) for exterior doors and 5 pounds (22 N) for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds (66.72 N).*

1133B.2.5.1 *Hand–activated door opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor. Latching and locking doors that are hand–activated and which are in a path of travel shall be operable with a single effort by lever–type hardware, panic bars, push–pull activating bars or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate as above in egress direction. Doors to individual hotel or motel units shall operate similarly, except that when a bolt and unlatching operation is key operated from corridor or exterior side of unit door, large bow keys 2 inches (51 mm) (full bow) or $1^1/_4$ inches (32 mm) (half bow) shall be provided in lieu of lever–type hardware on the corridor side. Separate dead–lock activation on room side of corridor doors in hotels or motels shall have lever handle or large thumb turn on an easily reached location.*

1133B.2.6 Smooth surface. *The bottom 10 inches (254 mm) of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10–inch (254 mm) high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.*

1133B.3 Corridors, Hallways and Exterior Exit Balconies.

1133B.3.1 Corridor and hallway widths. *Every corridor and hallway serving an occupant load of 10 or more shall not be less than 44 inches (1118 mm) in width. Corridors and hallways serving an occupant load of less than 10 shall not be less than 36 inches (914 mm) in width.*

1133B.3.2 Corridors and hallways over 200 feet (60 960 mm). *Corridors and hallways that are located on an accessible route and exceed 200 feet (60 960 mm) in length shall have a minimum clear width of 60 inches (1524 mm) clear width, then passing spaces at least 60 inches by 60 inches (1524 mm by 1524 mm) shall be located at reasonable intervals not to exceed 200 feet (60 960 mm). A "T" intersection of two corridors or walks is an acceptable passing place*

EXCEPTIONS: *1. In existing buildings, when the enforcing agency determines that compliance with any building standard under this section would create an unreasonable hardship, an exception to such building standard shall be granted when equivalent facilitation is provided.*

2.In existing buildings, the provisions of this section shall not apply when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

1133B. 4Stairways.

1133B.4.1 Handrails.

1133B.4.1.1 Required handrails. *See Chapter 10, Section 1003.3.3.6a.*

1133B.4.2 Handrail Configuration.

1133B.4.2.1 *Handrails shall be 34 to 38 inches (864 to 965 mm) above the nosing of the treads.*

1133B.4.2.2 *Handrails shall extend a minimum of 12 inches (305 mm) beyond the top nosing and 12 inches (305 mm), plus the tread width, beyond the bottom nosing.*

1133B.4.2.3 *Ends shall be returned or shall terminate in newel posts or safety terminals. ot extend out into the landing.*

1133B.4.2.4 *Where the extension of the handrail in the direction of the stair run would create a hazard, the termination of the extension shall be made either rounded or returned smoothly to floor, wall or post. Where the stairs are continuous from landing to landing, the inner rail shall be continuous and need not extend out into the landing.*

1133B.4.2.5 *Handrails projecting from a wall shall have a space of* $1\frac{1}{2}$ *inches (38 mm) between the wall and the handrail.*

Handrails may be located in a recess if the recess is a maximum of 3 inches (76 mm) deep and extends at least 18 inches (457 mm) above the top of the rail. Handrails shall not rotate in their fittings.

1133B.4.2.6 Handgrips.

1133B.4.2.6.1 *The handgrip portion of handrails shall be not less than $1\frac{1}{4}$ inches (32 mm) nor more than $1\frac{1}{2}$ inches (38 mm) in cross–sectional nominal dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top or sides) shall be uninterrupted by newel posts, other construction elements or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of $\frac{1}{8}$ inch (3.2 mm).*

EXCEPTIONS: *1. In existing buildings when the enforcing agency determines that compliance with any requirement under Section 1133B.4.2 would create an unreasonable hardship, an exception to the requirement for persons with disabilities may be granted when equivalent facilitation is provided.*

2.These regulations shall not apply in existing buildings where legal or physical constraints will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

1133B.4.3 ***Stairway signage.*** *Stairways in buildings that are of two or more stories in height must comply with the requirements of Section 1117B.5.2.*

The information shall be presented using raised Arabic numerals and raised braille symbols which conform to Section 1117B.5.2. The sign shall be located 5 feet (1524 mm) above the finished floor. The sign shall be located immediately adjacent to the door on the strike side.

The sign is to be positioned in such a manner as to provide uninterrupted visibility when the door is in the open or closed position.

1133B.4.4 ***Striping for the visually impaired.*** *The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least 2 inches (51 mm) wide placed parallel to and [not more than 1 inch (25.4 mm) from] the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair.*

Where stairways occur outside a building, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2 inches (51 mm) wide and placed parallel to and not more than 1 inch (25.4 mm) from the nose of the step or landing to alert the visually impaired. The strip shall be of a material that is at least as slip resistant as the other treads of the stair. A painted strip shall be acceptable.

1133B.4.5 ***Treads, nosing and risers.***

1133B.4.5.1 Treads. *All tread surfaces shall be slip resistant. Weather–exposed stairs and their approaches shall be designed so that water will not accumulate on the walking surfaces. Treads shall have a smooth, rounded or chamfered exposed edges, and no abrupt edges at the nosing (lower front edge).*

1133B.4.5.2 Nosing. *Nosing shall not project more than $1^1/_2$ inch (38 mm) past the face of the riser below.*

1133B.4.5.3 Open risers are not permitted. *On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths consistent with Section 1133B.4. Stair treads shall be no less than 11 inches (279 mm) deep, measured from riser to riser. See Figure 11B–35. Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal.*

EXCEPTIONS: *1. In existing buildings, when the enforcing agency determines that compliance with any requirement under this section would create an unreasonable hardship, an exception to persons with disabilities requirements may be granted when equivalent facilitation is provided.*

2.These regulations shall not apply to existing buildings when legal or physical constraints will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

1133B.5 Ramps.

1133B.5.1 General. *Ramps used as exits shall conform to the provisions of this section. Any path of travel shall be considered a ramp if its slope is greater than 1 foot (305 mm) rise in 20 feet (6096 mm) of horizontal run (5% gradient). The least possible slope shall be used for any ramp.*

1133B.5.2 Width. *The width of ramps shall be as required for stairways and exits.*

1133B.5.2.1 Widths as for exits. *The width of ramps shall be as required for stairways and exits.*

1133B.5.2.2 Primary entrance and special occupancy. *Pedestrian ramps serving primary entrances to buildings having an occupant load of 300 or more shall have a minimum clear width of 60 inches (1524 mm). Ramps serving Group R Occupancies may be 36 inches (914 mm) clear width when the occupant load is 50 or less. All other pedestrian ramps shall have a minimum width of 48 inches (1219 mm).*

1133B.5.3 Slope. *The maximum slope of a ramp that serves any exit way, provides access for persons with physical disabilities or is in the path of travel shall be 1–foot (305 mm) rise in 12 feet (3658 mm) of horizontal run (8.3% gradient).*

1133B.5.3.1 *The cross slope of ramp surfaces shall be no greater than 1 unit vertical in 50 units horizontal (2% slope).*

1133B.5.4 Landings. *Ramp landings shall be installed as follows.*

1133B.5.4.1 Location of landings. *Landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches (762 mm) of vertical rise and at each change of direction. Landings are not considered in determining the maximum horizontal distance of each ramp.*

NOTE: *Examples of ramp dimensions are as follows:*

SLOPE	**MAXIMUM RISE (inches)**	**MAXIMUM HORIZONTAL PROJECTION (feet)**
	(25.4 for mm)	**(304.8 for mm)**
1:12	30	30
1:16	30	40
1:20	30	50
1:15	30	37.5

1133B.5.4.2 Size of top landings. *Top landings shall be not less than 60 inches (1524 mm) wide and shall have a length of not less than 60 inches (1524 mm) in the direction of ramp run.*

1133B.5.4.3 Encroachment of doors. *See Chapter 10, Section 1003.3.4.4.*

1133B.5.4.4 Strike edge extension. *The width of the landing shall extend 24 inches (610 mm) past the strike edge of any door or gate for exterior ramps and 18 inches (457 mm) past the strike edge for interior ramps.*

1133B.5.4.5 Landing width. *At bottom and intermediate landings, the width shall be at least the same as required for the ramps.*

1133B.5.4.6 Change of direction. *Intermediate and bottom landings at a change of direction in excess of 30 degrees shall have a dimension in the direction of ramp run of not less than 72 inches (1829 mm) to accommodate the handrail extension.*

1133B.5.4.7 Other intermediate landings. *Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches (1524 mm).*

1133B.5.4.8 *For existing ramps or ramps not covered by Section 1003.3.4.4, landings shall be provided as set forth in Section 1003.3.4.4.*

1133B.5.4.9 Hazards. *Required ramps shall have a curb at least 2 inches (51 mm) high, or a wheel guide rail 2 to 4 inches (51 to 102 mm) high on each side of the ramp landing that has a vertical drop exceeding 4 inches (102 mm) and that is not bounded by a wall or fence.*

1133B.5.5 Handrails for ramps.

1133B.5.5.1 ***[For DSA/AC]*** *Handrails are required on ramps that provide access if slope exceeds 1 foot (305 mm) rise in 20 feet (6096 mm) of horizontal run (5% gradient), except that at exterior door landings, handrails are not required on ramps less than 6 inches (152 mm) rise or 72 inches (1829 mm) in length. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches (864 to 965 mm) above the ramp surface, shall extend a minimum of 1 foot (305 mm) beyond the top and bottom of the ramp and the ends shall be returned. Handrails projecting from a wall shall have a space of not less than $1^1/_2$ inches (38 mm) between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3 inches (76 mm) deep and extends at least 18 inches (457 mm) above the top of the rail. The grip portion shall not be less than $1^1/_4$ inches (32 mm) nor more than $1^1/_2$ inches (38 mm), or the shape shall provide an equivalent gripping surface and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of $^1/_8$ inch (3 mm).*

EXCEPTIONS: *1. Handrails at ramps immediately adjacent to fixed seating in assembly areas are not required.*

2.Ramps that require handrails and that serve one individual dwelling unit in Group R, Division 1 or 3 Occupancies may have one handrail except that such ramps open on one or both sides shall have handrails provided on the open side or sides.

3.Curb ramps do not require handrails.

1133B.5.6 ***Wheel guides.*** *Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10 feet (3048 mm) in length, the ramp shall comply with one of the following requirements.*

1133B.5.6.1 *A guide curb a minimum of 2 inches (51 mm) in height shall be provided at each side of the ramp; or*

1133B.5.6.2 *A wheel guide rail shall be provided, centered3 inches (76 mm) plus or minus 1 inch (25 mm) above the surface or the ramp.*

1133B.5.7 *Ramps more than 30 inches (762 mm) above the adjacent ground shall be provided with guardrails as required by Section 509, and handrails as required in Section 1003.3.4.6. Such guardrails shall be continuous from the top of the ramp to the bottom of the ramp.*

1133B.6 Aisles.

1133B.6.1 General. *Every portion of every building in which are installed seats, tables, merchandise, equipment or similar materials shall be provided with aisles leading to an exit.*

1133B.6.2 Width. *Every aisle shall not be less than 36 inches (914 mm) wide if serving only one side, and not less than 44 inches (1118 mm) wide if serving both sides.*

1133B.7 Walks and Sidewalks.

1133B.7.1 Continuous surface. *Walks and sidewalks subject to these regulations shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding $^1/_2$ inch (12.7 mm) (see Section 1133B.7.3), and shall be a minimum of48 inches (1219 mm) in width. Surfaces shall be slip–resistant as follows:*

1133B.7.1.1 Slopes less than 6 percent. *Surfaces with a slope of less than 6 percent gradient shall be at least as slip–resistant as that described as a medium salted finish.*

1133B.7.1.2 Slopes 6 percent or greater. *Surfaces with a slope of 6 percent gradient shall be slip–resistant.*

1133B.7.1.3 Surface cross slopes. *Surface cross slopes shall not exceed $^1/_4$ inch (6 mm) per foot except when the enforcing agency finds that due to local conditions it creates an unreasonable hardship, the cross slope shall be increased to a maximum of $^1/_2$ inch (12.7 mm) per foot for distances not to exceed 20 feet (6096 mm) (2.5% gradient).*

> ***EXCEPTION:*** *When, because of right–of–way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48–inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).*

1133B.7.2 Gratings. *Walks, sidewalks and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be limited to $^1/_2$ inch (12.7 mm) in the direction of traffic flow.*

EXCEPTIONS: *1. Where the enforcing agency determines that compliance with this section would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.*

2.This section shall not apply in those conditions where, due to legal or physical constraints, the site of the project will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

1133B.7.3 Five percent gradient. *When the slope in the direction of travel of any walk exceeds 1 unit vertical to 20 units horizontal (5% gradient), it shall comply with the provisions of Section 1133B.5.*

1133B.7.4 Changes in level. *Abrupt changes in level along any accessible route shall not exceed $^1/_2$ inch (12.7 mm). When changes in level do occur, they shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal (50%), except that level changes not exceeding $^1/_4$ inch (6 mm) may be vertical.*

When changes in levels greater than $^1/_2$ inch (12.7 mm) are necessary, they shall comply with the requirements for curb ramps.

NOTE: *See Section 1127B.5.*

1133B.7.5 Level areas. *Walks shall be provided with a level area not less than 60 inches by 60 inches (1524 mm by 1524 mm) at a door or gate that swings toward the walk, and not less than48 inches wide by 44 inches (1219 mm by 1118 mm) deep at a door or gate that swings away from the walk. Such walks shall extend24 inches (610 mm) to the side of the strike edge of a door or gate that swings toward the walk. (For example, see Figure 11B–26B.)*

1133B.7.6 Walks with continuous gradients. *All walks with continuous gradients shall have level areas at least 5 feet (1524 mm) in length at intervals of at least every 400 feet (121 920 mm).*

1133B.8 Hazards.

1133B.8.1 Warning curbs. *Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4 inches (102 mm) in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks or other pedestrian ways, shall be identified by curbs projecting at least 6 inches (152 mm) in height above the walk or sidewalk surface to warn the blind of a potential drop off.*

When a guardrail or handrail is provided, no curb is required when a guide rail is provided centered 3 inches (76 mm) plus or minus 1 inch (25 mm) above the surface of the walk or sidewalk, the walk is 5 percent or less gradient or no adjacent hazard exists.

1133B.8.2 Overhanging obstructions. *Any obstruction that overhangs a pedestrian's way shall be a minimum of 80 inches (2032 mm) above the walking surface as measured from the bottom of the obstruction. Where a guy support is used parallel to a path of travel, including, but not limited to, sidewalks, a guy brace, sidewalk guy or similar device shall be used to prevent an overhanging obstruction as defined (see Figure 11B–28).*

Hazards such as drop–offs adjacent to walk ways or overhanging obstructions can be dangerous to persons with sight problems. This section addresses these situations.

1133B.8.3 ***Detectable warnings at transit boarding platforms.*** *Transit boarding platforms shall have a detectable warning texture extending the full length of the loading area. This detectable warning texture shall have the following features:*

Width 24 to 36 inches (610 mm to 914 mm) placed at the edge of the drop–off or safe area.

Durable, slip–resistant material having a surface texture composed of raised, truncated domes in a staggered pattern with a diameter of nominal 0.9 inch (22.88 mm) at the base tapering to 0.45 inch (11.4 mm) at the top, a height of nominal 0.2 inch (5.08 mm), and a center–to–center spacing of nominal 2.35 inches (59.6 mm) in compliance with Figure 11B–23A. "Nominal" as used here shall be in accordance with California State Referenced Standards Code Section 12–11–102. The detectable warning shall contrast visually with adjoining surfaces, either light on dark or dark on light. The material used to provide contrast shall be an integral part of the walking surface. Warning surfaces shall differ from adjoining walking surfaces in resiliency or sound on cane contact. This surface shall be reserved for warning.

Color yellow conforming to Federal Color No. 33538, as shown in Table IV of Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1 inch–wide (25 mm) black strip shall separate the yellow warning from the main walking surface. Contrast shall be determined by:

Contrast = [(B1–B2/B1)] 100 percent where B1 = light reflectance value (LRV) of the lighter area and B2 = light reflectance value (LRV) of the darker area.

1133B.8.4 ***Detectable directional texture at boarding platforms.*** *At transit boarding platforms, the pedestrian access shall be identified with a detectable directional texture. This detectable directional texture shall comply with Figure 11B–23B and shall be0.1 inch (2.54 mm) in height that tapers off to 0.04 inch (1.02 mm), with bars raised 0.2 inch (5.08 mm) from the surface. The raised bars shall be 1.3 inches (33.02 mm) wide and 3 inches (76 mm) from center–to–center of each bar. This surface shall differ from adjoining walking surfaces in resiliency or sound on cane contact. The color of the directional texture shall comply with Section 1133B.8.3. This surface will be placed directly behind the yellow detectable warning texture specified in Section 1133B.8.3, aligning with all doors of the transit vehicles, where passengers will embark. The width of the directional texture shall be equal to the width of the transit vehicle's door opening. The depth of the texture shall not be less than 36 inches (914 mm).*

1133B.8.5 ***Detectable warnings at hazardous vehicular areas.*** *If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36 inches (914 mm) wide, complying with Sections 1133B.8.3 through 1133B.8.5.*

Division IV-ACCESSIBILITY FOR EXISTING BUILDINGS

Note: This division replaces Appendix Chapter 11, Division II, for use in California.

Section 1134B — ACCESSIBILITY FOR EXISTING BUILDINGS

1134B.1 Scope. *The provisions of this division apply to renovation, structural repair, alteration and additions to existing buildings, including those identified as historic buildings. This division identifies minimum standards for removing architectural barriers, and providing and maintaining accessibility to existing buildings and their related facilities.*

1134B.2 General. *All existing buildings and facilities, when alterations, structural repairs or additions are made to such buildings or facilities, shall comply with all provisions of Division I, New Buildings, except as modified by this division. These requirements shall apply only to the area of specific alteration, structural repair or addition and shall include those areas listed below:*

1134B.2.1 *A primary entrance to the building or facility and the primary path of travel to the specific area of alteration, structural repair or addition, and sanitary facilities, drinking fountains and public telephones serving the area.*

EXCEPTIONS: *1. When the total construction cost of alterations, structural repairs or additions does not exceed a valuation threshold of $50,000, based on January 1981, "ENR US20 Cities" average construction cost index of 3372.02 (Engineering News Record, McGraw Hill Publishing Company), and the enforcing agency finds that compliance with this code creates an unreasonable hardship, compliance shall be limited to the actual work of the project. The enforcing agency shall annually update the valuation threshold to a current amount based on the increase in the index since the last figure used. (For example, the 1995 amount is $80,710.37.) For purposes of this exception, an unreasonable hardship exists where the cost of providing an accessible entrance, path of travel, sanitary facilities, public phones and drinking fountains, is disproportionate to the cost of the project; that is, where it exceeds 20 percent of the cost of the project without these features.*

Where the cost of alterations necessary to make these features fully accessible is disproportionate, access shall be provided to the extent that it can be without incurring disproportionate cost. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1.1 An accessible entrance,

1.2 An accessible route to the altered area,

1.3 At least one accessible restroom for each sex,

1.4 Accessible telephones,

1.5 Accessible drinking fountains, and

1.6 When possible, additional accessible elements such as parking, storage and alarms.

The obligation to provide access may not be evaded by performing a series of small alterations to the area served by a single path of travel if those alterations could have been performed as a single undertaking. If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three–year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate. Only alterations undertaken after January 26, 1992, shall be considered in determining if the cost of providing an accessible path of travel is disproportionate to the overall cost of the alterations.

2.Certain types of privately funded, multistory buildings and facilities were formerly exempt from accessibility requirements above and below the first floor under this code, but as of the effective date of this regulation are no longer exempt due to more restrictive provisions in the federal Americans with Disabilities Act. In alteration projects involving buildings and facilities previously approved and built without elevators, areas above and below the ground floor are subject to the 20 percent disproportionality provisions described in Exception 1, above, even if the value of the project exceeds the valuation threshold in Exception 1. The types of buildings and facilities are:

2.1 Office buildings and passenger vehicle service stations of three stories or more and 3,000 or more square feet (279 m^2) per floor.

2.2 Offices of physicians and surgeons.

2.3 Shopping centers.

2.4 Other buildings and facilities three stories or more and more than 3,000 square feet (279 m^2) per floor if a reasonable portion of services sought and used by the public is available on the accessible level.

***NOTE:** For the general privately funded multistory building exception applicable to new construction and alterations, see Section 1103B.1, Exception 2.1.*

3. Alterations, structural repairs or additions consisting of one or more of the following shall be limited to the actual work of the project:

3.1 Altering one building entrance to meet accessibility requirements.

3.2 Altering one existing toilet facility to meet accessibility requirements.

3.3 Altering existing elevators to meet accessibility requirements.

3.4 Altering existing steps to meet accessibility requirements.

3.5 Altering existing handrails to meet accessibility requirements.

3.6 Alteration solely for the purpose of removing barriers undertaken pursuant to the requirements of Sections 36.402 and 36.404 through 36.406 of Title III of the Department of Justice regulations promulgated pursuant to the Americans with Disabilities Act (Public Law 101–336, 28 C.F.R. Section 36.402, 28 C.F.R. Section 36.404, 28 C.F.R. Section 36.405, and 28 C.F.R. 36.406) or the accessibility requirements of this code as those requirements or regulations now exist or are hereafter amended, including the following:

3.6.1 Installing ramps

3.6.2 Making curb cuts in sidewalks and entrances

3.6.3 Repositioning shelves

3.6.4 Rearranging tables, chairs, vending machines, display racks, and other furniture

3.6.5 Repositioning telephones

3.6.6 Adding raised markings on elevator control buttons

3.6.7 Installing flashing alarm lights

3.6.8 Widening doors

3.6.9 Installing offset hinges to widen doorways
3.6.10 Eliminating a turnstile or providing an alternative accessible path
3.6.11 Installing accessible door hardware
3.6.12 Installing grab bars in toilet stalls
3.6.13 Rearranging toilet partitions to increase maneuvering space
3.6.14 Insulating lavatory pipes under sinks to prevent burns
3.6.15 Installing a raised toilet seat
3.6.16 Installing a full–length bathroom mirror
3.6.17 Repositioning the paper towel dispenser in a bathroom
3.6.18 Creating designated accessible parking spaces
3.6.19 Installing an accessible paper cup dispenser at an existing inaccessible water fountain
3.6.20 Removing high–pile, low–density carpeting
3.6.21 Installing vehicle hand controls.

4. Projects which consist only of heating, ventilation, air conditioning, reroofing, electrical work not involving placement of switches and receptacles, cosmetic work that does not affect items regulated by this code, such as painting, equipment not considered to be a part of the architecture of the building or area, such as computer terminals, office equipment, etc., are not considered alteration projects for the purposes of accessibility for persons with disabilities and shall not be subject to this code. For the purposes of this section, the term "construction cost" does not include building permit fees or discretionary permit fees.

***NOTE:** The only purpose of this exception is to exclude projects from activating the provisions of this section. The exceptions are not intended to relieve projects from complying with other applicable provisions of this code (e.g., replacement of carpet does not activate the provisions of this section; however, it still must comply with Section 1124B.3).*

Section 1135B — HISTORIC PRESERVATION — SPECIAL STANDARDS OF ACCESSIBILITY FOR BUILDINGS WITH HISTORICAL SIGNIFICANCE

1135B.1*General.* *Qualified historical buildings shall comply with the State Historical Building Code, Part 8, Title 24, of the California Code of Regulations.*

Chapter 11C [For DSA/AC] STANDARDS FOR CARD READERS AT GASOLINE FUEL DISPENSING FACILITIES

Section 1101C — CARD–READER DEVICES AT FUEL DISPENSING EQUIPMENT

1101C.1General.*Notwithstanding other requirements in the California Building Code (CBC), only the requirements and additional definitions in this section shall apply to card–reading devices in motor vehicle fuel facilities, except that administrative requirements which are found in Chapter 1 still apply.*

For purposes of this section, the following additional definitions shall apply:

ALTERNATE CARD READER *shall be defined in this section as functionally equal card reader and control directly attached to or an integral part of the fuel dispenser in addition to the primary card reader which is in integral part of the dispenser.*

FREE–STANDING PEDESTAL *is a card–reading device which controls one or more remote fuel dispensers that have no card reader as an integral part of the fuel dispenser.*

LEVEL ACCESSIBLE AREA, *for the purposes of this section, shall mean a slope of not more than 2 percent in front of the dispensing device; however, the slope may extend to 5 percent where the enforcing authority determines that, due to unusual site conditions, the 2 percent gradient is not obtainable.*

PATH OF TRAVEL *shall include the clearance requirements stated in Chapter 11B for Wheelchair Passage Width, and Relationship of Maneuvering Clearances to Wheelchair Spaces, except that pump nozzles and hoses may overlap required clearances.*

TYPE OF MOTOR FUEL *shall mean gasoline, diesel, compressed natural gas, methanol, electricity or ethanol.*

Section 1102C — APPLICATION

This section shall apply to equipment located at the following facilities:

1.New motor vehicle fuel facilities.

2.Existing motor vehicle fuel facilities built before the effective date of this section when:

2.1 Remodeling or reconstruction includes removal and replacement of one or more islands and associated piping and tank(s); or

2.2 Remodeling includes reconstruction or removal and replacement of fuel islands at facilities that provide free–standing pedestal card readers.

Section 1103C — NUMBER OF ACCESSIBLE CARD–READING DEVICES REQUIRED

Where only one card–reading device is installed for use with any type of motor fuel, it shall meet the required features of this section. When more than one card–reading location is available for a specific type of motor fuel, a minimum of two for that type shall have the accessible features of this section.

Section 1104C — REQUIRED FEATURES

Card–reading devices at motor vehicle fuel facilities shall be accessible by complying with only the following:

1.The highest operable part of each primary or alternate card reader shall be no more than 54 inches (1372 mm) measured from the base of the fuel dispenser. Where card readers are located on free–standing pedestals, the card–reading control function shall be no more than 54 inches (1372 mm) above an accessible level area which is served by an accessible path of travel.

> ***EXCEPTION:*** *If an enforcing agency requires that fuel dispensers or card–reading devices be placed in a manner where the card–reading device exceeds the requirements described herein, the provisions of Section 1104C do not apply. Any enforcing agency having jurisdiction over retail fueling facilities may not require islands or impose other regulations which conflict with this section, unless the agency documents and justifies the specific necessity for such a rule or ordinance and complies with the requirements of Health and Safety Code Section 18941.*

2.An accessible path of travel shall be provided to the base of all fuel dispensers required to meet the provisions of this section. Such fuel dispensers shall be mounted on the accessible level area.

3.An accessible level area shall be provided which is minimally 30 inches by 48 inches (762 mm by 1219 mm) level and clear. This area shall be provided within 10 inches (254 mm) in plan view of the face of the controls and shall be unobstructed by any features, except pump nozzles and hoses, with the long side of this space parallel to and centered [plus or minus 9 inches (229 mm)] with the face of the card–reader controls. (See Figures 11C–1 and 11C–2.)

Section 1105C — PROTECTION OF DISPENSERS MOUNTED AT GRADE

Dispensers mounted at grade shall be protected from vehicular damage as required by Section 5201.5.1, Part 9, Title 24 (California Fire Code).

Chapter 30
ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS

SECTION 3003 SPECIAL PROVISIONS

3003.4.1a [For HCD1, DSA/AC] **General--*Size of cab and control locations and requirements for accommodation of people with disabilities.*** In buildings *two* or more stories in height, served by an elevator, or a building served by an elevator required by Chapter 11, *or a building served by an elevator required for accessibility by Section 101.17, all elevators provided shall accommodate a wheelchair.*

> ***EXCEPTIONS: 1.*** *When the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception to such regulation shall be granted when equivalent facilitation is provided, and where it can be demonstrated that a person using a wheelchair can enter and operate the elevator.* ***2.*** *These provisions shall not apply to existing buildings when legal or physical constraints will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.*

3003.4.2 Operation and leveling. The elevator shall be automatic and be provided with a self-leveling feature that will automatically bring the car to the floor landings with a tolerance of plus or minus 1/2 inch (12.7 mm) under normal loading and unloading conditions. This self-leveling shall, within its zone, be entirely automatic and independent of the operating device and shall correct the overtravel or undertravel. The car shall also be maintained approximately level with the landing, irrespective of load. *[For HCD1, DSA/AC] The clearance between the car platform sill and the edge of the hoistway landing shall be no greater than 1 1/4 inches (32mm).*

3003.4.4 Door size. Minimum clear width for elevator doors shall be 36 inches (914mm).

> **EXCEPTION:** When approved by the building official, the minimum door width may be reduced to 32 inches (813 mm) for car with dimensions as permitted by the exception to Section 3003.4.7.

3003.4.5 Door protective and reopening device. Doors closed by automatic means shall be provided with a door re-opening device that will function to stop and reopen a car door and adjacent hoistway door in case the car door is obstructed while closing. This reopening device shall also be capable of sensing an object or person in the path of the closing door without requiring contact for activation at a nominal 5 inches and 29 inches (127 mm and 737 mm) above the floor.

Door reopening devices shall remain effective for a period of not less than 20 seconds.

[For HCD 1, DSA/AC] After such an interval, the doors may close in accordance with the requirements of ANSI 17.1-86, the American Society of Mechanical Engineers (ASME) document ASME 17.1-1990.

3003.4.6.1a [For HCD1, DSA/AC] **Hall call.** The minimum acceptable time from notification that a car is answering a call (lantern and audible signal) until the doors of the car start to close shall be *calculated by the following equation:*

$$T = D / (1.5 \text{ ft/s}) \text{ or } T = D / (445 \text{ mm/s})$$

Where T is the total time in seconds and D is the distance from a point in the lobby or landing area 60 inches (1524 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door (see Figure 30-D). For cars with in-car lanterns, T begins when the lantern is visible from the vicinity of hall call buttons and an audible signal is sounded.

3003.4.6.2a [For HCD 1, DSA/AC] **Car call.** The minimum acceptable time for doors to remain fully open shall not be less than *five* seconds.

3003.4.7b [For HCD 1] **Car inside**. The car inside shall allow for the turning of a wheelchair. The minimum clear distance between walls or between wall and door, excluding return panels, shall not be less than *80 inches by 54 inches (2032 mm by 1372 mm) for center-opening doors, and 68 inches by 54 inches (1727 mm by 1372 mm) for side-slide opening doors. See Figure 30-A.* Minimum distance from wall to return panel shall not be less than 51 inches (1295mm).

The centerline of elevator floor buttons shall be no higher than 54 inches (1372 mm) above the finish floor for side approach and48 inches (1219 mm) for front approach. Except for photoelectric tube bypass switches, emergency controls, including the emergency stop and alarm, shall be grouped in or adjacent to the bottom of the panel and shall be no lower than 2 feet 11 inches (889 mm) from the floor. For multiple controls only, one set must comply with these height requirements. Floor buttons shall be provided with visual indicators to show when each call is registered. The visual indicators shall be extinguished when each call is answered.

The emergency telephone handset shall be positioned no higher than 4 feet (1219 mm) above the floor, and the handset cord shall be a minimum of 2 feet 5 inches (737 mm) in length. If the telephone system is located in a closed compartment, the compartment door hardware shall be lever type conforming to the provisions of Section 1004.3, type of lock or latch. Emergency intercommunication shall not require voice communication.

> ***NOTE:*** *Where possible, a 48-inch (1219mm) maximum height for elevator floor buttons is preferred.*

3003.4.8a [For HCD1, DSA/AC] **Car controls**. *Identification for the visually impaired shall be as follows:*

Passenger elevator car controls shall have a minimum dimension of 3/4 inch (19.1 mm) and shall be raised 1/8 inch (3.2 mm) plus or minus 1/32 inch (0.8 mm) above the surrounding surface. Control buttons shall be illuminated, shall have square shoulders, and shall be activated by a mechanical motion that is detectable. All control buttons shall be designated by a 5/8 -inch-minimum (15.9 mm), Arabic numeral, standard alphabet character, or standard symbol immediately to the left of the control button. A Braille symbol shall be located immediately below the numeral, character or symbol. A minimum clear space of 3/8 inch (9.5 mm) or other suitable means of separation shall be provided between rows of control buttons.

> ***NOTE:*** *See Figure 30-B*

The raised characters shall be white on a black background. Controls and emergency equipment identified by raised symbols shall include, but not be limited to, door open, door close, alarm bell, emergency stop and telephone. The call button for the main entry floor shall be designated by a raised star at the left of the floor designation.

3003.4.9b [For DSA/AC] **Car position indicator and signal.** *The centerline of the hall call button shall be within 42 inches (1067 mm) of the floor. Buttons shall be a minimum of 3/4 inch (19.1 mm) in size and shall be raised 1/8 inch (3.2 mm) plus or minus 1/32 inch (0.8 mm) above the surrounding surface. Visual indication shall be provided to show each call registered and extinguished when answered. Objects adjacent to, and below, hall call buttons shall not project more than 4 inches (102 mm) from the wall.*

3003.4.13 Minimum illumination. The minimum illumination at the car controls *[for HCD 1, DSA/AC], threshold* and the landing when the car and landing doors are open shall not be less than 5 footcandles (54 1x).

3003.4.15a [For HCD1, DSA/AC] **Hall lantern.** A visual and audible signal shall be provided at each hoistway entrance indicating to the prospective passenger the car answering the call and its direction of travel *as follows:*

The visual signal for each direction shall be a minimum of 2 1/2 inches (64 mm) high by 2 1/2 inches (64 mm) *high by 2 ½ inches (64 mm) wide, and visible from the proximity of the hall call button.*

The audible signal shall sound once for the up direction and twice for the down direction *or of a configuration which distinguishes between up and down elevator travel.*

The center line of the fixture shall be located a minimum of 6 feet (1829 mm) in height from the *lobby* floor.

The use of in-car lanterns, *located in or on the car door-jambs, visible from the proximity of the hall call buttons and* conforming to *the* above *requirements* shall *or will* be acceptable.

The use of arrow shapes are preferred for visible signals.

3003.4.16a [For HCD1, DSA/AC] **Doorjamb marking.** *Passenger elevator landing jambs on all elevator floors shall have the number of the floor on which the jamb is located designated by raised Arabic numerals which are a minimum of 2 inches (51 mm) in height and raised Braille symbols which conform to Section 1117B.5.2 located approximately 5 feet (1524 mm) above the floor on the jamb panels on both sides of the door so that they are visible from within the elevator. Raised Braille symbols shall be placed directly to the left of the corresponding raised Arabic numerals. The raised characters shall be on a contrasting background. See Figure 30-B.*

3003.4.17 [For HCD1, DSA/AC] Location. *Passenger elevators shall be located near a major path of travel and provisions shall be made to ensure that they remain accessible and usable at all times the building is occupied.*

SECTION 3008 [FOR DSA/AC] XSPECIAL ELEVATORS

3008.1 Special Access (Wheelchair) Lifts*. Special access wheelchair lifts may be provided between levels, in lieu of passenger elevator, when the vertical distance between landings, structural design and safeguards is as allowed by the State of California, Division of the State Architect, Access Compliance Section, the Department of Industrial Relations, Division of Occupational Safety and Health, and any applicable safety regulations of other administrative authorities having jurisdiction. If lifts are provided, they shall be designed and constructed to*

facilitate unassisted entry, operation and exit from the lift, and shall comply with Chapters 11 and 11B and ASME A17.1, Safety Code for Elevators and Escalators, Section XX, 1990. Additionally, lifts may be provided as part of an accessible route only for the following conditions:

3008.1.1 [For DSA/AC] *To provide an accessible route to a performing area in an assembly occupancy, or to a speaking area or similar place (such as a dais or "head table") in an assembly or Group B Occupancy.*

3008.1.2 *To comply with the wheelchair viewing position line-of-sight and dispersion requirements of Chapter 11B.*

3008.1.3 *To provide access to incidental occupiable spaces and rooms which are not open to the general public and which house no more than five persons, including, but not limited to, equipment control rooms and projection booths.*

3008.1.4 *To provide access where existing site constraints or other constraints make use of a ramp or an elevator infeasible.*

EXCEPTIONS: 1. *The provisions of this section shall not apply to existing buildings when physical constraints will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship.*

NOTE: *See Section 101.17.*

2. *When the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception to such regulation shall be granted when equivalent facilitation is provided.*

3. *The installation of lifts as part of an accessible route for additions or alterations is not limited to the four conditions required by Section 3008.*

3008.1.4.1 *The lift platform or support shall be of sufficient size to accommodate large motorized wheelchairs, per Chapter 11B and shall have a rated capacity of not less than as required by ASME A17.1, 1990.*

3008.1.4.2 *The rated speed of the platform shall not exceed 20 feet per minute (0.1 m/s) and the operating control shall be the constant pressure type designed so that a person can easily operate it with a disability. A push-bar control designed for use by persons with disabilities or a control that provides equal usability shall be provided.*

3008.1.4.3 *The lift assembly shall be securely supported to maintain the platform in a level position and to prevent the loosening or displacement of any portion of the unit. All portions of the lift machinery shall be protected from intrusion of water.*

3008.1.4.4 *Solid, smooth enclosures provided as per ASME 17.1 shall be provided for the platform lift, which provides a reasonable degree of safety for persons with disabilities using the lift and others exposed to the lift, except as provided in 3008.1.4.7. Provide installation with safety devices that may be required per Sections 3008.1.4.5 through 3008.1.4.7.*

3008.1.4.5 *The top landing shall be equipped with a device, door or gate 42 inches (1067-mm) in height. Each door or gate shall be equipped with both mechanical and electrical contacts, which prevent operation of the platform unless they are properly closed.*

3008.1.4.6 *"Call-Send" controls shall be provided at each landing in compliance with 11B. Where platform lifts are used to provide barrier-free path of travel requirements, they shall facilitate unassisted entry, operation and exit from the lift.*

3008.1.4.7*. When the enclosure required in Section 3008.1.3 is not provided because the lift serves only two landings, the underside of the lifting platform shall be equipped with a safety pan cover which will automatically shut off the lifting device should any obstruction under the platform interfere with its downward travel. The platform shall be provided with a 42 inch-high (1067 mm) solid gate at the bottom landing entrance. A smooth, vertical wall or fascia shall be provided from the sill of the top landing to the bottom landing level.*

3008.1.4.8 *A pit may be provided to permit the platform to stop flush with the bottom landing level [which shall be protected by a runway enclosure that extends a minimum of 42 inches (1067 mm) above the top landing level], or in lieu of a pit, a ramp shall be provided which does not exceed 1 unit vertical in 12 units horizontal (8.33%) run. The surface of the ramp shall have a nonskid surface.*

NOTE: *See Chapter 11B.*

EXCEPTION: *If the horizontal run of the ramp does not exceed 15 inches, (381 mm) the maximum rise may be 2 1/2 inches (64 mm), and shall in any case not exceed 2 units vertical in 12 units horizontal (16.7 % slope).*

3008.1.4.9 *When the lift is hydraulically operated or is of the electric-hydraulic type, relieving switches shall be provided to keep the platform level with the landing at which it has been parked.*

3008.1.4.10 Lift access landings*. There shall be a level and clear floor area or landing at each floor or level served by special-access lifts to allow safe access to and exiting from the lift platform.*

3008.1.4.10.1 Landing size*. In new construction, the minimum size of landings specified in this section shall be 60 inches by 60 inches (1524 mm by 1524 mm).. Other dimensions may be substituted where it can be demonstrated that a person using a wheelchair measuring 30 inches by 48 inches (762 mm by 1219 mm) can enter and operate the lift safely.*

3008.1.4.10.2 Relationship to the path of travel*. Level and clear floor areas or landings as specified in this section shall be part of "path of travel" requirements. See Section* 217.

Chapter 35
UNIFORM BUILDING CODE STANDARDS
Part I B General

SECTION 3505 B AMENDMENTS TO NATIONAL STANDARDS

3505.1 [For DSA/AC, SFM] NFPA 72, 1996 Edition.

Add a definition of Acentral control station≅ as follows:
CENTRAL CONTROL STATION *is a central control station for fire department operations as referred to in the California Building Code and California Fire Code. (See also FIRE COMMAND CENTER.)*

Amend Section 1.5.5.4, as follows:

Sec. 1.5.5.4. Wiring. *The installation of all wiring, cable and equipment shall be in accordance with California Electrical Code, and specifically with Article 760, Article 770 and Article 800, where applicable. Optical Fiber Cables shall be protected against mechanical injury in accordance with Article 760.*

Add a subsection 1-7.2.2 as follows:
(b) Record drawings; and

(c) Written operating instructions shall be provided at a location approved by the enforcing agency.

Add a Section 1-5.4.7.1 as follows:
Sec. 1-5.4.7.1. Supplementary Audible Indicating Devices. *Every public, private or parochial school building having an occupant capacity of fifty (50) or more students or more than one classroom shall sound the California uniform fire alarm signal as described in Education Code Sections 32002, 32003 and 32004, which states:*

> *When the signal is given by means of an apparatus emitting intermittent sound signals, the signal shall be given by repeated successive short intermittent signals for a full period of 10 seconds, to be immediately followed by an intermission or period of silence of five full seconds before the signal is repeated.*

When the signal is given by means of an apparatus emitting prolonged or continuous sound signals, the signal shall be given by prolonged whistle blast or other sound signal continuously sounded for a full period of 10 seconds, to be immediately followed by an intermission or period of silence of five full seconds before the signal is repeated.

In no case shall the signal be given for less than a one-minute period, and then only in the manner indicated.

***EXCEPTION:** When a fire alarm system having a distinctive tone, and which is used for no other purpose, is installed, the manner of sounding such alarm shall not be subject to the provisions of Education Code Sections 32002, 32003 and 32004.*

Amend existing Section 1-5.7.1.2 as follows:
***Sec. 1-5.7.1.2. Zone of Origin.** Fire alarm systems serving two or more zones shall identify the zone of origin of the alarm initiation by annunciation or coded signal as required by the enforcing agency.*

Add a Section 2-4.2.1 as follows:
***Sec. 2-4.2.1. Alarm Verification.** The alarm verification feature shall not be used for household fire warning equipment.*

Add a Section 6-4.5 as follows::
***Sec. 6-4.5. Notification Appliances for the Hearing Impaired.** Approved notification appliances for the hearing impaired shall be installed in the following areas:*

1. *Restrooms*
2. *Corridors*
3. *Music practice rooms*
4. *Band rooms*
5. *Gymnasiums*
6. *Multipurpose rooms*
7. *Occupational shops*

8. Occupied rooms where ambient noise impairs hearing of the fire alarm

9. Lobbies

10. Meeting rooms

11. Any other area for common use

***NOTE:** This section is also adopted by the Division of the State Architect, Access Compliance, for buildings not regulated by the state fire marshal.*

***Amend Sections 6-3.2.1 and 6-3.3.1 as follows:**.*

***Sec. 6-3.2.1** Audible signal appliances intended for operation in the public mode shall have a sound level of not less than 75dBA at 10 feet (3048 mm) or more than 110dBA at the minimum hearing distance from the audible appliance.*

***Sec. 6-3.3.1 PRIVATE MODE** Audible signals intended for operation in the private mode shall have a sound level of not less than 45dBA at 10 feet (3048 mm) or more than 110dBA at the minimum hearing distance from the audible appliance.*

Add a Section 3-8.2.3 (a) as follows:
***Sec. 3-8.2.3 (a)** A smoke detector continuously subjected to a smoke concentration above alarm threshold magnitude initiates a system alarm within 30 seconds.*

Add a Section 3-8.13.3.1 as follows:
***Sec. 3-8.13.3.1. Secondary Power Supply.** In calculating the size of the secondary power supply, the total system supervisory and alarm loads shall be used.*

Amend Section 3-8.13.5.1 as follows:
Sec. 3-8.13.5.1 Operation.
No audible device timeout of fire alarm signals shall be allowed.

Add a Section 3-12.4.3 and amend as follows:
***Sec.3-12.4.3 (c)** 3. Installation of listed circuit integrity (C.I.) cable, which meets or exceeds a two-hour fire-resistance rating.*

Amend existing Section 3-12.6.3.1 (a) as follows:
Sec. 3-12.6.3.1 (a).

*(a) An alert tone for Group R, Division 1 Occupancies shall be a minimum of 30 seconds, all others shall have an alert tone of 3 to10 seconds' duration…**(Balance to remain unchanged.)***

Add to Section 3-12.6.5.1 as follows:
Sec.3-12.6.5.1. *Special fire alarm provisions for occupancies having floors used for human occupancy located more than 75 feet (22 860 mm) above the lowest level of the fire department vehicle access, are found in Title 24, Part 2, Chapter 4, of the California Building Code. Those provisions include providing a central control station. The requirements provided for, in a fire command center, may be included within the central control station.*

Amend existing Section 5-8.1.2 by adding an exception as follows:

> ***Exception:*** *When individual units are served by a single stairway, additional boxes at other than the ground floor may be omitted.*

PART 3

THE CALIFORNIA ELECTRICAL CODE

ARTICLE 089 – ADMINISTRATION

(Note: Article 089 has no corresponding Article in the NEC.)

089-1. Title. *The provisions contained in this Code shall be known as the "California Electrical Code," a portion of the "California Building Standards Code," as defined in the "California Building Standards Law" commencing with Section 18901 of the Health and Safety Code, and may be cited and referred to as the "California Electrical Code." The unqualified words "This Code" as used herein refer only to the California Electrical Code, and do not include any other portions of the California Building Standards Code. These provisions may also be cited as "C.E.C." or "Part 3" within other parts of the California Building Standards Code (Title 24).*

089-2. Purpose. *The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property and public welfare, and to protect against hazards that may arise from the use of electricity by regulating and controlling the design, construction, installation, qualify of materials, location and operation of electrical equipment, wiring and systems.*

089-3. Scope. *The purpose of the Code and the building standards contained herein including those standards adopted by reference without amendments, where specifically adopted by the listed agencies under their cited authority and enforced by the enforcing agency specified in Section 089-7, shall apply to the construction, alteration, moving, demolition, repair and use of all electrical equipment wiring and systems in or on any building or structure or outdoors on any premise or property; except such electrical equipment, wiring and systems which are expressly exempted by Section 089-4.*

089-4. Exempted from this Code. *This Code does not cover:*

(a) *Installations in ships, watercraft other than floating dwelling units, railway rolling stock, aircraft, automotive vehicles, commercial coaches, mobile-homes and recreational vehicles.*

(b) *Installations underground in mines, mine shafts and tunnels.*

(c) *Installations of railways for generation, transformation, transmission, or distribution of power used exclusively for operation of rolling stock or installations used exclusively for signaling and communication purposes.*

(d) *Installation of communication equipment under the exclusive control of communication utilities, located outdoors or in building spaces used exclusively for such installations.*

(e) *Installations under the exclusive control of electrical utilities for the purpose of communication, or metering; or for the generation, control, transformation, transmission, and distribution of electrical energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utility or on public highways, streets, roads, etc., or outdoors by established rights on private property.*

Exception to (d) and (e): In places of employment, the following shall apply: installations of conductors, equipment and associated enclosures subject to the jurisdiction of the California Public Utilities Commission, that are owned, operated and maintained by an electric, communications, or electric railway utility, but not including conduits, vaults, and other like enclosures containing conductors and equipment of such a utility when located indoors or on premises not used exclusively for utility purposes, but do not apply to the utility's conductors and equipment therein.

(f) *Installations on highways or bridges.*

089-5. Non-Building Standards, Orders and Regulations.

(a) *Requirements contained in the National Electrical Code (NEC), or in any other referenced code, document or standard, which are not building standards as defined in Section 18912 of the Health and Safety Code, shall not be construed as a part of the provisions of this Code.*

(b) *For the applicability of regulations, safety and other orders, and standards which relate to the administration, enforcement, maintenance, operation and similar non-building standards, see other titles of the California Code of Regulations.*

089-6. Order of Precedence and Use.

(a) *In the event of any difference between the provisions of this Code and the National Electrical Code (NEC), or between this Code and the provisions of any other referenced code, document or standard, the text of this Code shall govern. Where a specific provision varies from a general provision, the specific provisions shall apply.*

(b) *If a section of this Code makes a cross-reference to another section or table in the National Electrical Code (NEC), such cross-referencing shall be interpreted to mean that which is shown in the NEC unless the referenced section or table has been amended or modified in this Code for the particular enforcing agency.*

(c) *If a section in the National Electrical Code (NEC) makes a cross-reference to another section or table in the NEC, such cross-referencing shall be interpreted to mean that which is shown in the NEC unless the referenced section or table has been amended or modified in this Code or the particular enforcing agency.*

(d) *When adopted by a State agency, and approved by the Commission, the text of amended provisions contained in this Code shall take precedence over the corresponding provisions of the National Electrical Code (NEC).*

089-7. Application.

1. BSC-California Building Standards Commission.

Application-*State Buildings including buildings constructed by the Trustees of the California State University and Colleges and the Regents of the University of California where no state agency has the authority to adopt Building Standards applicable to such buildings.*

Enforcing Agency-*State or Local agency specified by the applicable provisions of law.*
Authority Cited-*Health and Safety Code Section 18934.5.*
Reference-*Health and Safety Code Sections 18901 through 18949.6.*

2. DHS-Department of Health Services.

Application (1)-*Section 210-50(d) applies to commissaries serving mobile food preparation units.*

(2) *Sections 680-13 and 680-14 apply to public swimming pools.*

Enforcing Agency-*The Department of Health Services or the local health officer.*
Authority Cited-*Health and Safety Code Sections 102, 208, 18897.2, 24102 and 27502.*
Reference-*Health and Safety Code Sections 102, 208, 18897.2, 24102 and 27991.*

3. HCD-1-Department of Housing and Community Development.

Application-*Hotels, motels, lodging houses, apartment houses, dwellings, employee housing, and factory-built housing. Access and adaptability requirements for the physically disabled shall apply to all newly constructed privately funded covered multi-family dwelling units in buildings having three or more dwelling units and privately funded shelters intended for occupancy as residences for homeless persons. These regulations do not apply to buildings containing less than four condominium dwelling units. These regulations also do not apply to the repair, rehabilitation or additions to apartment houses, condominiums or time-share units.*

Enforcing Agency-*Local Building Department or the Department of Housing and Community Development.*
Authority Cited-*Health and Safety Code Sections 17921 and 50558.*
Reference-*Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 50558 and 50559.*

4. HCD-2-Department of Housing and Community Development.

Application-*Permanent buildings in mobile home parks, recreational vehicle parks, temporary recreational parks, and travel trailer parks.*

Enforcing Agency-*Local building department or the Department of Housing and Community Development.*

Authority Cited-*Health and Safety Code Section 18300.*

Reference-*Health and Safety Code Sections 18200 through 18851.*

5. DSA/AC-Division of the State Architect, Access Compliance.

General. *To assure that barrier-free design is incorporated in all buildings, facilities, site work and other improvements to which this code applies; to assure that these improvements are accessible to and usable by physically disabled persons. Additions, alterations and structural repairs in all buildings and facilities shall comply with these provisions for new buildings, except as otherwise provided and specified here. The provisions of these regulations shall apply to any portable buildings leased or owned by a school district, and shall also apply to temporary and emergency buildings and facilities.*

A. Application-*Publicly-Funded Buildings, Structures, Sidewalks, Curbs and Related Facilities where access for people with physical disabilities is required to areas designated in Part 2 of Title 24.*

Note: *See Government Code, commencing with Section 4450.*

(1) *All buildings, structures, sidewalks, curbs, and related facilities constructed by the use of State, county, or municipal funds, or the funds of any political subdivision of the State.*

(2) *All buildings, structures, and facilities, occupied 50 percent or more, which are leased, rented, contracted, sublet or hired for periods in excess of two years by any municipal county or State division of government or by a special district. The determination as to whether the building, structure, or facility is occupied 50 percent or more shall be based upon the usable floor areas as defined in Part 2 of this code.*

(3) *All publicly-funded living accommodations*

(4) *All publicly-funded buildings used for one or two family dwelling unit purposes shall conform to the appropriate provisions applicable to living accommodations.*

(5) *All existing publicly-funded buildings and facilities when alterations, structural repairs or additions are made to such buildings or facilities. This requirement shall apply only to the area of specific alteration, structural repair or addition and shall include those areas listed below:*

a. *A primary entrance to the building or facility and the primary path of travel to the specific area of alteration, structural repair or addition.*

b. *Sanitary facilities, drinking fountains, and public telephones serving the area.*

Exception No. 1: *When the total construction cost of alterations, structural repairs or additions does not exceed a valuation threshold of $50,000, based on January 1981, "ENR US-20 Cities" average construction cost index of 3372.02 ("Engineering News Record", McGraw-Hill Publishing Co.), and the enforcing agency finds that compliance with this Code creates an unreasonable hardship compliance shall be limited to the actual work of the project.*

The enforcing agency shall, annually, update the valuation threshold to a current amount based on the increase in the index since the last figure used.

Exception No. 2: *Alterations, structural repairs or additions consisting of one of the flooring shall be limited to the actual work of the project:*

a. *Altering one building entrance to meet handicapped/physically disabled requirements.*
b. *Altering one existing toilet facility to meet handicapped/physically disabled requirements.*
c. *Altering existing elevators to meet handicapped/physically disabled requirements.*
d. *Altering existing steps to meet handicapped/physically disabled requirements.*
e. *Altering existing handrails to meet handicapped/physically disabled requirements.*

Exception No. 3: *Projects which consist only of heating, ventilation, air conditioning, reroofing, electrical work not involving placement of switches and receptacles, cosmetic work that does not affect access such as painting, carpeting, etc., are not considered alteration projects for purposes of accessibility for the handicapped/people with physical disabilities and shall not be subject to DSA/AC requirements.*

B. Application. *Privately-Funded Public Accommodations and Facilities where access for people with physical disabilities is required to areas designated in Part 2 or Title 24.*

Note: *See Health and Safety Code, commencing with Section 19952.*

(1) *Any building, structure, facility, complex or improved area or portion thereof which is used by the general public and shall include:*

a. *Auditoriums, convention centers ad stadiums.*

b. *Hospitals, including but not limited to, hospitals, nursing homes*

c. *Theaters, restaurants and shopping centers.*

d. *Hotels and motels.*

e. *Passenger vehicle service stations.*

f. *Offices of physicians and surgeons.*

g. *Office buildings.*

h. *Public curbs and sidewalks.*

(2) *Any sanitary facilities which are made available for the public, clients, or employees in such accommodations or facilities.*

(3) *Any curb or sidewalk intended for public use that is constructed in this State with private funds.*

(4) *All existing privately-funded public accommodations when alterations, structural repairs or additions are made to such public accommodations as set forth under 11A(5) above.*

Exception No. 1: *In privately funded multi-storied passenger vehicle service stations, shopping centers, offices of physicians and surgeons, and office buildings, subject to this code, floors or levels above and below the first floor or ground level are exempt from these requirements if a ramp or elevator is not available to provide public access to such floors or levels.*

Exception No. 2: *In privately funded multi-storied buildings, floors or levels above the first floor or ground level are exempt from these requirements if a reasonable portion of all facilities and accommodations normally sought and used by the public in such a building are accessible to and usable by physically handicapped persons/people with physical disabilities.*

C. Enforcing Agency:

(1) *By the Director of General services where State funds are utilized for any project or where funds of counties, municipalities other political subdivisions are utilized for the construction of elementary, secondary or community college projects.*

(2) *By the governing bodies thereof where funds of counties, municipalities or other political subdivision are utilized except as otherwise provided above.*

(3) *By the building department of every city, county, or city and county within the territorial area of its city, county, or city and county where private funds are utilized. "Building department" means the department, bureau, or officer charged with the enforcement of laws or ordinances regulating the erection or construction, or both the erection and construction of buildings.*

D. Special Conditions for the Physically Handicapped Requiring Appeals Action Ratification: *Whenever reference is made in these regulations to this section, the findings and determinations required to be rendered by the local enforcing agency shall be subject to ratification through an appeals process.*

E. Authority Cited-*Government Code Section 4450.*

F. Reference-*Government Code Sections 4450 through 4458 and Health and Safety Code Sections 19952 through 19959.*

6. DSA-SSS-Structural Safety Section, Division of the State Architect.

A. Application-*Public elementary and secondary school and community-college buildings.*

B. Application-*State owned or leased essential service buildings.*

Enforcing Agency-*Structural Safety Section, Office of the State Architect.*

Authority Cited-*Heath and Safety Code Section 16022.*

7. OSHPD-Office of Statewide Health Planning and Development.

A. OSHPD 1

Application-*General acute-care hospitals and acute psychiatric hospitals. For Structural Regulations: Skilled nursing facilities and/or intermediate care facilities except those skilled nursing facilities and intermediate care facilities of single-story, Type V, wood or light steel-frame construction enforcing Agency.*

OSHPD-*The office shall enforce the Division of the State Architect access compliance regulations and the regulations of the Office of the State Fire Marshal for the above stated facility types.*

Authority Cited-*H&SC §446.2, 446.3, 11275 AND 15055.*

Reference-*H&SC §446.2, 446.3, 1275 AND 15000 through 15093, H&SC §19958 and H&SC §15001.*

‘ B. OSHPD 2

Application-*Skilled nursing facilities and intermediate care facilities. For structural regulations: Single-story, Type V skilled nursing and/or intermediate-care facilities utilizing wood or light steel-frame construction.*

Enforcing Agency-*OSHPD. The office shall also enforce the Division of the State Architect access compliance regulations and the regulations of the Office of the State Fire Marshal for the above stated facility type.*

Authority Cited-*H&SC §446.2, 446.3, 1275 AND 15005.*
Reference-*H&SC §446.2, 446.3, 1275 AND 15001.*

C. OSHPD 3

Application-*Clinics.*
Enforcing Agency-*Local building department.*

Authority Cited -*H&SC §446.2, 446.3, and 1226, GC §54350, H&SC §15071.1 and State Constitution Article 11 §7.*

D. OSHPD 4

Application-*Correctional treatment centers.*
Enforcing Agency-*OSHPD. The office shall also enforce the Division of the State Architect access compliance regulations and the regulations of the Office of the State Fire Marshal for the above-stated facility types.*
Authority Cited- *H&SC Sections 446.2, 446.3 and 1226.*
Reference- *H&SC Sections 446.2, 446.3, 1275 and 15000 through 15093.*

8. SFM-Office of the State Fire Marshal.

Application-*All high-rise buildings; assembly, educational and institutional buildings; all other occupancies when auxiliary or accessory to an assembly, educational or institutional building; organize camps and State-owned or occupied buildings including State colleges and universities; tents, awnings or other fabric enclosures used in connection with any occupancy.*

Enforcing Agency-*Local fire authority. State Fire Marshal where no local fire authority exists and for State-owned or occupied buildings.*
Authority Cited-*Health and Safety Code Sections 13108, 13116, 13143, 13143.6, 13211, and 18897.3.*
Reference-*Health and Safety Code Sections 13100 through 13146.5, 13210 through 13216 and 18897 through 18897.7.*

089.8 Adopting Agency. *An "Adopting agency" is a State agency, excluding an agency in the judicial or legislative departments of the State Government, which is responsible for the administration of a program and which as promulgated, adopted and submitted to the Commission for its approval proposed building standards for such programs. "Adopting agency" may include boards, commissions, committees, departments, divisions, officers, offices, and other subdivisions of State Government.*

089-9. Format. *The California Electrical Code, a part of the California Building Standards Code, adopts the National Electrical Code (NEC) by reference on an article by article basis. Amendments or additions to the provisions of the NEC by each adopting agency are adopted on a section by section or subsection by subsection basis, and follow the NEC format using the same titles, bold face headings and general text arrangement, except where the Commission has approved a format variance.*

089-10. Validity. *If any chapter, article, section, subsection, paragraph, sentence, clause, or phrase of this Code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the State as stipulated by statutes, or otherwise inoperative such decisions shall not affect the validity of the remaining portions of this Code.*

089-11. Standard Reference Documents.

(a) *The codes, publications and standards adopted in the Matrix Adoption or referred to in the text of this Code, including other codes, publications and standards referred to therein, are by title and date of publication, hereby adopted as standard reference documents of this Code.*

(b) *Such reference to other documents shall be made in the form of either an internal citation within the text or a fine print note (utilizing a smaller typographical alphabet letter size), and shall be a specific edition of the reference document. Internal citations appearing within the text of a building standard are enforceable, and each citation must be checked for accuracy and application. Fine print notes which appear beneath the applicable text of the building standard or Code section are explanatory or permissive and are not enforceable.*

ARTICLE 210 - BRANCH CIRCUITS

A. General Provisions

210-7. Receptacles and Cord Connectors.

(g) *[For HCD 1]* **Installation Height.** *Where access for people with physical disabilities is required by Article 089-7, the center of receptacle outlets on branch circuits of 30 amperes or less shall be installed not less than 15 inches above the floor or working platform.*

EXCEPTION NO. 1: Receptacle outlets installed as a part of permanently installed baseboard heaters are exempt.

EXCEPTION NO. 2: Required receptacle outlets shall be permitted in floors when adjacent to sliding panels or walls.

EXCEPTION NO. 3: Baseboard electrical outlets used in relocatable partitions, window walls or other electrical convenience floor outlets are not subject to the minimum height requirements.

EXCEPTION NO. 4: This section shall not apply to existing buildings when the enforcing agency determines that compliance with these standards would create an unreasonable hardship.

210-7(g.1): This code section was inadvertently dropped from the matrix table. It will be added shortly.

C. Required Outlets

210-50

(d) *[For DHS]* **Commissary Service Outlet.** *A commissary which services food preparation units shall provide one outlet for each vehicle requiring electrical power for mechanical refrigeration.*

(e) *[For DHS with exceptions]* **Installation Height.** *The center of 15-, 20-, and 30-ampere receptacle outlets required by Sections 210-52(a), (b), and (c) shall be installed not less than 12 inches above the floor or working platform.*

EXCEPTION NO. 1: Receptacle outlets installed as a part of permanently installed baseboard heaters are exempt.

EXCEPTION NO. 2: Required receptacle outlets shall be permitted in floors when adjacent to sliding panels or walls.

EXCEPTION NO. 3: Baseboard electrical outlets used in relocatable partitions, window walls or other electrical convenience floor outlets are not subject to the minimum height requirements.

ARTICLE 380 - SWITCHES

Sec. 380-8 Accessibility and Grouping.

380-8(c). *[For HCD1, DSA/AC]* **Installation.** *The center of the grip of the operating handle of controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment, shall be not more than 48 inches (1219 mm) above the floor or working platform.*

ARTICLE 346 – RIGID METAL CONDUIT

This code section is erroneously shown as adopted in the 1998 California Electrical Code. It will be removed by errata shortly by Building Standards Commission.

ARTICLE 540 – MOTION PICTURE PROJECTIONS

This code section is erroneously shown as adopted in the 1998 California Electrical Code. It will be removed by errata shortly by Building Standards Commission.

ARTICLE 710 – OVER 600 VOLTS, NOMINAL GENERAL

This code section is erroneously shown as adopted in the 1998 California Electrical Code. It will be removed by errata shortly by Building Standards Commission.

ARTICLE 760 – FIRE PROTECTIVE SIGNALING SYSTEMS

760-16 *[For DSA/AC]* ***Installation Height of Manual Stations.***
The center of fire alarm initiating devices (boxes) shall be located 48 inches above the level of the floor, working platform, ground surface or sidewalk.

Exception: Enforcement official shall not retroactively require fire alarm initiating devices be relocated to a 48-inch height.

PART 5

THE CALIFORNIA PLUMBING CODE

Chapter 1
ADMINISTRATION

SECTION 101.2 – Purpose

101.2.2 *To provide minimum standards to safeguard life or limb, health, property and public welfare, and protect against hazards that may arise from the use of plumbing piping and systems by regulating and controlling the design, construction, installation, quality of materials, location and operation of plumbing piping systems within the state of California.*

SECTION 101.4 – Scope

101.4.1 ***Application.*** *The provisions of this code shall apply to the construction, alteration, moving, demolition, repair and use of all plumbing, gas, or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property.*

101.4.1.1.1 *Any plumbing system may have its existing use, maintenance or repair continued when the administrative authority determines that its use, maintenance or repair is in accordance with the original design and no hazard to the public health, safety or welfare has been created by such system.*

101.4.1.1.2.a *Existing building sewer and building drains may be used in connection with plumbing alterations or repairs if such sewer or drains have been properly maintained and were installed in accordance with the applicable laws in effect at the time of installation. Any plumbing system existing on January 1, 1975, shall be deemed to have conformed to applicable law in effect at the time of installation and to have been maintained in good condition if currently in good and safe condition and working properly.*

101.4.1.1.3.1 ***[For HCD 1 &2, DSA/AC]*** *Effective January 1, 1990, in new construction and those existing facilities which occupancy type are listed in Tables 4-1 and 4-4 for public use, which apply for permit to undertake construction, structural alterations, repairs or improvement which exceed 50 percent of the square footage of the entire facility, shall install water closets, urinals, lavatories and drinking fountains as stipulated in Tables 4-1 and 4-4 for public use.*

Community and/or municipal parks with a bleacher capacity not exceeding 500 seats shall be exempt from the requirements of this section and Tables 4-1 and 4-4.

Note: *Each bathroom shall comply with Chapter 15 of the California Plumbing Code.*

101.4.1.4a Conflicts Between Codes. *When the requirements of this code conflict with the requirements of the California Mechanical Code, Title 24, Part 4, the California Mechanical Code shall prevail.*

101.4.4 Effective Date. *One hundred and eighty days after the date of publication, or as otherwise noted herein.*

101.4.4.1 *For clarification purposes, the application subsection of Health and Safety Code Section 18938 is repeated.*

H&SC 18938. (b) The building standards contained in the Uniform Fire Code of the International Conference of Building Officials and the Western Fire Chiefs Association, Inc, the Uniform Building Code of the International Conference of Building Officials, Appendix Chapter 1 of the Uniform Code for Building Conservation of the International Conference of Building Officials, the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials, the National Electrical Code of the National Fire Protection Association, the Uniform Mechanical Code of the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials, as referenced in the California Building Standards Code, shall apply to all occupancies throughout the state and shall become effective 180 days after publication in the California Building Standards Code by the California Building Standards Commission, or at a later date after publication established by the commission.

101.4.4.2 *The provisions of the model code which are adopted by these regulations are applicable to all occupancies groups and uses regulated by this code. The amendments to the model code are applicable only to those occupancies or uses which the state agency adopting the amendments is authorized to regulate as listed in Section 101.8*

101.6 Nonbuilding Regulations

Requirements contained in the U.P.C., or in any other referenced standard, code, or document, which are not building standards as defined in Section 18909, Health and Safety Code, shall not be construed as part of the provisions of this code.

101.7 Order of Precedence

Where, in any specific cases, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. When there is a conflict between a general and a specific requirement, the specific requirements shall apply.

101.8 Format

This part fundamentally adopts the U.P.C. by reference on a chapter-by-chapter basis. Such adoption is reflected in the adoption tables of each chapter of this part. When the adoption table of a chapter of this part makes no reference to a specific chapter of the U.PC., such chapter of the U.P.C. is not adopted as a portion of this code.

101.9 Validity

If any chapter, section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.

101.10 Standard Reference Documents

101.10.1 *The codes, standards and publications, adopted and set forth in this code, including other codes, standards and publications referred to therein are, by title and date of publication, hereby adopted as standard reference documents of this code.*

101.10.2 *When this code does not specifically cover any subject relating to building design and construction, recognized fire-prevention engineering practices shall be employed. The National Fire Codes and the Fire Protection Handbook of the National Fire Protection Association may be used as authoritative guides in determining recognized fire-prevention engineering practices.*

101.11 Application

101.11.1 Vesting Authority. *When adopted by a state agency, the provisions of these regulations shall be enforced by the appropriate enforcing agency, but only to the extent of authority granted to such agency by the state legislature.*

Following is a list of the state agencies that adopt building standards, specific scope of application of the agency responsible for enforcement, and the specific authority of each agency to adopt and enforce such provisions of building standards of this code, unless otherwise stated.

Chapter 15
PLUMBING REQUIREMENTS FOR DESIGN SAFETY FOR ACCESSIBILITY

1501.0 [For DSA/AC w/ exceptions, HCD 1/AC & 2 w/o exceptions]

General

This chapter contains building standards of the Division of the State Architect/Access Compliance and the Department of Housing and Community Development applicable to all buildings and facilities required to be accessible to and usable by persons with disabilities.

> ***EXCEPTIONS:*** *1.* ***{For DSA/AC****] In existing buildings, when the enforcing agency determines that compliance with any regulation under this chapter would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.*
>
> *2.* ***{For DSA/AC]*** *In existing buildings, when the enforcing agency determines because of physical constraints compliance with this chapter or equivalent facilitation would create an unreasonable hardship, these regulations shall not apply.*

1502.0 [For DSA/AC w/ notes, HCD 2 w/o notes] Water Closets

The height of accessible water closets shall be a minimum of 17 inches (432 mm) and a maximum of 19 inches (483 mm) measured to the top of a maximum 2-inch-high (51 mm) toilet seat, except that 3-inch (76 mm) seats shall be permitted only in alterations where the existing fixture is less than 15 inches (381 mm) high, Controls shall be operable with one hand, and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5 pound force (lbf) (22.2 N).

> ***NOTES:*** *1.* ***{For DSA/AC]*** *See the California Building Code, Chapter 11A, for water closets in living accommodations.*
>
> *2.* ***{For DSA/AC]*** *See California Building Code, Chapter 11B, for additional requirements for water closets in publicly funded housing and all nonresidential occupancies.*
>
> *3.* ***{For DSA/AC]*** *Automatic "spring to lifted position" seats are not allowed.*

1503.0 [For HCD 2] Urinals

1503.1 [For HCD 2] Permanent Buildings and Accessory Buildings in Mobile Home Parks and Special Occupancy Parks

1503.1.1 *Where one or more urinals are provided, at least one with a rim projecting a minimum of 14 inches (356 mm) from the wall and at a maximum of 17 inches (432 mm) above the floor shall be provided.*

1503.1.2 *Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5 lbf (22.2 N).*

1503.2 [For HCD 2, DSA/AC] Publicly Funded Buildings, Public Accommodations, Commercial Buildings and Publicly Funded Housing

1503.2.1 *Urinals shall be floor mounted or wall hung. Where one or more wall hung urinals are provided, at least one with a rim projecting a minimum of 14 inches (356 mm) from the wall and at a maximum of 17 inches 9432 mm) above the floor shall be provided.*

1503.2.2 *Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5 lbf (22.2 n). Electronic or automatic flushing controls are acceptable and preferable.*

1504.0 Lavatories

1504.1 Privately Funded Housing [for HCD 1/AC] and Permanent Buildings and Accessory Buildings in Mobile Home Parks and Special Occupancy Parks [for HCD 2 w/o exception]

1504.1.1 *Lavatories adjacent to a wall shall be mounted with a minimum distance of 18 inches (457 mm) to the center line of the fixture. All accessible lavatories shall be mounted with the rim or counter surface no higher than 34 inches (864 mm) above the finish floor and with a clearance of at least 29 inches (737 mm) from the floor to the bottom of the apron with knee clearance under the front lip extending a minimum of 30 inches (762 mm) in width with 8 inches (203 mm) minimum depth at the top. The clearance shall be the same width and shall be a minimum of 9 inches (229 mm) high from the floor and a minimum of 17 inches (432 mm) deep from the front of the lavatory.*

EXCEPTION: {For HCD 1/AC] *In privately funded apartment houses, the space under the lavatory may be omitted provided the door swing does not encroach on clear spaces in front of the lavatory, water closet and bathtub-shower in the accessible bathroom.*

1504.1.2 *Hot water and drain pipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.*

1504.1.3 *Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.*

The force required to activate controls shall be no greater than 5 lbf (22.2 N). Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

1504.2 [For DSA/AC] Publicly Funded Buildings, Public Accommodations, Commericial Buildings and Publicly Funded Housing

1504.2.1 *Faucet controls and operating mechanisms shall be operable with one hand in accordance with Chapter 11B of the California Building Code and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). Lever-operated, push-type and electronically controlled mechanisms (preferable) are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.*

Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18 inches (457 mm) to the center line of the fixture. All lavatories that are designated to be accessible shall be mounted with the rim or counter edge no higher than 34 inches (864 mm) above the finished floor and with vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory of 29 inches (737 mm) reducing to 27 inches (686 mm) at a point located 8 inches (203 mm) back from the front edge.

Knee clearance below the lavatory shall extend a minimum of 30 inches (762 mm) in width by 17 inches (432 mm) in depth. See Figure 15-1.

1504.2.2 *Hot water and drain pipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.*

Section 1505.0 [For DSA/AC w/note, HCD 2 w/o note] Showers

1505.1 *Water controls of a single-lever design shall be located on the side wall opposite the seat and operable with a maximum force of 5 lbf (22.2 N). The controls shall be located 40 inches (1016 mm) [plus or minus 1 inch (25 mm) tolerance] above the shower floor.*

1505.2 *A flexible hand-held shower unit with a hose at least 60 inches (1524 mm) long shall be provided with head mounting height of 48 inches (1219 mm) [plus or minus 1 inch (25 mm) tolerance] maximum above the shower floor.*

1505.3 *Where handicapped shower facilities are provided in areas subject to excessive vandalism, in lieu of providing the fixed flexible hose and hand-held shower head required above, two wall-mounted shower heads shall be installed. Each shower head shall be controlled so that it can be operated independently of the other and shall have a swivel angle adjustment, both vertically and horizontally. One shower head shall be located at a height of 40 inches (1016 mm) [plus or minus 1 inch (25 mm) tolerance] above the floor.*

1505.4 *Where, within the same functional area, two or more showers are provided for the physically handicapped, there shall be at least one shower constructed opposite hand from the other or others (i.e., one left-hand controls versus right-hand controls).*

> ***NOTE: {For DSA/AC]*** *See the California Building Code, Chapter 11B, for showers in living accommodations.*

Section 1506.0 [For DSA/AC, HCD 2 w/o note] Bathtubs

Bathtubs shall be provided with a shower spray unit having a hose at least 60 inches (1524 mm) long that can be used as a shower. Bathtub enclosures, if provided, shall not obstruct controls or transfer from wheelchair onto bathtub seats or into tubs. Enclosures on bathtubs shall not have tracks mounted on their rims.

> ***NOTE: {For DSA/AC]*** *See the California Building Code, Chapter 11B, for bathtubs in living accommodations.*

1507.0 Drinking Fountains

1507.1 [FOR HCD 1/AC] Privately Funded Housing

1507.1.1 *If provided in covered multifamily buildings, drinking fountains and water coolers shall be on an accessible route. Wall-mounted and post-mounted cantilevered drinking fountains and water coolers shall have a clear knee space a minimum of 30 inches (762 mm) in width and shall also have a minimum clear floor space 30 inches by 48 inches (762 mm by 1219 mm) to allow a person in a wheelchair to approach the unit facing forward.*

1507.1.2 *The spout shall provide a flow of water at least 4 inches (102 mm) high so as to allow the insertion of a cup or glass under the flow of water. The force required to activated controls shall be no greater than 5 lbf (22.2 N).*

1507.2 [For HCD 2] Permanent Buildings in Mobile Home Parks and Special Occupancy Parks

1507.2.1 *The drinking fountain shall be a minimum of 18 inches (457 mm) in depth and there shall be clear and unobstructed knee space under the drinking fountain not less than 27 inches (686 mm) in height and 8 inches (203 mm) in depth, the depth measurements being taken from the front edge of the fountain. Additionally, there shall be toe clearance of 9 inches (229 mm) in height above the floor and 17 inches (432 mm) in depth from the front edge of the fountain. A side approach drinking fountain is not acceptable.*

1507.3 [For DSA/AC] Publicly Funded Buildings, Public Accommodations, Commercial Buildings and Publicly Funded Housing

1507.3.1 *The drinking fountain shall be a minimum of 18 inches (457 mm) in depth and there shall be clear and unobstructed knee space under the drinking fountain not less than 27 inches (686 mm) in height and 8 inches (203 mm) in depth, the depth measurements being taken from the front edge of the fountain. Additionally, there shall be toe clearance of 9 inches (229 mm) in height above the floor and 17 inches (432 mm) in depth from the front edge of the fountain. A side approach drinking fountain is not acceptable.*

1507.3.2 *If provided in covered multifamily buildings, drinking fountains and water coolers shall be on an accessible route. Wall-mounted and post-mounted cantilevered drinking fountains and water coolers shall have a clear knee space a minimum of 30 inches (762 mm) in width and shall also have a minimum clear floor space 30 inches by 48 inches (762 mm by 1219 mm) to allow a person in a wheelchair to approach the unit facing forward.*

1507.3.3 *The bubbler shall be activated by a manually operated system not requiring a force greater than 5 lbf (22.2 N) that is located within 6 inches (152 mm) of the front edge of the fountain or an electronically controlled device (preferably). The bubbler outlet orifice shall be located within 6 inches (152 mm) of the front edge of the drinking fountain and within 36 inches (914 mm) of the floor. The water stream from the bubbler shall be substantially parallel to the front edge of the drinking fountain.*

1507.3.4 *The spout shall provide a flow of water at least 4 inches (102 mm) high so as to allow the insertion of a cup or glass under the flow of water. The force required to activate controls shall be no greater than 5 lbf (22.2 N).*

1508.0 Sinks

1508.1 [DSA/AC, HCD 1/AC] Kitchen Sinks. *Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.*

1508.2 [DSA/AC] Noncommercial Kitchen and Counter Bar Sinks.
Kitchen and counter bar sinks located in common use areas shall have faucet controls and operating mechanisms operable with one hand in accordance with Chapter 11B of the California Building Code and shall not require grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

NOTE: *See the California Building Code, Chapter 11B.*

[For purposes of using the table in the following page, the statute below limits the application to only certain occupancies in the table:

ENVIRONMENTAL HEALTH, DIV. 104, § 118505

(d) This section shall apply to facilities where the public congregates that commence construction, or that undertake structural alterations, repairs, or improvements exceeding 50 percent of the entire facility, on or after January 1, 1989.
(e) For the purposes of this section, "facilities where the public congregates: means sports and entertainment arenas, stadiums, community and convention halls, specialty event centers, amusement facilities, and ski resorts.
For purposes of this section, "facilities where the public congregates" also means specialty event centers in public parks.
(f) This section shall not apply to the following:
(1) Any hotel. For purposes of this section, "hotel" means an establishment in which there exists the relationship of guests and innkeeper between the occupants and the owner or operator of the establishment. The existence of some other legal relationship between the occupants and owner or operator shall be immaterial.
(2) Any restaurant or food facility, as defined in Section 113785.
(3) Any public or private elementary or secondary school facility.
(4) Any qualified historic building, defined as qualifying under provisions in the State Historical Building Code contained in Part 8 (commencing with Section 8-100) of Title 24 of the California Code of Regulations.]

TABLE 4-1: MINIMUM PLUMBING FACILITIES

Each building shall be provided with sanitary facilities, including provisions for the physically handicapped as prescribed by the Department having jurisdiction. For requirements for the handicapped, ANSI A 117 1-1992, Accessible and Usable Buildings and Facilities may be used.

Note: ANSI A117 1-1992 is not adopted by the Sate of CALIFORNIA.

Each building shall be provided with sanitary facilities, including provisions for (HCD 1 & 2) persons with disabilities as prescribed by the Department having jurisdiction. [HCD 1] Covered multi-family dwellings minimum plumbing facilities required to be accessible to person with disabilities shall be provided in accordance with Chapter 15 of this Code and California Code of REGULATIONS, Title 24, Part 2, Chapter 11A [HCD 2]. Permanent mobile home park buildings and special occupancy park buildings required to be accessible by person with disabilities, shall be provided in accordance with Chapter 15 of this code and California Code of Regulations, Title 2, Part 2, Chapter 11B.

The total occupant load shall be determined by minimum exiting requirements. The minimum number of fixtures shall be calculated at fifty (50) percent male and fifty (50) percent female based on the total occupant load.

Exception for HCD 1: Minimum Plumbing Facilities; Limited Density Owner-built RURAL Dwellings. For limited density owner-built rural dwellings sanitary facilities, design and number of facilities as required and approved by the local health official shall be provided to the dwelling sites. It shall not be required that such facilities be located within the dwelling.

Each building shall be provided with sanitary facilities, including provisions for accessibility to person with disabilities as prescribed by the Department having jurisdiction, in the absence of such requirements, this Appendix, which provides a guideline for the minimum facilities for the various types of occupancies may be used.

The total occupant load shall be determined by minimum existing requirements. The minimum number of fixtures shall be calculated at fifty (50) percent male and fifty (50) percent female, based on the total occupant load.

Type of Building or Occupancy[2]	**Water Closets[14] (Fixtures per Person)**	**Urinals[5, 10] (Fixtures per Person)**	**Lavatories (Fixtures per Person)**	**Bathtubs or Showers (Fixtures per Person)**	**Drinking Fountains[3,13] (Fixtures per Person)**
Assembly Places - Theatres, Auditoriums, Convention Halls, etc. - for permanent employee use	Male / Female[14] 1: 1-15 / 1: 1-15 2: 16-35 / 3: 16-35 3: 36-55 / 4: 36-55 Over 55, add 1 fixture for each additional 40 persons.	Male 0: 1-9 1: 10-50 Add one fixture for each additional 50 males	Male / Female 1 per 40 / 1 per 40		
Assembly Places - Theatres, Auditoriums, Convention Halls, etc - for public use	Male / Female[14] 1:1-100 / 3:1-50 2:101-200 / 4:51-100 3:201-400 / 8:101-200 11:201-400 Over 400, add 1 fixture for each additional 500 males and one for each additional 125 females	1:1-100 2:101-200 3:201-400 4:401-600 Over 600 add 1 fixture for each additional 300 males	Male / Female 1:1-200 / 1:1-200 2:201-400 / 2:201-400 3:401-750 / 3:401-750 Over 750, add one fixture for each additional 500 persons		1: 1 – 150 2: 151 – 400 3: 401 – 750 Over 750, add one fixture for each additional 500 persons

Type of Building or Occupancy[2]	**Water Closets (Fixtures per Person)**	**Urinals**[10] **(Fixtures per Person)**	**Lavatories (Fixtures per Person)**	**Bathtubs or Showers (Fixtures per Person)**	**Drinking Fountains**[3,13] **(Fixtures per Person)**
Dormitories[9] School or Labor	Male Female[14] 1 per 10 1 per 8 Add 1 fixture for each additional 25 males (over 10) and 1 for each additional 20 females (over 8)	Male 1 per 25 Over 150, add 1 fixture for each additional 50 males	Male Female 1 per 12 1 per 12 Over 12 add one fixture for each additional 20 males and 1 for each 15 additional females	1 per 8 For females, add 1 bathtub per 30. Over 150, add 1 per 20	1 per 150[12]
Dormitories for staff use	Male Female[14] 1:1-15 1:1-15 2:16-35 3:16-36 3:36-55 4:36-55 Over 55, add 1 fixture for each additional 40 persons	Male 1 per 50	Male Female 1 per 40 1 per 40	1 per 8	
Dwellings[4] Single Dwelling Multiple Dwelling or Apartment House	1 per dwelling 1 per dwelling or apartment unit		1 per dwelling 1 per dwelling or apartment unit	1 per dwelling 1 per dwelling or apartment unit	
Hospital Waiting rooms	1 per room		1 per room		1 per 150[12]
Hospital for employee use	Male Female[14] 1::15 1:1-15 2:16-35 3:16-35 3:36-55 4:36-55 Over 55, add 1 fixture for each additional 40 persons	0:1-9 1:10-50 Add one fixture for each additional 50 males	Male Female 1 per 40 1 per 40		
Hospitals Individual Room Ward Room	 1 per room 1 per 8 patients		 1 per room 1 per 10 patients	1 per room 1 per 20 patients	1 per 150[12]
Industrial[6] Warehouses Workshops, Foundries and similar establishments (for employee use)	Male Female 1:1-10 1:1-10 2:11-25 2:11-25 3:26-50 3:26-50 4:51-75 4:51-75 5:76-100 5:76-100 Over 100, add 1 fixture for each additional 30 persons		Up to 100, 1 per 10 persons Over, 100, 1 per 15 persons [7,8]	1 shower for each 15 persons exposed to excessive heat or to skin contamination with poisonous, infectious, or irritating material	1 per 150[12]

Type of Building or Occupancy[2]	Water Closets (Fixtures per Person)	Urinals[10] (Fixtures per Person)	Lavatories (Fixtures per Person)	Bathtubs or Showers (Fixtures per Person)	Drinking Fountains[3,13] (Fixtures per Person)
Institutional - Other than Hospitals or Penal Institutions (on each occupied floor)	Male 1 per 25 Female[14] 1 per 20	Male 0:1-9 1:10-50 Add one fixture for each additional 50 males	Male 1 per 10 Female 1 per 10	1 per 8	1 per 150[12]
Institutional - Other than Hospitals or Penal Institutions (on each occupied floor) For employee use	Male 1:1-15 2:16-35 3:36-55 Over 55, add 1 fixture for each additional 40 persons Female[14] 1:1-15 3:16-35 4:36-55	Male 0:1-9 1:10-50 Add one fixture for each additional 50 males	Male 1 per 40 Female 1 per 40	1 per 8	1 per 150[12]
Office or Public Buildings	Male 1:1-100 2:101-200 3:201-400 Over 400, add one fixture for each additional 500 males and one for each additional 150 females Female[14] 3:1-50 4:51-100 8:101-200 11:201-400	1:1-100 2:101-200 3:201-400 4:401-600 Over 600 add 1 fixture for each additional 300 males	Male 1:1-200 2:201-400 3:401-750 Over 750, add one fixture for each additional 500 persons Female 1:1-200 2:201-400 3:401-750		1 per 150[12]
Office or Public Buildings - For employee use	Male 1:1-15 2:16-35 3:36-55 Over 55, add 1 fixture for each additional 40 persons Female[14] 1:1-15 3:16-35 4:36-55	Male 0:1-9 1:10-50 Add one fixture for each additional 50 males	Male 1 per 40 Female 1 per 40		
Penal Institutions For employee use	Male 1:1-15 2:16-35 3:36-55 Over 55, add 1 fixture for each additional 40 persons Female[14] 1:1-15 3:16-35 4:36-55	Male 0:1-9 1:10-50 Add one fixture for each additional 50 males	Male 1 per 40 Female 1 per 40		1 per 150[12]
Penal Institutions For prison use Cell Exercise Room Exercise Area	1 per cell 1 per room 1 per 20	Male 1 per exercise room	1 per cell 1 per exercise room 1 per 20	1 per 16	1 per cell block floor 1 per exercise room Access to drinking fountain

Type of Building or Occupancy[2]	**Water Closets (Fixtures per Person)**	**Urinals[10] (Fixtures per Person)**	**Lavatories (Fixtures per Person)**	**Bathtubs or Showers (Fixtures per Person)**	**Drinking Fountains[3,13] (Fixtures per Person)**
Agriculture Buildings Milking Barns Meat and Poultry Inspections Bldgs	At least 1 Male Female 1:1-15 1:1-15 2:16-35 2:16-35 3:36-55 3:36-55 4:56-80 4:56-80 1 for each additional 30 persons in excess of 80		At least 1		
Schools of Cosmetology	Male Female *At least 1 *At least 2 ---------- *Per installation		At Least 1		
Cosmetological Establishments	* At least 1 At least 1 *Per installation				
Health Facilities and Clinics Waiting Room For Patient Use[12] For Employee Use Including Locker Room	Male Female 1 per room 1 per 6 patients 1:1-15 1:1-15 2:16-35 2:16-35 3:36-55 3:36-55 Over 55 add 1 fixture for each additional 40 persons		Males Females 1 per 8 patients 1 per 40 1 per 40	 1 per 12 patients	1 per 75[12] 1 per nursing unit

TABLE 4-1: MINIMUM PLUMBING FACILITIES

Each building shall be provided with sanitary facilities, including provisions for the physically handicapped as prescribed by the Department having jurisdiction. For requirements for the handicapped, ANSI A 117 1-1992, Accessible and Usable Buildings and Facilities may be used.

Note: ANSI A117 1-1992 is not adopted by the Sate of CALIFORNIA.

Each building shall be provided with sanitary facilities, including provisions for (HCD 1 & 2) persons with disabilities as prescribed by the Department having jurisdiction. [HCD 1] Covered multi-family dwellings minimum plumbing facilities required to be accessible to person with disabilities shall be provided in accordance with Chapter 15 of this Code and California Code of REGULATIONS, Title 24, Part 2, Chapter 11A [HCD 2]. Permanent mobile home park buildings and special occupancy park buildings required to be accessible by person with disabilities, shall be provided in accordance with Chapter 15 of this code and California Code of Regulations, Title 2, Part 2, Chapter 11B.

The total occupant load shall be determined by minimum exiting requirements. The minimum number of fixtures shall be calculated at fifty (50) percent male and fifty (50) percent female based on the total occupant load.

Exception for HCD 1: Minimum Plumbing Facilities; Limited Density Owner-built RURAL Dwellings. For limited density owner-built rural dwellings sanitary facilities, design and number of facilities as required and approved by the local health official shall be provided to the dwelling sites. It shall not be required that such facilities be located within the dwelling.

Each building shall be provided with sanitary facilities, including provisions for accessibility to person with disabilities as prescribed by the Department having jurisdiction, in the absence of such requirements, this Appendix, which provides a guideline for the minimum facilities for the various types of occupancies may be used.

The total occupant load shall be determined by minimum existing requirements. The minimum number of fixtures shall be calculated at fifty (50) percent male and fifty (50) percent female, based on the total occupant load.

Type of Building or Occupancy[2]	**Water Closets[14] (Fixtures per Person)**	**Urinals[5, 10] (Fixtures per Person)**	**Lavatories (Fixtures per Person)**	**Bathtubs or Showers (Fixtures per Person)**	**Drinking Fountains[3,13] (Fixtures per Person)**
Assembly Places - Theatres, Auditoriums, Convention Halls, etc. - for permanent employee use	Male / Female[14] 1: 1-15 / 1: 1-15 2: 16-35 / 3: 16-35 3: 36-55 / 4: 36-55 Over 55, add 1 fixture for each additional 40 persons.	Male 0: 1-9 1: 10-50 Add one fixture for each additional 50 males	Male / Female 1 per 40 / 1 per 40		
Assembly Places - Theatres, Auditoriums, Convention Halls, etc - for public use	Male / Female[14] 1:1-100 / 3:1-50 2:101-200 / 4:51-100 3:201-400 / 8:101-200 11:201-400 Over 400, add 1 fixture for each additional 500 males and one for each additional 125 females	1:1-100 2:101-200 3:201-400 4:401-600 Over 600 add 1 fixture for each additional 300 males	Male / Female 1:1-200 / 1:1-200 2:201-400 / 2:201-400 3:401-750 / 3:401-750 Over 750, add one fixture for each additional 500 persons		1: 1 – 150 2: 151 – 400 3: 401 – 750 Over 750, add one fixture for each additional 500 persons

Type of Building or Occupancy[2]	**Water Closets (Fixtures per Person)**	**Urinals**[10] **(Fixtures per Person)**	**Lavatories (Fixtures per Person)**	**Bathtubs or Showers (Fixtures per Person)**	**Drinking Fountains**[3,13] **(Fixtures per Person)**
Dormitories[9] School or Labor	Male Female[14] 1 per 10 1 per 8 Add 1 fixture for each additional 25 males (over 10) and 1 for each additional 20 females (over 8)	Male 1 per 25 Over 150, add 1 fixture for each additional 50 males	Male Female 1 per 12 1 per 12 Over 12 add one fixture for each additional 20 males and 1 for each 15 additional females	1 per 8 For females, add 1 bathtub per 30. Over 150, add 1 per 20	1 per 150[12]
Dormitories for staff use	Male Female[14] 1:1-15 1:1-15 2:16-35 3:16-36 3:36-55 4:36-55 Over 55, add 1 fixture for each additional 40 persons	Male 1 per 50	Male Female 1 per 40 1 per 40	1 per 8	
Dwellings[4] Single Dwelling Multiple Dwelling or Apartment House	1 per dwelling 1 per dwelling or apartment unit		1 per dwelling 1 per dwelling or apartment unit	1 per dwelling 1 per dwelling or apartment unit	
Hospital Waiting rooms	1 per room		1 per room		1 per 150[12]
Hospital for employee use	Male Female[14] 1::15 1:1-15 2:16-35 3:16-35 3:36-55 4:36-55 Over 55, add 1 fixture for each additional 40 persons	0:1-9 1:10-50 Add one fixture for each additional 50 males	Male Female 1 per 40 1 per 40		
Hospitals Individual Room Ward Room	 1 per room 1 per 8 patients		 1 per room 1 per 10 patients	1 per room 1 per 20 patients	1 per 150[12]
Industrial[6] Warehouses Workshops, Foundries and similar establishments (for employee use)	Male Female 1:1-10 1:1-10 2:11-25 2:11-25 3:26-50 3:26-50 4:51-75 4:51-75 5:76-100 5:76-100 Over 100, add 1 fixture for each additional 30 persons		Up to 100, 1 per 10 persons Over, 100, 1 per 15 persons [7,8]	1 shower for each 15 persons exposed to excessive heat or to skin contamination with poisonous, infectious, or irritating material	1 per 150[12]

Type of Building or Occupancy[2]	Water Closets (Fixtures per Person)	Urinals[10] (Fixtures per Person)	Lavatories (Fixtures per Person)	Bathtubs or Showers (Fixtures per Person)	Drinking Fountains[3,13] (Fixtures per Person)
Institutional - Other than Hospitals or Penal Institutions (on each occupied floor)	Male 1 per 25 Female[14] 1 per 20	Male 0:1-9 1:10-50 Add one fixture for each additional 50 males	Male 1 per 10 Female 1 per 10	1 per 8	1 per 150[12]
Institutional - Other than Hospitals or Penal Institutions (on each occupied floor) For employee use	Male 1:1-15 2:16-35 3:36-55 Over 55, add 1 fixture for each additional 40 persons Female[14] 1:1-15 3:16-35 4:36-55	Male 0:1-9 1:10-50 Add one fixture for each additional 50 males	Male 1 per 40 Female 1 per 40	1 per 8	1 per 150[12]
Office or Public Buildings	Male 1:1-100 2:101-200 3:201-400 Over 400, add one fixture for each additional 500 males and one for each additional 150 females Female[14] 3:1-50 4:51-100 8:101-200 11:201-400	1:1-100 2:101-200 3:201-400 4:401-600 Over 600 add 1 fixture for each additional 300 males	Male 1:1-200 2:201-400 3:401-750 Over 750, add one fixture for each additional 500 persons Female 1:1-200 2:201-400 3:401-750		1 per 150[12]
Office or Public Buildings - For employee use	Male 1:1-15 2:16-35 3:36-55 Over 55, add 1 fixture for each additional 40 persons Female[14] 1:1-15 3:16-35 4:36-55	Male 0:1-9 1:10-50 Add one fixture for each additional 50 males	Male 1 per 40 Female 1 per 40		
Penal Institutions For employee use	Male 1:1-15 2:16-35 3:36-55 Over 55, add 1 fixture for each additional 40 persons Female[14] 1:1-15 3:16-35 4:36-55	Male 0:1-9 1:10-50 Add one fixture for each additional 50 males	Male 1 per 40 Female 1 per 40		1 per 150[12]
Penal Institutions For prison use Cell Exercise Room Exercise Area	1 per cell 1 per room 1 per 20	Male 1 per exercise room	1 per cell 1 per exercise room 1 per 20	1 per 16	1 per cell block floor 1 per exercise room Access to drinking fountain

Type of Building or Occupancy[2]	**Water Closets (Fixtures per Person)**	**Urinals[10] (Fixtures per Person)**	**Lavatories (Fixtures per Person)**	**Bathtubs or Showers (Fixtures per Person)**	**Drinking Fountains[3,13] (Fixtures per Person)**
Agriculture Buildings Milking Barns Meat and Poultry Inspections Bldgs	At least 1 Male Female 1:1-15 1:1-15 2:16-35 2:16-35 3:36-55 3:36-55 4:56-80 4:56-80 1 for each additional 30 persons in excess of 80		At least 1		
Schools of Cosmetology	Male Female *At least 1 *At least 2 ---------- *Per installation		At Least 1		
Cosmetological Establishments	* At least 1 At least 1 *Per installation				
Health Facilities and Clinics Waiting Room For Patient Use[12] For Employee Use Including Locker Room	Male Female 1 per room 1 per 6 patients 1:1-15 1:1-15 2:16-35 2:16-35 3:36-55 3:36-55 Over 55 add 1 fixture for each additional 40 persons		Males Females 1 per 8 patients 1 per 40 1 per 40	 1 per 12 patients	1 per 75[12] 1 per nursing unit

PART 8

THE STATE HISTORICAL BUILDING CODE

(Chapter 6)

Chapter 6
ALTERNATE ACCESSIBILITY PROVISIONS

601 PURPOSE, INTENT AND SCOPE

601.1 Purpose. The purpose of this chapter is to provide alternative regulations to facilitate access and use by people with disabilities to and throughout buildings or structures designated as qualified historical buildings or properties. These regulations require enforcing agencies to accept any reasonably equivalent alternatives to regular code when dealing with qualified historic buildings or properties.

601.2 Intent. It is the intent of this chapter to preserve the integrity of Qualified Historic Buildings and Properties while providing access to and use by people with disabilities.

601.3 Scope. These regulations shall apply to every Qualified Historical Building or Property that is required to provide access to people with disabilities.

602 BASIC PROVISIONS.

602.1 Regular Code. The Regular code for access for persons with disabilities shall be applied to Qualified Historical Buildings or Properties unless strict compliance with the regular code will threaten or destroy the historical significance or character defining features of the building or property.

602.2 Alternative Provisions. If the historical significance or character defining features are threatened, alternative provisions for access may be applied pursuant to this chapter provided the following conditions are met:

1. Such alternative provisions shall be applied only on an item-by-item or a case-by-case basis. (See Section 603).
2. The alternative provisions are applied according to the priorities outlined in Section 603 whereby the alternative providing the greatest accessibility is listed first.
3. Documentation is provided stating the reasons for the application of the alternative provisions. Such documentation shall be maintained as a part of the public record.
4. If it is found that the application of the preferred alternatives listed in Section 603 threaten the historical significance or character defining features, the provisions of Sections 604 and 605 may be applied.

603 Preferred Alternatives. The alternatives below each category are listed in order of priority. These alternatives apply only to the specific building standards listed below. All other related standards of regular code are not affected nor exempted.

603.1 Entry. These alternatives do not allow exceptions for the requirement of level landings in front of doors, except as provided in Section 603.3. Alternatives listed in order of priority are:

1. Access to any entrance used by the general public and no further than 200 feet (60960 mm) from the primary entrance.

2. Access at any entrance not used by the general public but open and unlocked with directional signs at the primary entrance and as close as possible to, but no further than 200 feet (60960 mm) from the primary entrance.

603.2 Doors. Alternatives listed in order of priority are:

1. Single leaf door which provides a minimum 30 inches (762 mm) of clear opening.

2. Single leaf door which provides a minimum 29 1/2 inches (749 mm) clear opening

3. Double door, one leaf of which provides a minimum 29 1/2 inches (749 mm) clear opening.

4, Double doors operable with a power-assist device to provide a minimum 29 1/2 inches (749 mm) clear opening when both doors are in the open position.

603.3 Power-assisted Doors. A power-assisted door or doors may be considered an equivalent alternative to level landings, strikeside clearance and door opening forces required by the regular code.

603.4 Toilet Rooms. In lieu of separate-gender toilet facilities as required in the regular code, an accessible unisex toilet facility may be designated.

603.5 Exterior and Interior Ramps and Lifts. Alternatives listed in order of priority are:

1. A lift or a ramp of greater than standard slope but no greater than 1:10, for horizontal distances not to exceed 12 feet (3658 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.

2. Access by ramps of 1:6 slope for horizontal distance not to exceed 13 inches. Signs shall be posted at upper and lower levels to indicate steepness of the slope.

3. Access provided by experiences, services, functions, materials and resources through methods including, but not limited to, maps, plans, videos, virtual reality, and related equipment, at accessible levels. This alternative shall be documented as required in Section 605.

604 Equivalent Facilitation. Use of other designs and technologies, or deviation from particular technical and scoping requirements, are permitted if the application of the alternative provisions contained in Section 603 would threaten or destroy the historical significance or character defining features of the building or site or cause unreasonable hardship.

Alternatives to Section 604 are permitted onlywhere the following conditions are met:

1. Such alternatives shall be applied only on an item-by-item or a case-by-case basis.

2. The alternative design and/or technologies used will provide substantially equivalent or greater accessibility to, and usability of, the facility.

3. The official charged with the enforcement of the standards shall document the reasons for the application of the alternative design and/or technologies and their effect on the historical significance or character defining features. Such documentation shall be in accordance with Section 602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials, and the opinions and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

605 Exceptions. If the historical significance or character defining features would be threatened or destroyed by the application of alternative access standards as provided by this chapter, and no equivalent facilitation as provided in Section 604 is feasible, an exception from the literal requirements for full and equal access or any alternative provisions may be provided only if the following conditions are met:

1. such exception is considered only on an item by item or case by case basis.

2. interpretive exhibits and/or equal services of the exempted significant historical aspects are provided for the public in a location fully accessible to and usable by persons with disabilities, including people with hearing and sight impairment.

3. services are provided in an accessible location equal to those provided in the excepted location.

4. the official charged with the enforcement of the standards shall document the reasons for the application of the alternative design and/or technologies and their effect on the historical significance or character defining features. Such documentation shall be in accordance with Section 602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials, and the opinions and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

PART 12

THE CALIFORNIA REFERENCED STANDARDS CODE

Chapter 31
BUILDING AND FACILITY ACCESS SPECIFICATIONS

DETECTABLE WARNINGS

SECTION 12-31-102

"Nominal" means that pre-manufactured detectable warnings of devices used to create the detectable warning in place shall comply with required dimensions within + or - 0.020 inches for dome height, top diameter and bottom diameter and 0.050 inches for dome spacing.

CALIFORNIA ACCESS COMPLIANCE REFERENCE MANUAL INDEX

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DSA Access Policy Index

ACCESS POLICY UPDATE

7-1-00

The following policies are adopted by DSA Access Compliance and are applicable to projects under the jurisdiction of DSA. This guide is organized with an index of *all* Access Compliance policies dating from 1994 to the present, which includes policies that have been deleted, suspended or revised.

This guide serves as an online document to allow the user to locate specific policies directly from the index. The policies that are currently in use are noted with the policy number underlined and highlighted in blue. The actual policy may be viewed by clicking on the highlighted policy number, or the corresponding policy title. To return to the index, either use the “back” arrow button in the Adobe Reader navigation toolbar, or click on the “Return to Policy Index” at the bottom of the first page of each policy.

All policies were adopted by authority assigned in California Health and Safety Code 17308(d) and California Government Code 4451 (f) to carry out the legislative scheme mandated by Government Code Section 4452.

Situations addressed by these policies are evaluated on a case-by-case basis, and a final determination is made on the basis of the physical and legal constraints or other issues that may affect the project. These policies have no application to local jurisdictions without express concurrence by those jurisdictions.

DSA Access Compliance Policy Index

Policies are numbered sequentially within the original year of issue. Example: “94-10” is the tenth policy issued in 1994. Missing numbers indicate policies that are not access-related.

Policy Number	Status/Title of Policy
94-01	Superseded by 96-01 **Application of Existing Building Requirements in Seismic Upgrade of Unreinforced Masonry Buildings, Repair of Earthquake Damage, or Emergency Retrofit for Seismic Safety, Etc.**
94-02	Formally Deleted 2/10/96 **Accessibility Requirements for Emergency Portable Classrooms at School Sites with Seismic Damage at El Camino Senior High School**
94-03	Formally Deleted 8/10/95 **Accessibility Requirements for Emergency Portable Classrooms at School Sites with Seismic Damage**
94-04	Formally Deleted 10/1/98 **Accessibility Requirements for Projection Booths or Rooms in Non-Teaching Accommodations**
94-05	**Accessibility Requirements for Exits, Exitways, and Areas of Rescue Assistance**
94-10	**Permits and Resurfacing, Repairing, and Alterations of Parking Lots**
94-13	**Accessibility Requirements for Seismic Safety Enhancement and Repair at School Sites with Damage**
94-15	Formally Deleted 4/1/98 **Recommended Dimensions for Accessibility in Toilet Facilities for Children**
94-16	Revised 3/15/2000 **Portable Classrooms: Existing Handrails on Existing Relocated Portables**
94-18	Revised 4/1/98 **Ramp Landing Clearances at Doors**
94-22	**Alterations After Fire Damage**
95-01	Revised 10/1/98 **Public School Alteration Projects (Under $20,000)**
95-02	Revised 10/1/98 **Single Room Occupancy - Hotels**
95-05	**Residential Elevators in Commercial Buildings**
95-06	Revised 10/1/98 **Home Business Accessibility (DSA Jurisdictional Only)**

Policy Number	Status/Title of Policy
95-07	Revised 3/15/2000 **Seismic Upgrade in Hospitals**
95-08	Revised 3/15/2000 **Counters - Food Preparation Facilities**
95-09	Revised 3/15/2000 **Accessible Seating at Service Counters**
95-10	Superseded by 96-01 **DSA Seismic Policy on Seismic Upgrade Projects**
96-01	**DSA Seismic Policy on Seismic Upgrade Projects**
96-04	**Elevator Call Button-Mounting Height**
96-05	Formally Deleted 3/31/2000 **Modernization Program**
96-06	**Fire Repair Construction**
96-08	Formally Deleted 1/1/2000 **Equivalent Facilitation**
96-09	Formally Deleted 1/21/2000 **Alternate Methods**
96-10	Revised 12/30/96 **Handrails at Steps**
97-01	**Unisex Restrooms**
97-02	Revised 4/5/2000 **Permit Extensions**
97-03	Revised 6/5/97 **Interim Disabled Access Guidelines for Electrical Vehicle Charging Stations**
97-04	Revised 4/5/2000 **Engineered Wood Product at Playground Equipment**
97-05	Revised 4/5/2000 **Detectable Warning Domes at Curb Cuts Required by Federal Law to be Flushed at the Lip**
97-06	Revised 4/5/2000 **Parking Ticket Dispensers**
97-07	Revised 3/1/2000 **Manufactured Ramps for Relocatable Buildings**
97-11	**Over-the-Counter Approvals for Existing Restrooms**

Policy Number	Status/Title of Policy

97-12 **Access Code Adoption to the Metric System**

98-01 Revised 4/5/2000
Special Access (Wheelchair) Lifts

98-02 **Two-Story Relocatable Classrooms Project**

98-03 **Modernization Program**

98-04 Revised 4/5/2000
Accessibility Requirements in Group I Occupancies

98-05 Revised 3/16/2000
Folding Bleachers Accessible Seats

98-06 Revised 4/5/2000
Signs

98-07 **Assembly Seating**

98-08 Formally Deleted 1/12/00
Window Hardware

99-01 Revised 3/10/00
Special Education Relocatable Classrooms

99-02 **Playgrounds (Being Revised)**

99-03 Formally Deleted 10/1/99
No Title

99-05 **Application for Unreasonable Hardship Exception**

99-06 **Residential Care Facility**

99-07 **Toilet Paper Dispensers at Accessible Stalls**

99-08 Revised 1/1/00
Door Stops and Other Floor-Mounted Obstructions

99-09 Formally Deleted 10/1/99
Waivers

99-09.1 Supersedes 99-09
Waivers

00-01 **Self-Evaluation and Transition Plan**

00-02 **Acceptance of Construction Documents Policy**

Accessibility Requirements for Exits, Exitways, and Areas of Rescue Assistance

94-05

Effective 3-1-94

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: This policy notice is to describe the requirements for Access Compliance as required for exits, exit-ways, and areas of rescue assistance in all occupancies, except privately funded housing. Access regulations are applicable to all such projects, and do provide exceptions for hardship circumstances only when written findings justify those exceptions.

Resolution: All entrances must be accessible, but exit-only doors are treated separately by the California Building Code. In existing buildings, only the accessible entrance doors are required to be accessible and "egressable" for people with disabilities.

However, in new buildings, all exit only doors (doors without entry hardware) are required to be accessible and "egressable" for peoples with disabilities. There are three (3) exceptions:

1. Exits are exempt in buildings with fully supervised sprinkler systems.

2. Exits with a 1-hour protected area of rescue assistance are exempt.

3. Singular non-required (courtesy) exits more than 24 inches above or below adjacent grade which are posted "not accessible exit" are exempt.

Note that a "supervised sprinkler system" means a permanent relay notification system or other monitored system and does not include occasional oversight programs.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Permits and Resurfacing, Repairing, and Alterations of Parking Lots

94-10

Effective 6-13-94

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Permits are sometimes not required when parking lots undergo resurfacing, repairing and alterations. Because permits may not be required, a common misunderstanding is that compliance with Title 24 with regard to access is unnecessary.

Resolution: Even though permits are not always necessary for resurfacing, repairing, or alterations, compliance with the State Building Code is required and disabled parking must be provided. The effective date of the application of requirements is the date construction begins. The Building Officials' authority is recognized in Government Code 4450 and Health and Safety Code 19955.

> "Every existing public accommodation constructed prior to July 1, 1970, which is not exempted by Section 19956, shall be subject to the requirements of this chapter when any alterations, structural repairs or additions are made to such public accommodation …" (Health and Safety Code 19959.)
>
> "After the effective date of this section, any building or facility which would have been subject to this chapter but for the fact it was constructed prior to November 13, 1968, shall comply with the provisions of this chapter when alterations, structural repairs or additions, are made to such building or facility …" (Government Code 4456.)
>
> "Except as otherwise provided by law, buildings, structures, sidewalks, curbs, and related facilities subject to the provisions of this chapter or Part 5.5 (commencing with Section 19955) of Division 13 of the Health and Safety Code shall conform to the building standards published in the California Building Standards Code relating to access for the persons with disabilities and the other regulations adopted pursuant to Section 4450 that are in effect on the date of an application for a building permit. With respect to buildings, structures, sidewalks, curbs, and related facilities not requiring a building permit, building standards published in the California Building Standards Code relating to access for persons with disabilities and other regulations adopted pursuant to Section 4450, and in effect at the time construction is commenced shall be applicable." (Government Code 4451(c).)

Some jurisdictions adopt local ordinances requiring permits in order to manage this issue and monitor compliance. The Building Official can charge special inspection fees as neces-

sary for site inspections and is required to assume the responsibility for access whether or not the work is permitted.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Accessibility Requirements for Seismic Safety Enhancement and Repair at School Sites with Damage

94-13

Effective 7-19-94

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: This policy notice is to describe the requirements for Access Compliance for expediting at all school seismic safety enhancement and repair projects at facilities damaged by seismic events and are undergoing mitigation work. Access regulations are applicable to all such projects, and do provide significant exceptions for hardship circumstances when written findings justify those exceptions.

Resolution: Seismic enhancement at schools and access obligations under the following types of projects: In 2, 3, and 4 below, there must be at least one accessible path of travel to a primary entrance from each pedestrian, vehicular, or transportation arrival point to accessible toilets within the area of work, or within 200 feet of the area of work. There must also be accessible toilets and restrooms within 200 feet if any exist. And, there must be accessible parking on an accessible route to the toilets if any exist.

1. Suspended ceiling, strengthening and ceiling restraint enhancement:

   Does not initiate accessibility obligations if, and only if, it's not a part of a larger structural repair project. If the work includes repair and/or replacement of primary or secondary structural systems, then access would be as required as described in number 2 below.

2. Skywalks that link buildings.

   Initiates accessibility for path of travel obligations to toilet rooms, parking, and other contingencies, but not to area of seismic work

3. Arcades and colonnades.

   Initiates accessibility for path of travel obligations to toilet rooms, parking, and other contingencies, but not to area of seismic work.

4. Covered outdoor, open air environments/shelters, (*e.g.* lunch shelters.)

   Initiates accessibility for path of travel obligations to toilet rooms, parking and other contingencies, but not to area of seismic work.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Portable Classrooms: Existing Handrails on Existing Relocated Portables

94-16

Effective 8-18-94
Revised 3-15-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Existing Regulatory Language

Issue: Alterations

Section 3112A. (a) General. All existing buildings and facilities, when alterations, structural repairs or additions are made to such buildings or facilities, shall comply with all provisions of Division I, New Buildings, except as modified by this division. These requirements shall apply only to the area of specific alteration, structural repair or addition and shall include those areas listed below:

i) A primary entrance to the building or facility and the primary path of travel to the **specific area of alteration**, structural repair or addition. [Emphasis added]

Resolution: This policy is for purposes of projects under DSA jurisdiction, and not for implementation beyond this jurisdiction. Relocated portables built and constructed prior to April 1, 1994 may have ramps with handrails meeting former code requirements, 30 inches to 34 inches above the surface of the ramp. New handrail heights are required to be provided 34 inches to 38 inches above the ramp - a range 4 inches higher than earlier code requirements. If the handrails are altered or added after April 1, 1994, then they must meet the new height requirements. However, if any portable classroom is relocated intact and placed on a new foundation system, and the existing handrails are not a specific area of alteration, they may remain at the existing height required by code at the time of original construction.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Ramp Landing Clearances at Doors

94-18

Effective 9-9-94
Revised: 4-1-98

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: There appears to be a conflict in analyzing the requirements of Section 1133B.2.4.2 MANEUVERING CLEARANCES AT DOORS and Section 1003.3.4.4 ENCROACHMENT OF DOORS. The intent of the language is to provide safety and usability at restricted areas. Section 1133B.2.4.2 is applicable in corridors and other confined areas. Section 1003.3.4.4 is specific to ramps where an adequate landing of 42 inches is needed to prevent hazardous drop-offs from creating a dangerous situation. The required clearance at the top of ramps is 42 inches plus the door width if the door swings onto the landing and reduces the available area. This size landing often appears to be excessive in light of the requirements for corridors.

Resolution: The requirement of Section 1133B.2.4.2 is only applicable to corridor arrangements where hazardous drop-off is not an issue, and therefore, does not apply to ramps. The second provision, Section 1003.3.4.4 requires 42 inches plus door width measured from the door in any position to the drop-off edge or ramp. However, there are times when the ramp approaches the door landing from one direction only and the other sides of the landing are protected by a guardrail, thus reducing the drop-off hazard in that direction. In this case only, the maximum distance may be reduced to five feet in the direction of the door swing or twenty-four inches beyond the edge of the door opened at ninety (90) degrees, as with the requirements for doors opening into corridors.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Alterations After Fire Damage

94-22

Effective 11-4-94

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Traditionally, in fire repair work, most codes only require replacement of materials as built according to the codes in effect at the time of the original construction, and does not require the construction repair to comply with current code levels. Also, most code issues are normally confined to the fire damage area.

The State Building Standards Code and the federal Americans with Disabilities Act provisions require the scope of work to extend outside the fire damage area if it is necessary to provide accessible toilets, path of travel and parking.

Resolution: This policy is intended to discuss a change in scope effective April 1, 1994, promulgated by recent federal and state code changes adopted to address the requirements of the Americans with Disabilities Act of 1990. The U.S. Department of Justice has notified public entities including the Division of the State Architect that states cannot waive obligations to provide necessary accessible paths of travel, toilet rooms and parking beyond the scope of fire repair areas.

On the state funded school projects, the Office of Local Assistance which funds fire repair projects has been made aware that they must fund these additional requirements as a necessary part of projects they fund. Also, school district insurance policies generally apply only to the damaged area and additional insurance might be necessary for full coverage of needed work.

All other projects may also be underinsured for fire damage repairs. The law does not allow repairs without accessible toilets, path of travel and parking. The repair work must extend beyond the damaged area if it does not include all aspects of the required features.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Alteration Projects under $25,000

95-01

Effective 1-11-95
Revised 10-1-98

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: There is no dollar value minimum threshold for exempting Access Compliance on small projects except for projects governed by the Field Act. In other words, no matter the cost, the accessibility requirements are initiated by minor (non-cosmetic) work.

Resolution: By law, Division of the State Architect, Access Compliance (DSA/AC), must review any and all work which affects path of travel, functional areas, gates, fences, outdoor surfaces, landscaping, grading, and signage, etc. On Field Act projects under $25,000 no review is required. On other state projects, you may fax or send us the information and drawings. If we do not agree with the general design of the project, we will request reduced drawings showing the work and will charge our hourly rate (presently $102.00 per hour) or a minimum $200.00 review fee, whichever is less, for the plan checking of architectural, structural, or civil plans. When compliance issues are resolved, you will be faxed the approval and the fee will be billed. Should the plans not appear complete, or if accessibility features are not indicated, then this office, prior to construction, must approve detailed review of all drawings and specifications.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Single Room Occupancy - Hotels

95-02

Effective 11-17-95
Revised 10-1-98

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Single room occupancy accommodations. The State Building Code does not include language specific to single room occupancy facilities operated as transient lodging but used as long term residences by some tenants. This unique sector of housing accommodations is, by some jurisdictions, required to meet the full accessibility requirements for hotels, but this often does not meet the needs of an elderly population desiring to live in the facility long term and make minor accessibility modifications. Also, if these buildings were to be regarded as residences, there would be only adaptable living accommodations, not immediately useable to someone arriving for short-term stay.

Resolution: In single-room occupancy accommodations, the Division of the State Architect has determined that the intent of providing access can be met by providing full compliance, as required for hotel accommodation, and the added requirement that all of the rooms, in addition to this, should be designed to meet the adaptability requirements for long term living accommodations. Although some single room occupancy facilities may not have cooking and food preparation facilities, and may only have congregate eating, rather than regarding them as dormitories they should be considered as single room occupancy hotels with approximately four percent (4%) fully accessible, with the balance meeting the adaptability requirements found in Chapter 11B, Section 1111B.5 which refers to Chapter 11A. Under our jurisdiction we do not treat these facilities as either, but as both hotel and dormitory.

For purposes of serving the needs of the elderly and disadvantaged, it is important to maintain the incentive for providing as many units as possible to meet the needs of an aging population.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Return to the Policy Index

Residential Elevators in Commercial Buildings

95-05

Effective 5-1-95

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: There have been a number of requests from plan checkers and designers who would like to know exactly when and where Article 15 (residential) elevators can be used. Most importantly, Article 15 elevators are only allowable when there is an unreasonable hardship finding in writing granted by the official. It is important to note that the Division of Industrial Relations, Occupational Safety and Health Standards Board does not require a variance from their regulations to use an Article 15 elevator. However, their regulations do not detail accessibility requirements under Division of the State Architect jurisdiction. Therefore, the developer of architect needs a variance from the Division of the State Architect's regulations, which requires certain sizes for full service elevators. The official should allow an Article 15 elevator only when there is no other solution available within the scope of the project, without incurring disproportionate costs, or to provide access to small areas or where existing constraints allow no alternatives otherwise.

Resolution: An Article 15 elevator may be used in conjunction with the following features when there is a written unreasonable hardship. The size must be 48 inches deep by 36 inches minimum clear width and it must be a pass through design. Corner designs are not accessible unless they have a depth of 5 feet and at least a 42 inch wide door. This is normally required for an alcove arrangement in the code. These corner lifts are generally considered inaccessible even with all the features detailed here in this section, and should be used only where existing buildings allow no other alternative.

In addition to a pass through design, the door must be 32 inches clear, and in the car there must be a wand or other reaching devise on a chain to allow a right-handed person to reach the control on the left hand side, or to allow a left-handed person to reach the control on the right hand side. A wand is not needed if there are accessible controls on both sides. A key must be required in certain circumstances where security and safety are significant issues.

The problem with a key is that it is generally required by recognized national standards. However, it does seem to be contrary to a mandate in the ADA for unassisted access and egress. Inside the car the controls must be located at the proper height, as for commercial elevators, with the Braille and raised letters, white letters on black background, and must have the symbols as required in the code for commercial elevators. Also, there must be a phone in the car, as required by the code.
Any key in the car must be chained and constantly available in the car, or the elevator itself must have the key permanently installed in the lock and the elevator must be powered on in the morning when the building is opened, and if necessary, power turned off when the build-

ing is closed in the evening. Therefore, the key must be readily available at all times.

It should be emphasized that the operation of the controls must be a single operation. It cannot require constant pressure on a key to activate the buttons. There must be a power opening car gate. This means that no scissors gate, or other pinching or shearing type of gate design shall be used. It may be a celluloid type of panel that goes into a pocket along the side of the car, or it can be an accordion type gate with a vinyl envelope, so that there's no possibility of pinching or shearing. Also, the car gate must be either arranged in a way to allow gravity to close the gate, or be a power closing car gate.

Outside the car there must be a power opening hoistway door with a slow close closer on it that would not have a pressure exceeding 5 pounds maximum at any point. This power opening hoistway door device should not defeat the interlock. Outside the elevator there must be raised letters in Braille, on the latch side raised letters where the jam would be, and these must be arrow lanterns, car call buttons and clearances as required for commercial elevators.

It should be emphasized that these residential elevators should only be used to access minor areas, such as lofts, projection rooms in schools and other locations where the occupancy is rather small. DSA/AC is inclined to endorse using it for areas larger than 400 square feet. However, each situation will be looked at separately. Also, it is possible to protect the historic fabric in some buildings where this is necessary and an Article 15 elevator is often a great solution in existing buildings where the superstructure of the existing building cannot manage incorporation of a full commercial elevator.

An Article 15 elevator should not be used as a primary path of travel unless it is absolutely necessary. These elevators generally cost about $40,000 to $60,000 dollars. Therefore, any project over $300,000 of construction cost would normally be able to incorporate an elevator of this caliber if there was a hardship. Otherwise, if the project scope of work exceeds $500,000, then a commercial elevator would probably be regarded as the appropriate solution and a hardship for disproportionate cost should not be allowed. In that case, a commercial elevator would be the reasonable solution.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Home Business Accessibility

95-06

Effective 6-1-95
Revised 10-1-98

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Home business in Group R Occupancy must be accessible. The State Building Code requires "adaptable" accessibility in long-term living accommodations. Should "home business" areas be required to comply with accessible features?

Resolution: Under federal civil rights law, home business operations are required to make "readily achievable" changes in public-only areas on an ongoing basis by Americans With Disabilities Act (ADA) Title III. It is the determination of DSA that "home business," for purpose of access requirements, is not a "public accommodation," and that accessibility in these environments is more appropriately a civil rights obligation allowing programmatic solutions rather than prescriptive building requirements.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Seismic Upgrade In Hospitals

95-07

Effective 8-1-95

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Hospitals and medical facilities undergoing seismic alterations. Whereas seismic enhancement of existing buildings is considered alteration work, as determined by this office and confirmed in the latest Attorney General Opinion (attached), the code requires that all new alteration work comply with the current access requirements, and that a path of travel to the areas of new work, including accessible toilets, parking and other contingencies which serve that area of work, must also be accessible. Although the code is very specific about what amount of work must be done on projects under the cost threshold identified in Section 1134B.2.1, Exception 1, it does not specify the limit of accessible toilets where several types of toilets serve the area of remodel. This policy intends to provide appropriate scoping to those hospital or medical facilities projects undertaking seismic repair or enhancement.

Resolution: When hospitals are seismically enhanced or upgraded, or when alteration work is for the purpose of seismic repair, the view of this office is that the entire building is being enhanced, and that there is no specific area of alteration if that seismic repair does not substantially redefine the primary functions or spaces within the building. In other words, adding structural steel, shear wall, ties and so forth, are items that do not in any way encompass accessibility issues. However, it is the view of this office that such seismic enhancement of the building extends its useful life for many years and should be to the benefit of persons with disabilities.

Therefore, although this office does not consider there to be a specific area of alteration, the other part of the obligation in alteration work is to provide accessible contingencies that serve the building. In the case of hospitals, there are many functions that benefit from this seismic function enhancement and toilet rooms are generally available in relationship to the various functions throughout the building. Therefore, when such work is undertaken, minimally this office will accept male and female separate toilet facilities for three classes of individuals in hospital alteration work: employees' toilet rooms, visitors' toilet rooms and patient toilet rooms.

The location of accessible toilets to be upgraded may be determined by the architect in charge of the project, and it is hoped that those toilet rooms that will serve the greatest number of people in the greatest variety of functions will be selected. Path of travel to those toilet rooms is also required, but exceptions for existing constraints, existing elevator shafts, existing structural constraints and other reasonable hardships will be allowed in the required accessible path to those toilet rooms. In addition, drinking fountains and telephones avail-

able to those three classes of occupants of the building shall also be made fully accessible. Parking, if provided, shall also be made accessible to serve those three classes of individuals.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Attachment to Policy 95-07:

[TO BE PUBLISHED IN THE OFFICIAL REPORTS]
[OFFICE OF THE ATTORNEY GENERAL]
[State of California]
[DANIEL E. LUNGREN]
[Attorney General]

"OPINION *of DANIEL E. LUNGREN, Attorney General*
CLAYTON P. ROCHE, *Deputy Attorney General"*

"No. 94-1109"
"May 10, 1995"

THE HONORABLE BRUCE McPHERSON, MEMBER OF THE CALIFORNIA ASSEMBLY, has requested an opinion on the following question:

"Does the seismic strengthening of an unreinforced masonry building required by local ordinance constitute a "building alteration, structural repair or addition" for purposes of providing access for disabled persons?"

CONCLUSION

The seismic strengthening of an unreinforced masonry building required by local ordinance constitutes a "building alteration, structural repair or addition" for purposes of providing access to the building for disabled persons.

ANALYSIS

This request for our opinion involves the requirements for providing access to public buildings for disabled persons as set forth in sections 4550-4558 of the

Government Code[1] and administered by the State Architect. Section 4450 provides:

(a) It is the purpose of this chapter to ensure that all buildings, structures, sidewalks, curbs, and related facilities, constructed in the state by the use of state, county, or municipal funds, or the funds of any political subdivision of the state shall be accessible to and useable by persons with disabilities. The State Architect shall develop and submit proposed building standards to the California Building Standards Commission for approval and adoption . . . and shall develop other regulations for making buildings, structures, sidewalks, curbs, and related facilities accessible to and useable by persons with disabilities. The regulations and building standards relating to access for persons with disabilities shall be consistent with the standards for buildings and structures which are contained in pertinent provisions of the latest edition of the Uniform Building Code . . . and these regulations and building standards shall contain additional requirements relating to buildings, structures, sidewalks, curbs, and other related facilities as the State Architect determines are necessary to assure access and usability for persons with disabilities . . .

(b) However, in no case shall the State Architect's regulations and building standards prescribe a lesser standard of accessibility or usability than provided by the Accessibility Guidelines prepared by the federal Access Board as adopted by the United States Department of Justice to implement the Americans with Disabilities Act of 1990 (Public Law 101-336).

Subdivision (d) of section 4451 provides:

Until building standards are published in the California Building Standards Code and other regulations are developed by the State Architect and adopted by the California Building Standards Commission pursuant to Section 4450, buildings, structures, sidewalks, curbs, and related facilities subject to the provisions of this chapter or Part 5.5 (commencing with Section 19955) of Division 13 of the Health and Safety Code shall meet or exceed the requirements of Title III of Subpart D of the Americans with Disabilities Act of 1990.[2]

The disability access requirements are applicable to existing public buildings "when alterations, structural repairs or additions are made." Section 4456 states:

". . . any building or facility which would have been subject to this chapter but for the fact it was constructed prior to November 13, 1968, shall comply with the provisions of this chapter when alterations, structural repairs or additions are made to such building or facility. This requirement shall only apply to the area of specific alteration, structural repair or addition and shall not be construed to mean that the entire structure or facility is subject to this chapter. "

By regulation the State Architect requires compliance with the disability ac-

cess requirements at the time of "renovation, structural repair, alteration and additions to existing buildings . . . ." (Cal. Code Res., tit. 24, § 3109A.) Thus the access requirements are imposed upon the owners of existing public buildings only when construction is underway and the opportunity to mitigate deficiencies is at hand. (See Cal. Code Regs., tit. 24, § 110.) Also, certain exceptions are allowed with respect to historic buildings (Cal. Code Regs., tit. 24, §§ 8-1300—8-1306), elevators (Cal. Code Regs., tit. 24, § 5103), and a monetary limitation is placed upon the amount required to be spent to correct any deficiencies (Cal. Code Regs., tit. 24, § 3112). A general statutory exemption to the literal requirements is authorized "when it is clearly evident that equivalent facilitation and protection are thereby secured." (§ 4451, subd. (f).)

The applicable definitions in the regulations governing earthquake design specify in relevant part:

ADDITION means any work which increases the floor or roof area or the volume of enclosed space of an existing building and is dependent on the structural elements of that facility for vertical or lateral support.

ALTERATION means any change in an existing building which does not increase and may decrease the floor or roof area or the volume of enclosed space.

STRUCTURAL REPAIRS are any changes affecting existing or requiring new structural elements primarily intended to correct the effects of deterioration or impending or actual failure, regardless or cause." (Cal. Code Regs., tit. 24, § 2331.)

On February 8, 1994, the State Architect issued Policy No. 94-01, reaffirming his 1991 administrative determination that the seismic strengthening of an unreinforced masonry building would constitute a "building alteration, structural repair or addition" for purposes of providing access to the building for disabled persons. We are asked whether the State Architect's administrative determination is correct. We conclude that it is.

In 61 Ops.Cal.Atty.Gen. 555 (1978), we construed the language of section 4556 as it applied to a city library at the time its front porch and walkway were restored and modernized. We concluded that section 4556 required the restored area to be made accessible to and usable by disabled persons. With respect to whether the modifications constituted "alterations, structural repairs or additions" within the meaning of the statute, we stated :

An 'alteration' is a change or modification in construction (Webster's Internat. Dict. (3d ed. 1966) p. 63; U. Bldg. Code (12973) § 402, p. 36); a 'structural repair' is a reconstruction or renewal of an essential element of a facility for the purpose of its maintenance (Webster's New Internat. Dict. (3d ed. 1966) pp. 1923,

2266; U. Bldg. Code (1973) § 419, p. 42); an 'addition' is an extension by joining the one thing to another (Webster's New Internat. Dict. (3d ed. 1966) p. 24; U. Bldg. Code (1973) § 402, p.36).

The facilities in question have been changed in a material manner, not merely restored to their original condition. We are not concerned here with simple maintenance, such as the patching of cracks in the steps. Moreover, these front entrance facilities are not ornamental in nature but are essential to the use of the library. Covering the facilities with concrete and increasing the number of steps thus constitute construction modifications of essential elements (with the addition of the side handrails) for the purpose of providing safe access to the general public.

Taken as a whole, we conclude that these modifications to the library's front entrance facilities come within the meaning of 'alterations, structural repairs or additions' as those terms are used in section 4456." (Id. at p. 557.)

In 76 Ops.Cal.Atty.Gen. 130 (1993), we examined the requirements of the federal Americans with Disabilities Act of 1990 to public buildings in California. We stated in part:

The Americans With Disabilities Act of 1990 (Pub.L. No. 101-336; 42 U.S.C. § 12101, et seq.; hereafter "ADA") was enacted by Congress as a civil rights statute to deal with the discrimination against individuals with disabilities in the areas of employment (Title I), public services (Title II), and in the construction or alteration of places of public accommodation or commercial facilities (Title III). Unlawful discrimination occurs under Title III when a private party designs and constructs a new public accommodation or commercial facility, or alters an existing one, and fails to make the facility 'readily accessible to and useable by individuals with disabilities.' (§ 303.) Title III is implemented by regulations issued by the United States Attorney General (§ 306(b)), and the standards included in the regulations are required to be consistent with the minimum guidelines and requirements promulgated by the Architectural and Transportation Barriers Compliance Board (§ 306(b)).

. . .Government Code section 4450 ensues 'that all buildings, structures, sidewalks, curbs, and related facilities, constructed in this state by the use of state, county, or municipal funds, or the funds of any political subdivision of the state shall be accessible to and useable by individuals with disabilities.' Under this statute the State Architect has adopted regulations and building standards necessary to assure access to and usability of public buildings by individuals with disabilities. The same regulations are made applicable by Health and Safety Code sections 19955 and 19956 to public accommodations or facilities constructed with private funds. Chapter 913 added the directive with respect to these statutes that 'in no case shall the State Architect's regulations and build-

ing standards prescribe a lesser standard of accessibility of usability than provided by regulations of the Federal Architectural and Transportation Barriers Compliance Board adopted to implement the Americans With Disabilities Act of 1990.' (Gov. Code, § 4450, subd. (b).)" (Id., at pp. 131-133, fns. omitted.)"

The regulations mentioned in our 1993 opinion that were issued by the United States Attorney General implementing the federal access requirements provide in part as follows:

(a) General. (1) Any alteration to a place of public accommodations or a commercial facility, after January 26, 1992, shall be made so as to ensure that, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs.

(2) An alteration is deemed to be undertaken after January 26, 1992, if the physical alteration of the property begins after that date.

(b) Alteration. For the purposes of this part, an alteration is a change to a place of public accommodation or a commercial facility that affects or could affect the usability of the building of facility or any part thereof.

(1) Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

(2) If existing elements, spaces, or common areas are altered, then each such altered element, space, or area shall comply with the applicable provisions of appendix A to this part.

(c) To the maximum extent feasible. The phrase 'to the maximum extent feasible,' as used in this section, applies to the occasional case where the nature of an existing facility makes it virtually impossible to comply fully with applicable accessibility standards through a planned alteration. In these circumstances, the alteration shall provide the maximum physical accessibility feasible. Any altered features of the facility that can be made accessible shall be made accessible. If providing accessibility in conformance with this section to individuals with certain disabilities (e.g., those who use wheelchairs) would not be feasible, the facility shall be made accessible to persons with other types of disabilities (e.g., those who use crutches, those who have impaired vision or hearing, or those who have other impairments)." (28 C.F.R. § 36.402 (1994).)

We agree with the State Architect that the seismic strengthening of an

unreinforced masonry building constitutes a "building alteration, structural repair or addition" for purposes of providing access to the building for disabled persons. Seismic strengthening is structural, not cosmetic or decorative. Undeniably, it goes beyond normal maintenance; its purpose is to affect the basic usability of the building itself. In comparison to federal law, California law provides equal if not greater access for disabled persons. (§§ 4450-4451.) Seismic strengthening constitutes an "alteration" under federal law. (28 C.F.R. § 36.402 (1994).) The State Architect's imposition of access requirements for the seismic strengthening of unreinforced masonry buildings is thus consistent with the federal statutory scheme and implementing regulations.

Moreover, as the public official charged with implementing the state legislation in question, the State Architect's interpretation of section 4556 with respect to seismic strengthening is entitled to great weight. (See Norman v. Unemployment Ins. Appeals Bd. (1983) 34 Cal.3d 1, 8: In Re Kelly (1983) 33 Cal.3d 267, 277; Adamson v. Department of Social Services (1988) 207 Cal.App.3d 14, 22.)

Accordingly, we conclude that the seismic strengthening of an unreinforced masonry building required by local ordinance constitutes a "building alteration, structural repair or addition" for purposes of providing access to the building for disabled persons.

FOOTNOTES:

[1] *All references hereafter to the Government Code are by section number only.*

[2] *We note that sections 4450-4458 are applicable not only to public buildings, but also "public accommodations or facilities constructed in this state with private funds." (Health & Saf. Code, §§ 19952-19954, §§ 19995-19999; see generally City and County of San Francisco v. Grant Co. (1986) 181 Cal.App.3d 1085; People Ex Re. Deukmejian v. CHE, Inc. (1983) 150 Cal.App.3d 123; Marsh v. Edwards Theatre Circuits, Inc. (1976) 64 Cal.App.3d 881.)*

Counters – Food Preparation Facilities

95-08

Effective 9-1-95

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Food sales facilities with service counters. There are many types of food preparation areas in sales facilities serving the general public where sandwiches are made, food is prepared and food is offered for sale. Salad bars, food lines, and over the counter pick-up areas are often provided as areas where food is offered for sale or for delivery. There is very little tradition in this industry of providing accessible height counters in the commercial equipment used to prepare and/or serve food.

Resolution: In food preparation facilities, food sales facilities, and other areas where the public accommodation includes a counter for purposes of food delivery, food selection and/or payment transaction counters, those areas must provide five percent (5%) of the accessible counter length or at least 36 inches of accessible counter length, whichever is greater. The maximum height shall be no more than 34 inches above the finish floor. In addition, all tray slides shall be provided at 34 inches maximum and all informational signage shall be provided as required by the State Building Code. In projects under our jurisdiction, there will be no exceptions without a written finding of unreasonable hardship based on legal or physical constraints, or existing conditions, but not operational constraints. It should be emphasized that proper sneeze guards complying with the attached drawing allows a lowered counter without the need to eliminate the food preparation area immediately beyond the accessible area.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Accessible Seating At Service Counters

95-09

Effective 10-31-95

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Scenario 1 - New Construction: Title 24 requires 5% and not less than 36 inches in length of a lowered area for wheelchair access; if the bar is longer than 60 feet, then obviously 5% of that length will need to be more than 36 inches long. Note that seating for one at a lowered section probably does not offer equal opportunity to sit shoulder to shoulder and converse with others. Therefore, we suggest that lowered seating should accommodate more than one person in order to fully address the intent of statutes in the Health and Safety Code calling for equal opportunity.

Alternatively for existing bars and counters, DSA/AC will accept equivalent facilitation, and allow an adjacent area with similar architecture and case work of the bar to be built in nearby proximity to the bar. We suggest a mini version of the bar at a lower height with the same ambience, the same case work design, the same architecture, and the same service.

Scenario 2 - Existing Bar: Some of the existing bars may have historical fabric, which would allow you to use the State Historical Building Code. One could leave historic bars alone and provide a matching accommodation as described above. In other existing bars non-historical, plan review staff will allow the above situation for a matching sit-down bar when alterations of the existing bar are extremely difficult.

Resolution: In general, new bars should be designed in a new way with a section that is lowered for several people at one end, to provide equal opportunity for disabled colleagues and their able-bodied friends to enjoy the same public accommodation as anyone else. Table service, which has been an acceptable alternative in the past in California, and which is still an acceptable alternative in federal ADA requirements, is no longer an option nor is it permissible in California on projects submitted for permit after April 1, 1994.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Dsa Seismic Policy On Seismic Upgrade Projects

96-01

Effective 1-18-96

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: If buildings are structurally damaged by seismic event, or when their condition requires seismic upgrade and retrofit work, it has been the opinion of the Attorney General for the State of California that accessibility is required.

Resolution: The first category is the California Construction Law requirements with regard to construction requirements to provide physical accessibility to buildings when they undergo alteration or seismic repair. There are two requirements for this type of alteration work: (1) the work must comply with the current code requirements for access, (2) there must be a path of travel to toilets which serve the area of alteration. In seismic work the entire building is considered to be the area of alteration work. However, if the seismic upgrade work does not alter the primary use or function of the building, **AND/OR** does not alter the design of rooms and spaces, then it does not trigger path of travel obligation to area of seismic upgrade. If there are areas of alteration of spaces, then there must be path of travel to those areas of altered spaces, as in any existing alteration project designed for accessibility.

The other most significant category for access work is civil rights issues, which require public entities to offer equal opportunity in programs offered by those agencies. The requirements require a survey of all deficiencies and an upgrade of those deficiencies, as may be necessary to deliver equal opportunity in programs offered by the public entity.

The Division of the State Architect does not enforce civil rights issues. They are enforced by the U.S. Department of Justice, and it is also enforced by California Statute through the courts. Both state and federal civil rights issues are not considered to be part of plan review work through this office.

Note: If the question arises whether or not the project meets all ADA requirements, the answer would be **no**, because although we are meeting the accessibility requirements for alteration, we are not taking on all of the programmatic obligations of the agency who owns the facility. But if the question was 'does this project meet State Building Code requirements, or Title 24 requirements', the answer would be **yes**, because we would be providing in these projects a single path of travel to toilets that serve the building.

Accessibility Requirements Identified on the Occupancy Basis

All Occupancies: A primary entrance to the building or facility and the primary path of travel to specific area of alterations as follows:

1. any remodeled area which alters an accessibility issue (changes to door widths, corridor widths, path of travel clearances, or room remodels where the layout of the room is changed in a way that affects accessibility);

2. an accessible route to the altered area described above;

3. at least one accessible restroom for each sex as outlined in the occupancy descriptions below;

4. accessible telephones;

5. accessible drinking fountains; and

6. when possible, additional accessible elements such as storage and alarms.

Group A Occupancies. These facilities generally have toilet rooms provided for the general public and may have separate toilet facilities for employees only. In these occupancies, two pair (men & women) toilet rooms are required for the facility; one pair for general public and the second pair, if separate, toilet facilities for employees only are provided, unless all of the employees are using the same facilities as the general public.

Group B Occupancies. These facilities generally have toilet rooms provided for the general public and may have separate toilet facilities for employees only. In these occupancies, two pair (men & women) toilet rooms are required for these facilities; one pair for general public and the second pair, if separate, toilet rooms for employees only are provided, unless employees are using the same facilities as the general public.

Group E Occupancies. Often require separate facilities for staff, children, or students, and toilet facilities for guests or the visiting public. A pair of toilets for each of these uses must be made accessible.

Group F Occupancies. These tend to be employee only areas. If there are employee only toilets, a pair of toilets must be provided that are accessible for employees, and a pair of toilets must be provided for the visiting public, if such toilet facilities are provided.

Group H Occupancies. These tend to be employee only areas. If there are employee only toilets, a pair of toilets must be provided that are accessible for employees, and a pair of toilets must be provided for the visiting public.

Group I Occupancies, Hospitals. These often have many disabled patients. A pair of toilets is required for the staff. A pair of toilets, male and female, are required for guests or the visiting public, and a pair of toilets or a unisex toilet must be provided on each floor of hospitals and other Group I Occupancies.

Group M Occupancies. A pair of toilets must be accessible if they are available for the general public and employees.

Group R Occupancies. In hotels and apartments, if there are common restrooms, they must be accessible for both male and female visitors, and individual toilet rooms serving units that are accessible or adaptable, must be made accessible according to Table 11B-4 and 11B-5. All ground floor units, or all of the units closest to grade must be made adaptable.

Group S Occupancies. If there are toilets provided, then a pair of toilets shall be accessible to persons with disabilities.

Group U Occupancies. Generally there is no requirement, unless those occupancies are used for educational or recreational use. In that case, if there are separate toilets for employees, then a pair of those must be accessible. If there are toilets provided for the guests or visiting public, a pair of those toilets must also be accessible.

For further discussion of the above listed types of buildings, on a case-by-case basis, please contact the Access Compliance Policy and Code Development Unit.

Elevators in Buildings. All elevators must be posted in braille as accessible elevators if they are required to provide access to accessible restrooms. Otherwise, only one elevator is required to be accessible in a bank of elevators, as long as it is posted as the only accessible elevator, and the elevator has a dedicated use for persons with disabilities.

Historic Buildings. The Historical Building Code allows alternative accessibility solutions on a case-by-case basis.

Note 1: For all occupancies, accessible toilets are preferred to be closest to the main lobby or main entrance of the building. With the exception of Group I Occupancies, Hospitals, accessible patient toilets must be provided on each floor. Visitor toilets are preferred to be closest to the main lobby or main entrance.

Note 2: New work beyond seismic will initiate new codes.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Elevator Call Buttons-Mounting Height

96-04

Effective 6-11-96

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: The California Building Code, Title 24, Section 3003.4.9a requires that elevator call buttons be located within 42 inches of the floor. In a typical field installation the low voltage wiring hook ups are pulled into a junction box that is often secured or cast into the rough framing substrate at 42 inches always before the finish is applied and the button system is connected. Consequently, the **up call button**, which is mounted vertically and is located a few inches higher than the previously located 42 inch high rough framed junction box.

Resolution: DSA/ACS has reasoned that the connection junction box should be located within 42 inches of the finish floor and that the **up call button** be located center-lined at 48 inches maximum above finish floor. This forward approach is within specified reach limits and meets the intent of the California Access Code, and will not deny access to anyone.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Fire Repair Construction

96-06

Effective 7-15-96

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: A primary entrance to the building or facility and the primary path of travel to the specific area of alteration, structural repair or addition, including sanitary facilities, drinking fountains and public telephones serving the area.

(Note there some minor exceptions.)

Resolution: This notice is intended to emphasize a change in scope for the California Building Code effective April 1, 1994, promulgated by recent federal and state code changes adopted to address the requirements of The Americans with Disabilities Act of 1990. The U.S. Department of Justice has notified public entities including the Division of the State Architect that states cannot wave obligations to provide necessary accessible paths of travel, toilet rooms and parking beyond the scope of fire repair areas.

Traditionally, most codes only require replacement of materials as built according to the codes in effect at the time of the original construction, and do not require the construction repair to comply with current code levels. Also, most code issues are normally confined to the fire damaged areas in schools and as well as privately funded projects. However, the California Building Code and federal Americans with Disabilities Act provisions will require the scope of work to extend outside the fire damaged area if it is necessary to provide accessible toilets.

On state-funded school projects, the Office of Local Assistance that funds fire repair projects have been notified that it must fund these additional requirements as a necessary part of projects it funds. Also, school district insurance policies generally apply only to the damaged area and additional insurance might be necessary for full coverage of needed work.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Handrails At Steps

96-10

Effective 2-13-96
Revised 12-30-96

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: The definition of 'Stairway' is:

> **STAIRWAY. Two or more risers shall constitute a stairway.**

Since handrails are required by code for 'stairways', it appears that there is no requirement for single steps. Model code does not address accessibility at single step conditions.

Resolution: The Division of the State Architect, (DSA/AC), must review any and all work which effects accessibility for path of travel, functional areas, outdoor gates, fences, outdoor surfaces, landscaping, and grading. Government Code 4450 requires compliance with the Americans with Disabilities Act Accessibility Guidelines until minimum standards are adopted. Therefore, in order to meet State legislative mandates to approve plans meeting the intent of Gov. Code 4450, DSA/AC does require handrails at single step conditions where path of travel to new work is required to be accessible.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Unisex Restrooms

97-01

Effective 1-17-97

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Where separate toilet facilities are available for the general public, separate facilities shall be made available for persons with disabilities. However, sometimes there are grounds for unreasonable hardships in existing buildings. In alteration projects in existing buildings, some projects are eligible for unreasonable hardship consideration due to legal or physical constraints. One of the solutions available is to allow limited use toilets when hardships are granted by the building official. Such unreasonable hardship toilet compartments have been illustrated in the building code as front-transfer or side-transfer arrangements. Generally, these provide some access for persons with disabilities who are not severely limited in mobility. These designs are often used in male and female toilet rooms so that some access can be provided where separate facilities are offered.

DSA has had many comments from the disabled community preferring a fully accessible unisex toilet room rather than separate sex partially accessible toilet rooms. In high rise construction, back-to-back male and female toilets may occur on every floor. It seems more practical to provide a pair of fully accessible toilets when clearly possible and, on projects where hardship is granted due to legal or physical constraints, DSA would prefer to approve unisex toilets as they provide greater usability for persons with disabilities.

Resolution: Only on projects where the building official grants an unreasonable hardship, and where front-transfer or side-transfer toilets would be considered an option, DSA will accept unisex fully accessible toilets as equivalent to a pair of partially accessible arrangements. Unisex toilets will be permitted where full code compliance is technically infeasible, after the effective date of the 1999 amendments to the CA Building Code.
NOTE 1: Currently, accepting unisex toilets as equivalent to fully accessible separate toilet compartments is not appropriate for new construction or alteration without unreasonable hardship.

NOTE 2: Labor code issues may require separate facilities within a reasonable distance when there are four or more employees serving a business.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Permit Extensions

97-02

Effective 4-29-97
Revised 4-5-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Some projects under the jurisdiction of Access Compliance have been approved in the past and are eligible for extensions. Certain projects were approved prior to implementation of the Americans with Disabilities Act regulations. Those remodel projects permitted before January 26, 1992, and those new projects submitted prior to January 26, 1993, were permitted prior to implementation of federal regulations relating to accessibility. Essentially, the US Department of Justice has indicated to DSA that those projects are "grandfathered-in", and do not have to meet ADA requirements.

Access Compliance incorporated more restrictive federal accessibility requirements into the State Building Code through rulemaking changes effective April 1, 1994. Projects submitted after this date may be allowed extensions without code upgrades.

Some projects were submitted and approved by DSA in the window period between implementation of federal regulations and enforcement effective dates for DSA "new ADA language." This window period may include projects that were plan reviewed to higher federal standards as a courtesy to the architect, yet were not enforceable by DSA/AC under state law. Some architects did not want to comply with higher federal standards and chose to be responsible for those unenforceable issues.

Resolution: Existing projects submitted to Access Compliance during a window period beginning from January 26, 1992, or if new construction, January 26, 1993, and ending April 1, 1994, need to be examined by Access Compliance plan checkers to verify compliance with higher federal standards now in effect before extensions to the permit may be granted. Most projects were approved to the higher standards of either state or federal law, however, now must be required to change to incorporate ADA standards. DSA/AC has no authority to continue permit extensions on these projects contrary to the intent of state law that now requires ADA minimums.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Interim Disabled Access Guidelines for Electrical Vehicle Charging Stations

97-03

Effective 4-30-97
Revised 6-5-97

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: In state funded projects with electrical vehicle, charging stations must be accessible. Electric Vehicles are being slowly introduced to the consumer market over the next three years as a result of an agreement between auto makers and the State of California. The zero emission vehicles as well as the equipment to charge them are continuing to develop and change at a rapid pace. Yet to successfully serve new electric vehicle customers, public charging is essential. Public charging sites that are developed now are likely to see significant technology changes before electric vehicles are fully commercialized. Based on a rule adopted by the California Air Resources Board, beginning in 2003, 10% of vehicles sold in California must be zero emission.

Public charging stations will be installed in public places such as shopping centers, parking lots and garages of companies or municipalities. They are provided as a convenient charging location for Electric Vehicle owners while they work or shop. Full charging of an Electric Vehicle takes between two to three hours.

Resolution: Representatives of the Division of State Architect, California Electric Transportation Coalition, Edison EV, The California Building Officials, Department of Rehabilitation and members of the disabled community have held meetings for the purpose of developing interim guidelines to address the issue of disabled access to these charging stations.
The following guidelines have been developed and agreed upon by the these organizations:

ARE EV CHARGING STATIONS REQUIRED TO BE ACCESSIBLE?

Yes. EV Charging Stations are required to be accessible because they offer a service to the general public. When EV charging is coupled with regular parking, the EV charging is considered the primary service. (See Item V for further discussions.)

WHAT PERCENTAGE OF THE EV CHARGING STATIONS MUST BE MADE ACCESSIBLE?

The following table shall be used in determining the required number of accessible charging stations:

# of charging stations provided at a site	# of accessible charging stations required
1 to 25	1
50	2
51 to 75	3

WHAT PERCENTAGE OF THE EV CHARGING STATIONS MUST BE MADE ACCESSIBLE?
The following table shall be used in determining the required number of accessible charging stations:

# **of charging stations provided at a site**	**# of accessible charging stations required**
76 to 100	4

WHAT SPECIFICATIONS MUST THE ACCESSIBLE EV CHARGING STATION COMPLY WITH?

a. A 9 foot wide space by 18 feet deep space is required. An access aisle of 5 feet on the passenger side is required. One in every eight accessible charging stations, but not less than one, shall be van accessible with a 8 foot access aisle.

b. The accessible EV charging station and its access aisle need not be striped or provided with signage as required for an accessible parking space. An information sign must be posted which reads, “Parking for EV Charging Only; This Space Designed for Disabled Access; Use Last.”

MUST ACCESSIBLE EV CHARGING STATIONS BE RESERVED EXCLUSIVELY FOR THE USE OF PERSONS WITH DISABILITIES?

No. The primary function of these stations is the charging of Electric Vehicles. Parking is not intended to be the primary use of the charging station.

ARE THERE ANY RESTRICTIONS RELATIVE TO THE LOCATION OF THE ACCESSIBLE EV CHARGING STATIONS?

For installations associated with new construction, the accessible charging station must be located in close proximity to a major facility, public way or a major path of travel on the site. Note: 200 feet is the maximum distance recommended. However, the charging stations need not be provided immediately adjacent to the major facilities since, again, the primary purpose of the stations is to provide the charging as a service, and parking is not intended to be the primary use of the stations.

For installations at existing sites, the accessible charging station need not be located in close proximity to other services at the site.

IS AN ACCESSIBLE PATH OF TRAVEL REQUIRED FROM THE ACCESSIBLE EV CHARGING STATION TO OTHER SERVICES PROVIDED AT THE SITE?

Yes, for installations associated with new construction. As for other facilities on the site, an accessible path of travel is required between facilities.
For installation at an existing site, an accessible path of travel is required to the extent that the cost

of providing such path does not exceed 20% of the cost of the EV equipment and installation of all EV charging stations at the site, when such valuation does not exceed the threshold amount referenced in Exception 1 of Section 1134 of Title 24. The accessible path of travel shall connect to a major facility, public way or major path of travel on the site.

WHAT SPECIFICATIONS MUST THE CHARGING EQUIPMENT MEET?

The charging equipment must meet all applicable reach range provisions of Section 1118B of Title 24. A clear path of travel measuring 36 inches in clear width to the charging equipment is required.

DOES THE INSTALLATION OF CHARGING STATIONS AT AN EXISTING SITE TRIGGER PATH OF TRAVEL IMPROVEMENTS SUCH AS PRIMARY ENTRANCE TO OTHER FACILITIES, RESTROOMS, TELEPHONES, OR DRINKING FOUNTAINS?

No, unless the above features are located in the parking lot, are accessed directly from the parking lot and designed for use with the parking lot.

HOW DOES THE THREE-YEAR VALUATION ACCUMULATION APPLY TO THESE INSTALLATIONS?
The valuation of other improvements at the site over the last three years need not be
added to the cost of the installation to determine application of the exception referenced in item VI above. The cost of installation of other EV charging stations at the site over a three-year period must be used in determining compliance with the exception.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Engineered Wood Product at Playground Equipment

97-04

Effective 6-25-97
Revised 4-5-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Often playground equipment is inaccessible when the surrounding fall area uses sand, sawdust, and loose wood chips. While playgrounds do not have specific requirements in the California State Building Code (CSBC), they are public accommodations required by State law to be accessible. Also the US Access Board has developed draft language regarding accessibility to playground equipment which indicates several issues that need to be addressed in providing access to playground equipment.

Resolution: Until specific regulations are adopted by either the US Access Board or the CSBC, engineered wood products meeting the standard identified as ASTM-PS83 will be allowed as an acceptable destination material around playground equipment. The path-of-travel to such equipment should be no further than twenty (20) feet from transfer areas or entrances to the playground equipment. In other words, while such material as Fibar or other engineered wood products are not appropriate for path-of-travel surfaces, as destination material around play equipment, they are appropriate for the dual use of being an appropriate fall area material and also providing a reasonable surface for access to the equipment. material requires that it not be compromised by the use of sawdust and other poor maintenance techniques, which lessens its value in providing access to the equipment. The use of all rubber surfaces around play equipment is also acceptable. When rubber is used as a path through Fibar to transfer points, engineered wood products have a tendency to drift away from the rubber path providing a dangerous stumbling area for children running around the equipment.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Detectable Warning Domes At Curb Cuts Required By Federal Law To Be Flushed At The Lip

97-05

Effective 7-2-97
Revised 4-5-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: The State Building Code calls for a half-inch lip at the bottom of all curb ramps. Federally-funded projects, generally those on the State highway grid system, are required to have flush positions at curb cut lips. This requirement prevents compliance with the present State Building Code specific to this issue. In cooperation with the California Department of Transportation and other interested parties, the Division of the State Architect/Access Compliance Program (DSA/AC) in its jurisdictional role, has approved for Caltrans a standard set of plans which permits flush curb ramps as an equivalent facilitation where the curb ramps are required to be flush because of federal requirements. While DSA/AC continues to endorse the appropriateness of State enhancements to federal minimum requirements, we feel it is important that enhancements for partially-sighted and blind citizens must be maintained.

Resolution: On projects where federal law requires flush transition at the bottom of curb cuts, DSA/AC will accept either a steep curb cut at or exceeding 1:15 slope or a 24-inch band of detectable warning domes, arranged in-line (not the staggered pattern) as an alternative to the half-inch lip. This design allows partially-sighted and blind persons to detect hazardous vehicular areas. Note that the 24-inch in-line domes are only required where curb ramps are less than 1:15 slope. Any project or any jurisdiction which wishes to install curb cuts without the half-inch lip should develop a policy of examining this issue on a case-by-case basis until federal and state codes are realigned. This policy shall remain in effect for projects solely under our jurisdiction and projects in other jurisdictions should be reviewed by the local building official on this issue.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Parking Ticket Dispensers

97-06

Effective 12-23-97
Revised 4-5-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: This interim policy requires parking areas controlled by ticket dispensers to include accessible parking spaces for persons with disabilities outside the controlled area so that these inaccessible dispensers do not create an architectural barrier.

The California Vehicle Code Section 22511.5 allows any person with a disability, displaying distinguishing placards or special plates, to park in any zone that is restricted in the length of time parking is permitted, and metered parking, such as those restricted by ticket dispensers to allow such persons to park without paying any fees. While most people with disabilities would rather pay the fee in order to be treated equally, it may be necessary to consider this issue in conjunction with developing a solution for a related issue in providing additional uncontrolled parking. DSA is not intending to prevent parking facilities from charging a fee in spite of metered parking being exempted from the fee in statute. While existing parking facilities are somewhat limited with the situation they have, they must programmatically provide solutions that make it possible for persons with disabilities to park without the need to retrieve a ticket from a ticket dispenser. Intercom systems that could call an attendant to raise the gate, or to remotely raise the gate, would seem to be a reasonable programmatic solution.

Such dispensers are architectural barriers to quadriplegics, some amputees and other persons with reach-range limitations. As a rule, programmatic solutions may not withstand the test of time, and architectural barriers must be solved by architectural solutions. Until regulations are developed, DSA is adopting an interim policy consistent with the vehicle code and the regulations cited below, which provide a solution to these architectural barriers.

Resolution: To be consistent with Vehicle Code Section 22511.5 and Government Code Section 4450, and especially Section 101.2 of Part 2 of the California Building Code, Title 24, it is necessary to plan review and approve parking facilities which provide at least one accessible van stall outside the restricted area in new construction, and in existing facilities, DSA will require adequate signage indicating a programmatic solution if there is not accessible parking equally available within 200 feet in a nearby facility**.**

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Top and Bottom Landings at Relocatable Classroom Buildings

97-07

Effective 8-25-97
Revised 3-1-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: For many years, the Division of the State Architect, Access Compliance (DSA/AC) policy has been to accept top landings with only 30 inches clear area at the strike side of doors. This policy is inconsistent with State Regulatory Law where 42 inches is required whenever a door opens out onto a landing. DSA feels that to continue accepting 30 inch strike side clearances is only acceptable under certain conditions which relate to existing conditions.

Resolution: Relocatable classroom buildings submitted for review after January 1, 1998, must provide a top landing as required in the State Building Code which requires 42 inches clear of the door swing, and therefore must be 42 inches away from the leading edge of the door.

Where the relocatable building is being moved to a new location and an existing ramp is being relocated for use with that building, then DSA/AC will accept the situation as adequate at 30 inches on the strike side. Also, existing ramps formally approved by DSA under a PC designation will also be acceptable if relocated if such landing was designed in a way to provide only 30 inches clear on the strike side.

This policy is confirmed after a review of statutory and regulatory law, as well as public testimony or comments from the hearing, portable classrooms will no longer be approved less than 42 inches clear from the leading edge of the door to the centerline of the approaching ramp. Any other drop-off situation, such as stairs or open sides, either must be protected by a guardrail or must provide a level and clear distance 42 inches away from the leading edge of the door to the closest unguarded edge.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Over-The-Counter Approvals for Existing Restrooms

97-11

Effective 11-3-97

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Many existing school sites have restrooms which have been approved by the Division of the State Architect/Access Compliance (DSA/AC) and have approval numbers greater than 44,000. While these approvals indicate that the requirements at that time were being met, new code changes were adopted in 1994 to require a 60 inch turning circle and an outswinging door in all single occupancy restrooms. At the time of this code change, the application numbers were assigned above 61,000. Although projects approved later than this are clearly fully accessible, other projects approved with numbers above 44,000 are still quite usable. Because it is often technically unfeasible to upgrade prior approvals to current standards, the DSA/AC staff is instructed to generously grant hardship exceptions upon request when all the other issues meet the current code requirements.

Resolution: All projects submitted should have DSA approval numbers greater than 61,000 that indicate path of travel, accessible parking (including van), restrooms, and drinking fountains. Projects with DSA approval numbers between 44,000 and 61,000 may demonstrate a reasonable amount of access. However, these projects may not be meeting the Americans with Disabilities Act (ADA) regulations. A means to identify the non-compliance and have these facilities upgraded to meet current code regulations must be created. The following directive shall be a staff guideline to accepting and approving these projects:

1. Grant a hardship, when requested, to projects where access has been provided with approval numbers of less than 61,000 and above 44,000. Request the name and phone number of the ADA coordinator for the district.

2. Grant a hardship when the architect would have to make an additional trip to the site, for verification of access with approval numbers 44,000 to 61,000 to meet current code compliance regulations for access. Request the name and phone number of the ADA coordinator for the district.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Access Code Adoption to the Metric System

97-12

Effective 12-9-97
Revised 4-5-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: The Federal government adopted the metric system as the master measurement system usable in the U.S.A. as of October 1, 1996. The Metric system was originally generated to make measurements easier to calculate, which is why other countries welcomed it. Most people in the U.S.A. are not accepting it and complain that it is more difficult.

The difficulty centers on the use of the millimeter (mm) and the meter (M) as its main units. A millimeter is a little more than 1/32 of an inch, and a meter is a little more than a yard. The imperial measuring system conversion would be as follows: 1 unit = 1/32 inch, and 1 yard = 1152 units.

There are units in between inches and feet and units between millimeters and meters; centimeters (cm) and decimeters (dm). 1 cm = 10 mm (slightly less than one-half inch), and 1 dm = 100 mm (about 4 inches).

The imperial architects chose feet and inches as human scale and 1/8 of an inch or less for shop drawings. The metric architects selected meters and centimeters as human scale and millimeters for shop drawing.

For example the code calls for door size to be 36" x 80". The exact conversion in the code it is 914 mm x 2032 mm. However, rounding out the numbers to centimeters the conversion would be 90 cm x 200 cm.

Resolution: Apply to access related dimensions only:

1. Since the metric system is the future system, it needs to be treated as the master system followed by equivalent imperial system, for example:

   "*Door Size. Every required exit doorway shall be of a size as to permit the installation of a door not less than 90 cm (3 feet) in width and not less than 200 cm (6 feet 8 inches) in height."*

2. Currently the code allows tolerance for construction error; conversion tolerance will also be permitted.

3. Use nominal conversion for 1" = 2.5 cm and 1' = 30 cm.

4. As 1/8 of an inch and miles were never addressed in the access building code, the same millimeters and kilometers will be left out.

5. This change should be used immediately until it is incorporated in the new code.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Special Access (Wheelchair) Lifts

98-01

Effective 2-18-98
Revised 4-5-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

ISSUE: In cases of extreme hardship where installation of accessible elevators or wheelchair lifts are technically infeasible, and at other times, to prevent the destruction of a historic buildings, residential elevators are permitted to serve as a part of the accessible route. Generally, residential elevators are too small for a person using a wheelchair to enter and turn around within the elevator cab. Certain enhancements are required in order to provide a safe and useable elevator.

RESOLUTION: In addition to current special lift standards in Article – 15, special access lifts - performance guidelines shall be a part of the DSA/AC plan checking requirements for those projects under state jurisdiction. The following enhancements will also be a part of these performance guidelines:

1. Gates and Doors: Each gate and door serving a special lift shell will be designed to meet the minimum requirements of Doors, Section 1133B.2

2. Folding Transition Lift Ramp: Each folding transition ramp shall be arranged to provide a clear unobstructed 48 inches perpendicular to the low-side edge of the folding transition ramp.

3. Policy 95-05, Residential Elevators in Commercial Buildings: Policy 95-05 shall also be a part of these performance guidelines.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Two-Story Relocatable Classrooms Project

98-02

Effective 7-13-98

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Two-story relocatable classrooms are considered new construction and require full-size commercial elevators for accessibility.

Resolution: This policy will be enforced on a case by case basis; however, DSA will consider the following as acceptable compliance with the California Building Code regulations.

Each school district utilizing two-story modular, relocatable classrooms must submit in writing to this office, a request for a waiver to use wheelchair lifts in lieu of full commercial elevators on a site by site basis, for review and approval by DSA for the State of California.

1. School district(s) choosing to utilize two-story modular, relocatable classrooms may be allowed to utilize one wheelchair lift only at any one school site as long as there is not more than 3,000 square feet on the upper level two-story classrooms in one single cluster at any one given site. If, after the initial cluster has been erected, the school district(s) place more two-story modular, relocatable classrooms at that given site, the school district(s) agree to utilize full commercial elevators as prescribed by State codes.

2. The school district(s) agree that if they place any more than 3,000 square feet on the upper level two-story modular classroom or any additional cluster, that the school district(s) shall utilize full commercial elevator systems as prescribed by State Codes.

3. Should the school district(s) choose to actually relocate any classrooms to a new site, the school district(s) shall conform to all items above.

4. The superintendent or assistant superintendent of the district(s) shall assert that the school has an ADA transition plan that is being funded and which has been aired through public participation, as required by federal law; and attest that all of the above conditions for granting this one-time exception from installing a full-size commercial elevator have been met.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

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Modernization Project Scope

98-03.2

Effective 11-15-98

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: When a modernization project is submitted to DSA the goal of the Access Compliance review is to ensure that the project design addresses the needs of people with disabilities as members of the general public, including the accessibility requirements for family members, teachers and students. To this end the California Building Code (CBC), Section 1134B, requires that all renovations, structural repairs, alterations and additions comply with current regulations. This requires a path-of-travel to all areas of new and altered work and access to toilet rooms and other facilities that serve the area of work.

Underpinning state regulation is the Americans with Disabilities Act, Title II (ADA) requiring school districts to provide access to programs and buildings, new and existing. An important element of ADA compliance under Title II is the completion of a Self-Evaluation and Transition Plan which must outline all work necessary to achieve a barrier free program and facility. It is important that the conclusions and timetable of the Transition Plan, along with the requirements of CBC Section 1134B, play a major role in defining the scope of work of a modernization project in order to make best use of available funds. In order to achieve this goal it is necessary to establish priorities in the expenditures of state funds related to accessibility in modernization projects.

Resolution: EXECUTIVE SUMMARY: THIS POLICY IDENTIFIES AND PRIORITIZES CODE MANDATED AND DISCRETIONARY ACCESSIBILITY REQUIREMENTS FOR SCHOOL MODERNIZATION PROJECTS FUNDED WHOLLY OR IN PART BY THE USE OF STATE FUNDS. ALL NEW CODE MANDATED WORK AND TEN PERCENT (10%) OF THE CONSTRUCTION COST MUST BE ALLOCATED FOR ACCESSIBIILTY WITHIN THE BUILDING ENVELOPE. WORK RELATED TO THE PATH OF TRAVEL TO THE AREA OF REMODEL SHALL BE ACCESSIBLE AND COSTS WILL NOT BE CONSIDERED AS PART OF THE TEN PERCENT (10%) FOR THAT PORTION OF THE ROUTE OUTSIDE THE BUILDING ENVELOPE.

The agreement between related agencies and DSA requires ten-percent (10%) of the modernization funds to be used specifically for accessibility improvements in areas of alteration *within the building envelope*. Equivalent facilitation and other hardship relief
will be granted to the extent allowed by federal and state code when the cost of construction associated with providing accessibility exceeds ten percent (10%) for *work within the building envelope*. Since the 1998 passage of Senate Bill 50, additional funding for hardship relief is limited, and for some projects may not be available except
for installation of code required elevators. Nonetheless, it is important to note that federal and state accessibility regulations relating to path-of-travel requirements are still mandated for projects costing more than the threshold as defined by CBC Section 1134B.2.1, Exception 1.

The following list identifies those building elements that shall be made accessible when any

state funds are used in a modernization project in order to meet *minimum* requirements of CBC Section 1134B and the ADA Title II. Items in this first list that occur *outside of the building envelope will not* be subject to the limitations of the ten-percent (10%) funding cap. Those items on the first list that do occur *within the building envelope* will count towards the 10% cap but must be addressed whether or not they exceed the cap. Where technical infeasibility exists, relief may be sought using current regulatory exemptions.

The items in the first list are to be a part of the **required scope** and are as follows:

· An accessible path-of-travel from the public right of way through a primary entrance to areas of new or altered work within each building. This may include ramps & elevators (funding for elevators are granted by OPSC in addition to basic funding.)

· At least one set of adult toilet rooms (men's and women's); at least one set of student toilet rooms (boys and girls) and kindergarten toilets if provided. Toilet rooms are to be centrally located on the accessible path-of-travel in order to minimize travel distance. *(This requirement will count towards the ten percent (10%) amount).*

· Required accessible parking counted for each lot or covered garage provided at the site.

· At least one high-low accessible drinking fountain (where provided) per floor. *(This requirment will count towards the ten-percent (10%) if within the building).*

· At least one accessible public phone (where provided).

· Signs for telephones, toilets, parking, stairway identification, exits and direction to restrooms.

Towards the effort to make the facility fully accessible, and in the absence of a completed ADA Self-Evaluation Transition Plan,[1] the following items must be included in the scope of work but *will* be subject to the funding cap of ten-percent (10%) for *work inside the building envelope. (For projects where all accessibility code requirements have been met, either as result of current or previous work, the obligation to spend up to the 10% cap is relieved).*

The accommodations and items subject to the ten percent (10%) cap in the order of priority are considered **expanded scope** and are as follows:

· All classrooms entries shall be made accessible and on the accessible path-of-travel.

· All specialized classroom entries, such as science rooms and home economic rooms shall be made accessible.

· Five-percent (5%) of student workstations shall be made accessible in an integrated

manner. Specialized staff/student work areas and study carrels shall be made acces sible. One of each type of classroom sink, fume hood, eyewash and emergency shower shall be made accessible. Associated prep areas shall be accessible.

· Libraries, aisles, checkout and computer counters, library desks and library bookshelves shall be accessible.

· Cafeterias shall be made accessible. This includes tables without bench seats on one side in more than one location for students using wheelchairs. Pass through serving windows and food-serving aisles shall be accessible.

· Auditoriums shall provide accessible and integrated seating comparable to other seating in terms of location and sight line. Accessible seating shall be dispersed throughout the auditorium and be accompanied by companion seating. Direct access to the stage and other performance areas shall be provided by means of a ramp or wheelchair lift. Assistive listening shall be provided.

· Gymnasium and multi-purpose rooms, along with related bleachers, shower and locker rooms shall be accessible. This includes wheelchair lifts or ramps as required to access any stage or raised platform if part of the area of alteration.

· Teachers' rooms and administrative offices, lunchrooms, etc. shall be accessible.

1. See POLICY #00-01 (ACCESS) Self-Evaluation and Transition Plan

· Intercom/telephone systems shall be accessible. Assistive listening systems are required for the hearing impaired, as well as strobe alarms when existing alarm systems are al tered or new systems added

· Signage for permanent room identification shall be accessible.

· Recreational facilities, (playgrounds), track and field structures shall be accessible.

· Additional adult toilet rooms (women & men) and student toilet rooms (girls & boys) shall be made accessible if needed so as to provide toilets within a reasonable distances of new or altered areas of work.

· One of each type of unique accommodation not mentioned above and available to visi tors, parents, staff and students shall be accessible.

At the time of approval and if the cost of compliance exceeds the ten-percent (10%) cap, include a cost breakdown of accessibility elements being provided in the scope of work of the project.

As a service and if requested, Access Compliance will assist school districts and their architects to establish spending priorities that stay within the parameters of this policy by setting up preliminary meetings or phone calls as time is available. Location of elevators, ramps, and wheelchair lifts should be centrally located to the complex of buildings at the site and may need to be addressed as part of the discussion.

See attached regulations relating to the Leroy F. Greene School Facilities Act of 1998.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

ATTACHMENT – Relating to the Leroy F. Greene School Facilities Act of 1998

The following is a portion of OPSC Regulations 2000, found in Title 22.

(c) Excessive Cost to Construct a New School Project.
A New Construction Grant for a new elementary, middle or high school on a site with no existing school facilities shall be increased by the difference in the amount provided for the New Construction Grant and the amount shown below, based on the number of classrooms in the project:

Class-Rooms in project	*Elementary School pupils*	*Middle School pupils*	*High School pupils*
1	*$160,000*	*$674,000*	*$1,466,000*
2	*$377,000*	*$756,000*	*$1,525,000*
3	*$566,000*	*$840,000*	*$1,885,000*
4	*$717,000*	*$932,000*	*$2,205,000*
5	*$842,000*	*$1,028,000*	*$2,428,000*
6	*$1,021,000*	*$1,125,000*	*$2,428,000*
7	*$1,202,000*	*$1,222,000*	*$2,874,000*
8	*$1,341,000*	*$1,328,000*	*$3,046,000*
9	*$1,341,000*	*$1,440,000*	*$3,184,000*
10	*$1,577,000*	*$1,553,000*	*$3,321,000*
11	*$1,577,000*	*$1,666,000*	*$3,459,000*
12	*$1,660,000*		*$3,585,000*
13			*$3,709,000*
14			*$3,833,000*

Class-Rooms in project	*Elementary School pupils*	*Middle School pupils*	*High School pupils*
15			*$3,958,000*
16			*$4,082,000*
17			*$4,207,000*
18			*$4,331,000*
19			*$4,455,000*
20			*$4,580,000*
21			*$4,704,000*
22			*$4,828,000*

The amounts shown above will be adjusted annually in the manner prescribe in Section 1859.71.

(d) Excessive Cost Due to Urban Location, Security Requirements and Impacted Site. A New Construction or Modernization Grant will be increased if site acreage for the project is:

(1) At least 50 percent but less than 75 percent of the site size recommended by the CDE for the master planned project capacity. The New Construction or Modernizat tion Grant will be increased by eight percent.
(2) At least 30 percent but less than 50 percent of the site size recommended by the CDE for the master planned project capacity. The New Construction or Modernization Grant will be increased by 15 percent.
(3) Less than 30 percent of the site size recommend by the CDE for the master planned project capacity. The modernization Grant will be increased by 50 percent.
(4) Less than 30 percent of the site size recommended by the CDE for the master planned project capacity. The modernization Grant will be increased by 25 per cent.

(e) Excessive Cost for rehabilitation of facilities the Board has determined are a health and safety risk to the pupils pursuant to Section 1859.82 (a) (1) and the cost/benefit analysis to mitigate the problem and remain in the facility is less than 50 percent of the Current Replacement Cost of the facility. If the district qualifies, the district is eligible for funding of rehabilitation costs as a modernization project. The grant amount provided is 80 percent of the amount of the cost esti mate required in Section 1859.82 (a) (1) that has been reviewed by the OPSC and approved by the Board.

(f) Excessive cost due to handicapped access and fire code requirements:

POLICY #98-03.2 (ACCESS)

ATTACHMENT – Relating to the Leroy F. Greene School Facilities Act of 1998
The following is a portion of OPSC Regulations 2000, found in Title 22.

(1) A modernization grant will be increased by three percent for handicapped access and fire code requirements.
(2) A modernization grant will be increased by $80,000 for each new two-stop elevator required to be included in the project by the Division of the State Architect (DSA). The amount shown shall be adjusted annually in the manner prescribed in Section 1859.71.
(3) A modernization grant will be increased by $14,000 for each additional stop of the new elevator required in (2) above. The amount shown shall be adjusted annually in the manner prescribed in Section 1859.71.

Note: Authority cited: Sections 17075.15, Education Code.
Reference: Sections 17075.10 and 17075.15, Education Code.

Section 1859.79. Modernization Matching Share Requirement.

Except in the case of financial hardship as provided in Section 1859.81, any increase to the Modernization Grant for additional grants for facility hardships as provided in Section 1859.82 or Excessive Cost Hardship Grants as provided in Section 1859.83 shall require a district matching share equal to at least 20 percent of the total project cost which, combined with the State's adjusted grant shall represent 100 percent of the total project cost.

Note: Authority cited: Section 17070.35, Education Code
Reference: Section 17074.15, Education Code.
Section 1859.79.1. Modernization Reimbursement.

The Board will not provide Modernization Grants for a project if the district entered into a construction contract for that project before August 27, 1998 unless:
(a) The project met the provisions for funding under the LPP pursuant to Sections 1859.14 or 1859.15; or
(b) The project was approved on the Year-Round Schools Air Conditioning/Insulation Program unfunded approval list pursuant to Education Code Section 42250.1.

Note: Authority cited: Section 17070.35, Education Code
Reference: Section 17070.35, 17074.10 and 42250.1, Education Code.
Section 1859.79.2. Use of Modernization Grant Funds.

Modernization grant funds shall be expended as set forth in Education Code Sections 17074.25 and 17070.15(f) and may also be utilized for other purposes as set forth in Education Code Section 100420(c). Modernization funding, with the exception of savings, is limited to expenditure on the specific site where the modernization grant eligibility was generated. The grant may not be used for the following:

(a) New building area with the exception of the following:

(1)Replacement building area of like kind. Additional classrooms constructed within the replacement area will reduce the new construction baseline eligibility for the district.
(2)Building area required by the federal American with Disabilities Act (ADA or by the Division of the State Architect's (DSA) handicapped access requirements.

(b) New site development items with the exception of:

(1)Replacement, repair or additions to existing site development.
(2)Site development items required by the federal ADA Act or by the DSA's handicapped access requirements.

(c) The evaluation and removal of hazardous or solid waste and/or hazardous substances when the Department of Toxic Substance Control has determined that the site contains dangerous levels of a hazardous substance, hazardous waste, or both that exceed ten percent of the combined adjusted grant and the district matching share for the project.

(d) Lease facilities not owned by another district or a county superintendent.

ATTACHMENT – Relating to the Leroy F. Greene School Facilities Act of 1998

The following is a portion of OPSC Regulations 2000, found in Title 22.

Modernization Grant funds shall be expended as set forth in Education Code Section 17074.25 and may also be utilized for other purposes as set forth in Education Code Section 100420(c).

Modernization Grant funds may be used on any school facilities on the site. If the classroom facilities on the site include areas that are currently ineligible for modernization, it will not disqualify those facilities from future modernization funding.

Note: Authority cited: Section 17070.35, Education Code
Reference: Section 17070.15, 17074.25 and 100420(c), Education Code.

Accessibility Requirements In Group I Occupancies

98-04

Effective 10-15-98
Revised 4-5-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: The general accessibility requirements usually apply throughout a facility, and occupancy enhancements often add specificity. However, for Group I Occupancies, scoping reductions reduce the total number of required accessible patient bedrooms and related toilets.

Resolution: The general application of accessibility requirements for new buildings or for renovations, structural repairs, alterations and additions to existing buildings are found in CCR title 24, Part 2, Chapter 11B (California Building Code), Section 1103B.1. Occupancy modifications and/or enhancements, found in subsequent sections, prescribe more detailed requirements for specific applications.

The specific applications for accessibility for Group I Occupancies (Hospitals, Skilled Nursing and Intermediate-Care Facilities) are found in Sections 1109B.1 through 1109B.8., Section 1109B.3, subsections 1 through 3, state that the total number of patient bedrooms and associated toilet rooms that must be accessible for Long-term-care (Skilled Nursing and Intermediate Care) facilities are 50 percent, 10 percent for General-purpose hospital (Acute Care) facilities, and Rehabilitation facilities must have 100 percent accessible patient bedrooms. Specificity is also given in the various sections of 1109B pertaining to requirements for the facility entrance, diagnostic and treatment areas, waiting areas, offices and sanitary facilities, offices and suites, and all public-use and common-use areas. The requirements found in Section 1114B.1 are to be applied to all of these areas.

The special requirements of Section 1114B.1 need not be applied to those patient bedrooms and associated toilet rooms beyond the percentage of rooms required in Section 1109B.3. To place these requirements on **all** patient rooms and/or associated toilet rooms would in essence be requiring 100 percent patient bedroom accessibility. This is clearly not the intent or specific percentages, as a modification or enhancement to patient bedroom accessibility requirements would not have been given.

The total number of accessible patient bedrooms is to be applied facility-wide, not necessarily by unit or by floor. However, care must be exercised to have a reasonable disbursement of accessible patient bedrooms throughout the facility.

Because of other code provisions, it appears that reasonable access or accommodation is generally provided to all patient bedrooms. The doors are 3'-1-" or 4'-0" wide to provide the minimum 44" clear exit width required by Section 1019.2. This width is greater than the 32" mini-

mum required for accessibility. Doors are usually easy to open because closures are not required for patient bedrooms, even when located off a rated exit corridor, per Section 1019.3. The doors are usually left in an open position when occupied to allow better supervision by nursing staff and cubicle curtains surrounding the bed(s) usually provide privacy.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Folding Bleachers Accessible Seats

98-05

Effective 12-1-98
Revised 3-16-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: The California Building Code (CBC) calls for providing accessible seating areas for persons with disabilities in stadiums, multi-purpose rooms, and gymnasiums.

> ***Section: 1104B.3.5 / 3103A (b) 2.A (iii)d. Placement of wheelchair locations****. Wheelchair areas shall be an integral part of any fixed seating plan, and shall be arranged so as to provide persons with disabilities a choice of admission prices and lines of sight comparable to those for members of the general public. Each wheelchair area shall adjoin an accessible route, which shall also serve as a means of egress in case of emergency. At least one companion fixed seat shall be provided next to each wheelchair seat locations. When the seating capacity exceeds 300, wheelchair spaces shall be provided in more than one location in addition to complying with Section 1104B.3.3/3103A (b) 2.A (iii).*

Folding bleachers are a fixed foldable seating system and the wheelchair spaces are usually provided by a cut back in the first rows. Integrated companion fixed seats cannot be obtained in most designs.

Resolution: Until more specific regulations are adopted for foldable bleachers, projects will be accepted which have the following features:

1. Next to each wheelchair space a 60-centimeters (24-inches) by 120 centimeters (48 inches) clear space will be provided for each companion seating area, with signage identifying it on the companion seat.
2. Wheelchair spaces will be identified by the International Symbol of Accessibility on the floor or on the front of the lowest bleacher row in front of space.
3. The number of wheelchair accessible seats shall be dispersed equally for each side (home and visitors) and shall not be clustered into one location for each side.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Signs

98-06

Effective 10-15-98
Revised 4-5-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: The intent of DSA, Access Compliance, (DSA/AC), is to provide tactile and visual information for persons with visual and mobility impairment necessary for full use of the building or members of the general public, employees and guests.

Resolution: Until more specific regulations are adopted for signs, projects will be accepted which have the following features:

1. There shall be high dark/light contrast between the sign background and the tactile characters.

2. The surface of the sign background and of the tactile characters shall be non-glare.

3. Tactile characters:

    a. The characters shall be raised from the background 1/32 inch minimum.

    b. Characters will be between 5/8 inch minimum and 2 inches maximum in height.

    c. Character width shall be between 60 and 100 percent of the height of the character. (Ration of 3:5 to 1:1)

    d. Stroke width shall be between 10 and 20 percent of the height of the character. (Ratio of 1:10 to 2:10)

4. Tactile characters shall be accompanied by Grade 2 Braille with the following specifications:

    a. Braille shall be located a minimum of ½ inch from tactile characters.

    b. Interdot distance shall be 1/10 inch from center to center.

    c. Intercell distance shall be 3/10 inch from center of a dot in one cell to the center if the corresponding dot in the adjacent cell. (Example: from dot 1 in first cell to dot 1 in adjacent cell.)

    d. Dot height shall be 1/40 inch (.025 inch).

Whereas, Title 19 requires that each stairwell in a high-rise building have a 12 inches square sign which informs emergency personnel of the stairwell number, the level, which levels can be accessed by that stairwell, and if there is roof access from that stairwell. Title 19 requires certain type sizes and stroke widths. It also requires that the signs be installed in locations where emergency personnel going up and down stairs can see them, and where an open door will not obscure the sign, and

Whereas, Title 24 requires that permanent rooms and spaces which are identified by a number to be identified by a Braille and raised character sign. Further, Title 24 has certain different requirements concerning type sizes and stroke widths. It also requires that the signs be installed in a specific location adjacent to the door on the inside of the stairwell.

These two sets of regulations are not compatible. Therefore, the two sets of regulations can not and should not be satisfied with one sign. Since the floor level is identified by a number, letter, or combination, a separate Braille and raised character sign must be installed adjacent to the door on the inside of the stairwell with this identification. This identification sign must follow all rules of Title 24 dealing with contrast, lack of glare, character size, thickness of raised character, space between raised character and Braille, and Braille specifications.

Every enclosed stairwell shall be identified with a tactile sign with the letter, number or combination assigned to that particular level. This sign shall follow all standards for identification signs contained in Title 24 and ADAAG:

The sign shall be installed adjacent to the door leading into the corridor from the stairwell. The centerline shall be 60 inches above the finish floor, preferably on the latch side. The sign shall be placed so that an individual facing the sign can approach within 3 inches without being hit by the swing of an opening door or encountering an obstacle. If there is not sufficient room immediately adjacent to the door, or not on the latch side, the sign shall be installed as close as possible to the door it identifies.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Assembly Seating

98-07

Effective 12-31-98
Rev 12-19-01

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: There is some confusion related to accessible seating in auditorium, assembly halls, theatres and related facilities. This makes it difficult to establish exactly what types of seats are required. The problem comes about largely because California regulations requiring accessible wheelchair seating existed prior to the 1994 adoption adding language for Americans With Disabilities Act (ADA).

It was the intent of DSA/Access Compliance to adopt only the necessary enhancements required by the ADA which were above and beyond the then existing state requirements. Therefore, it is important to know that the text of the regulations were written for no other purpose than to include what was minimally required by the ADA. In adding companion seating requirements and folding arm rests requirements, it is unclear whether these features are combined with, or mutually exclusive of each other.

Resolution: The number of wheelchair seating spaces are clearly identified in Table 11B-1 which identifies the number of wheelchair seating spaces for each individual person. A companion seat is required to be adjacent to each individual person seat. Folding armrests are required by the ADA and are not required by the ADA to be on an accessible route. One percent beyond the number of required wheelchair seating spaces are required to have folding armrests, however, they may be included in the number of semi-ambulance seating spaces being provided.

One percent of the seats, in addition to the number of required wheelchair spaces, must be required to have at least 24 inches clear leg space in front of the seat to the nearest obstruction. These seats were intended to be provided as a type of seat mutually exclusive of the type of seats with removable armrest. Furthermore, some of the semi-ambulatory seats may be provided with removable armrest to accommodate persons using crutches and walkers. Clustering seats when siteline slopes are greater than 5% is only allowed to be within a given story or mezzanine and does not relieve the project from a need to provide seating in each balcony, mezzanine or floor. In other words, you cannot consolidate seats on one level because this would indicate a highlighted area for persons with disabilities in a discriminatory manner and will not be permitted on projects under DSA/AC jurisdiction.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Return to the Policy Index

Special Education Relocatable Classrooms

99-01

Effective 1-31-99
Revised 3-10-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Title 24, Part 2, the California Building Code (CBC) requires public accommodations to be accessible and available on an accessible route with equal facility. Special education trailers for persons with disabilities are at times placed inappropriately in remote corners of the site, somewhat distant from the main buildings of the school facility. Often these sites are placed in a fenced-off area separate from the main playground areas of the school. Recently, case law has indicated that separate, highlighted, accessible features are discriminatory, and that the intent of statutes is to provide integration and dispersal of accessible features. Special education reloctable buildings must be provided as an integrated part of the school facility according to the U.S. Department of Education, Office of Civil Rights, and may not be fenced-off as a separate facility. If these buildings are being fenced-off in order to avoid application of the Field Act, the effect is discriminatory and is unacceptable.

Resolution: Special education relocatable classrooms shall be placed within 200 feet of the main building(s) and may not be fenced-off from the rest of the school site.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Playgrounds

99-02

Effective 7-1-99

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Participation areas are required to be accessible by Section 1104B.4.3 of Part 2, Title 24, California Code of Regulations. Playgrounds are required to be accessible by this section and by the Americans with Disabilities Act. However, the California Building Standards Code does not provide specificity by indicating on an item by item basis which particular features are required. Additionally, federal agencies are concerned that California playgrounds are often not in strict compliance with Section 504 of the Rehabilitation Act of 1973, which requires play areas, which when viewed in their entirety, to be accessible by teachers, parents and children with disabilities in the most integrated setting.

The Federal Access Board has developed play setting recommendations for new construction, but these well developed accessibility guidelines are not yet adopted by the US Department of Justice for incorporation into the ADA accessibility guidelines. Playgounds are required to be accessible to persons with disabilities as part of an ongoing obligation under Title II of the Americans with Disability Act. As a separate issue, the California Building standards Code "triggers" the requirements for accessibility in alterations, additions or in new construction when it occurs.

Resolution: Until specific requirements are adopted by the US Department of Justice and incorporated into the State Building Standards Code, DSA/AC will not take issue with playground plans which have been developed consistent with the accessibly guidelines for the Play Setting Subcommittee issued by the Access Board. Generally, playground equipment shall be reviewed during the plan check as part of the review process, and in some cases where the design and type of equipment has not been determined, deferred approvals shall be accepted prior to close out of the project. An accessible route will be required to one of each type of feature available in playground equipment, with engineered wood, properly installed and maintained, roll-out mats, or rubber surfaces deemed to be accessible surfaces. Raised features must be available at grade or by transfer points which lead to elevated areas by way of stepped platforms. All features at grade level must also be accessible, and arrange of play features must be provided (at least one of each type). Related to this policy see the Play Setting Subcommittee Guidelines used as a current standard for this environment**.**

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Application for Unreasonable Hardship Exception

99-05

Effective 9-17-99

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: See Attached Form.

Resolution: See Attached Form.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Attachments

APPLICATION FOR UNREASONABLE HARDSHIP EXCEPTION

Date Received:_____ Accepted by:_____

DOCUMENTATION OF UNREASONABLE HARDSHIP

Project
Address:_____

_____

Plan Review #:_____

Owner:_____Telephone:_____

Applicant:_____Telephone:_____

****

I HEREBY REQUEST AN UNREASONABLE HARDSHIP EXCEPTION for the public accommodation identified as follows:

I DECLARE that an unreasonable hardship exists and that compliance with the building standard would make the specific work of the project affected by the building standard unfeasible. In support of the application, the following information establishes the grounds for a hardship exception under 24 CCR § 222.4

1. State the cost of providing access. $_____
2. State the cost of all construction contemplated. $_____
3. The access feature increases the cost of construction by: %_____
4. State the impact of proposed improvements on financial feasibility of the projects.
5. State the nature of the accessibility which would be gained or lost.
   _____

   _____

6. State the nature of the use of the facility under construction and its availability to handicapped persons.

_____

_____

7. State the facilities to be provided that are equivalent to the access feature requested to be waived.

_____

_____

I further acknowledge that if the exception being requested is for improvements along the route of travel for an alteration project of minor valuation (<$89,000) or to alter an area previously exempt from accessibility requirements under California law, that I will expend no less than 20% of the valuation of the project (not including costs for requirements along access route) to improve access along the route of travel as required by 24 CCR § 1134B, Exceptions 1 and 2.
The following individuals provided information listed in the above section:

_____	_____
Architect	Owner(s)
_____	_____
Address	Address
_____	_____
Signature	Date

Residential Care Facilities

99-06

Effective 9-1-99

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: Privately-funded residential accommodations are generally separated into two categories:

1. Short-term living accommodations or transient lodging facilities are for stays less than 30 days and are regulated by the California Building Standard Code (CBSC) for hotels, motels and dormitories as specified in CBSC, Title 24, Chapter 11B.

2. Long-term living accommodations are regulated by the Department of Housing and Community Development (HCD), for privately-funded projects as specified in CBSC, Title 24, Chapter 11A.

Resolution: Privately-funded Residential Care Facilities (RCF) are considered long-term in their nature and generally have common dining and kitchen facilities. Currently, DSA/AC interprets that RCF's shall comply as follows:

1. Six or less guestrooms are not regulated for access by the CBSC, and are exempt by statute.

2. Over six guestrooms, the guestrooms should comply with CBSC, Title 24, Chapter 11A, as required by the HCD; and the common or public areas that are not considered guestrooms should comply with CBSC, Title 24, Chapter 11B, including site access.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Toilet Paper Dispensers at Accessible Stalls

99-07

Effective 9-17-99

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: California Government Code requires public accommodations to be accessible and available on an accessible route with equal facility. When other than flushed toilet paper dispensers are used in an accessible toilet stall or room, the required clearance width of access to the side of the toilet may be reduced, thus limiting accessibility.

Resolution: Limit the projection of a surface or semi-surface mounted accessory from encroaching more than three inches from the face of the wall or partition, and no closer than one and one-half inches to the tangent point of the grab bar.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Door Stops and other Floor-Mounted Obstructions

99-08

Effective 12-1-99
Revised 1-1-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: California Government Code 4452 and Title 24, Part 2 require public accommodations to be accessible and available on an accessible route with equal facility. To assure that the path of travel is free of hazards, care must be taken in the design and placement of walking-surface or wall-mounted components.

Resolution: Floor-mounted door stops and similar obstructions are allowed to be installed at a maximum of four inches from the face of the wall or partition. Refer to Title 24, Section 1133B.8.6, for protruding objects.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Waivers

99-09.1

Effective 9-1-99

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

THIS POLICY SUPERSEDES POLICY #99-09

Issue: DSA/AC has been granting waivers on California Building Code accessibility requirements on class size reduction projects and other relocatable projects by accepting approved modernizations, one-time waivers and Americans with Disabilities Act (ADA) transition plans. Due to continuous conflict with federal requirements of the ADA and to address concerns raised by US Department of Education, a change in our longstanding policy is necessary.

Resolution: Except for modernization and other large projects, all construction, including relocatable buildings submitted as class size reduction and over the counter projects, shall include as a minimum the following elements:

1. At least one set of accessible separate sex toilet facilities centrally located.
2. At least one hi-lo drinking fountain centrally located.
3. Van-accessible parking.
4. An accessible pedestrian route from the main entrance of the site to the new, or altered area linking accessibility elements 1 through 3.

One-time waivers, or any kind of deferral shall not be accepted in lieu of these required accessibility features.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

Self-Evaluation and Transition Plan

00-01

Effective 4-1-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: State-funded facilities have to comply with both state and federal accessibility requirements. They must meet the provisions of the California Government Code 4450 and the Americans with Disabilities Act (ADA), whether new or existing. As one of several steps in achieving this goal, ADA Title II requires that all public entities complete a Self-Evaluation and Transition Plan[1] which must outline all work necessary to attain a barrier-free program and facility. The Transition Plan is an important element of ADA compliance and represents the best tool available to evaluate a public entity's compliance status. By completing this plan, a public entity will have demonstrated a good-faith effort towards federal and state accessibility code compliance.

California Government Code 4450(b) requires DSA/AC to ensure that projects submitted for review meet minimum requirements of the ADA. Since the majority of public entities under DSA/AC jurisdiction have failed to *correctly* complete a Self-Evaluation and Transition Plan, it is necessary to provide a policy to assist them towards a **meaningful** conclusion.

Resolution: All public entities with ADA Title II responsibilities and under the jurisdiction of DSA/AC are required by federal mandate to complete a Self-Evaluation Transition Plan. DSA/AC is not the agency responsible for approving such a plan, however, in order to ensure the most cost/effective allocation of funds to meet federal and state accessibility requirements and to ensure full participation by people with disabilities in public life, it is our belief that the followings steps need to be taken:

1. Appoint a knowledgeable ADA/504 compliance officer responsible for ongoing Title II program compliance and development/implementation of the self-evaluation plan for existing programs and services. Be responsible for maintaining and monitoring the transition plan objectives and timetable. Encourage and maintain public participation and awareness. Respond to enquiries from the public, employees and clients.
2. Create a Disability Advisory Committee (DAC) whose membership will include employees, clients and community participants. The committee should include a broad representation of persons with disabilities.
3. Complete the self-evaluation plan[2] with the DAC. Hold public hearings on the Self-Evaluation Plan, including comment periods as required for adequate public input. Implement all corrective

[1] Federal Code of Regulations reference: 28 CFR 35.105-35.107, 35.150(c) and (d)

[2] U.S. Department of Justice, The Americans with Disabilites Act, Title II Technical Assistance Manual, November 1993, pages 43-47. Available from the Pacific Disability & Business Technical Assistance Center, 800/949-4232, or on-line at www.usdoj.gov.

measures related to policies, programs and activities identified by the Self-Evaluation Plan.

4. As part of the development of the transition plan,[2] survey all facilities, identify architectural barriers, and establish a specific timetable for corrective action with DAC and public participation. Develop a program evaluation plan to ensure program focus and on-time outcomes. *Any departure from the requirements of the California Building Standards Code (CBSC) identified in the transition plan should be reviewed and approved in writing by DSA/AC after acceptable equivalent facilitation has been provided, per Government Code 4451 (f).*

5. Continue to maintain accessibility to all programs, services and facilities, as required by ADA Title II and CBSC.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

[2] U.S. Department of Justice. The Americans with Disabilites Act, Title II Technical Assistance Manual, November 1993, pages 43-47. Available from the Pacific Disability & Business Technical Assistance Center, 800/949-4232 or on-line at www.usdoj.gov.

STATE OF CALIFORNIA
FIVE PHASES OF
ACCESS COMPLIANCE

DOC DATE
AUG 2001

GOVERNMENT CODE **4455** (DISABILITY TRAINING AUTHORITY)

DOR DEPARTMENT OF REHABILITATION — **ADA** IMPLEMENTATION UNIT

ADA ANALYST — **EEO** OFFICE

DAC DISABILITY ADVISORY COMMITTEE

This DAC will:
- Advise the Department Director on employment of people with disabilities and disability issues.
- Participate, review and provide input to the Self Evaluation & Transition Plan.

GOVERNMENT CODE **19795 (b)**

AC ARCHITECT **FACILITY PLANNING** OFFICE

GOVERNMENT CODES **4455-4455 (f)** **4453-4453 (b)** (ARCHITECTURAL ENFORCEMENT & TRAINING AUTHORITY)

DSA DIVISION OF STATE ARCHITECT — **AC** PROGRAM

STATE DEPARTMENT DIRECTOR

- Letter of intent
- Contract with DSA and DOR
- Organize DAC
- Establish ADA analyst and AC architect

ACCESS COMPLIANCE REQUIREMENTS:
SELF EVALUATION
TO BE COMPLETED BY JAN 93
TRANSITION PLAN

1. Identify deficiencies
2. Develop design solution
3. Validate architecture and funding corrections
4. Implement work

(Public employees participation and DS approval of alternative solutions per FC 4451(f) required)

Structural modifications to be completed by Jan 1995

PHASE I: COMMITMENT

State Department Director or Agency Head should express his or her commitment to Access Compliance by providing:

PROGRAMS AND SERVICES (ADA 35.105 [a])

- Each state entity must establish an ADA Analyst within its EEO office. Once established, this position will coordinate with Department of Rehabilitation and contract to complete the Self Evaluation.
- This position should be permanent and be in charge of:
  (1) Resolving all problems and issues related to the programs and services and reasonable job accommodation issues
  (2) Revising forms and documents, identifying exiting plans, establish ing a complaint process, identifying training needs for staff to prevent discrimination
  (3) Making necessary chances to policies which impact people with disabilities
  (4) Providing periodic assessment of ADA compliance status, continually upgrading and maintaining all accessible programs and services
  (5) Contracting with DOR to complete proper Self Evaluation and monitoring the five phases of the Access Compliance process

BUILDING OR FACILITY (ADA 35.105[d])

- Designate a limited term or permanent position within the Facility Planning office. Once established, this position must be assigned to work with DSA to:
  (1) Complete the Transition Plan
  (2) Review access compliance of all leased buildings and minor / capital projects
- Contract with DSA to complete proper Transition Plan and to support through 5 phases of the Access Compliance process
- After completion of the Transition Plan, this position can be eliminated or returned to the Facility Planning office

PHASE II: SELF EVALUATION

With assistance from DOR and DSA, complete Self Evaluation and Transition Plan

PROGRAMS AND SERVICES (ADA 35.105 [a])

- Establish grievance procedure
- Identify and revise all policies, programs, services, activities, practices and privileges to prevent discrimination as necessary
- Establish timelines for revisions and implementation of modifications
- Establish system of evaluation and follow up
- Adopt an evaluation plan for persons with disabilities for emergencies
- Maintain access features in working conditions continually
- Organize training for supervisors
- Justify any policies or practices that will not be modified
- Consult with ADA Advisory Committee and the disability community
- Evaluate all devices and equipment
- Maintain the completed Self Evaluation on file for public inspection and comment for 3 years
- Provide design guidance for architect's design program
- Evaluate input from employees prior to office move

BUILDING OR FACILITY (ADA 35.105[d])

- Identify the physical obtacle in public entity facilities that limit the accessibility of its programs or activities to individuals with disabilities
- Describe in detail the methods that will be used to make these facilities accessible, including the redesign ` of the facilities, program modifica tions and reassignment of duties
- Specify the schedule for taking the steps necessary to achieve compliance
- Invite interested parties, including the DAC and the disability community and offer an opportunity to participate in the formation of the transition plan by offering the chance to comment
- Maintain the completed transition plan on file for public inspection
- Summit Transition Plans to be approved by DSA-AC

PHASE III: TRANSITION

Prepare budget and five - year - correction plan to be submitted to Department of Finance for approval

PROGRAMS AND SERVICES

After all elements of the self evaluation are completed, the ADA Analyst must:

- Send the package to the DOR for review and approval
- Publish and incorporate all items into agency policy and make it effective immediately
- Prepare a budget proposal to accomplish the task
- Identify architectural needs and transmit to AC Architect for inclusion

BUILDING OR FACILITY

After all elements of the transition plan are completed, the AC Architect must:

- Work with DSA-AC to formulate a five - year - correction plan to be submitted to the Department of Finance for approval, or identify minor capital outlay funds
- Work with DSA-AC to identify items to be completed through in-house maintenance
- DSA/AC is requiring building or facility owners to seek the advice of qualified consultants that can provide expertise in Universal Design
- All surveys and mitigation plans must be signed by DSA approved plan reviewconsultant or

PHASE IV: IMPLEMENTATION

Implement all items in the Self Evaluation and remove structural noncompliance items of the Transition Plan

PROGRAMS AND SERVICES

The ADA Analyst must continue to monitor and enforce all self evaluation items with support and help from DOR to resolve all ADA related issues and problems

BUILDING OR FACILITY

After the plans are submitted, DSA will provide the following:

- Review and approve all construction documents related to the facility plan
- Each project must include a complete verified report signed by the Architect of record and DSA approved plan review consultant or ICBO certified Architect

PHASE V: ONGOING SUPPORT

Continue involvement and resolution of all problems and issues related to ADA. Provide periodic assessment related to the proper maintenance of all access features

PROGRAMS AND SERVICES

After the five year ADA correction plan is completed and all barriers are removed, the ADA Analyst with the help and support from DOR and DSA-AC will:

- Continue involvement in resolving all problems and issues related to the ADA
- Provide periodic evaluation of the agency ADA compliance status
- Provide periodic assessment related to the proper maintenance of all access features
- Provide final report of the agency ADA compliance status and maintain it on file for public inspection and comments.

BUILDING OR FACILITY

- Make sure that the operation and maintenance of accessibility features are maintained when there are repairs and additions

Acceptance of Construction Documents Policy

00-02

Effective 7-1-00

This policy is applicable to projects under DSA jurisdiction only. DSA's Access Compliance jurisdiction encompasses state-funded buildings, facilities and universities, as well as publicly-funded elementary schools, secondary schools, and community colleges. Local jurisdictions may or may not adopt similar methods of administering current code requirements, determining equivalent facilitation, or defining acceptable parameters as necessary in enforcing the existing California Building Standards Code as allowed under Government Code Section 4451(f) of the California Code of Regulations.

Issue: The Division of the State Architect/Access Compliance (DSA/AC) accepts projects when the plans and specifications are complete and accurate. Plans and details shall be consistent and correct as required by the California Building Standards Code and all DSA/AC published policies applicable to Access Compliance.

Work may be considered for rejection for any of the following reasons:

- Excessive coordination errors (no more than ten per project). Civil, architectural, structural, mechanical, plumbing, landscaping, electrical, and specifications should be coordinated to match.
- Excessive, incomplete dimensioned details from site plan, floor plans, and interior elevations.
- Absence of coordinated signage schedule indicating the location and mounting height of signs.
- Absence of accessible parking indicating dimensioned clearances, slopes, transition between material, signage, parking ratio.
- For modernization projects, no path of travel is indicated to accessible toilets and area of new work.
- Incomplete plan set as indicated on the index sheet.
- Lacking application, check, plans or specifications.
- Assembly rooms without seating plans and details. No accessible seating locations with companion seating. Non-equitable lines of sight.
- Doors without all required clearances fully dimensioned.
- Missing details for ramps, curb cuts, transitions, elevators, stairs, lifts, thresholds, cross slopes.
- Absence of dimensioned restroom plans to enlarged scale ¼" and interior elevations with fixture location and accessory mounting heights.
- Incomplete door schedule with

  - size of doors
  - hardware groups

- threshold details referenced
- signage coordination

· Assembly rooms without assistive listening devices as required with signage.

Approving Authority:

Michael J. Mankin, AIA
Manager, Access Compliance Program

END OF POLICY MANUAL

Official Comments for
DSA - Universal Design

- Phase I – Preliminary Plan Review Guidelines

- Phase II – Access Plan Review Checklist

Comments

PRELIMINARY PLAN REVIEW GUIDELINES

**(Preliminary Program Requirements for
State Owned and State Leased Facilities)**

INTRODUCTION

In construction projects (new and existing) every effort should be made to design and build a facility, or any portion thereof, so that it can be approached, entered, and used by individuals with disabilities (including mobility, sensory, and cognitive impairments) **easily and conveniently**.

Early recognition and integration of accessibility and usability principles shall be a fundamental part of the design process. In conjunction with other determining, traditional parameters, such as functionality, sustainability, feasibility, seismic and fire safety, etc. these guidelines will result in a more successful design.

The goal of the information that follows is to give guidance to the project planner/designer in order that accessibility and usability of all facilities for State use comply with the intent of the California Government Code Section 4450, the California Health and Safety Code Section 19955, the California Civil Code Section 51, and Section 35.130(b)(4) of Title II of the Americans with Disabilities Act (ADA).

It is **not** the objective of the Office of Universal Design to impose or enforce a certain design or style. Instead, the purpose of this manual is to serve as the source for accessibility criteria to be used during the selection of the site, the project scoping, the design programming, and the preliminary design phase.

Note: See appendix at the end of this checklist for commonly used abbreviations

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P1 Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before submittal to DSA for access compliance (AC). Any questions or points of disagreement must be resolved prior to submittal to plan reviewer (PR).		Justification or Code Citation (CCR Title 24, u.o.n. *Fed. Codes in Italic*	Location of Item on Plans	Comments Notes Examples
Check List P1 PRELIMINARY PLAN REVIEW FOR NEW CONSTRUCTION				
During the review process, the following issues should be evaluated with regard to accessibility requirements: **A. APPROACH** • A.1 Off-Site Path of Travel • A.2 On-Site Path of Travel • A.3 Parking, Passenger Drop-off and Loading Zones • A.4 Exterior Materials (Surfacing, Paving Materials, etc.) **B. BUILDING ENTRANCES** • B.1 Building Position and Entrance Locations • B.2 Entrance Design **C. FLOOR PLAN DEVELOPMENT** • C.1 Lobby • C.2 Horizontal Access • C.3 Vertical Access **D. OCCUPANCY RELATED REQUIREMENTS** • D.1 Group A Occupancy (Assembly) • D.2 Group B and M Occupancies (Business, Services, and Mercantile) • D.3 Group E Occupancy (Educational) • D.4 Factories and Warehouses • D.5 Group H Occupancy (Hazardous) • D.6 Group I Occupancy (Hospital) • D.7 Group R Occupancy (Lodging) • D.8 Group S and U Occupancies (Storage and Utility) • D.9 Outdoor Occupancies **E. GENERAL CONSTRUCTION REQUIREMENTS** • E.1 Bathing and Toilet Facilities • E.2 Elevators and Special Access (Wheelchair) Lifts • E.3 Other Building Components • E.4 Employee Areas • E.5 Parking, Passenger Drop-off and Loading Zones • E.6 Doors and Gates • E.7 Stairs • E.8 Ramps • E.9 Other				Note: Departures from these requirements can only be granted by the DSA/AC and must be obtained in writing.

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P1 Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before submittal to DSA for access compliance (AC). Any questions or points of disagreement must be resolved prior to submittal to plan reviewer (PR).		Justification or Code Citation (CCR Title 24, u.o.n. *Fed. Codes in Italic*	Location of Item on Plans	Comments Notes Examples
Check List P1 PRELIMINARY PLAN REVIEW FOR NEW CONSTRUCTION				
A. APPROACH				
A.1 Off-Site Path of Travel				
A1.1 The nature and location of the chosen site (for example, its topography) should not substantially limit access for different approaches from the surrounding area. Consider: a. Pedestrian ways (sidewalks, walkways, plazas, parks). b. Public transportation (bus, rail). c. Private transportation (drop-off, paratransit, taxicab). d. Off-site parking.				28 CFR 35.130(b)(4) A public entity may not, in determining the site or location of a facility, make selections – (i) That have the effect of excluding individuals with disabilities from, denying them the benefits of, or otherwise subjecting them to discrimination; or (ii) That have the purpose or effect of defeating or substantially impairing the accomplishment of the objectives of the service, program, or activity with respect to individuals with disabilities.
A.1.2 The nature and location of the chosen site should not substantially limit access from off-site transit stops to the planned site entries. Consider: a. Overall distance to pedestrian crossings, bus stops, drop-offs, off-site parking, etc. b. Overall level change from pedestrian crossings, bus stops, drop-offs, off-site parking, etc. to planned site entries. c. Cross slopes of walkways from pedestrian crossings, bus stops, drop-offs, off-site parking, etc. to planned site entries. d. Surface type and condition of existing pathways from pedestrian crossings, bus stops, drop-offs, off-site parking, etc. to planned site entries. e. Pathways from pedestrian crossings, bus stops, drop-offs, off-site parking, etc. to any exterior area where services or activities are being offered.				
A.1.3 Location and number of planned site entries should be chosen with special regard to existing pathways of the surrounding area.				
A.1.4 The design and location of site entries should not reduce accessibility and usability of surrounding existing pathways (e.g. planned driveways that would create a cross slope for sidewalk users).				
A.1.5 Site entry points should be chosen with special regard to the planned building. a. Overall distance to planned building entries/exists. b. Overall level change of pedestrian ways to planned building entries/exits. c. Cross slopes of pedestrian ways to planned building entries/exits. d. Layout of on-site pedestrian ways to planned building entries/exits.				
A.2 On-Site Path of Travel				
A.2.1 The nature of the site should not limit access from site entry points to any entrance and ground floor exit of the planned facility.				

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A.2.2 The nature of the site should not limit access from site entry points to any exterior area where services or activities are being offered.			
A.2.3 The nature of the site should not limit access from on-site transportation end points to any entrance and ground floor exit of the planned facility.			
A.2.4 The nature of the site should not limit access from on-site transportation end points to any exterior area where services or activities are being offered.			
A.2.5 Site development and grading shall be designed to provide access on all pedestrian paths of travel. Consider: a. Slopes on planned pedestrian ways up to 5 percent (1:20). b. Slopes on planned pedestrian ways with slopes between 5 percent and 8.3 percent (1:12). c. Ratio of slope and length of planned pedestrian ways. d. Swales along or crossing accessible path of travel creating non-compliant slopes or cross slopes. e. Swales within 48" of accessible parking spaces creating non-compliant slopes or cross slopes.			
A.2.6 Site development and landscaping should take into account existing and planned vegetation as well as anticipated grow. Consider: a. Plants protruding into pedestrian circulation areas (e.g. tree branches). b. Plants with spikes or thorns adjacent to pedestrian circulation areas. c. Irrigation and precipitation run-off, including swales. d. Warping of pedestrian ground surface through root growth.			
A.3 Parking, Passenger Drop-off and Loading Zones			***28 CFR 35.130(b)(7)*** *A public entity shall make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the public entity can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity.*
A.3.1 Self-parking, private and public transportation are integral parts of the ADA Title II program accessibility requirement. Therefore, an adequate number of accessible stalls, bus pads and passenger drop-offs must be allocated within the vicinity, even if the facility does not provide on-site parking or is not responsible for the public rights-of-way. Deviations from this obligation require a written finding of unreasonable hardship by the Director of the State agency offering the program and must be submitted to DSA/AC for approval. Consider: a. Nature and location of program. b. Number of anticipated clients/employees. c. Availability and distance to associated off-site parking. d. In parking structures, vertical clearance of 98" (8'-2") at all entrances, at the accessible parking spaces, and along vehicle access routes to and from such spaces. e. Vertical clearance of 114" (9'-6") at accessible passenger loading zones and along at least one vehicle access route to and from such areas.		Gov. Code § 4451[f] Civil Code § 54 1130B 1131B.2	

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A.4 Exterior Materials

A.4.1 Ground surface materials on accessible pedestrian routes, including walks, ramps, and stairs should be chosen to allow convenient and safe travel for individuals with mobility and visual impairments. Consider:

a. Contrast in color, shade, and texture of adjacent surface materials for easy detection of elements and as means of way finding.
b. Stability, firmness, and slip resistance of materials.
c. Scale and properties of individual surface material units (e.g. cobble stones or pavers).
d. Warping and cracking through root growth.
e. Location of grates, drains, and manhole covers.

Natural stone, brick or concrete pavement stones can result in up to 6% cross slope between the wheels of a wheelchair, even if the overall slope of the paved area is at 2% and individual level changes of paver units do not exceed ½" at 1:2.

A.4.2 Materials of vertical architectural elements, such as walls, curbs, rails, fences, etc., along accessible pedestrian routes, including walks, ramps, and stairs should be chosen to allow convenient and safe travel for individuals with mobility and visual impairments. Consider:

a. Contrast in color, and shade of adjacent surfaces for easy detection of elements.
b. Reflective properties of surfaces (glare effect).
c. Texture and of surfaces.
d. Smooth leading edges at bottom of walls, curbs, and fences.
e. Rounded corners.

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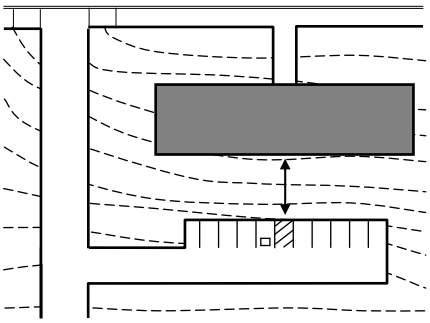
B. BUILDING ENTRANCES

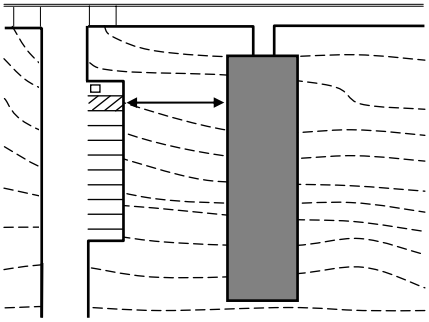
B.1 Building Position and Entrance Locations

B.1.1 The chosen position of the planned building and associated elements should ensure direct, safe, and convenient access from on- and off-site pedestrian ways and transportation stops to the nearest primary entrance. Consider:

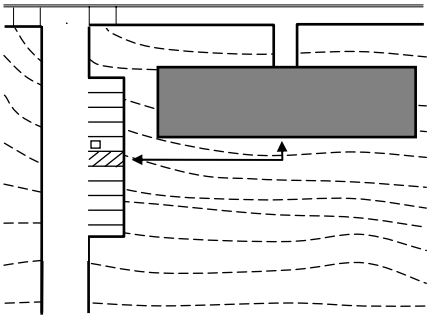
a. Elevation of building ground floor.
b. Elevations of adjacent roadways, sidewalks, parking lots.
c. Cross and running slopes of walks and ramps.
d. Overall distance and level change leading to/from the building.



i) Slope rises 3 ft between parking and entry, making accessible path difficult to provide.



ii) Slope rises 1 ft between parking and entry, making accessible path easy to provide.



iii) Slope rises 1 ft between parking and entry, making accessible path easy to provide.

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B.1.2 The chosen location of planned building entrances should ensure direct access from on- and off-site pedestrian ways and transportation stops to the nearest primary entrance. Minimize overall distance and level change leading to/from the building.

B.1.3 All entrances and all ground floor exits must be connected to an accessible path of travel.

B.1.4 The accessible path of travel should coincide with the route for the general public.

B.1.5 It is recommended that the distance from accessible parking spaces to associated primary building entrances should not exceed 200 ft.

B.1.6 If, in addition to an accessible path of travel, an inaccessible path of travel is provided from on- and off-site pedestrian ways and transportation stops to building entrances (e.g. stairs), than the accessible path should be provided with the same amenities. Consider:

a. Illumination.
b. Roofed structures.
c. Way finding elements.
d. Materials and finish.
e. Security and safety.

B.2 Entrance Design

B.2.1 All primary building entrances for public use should be easily identifiable. Consider:

a. Day and night use (e.g. reflection of the sun, illumination at night).
b. Use during the four seasons (e.g. would a leafed tree obstruct the view to an entrance)
c. Location and visibility of entrance in relation to the various approaches.
d. Accentuated design elements that “signify” an entrance as such, including envisioned materials, colors, proportion, and size, way finding features, and “guiding” path of travel.
e. Location and design of other entrances.

B.2.2 Primary building entrances should be designed and situated to allow convenient building entry and exit. Consider:

a. Shelter from local weather (e.g. rain, snow, ice).
b. Site specific wind conditions (e.g. a constant breeze might make it impossible to adjust door closers to 8.5 lbs max. push/pull force. Here, the entrance could be relocated to the lee side of the building, automatic sliding or power assisted doors could be provided, or a wind-breaker be installed).
c. Number of doors and size of landing should be adequate for anticipated capacity of use.

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d. California style “smoker’s corners” (to be located away from entrances and main circulation paths).
e. Revolving doors.

B.2.3 Primary building entrances should be situated to allow for safe and secure building entry and exit. Consider:

a. Entry and exit areas with obstructed visibility can compromise public security (e.g. avoid recessed entry ways, blind corners, alcoves, low hanging trees, shrubs).
b. Visibility that allows monitoring of areas, which are difficult to supervise from public spaces.
c. Wind vestibules should be adequately sized to prevent individuals with wheelchairs from being trapped.

B.2.4 During periods of partial or restricted use of a building or facility, the entrances used for primary access must be accessible to and usable by persons with disabilities.

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Check List P1 PRELIMINARY PLAN REVIEW FOR NEW CONSTRUCTION

C. FLOOR PLAN DEVELOPMENT

C.1 Lobby

C.1.1 Reception, security counters, or building directory should be designed and located to be easily recognized. Consider:

a. Proximity to entrance and view line.
b. Direction of visitor approach.
c. Position, size, and height of counters or directory.

C.2 Horizontal Access

C.2.1 All portions of the building must be designed to be accessible to and usable by people with disabilities.

For general exceptions see 1103B.1 and 1114B.1.2.

C.2.2 The layout of the floor plan should not substantially limit access from building entrances and lobby to and in between essential spaces and areas. Consider:

a. Location of primary function areas (assembly and meeting rooms, waiting areas and offices, classrooms and laboratories, libraries, gyms and participation areas).
b. Location of supporting areas and equipment (e.g. restrooms, locker rooms, telephones, drinking fountains, fire life safety equipment, ATMs, vending machines, cafeterias, service counters, and outdoor activity areas).

C.2.3 The layout of the floor plan should allow for safe and secure use of the building Consider:

a. Visibility that allows monitoring of all portions of circulation areas.
b. Use of visual landmarks in corridors, hallways, and lobbies that can be used as orientation cues, for example, changes in illumination level, colors, pattern, wall murals, location of specific equipment or other architectural features (e.g. an exterior view).
c. Large, undefined areas, irregular route path (e.g. intersections not at 90 degrees, corridor not straight) can cause user disorientation and confusion.
d. Irregular spaced elements lining the walls or elements protruding into the path of travel more than others can create difficult situations.
e. Consistency with general code requirements and specific design elements throughout the building.
f. Location and detectability of fire life safety equipment.
g. Stairs should not be located in the direct path of travel.

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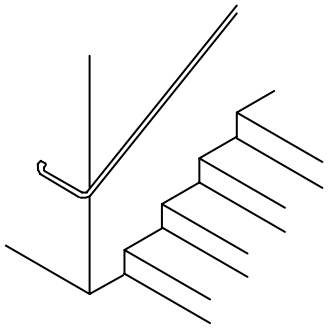
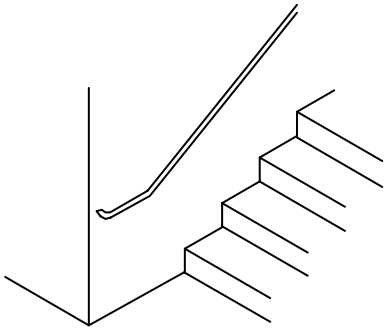
h. Stairs and ramps should be set back to allow handrail extensions to extent in the direction of the path of travel.



Not Compliant
i) Insufficient stair recess: Handrail at bottom of stairs does NOT extend one tread width plus 12 inches in the direction of the stair run.



Compliant
ii) Correct stair recess: Handrail at bottom of stairs does extend one tread width plus 12 inches in the direction of the stair run.

C.2.4 The layout of the floor plan should not substantially limit convenient access within aisles, corridors, hallways, vestibules, ramps, stairs, open spaces, etc. Consider:

a. Width of circulation paths.
b. Clear maneuvering clearances for turning, passing, or operation of elements (e.g. hinge-side approaches to pull side of swinging doors shall have maneuvering space that extends 36” minimum beyond the latch side of the door)
c. Obstructions in the path of travel (e.g. out-swinging doors, handrails, columns, telephones, drinking fountains, fire life safety equipment, etc).

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C.2.5 Distance from any primary function areas to toilet facilities serving should not exceed 200 feet.				
C.2.6 Distance from any primary function or supporting area to vertical access (interior ramps, elevators, stairs) is recommended not to exceed 200 feet.				
C.3 Vertical Access				
C.3.1 All levels of the building must be accessible and be connected to an accessible path of travel. Consider: a. All floor levels including split levels b. Platforms and podiums c. Sunken areas d. Mezzanines e. Balconies f. Roof gardens *Exceptions: Buildings that fulfill <u>all</u> of the following:* *(1) not open to the general public <u>and</u>,* *(2) no more than two stories <u>and</u>,* *(3) housing no more than five persons in the story above or below the accessible ground floor <u>and</u>,* *(4) less than 500 square feet in the story above or below the accessible ground floor <u>and</u>,* *(5) a reasonable portion of all functions is provided on the accessible level.* NOTE: The elevator exception for privately funded facilities [CBC 1103B.1.2 and ADAAG 4.1.3(5)(a)] <u>cannot</u> be used for any project under DSA jurisdiction, even if the facility is not owned by the State of California (e.g. leased facilities).		1103B.1 1120B 1124B		Freight elevators shall not be considered as meeting the requirement, unless the only elevators provided are used as combination passenger and freight elevators for the public and employees.
C.3.2 In new construction of buildings which exceed 10,000 square feet on any floor, accessible means of vertical access shall be provided within 200 feet of each stairs and each escalator.		1103B.1		Exceptions: 1103B.1.1 1103B.1.2
C.3.3 Accessible means of vertical transportation (elevators, ramps, lifts) should be in close proximity of and visible from any stairway or escalator, which is used by the general public.				
C.3.4 Accessible means of vertical transportation (elevators, ramps, lifts) should coincide, to the maximum extent feasible, with the regular vertical pedestrian circulation.				
C.3.5 Accessible means of vertical transportation (elevators, ramps, lifts) should be within 200 ft of any primary entrance and primary function area.				
C.3.6 When exits are required (by Chapter 10 of the CBC) but are not accessible (e.g. stairs, escalators) an area for evacuation assistance, adjoining an accessible path of travel, must be provided.		1114B.2.2		Exceptions: 1114B.2.1 for new construction

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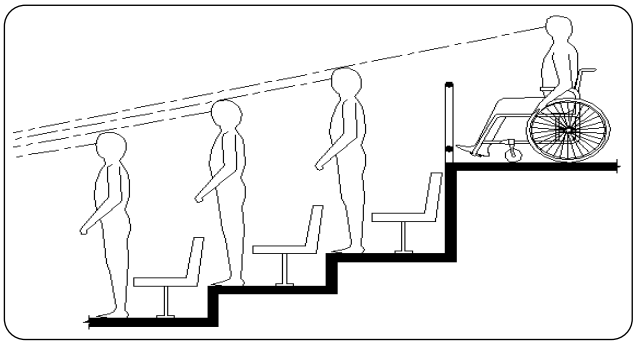
D. OCCUPANCY RELATED

D.1 Group A Occupancy (Assembly) — 1104B

D.1.1 All assembly places where seating is provided must provide accessible spaces for persons using wheelchairs and semi-ambulant persons in each floor, mezzanine, balcony. Accessible seating cannot be clustered and must be provided in a variety of locations (i.e. admission and lines of sight) and be integrated with regular seating. Consider:

a. Direct access from/to primary entrance or main lobby.
b. Direct access to/from restrooms.
c. Accessible path of travel to/from podiums and stages to coincide with the general route.
d. Maneuvering clearance for persons using wheelchairs.
e. Sloped surfaces

D.1.2 In sports arenas and other facilities where the audience may stand during events, wheelchair spaces must provide lines of sight over standing, 72" tall spectators (provide schematic section with lines of sight).



D.1.3 In athletic facilities both sides of bleachers and grandstands must be accessible (home and guest side).

D.1.4 All participation areas must be accessible and be on an accessible path of travel. Consider:

a. Tennis, racquetball and handball courts.
b. Gymnasium floor areas and general exercise rooms.
c. Basketball, volleyball and badminton, and bowling.
d. Swimming pool deck areas must be accessible and an assisting device provided to assist persons with disabilities in gaining unassisted entry into the pool.
e. Athletic team rooms and facilities, playing fields and running tracks (both, home and guest).
f. Clubrooms.
g. Sanitary and locker facilities, dressing rooms, practice rooms.
h. Choir and band rooms, orchestra pits.

D.1.5 All areas of dining, banquet, and bar facilities, including raised or sunken dining areas, bar counters, loggias, and outdoor

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seating must be accessible. Accessible seating cannot be clustered and must be provided in each area.

D.1.6 Overall dimensions and design must take into account anticipated seating layout (fixed and non-fixed) to ensure required aisle width to all areas (provide schematic floor plan indicating aisle widths). Circulation aisles and pedestrian ways, including corridors and hallways shall be sized as required. Consider:

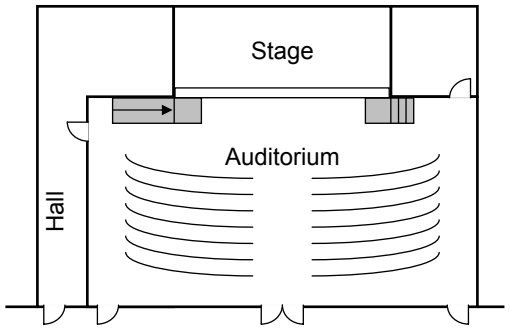
1104B.5.4,5,8
1133B.3
1133B.6

Aisle Width

a. 36” clear width, if served by cross aisles on one side.
b. 44” clear width, if served by cross aisles on both sides.
c. 90 degree turns can be made from a 36” wide passage into another 36” passage if the depth of each leg is a minimum of 48” on the inside dimensions of the turn.
d. U-turns around an obstruction less than 48” wide can be made if the passage width is 42” min. and the base of the U-turn space is a 48” min. wide.
e. Occupancy loads, passing and turning space.

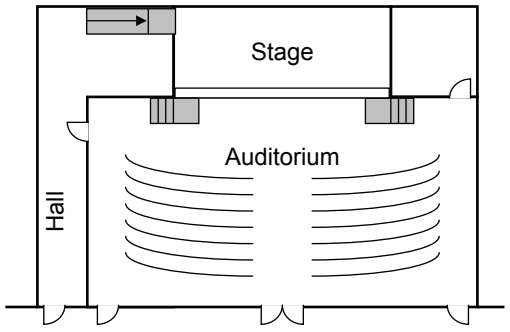
D.1.7 The accessible path of travel onto podiums and stages must coincide with or should be equal to the general route.

1104B.3.10
1133B.3.11



Compliant

i.) Equal access onto the stage is achieved by providing similar approaches to ramp and staircase.



Not Compliant

ii.) Person in a wheelchair must leave the auditorium in order to get up on stage, while stairs are available within the auditorium.

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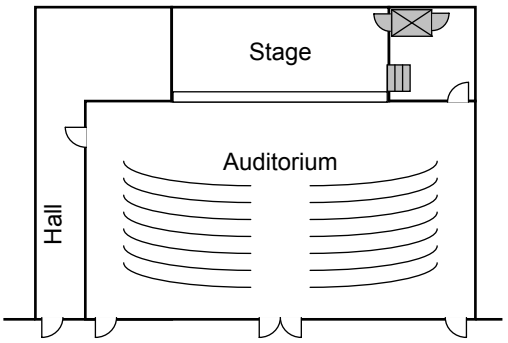
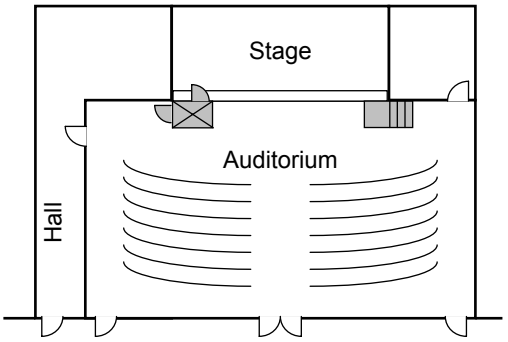
D.1.8 When a wheelchair lift is being used to gain access onto podiums and stages it should be located out of view from the auditorium together with the stairs.



Compliant

iii.) Equal access onto the stage is achieved by providing similar approaches to wheelchair lift and staircase through enclosed side-stage.



Not Compliant

iv.) Operation of wheelchair lift is within view of the auditorium, making it awkward for people in wheelchair to use.

D.2. Group B and M Occupancies (Business, Services, and Mercantile)

1105B
1110B

Where the number of employees exceeds four, separate toilet facilities for each sex are required (CBC 2902.3).

D.2.1 All areas of specialized business professional offices, including those related to professional medicine or dentistry, insurance, real estate, attorneys, credit bureaus, consultants, counseling, and accounting must be accessible and be on an accessible path of travel. Consider:

a. Client/visitor areas, office areas, together with related toilet rooms.
b. Conference rooms, counseling rooms or cubicles and similar areas.

1105B.3.1.1

Business Professional Offices

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		Justification or Code Citation (CCR Title 24, u.o.n. *Fed. Codes in Italic*	Location of Item on Plans	Comments Notes Examples
Check List P1 PRELIMINARY PLAN REVIEW FOR NEW CONSTRUCTION				
c. Access to/from/through employee work areas (36" min. wide clear). d. Professional medical/dental offices (see also 1109B).				
D.2.2 All areas of sales establishments, including outlets for all general and special merchandise and equipment, including personal and household furnishings and supplies, foods, sporting equipment, office supplies, vehicles and related parts and supplies, building materials, and pet shops must be accessible and be on an accessible path of travel. Consider:		1105B.3.1.2 1110B.1&2		Sales Establishments
a. Merchandise display areas, client/visitor areas, office areas, together with related toilet rooms.				
b. Fitting and dressing rooms 60"x84" min.		1110B.1.7		
c. Checkstands, service counters, etc. (at least one of each type at each location)		1110B.1.3		
d. Conference rooms, show rooms, and similar areas.				
e. Access to/from/through employee work areas (36" min. wide clear).				
D.2.3 All areas of personal and public service facilities, including banks, savings and loan companies, credit unions, newspaper and printing establishments, photographic studios, laundermats, cleaning and laundry outlets, veterinarian clinics and hospitals, automobile rental agencies, travel bureaus, public utility facilities, police stations and detention facilities, courtrooms, and fire stations shops must be accessible and be on an accessible path of travel. Consider:		1105B.3.1.3		Personal and Public Service Facilities
a. Client/visitor areas, office areas, together with related toilet rooms.				
b. Conference rooms, training and classrooms, dispatch rooms, and similar areas.				
c. Access to/from/through employee work areas (36" min. wide clear).				
d. ATMs used by a financial institution (see also 1117B.7).				
e. Public tour areas, to the extent that such public tours are conducted, or where the public is permitted to walk in such areas.				
f. Visitor overlook facilities, orientation areas and similar public–use areas, together with related toilet rooms and parking.				
g. Detention–area visitor rooms.				
h. Detention, holding, isolation, safety, group, and detox-cells for male, female, adult, and juvenile, together with related sanitary facilities.				
i. Courtroom areas, incl. judge's chambers and bench, counsel tables, jury box and deliberation room, witness stand and public seating.				
D.2.4 Overall dimensions and design must take into account anticipated layout (fixed and non-fixed) to ensure required aisle width to all areas (provide schematic floor plan indicating aisle widths). Circulation aisles and pedestrian ways, including corridors and hallways shall be sized as required. Consider:		1105B.3.6.1 1110B.2.1 1133B.3 1133B.6		Aisle Width
a. 36" clear width, if served by cross aisles on one side.				
b. 44" clear width, if served by cross aisles on both sides.				

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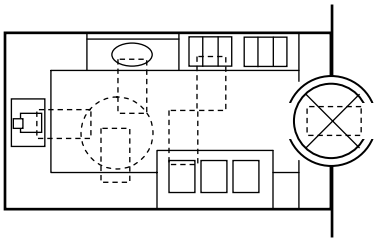
c. 90 degree turns can be made from a 36" wide passage into another 36" passage if the depth of each leg is a minimum of 48" on the inside dimensions of the turn.
d. U-turns around an obstruction less than 48" wide can be made if the passage width is 42" min. and the base of the U-turn space is a 48" min. wide.
e. Occupancy loads, passing and turning space.

D.3 Group E Occupancy (Educational) — 1106B

D.3.1 Five percent, but not less than one of each type of all workstations, teaching facility cubicles, study carrels, and equipment in classrooms, laboratories, science classrooms, workshops, etc. must be accessible and usable (provide schematic floor plan indicating paths of travel and maneuvering clearances along with applicable elevations). Consider: — 1106B.2, 3 — Classrooms, Laboratories, Workstations

a. Emergency equipment, incl. eyewash, emex-shower, fire extinguisher, alarm pulls, intercom etc.
b. A/V equipment, incl. TV, VCR, projectors, etc.
c. Language, dental, audiovisual, typing, and drafting workstations.
d. Science workstations, incl. water, gas, air, electrical, etc.
e. Science equipment, incl. fume hoods, storage, sinks, etc.
f. Workshop tools, incl. wood, metal, stone, and plastic, etc.
g. Dry rooms, cold rooms, walk-in freezers, sterile rooms, spray booth, darkrooms, etc.



Compliant Darkroom

60" turning radius, 30"x48" clear space at each different type of equipment, door opening 32" clear, inner diameter of door 57" clear provided.

D.3.2 If a facility or a portion of a facility is equipped with an air pressurization system (high or low) the design must ensure that compliant door opening forces are met. Consider: — 1133B.2.5

a. Automatic or power assisted doors.
b. Sliding doors.
c. In-and-out swinging doors.

D.3.3 All general use areas of libraries must be accessible, incl. housing card files, book stacks periodicals, reading and reference areas, information desks, circulation counters, — 1106B.4 — Libraries

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computer stations, copy machines, single and group study rooms, mezzanines, restrooms, etc. Consider:				
a. Main aisles width 44" min. (see also D.3.4 for additional aisle width req.). b. Side aisles width 36" min. and no longer than 20 ft. c. 54" max. shelf height for customer-use open book stacks, unless an attendant is available. d. 54" max. shelf height for employee-use only close book stacks. e. Location and height of book drop-off. f. 48" max. height for card catalogs.		1004.3.2.4		
D.3.4 Overall dimensions and design of educational occupancies must take into account anticipated layout (fixed and non-fixed) to ensure required aisle width to all areas (provide schematic floor plan indicating aisle widths). Circulation aisles and pedestrian ways, including corridors and hallways shall be sized as required. Consider:				
a. 36" clear width, if served by cross aisles on one side. b. 44" clear width, if served by cross aisles on both sides. c. 90 degree turns can be made from a 36" wide passage into another 36" passage if the depth of each leg is a minimum of 48" on the inside dimensions of the turn. d. U-turns around an obstruction less than 48" wide can be made if the passage width is 42" min. and the base of the U-turn space is a 48" min. wide. e. Occupancy loads, passing and turning space.				
D.4 Factories and Warehouses		1107B		Facilities under DSA jurisdiction cannot apply Exceptions of 1103B.1
D.4.1 The following areas in factories must be made accessible and be on an accessible path of travel: a. Major or principal floor areas. b. Office areas. c. Sanitary facilities serving these areas.				
D.4.2 The following areas in warehouses must be made accessible and be on an accessible path of travel: a. Areas which are located on the floor nearest grade and those areas on other floors that are otherwise provided with access by level entry, ramp or elevator must be made accessible. b. Office areas. c. Sanitary facilities serving these areas.				
D.5 Group H Occupancy (Hazardous)		1108B		
D.5.1 Areas to be made accessible and be on an accessible path of travel include those that are used by the public as customers, clients, visitors, or which are potential places of employment. Consider: a. Sanitary facilities.				

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b. Entrances, stairs, ramps, doors, turnstiles, corridors, walks and sidewalks and hazards. c. Floors and levels. d. Employee Work Areas.			
D.6 Group I Occupancy (Hospital)	1109B 1114B.1.1		
D.6.1 At least one accessible entrance must be protected from the weather and incorporate a passenger loading zone. Consider: a. Canopy or roofed overhang to cover entire area, incl. drop-off zone and access aisles on both sides of the vehicle. b. Parallel access aisle 20'x5' min. c. Slope of entire area 2% max. in any direction. d. Level transition (preferred) or curb ramp. e. Vertical clearance 114" min.	1109B.2		**EXCEPTION:** Clinics and other medical facilities that are not intended for patient stays of 24 hours or more, and that are located above the first story of a building, and that do not have a dedicated entrance from the exterior of the building at the first story.
D.6.2 Patient bedrooms and associated toilet rooms must be made accessible as follows: a. Long–term–care facilities, incl. skilled nursing facilities, intermediate care facilities, bed and care, and nursing homes must have at least 50 % of patient bed- and toilet rooms accessible. b. General–purpose hospitals, psychiatric facilities, and detoxification facilities must have at least 10 % of patient bed- and toilet rooms accessible. c. Hospitals and rehabilitation facilities that specialize in treating conditions that affect mobility, or units within either that specialize in treating conditions that affect mobility, must have all patient bed- and toilet rooms accessible.	1109B.3		
D.6.3 All Public-use and common use areas and sanitary facilities serving them must be accessible and be on an accessible path of travel. Consider: a. Diagnostic and treatment areas, incl. at least one dressing room, sanitary facility, etc., for each unit or suite. b. Waiting areas, offices. c. Offices and suites of physicians, dentists, therapist, etc.	1109B.3		
D.6.4 Accessible patient bedrooms and toilet rooms must be accessible. Consider: a. Clear 60" diameter or T-shaped turning space in bedroom. b. 36" clear space along each side of the bed. c. Accessible door and door maneuvering space. d. Toilet rooms for accessible patient bedrooms must comply with 1115B.	1109B.4 1133B.2		
D.6.5 At facilities providing medical care and other services for persons with mobility impairments, parking spaces must be made accessible as follows: a. At outpatient units and facilities 10% of the total number of parking spaces must be made accessible.	1129B.3		

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b. At units and facilities that specialize in treatment or services for persons with mobility impairments 20 % of the total number of parking spaces must be made accessible.				
D.7 Group R Occupancy (Lodging/Residential)		1111B		EXCEPTION: When the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.
D.7.1 All Public-use and common use areas and sanitary facilities serving them must be accessible and be on an accessible path of travel. Consider: a. General parking and passenger drop-off. b. Receptions or lobbies, offices. c. Recreational facilities, incl. swimming pools, saunas, play areas. d. Amenities, incl. conference rooms, TV rooms, laundries.				
D.7.2 See Tables 11B-3 and 11B-4 for required number of accessible rooms or suites in hotels, motels, inns, dormitories resorts, homeless shelters, halfway houses, transient group homes and similar places of transient lodging (less than 30 days),. Consider: a. Available range of accommodation (size, cost, amenities). b. Door clearances. c. 36” clear space along each side of the bed (provide furniture layout indication dimensions of clear space). d. Recommended: clear 60” diameter or T-shaped turning space in bedroom. e. Kitchen facilities. f. Bathrooms (fully accessible and additional units with roll-in showers, sliding or out-swinging doors). g. Access to windows (if operable), HVAC controls. h. Assigned or associated parking.				
D.7.3 Dormitory rooms beyond those specified in Tables 11B-3 and 11B-4 (i.e. if stays generally exceed 30 days) must comply with the adaptability requirements of 1111B.5		1111B.4.7		
D.7.4 Buildings and complexes containing one or more publicly funded dwelling units must be accessible as required by Chapter 11A. In addition, when Federal funds are being used the project has to comply with UFAS (per ABA) and its 5%-fully-accessible-units requirement.		1111B.5 *UFAS: 4.1.3*		NOTE: This Section, applicable to any publicly funded dwelling unit (one or more), references the requirements of Chapter 11A (privately funded housing).
D.8 Group S and U Occupancies (Storage and Utility)		1112B 1113B		
D.8.1 S and U occupancy facilities, buildings, and other architectural elements must comply with the general accessibility requirements of CBC Chapters 10, 11B, and 30.				
D.9 Outdoor Occupancies				
D.9.1 Parks and recreational areas must be made accessible. Consider:		1132B.2		See also 1114B.1.1 for additional requirements.

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a. 3%, but never less than 2 campsites must have an accessible path of travel to parking and sanitary facilities, if such facilities are provided for the general public.
b. Beaches, picnic areas, bbq, day–use areas, vista points and similar areas must have an accessible path of travel to parking and sanitary facilities, if such facilities are provided for the general public.
c. Boat docks, fishing piers, etc., must have an accessible path of travel to parking and sanitary facilities, if such facilities are provided for the general public.
d. Trails, paths and nature walk areas, or portions of these, must be constructed with gradients, which will permit at least partial use by wheelchair occupants.
e. Nature trails and similar educational and informational areas must be accessible to the blind by the provision of rope guidelines, raised Arabic numerals and symbols for identification, information signs, and related guide and assistance devices.
f. Sanitary facilities, if provided, at each public use area that is accessible to wheelchair occupants by automobile, walks or other paths of travel must be accessible.
g. Parking, if provided, must have accessible parking spaces and aisles per Table 11B-6.

D.9.2 At permanent highway rest areas at least one kind of each functional area or facility must be made accessible and be on an accessible path of travel. Consider: — 1132B.3 — See also 1114B.1.1 for additional requirements.

a. A sanitary facility for each sex.
b. At least one picnic table and one additional table for each 20 tables, or fraction thereof provided.
c. Accessible parking per Table 11B-6.

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Check List P1 PRELIMINARY PLAN REVIEW FOR NEW CONSTRUCTION

E. GENERAL ACCESSIBILITY REQUIREMENTS

E.1 Bathing and Toilet Facilities — 1115B

E.1.1 Where toilet facilities are provided for the public, clients, or employees, incl. separate sex single or multi-accommodation, or unisex, all facilities must be made accessible and be on an accessible path of travel, unless they are specifically exempted. — 1115B.2

E.1.2 Where bathing facilities are provided for the public, clients, or employees, incl. showers, bathtubs, or lockers, at least one such facility, and not less than 1 % of all facilities, must be made accessible and be on an accessible path of travel, unless they are specifically exempted. — 1115B.6

E.1.3 Accessible showers should be 3-sided and 30”x60” with a clear space of 36”x60” along the opening of the shower. Lips or thresholds are not allowed. — 1115B.6.2.1 *ADAAG: 4.21*

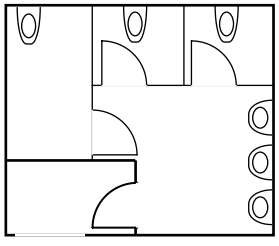
E.1.4 Locker rooms for public, clients, employees, members or participants must be accessible. Consider: — 1115B.6.2.1

a. 1 %, but at least one locker must be made accessible and be on an accessible path of travel that is 36” min. wide.
b. Front and side approach to accessible locker.
c. Clear 60” diameter or T-shaped turning space.

E.1.5 Accessible toilet facilities should be provided within 200 ft distance from any primary function area. — 1115B.7

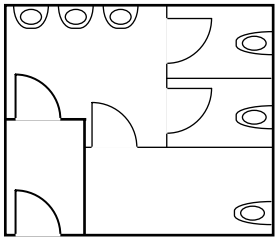
E.1.6 If toilet rooms are entered through vestibules, lounges, or other architectural elements that serve as privacy partitions, a clear path of travel of 48” width (44” min. req.) should be provided. Consider:

a. Avoid doors in sequence (e.g. vestibules).
b. Limit number of doors.
c. Out-swinging doors are preferred.



Recommended

One out-swinging door in combination with 90 degree turn. provides privacy



Not Recommended

In-swinging doors can trap people more easily.

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E.1.7 If a facility or a portion of a facility is equipped with an air pressurization system (e.g. in high-rise buildings) the design must ensure that compliant door opening forces are met. Consider:

1133B.2.5

a. Automatic or power assisted doors.
b. Sliding doors.
c. In-and-out swinging doors.
d. No doors at all.

E.1.8 Stall doors of accessible compartments must provide strike edge clearance on the pull side depending on the approach (see general door requirements of this checklist), but never less that 18".

ADAAG: 4.17.5, Fig. 25

E.1.9 Front entry stall doors of accessible compartments must swing out and be located in front of the clear space (next to the water closet), with a stile width of 4" max.

ADAAG: Fig. 30(a)

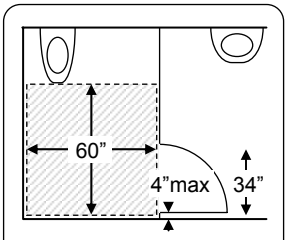
E.1.10 Side entry stall doors of accessible compartments must swing-out, provide a 34" clear opening, and there must be a 60"x60" clear space directly in front of the water closet,

1115B.7.1.3
ADAAG: Fig. 30(a) & (b)

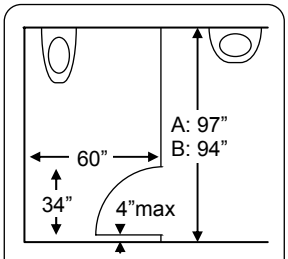
or:

side entry stall doors of accessible compartments can swing in, if the clear opening is 34", the stall is 60": wide, and the length of a stall with a floor-mounted WC is 97" min., or 94" min. when a wall-mounted WC is installed.

ADAAG: Fig. 30(a-1)



Out-swinging door and 60" square directly in front of water closet.
(All dims are min. u.o.n.)



In-swinging door.
A: Floor-mounted WC
B: Wall-mounted WC
(All dims are min. u.o.n.)

E.1.11 In multi-accommodation toilet rooms, a clear space measured from the floor to a height of 27" AFF, within the sanitary facility room, and either 60" in diameter or 56"x63", must be provided. Doors other than the door to the accessible water closet compartment in any position may encroach into this space by not more than 12".

1115B.7.1.1

E.1.12 In multi-accommodation toilet rooms, no door can swing into the floor space required for any fixture.

1115B.7.1.2

E.1.13 Where more than 5 stalls are provided within a multi-accommodation toilet room, at least one fully accessible stall,

1115B.7.1.5

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and at least one additional stall 36" wide and 60" min. long with an out-swinging door must be provided.

E.1.14 In single-accommodation toilet rooms, there must be sufficient space for a wheelchair (30"x48") to enter the room and permit the door to close. There must a clear floor space of 60" min. in diameter, or a T–shaped turning space. — 1115B.7.2

E.1.15 In single-accommodation toilet rooms, there must be a clear space of 28" min. between the WC and any other fixture. — 1115B.7.2

E.1.16 A clear floor space of 30"x48" must be provided in front of each lavatory. This space can extend a max. of 19" under the lavatory. — 1115B.9.1

E.2 Elevators and Special Access (Wheelchair) Lifts

E.2.1 Elevators, if provided, must be accessible and be on an accessible path of travel. Consider: — 1116B.1 Chapter 30 *ADAAG: Fig.22*

a. Elevator door width 36" min.
b. Inside dimensions of elevators with center-opening doors must be 80"x54" min. between walls or between wall and door, excluding return panels.
c. Inside dimensions of elevators with side-slide opening doors must be 68"x54" min. between walls or between wall and door, excluding return panels.
d. Not less than 51" from wall to return panel.
e. Landings must be 60"x60" min. — 1116B.2.4.1
f. Location of elevator must coincide with other vertical means of transportation (stairs, escalators, ramps).

E.2.2 Wheelchair lifts, may be used in lieu of an elevator only under the following conditions: — 1116B.2 *ADAAG: 4.1.3(5) 5*

a. To provide an accessible route to a performing area in an assembly occupancy.
b. To comply with the wheelchair viewing position line-of- sight and dispersion requirements.
c. To provide access to incidental occupiable spaces and rooms which are not open to the general public and which house no more than five persons, including but not limited to equipment control rooms and projection booths.
d. To provide access where existing site constraints or other constraints make use of a ramp or an elevator infeasible.
e. To provide access to raised judges' benches, clerks' stations, speakers' platforms, jury boxes and witness stands or to depressed areas such as the well of a court.

E.2.3 Wheelchair lifts, if provided, must be accessible and be on an accessible path of travel. Consider:

a. Elevator door 32" min. wide and 42" min. high.
b. Inside dimensions of platform with straight-through access must be 33"x48.
c. Inside dimensions of platform with side access must be 42"x52".

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	d. Landings must be 60”x60” min.			
	E.3 Other Building Components			
E.3.1	When water fountains are provided they must be accessible and be on an accessible path of travel. Consider: a. Provide hi-low fountains at each group, on each floor. b. Fountains must be located in alcoves at least 18” deep, or otherwise positioned so as not to encroach into pedestrian ways.		1117B.1 CPC 1507.3	Drinking Fountains
E.3.2	When telephones are provided, a certain number must be accessible and be on an accessible path of travel. Consider: a. When only single units are provided on a floor, 1 or at least 50% of telephone unit(s) must be accessible. b. When only one bank is provided on a floor, 1 or at least 50% of telephone unit(s) per bank must be accessible. c. When more than one bank is provided on a floor, 1 or at least 50 % of telephone unit(s) per bank must be accessible and at least 1 telephone per floor must meet the requirements for a forward reach telephone.		1117B.2 Fig. 11B-4	Telephones
E.3.3	Kitchens must be accessible and all essential kitchen equipment must approachable and usable. Consider: a. Clear 30”x48” space for parallel approach at range or cooktop. b. Clear 30”x48” space for parallel or forward approach at oven, dishwasher, refrigerator/freezer, trash compactor, cigar humidor, etc. c. Clear maneuvering space in front of refrigerators or freezers must comply with the door requirements for front approach. d. A person in a wheelchair must be able to turn 180 degrees within the kitchen. e. U-shaped kitchens should have an aisle width of 60” min.		1117B.3 1112A	Kitchens
E.3.4	Swimming pools and deck areas must accessible and be on an accessible path of travel. Assisting devices (e.g. pool lift) must be provided to assist persons with disabilities in entering and exiting the pool independently (i.e. without the assistance of a second person. Play equipment must, to the maximum extent feasible, be made accessible.		1117B.4 1104B.4.3	Swimming Pools and Decks
E.3.5	When automated teller machines (ATM) are required to be accessible they must have a clear space, measuring 60”x60”, in front of them to allow forward and parallel approach. This space must adjoin or overlap an accessible route of travel.		1117B.7 1118B.3	Automated Teller Machines
E.3.6	Protruding objects cannot reduce the clear width of an accessible route or maneuvering space. Walks, halls, corridors, passageways, aisles, or other circulation spaces must have 80” min. clear headroom.		11121B	Protruding Objects and Headroom
E.3.7	When built–in seating, tables, or counters are provided for the public, and in general employee areas, 5 percent, but never		11122B Fig. 11B-13 *ADAAG: 4.32, Fig. 45, 5.2*	Fixed or Built–in Seating, Tables, and Counters

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less than one, of each type must accessible and be on an accessible path of travel. Consider: a. Knee space, 27" high, 30" wide, and 19" deep must be provided at all accessible seating spaces (Exception: Knee clearance is not required at checkout counters or service counters.) b. When food or drink is served at a counter the accessible section must be at least 60" wide. c. All accessible fixed tables and counters must be accessible by means of an access aisle at least 48" clear between parallel edges of tables or between a wall and the table edges.				
E.4 Employee Areas				
E.4.1 Employee areas must conform to all requirements of Division of the State Architect/Access Compliance in the California Building Code, Plumbing Code and Electrical Code. Areas that are used only as individual work areas must be designed and constructed so that individuals with disabilities can approach, enter, and exit the areas. (Exception: Accessibility is not required to (1) observation galleries used for security purposes; or (2) in non-occupiable spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, or freight elevators, and frequented only by service personnel for repair purposes.)		1123B.1 *ADAAG: 4.1.1(3)*		
E.5 Parking, Passenger Drop-off and Loading Zones, Bus Stops				
E.5.1 Parking spaces required to be accessible must comply with the following: a. Accessible parking spaces and aisles must be level with surface slopes not exceeding 2% in any direction b. The aisle cannot include a built-up ramp or sloped area, and must be connected to an accessible route, which leads directly to the appropriate accessible entrance of the building. c. The parking access aisle must either blend with the accessible route or have a compliant curb ramp. d. The curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries. e. The curb ramp must have a level, 48"x48" min. top landing. f. The space(s) must be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. g. Valet parking facilities must provide accessible self-parking spaces and a passenger drop-off and loading zone. h. Vertical clearance, to and from accessible parking spaces, must be 114" min.		1129B Tbl. 11B-6 *ADAAG: 4.6*		For additional parking requirements at Group I Occupancy facilities, see D.6.5 of this checklist.
E.5.2 If provided, passenger drop-off and loading zones must accessible. Consider: a. Vehicle standing spaces and access aisles must be level with surface slopes not exceeding 2% in any direction.		1131B *ADAAG: 4.6.6*		For additional drop-off/loading zone requirements at Group I Occupancy facilities, see D.6.1 of this checklist.

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	b. The access aisle, adjacent and parallel to the vehicle pull-up space, must be at least 5'x20' .			
	c. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp must be provided.			
E.5.3	If provided, bus stop pads and shelters must be accessible. Consider:		1131B.4 *ADAAG: 4.6.6*	
	a. Bus pads must be 96"x60" min and have a max. slope of 2% perpendicular to the roadway .			
	b. The slope of the pad parallel to the roadway should, to the extent practicable, be the same as the roadway.			
E.6	**Doors, and Gates**			
E.6.1	All gates, including ticket gates, must meet all applicable specifications for doors.		1133B.1.1.1.4	
E.6.2	Hinged doors must be accessible. Consider:		1133B.2.3	
	a. Doors leafs must be 36" min wide and provide an unobstructed opening of 32" min. when opened 90 degrees.			
	b. Revolving doors cannot be used as the required entrance.			
	c. There must be an accessible door or gate, adjacent to each turnstile turnstiles and crowd control barrier.			
E.6.3	Hinged doors must provide the following maneuvering clearances and level landings:		1133B.2.4.2 Fig. 11B-26A Fig. 11B-26B *ADAAG:* *Fig 25*	NOTE: All doors in alcoves must comply with the clearances for front approach.
	a. Front approach to pull side of door must have maneuvering space that extends 24" min. at exterior doors (18" min at interior doors) beyond the latch side of the door and 60" min. perpendicular to the doorway.			
	b. Front approach to push side of door, equipped with closer and latch, must have maneuvering space that extends 12" min. beyond the latch side of the door and 48" min. perpendicular to the doorway.			
	c. Front approach to push side of door, not equipped with latch and closer, must have maneuvering space that is the same width as door opening and extends 48" min. perpendicular to the doorway.			
	d. Hinge-side approach to pull side of door must have maneuvering space that extends 36" min. beyond the latch side of the door if 60" min. is provided perpendicular to the doorway or maneuvering space that extends 42" min. beyond the latch side of the door must be provided if 54" min. is provided perpendicular to the doorway.			
	e. Hinge-side approach to push side of door, not equipped with latch and closer, must have a maneuvering space of 54" min., parallel to the doorway and 42" min., perpendicular to the doorway.			
	f. Hinge side approach to push side of door, equipped with latch and closer, must have maneuvering space of 54" min., parallel to the doorway, 48" min. perpendicular to the doorway.			
	g. Latch-side approach to pull side of door, with closers, must have maneuvering space that extends 24" min. beyond the			

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latch side of the door and 54" min. perpendicular to the doorway.

h. Latch-side approach to pull side of door, not equipped with closers, must have maneuvering space that extends 24" min. beyond the latch side of the door and 48" min. perpendicular to the doorway.

i. Latch-side approach to push side of door, with closers, must have maneuvering space that extends 24" min. parallel to the doorway beyond the latch side of the door and 48" min. perpendicular to the doorway.

j. Latch-side approach to push side of door, not equipped with closers, must have maneuvering space that extends 24" min. parallel to the doorway beyond the latch side of the door and 42" min. perpendicular to the doorway.

E.6.4 The space between two consecutive door openings in a vestibule, serving other than a required exit stairway shall provide a minimum of 48" of clear space from any door opening into such vestibule when the door is positioned at an angle of 90 degrees from its closed position. Doors in a series shall swing either in the same direction or away from the space between the doors. — 1133B.2.4.4

E.6.5 If a facility or a portion of a facility is equipped with an air pressurization system the design must ensure that compliant door opening forces are met at ALL doors, including those that lead to exit stairways. Automatic or power assisted doors. — 1133B.2.5

a. Sliding doors.
b. In-and-out swinging doors.
c. No doors at all.
d. Revolving doors cannot be used as the required entrance.

E.7 Stairs

E.7.1 All stairs must be accessible and be on an accessible path of travel. Consider" — 1133B.4

a. 7" max. rise and 11" min. tread width.
b. 48" min. width (60" preferred).
c. Level landings (top, bottom, intermediate).
d. Encroaching door swings
e. Wall-mounted handrails.
f. Floor-mounted hand- and guardrails.

E.8 Ramps

E.8.1 Preference should be given to sloped walks (<5% slope) whenever possible. If ramps are used the least possible slope must be used. — 1133B.5

E.8.2 Required ramps must be accessible and be on an accessible path of travel. Consider:

a. 30" max. rise between landings (every 20" preferred).
b. 48" min. width (60" preferred).

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c. Least possible slope (1:14 preferred)
d. Level landings (top, bottom, intermediate).
e. Encroaching door swings.
f. Wall-mounted handrails.
g. Floor-mounted hand- and guardrails, with applicable wheel guides as required.

E.9 Other

E.9.1 See Chapter 11C for standards applicable to card readers at gasoline fuel dispensing facilities. | Chapter 11C

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COMMONLY USED ABBREVIATIONS

ADA	Americans wit Disabilities Act
ADAAG	ADA Accessibility Guidelines
ADACO	ADA-Coordinator
AFF	Above finished floor
ANSI	American National Standards Institute
C.T.P.	Contact third party
CA	State of California
CBC	California Building Code
CC	California Civil Code
CCR	California Code of Regulations
CEC	California Electrical Code
CFR	Federal Code of Regulation
CHBC	California Historical Building Code
cl	Center line
CPC	California Plumbing Code
D.A.	Designated accessible
Dept.	Department
DF	Drinking fountain
DGS	Department of General Services
DH	Department Head
Dims	Dimension, measurement
DOJ	U.S. Dept. of Justice
DSA	Division of the State Architect
DSA/AC	DSA Access Compliance Program
DStA	Deputy State Architect
E.F.	Equivalent facilitation
Fig.	Figure
GC	California Government Code
H&S	California Health and Safety Code
HQ	Headquarters
incl.	including
ISA	International Symbol of Accessibility
IR	Interpretation of Regulations
Lab	Laboratory
Lav	Lavatory
lbs.	Pound
lf	Linear foot
Lib	Library
MAC	DSA/AC Program Manager
max	Maximum
min	Minimum
MOD	Modernization project
MoM	Method of mitigation
MOU	Memorandum of understanding
MP	Master priority
MRR	Men's restroom
N	No
N/A	Not applicable
N.A.R.	No action required
NT	Non-typical
o.c.	On center
O/R	Official responsible
P.A.	Physical alteration
P.M.	Program modification
PTD	Paper towel dispenser
Qty	Quantity
REF	Reference
req.	Requirement
RO	DSA Regional Office
ROM	Regional Office Manager
SD	Soap dispenser
sec.	Second (1/60 minute)
Sec.	Section
sf	Square foot
StA	State Architect
tbd	To be determined
Tbl.	Table
Title 24	Title 24 of the CCR
UFAS	Uniform Federal Accessibility Standards
u.o.n.	unless otherwise noted
up	Ramp direction up
WC	Water closet
WRR	Women's restroom
Y	Yes
28 CFR 35	DOJ's Rule for ADA Title II
28 CFR 36	DOJ's Rule for ADA Title III
'	Foot
"	Inch
%	1/100
<	less than
>	more than
≤	less than or equal
≥	more than or equal

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ACCESS PLAN-REVIEW CHECKLIST

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1	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R, Title 24, u.o.n.)	Location of Item on Plan Set	Comments Notes Examples
	Check List 1. GENERAL REQUIREMENTS				
❑	Work may be considered for refection for any of the following reasons:				
	(a) Excessive coordination errors (no more than ten per project). Civil, architectural, structural, mechanical, plumbing, landscaping, electrical, and specifications should be coordinated to match.		106.3.3 Title 24, Part 1, 4-317		
	(b) Excessive, incomplete dimensioned details from site plan, floor plans, and interior elevations.				
	(c) Absence of coordinated signage schedule indicating the location and mounting height of signs.				
	(d) Absence of accessible parking indicating dimensioned clearances, slopes, transition between material, signage, parking ratio.				
	(e) For modernization projects, no path of travel is indicated to accessible toilets and area of new work.				
	(f) Incomplete plan set as indicated on the index sheet.				
	(g) Lacking application, check, plans or specifications.				
	(h) Assembly rooms without seating plans and details. No accessible seating locations with companion seating. Non-equitable lines of sight (includes stadiums and bleachers)				
	(i) Doors without all required clearances fully dimensioned.				
	(j) Missing details for ramps, curb cuts, transitions, elevators, stairs, lifts, thresholds, cross slopes.				
	(k) Absence of dimensioned restroom plans to enlarged scale 1/4” and interior elevations with fixture location and accessory mounting heights.				
	(l) Incomplete door schedule lacking: (1) Size of doors (2) Hardware groups (3) Threshold details referenced (4) Signage coordination (details referenced and copy)				
	(m) Assembly rooms without assistive listening devices as required with signage.				
❑	Reviewer shall review all items related to accessibility, provided by P.D, in specifications, and in plans, including floor plans, elevations, sections, and details, to make sure all construction work is accessible.				
❑	For additional requirements, see also DSA/AC Preliminary Design Review List (roman numerals).				
❑	Projects with a total construction cost of $5 mil. or more should go through a preliminary design review with a DSA reviewer prior to plan submittal.				
❑	Reviewer shall review preliminary design meeting notes (prepared and submitted by PD.)				

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Check List 1. GENERAL REQUIREMENTS					
	General Plan Reviewer Notes				
G1.	Provide the following for this element or area: **1.** Enlarged plans **2.** Sections **3.** Elevations **4.** Details				
G2.	Coordinate element(s) in architectural, structural, mechanical, plumbing, or electrical drawings (plans, sections, elevations, or details) with the one shown in this area.				
G3.	Provide missing sheet, section, elevation, or detail as indicated on plan.				
G4.	Coordinate element(s) with specifications.				
G5.	Indicate scale on drawing.				
G6.	Provide missing dimension(s).				
G7.	Update old code citation with current one.				
G8.	Recommendation (federal requirement).				
G9.	Recommendation (best practice approach).				
G10.	Typical (applies to all similar situations in this project).				
G11.	Provide absolute dimensions, not a range, in construction documents.				
G12.	Provide enlarged plan or detail, showing all relevant dimensions to clearly indicate how accessibility requirements are met.		106.3.3 Title 24, Part 1, 4-317		
G13.	Delete the term “handicap” and/or “H/C”. Recommend: use “ACC” for accessible or “D.A.” for disabled access(ibility) instead.				See Appendix B to 28 CFR 35 and CA Vehicle Code §22511.9
G14.	The code provides a range for this dimension. It is recommended that, unless there are compelling reasons not to do so, a dimension in the middle of the range should be chosen, to provide the contractor with a safety buffer for construction tolerances (Note: construction tolerances cannot be applied to justify overstepping code required minima and maxima).				
G15.	Identified work, element, furniture, equipment, or layout, even though labeled NIC or provided by the owner, is integral to access compliance of this submittal. Specify dimensions and locations of work or element.				
G16.	Identified work or element encroaches into required clear space (30”x48”), or into turning radius (60” diameter), or into maneuvering space at door.				
G17.	See note on the sheet/drawing indicated in red.				
G18.	In new construction and alteration projects, full compliance must be provided. (If unreasonable hardship is given PD to		Part 2, Chapter 2 Section 222 *Unreasonable Hardship*		

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Check List 1. GENERAL REQUIREMENTS

submit written application (see DSA IR #99-05 for form) to DSA and provide equivalent facilitation.)

G19. Bring manufacturer cut-sheets or product sample of specified element to back check.

General Requirements

1.1 State and federal rules require, as do the statutes, that newly constructed facilities be readily accessible to and usable by individuals with disabilities. The phrase "readily accessible to and usable by individuals with disabilities" is a term that, in slightly varied formulations, has been used in the Architectural Barriers Act of 1968, the Fair Housing Act, the regulations implementing section 504 of the Rehabilitation Act of 1973, California's Government Code, and current accessibility standards. It means, with respect to a facility or a portion of a facility, that it can be approached, entered, and used by individuals with disabilities (including mobility, sensory, and cognitive impairments) easily and conveniently. A facility that is constructed to meet the requirements of the rules' accessibility standards will be considered readily accessible and usable with respect to construction. To the extent that a particular type or element of a facility is not specifically addressed by the standards, the language of this section is the safest guide

Appendix B of 28 CFR 36

CA Gov. Code §4450

1.2 Show list of all current codes, regulations, and adopted standards, which apply for the project:

Applicable State Codes as of November 1, 2002

- ❑ 2001 Building Standards Administrative Code, Part 1, Title 24 C.C.R.
- ❑ 2001 California Building Code (CBC), Part 2, Title 24 C.C.R. (1997 UBC, Volumes 1-3 & 2001 California Amendments)
- ❑ 2001 California Electrical Code (CEC), Part 3, Title 24 C.C.R. (1996 National Electrical Code & 2001 California Amendments)
- ❑ 2001 California Mechanical Code (CMC), Part 4, Title 24 C.C.R. (1997 Uniform Mechanical Code & 2001 California Amendments)
- ❑ 2001 California Plumbing Code (CPC), Part 5, Title 24 C.C.R. (1997 Uniform Plumbing Code & 2001 California Amendments)
- ❑ 1998 California Elevator Code, Part 7, Title 24 C.C.R.
- ❑ 2001 California Fire Code, Part 9, Title 24 C.C.R. (1997 Uniform Fire Code & 2001 California Amendments)
- ❑ 2001 California Referenced Standards, Part 12, Title 24 C.C.R.
- ❑ 1990 Title 19 C.C.R., Public Safety, State Fire Marshal Regulations

Partial List of Applicable State Standards

- ❑ NFPA 13, Automatic Sprinkler Systems, 1996 Edition
- ❑ NFPA 72, National Fire Alarm Code (CA Amended) 1996 Edition (Note see UL Standard 1971 for "Visual Devices")
- ❑ Reference code section for NFPA Standards-CBC (SFM) 3504.1
- ❑ ASME A17.1-1993 for Section 7-3094 Part 7, C.C.R. Title 24
- ❑ ASME A18.1-1999 for Section 7-3094 Part 7, C.C.R. Title 24
- ❑ ASTM F 1487-98 for Playground Surface Systems Under and Around Playground Equipment

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1	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R, Title 24, u.o.n.)	Location of Item on Plan Set	Comments Notes Examples
	Check List 1. GENERAL REQUIREMENTS				
	❑ ASTM F 1292-99 for Impact Attenuation of Surface Systems Under and Around Playground Equipment ❑ ANSI/BHMA A156.10-1985 American National Standard for Power Operated Pedestrian Doors ❑ ANSI A156.19-1984 American National Standard for Power Assist and Low Energy Power Operated Doors **List of Federal Codes and Standards** (if applicable) ❑ Americans with Disabilities Act (ADA), Title II or Title III ❑ For Title II: Uniform Federal Accessibility Standards (UFAS) or Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG). ❑ For Title III: ADA Standards for Accessible Design				Choose appropriate federal standards as follows: Title II for projects funded or used by state and local government services. Title III for public accommodations and in commercial facilities.
1.3	Provide list of code analysis data: construction type, areas sf., occupancy classification, occupancy load, and fire sprinklers, if applies.			Cover sheet	
1.4	Describe the scope of work covered under this application. Identify the area, category, and type of project.			Cover sheet	**Categories of projects** o New construction o Alteration w/o state funds o Alteration w/ state funds o Additions o Relocatables o HDC relocatables o ADA-barrier removal o Fire damage projects o Historical properties o MOU projects o Housing o Class size reduction o Others
1.5	In order to clarify the scope of work, describe the relationship of this application with previous or upcoming projects at the same site and provide DSA application numbers for all buildings, paths of travel, parking, passenger loading zones, sanitary facilities, drinking fountains, signage, and public telephones on this site (e.g., increments, phases, ADA Transition Plan efforts, etc).			Cover sheet	
1.6	Due to the difficulty of anticipating every unsatisfactory condition that might exist in connection with the existing facility where alteration work is proposed, the following clause or one of similar meaning must be included in the specifications or in the general notes: *The intent of the drawings and specifications is to modify the facility for accessibility in accordance with Title 24, California Code of Regulations. Should any conditions develop not covered by the contract documents such that the finished work will not comply with said Title 24, California Code of Regulations, a change order detailing and specifying the required work shall be submitted to and approved by DSA-AC before proceeding with the work.*				
1.7	Indicate whether the facility is a qualified historical building and provide details showing whether the alteration is using alternatives in compliance with California State Historical Building Code (see Checklist 24).		1135B.1		
1.8	Stamp or license of design professional is missing or expired. Renew and stamp plans for back check.				
1.9	For new construction projects: provide full accessibility to all areas of facilities or portions of facilities, including exterior paths of travel, and all floors, including split levels, platforms, podiums, sunken areas, balconies, roof gardens, and		1103B 1127B		

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	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R, Title 24, u.o.n.)	Location of Item on Plan Set	Comments Notes Examples
	Check List 1. GENERAL REQUIREMENTS				
	mezzanines. Modify scoping of the project accordingly and indicate clearly on drawings how this requirement is being met. EXCEPTIONS: a. Floors or portions of floors not customarily occupied, including, but not limited to, non-occupiable or employee spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways or freight (non-passenger) elevators, and frequented only by service personnel for repair or maintenance purposes: such spaces as elevator pits and elevator penthouses, piping and equipment catwalks and machinery rooms. Stair stripping shall be required on stairs. b. For project under DSA jurisdiction only: if DSA/AC determines unreasonable hardship during the preliminary design meeting of the project.		1103B.1.2 1127B.1.1		28 CFR 35.130(b)(4) A public entity may not, in determining the site or location of a facility, make selections – (i) That have the effect of excluding individuals with disabilities from, denying them the benefits of, or otherwise subjecting them to discrimination; or (ii) That have the purpose or effect of defeating or substantially impairing the accomplishment of the objectives of the service, program, or activity with respect to individuals with disabilities.
1.10	For alteration, renovation, structural repair, or addition projects: provide full accessibility within the specific area of alteration. All proposed work must comply fully with the requirements for new construction (see **Item 1.9,** incl. exceptions). Modify scoping of the project accordingly and indicate clearly on drawings how this requirement is being met.		1134B.2		
1.11	In alteration, renovation, structural repair, or addition projects, the following elements, serving the specific area of alteration must be made accessible: **1.** A primary entrance to the building, facility, or exterior area which is being altered. **2.** A primary path of travel to the specific area of alteration, including: a path of travel from the site entry point (at the public right-of-way) that is closest to public transportation stops; a path of travel from on-site transportation stops; designated accessible parking; a path of travel from designated accessible parking; and identifying and directional signage. **3.** Sanitary facilities serving the area. **4.** Drinking fountains serving the area. **5.** Signage. **6.** Public telephones serving the area. **7.** Recommendation: Surrounding site (as required for accessible egress routes) and exterior activity areas serving the area (such as play grounds). Modify scoping of the project accordingly and indicate clearly on drawings how this requirement for is met. EXCEPTIONS: **a. Alteration Projects below the Cost Cap:** When the total construction cost of alterations is less than $97,575.63 (in **2003**), and DSA finds that full compliance		1134B.2.1 1134B.2.1.1		ALTERATION is any change, addition, or modification in construction or occupancy (that affects or could affect the usability of a facility.) ADDITION is an extension or increase in floor area or height of a building or structure

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Check List 1. GENERAL REQUIREMENTS

creates an unreasonable hardship and equivalent facilitation is provided, compliance can be limited to the actual alteration work.

An unreasonable hardship exists where the cost of providing an accessible entrance, path of travel, sanitary facilities, public phones and drinking fountains, exceeds 20% of the cost of the project without these features. In such a case, access must be provided to the extent that it can be without incurring disproportionate cost (i.e. up to 20%).

Modify scoping of the project accordingly and indicate clearly on drawings how this requirement for is met. Provide cost documentation.

When scoping the project, priority should be given to those elements that will provide the greatest access in the following order:

1.1 An accessible entrance;

1.2 An accessible route to the altered area;

1.3 At least one accessible restroom of each type for each sex.

1.4 Accessible telephones;

1.5 Accessible drinking fountains;

1.6 Additional accessible elements.

b. ADA Barrier Removal Projects

1134B.2.1.3

This exception does not apply to facilities for which the first certificate of occupancy was issued after January 26, 1993

Alterations that are limited to the removal of architectural barriers are not subject to the accessibility requirements in 1134B.2.1. This exception (1134B.2.1.3) is not intended to relieve projects from complying with all applicable provisions within the specific area of alteration.

c. Other Alteration Projects

1134B.2.1.4

Alteration projects that are not wholly or in part funded by the State, and which consist only of heating, ventilation, air conditioning; re-roofing; electrical work not involving placement of switches and receptacles; cosmetic work that does not affect items regulated by Title 24 (i.e. painting, carpeting), etc. are not considered alterations for the purpose of accessibility and are not subject to the accessibility requirements in 1134B.2.1.

This exception (1134B.2.1.4) is not intended to relieve projects from complying with other applicable provisions of the CBC (e.g., replacement of carpet does not activate the provisions of this section; however, the new carpet still must comply with Section 1124B.3.)

Provide information related to applicable accessibility requirements for all planned elements and features in the specific area of alteration.

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1	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R, Title 24, u.o.n.)	Location of Item on Plan Set	Comments Notes Examples
	Check List 1. GENERAL REQUIREMENTS				
	d. Alteration Projects with Department of Education (CDE) or Office of Public School Construction (OPSC) Funding Alteration projects that are wholly or in part funded by CDE or OPSC, and which consist only of heating, ventilation, air conditioning; re-roofing; electrical work not involving placement of switches and receptacles; cosmetic work that does not affect items regulated by Title 24 (i.e. painting, carpeting), etc. are not considered alterations for the purpose of accessibility and are not subject to the accessibility requirements in 1134B.2.1. However, OPSC makes an additional 3% of funding available for Fire-Life-Safety and Access beyond the building envelope, plus provides an allocation for required elevators. Modify scoping of the project accordingly and indicate clearly on drawings how this requirement is being met. Provide cost documentation.		1134B.2.1.4		
	e. Replacement-in-kind Maintenance Work Projects limited to replacement-in-kind work do not "trigger" a total upgrade in the area of work or in the path of travel. However, individual items being replaced must be selected according to applicable standards for that item only, i.e., replaced water closets, 17 – 19 inches high with code compliant flush handles, would not "trigger" repositioning the fixture location or moving the partition walls.		DSA Memo 10-24-2001 (on file)		
1.12	Special requirements for school modernization projects: **1.** Before submitting project to DSA-AC, PD should review it in the preliminary phase with the California Department of Education (Tel: 916-322-2470), to ensure that site selection is acceptable. **2.** Provide information related to the project consistent with the ADA Transition Plan for the facilities. **3.** If elevators are required by DSA in writing at preliminary phase, partial funding for elevator can be granted by OPSC, in addition to the basic funding package.				
1.13	Provide the following note in projects that include deferred approval items for access related equipment or elements "Installation of deferred approval items shall not be started until contractor's drawings, specifications and engineering calculations for the actual systems to be in installed have been accepted and signed by the Architect or Structural Engineer and approved by DSA."				
1.14	Charter schools must submit plans to DSA for approval.		101.17.11.4.1		

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2	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plan Set	Comments Notes Examples
	Check List 2. SITE REQUIREMENTS				
2.1	For site selection, site development, and other scoping requirements see also applicable **DSA/AC Preliminary Review Checklists.**				
2.2	Exterior Site Development Issues. Consider the following excerpt from the ADAAG Appendix when developing the site plan (A4.3.1 Accessible Route): **1.** Travel Distances. Many people with mobility impairments can move at only very slow speeds; for many, traveling 200 ft could take about 2 minutes. This assumes a rate of about 1.5 ft/s/ on level ground. It also assumes that the traveler would move continuously. However, on trips over 100 ft, disabled people are apt to rest frequently, which substantially increases their trip times. Resting periods of 2 minutes for every 100 ft can be used to estimate travel times for people with severely limited stamina. In inclement weather, slow progress and resting can greatly increase a disabled person's exposure to the elements. **2.** Sites. Level, indirect routes or those with running slopes lower than 1:20 can sometimes provide more convenience than direct routes with maximum allowable slopes or with ramps		ADAAG A 4.3.1 GC 4450		
2.3	New construction: All proposed site work, including choice of location, site development and grading, must be designed to provide access to all new building entrances and exterior ground–floor exits, and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities and the accessible entrance to the site. Where more than one route of travel is provided, all routes shall be accessible. EXCEPTION: a. Where DSA/AC determines that compliance with this requirement would create an unreasonable hardship because of topography, natural barriers, etc., an exception may be granted when equivalent facilitation is provided through the use of other methods and materials.		1127B.1 1114B.1.2 28 CFR 35.130(b)(4)		
2.4	Alterations and additions: All proposed work must comply fully with the requirements for new construction (see *Item 2.3*). EXCEPTION: a. Where DSA/AC determines that compliance with this requirement would create an unreasonable hardship because of topography, natural barriers, etc., an exception may be granted when equivalent facilitation is provided through the use of other methods and materials.		1127B.1 1114B.1 101.1711.4 28 CFR 35.130(b)(4)		

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2	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plan Set	Comments Notes Examples
	Check List 2. SITE REQUIREMENTS				
	b. The requirements do not apply in those conditions where, due to legal or physical constraints, the site of the project would not allow compliance with this requirement or equivalent facilitation without creating an unreasonable hardship. NOTE: Jurisdictional findings and determinations are subject to an internal DSA appeals process.				
2.5	The site is an important part of a building or facility, and PD must ensure that buildings or facilities can be approached and entered easily and conveniently. Modify site plan to meet the following requirements:				Recommendation: Provide a separate accessibility site plan.
	1. Use larger scale to more clearly show relevant elements.				
	2. Change graphic layout and/or line weights and types to better represent access compliance.				
	3. Provide names and/or designations for all existing buildings.				
	4. Provide and indicate DSA application numbers for all existing buildings affected by project scope. Alterations are not permitted to previously uncertified construction.				NOTE: Call DSA's Regional Office Supervisor for certification process of existing buildings without DSA application number.
	5. Clearly indicate any non "Field Act" structures on the site; they must be noted as "Not Part of Structural Review." However, structures may still be part of Access Compliance review.		DSA IR #95-01		
2.6	Indicate the following infrastructure on site plan:				
	1. Location of all toilet rooms on site.		1115B.7		
	A. Identify all toilets which are part of this project.				
	B. Identify all toilets that are scheduled to be made accessible in the near future (e.g., second project phase or increment, Transition Plan implementation, etc.) and indicate planned year of completion.				
	C. Identify all existing toilet rooms.				
	D. Identify type of use (men's, women's, or unisex; single or multi accommodation; employees, public, students, kindergarten, or visitors).				
	E. Provide DSA application # for existing toilet rooms that were previously upgraded (Note: application #s 61,000 or higher typically comply with current code. Application #s 60,999 and lower or no application # must be upgraded to current standards if part of the POT).				
	2. Location of all on-site and associated off-site parking and passenger drop-off zones.		1129B 1131B		
	A. Provide parking ratio for all parking indicating number of regular, accessible, van-accessible, and total. Calculate each lot separately.				
	B. Identify type of use (regular, accessible, or van-accessible; employees, public, or visitors).				

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2	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plan Set	Comments Notes Examples
Check List 2.	**SITE REQUIREMENTS**				
	C. Identify all accessible parking spaces and passenger drop-off zones which are part of this project.				
	D. Identify all parking spaces and passenger drop-off zones that are scheduled to be made accessible in the near future (e.g., second project phase or increment, Transition Plan implementation, etc.) and indicate planned year of completion.				
	E. Indicate 5' wide access aisles adjacent to each accessible parking stall and 8' wide access aisles on the passenger side of all van accessible parking stalls.				
	F. Indicate location of "Tow-away" signs and specify detail.				
	G. Indicate location of accessible parking stall signage and specify detail.				
3.	Location of all drinking fountains on site.		1117B.1		
	A. Identify all drinking fountains which are part of this project. Provide hi-low units in alcoves.				
	B. Identify all drinking fountains that are scheduled to be made accessible in the near future (e.g., second project phase or increment, Transition Plan implementation, etc.) and indicate planned year of completion.				
	C. Identify all existing drinking fountains.				
	D. Identify type of use (single, multi, or hi-low unit; adult or children's height).				
	E. Provide DSA application # for existing drinking fountains that were previously upgraded (Note: application #s 44,000 or higher typically comply with current code. Application #s 43,999 and lower or no application # must be upgraded to current standards if part of the POT).				
4.	Location of all public telephones.		1117B.2		
	A. Identify all public telephones which are part of this project.				
	B. Identify all public telephones that are scheduled to be made accessible in the near future (e.g., second project phase or increment, Transition Plan implementation, etc.) and indicate planned year of completion.				
	C. Identify all existing public telephones and indicate compliance status.				
5.	Location of all ramps.		1133B.5		
	A. Identify type of ramp (exterior, interior, covered ramp; curb ramp, built-up curb ramp).				
	B. Identify all ramps which are part of this project.				
	C. Identify all ramps that are scheduled to be made accessible in the near future (e.g., second project phase or increment, Transition Plan implementation, etc.) and indicate planned year of completion.				

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	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plan Set	Comments Notes Examples
	Check List 2. SITE REQUIREMENTS				
	D. Identify all existing ramps and indicate length, landings and slope.				
	E. Indicate any slopes in the POT that exceed 1:20 (5%) with an arrow, starting at the top of the ramp run and ending at the bottom of the ramp run.				
	F. Provide DSA application # for all ramps that were previously upgraded.				
	6. Location of all stairs.		1133B.4		
	A. Identify type of stairs (exterior, interior, covered stairs).				
	B. Identify all stairs which are part of this project.				
	C. Identify all stairs that are scheduled to be made accessible in the near future (e.g., second project phase or increment, Transition Plan implementation, etc.) and indicate planned year of completion.				
	D. Identify all existing stairs and provide DSA application # for all stairs that were previously upgraded.				
	E. Indicate stairs or steps with arrow and label with direction. Specify details where applicable.				
	7. Location of all elevators and lifts.		1116B		
	A. Identify type.				
	B. Identify all elevators or lifts which are part of this project.				
	C. Identify all elevators or lifts that are scheduled to be made accessible in the near future (e.g., second project phase or increment, Transition Plan implementation, etc.) and indicate planned year of completion.				
	D. Identify all existing elevators or lifts and indicate compliance status with current codes.				
	E. Provide DSA application # for all elevators or lifts that were previously upgraded.				
2.7	Clearly delineate all accessible paths of travel (POT) by dashed or dotted line (▪ ▪ ▪ ▪) on site plans. See *Checklist 3* for additional POT requirements.				
2.8	Provide the following notes on site plan:				
	• Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding ½" beveled at 1:2 max. slope, or vertical level changes not exceeding ¼" max. and at least 48" wide. Surface is slip resistant, stable, firm, and smooth. Cross slope does not exceed 2% and slope in the direction of travel is less than 5% unless otherwise indicated.				
	• Contractor to verify that all barriers in the path of travel have been removed or will be removed under this project, and path of travel complies with CBC 1133B.				
2.9	Coordinate civil and architectural drawings.				

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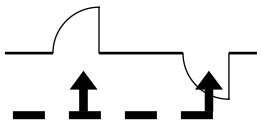
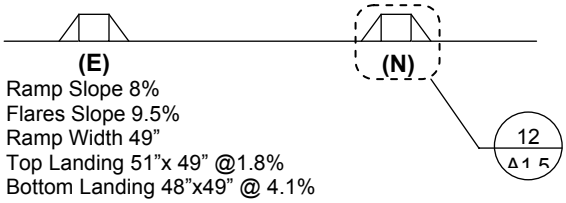
	Check List 2. SITE REQUIREMENTS				
2.10	Provide relevant spot elevations along the POT on site plan. At a minimum show elevations at: **1.** Interior finished floor of buildings. **2.** Exterior entrance door landings. **3.** Along sloped walks in intervals of 100 ft max. (on POT). **4.** Site entry points. **5.** Ramp landings (top, bottom, intermediate). **6.** Curb ramps (top, bottom). **7.** Elevator landings. **8.** Accessible parking and passenger drop-off zones. **9.** Drinking fountains. **10.** Exterior counters				
2.11	Specify all surface materials (existing and new) along and adjacent to the POT. Separate different surface areas by lines.				
2.12	Identify all level changes between materials which exceed ¼" vertical or ½" (if beveled at 1:2) in height along and adjacent the POT.		1133B.7.1		
2.13	Indicate all ground floor entry/exits that are required to be accessible. 				
2.14	Indicate all existing and proposed curb cuts or curb ramps that are in the POT. If new, specify details. If existing, indicate conditions (slope, width, landings) to show compliance status.  **(E)** Ramp Slope 8% Flares Slope 9.5% Ramp Width 49" Top Landing 51"x 49" @1.8% Bottom Landing 48"x49" @ 4.1% **(N)** 12 A1.5				
2.15	Indicate warning curbs and tactile/visual indicators and specify detail.		1133B.8		
2.16	Where gates occur within the POT, gap between ground surface and bottom of swing gate cannot exceed 3". Indicate how gate will be used: Specify lever hardware and smooth surface at bottom 10" of gate (e.g. kick plate) **1.** If gate is used as exit only, comply with exit door requirements (panic hardware and exit signs may be required to coordinate with Fire & Life Safety).		1133B.1.1.1.4 1003.3.2.1		

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	Check List 2. SITE REQUIREMENTS				
	2. If gate is used as entrance and exit, comply with exit door and general door requirements (panic hardware and exit signs may be required to coordinate with Fire & Life Safety). Specify door schedule number and detail (landings, hardware, kick-plate, strike edge clearance, clear opening). Provide lever hardware or provide sign on or adjacent to gate stating “GATE IS TO REMAIN LOCKED IN THE OPEN POSITION DURING REGULAR BUSINESS HOURS AND DURING ANY OTHER PUBLIC FUNCTION”. Characters shall be in 1” capital letters.		1133B.1.1.1.4		
2.17	Indicate location of all exterior directional signs and specify detail.		1127B.3		
2.18	Provide enlarged plan of area or element in 1/4" scale.				

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	Check List 3. ACCESSIBLE PATH OR TRAVEL				
3.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists, Checklist 1** and **Checklist 2**.				
3.2	The accessible path of travel (POT) must, to the maximum extent feasible, coincide with the route for the general public.		1114B.1.2		
3.3	Indicate POT (dashed or dotted line) from and to the following areas (if necessary, modify scoping of the project accordingly and indicate clearly on drawings how this requirement is met):				
	1. From public transportation stops and cross walks in the public rights-of-way serving the area adjacent to a site entry point.		217-P CA Streets & Highways Code §5610		NOTE: The PD must clearly demonstrate and document an effort in requesting that the entity having authority (or control) over the public right-of-way (such as a city or a county) provide the necessary improvements / alterations needed to comply with accessibility. If such request is denied by the entity having authority (or control) over the public right-of-way, that denial must be documented and entered into the DSA project file.
	2. From all appropriate site entry points that serve pedestrians (e.g., public transportation stops, cross walks, etc.) to the area of new construction or alteration, starting at the property line.				
	3. From accessible parking serving the area to the area of new construction or alteration.				
	4. From passenger drop-off zones to the area of new construction or alteration.				
	5. From visitor arrival or sign-in points to the area of new construction or alteration.				
	6. From accessible restrooms serving the area to the area of new construction or alteration.				
	7. From drinking fountains serving the area to the area of new construction or alteration.				
	8. From public telephones serving the area to the area of new construction or alteration.				
	9. From and to elevators serving the site's POT.				
	10. From exterior activity areas serving the area (e.g., plazas, playgrounds, vista points, etc.) to the area of new construction or alteration.				
	11. From all other essential function areas serving the area to the area of new construction or alteration.				
	12. Between all areas of new construction or alteration.				
3.4	Indicate width of POT at this location:				
	1. 48" min for sidewalks and walks (60" preferred or if occupancy load is > 300). See **Checklist 6** for exceptions and additional requirements.		1133B.7.1		
	2. 48" min for curb ramps (60" preferred). See **Checklist 5** for exceptions and additional requirements.		1127B.5.2		
	3. 48" min for ramps, or 60" min if serving an occupancy load of >300). See **Checklist 7** for exceptions and additional requirements.		1133B.5.2.2		

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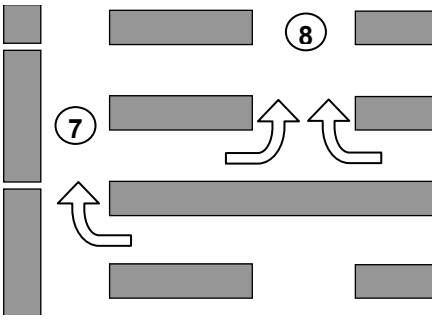
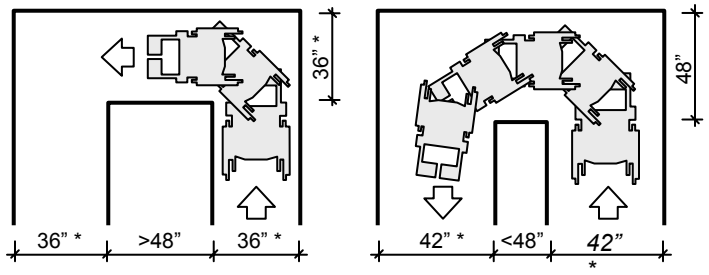
Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
Check List 3. ACCESSIBLE PATH OR TRAVEL				
4. 36” for corridors and hallways if serving an occupancy load of <10, or 44” min (60” preferred). See **Checklist 9** for exceptions and additional requirements .		1133B.3.1		
5. 44” min within a multi accommodation toilet room from and to accessible compartments.		1115B.7.1.4		
6. 36” min within a single accommodation toilet room, from and to doors, fixtures and controls.		1115B.7.2		
7. 36” min at aisles serving cross aisles on one side only.		1133B.6.2		NOTE: Chapter 10 may require 44” aisle width in B and M occupancies, and in assembly occupancies without fixed seats, where seats, tables, furnishings, displays and similar fixtures or equipment are placed on both sides of the aisle.
8. 44” min at aisles serving cross aisles on both sides.				
				
9. 36” min at aisles in A (without fixed seating), B, and M occupancies if seats, tables, furnishings, displays and similar fixtures or equipment are placed on only one side of the aisle.		1004.3.2.2.2		
10. 44” min at aisles in A (without fixed seating), B, and M occupancies if seats, tables, furnishings, displays and similar fixtures or equipment are placed on both sides of the aisle.		1004.3.2.2.2		
3.5 Door (in any position) reduces required width of corridor or hallway more than 50%. Modify design.		1004.3.3.2 1004.3.4.2		
3.6 Provide and indicate the following dimensions when the POT changes direction or turns around an obstruction:		11B-5E		
1. 90 degree turns can be made from a 36” wide passage into another 36” passage if the depth of the obstruction is >48” on the inside dimensions of the turn.				
2. U-turns around an obstruction less than 48” wide can be made if the passage width is 42” min. and the base of the U-turn space is 48” min. wide.				
				NOTE: If occupancy load is 10 or more, the minimum width of all *dimensions must be increased to 44” min.

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	Check List 3. ACCESSIBLE PATH OR TRAVEL				
	EXCEPTION: a. Top, bottom and intermediate landings of ramps. b. At doors.				
3.7	Provide and indicate the following properties for the POT:				
	1. POT and adjacent areas must be so designed that water will not accumulate on walking surfaces.				
	2. POT surface must be slip-resistant, stable, and firm.		1133B.7.1 1124B.1		
	3. POT must be smooth and vibration free (cobble stones, rough pavers, wood boards, etc should not be used).				
3.8	All entrances and ground floor exits must be accessible.		1133B.1.1.1.1		
	EXCEPTION: a. Exterior ground–floor exits serving smoke–proof enclosures, stairwells and exit doors servicing stairs only. b. Exits in excess of those required by Section 1114B.2.1, and which are more than 24 inches above grade. Such doors shall have visual sign which indicates, by means of an arrow and/or text, the location of the nearest accessible exit. The warning sign shall comply with Section 1117B.5 and be mounted at a location so steps do not need to be retraced. c. In existing buildings where the enforcing agency determines that compliance with the building standards of this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided. Equivalent facilitation would require at least one entrance to be accessible to and usable by persons with disabilities. d. In existing buildings when legal or physical constraints will not allow compliance or equivalent facilitation without creating an unreasonable hardship.				NOTE: Jurisdictional findings and determinations are subject to an internal DSA appeals process.
3.9	Indicate on plans all entrances and ground floor exits that are required to be accessible (either by extending the POT line into the building or by a symbol (e.g., ►). Provide strike edge and landing dimensions for each entrance on plan or provide the following general note on plan: • All exterior entrances and exits identified with a triangular symbol (►) on this plan are accessible and comply with CBC 1133B.1.1, including – 32” clear opening; – Required strike edge clearance at pull side of door (24” for front and latch, 36” for hinge approach); – Level landings (2% slope max on exterior side, 0.0% on interior side); – Accessible threshold, hardware, closer, kick-plate; – ISA sign on exterior side of entrance.				

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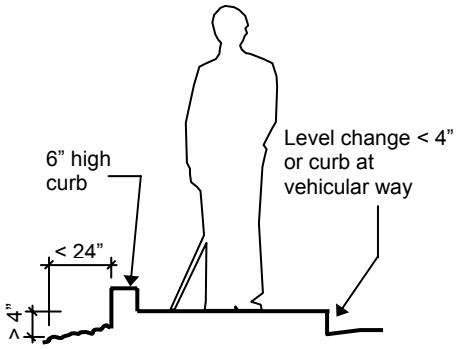
	Check List 3. ACCESSIBLE PATH OR TRAVEL				
3.10	Vertical change in POT cannot exceed 1/4". Provide curb ramp, ramp, elevator, platform lift, or remove element at this location, or provide equally convenient, alternative POT.		1124B.2		
3.11	Level change in POT between 1/4" and 1/2" must be beveled at 1:2 max. slope. Provide curb ramp, ramp, elevator, platform lift, or remove element at this location, or provide equally convenient, alternative POT. EXCEPTION: a. At the bottom of a curb ramp, serving a pedestrian crossing, the 1/2" lip must be beveled at 1:1 slope (45°). b. Where DSA determines unreasonable hardship, existing thresholds 3/4" high or less, may remain if they have (or are modified to have) a beveled edge, sloped at 1:2.		1124B.2 1133B.7.4 ADAAG 4.1.6(3)(d)(ii)		NOTE: Thresholds in excess of 3/4" must be mitigated by means of a ramp or slopes walk.
3.12	Level change in between pedestrian area and adjacent surface exceeds 30" in height. Specify and provide detail for guardrail (42" AFF).				
3.13	Indicate condition of level change in between pedestrian area and adjacent surface. If drop exceeds 1/4" in height specify and provide one of the following details: **1.** Abrupt vertical drops between 1/4" and 4". **2.** 6" high warning curb if vertical drop exceeds 4" within 24" of the edge or the pedestrian way. EXCEPTION: a. Between a walk or sidewalk and a street or driveway. b. If adjacent grade is higher than pedestrian way. c. If cane detectable handrails, guardrails, or wheel-guides are provided.  				
3.14	Grating should not be located in the POT. EXCEPTION: a. In alteration projects, when DSA finds unreasonable hardship and when equivalent facilitation is provided. b. Where, due to legal or physical constraints, the site of the project will not allow compliance with this requirement or		1133B.7.2		NOTE: Jurisdictional findings and determinations are subject to an internal DSA appeals process.

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Check List 3. ACCESSIBLE PATH OR TRAVEL

equivalent facilitation without creating an unreasonable hardship.

3.15 Identify location of all gratings within the POT and provide cut sheet of gratings for back check review. Grate openings cannot exceed 1/2" in direction of traffic flow. Alternate direction of grate openings in plazas, courts, and other wide pedestrian areas. — 1133B.7.2

3.16 Provide detail for expansion joints, control joints, score marks, etc, if they occur in the POT. Indicate width to be 1/2" max and filling to be a firm, compressible, elastic material that is substantially level with the surface of the POT.

3.17 Wall mounted object with bottom edge between 27" and 80" above the ground protrudes more than 4" into pedestrian circulation area. — 1133B.8.6

1. Provide cane detectable rails.

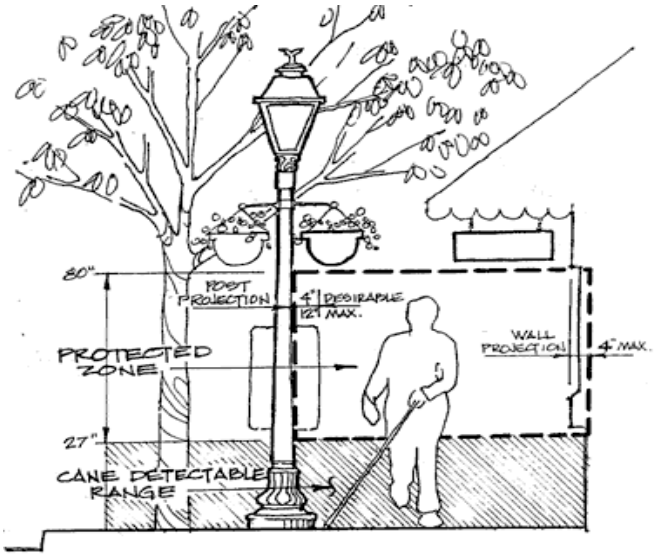
2. Provide detectable warning surface.

3. Remove, relocate or modify protruding object.

3.18 Post or pylon mounted object with bottom edge between 27" and 80" above the ground protrudes more than 12" into pedestrian circulation area. — 1133B.8.6

1. Provide cane detectable rails or detectable warning surface.

2. Remove, relocate or modify protruding object (4" max protrusion preferred).



3.19 Section of handrail extension cannot be detected:

1. Provide detectable rail section (e.g. by providing a rail at 6" AFF.)

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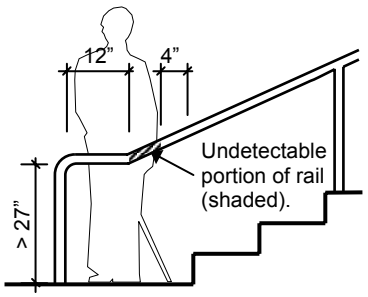
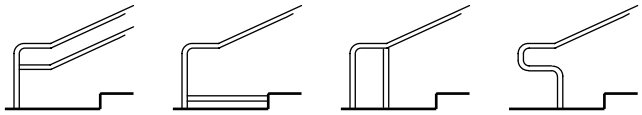
Check List 3. ACCESSIBLE PATH OR TRAVEL

2. Modify stair design.

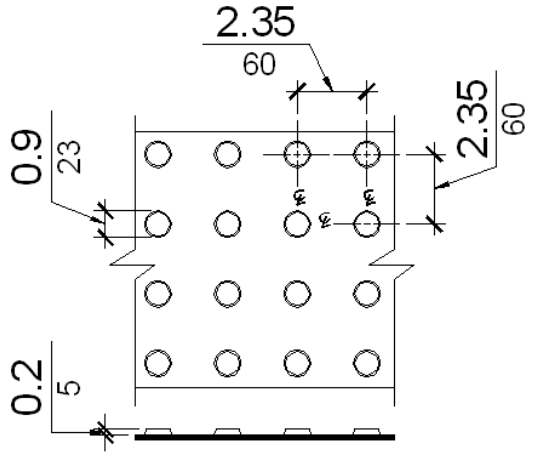


Not Compliant



Compliant Designs

3.20	POT cannot extend behind parked vehicles, other than their own.		1129B.4.3		
3.21	For large site and complicated accessible path of travel, provide directional signs, indicating the direction to accessible parking, building, or outside facilities. Sign should be designed to facilitate reading by persons with partially impaired vision. Background contrast and character proportion is critical.		1117B.5		
3.22	Provide detectable warnings at transit boarding platform.		1133B.8.3		
3.23	Provide detectable directional (truncated bars) texture at transit boarding platform.		1133B.8.4 Fig. 11B-23B		
3.24	Provide detectable warnings at hazardous vehicular areas.		1133B.8.5		



Detectable Warning Detail (In-Line Truncated Domes)

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4	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 4. ACCESSIBLE PARKING, PASSENGER LOADING, AND BUS STOPS

4.1 For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**

ACCESSIBLE PARKING — 1129B

4.2 Indicate location and layout of all accessible parking on site plan and connect dashed POT to access aisle.

4.3 Provide separate parking ratio for each parking lot on this site. Indicate name of lot, total number of stalls, van accessible stalls, and regular accessible stalls.

4.4 Provide enlarged plan in 1/4" scale representing the actual layout, including associated sidewalks, curb ramps, and location of water drains, for all accessible parking under this contract. — Title 24, Part 1, 4-317

4.5 Provide the following number of required accessible parking spaces at this lot (calculate each lot separately): — TABLE 11B-6

Total Parking in Lot	Required Accessible	Including Van Accessible
1-25 spaces	1 space(s)	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1
201-300	7	1
301-400	8	1
401-500	9	2
501-1,000	Two % of total	(1 in 8)
1,001 and over	Twenty plus one for each 100, or fraction thereof over 1,001	

EXCEPTION:

a. Provide 10% of the total number of parking spaces at outpatient units and facilities.
b. Provide 20% of the total number of parking spaces at units and facilities that specialize in treatment or services for persons with mobility impairments. — 1129B.3

4.6 One (1) of every eight (8) accessible spaces is required to be van accessible but not less than one.

4.7 Provide accessible electrical vehicle charging station. — DSA IR #97-03

4.8 Consider relocating accessible parking. Accessible parking spaces must be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. Note that required stalls need not be provided in the particular lot. They may be provided in a different location if equivalent or — 1129B.1

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	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 4. ACCESSIBLE PARKING, PASSENGER LOADING, AND BUS STOPS				
	greater accessibility, in terms of distance from an accessible entrance, user cost and convenience is ensured.				
4.9	Where parking lots serve accessible entrances of several buildings or different areas on site, accessible parking spaces must be dispersed and located closest to the POT.				
4.10	Rearrange parking layout so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.				
4.11	Provided typical parking detail is not similar to actual parking layout. Modify.				
4.12	Parking stalls and aisles: provide and indicate the following dimensions and elements on plans:		1129B.4		
	1. 8’ wide access aisles on the passenger side of each van accessible parking stall.				
	2. 5’ wide access aisles adjacent to each accessible parking stall.				
	3. 18’ long parking stalls and access aisles.				
	4. 2% max slope in any direction at stalls and aisles.				
	5. A 36” square International Symbol Accessibility on pavement at rear of stall.				
	6. Diagonal stripes in the access aisle, 3” wide, in blue or white, at 36” o.c.				
	7. Post or wall mounted accessible parking stall signs:		1129B.5		
	A. Signs must be located at the interior end of the accessible stall, with the bottom at 80” min AFF.				
	B. Signs must be reflectorized, 70 square inch min, with a white ISA on blue background.				
	C. Van stalls must have additional language stating “Van Accessible” below the ISA.				
	8. “Tow-away” signs		1129B.5		
	A. Post in a conspicuous place at each entrance to off–street parking lot, or immediately adjacent to and visible from each designated stall.				
	B. Sign must be 17” x 22” min., with letters 1” in height min.				
	C. Sign must state: “Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner’s expense. Towed vehicles may be reclaimed at _ _ _ _ _ or by telephoning _ _ _ _ _.”				
	D. PD to provide contact info on plans.				

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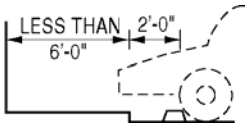
Check List 4. ACCESSIBLE PARKING, PASSENGER LOADING, AND BUS STOPS

9. All parking wheel stops, 24” from curb, if walkway is less than 6’ wide. Recommendation: when provided, wheel stops should be a contrasting color to surrounding surface.



10. Provide the words “NO PARKING” in each access aisle, painted in 12” high letters. — 1129B.4.1&2

4.13 Curb ramps with slopes greater than 2% cannot be within the 18’ long access aisle. Provide curb cut instead of built-up curb ramp or redesign parking layout (see Fig. 4-B). — ADAAG 4.6.3

4.14 POT to parking: provide and indicate the following dimensions and elements on plans: — See figures at the end of this Checklist

1. The access aisle must either be level with the accessible route or have a curb ramp. Provide spot elevations.

2. Curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries.

3. 48”x48” min level top landing at curb ramp.

4. Omit 1/2" lip and truncated domes at ramp if used to access parking aisle only.

5. In new construction: provide depressed curb ramp (case ‘C’) if walkway is less than 11’-11” (see also **Checklist 5**).

4.15 Provide and indicate 98” min (8’-2”) vertical clearance at vehicle routes to and from van accessible parking stalls.

4.16 At parking areas controlled by ticket dispensers provide accessible parking spaces for persons with disabilities outside the controlled area so that these inaccessible dispensers do not create an architectural barrier. — DSA IR #97-06

PARKING STRUCTURES

4.17 Provide accessible parking stalls with a 98” min (8’-2”) vertical clear vehicle way to and from these accessible parking stalls. — 1130B ADAAG 4.6.5

EXCEPTION:

a. Where DSA determines that compliance with the height requirement would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.

b. In existing buildings where DSA determines that, due to legal or physical constraints, compliance with the height requirement or equivalent facilitation would create an unreasonable hardship.

NOTE: Jurisdictional findings and determinations for exception (b) are subject to an internal DSA appeals process.

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Check List 4. ACCESSIBLE PARKING, PASSENGER LOADING, AND BUS STOPS

4.18 In multi-story parking structures, provide van accessible stalls on the following levels:

1. All floor levels that have accessible walks or ramps leading to the exterior.

2. All floor levels that have accessible walks (incl. skywalks) or ramps leading to adjacent buildings.

3. All floor levels that have additional benefits or amenities, such as electrical charging stations, better security, scenic views, or other public accommodations such as shops, telephones, smoking areas, long-term parking, etc.

4.19 Provide sign at all vehicle entrances indicating 98" min (8'-2") vertical clearance to and from accessible parking stalls.

4.20 Locate accessible parking closest to elevator or ramp.

PASSENGER LOADING

4.21 Provision of valet parking does not eliminate any of the requirements for accessible parking (i.e. provide all features to allow self parking) — 1131B.3

4.22 Indicate type, location, and layout of all passenger drop-off and loading zones on site plan.

4.23 Where provided, passenger drop-off and loading zones must be made accessible at this site and connect dashed POT to area.

4.24 Provide enlarged plan in 1/4" scale representing the actual layout, including associated sidewalks and curb ramps, for all accessible passenger loading under this contract. Provide and indicate:

1. 5'x20' (8'x20' preferred) access aisle adjacent and parallel to the vehicle pull–up space.

2. Access aisle and vehicle pull–up space must be level (2% max in any direction).

3. A curb ramp, if there is a curb between the access aisle and the vehicle pull–up space, or if there is a curb between the access aisle and the POT. — 1131B.2.1

4. Vertical clearance of 114" min at one vehicle access route to such zones (from site entrances and exits).

5. Design of identifying signage should be different than that used at accessible parking spaces (e.g., by providing a post-mounted sign with the ISA and stating "Passenger Loading Only – No Parking").

4.25 Where valet parking is provided, provide accessible passenger drop off zone.

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4	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 4. ACCESSIBLE PARKING, PASSENGER LOADING, AND BUS STOPS

BUS STOPS

4.26	Provide accessible bus stop and pad.		1131B.4		
4.27	Indicate location and layout of all accessible bus stops on site plan and connect dashed POT to bus stop pad.				
4.28	Provide and indicate an 8’ long by 5’ wide (8’ preferred) bus stop pad (8’ measured perpendicular to curb and 5’. measured parallel to curb).		ADAAG 10.1.2(1)		
4.29	In new construction: provide a square curb surface between the pad and road or other detectable warning (provide detail).				
4.30	The slope of the pad perpendicular to the roadway must be less than 2%.				
4.31	The slope of the pad parallel to the roadway must be the same as the roadway.				
4.32	Provide 30”x48” clear wheelchair space within bus stop shelter and connect space to bus stop pad and POT.				

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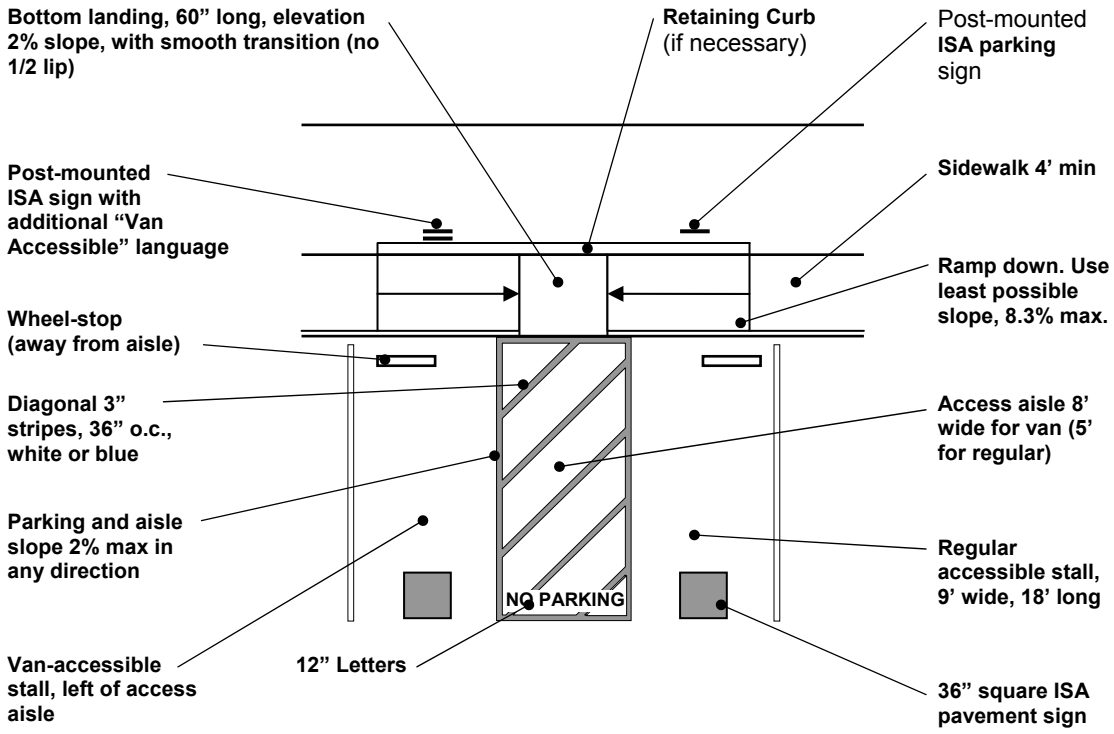


Fig 4-A. Depressed Curb Ramp at Accessible Parking (Typical)

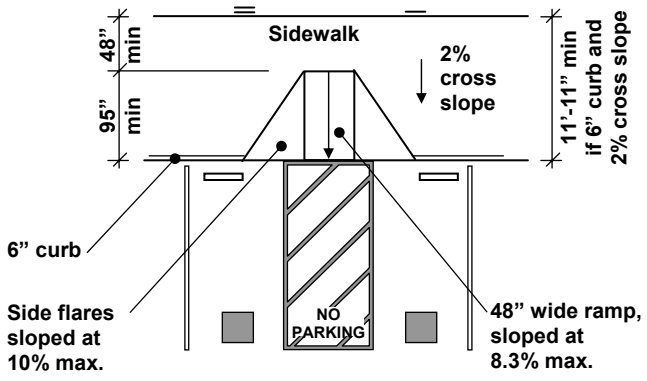
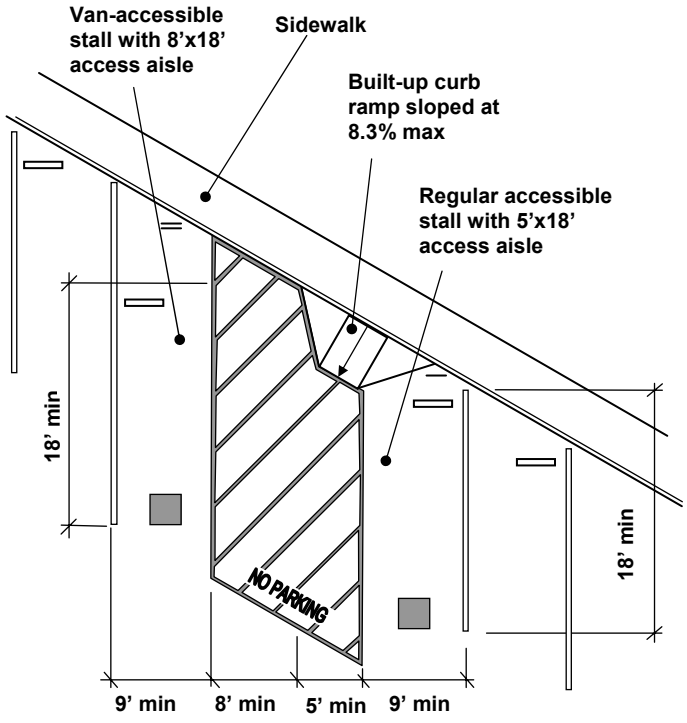


Fig 4-B. Curb Cut at Accessible Parking



Note that neither built-up curb ramp, nor sidewalk protrude into the required, perpendicular 18'x17' van space, or the 18'x14' regular space.

Fig 4-C. Built-up Curb Ramp at Accessible Angled Parking

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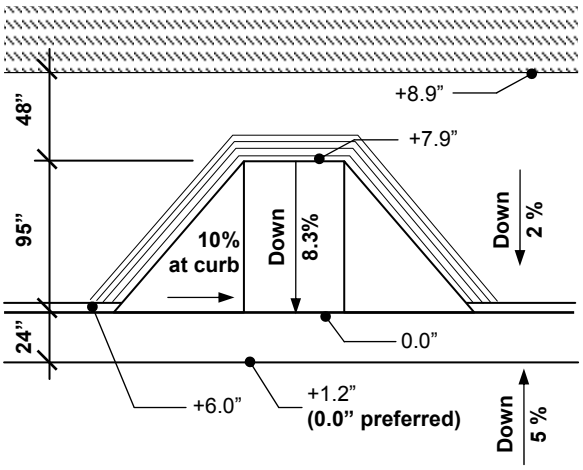
	Check List 5. CURB RAMPS AND PEDESTRIAN CROSSINGS				
5.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				CURB RAMP is a sloping pedestrian way, intended for pedestrian traffic, which provides access between a walk or sidewalk to a surface located above or below an adjacent curb face.
	CURB RAMPS				
5.2	Indicate location and layout of all curb ramps on site plan.				
5.3	Provide and indicate curb ramp at this location.		1127B.5.1		CURB CUT is an interruption of a curb at a pedestrian way, which separates surfaces that are substantially at the same elevation.
5.4	Provided typical curb ramp detail is not similar to actual layout. Modify to provide dimensioned detail in 1/4" scale representing the actual layout, including associated sidewalks, for all accessible curb ramps under this contract.				
5.5	Curb ramps cannot project into vehicular traffic lanes or into the 18' long access aisle of accessible parking spaces.				
5.6	Indicate 48" min width (60" preferred) exclusive of side flares.		1127B.5.2		
5.7	Provide spot elevations at top and bottom of curb ramp and at relevant spots on sidewalk.				
5.8	Indicate curb ramp slope. Use <u>least possible</u> slope but never more than 8.3% max.		1133B.5.1 ADAAG 4.7.2		
5.9	If lengthening of curb ramp run is technically feasible at this location, decrease slope to the least possible.				
5.10	Indicate side flare slope (10% max., or 8.3% max. if top landing is less than 48".)				
5.11	Indicate counter slope of adjoining gutters or road surface at the bottom of and immediately adjacent to the curb ramp (5% max. for 48" in the direction of travel.)				



Sample of Typical Curb Ramp Elevations

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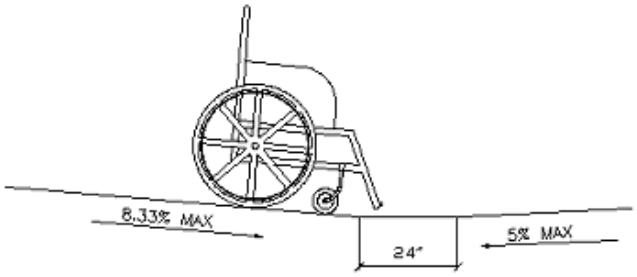
Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 5. CURB RAMPS AND PEDESTRIAN CROSSINGS

5.12 Recommendation: Provide a 24" wide level area at the bottom of the ramp, if the algebraic difference of ramp and counter slopes is greater than 11%.

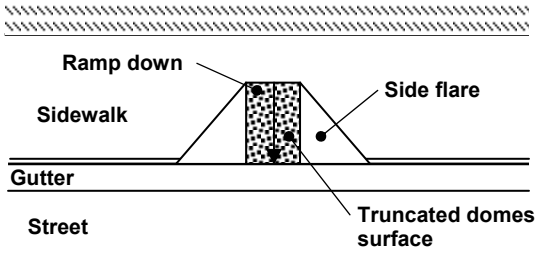


PROVIDE 24" LEVEL STRIP IF ALGEBRAIC DIFFERENCE EXCEEDS 11%

5.13 Provide and indicate detectable warning surface (i.e. in-line truncated domes) at regular curb ramp if slope is between 0.0% and 6.7%. Domes must extend the full width and length of the curb ramp, excluding the flares.

1127B.5.8
ADAAG 4.7.7

NOTE:
As of July 26, 2001, ADAAG requires the provision of truncated domes on all curb ramps, regardless of slope. Compliance with this requirement rests with the Project Designer.



Regular Curb Ramp

EXCEPTION:

a. No domes are required in cases where curb ramps do not serve crosswalks and where domes would mislead persons with vision impairments or guide dogs (e.g., at curb ramps serving accessible parking spaces.)

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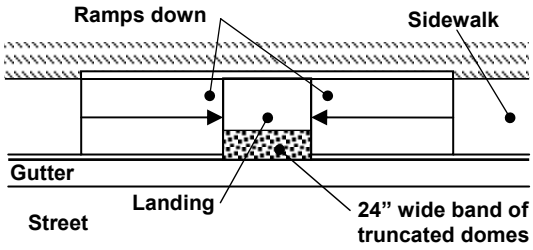
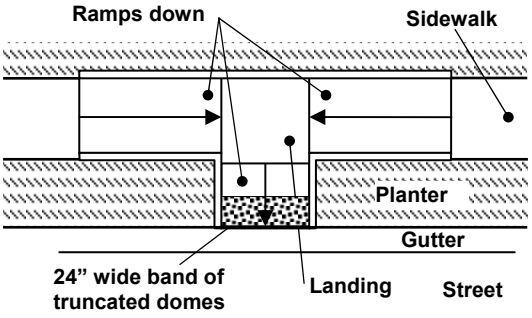
Check List 5. CURB RAMPS AND PEDESTRIAN CROSSINGS

5.14 Provide and indicate detectable warning surface (i.e. in-line truncated domes) at depressed and combination curb ramp if slope is between 0.0% and 6.7%. Provide 24" wide band of truncated domes between pedestrian area and vehicular way.



Depressed Curb Ramp



Combination Curb Ramp

5.15 Recommendation: Provide raised truncated domes in an in-line pattern, rather than an off-set pattern.

5.16 Recommendation: Provide stamped or formed concrete dome surface, rather than glue-down rubber mats.

5.17 In new construction, and if rubber mats are used, recess material to be flush with surrounding surfaces (either to top of base material or to top of dome as shown.)

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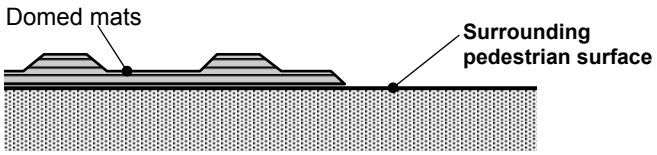
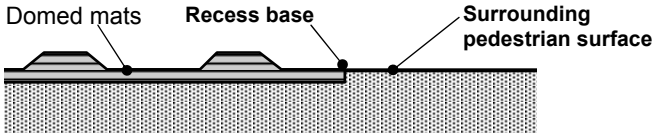
Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

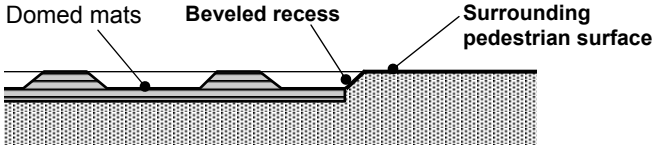
Check List 5. CURB RAMPS AND PEDESTRIAN CROSSINGS



Not Recommended



Recommended (at exterior locations)



Recommended (at enclosed locations)

5.18 Indicate how truncated dome surface contrasts visually with adjoining surfaces. Use either a light-on-dark, or dark-on-light contrast.

NOTE:
Fully-recessed domed mat should be protected from any standing water, snow or potential ice buildup.

5.19 *Pending: Detectable warning material should have UL certification (Underwriters Laboratories Inc.).*

5.20 Provide dimension on plan, indicating that the 48” landing at the bottom of the curb ramp is fully contained within marked crossings.

1127B.5.10
ADAAG 4.7.9

5.21 Revise layout to provide 48” long level top landing or slope flares at 8.3% max.

5.22 Curb ramp reduces POT on sidewalk to less than 48” width. Consider using depressed or combination curb ramp.

NOTE:
The length of a cub ramp (sloped 8.3%) at a regular sidewalk with 2% cross slope and a 6” curb is 95”.

5.23 Provide and indicate 1/2" lip (beveled 45°) at bottom of curb ramp.

EXCEPTION:

a. No lip is required in cases where curb ramps do not serve crosswalks and where the lip would mislead persons with vision impairments or guide dogs (e.g., at curb ramps serving accessible parking spaces.)
b. Projects under DSA jurisdiction and that are federally funded may omit the lip if the slope exceeds 6.7% (1:15) or if a 24” wide band of truncated domes (in-line pattern) is installed at the bottom of the ramp.
c. No lip is required when truncated domes are provided instead.

DSA IR
#97-05

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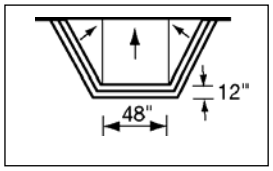
5	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 5. CURB RAMPS AND PEDESTRIAN CROSSINGS

5.24 Provide 12” wide grooved border around upper edges of curb ramp and flares to indicate transition from sidewalk to curb ramp.

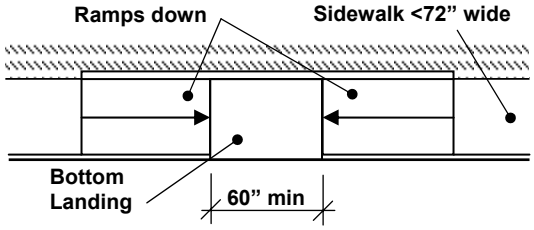


5.25 Provide 12” wide grooved border as part of level walkway, not as part of sloped curb ramp and flares. Modify detail.

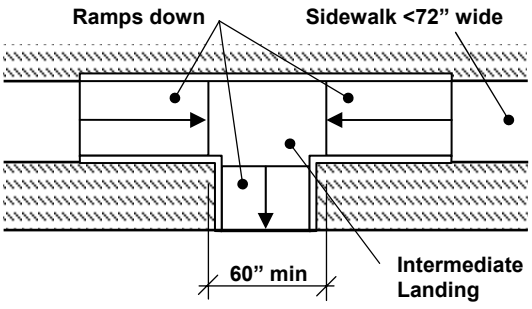
5.26 Indicate how curb ramp and flare surfaces contrast with adjoining surfaces. DSA will accept the following methods:

- Provide heavy broom brush, perpendicular to ramp run, and provide a 33% min. light-dark contrast to adjacent sidewalks, gutter or street surfaces by coloring the concrete of the new curb ramp either dark gray or light gray. Or,
- Provide truncated domes surface on curb ramp, with a 33% light-dark contrast to adjacent sidewalks, gutter or street surfaces (Note: truncated domes should not be used on curb ramps serving solely parking aisles.

5.27 Provide and indicate 60” min. wide bottom or intermediate landing at depressed or combination curb ramp if sidewalk/ramp is less than 72” wide.



Depressed Curb Ramp



Combination Curb Ramp

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Check List 5. CURB RAMPS AND PEDESTRIAN CROSSINGS

PEDESTRIAN CROSSINGS

5.28 Recommendation: Provide marked crossing.

5.29 Provide dimension on plan, indicating a 24” straight curb segment, perpendicular to the direction of the cross walks. — 1127B.5.10 ADAAG 4.7.10

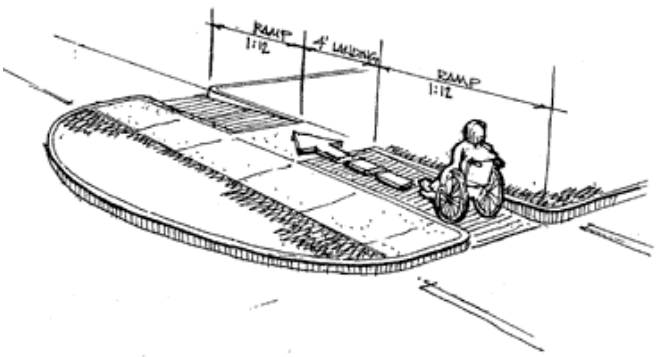
5.30 The 24” straight curb segment must be within the marked crossing.

5.31 The bottom edge of the curb ramp should be perpendicular to the direction of the crosswalk.

EXCEPTION:

a. At diagonal curb ramps.
b. Where alignment of the curb ramp with the direction of the crosswalk would create excessive cross slope and warping.

5.32 Provide level cut through at pedestrian island (median), or provide a crowned cut through sloped at 8.3% max. with a 48” wide top landing.



5.33 Provide and indicate a level 30”x48” space, centered and parallel to the pedestrian signal push button.

5.34 Indicate height of pedestrian signal push button (48” max, 40” preferred). Parallel — 1117B.5.9

5.35 Provide and indicate the following at pedestrian signal push button:

- Activating force must be 5 lbs. or less.
- Push button must be 2” min. in at least one dimension.
- Textured horizontal yellow band 2” wide encircling the pole, and a 1” wide dark border band above and below this yellow band. Color-coding should be placed immediately above the control button.

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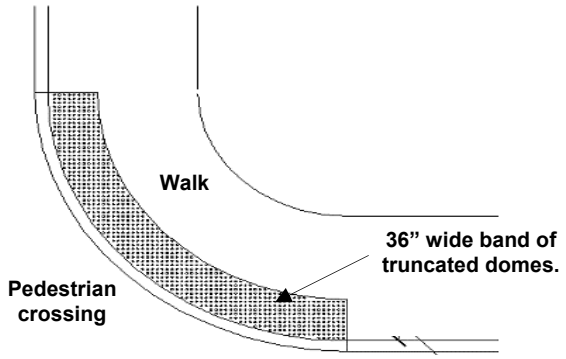
5	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 5. CURB RAMPS AND PEDESTRIAN CROSSINGS

BLENDED TRANSITIONS

5.36 Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas must be defined by a continuous, yellow, 36" wide detectable warning stripe that differs from adjoining walking surface in resiliency or sound on cane contact.

1133B.8.5
ADAAG 4.29.5



5.37 Recommendation: The detectable warning surface should be located so that the edge nearest the curb line is between 6" and 8" from the curb line.

PEDESTRIAN OVERPASSES AND UNDERPASSES

5.38 Pedestrian ramps on pedestrian grade separations must comply with the requirements for ramps.

1128B

EXCEPTION:

a. When the grade differential of the walking surface of a pedestrian grade separation exceeds 14 feet due to required height clearance and grade conditions, and DSA finds that wheelchair accessibility or equivalent facilitation would create an unreasonable hardship, such accessibility need not be provided. However, the requirements in these regulations relating to other types of mobility shall be complied with.

b. For existing facilities, this section shall not apply where, due to legal or physical constraints, the site of the project will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship.

NOTE:
Jurisdictional findings and determinations are subject to an internal DSA appeals process.

5.39 Provide and indicate level landings at pedestrian over- and underpasses:

1. Every 30" of vertical rise, if slope is greater than 5%. 1133B.5.4.1

2. Every 400' if slope is between 2% and 5%. 1133B.7.6

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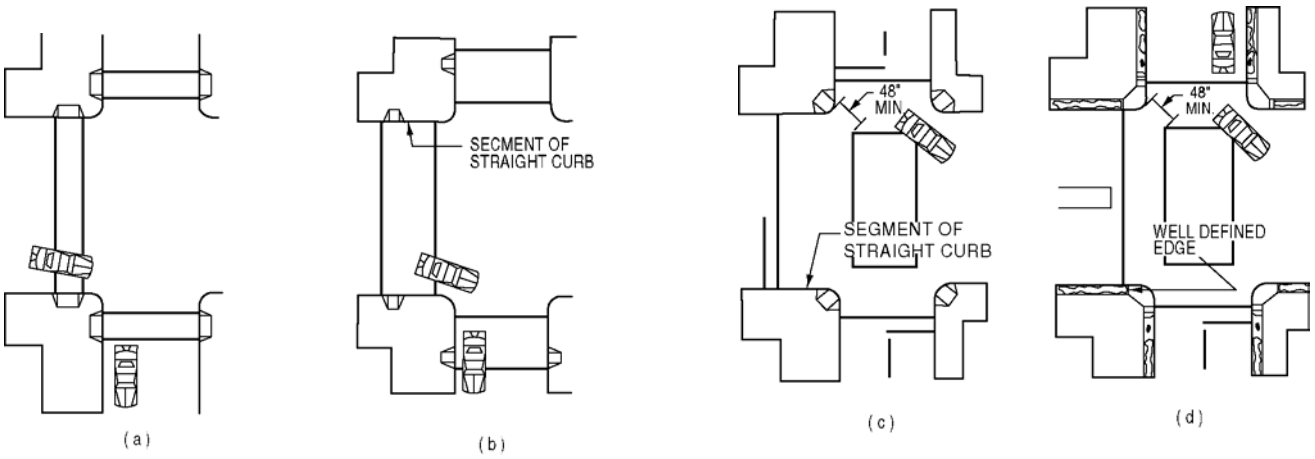

Fig 5-A. Typical Pedestrian Crossing Layouts

Height of Curb Face	*1:12 Flare Width at Curb*	*Ramp Run Length (Plan)**	*Total Needed Sidewalk Width (incl. 4' Landing)*
4" (10.2 cm)	***48" (1.22 m)***	***63" (1.6 m)***	***111" (2.82 m)***
5" (12.7 cm)	***60" (1.53 m)***	***78" (1.98 m)***	***126" (3.2 m)***
6" (15.2 cm)	***72" (1.83 m)***	***95" (2.41 m)***	***143" (3.63 m)***
7" (17.8 cm)	***84" (2.13 m)***	***111" (2.82 m)***	***159" (4.04 m)***
7.5" (19.0 cm)	***90" (2.29 m)***	***118.5" (3.01 m)***	***166.5" (4.23 m)***
8" (20.3 cm)	***96" (2.44 m)***	***126" (3.2 m)***	***174" (4.42 m)***

***) For ramp sloping 8.3% on sidewalk with 2% cross slope**

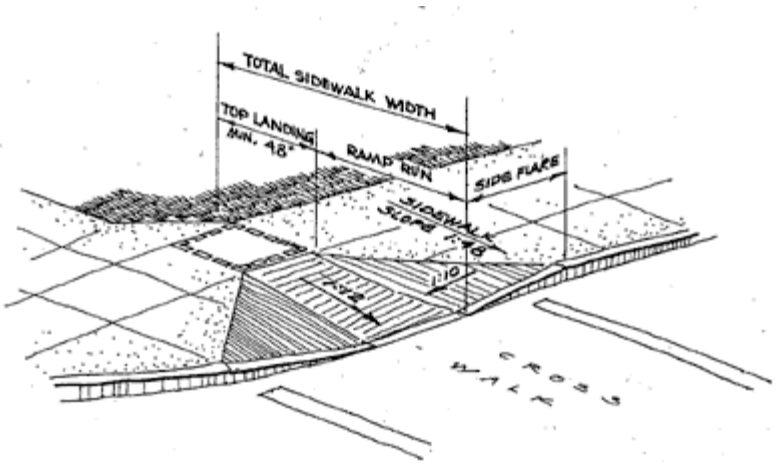

Fig 5-B. Sidewalk Width Requirement

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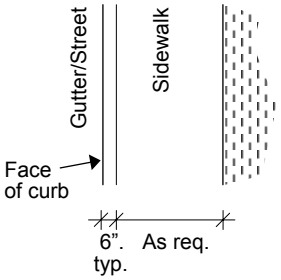
6	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 6. WALKS AND SIDEWALKS				
6.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				SIDEWALK: is a surfaced pedestrian way contiguous to a street used by the public.
6.2	All walks and sidewalks under this contract must be made accessible (i.e. those that are to be newly constructed or altered, or part of the required POT).		1114B.1.2		WALK: is a surfaced pedestrian way not located contiguous to a street used by the public.
	EXCEPTION: a. In alteration projects, when DSA finds unreasonable hardship and when an alternative accessible POT is provided.				
6.3	Provide and indicate enlarged detail of surface material transition at: **1.** Any change in surface material. **2.** Where new construction meets existing surface.				
	Vertical change in POT cannot exceed 1/4". Level changes in POT between 1/4" and 1/2" must be beveled at 1:2 max slope.		1133B.7.4		
6.4	Provide and indicate continuous common surface material to be slip resistant, stable, firm and vibration free (bricks, cobble stones, rough pavers, wood boards, etc should not be used).		1133B.7.1 1124B.1		
6.5	Decomposed stone surfaces are not recommended. However, DSA may approve such surfaces for certain outdoor activity areas if decomposed stone (e.g., granite) is compressed at 95% min.				
6.6	Provide and indicate width of walk or sidewalk at this location. **1.** 48" min (60" preferred). **2.** 60" min if occupancy load is > 300. **3.** 60" min. wherever a person using a wheelchair may have to make a turn to access elements or equipment (e.g., at doors, gates, tables and seating accommodations, dispensers, drinking fountains, mail boxes, telephones, etc.).		1133B.7.1		NOTE: Required sidewalk width must be measured exclusive of the curb. 
	4. 60" min if there are no passing spaces, measuring 60"x60" min, located at reasonable intervals not to exceed 200'.		1133B.3.2 ADAAG 4.3.4		
	EXCEPTION: a. When, because of right–of–way restrictions, natural barriers or other existing conditions, DSA determines that compliance with the 48" clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36". b. When, because of right–of–way restrictions, natural barriers or other existing conditions, DSA determines that compliance with the 60" clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 48". This exception cannot be applied to reduce the required occupancy load width.				

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6	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 6. WALKS AND SIDEWALKS				
6.7	Provide spot elevation at this location to show how slope requirements are met.				
6.8	Slope perpendicular to the direction of travel (cross slope) must be less than 2%.		1133B.7.1.3 ADAAG 4.3.7		
6.9	At driveway, show how the 2% cross slope requirement is met. At a minimum, provide and indicate a 48” wide portion of the sidewalk to comply. Provide section through driveway. EXCEPTION: a. When, because of right–of–way restrictions, natural barriers or other existing conditions, DSA determines that compliance with the 48” clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36”.				
6.10	Slope exceeds 5%. Provide curb ramp at this location. See **Checklist 5** for requirements.		1133B.7.3		
6.11	Slope exceeds 5%. Provide ramp at this location. See **Checklist 7** for requirements.				
6.12	Provide a level resting area, measuring 60”x60” every 400’, or indicate that slope in the direction of travel is 2% or less by providing spot elevations.				
6.13	Provide a passing space, measuring 60”x60” every 200’, or indicate width of walk to be 60” or more.		ADAAG 4.3.4		
6.14	Provide level areas (2% slope max in any direction) at doors and gates.		1133B.7.5		
6.15	Grating or swales should not be located in the POT. See **Checklist 3** for exceptions.		1133B.7.1.3 1133B.7.2		
6.16	Identify location of all gratings within the POT and provide cut sheet of gratings for back check review. Grate openings cannot exceed 1/2" in direction of traffic flow. Alternate direction of grate openings in plazas, courts, and other wide pedestrian areas.		1124B.4		
6.17	Level change between walk/sidewalk and adjacent surface exceeds 4” in height within 24” of the edge of the pedestrian way. Provide detail and indicate 6” warning curb at this location.				
6.18	Level change between walk/sidewalk and adjacent surface exceeds 30” in height. Provide detail and indicate guardrail (42” AFF) at this location.				

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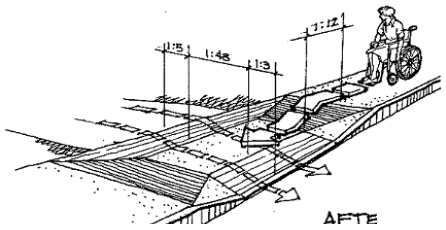
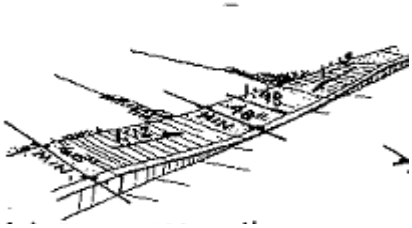
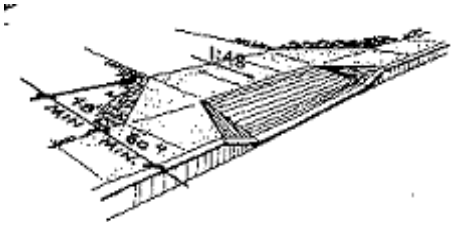


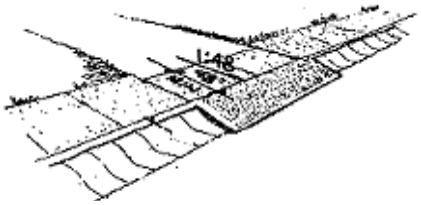
Combination Sidewalk



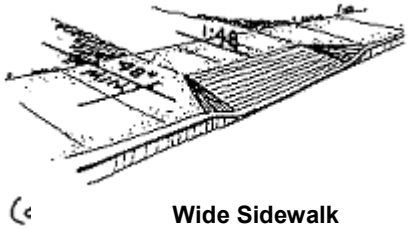
Ramp Sidewalk



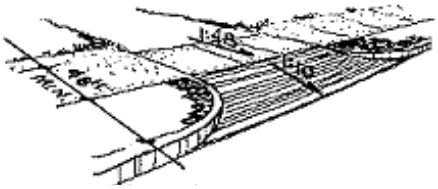
Apron Offset Sidewalk



Gutter Bridgeplate

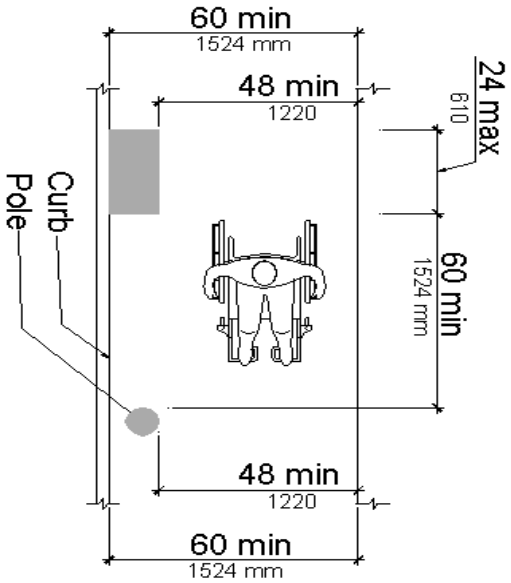


Wide Sidewalk



Setback Sidewalk

Fig 6-A. Examples of Sidewalk Driveway Connections



The preferred clear width of a pedestrian access route is 60 inches, exclusive of the width of the curb. Within the pedestrian access route, the minimum clear width of the *reduced vibration zone* shall be 48 inches, exclusive of the width of the curb.

Advisory: *Designers are encouraged to provide additional width where possible, especially in high use areas such as in urban environments, near shopping centers, schools, civic facilities. It is recommended that the pedestrian access route be no less than 72 inches wide in high use areas.*

Fig 6-B. Recommended Sidewalk Width

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7	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 7. ACCESSIBLE RAMPS				
7.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
RAMPS					
	Indicate location, layout, and slope of all ramps on site plan.				
	All ramps under this contract must be made accessible (i.e. those that are to be newly constructed or altered, or part of the required POT).		1114B.1.2		
	EXCEPTION:				
	a. In alteration projects, when DSA finds unreasonable hardship and when an alternative accessible POT is provided.				
	Indicate compliance status of existing ramp in the POT (slope, width, landings).				
	Provide enlarged plan and sections (longitudinal and transversal) of ramp in 1/4" scale.				
	Typical ramp detail provided is not similar to actual layout. Modify to provide dimensioned detail in 1/4” scale representing the actual layout.				
	Indicate ramp slope. Use <u>least possible</u> but never more than 8.3% max.		1133B.5.1 ADAAG 4.8.2		
	If lengthening of ramp run is technically feasible at this location, decrease slope to the least possible.				
	Recommendation: ramps at facilities that primarily serve children, such as elementary schools and daycares, should not have slopes exceeding 1:16.				
	Slope perpendicular to the direction of travel (cross slope) must be less than 2%.		1133B.5.3.1		
	Provide spot elevation and ramp run dimension at this location to show how slope requirements are met.				
	Ramp run cannot change direction between level landings.				
	EXCEPTION:				
	a. Circular ramps with an inside radius of 30’ min.				
	Provide and indicate slip-resistant surface (e.g. heavy broom brush if ramp slope is >6%)				
	Provide and indicate width of ramp at this location.				
	1. 48” min (60” preferred).		1133B.5.2.1		
	EXCEPTION:				

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7	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 7. ACCESSIBLE RAMPS				
	a. Handrails may project into the required width of a distance of 3 1/2" from each side. b. Other projections (e.g., trim, decorative features) may project into the required width a distance of 1 1/2" from each side.		1003.3.4.2		
	2. 60" min clear, if ramp is serving entrances to buildings where the ramp is the only exit discharge path or an entrance/exit of a building with an occupancy load of 300 or more.		1133B.5.2.2 ADAAG 4.3.4		
	Provide and indicate one of the following at ramp which is not bounded by a wall or which has floor-mounted support posts (or a fence with a smooth and uninterrupted surface).		1133B.5.6		
	1. 2" min high curb.				
	2. Wheel-guide rail centered at 3" AFF (+/- 1")				
	Provide and indicate one of the following at ramp landing which is not bounded by a wall or which has floor-mounted support posts (or a fence with a smooth and uninterrupted surface) if the adjacent grade drops more than 4" vertically.		1133B.5.4.9		
	1. 2" min high curb.				
	2. Wheel guide rail centered at 3" AFF (+/- 1")				
	RAMP LANDINGS				
	Provide and indicate dimension of top landing. • 60"x60" min. • Level and clear (2% max at exterior ramps).		1133B.5.4.2		
	Provide and indicate dimension of bottom landing • 72" long and as wide as the ramp, if no change in direction or less than 30˚. • 72" long and 60" wide, if change in direction (>30˚). • Level and clear (2% max at exterior ramps).		1133B.5.4.5 1133B.5.4.6 1003.3.4.4 ADAAG 4.8.4		
	Provide and indicate dimension of intermediate landing. • 60" long and as wide as the ramp, if no change in direction or less than 30˚. • 72" long and 60" wide, if change in direction (>30˚). • Level and clear (2% max at exterior ramps).		1133B.5.4.5 1133B.5.4.6 ADAAG 4.8.4		
	Provide and indicate dimension of ramp landing at door or gate. • Doors in any position cannot reduce the minimum dimension of the landing to less than 42 inches. • Fully opened doors cannot reduce the required width of the landing more than 3". • Required door landing size per Fig. 11B-26, but never less than 24"x60" strike edge clearance at exterior and interior doors.		1133B.5.4.3 1003.3.4.4 DSA IR #94-18 ADAAG 4.8.4(4)		

7	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

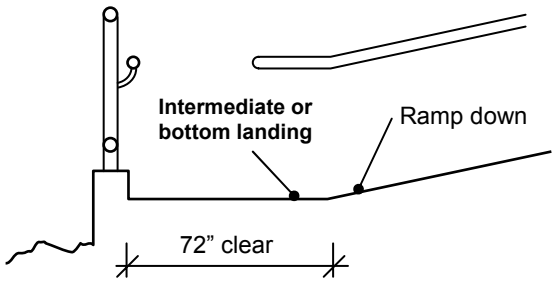
Check List 7. ACCESSIBLE RAMPS

- Level and clear (2% max at exterior ramps).

Ramp run rises more than 30" in height. Provide landing. — 1133B.5.4.1

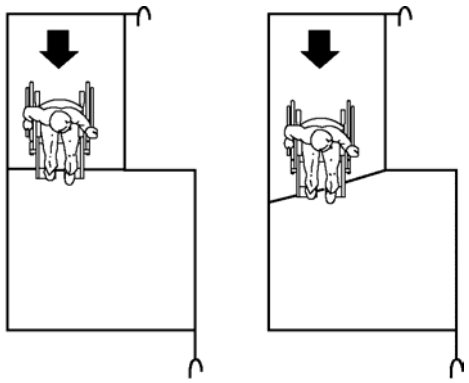
Increase dimension of intermediate or bottom landing to 72" long and 60" wide if change in direction of POT exceeds 30 degrees. — 1133B.5.4.6

Wheel-guide rail, curb, or other element encroaches into the required 72" long landing (below 27" AFF). Modify to provide 72" clear.



Indicate how exterior ramps and landings are designed so that water will not accumulate on walking surface.

Transition line at bottom or top of ramp must be perpendicular to ramp run.



Provide enlarged detail, showing smooth transition between ramp runs, landings, and existing surfaces.

Intermediate landings should be located to divide the sloped portions of a ramp into equal sections.

HANDRAILS FOR RAMPS

Provide handrails on both sides of ramp. — 1133B.5.5.1 ADAAG 4.8.5

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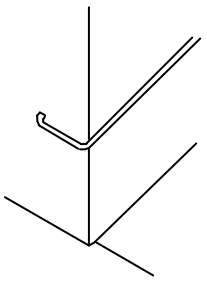
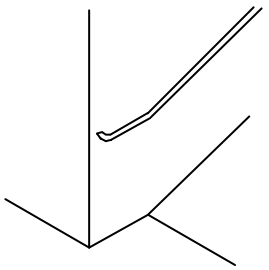
	Check List 7. ACCESSIBLE RAMPS				
	EXCEPTION: a. Ramps at exterior door landings that rise less than 6" and have a projection of less than 72", and when the adjacent drop-off is less than 4". b. Curb ramps. c. Ramps immediately adjacent to seating in assembly areas.		1133B.5.5.1 ADAAG 4.8.5		
	Modify design to provide continuous handrails the full length of the ramp run, plus extensions.				
	Modify design to provide continuous inside handrails at switchback or dogleg ramp.				
	Top of gripping surface must be between 34" and 38" AFF. EXCEPTION: a. In projects under DSA jurisdiction, relocated portables built and constructed prior to April 1, 1994 may have ramps with handrails meeting former code requirements, 30" to 34" AFF.		**DSA IR #94-16**		
	Recommendation: handrails at facilities that primarily serve elementary school aged children should have additional handrails at 27" AFF. It is also recommended that the vertical clearance between handrails be at least 9" in order to reduce the risk of entrapment.		Tbl. 1115B-1 ADAAG A4.8.5		
	Recommendation: handrails at facilities that primarily serve kindergarten aged children should have additional handrails at 22" AFF.		Tbl. 1115B-1 ADAAG A4.8.5		
	Indicate a specific height from finished floor to top of handrail, not a range.				
	Extend handrail 12" beyond the top and bottom of the ramp run.  **Not Compliant** Insufficient ramp recess: Handrail at landing of ramp does NOT extend 12 inches in the direction of the ramp run.  **Compliant** Correct ramp recess: Handrail at landing of ramp does extend 12 inches in the direction of the ramp run.		1133B.5.5.1 ADAAG 4.8.5(2)		NOTE: Top and bottom handrail extensions are important safety features for people with balance problems and must therefore extend in the direction of the ramp run.
	Handrail extension cannot extend into the required width of an adjacent path of travel. Relocate ramp or modify design.				

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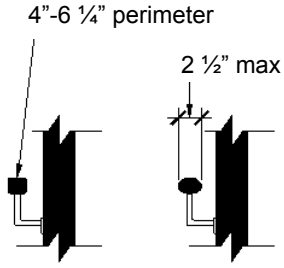
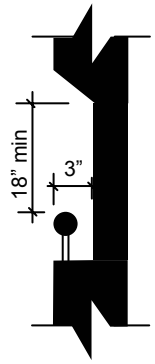
7	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 7. ACCESSIBLE RAMPS				
	Provide 12” handrail extension on the interior of switchback or dogleg ramp landings. Extension to be parallel with landing surface and in the direction of the sloped ramp run.		1133B.5.4.6		
	Handrail extension must be parallel to landing surface.				
	Provide cane detectable rail portion between 0.0” and 27” AFF if portion of rail that is more than 27” AFF protrudes more than 4” into a perpendicular running circulation path.				
	Return ends of handrail extension to wall, floor or post.				
	Indicate gripping portion between 1 1/4" and 1 1/2” outside diameter, or provide shape with equivalent gripping surface (i.e. 4”-6 1/4” perimeter, and 2 1/4" max in any direction). 				NOTE: When using industry standard round steel handrails (nominally dimensioned) DSA may approve an actual outside diameter of 1 7/8” max.
	Provide and indicate 1 1/2” clearance from adjacent obstruction (wall or guardrail).		ADAAG 4.8.5(3)		
	Modify recess to be 3” deep for 18” min height, measured from the top of the handrail 				
	All gripping surfaces must be smooth, with no sharp edges, continuous, without interruption by newel posts, and other construction elements, or obstructions. EXCEPTION: a. Handrail brackets or balusters attached to the bottom surface of the handrail, provided that: • not more than 20% of the handrail length is obstructed, and				NOTE: Several provisions for handrails are based on the proposed revisions to federal design standards (ADA/ABA accessibility guidelines).

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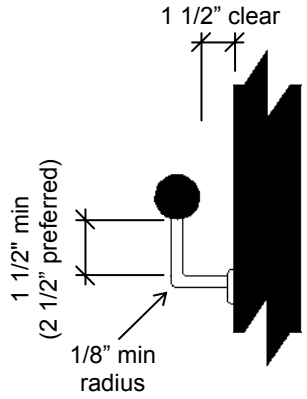
Check List 7. ACCESSIBLE RAMPS

- horizontal projections beyond the sides of the handrail occur 1 1/2” min (2 1/2" preferred) below the bottom of the handrail, and
- all edges have a 1/8” min radius.



Provide guardrail, 42” high, as a vertical barrier along the open edges of ramps, platform, or landings to prevent persons from falling off the open edge if drop exceeds 30”.		1133B.5.7		
Indicate that a sphere 4” in diameter cannot pass through any opening at guardrails (intermediate rails or an ornamental pattern.)		1133B.5.7.4		

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8	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 8. DOORS AND GATES				
8.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
8.2	Identify the following doors with a mark on plans (to correspond with numbers/characters in door schedule):				
	1. All doors for new construction.				
	2. All doors that are being altered in existing buildings.				
	3. All doors in existing buildings that are in the POT, including existing doors.				
8.3	Include all marked doors in door schedule.				
8.4	Provide the following information for each door in the door schedule:				
	1. Door mark number/character.				
	2. Room name/number.				
	3. Width of door leaf or clear opening.				
	4. Reference to sheet and detail for new or existing door types.				
	5. Reference to sheet and detail for new or existing thresholds for exterior doors, and interior doors with special flooring transitions (gymnasium, rubber flooring, etc).				
	6. Reference to sheet and detail for required signage including: tactile/Braille exit signs, restroom signs, entrance signs, identifying room signs, directional signs, etc.				
	7. “Copy” of door signage.				
	8. Hardware group for new doors or existing doors that are being altered.				
8.5	Indicate either on plan or in schedule that existing door in the POT has accessible threshold, hardware, closer, and 10” smooth surface at bottom of push side (e.g. kick-plate).				
8.6	All entrances and ground floor exit doors must be made accessible. EXCEPTION: a. Exterior ground–floor exits serving smoke–proof enclosures, stairwells and exit doors servicing stairs only. b. Exits in excess of those required by Section 1114B.2.1, and which are more than 24” above grade. Such doors shall have visual sign which indicates, by means of an arrow and/or text, the location of the nearest accessible exit. The warning sign shall comply with Section 1117B.5 and be mounted at a location so steps do not need to be retraced.		1133B.1.1.1.1		

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8	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 8. DOORS AND GATES				
	c. In existing buildings, where DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided. Equivalent facilitation would require at least one entrance to be accessible. d. In existing buildings where DSA determines that, due to legal or physical constraints, compliance with the height requirement or equivalent facilitation would create an unreasonable hardship.				NOTE: Jurisdictional findings and determinations are subject to an internal DSA appeals process.
8.7	All doors on an accessible path of travel must be made accessible.		1114B.1.2		
8.8	Revolving doors or turnstiles cannot be used as the only means of entrance and exit. Provide an accessible door adjacent, designed as to facilitate the same use pattern.		1133B.2.3.3 ADAAG 4.13.2		
8.9	Provide and indicate door leafs to be 3'-0" min (4'-0" max) in width and 6'-8" min in height.		1133B.2.2		
8.10	Hinged door must open at least 90˚.				
8.11	Door must provide a clear opening of 32" when 90˚ opened (measured between the face of the door and the opposite stop). EXCEPTION: a. The provisions of Section 1133B.2.3 do not apply to existing buildings, except when otherwise required under conditions applicable to access for persons with disabilities. In existing buildings, where the occupant load is less than 10, except Group I, Division 1 Occupancies, doorways may be 30" in clear width. b. Where occupant load is greater than 10 and it is determined that compliance with Section 1133B.2.3 would create an unreasonable hardship, doorways may be 30 inches in clear width. c. In existing buildings where DSA determines that compliance with 1133B.2.3, or equivalent facilitation would create an unreasonable hardship. d. Doors not requiring full user passage, such as shallow closets (i.e., <60" wide), may have the clear opening reduced to 20" min. e. In existing buildings, where it is technically infeasible to comply with clear opening width requirements projection of 5/8 in maximum will be permitted for the latch side stop.		1133B.2.3 ADAAG 4.13.5 ADAAG 4.1.6(3)(d)(i)		NOTE: Exceptions (a), (b), and (c) cannot be applied to doors required to be accessible per ADAAG 4.1 NOTE: Jurisdictional findings and determinations are subject to an internal DSA appeals process.
8.12	In existing buildings, when a required exit is not accessible, provide sign to direct people to the nearest accessible exit or evacuation assistance area. The sign shall comply with Section 1117B.5 and be mounted at a location so steps do not need to be retraced.				
8.13	Provide clear opening width dimension.				

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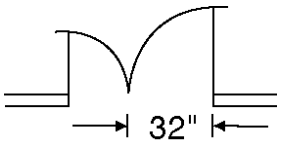
8	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 8. DOORS AND GATES				
8.14	At double doors, with or without mullion, automatic or manual, indicate clear opening width of one of the doors to be 32” min.  		1133B.2.3.1 ADAAG 4.13.5		
8.15	Provide and indicate a clear and level (0.0% slope) landing on each side of door. EXCEPTION: a. Door landings may slope 2% max where required to drain.				
8.16	Provide and indicate the following maneuvering clearances and level landings at door: **1.** Front approach to pull side of door must have maneuvering space that extends 24” min. at exterior doors (18” min at interior doors) beyond the latch side of the door and 60” min. perpendicular to the doorway. **2.** Front approach to push side of door, equipped with closer and latch, must have maneuvering space that extends 12” min. beyond the latch side of the door and 48” min. perpendicular to the doorway. **3.** Front approach to push side of door, not equipped with latch and closer, must have maneuvering space that is the same width as door opening and extends 48” min. perpendicular to the doorway. **4.** Hinge-side approach to pull side of door must have maneuvering space that extends 36” min. beyond the latch side of the door if 60” min. is provided perpendicular to the doorway. **5.** Hinge-side approach to push side of door, not equipped with latch and closer, must have a maneuvering space of 54” min., parallel to the doorway and 42” min., perpendicular to the doorway. **6.** Hinge side approach to push side of door, equipped with latch and closer, must have maneuvering space of 54” min., parallel to the doorway, 48” min. perpendicular to the doorway. **7.** Latch-side approach to pull side of door, with closers, must have maneuvering space that extends 24” min. beyond the latch side of the door and 60” min. perpendicular to the doorway. **8.** Latch-side approach to pull side of door, not equipped with closers, must have maneuvering space that extends 24” min. beyond the latch side of the door and 60” min. perpendicular to the doorway. **9.** Latch-side approach to push side of door, with closers, must have maneuvering space that extends 24” min.		1133B.2.4.2 Fig. 11B-26A Fig. 11B-26B Fig. 11B-33a ADAAG Fig 25		NOTE: Door landings adjacent to ramps, stairs, or other hazardous conditions may require larger landings.

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Check List 8. DOORS AND GATES

parallel to the doorway beyond the latch side of the door and 48” min. perpendicular to the doorway.

10. Latch-side approach to push side of door, not equipped with closers, must have maneuvering space that extends 24” min. parallel to the doorway beyond the latch side of the door and 42” min. perpendicular to the doorway.

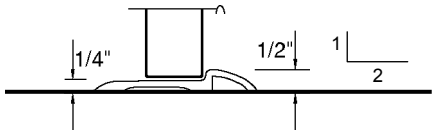
8.17 Door in alcove must comply with the clearances for front approach.

8.18 At recessed doors, where the plane of the doorway is offset 8” or more from any obstruction within 18” measured laterally on the latch side, the door shall be provided with maneuvering clearance for front approach.

1133B.2.5.3
ADAAG 4.13.5

8.19 Level difference at landing/threshold transition between 1/4" and 1/2" must be beveled at 1:2.

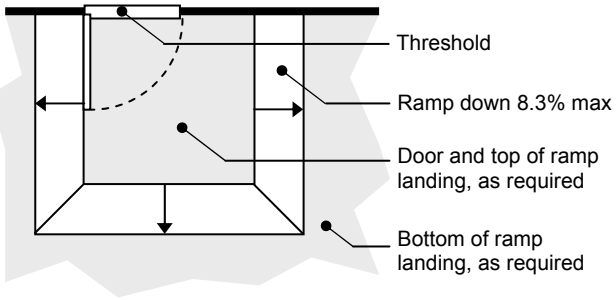
1133B.2.4.1

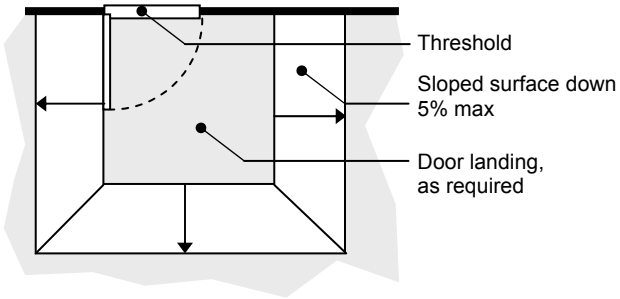


8.20 Indicate level difference between top of threshold and door landing to be 1/2" max (if beveled.)

8.21 Indicate level difference between interior and exterior door landing to be 1/2" max (if beveled.)

8.22 In existing projects with hardship approval, level difference at landing/threshold transition greater than 1/2" can be accomplished by means of ramp or sloped walking surface and include required level landings.





NOTE:
Handrails are not required on ramps at exterior door landings with less than 6” rise and 72” in length (1133B.5.5.1, ADAAG 4.8.5).

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	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 8. DOORS AND GATES

EXCEPTION:

a. Where DSA determines unreasonable hardship, existing thresholds 3/4" high or less, may remain if they have (or are modified to have) a beveled edge, sloped at 1:2. — ADAAG 4.1.6(3)(d)(ii)

8.23 Doormats, grills, and carpets must be adequately anchored. — 1133B.1.1.1.3

8.24 Exterior doormats or grills should be recessed and flush with the surrounding surface.

DOOR HARDWARE

8.25 Provide adjustable closers. At doors wider than 3'-0", verify that closer will meet requirements.

8.26 If door closers are used, indicate maximum effort to operate doors either on drawings or in specification: — 1133B.2.5

1. 5 lbs max for interior doors.

2. 5 lbs max for exterior doors.

3. Recommendation: 3 lbs for doors which are primarily used by children.

8.27 Delete note that states that fire doors or rated doors can have up to 15 lbs operating effort, or provide the following note: "The Authority having Jurisdiction may increase the maximum effort to operate fire doors to achieve positive latching, but not to exceed 15 lbs max." — 1133B.2.5

8.28 Provide alternative design solution at locations where it is apparent that positive latching cannot be achieved within the required range (e.g., in high-rise buildings with an air pressurization system, or at sites with known, significant wind forces). Consider:

1. Automatic or power-assisted doors.

2. Sliding doors.

3. Change door swing.

4. Omit latch.

5. No doors at all.

6. Provide shelter.

8.29 Recommendation: Critical doors at main entrances or heavy-use areas should be automatic or power-assisted.

8.30 Relocate push button to operate power-assisted doors to a more accessible location that is adjacent to or part of the general path of travel; visible and easily recognizable from main approach; and so that the clear space in front of the button is outside any door swing. — ADAAG 4.27

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	Check List 8. DOORS AND GATES				
8.31	Indicate height of push button to operate power-assisted door to be 48” max AFF (recommendation: 40”).				
8.32	Indicate mounting height of hand-activated door hardware, including all dead bolts, between 30” and 44” AFF (36” preferred). EXCEPTION: a. DSA may approve a higher installation height at gates to swimming pools if required for the safety of children.		1133B.2.5.2		NOTE: See **Checklist 22** for additional hardware requirement at hotel and motel unit doors.
8.33	Deadbolts are not permitted unless operable with single effort by lever type hardware.				
8.34	Provide note or detail indicating location of floor-mounted doorstops and similar obstructions to be installed 4” max from the face of the wall or partition.		DSA IR #99-08		
8.35	Indicate smooth, uninterrupted surface at the bottom 10” of push and pull side of door leaf.		1133B.2.6		
8.36	Provide a 10” high kick-plate cover at the bottom of the push side of narrow frame doors.				
8.37	Provide a 10” high kick-plate cover at the bottom of doors where hardware is surface mounted (i.e. exposed rod for panic device).				
8.38	For access requiring security, provide door lock system that does not require any pinching, twisting or grasping. (i.e. proximity reader type electronic lock.)				
GATES					
8.39	All gates intended for pedestrian use, including ticket gates, must comply with all applicable requirements of doors (see items above).		1133B.1.1.1.4 ADAAG 4.13.3 1133B.1.1.1.4		
8.40	Identify gate with a mark on plans and include in door schedule.				
8.41	Provide and indicate kick-plate and accessible operating hardware at gate.				
8.42	Provide enlarged detail of gate and indicate gap between floor surface and bottom of gate to be 3” max.				
8.43	DSA may approve gates that do not comply with all requirements if a sign adjacent to gate is provided that states: “Gate to remain locked in the open position during business/ school hours or during any public functions.” Characters must be in 1” capital letters and contrasting in color.				
8.44	Gate on required exit path must comply with exit door and hardware requirement.		1133B.1.1.1.4		

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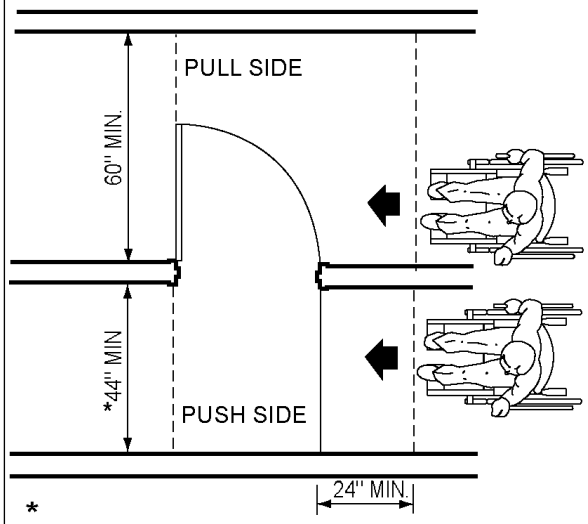
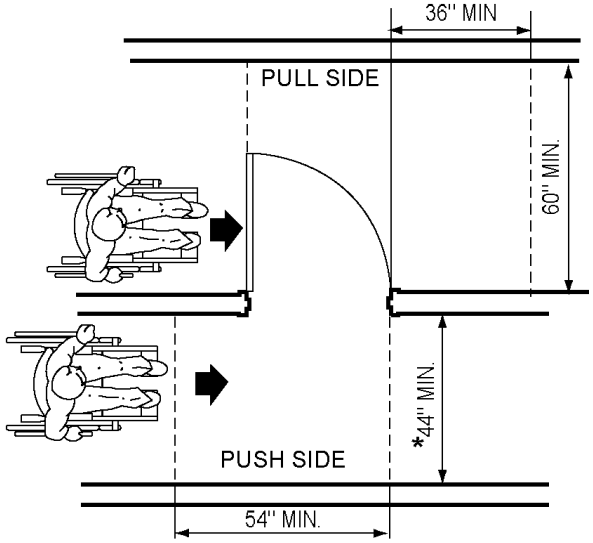


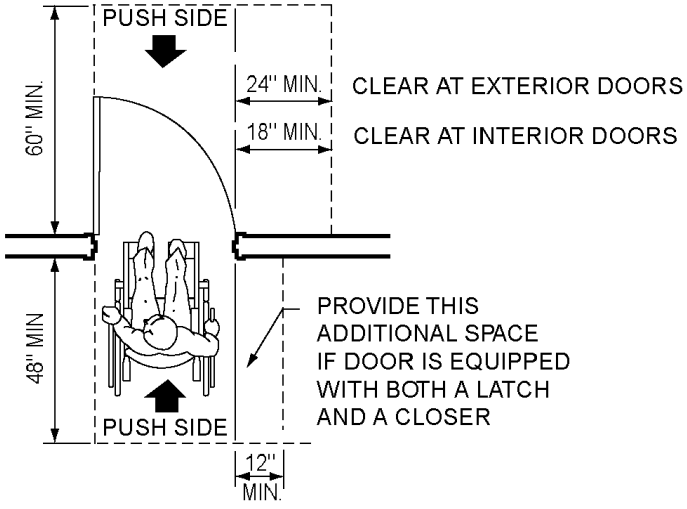
*
NOTE:
48" MINNIMUM IF DOOR
HAS A CLOSER

LATCH APPROACH



*
NOTE:
48" MINIMUM IF DOOR
HAS BOTH A LATCH
AND A CLOSER

HINGE APPROACH



FRONT APPROACH

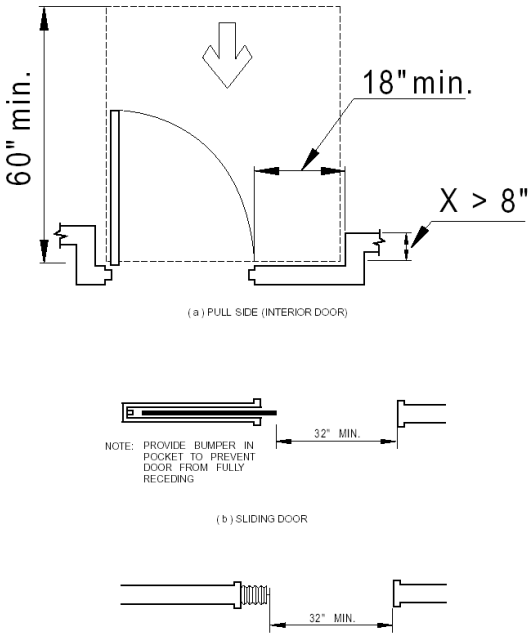


Fig 8-A. Door Maneuvering Clearances and Landings

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	Check List 9. CORRIDORS AND VESTIBULES				
9.1	For additional scoping requirements see also applicable **DSA/AC Preliminary Review Checklists.**				
	CORRIDORS, HALLWAYS, EXTERIOR EXIT BALCONIES				
9.2	All corridors, hallways, and exterior exit balconies must be made accessible.				
	EXCEPTION:				
	a. In existing buildings, when area is not part of the planned alteration or part of the required path of travel to the area of alteration.				
	b. Corridors, hallways, and exterior exit balconies on floors or portions of floors not customarily occupied, including non-occupiable or employee spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, and frequented only by service personnel for repair or maintenance purposes: such spaces as elevator pits and elevator penthouses, piping and equipment catwalks and machinery rooms need not be accessible with the exception of stair stripping.		1103B.1		
9.3	Provide and indicate clear width at this location.				
	1. 36” min if occupancy load is <10.		1133B.3.1		
	2. 44” min if occupancy load is >10.				
	3. 60” min if corridor, hallway, or exterior exit balcony exceeds 200’ in length without a passing space, measuring 60”x60” min.		1133B.3.2 ADAAG 4.3.4		
	EXCEPTION:				
	a. In existing buildings, where DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.				
	b. In existing buildings where DSA determines that, due to legal or physical constraints, compliance with the height requirement or equivalent facilitation would create an unreasonable hardship.				NOTE: Jurisdictional findings and determinations are subject to an internal DSA appeals process.
9.4	Corridor, hallway, or exterior exit balcony in Group E, Div. 1 occupancy (K-12 facilities), serving an occupancy load of 100 or more must be 72” min wide.		1007.3.5		
9.5	Corridor, hallway, or exterior exit balcony in Group E, Div. 1 occupancy (K-12 facilities), serving an occupancy load of less than 100 must be 44” min wide.				
9.6	Corridor, hallway, or exterior exit balcony slopes more than 5%. Indicate compliance with all requirements for ramps.				
9.7	Provide and indicate additional maneuvering space at the following conditions:				

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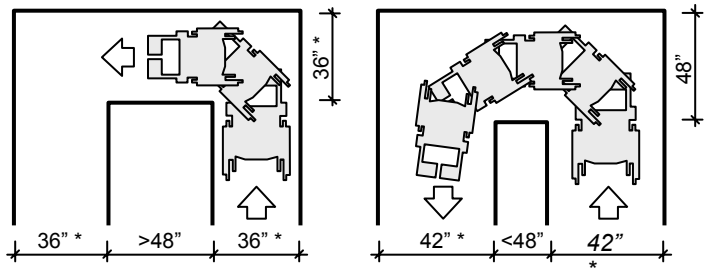
Check List 9. CORRIDORS AND VESTIBULES

1. When turning around an obstruction.

Fig. 11B-5E



NOTE:
If occupancy load is 10 or more, the minimum width of all *dimensions must be increased to 44" min.

2. Wherever a person using a wheelchair may have to make an 180˚ turn.

3. At doors and gates.

Fig. 11B-26

4. To access elements or equipment.

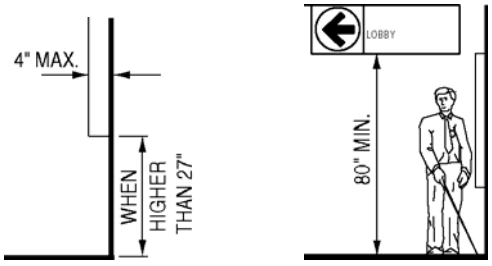
9.8 Wall mounted object with bottom edge between 27" and 80" above the ground protrudes more than 4" into pedestrian circulation area.

1133.8.6

1. Provide cane detectable rails.

2. Provide detectable warning surface.

3. Remove, relocate, recess, or modify protruding object.



9.9 Dead end corridor, hallway, or exterior exit balcony cannot exceed 20' in length.

1004.2.6

9.10 Provide guardrail, 42" high, as a vertical barrier along the open edges of corridor, hallway, or exterior exit balcony to prevent persons from falling off the open edge if drop exceeds 30".

1133B.5.7.3
509

VESTIBULES

9.11 Indicate and provide 48" min between two hinged or pivoted doors plus the width of any door swinging into the space.

1133B.2.4.4
Fig. 11B-30
ADAAG
4.13.7

9.12 Doors in series must swing either in the same direction or away from the space between the doors.

9.13 At doors openings at adjacent walls, provide and indicate a 30"x48" clear floor space in the vestibule and outside the area of the door swing.

Fig. 11B-30(a)

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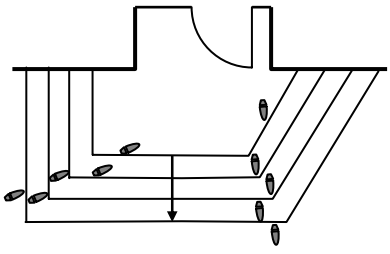
10	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 10. STAIRS AND STEPS				
10.1	All stairs, stairways, and steps must be accessible. EXCEPTION: a. In existing buildings, when stairs are not part of the planned alteration and vertical access is provided through elevators, lifts or ramps, stairways need not be accessible. b. Stairs to floors or portions of floors not customarily occupied, including non-occupiable or employee spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, and frequented only by service personnel for repair or maintenance purposes: such spaces as elevator pits and elevator penthouses, piping and equipment catwalks and machinery rooms need not be accessible with the exception of stair striping.		1114B.1.1 1133B.4 1103B.1		NOTE: All vertical level changes, exceeding 1/4" in height (or ½" if beveled), and within a pedestrian circulation area are considered stairs or steps, with the exception of curbs that border vehicular ways.
10.2	Single steps are considered stairs and must comply with all requirements applicable to stairways, including tread, riser and landing dimensions, color striping, and handrails.		DSA IR #96-10		
10.3	Stair treads and risers must comply with the following: **1.** Treads must be uniform and not less than 11” wide. **2.** Risers must be uniform, and between 4” and 7” high. **3.** Risers must be closed. **4.** Recommendation: Treads should be less than 17 1/2" wide. **5.** Recommendation: A safe and convenient tread-riser ratio is best achieved by having the product of two risers plus one tread be 24.5” +/-1/2” (2R + T=24.5). EXCEPTION: a. In existing buildings, where DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided. b. In existing buildings where DSA determines that, due to legal or physical constraints, compliance with the height requirement or equivalent facilitation would create an unreasonable hardship.				NOTE: Jurisdictional findings and determinations for exception (b) are subject to an internal DSA appeals process.
10.4	Skewed, angled, or kinked stair treads do not provide uniform tread width. Modify design (e.g., by providing a handrail).  **NOT COMPLIANT**		1133B.4.5.3 ADAAG 4.9.2		

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Check List 10. STAIRS AND STEPS

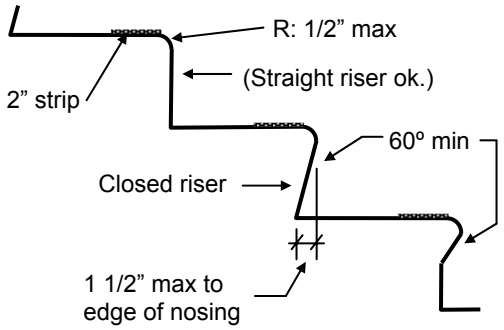
10.5 Stair nosing must comply with the following: 1133B.4.5

1. 1/2" max radius of curvature at leading edge of tread.

2. Nosings that project beyond vertical risers must have the underside of the leading edge curved or beveled 60 degrees.

3. If not vertical, risers must slope under the tread at an angle of 60 degrees max from vertical.

4. Max projection of the nosing permitted is 1 1/2".



10.6 Provide detail of color contrasting striping at all stairs and steps within the pedestrian circulation area. Indicate the following: 1133B.4.4

1. Upper approach and all treads of exterior stairs must have a 2" min wide strip of contrasting color.

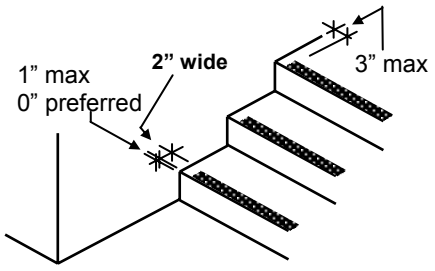
2. Upper approach and lower tread of interior stairs must have a 2" min wide strip of contrasting color.

3. Color strip must be solid 2" and contrast must be 70% min.

4. Grooved stripes should not be used on exterior stairs.

5. The strip should be installed as close as possible to, but never more than 1" from, the edge of the nosing.

6. Recommendation: Provide strip on all treads of interior stairs.



10.7 Provide and indicate width of stairway to be 44" min, or 36" min if serving an occupancy load of <50. 1003.3.3.2

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	Justification or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 10. STAIRS AND STEPS

EXCEPTION:

a. Stairways adjacent to or serving an area of rescue assistance must be 48” min clear between handrails (60” preferred). — 1114B.2.2.3 ADAAG 4.3.11.3

10.8 Indicate top and bottom landing to be level and as long as stairway is wide. — 1003.3.3.5

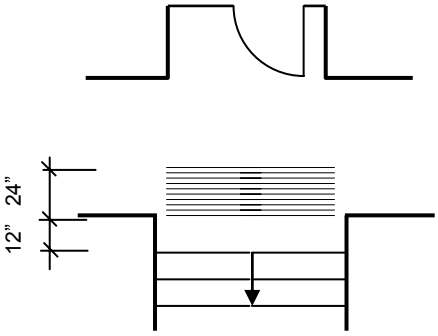
EXCEPTION:

a. Exterior landings may slope 2% max in any direction.
b. At straight stair runs the landing may be 44” long.
c. Provide additional space where landings serve as areas of rescue assistance. — 1114B.2.2.2

10.9 Increase stair landing dimensions to accommodate required maneuvering space for doors. — 1133B.2.4.2

10.10 Indicate clear headroom of 6’-8” min at stairs and landings. — 1003.3.3.4

10.11 Recommendation: If descending stair runs are located in the direct path of travel, provide a 24” wide grooved band on the top landing, 12” from and parallel to the riser edge. — NOTE: Grooves, 1/4" wide, 1/4" deep and 3/4" o.c. provide a meaningful contrast at this potentially hazardous condition.



10.12 Staircase underside creates a hazardous overhead obstruction. Provide cane detectable warning. — ADAAG Fig. 8 (c-1)

10.13 Signage in stairways must be accessible. See **Checklist 17** for additional requirements. — 1133B.4.3

HANDRAILS FOR STAIRS

10.14 Provide handrails on both sides of stairs including single steps. — **1003.3.3.6.1a DSA IR #96-10**

EXCEPTION:

a. In existing facilities: — **1133B.4.1.1**
   - stairs that are not within the specific area of alteration, and
   - stairs that are not part of the required primary path of travel.

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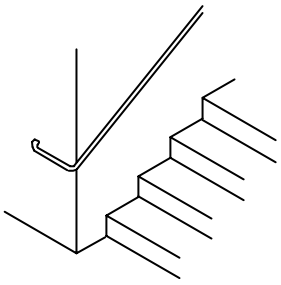
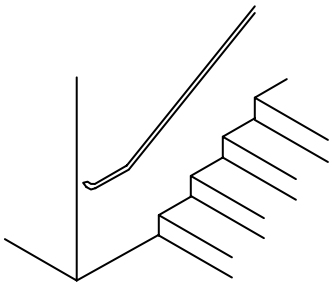
10	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 10. STAIRS AND STEPS				
10.15	Provide an intermediate handrail at stairs, required to be more than 88" wide.		**1003.3.3.6.1a**		NOTE: Stairs more than 88" wide, but not required by code to be that wide, such as monumental stairways, do not need an intermediate handrail.
10.16	Modify design to provide continuous handrails the full length of the stair run.				
10.17	Modify design to provide continuous inside handrails at intermediate landings.		**1133B.4.2.4**		
10.18	Top of gripping surface of handrail must be between 34" and 38" AFF.				
10.19	Recommendation: Handrails at facilities that primarily serve elementary school aged children should have additional handrails at 27" AFF. It is also recommended that the vertical clearance between handrails be at least 9" in order to reduce the risk of entrapment.		Tbl. 1115B-1 ADAAG A4.9.5		
10.20	Recommendation: Handrails at facilities that primarily serve kindergarten aged children should have additional handrails at 22" AFF.		Tbl. 1115B-1 ADAAG A4.9.5		
10.21	Indicate a specific height from front edge of nosing to top of handrail.				
10.22	Extend handrail 12" beyond the top of the stair run and parallel to the landing surface.		1133B.4.2.2 ADAAG 4.9.4(2)		
10.23	Extend handrail 12" plus the width of one tread beyond the bottom riser. The handrail must continue to slope for a distance of the width of one tread and the remainder of the extension must be parallel to the landing surface.				NOTE: Top and bottom handrail extensions are important safety features for people with balance problems. and must therefore extend in the direction of the stair run.



Not Compliant
Handrail at bottom of stairs does NOT extend one tread width plus 12 inches in the direction of the stair run.



Compliant
Handrail at bottom of stairs does extend one tread width plus 12 inches in the direction of the stair run.

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	Justification or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 10. STAIRS AND STEPS

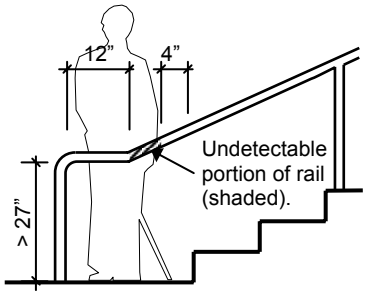
10.24 Handrail extension cannot extend into the required width of an adjacent path of travel. Relocate stairs or modify design. — 1133B.4.2.2

EXCEPTION:

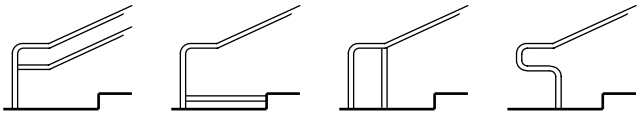
a. In existing facilities, where DSA determines that compliance with the extension requirement would create an unreasonable hardship, because it would create a hazard or would be impossible due to plan configuration, an exception may be granted when equivalent facilitation is provided. — **ADAAG 4.1.6.(3)(b)**

10.25 Return ends of handrail extension to wall, floor or post. — 1133B.4.2.4

10.26 Provide cane detectable rail portion between 0.0” and 27” AFF if portion of rail that is more than 27” AFF protrudes more than 4” into a perpendicular running circulation path.

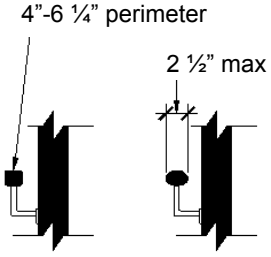


Not Compliant



Compliant Designs

10.27 Indicate gripping portion between 1 1/4" and 1 1/2” diameter, or provide shape with equivalent gripping surface (i.e. 4”-6 1/4” perimeter, and 2 1/4" max in any direction).



NOTE:
When using industry standard steel handrails (nominally dimensioned) DSA may approve an actual outside diameter of 1 7/8” max.

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	Justification or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 10. STAIRS AND STEPS

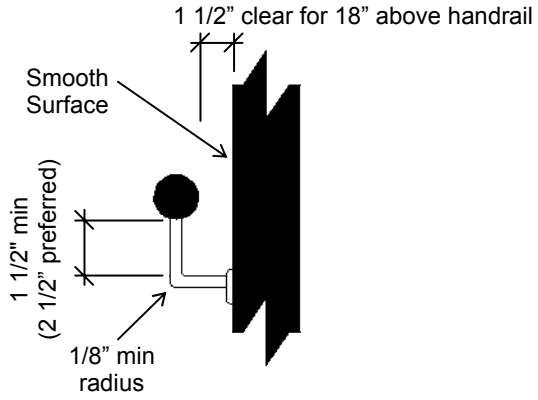
10.28 All gripping surfaces must be smooth with no sharp edges, and continuous, without interruption by newel posts, other construction elements, or obstructions.

1133B.4.2.6.1
ADAAG 4.9.4

EXCEPTION:

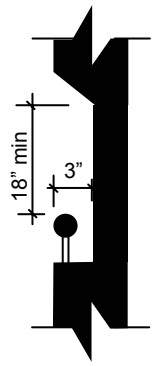
a. Handrail brackets or balusters attached to the bottom surface of the handrail, provided that:

- not more than 20% of the handrail length is obstructed, and
- horizontal projections beyond the sides of the handrail occur 1 /12” min (2 1/2" preferred) below the bottom of the handrail, and
- all edges have a 1/8” min radius.



10.29 Provide and indicate 1 1/2” clearance from adjacent obstruction (wall or guardrail).

10.30 Modify recess to be 3” deep for 18” height, measured from the top of the handrail.



10.31 Handrail configuration creates hazard or trap. Modify.

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	Check List 10. STAIRS AND STEPS				
10.32	Provide guardrail, 42” high, as a vertical barrier along the open edges of stairs, platform, or landings to prevent persons from falling off the open edge if drop exceeds 30”.		1133B.5.7.2		
10.33	Indicate that a sphere 4” in diameter cannot pass through any opening at guardrails (intermediate rails or an ornamental pattern.)		509.3		

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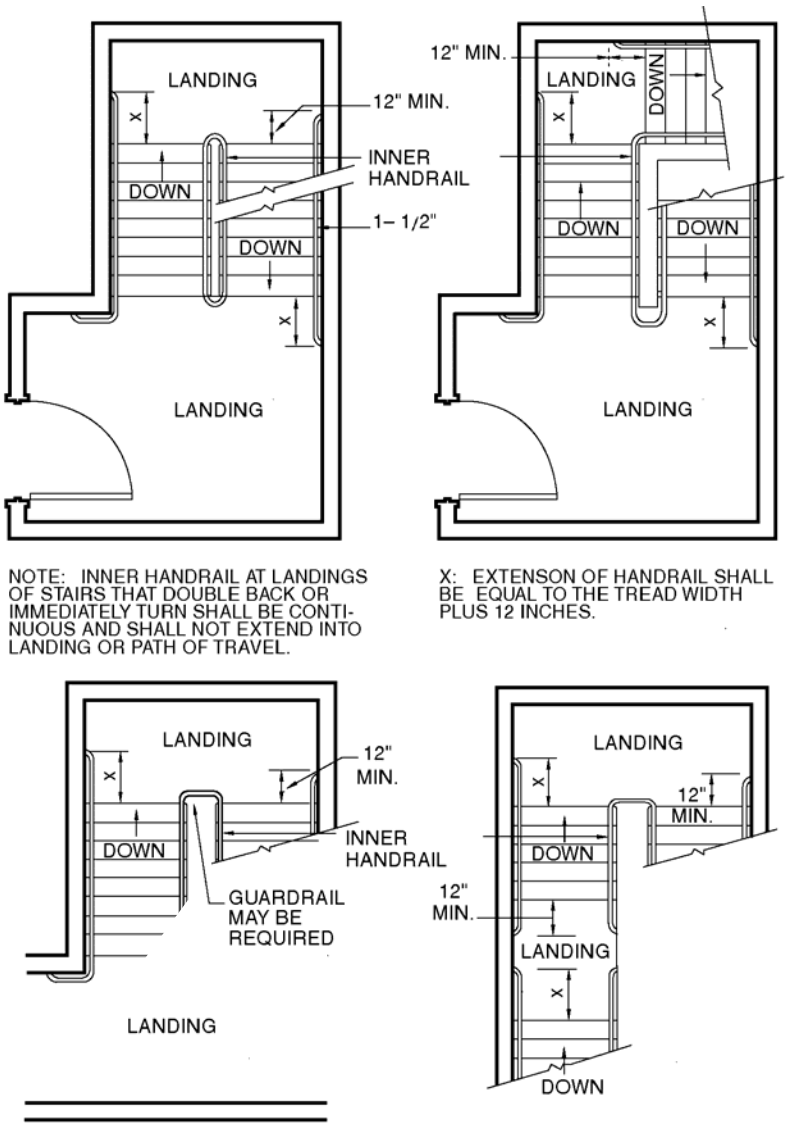

Fig 10-A. Requirements for Stairs and Stair Handrails

11	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
Check List 11. ELEVATORS AND AREAS OF RESCUE ASSISTANCE					
ELEVATORS					
11.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
11.2	Provide automatic passenger elevator to serve each level (including floors, stories, split levels, platforms, podiums, sunken areas, balconies, roof gardens, and mezzanines) in multi-story facility that is constructed by, on behalf of, or for the use of a public entity.		1103B.1 1114B.1.2 1120B.1 ADAAG 4.1.3(5) 28 CFR 35.151(a),(b)		H&S Code §19955.3: STORY means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or unused under-floor space is more than six feet above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any point, the basement or unused under-floor space shall be considered as a story. MEZZANINE means an intermediate floor placed in any story or room. When the total area of any "mezzanine floor" exceeds 33.3 % of the total floor area in that room, it shall be considered as constituting an additional "story".
	EXCEPTION:				
	a. Floors or portions of floors not customarily occupied, including, but not limited to, non-occupiable or employee spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways or freight (non-passenger) elevators, and frequented only by service personnel for repair or maintenance purposes: such spaces as elevator pits and elevator penthouses, piping and equipment catwalks and machinery rooms.				
	b. When an existing theater is subdivided into more than one facility having upper levels not accessible by ramp or elevator, and DSA determines that full compliance with this code would create an unreasonable hardship, upper levels need not be made accessible, provided all facilities at grade are accessible and any event, showing of motion pictures or other activities made available to the public in all of the facilities are scheduled to ensure that all such functions are available to the public in the accessible facility.		1104B.3.1.2		
	c. Ramps may be provided in lieu of elevators.				
	d. Special access wheelchair lifts may be approved by DSA between levels in lieu of passenger elevators (see **Checklist 12** for wheelchair lift requirements).		1116B.2		
	e. In existing buildings, other than dining banquet and bar facilities, when DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.		1120B.1.1		
	f. In existing dining, banquet and bar facilities, when DSA determines that compliance would create an unreasonable hardship, an exception may be granted provided that a minimum of 75 percent of the dining, banquet and bar is on a common level throughout or connected by pedestrian ramps, passenger elevators or special lifts.		1120B.1.2		
	g. In existing buildings, when legal or physical constraints would not allow compliance with this section or equivalent facilitation without creating an unreasonable hardship		1120B.1.3		NOTE: Jurisdictional findings and determinations for exception (g) are subject to an internal DSA appeals process.
	h. In private facilities, that are less than three stories or that have less than 3,000 SqFt per story unless the building is a shopping center, a shopping mall, or the professional office of a health care provider.				NOTE: Exception (h) does not apply to privately funded facilities that are intended for use by a public entity.
11.3	Indicate compliance of existing elevator and provide DSA application number.				

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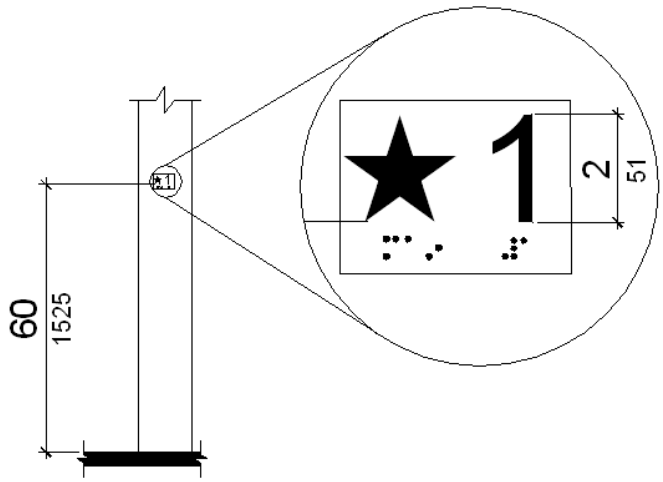
Check List 11. ELEVATORS AND AREAS OF RESCUE ASSISTANCE

11.4	Indicate location of all elevators on each site and floor plan with an appropriate symbol (X).				
11.5	Where more than one elevator is provided, all elevators must be made accessible.		1114B.1.2		
11.6	Freight elevators are not considered as meeting the requirements unless the only elevators provided are used as combination passenger and freight elevators for the public and employees.		ADAAG 4.10.1		
11.7	In new construction of buildings where elevators are required, and which exceed 10,000 square feet on any floor, accessible means of vertical access shall be provided within 200 feet of each stairs (except stairs solely used for emergency egress) and each escalator.		1103B.1		
11.8	In existing buildings where elevators are required, and which exceed 10,000 square feet on any floor, and where newly constructed means of vertical access is provided via stairs or escalator, an accessible means of vertical access shall be provided within 200 feet of each new stairs (except stairs solely used for emergency egress) or escalator.		1103B.1		
11.9	Provide additional elevator stop at inaccessible level.				
11.10	Indicate height of call button in elevator lobby or hall to be 42” nominal AFF.		1116B.1.13 ADAAG 4.10.3		
11.11	Indicate call button to be 3/4" min in the smallest dimension, and either to be raised or flush.				
11.12	Indicate visual hall lantern fixtures to be 72” o.c. AFF, 2 1/2" min in the smallest dimension, and visible from the vicinity of the hall call button.				
11.13	Provide and indicate raised character and Braille floor designations on both jambs of each elevator.				



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	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 11. ELEVATORS AND AREAS OF RESCUE ASSISTANCE

11.14 Indicate clearance between the car platform sill and the edge of the hoistway landing to be no greater than 1 1/4".

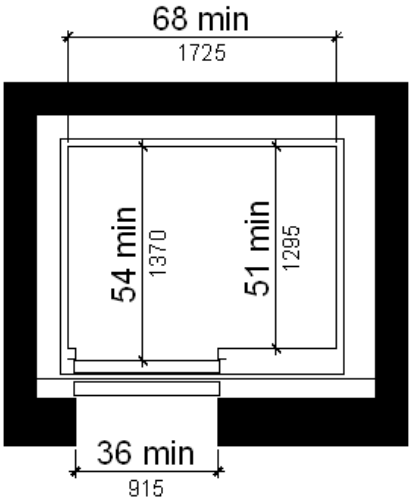
11.15 Indicate clear door opening width to be 36” min. — 1116B.1.4

EXCEPTION:

a. When approved by DSA, the minimum door width may be reduced to 32” for cars with dimensions per 3003.4.7.

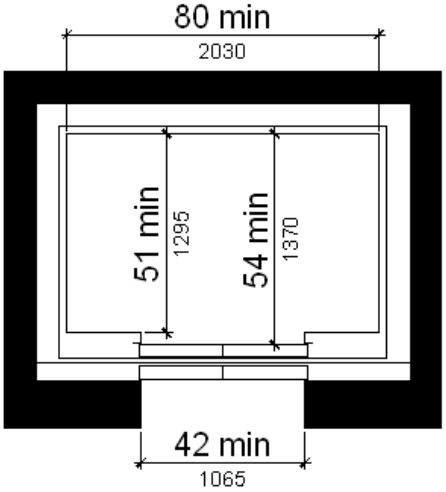
11.16 Indicate height of door re-opening sensors at 5” and 29” AFF.

11.17 Indicate interior dimensions for elevator cab with 36” wide side-slide opening doors to be 68” min wide, and 54” min deep between the back wall and the elevator door, and 51” min deep between the back wall and the return panel. — 1116B.1.8 Fig 40-A (Fig. 11A-A)



11.18 Indicate interior dimensions for elevator cab with 42” wide center-opening doors to be 80” min wide, and 54” min deep between the back wall and the elevator door, and 51” min deep between the back wall and the return panel.

DSA may approve other configurations and dimensions if it is clearly shown that the floor area of the elevator car provides space for wheelchair users to enter the car, turn around, maneuver within reach of controls, and exit from the car.



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	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

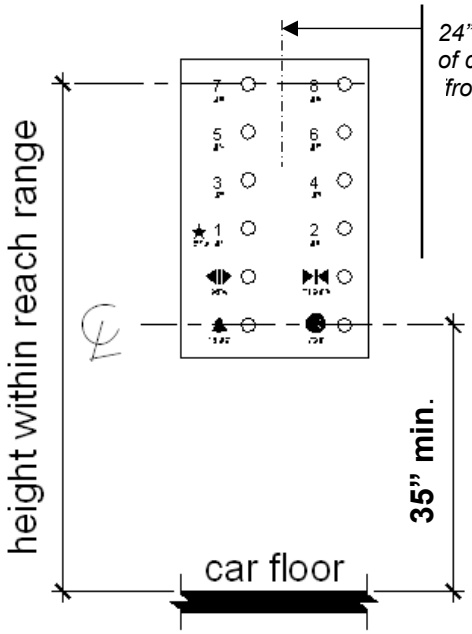
Check List 11. ELEVATORS AND AREAS OF RESCUE ASSISTANCE

11.19 Provide and indicate at least one (1) handrail at 32" AFF and 1 1/2" from the wall. — 1116B.1.11

11.20 The highest operable part of a two-way emergency intercom system must be 48” max AFF (40” preferred). The device must be identified by tactile characters located adjacent to the device. If the system uses a handset, the cord from the panel to the handset must be 29” min long. The car emergency signaling device cannot be limited to voice communication. If instructions for use are provided, essential information must be presented in both tactile and visual form.

11.21 Indicate centerlines AFF of highest and lowest elevator floor buttons (inside car) to be within 48” and 35” for front approach and 54” and 35” for side approach. — 1116B.1.8

11.22 Emergency controls, including the emergency stop and alarm, must be grouped in or adjacent to the bottom of the panel and must be 35” min AFF.



11.23 Indicate on an enlarged detail elevator car control buttons to be: — 1116B.1.9

1. At least 3/4" in their smallest dimension and illuminated.
2. Raised 1/8” +/- 1/32” above the surrounding surface and have square shoulders.
3. Designated by a 5/8” min raised, white on a black background Arabic numeral, standard alphabet character, or standard symbol immediately to the left of the control button.

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	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 11. ELEVATORS AND AREAS OF RESCUE ASSISTANCE

4. Have a California Braille symbol, located immediately below the numeral, character or symbol.

5. Have a minimum clear space of 3/8" or other suitable means of separation shall be provided between rows of control buttons.

AREAS OF RESCUE ASSISTANCE

11.24 Provide area of rescue assistance in building or portion of building required to be accessible, when an exit required by Chapter 10 is not accessible. — 1114B.2.1

EXCEPTION: (does not relief from the requirement to provide accessible exits or enclosures)

a. In buildings or facilities having a supervised automatic sprinkler system.
b. In alterations of existing buildings.

11.25 If applicable, indicate on cover sheet or in code analysis that sprinkler system is supervised.

11.26 Area of rescue assistance must adjoin an accessible route of travel.

11.27 Provide, and indicate on plan, at least two 30"x48" spaces at each area of rescue assistance. — 1114B.2.2.2

11.28 30"x48" spaces cannot encroach on any required exit width, including door swings and required stair landing dimensions.

11.29 Provide at least one 30"x48" space on each story for every 200 persons of calculated occupant load served by the area for evacuation assistance, but never less than two at each area of rescue assistance.

EXCEPTION:

a. DSA may reduce the minimum number of 30"x48" spaces to one for each area for evacuation assistance on floors where the occupant load is less than 200.

11.30 If applicable, indicate on cover sheet, plan, or in code analysis occupancy load for each story.

11.31 Stairs adjacent to, or serving areas of rescue assistance must provide 48" clear width between handrails or any other protrusion. — 1114B.2.2.3

11.32 Provide a two-way emergency communication system with both visible and audible communication for use by the fire department or rescue crews at or near a primary entrance to the facility. A button shall activate both a light at the primary entrance and a light in the area of rescue assistance indicating — 1114B.2.2.4

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Check List 11. ELEVATORS AND AREAS OF RESCUE ASSISTANCE

that the request has been received. (The fire department may approve a location other than the primary entry.)

11.33 Provide a two-way emergency communication system with both visible and audible communication at each area of rescue assistance and indicate the location and height of operable parts.

11.34 Provide a sign which states AREA FOR EVACUATION ASSISTANCE (Brailled and raised) and the international symbol of accessibility adjacent to the door leading to the area. Provide an additional illuminated sign when exit sign illumination is required.

11.35 Provide a sign with instructions in each area of rescue assistance to include:

1. Directions to other means of egress.

2. Advice that persons able to use the exit stairs do so as soon as possible unless they are assisting others.

3. Information on planned availability of assistance in the use of stairs or supervised operation of elevators and how to summon such assistance.

4. Directions for use of emergency communications system.

11.36 See 1114B.2.for area for evacuation assistance alternatives in high–rise buildings.

11.37 Indicate construction and location of area of rescue assistance to comply with one of the following: 1114B.2.2.1

1. A portion of a stairway landing within a smoke proof enclosure complying with local requirements.

2. A portion of an exterior balcony located immediately adjacent to an exit stairway complying with local requirements for exterior balconies. Openings to the exterior of the building located within 20’ of the area of rescue assistance shall be protected with 3/4-hour fire protection assemblies.

3. A portion of a one-hour fire resistive corridor or vestibule (complying with local requirements for fire resistive construction and opening protection) located immediately adjacent to an exit enclosure.

4. A portion of a stairway landing within an exit enclosure which is vented to the exterior and is separated from the interior of the building shall have no less than one-hour fire resistive doors.

5. An area or a room shall be separated from other portions of the buildings by a smoke barrier. To comply, a smoke barrier shall have a fire resistive rating of no less than one-hour and shall completely enclose the area or room. Doors in the smoke barrier shall be tight fitting smoke-and-draft. Control assemblies shall having a fire protection rating of

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Check List 11. ELEVATORS AND AREAS OF RESCUE ASSISTANCE

no less than 20 minutes and shall be self-closing or automatic closing. The area or room shall be provided with an exit directly into an exit enclosure. When the room or area exits into an exit enclosure, which is required to be of more than one-hour fire - resistive construction, the room or area shall have the same fire resistive construction.

6. An elevator lobby with elevator shafts and adjacent lobbies are pressurized as required for smoke-proof enclosures by local regulations. Such pressurized systems shall be activated by smoke detectors on each floor in a manner approved by the local authority. Pressurization equipment and its ductwork within the building shall be separated from other portions of the building by a minimum two-hour fire resistive construction.

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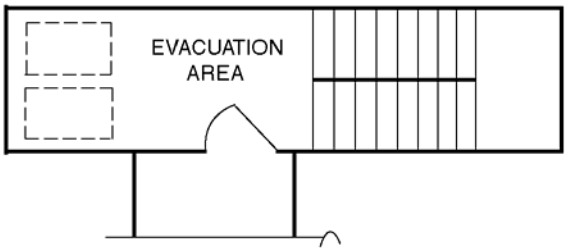
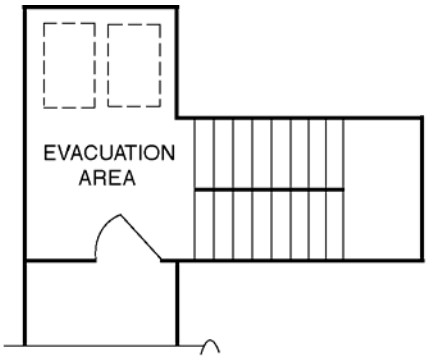


SCHEME 1



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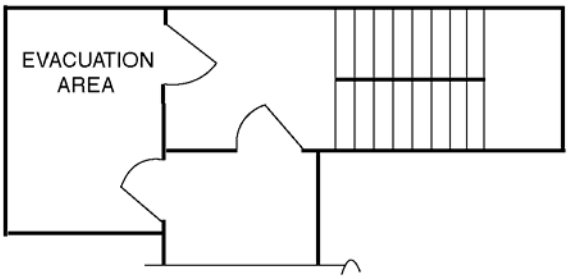

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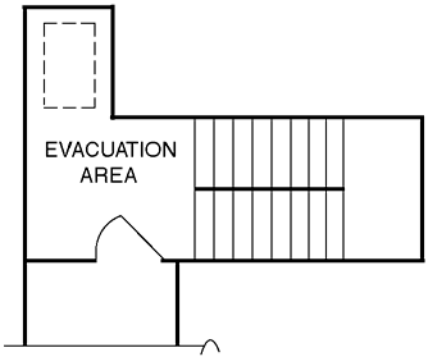

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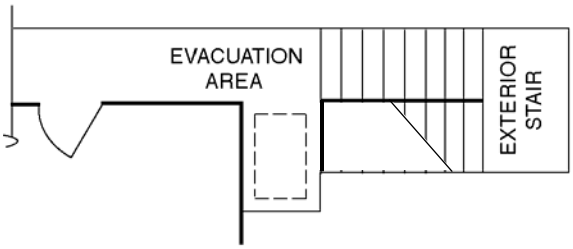
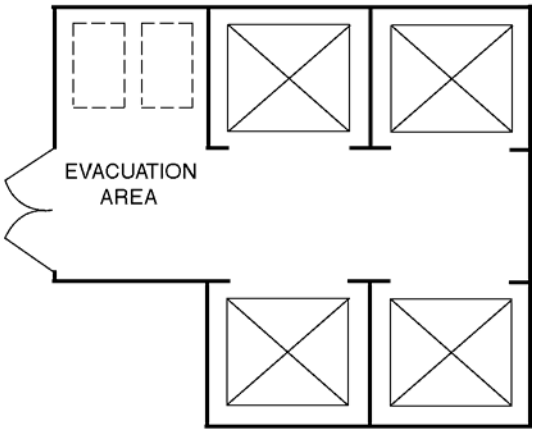


SCHEME 5



SCHEME 6

WHEELCHAIR LOCATION

Fig 11-A. Evacuation Assistance Areas

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12	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 12. WHEELCHAIR LIFTS				
12.1	For additional scoping requirements and exceptions, see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
12.2	Platform lifts (wheelchair lifts) may be used in lieu of an elevator or ramp only under the following conditions:		1116B.2 ADAAG 4.1.3(5).4		
	1. In new construction, to provide an accessible route to a performing area in an assembly use area or to a speaking area or similar place (such as a dais for “head table”) in an assembly or Group B use area.				NOTE: Speaking areas and similar places may include raised judges' benches, clerks' stations, speakers' platforms, jury boxes and witness stands or to depressed areas such as the well of a court.
	2. In new construction, to comply with the wheelchair viewing position line-of- sight and dispersion requirements of 1104B.3.5.				
	3. In new construction, to provide access to incidental occupiable spaces and rooms which are not open to the general public and which house no more than five persons, including but not limited to equipment control rooms and projection booths.				
	4. In new construction, to provide access where existing site constraints or other constraints make use of a ramp or an elevator infeasible.				
	5. In alteration projects, to comply with the accessible path of travel requirement.				
12.3	Wheelchair lift must be permanently installed.				
	EXCEPTION:				
	a. In alteration projects, a portable wheelchair lift may be approved as equivalent facilitation by DSA if the installation of a fixed lift would be impossible to accomplish (e.g., at telescoping, foldable performing or seating areas).				
12.4	Indicate compliance of existing, unaltered wheelchair lift with Sections 1116B.2, 1116B.3 and 7-3094.1, and provide DSA application number.		Title 24, Part 7, Section 3094.1		
12.5	Indicate location of all lifts on each site and floor plan.				
12.6	Lift must be located in close proximity of the path of travel that is used by the general public.				
12.7	Lift cannot be used as a component of an exit component in an egress system.				
	EXCEPTION:		1116B.3		
	a. The building has a supervised automatic sprinkler system. b. The area served by lift does not serve more than 4 wheelchair spaces. c. The length of the common POT to a point where the occupant has a choice of two directions to an exit shall not exceed 30 (including the vertical travel distance of the lift).				

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Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 12. WHEELCHAIR LIFTS

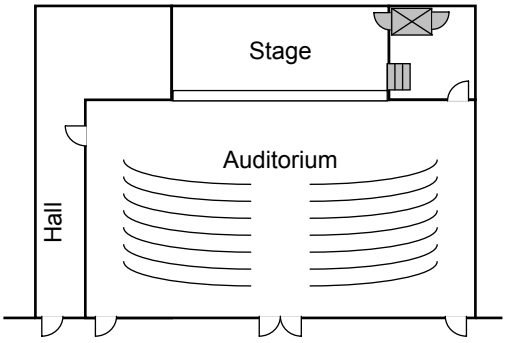
d. The lift is provided with standby power or self-recharging battery power for a minimum of 5 upward and downward trips.

12.8 Indicate stage curtain location (existing or future, in the open or stored position), and coordinate location with clear landing.

12.9 Unenclosed lift cannot rise more than 60” in height. 7-3094.2.(c)

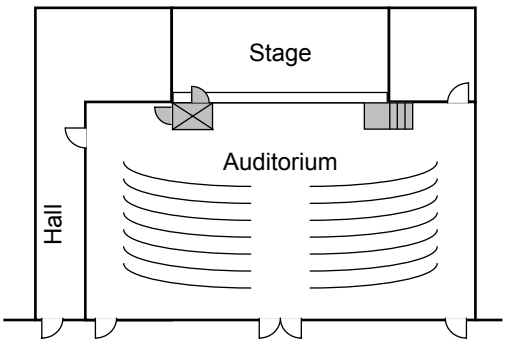
12.10 If interior stairs are provided to access different levels, the lift should not be located in such a manner that a person using a wheelchair must exit the building and re-enter at another point in order to use the lift.

12.11 In new construction, and wherever possible in alteration projects, a wheelchair lift being used to gain access onto podiums and stages should be located out of view from the auditorium together with the stairs.



Compliant

Equal access onto the stage is achieved by providing similar approaches to wheelchair lift and staircase through enclosed side-stage.



Not Compliant

Operation of wheelchair lift is within view of the auditorium, making it awkward for people in wheelchair to use.

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Check List 12. WHEELCHAIR LIFTS

12.12 Shown design does not facilitate unassisted entry, operation, or exit from the lift. Modify.

12.13 In new construction, and wherever possible in alteration projects, indicate a 60” square clear landing at each level. — 7-3094.3.j(4)

12.14 Indicate locations of call buttons at top and bottom landings: — 7-3094.2(c)3

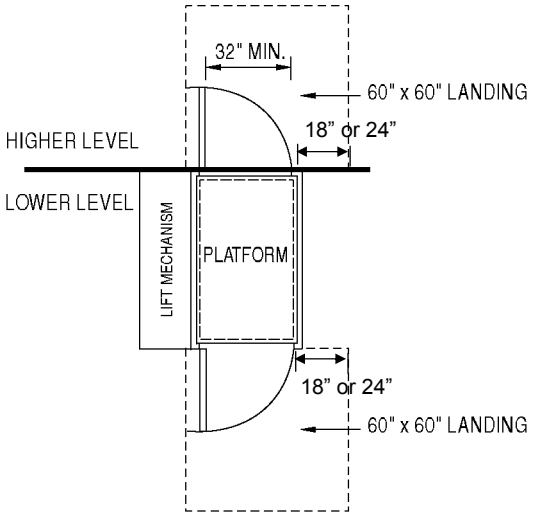
1. Within reach range of the required 30”x48” clear space and at 36” AFF.
2. Within line sight of the platform.
3. The 30”x48” must be outside any door swing.
4. Lower landing controls to be 24” min from any moving parts of the platform and runway.

12.15 Indicate location of controls in platform:

1. Within reach range of the required 30”x48” clear space for up and down travel, and at 36” AFF.

NOTE:
See also DSA IRs #98-01 and #95-05 for additional requirements.

12.16 At vertical platform lifts, indicate 36”x48” (36”x51” preferred) clear lift platform for straight through access.



(Provide enclosure panel at upper level edge were needed)

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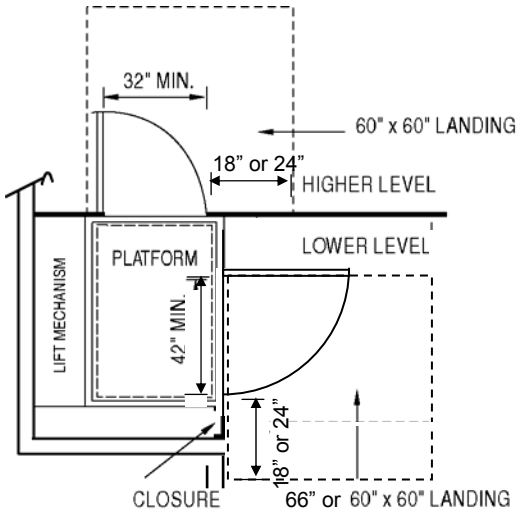
Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 12. WHEELCHAIR LIFTS

12.17 Lift involving 90 degree turn: platform size shall have a width of 42” min and a length of 53” min”. When the width is 42”, the length shall be 60”. As the width increases, the length may decrease by the same amount. The door opening at the long side must be 42” min clear.

7-3094.2(p)
DSA IRs #98-01 and #95-05



Configurations for 90° Platform Lift

Width	Length
42”	60”
43”	59”
44”	58”
45”	57”
46”	56”
47”	55”
48”	54”
49”	53”

12.18 At lower landing, provide pit for flush access into platform or a level landing at the same height as the platform with a ramp or flared sides at 8.3% max.

12.19 If ramp or flared sides are provided, indicate configuration on plan. Ramp must be permanently installed, with slope at 8.3% max, have a 48” min long landing at the bottom of the ramp, and must be so located that a person in a wheelchair can open the bottom gate independently.

1116B.2.4.1
1133B.5.4.3
1003.3.4.4

EXCEPTION:

a. A landing at the bottom gate may be omitted if the gate is equipped with a power-operated opener (indicate location of control push-plate).

12.20 If pit is used, indicate pit depth to be 4” max, and provide a contrasting stripe around the pit area.

7-3094.2(c)4

12.21 Provide safety pan cover and automatic emergency shut off.

12.22 Provide signs with lettering on a contrasting background, conspicuously posted at each landing indicating the following:

1. The international symbol of accessibility.

2. The lift shall not be used to transport materials or equipment.

3. The lift capacity (specify max weight).

4. The telephone number to call in case of emergency.

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	Check List 12. WHEELCHAIR LIFTS				
12.23	Provide signage to indicate location of lift, if lift is not visible from room.				
12.24	Indicate landing and lift gates to be 42” high.				
12.25	Gates have to comply with all applicable requirements for doors, with the exception of the overall dimensions of the landings inside the lift platform.		DSA IR #98-01		
12.26	Provide emergency backup power (e.g., self-recharging battery or standby building power sufficient for 5 upward and downward trips) to exit from platform, or provide alternate emergency ramp exit.				
12.27	Indicate smooth and solid platform enclosure.				
12.28	Provide and indicate a remote disconnect location.				
12.29	Indicate a light source that will provide 5 ft candles of light over platform if using platforms that are fully enclosed.		7-3094.2(f)		
12.30	Where lift area is not constantly supervised, provide remote alarm or a tow-way communication system (audio-visual). Indicate location of both stations.				
12.31	Bring manufacturers cut sheets for back-check.				
12.32	Indicate speed and controls in specs.				
12.33	For inclined platform wheelchair lifts see Sections 7-3094.3 of Part 7, of Title 24.				
12.34	For special access elevators (Article 15/LuLa) see Sections 7-3093 through 7-3093.60 of Part 7, of Title 24.		DSA IR #95-05		

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Check List 13. PUBLIC TELEPHONES

13.1 For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**

13.2 Indicate number and location of all public pay telephones, public closed circuit telephones, or other public telephones on each site and floor plan.

NOTE:
Closed Circuit Telephones are telephones with dedicated lines such as a house phone, courtesy phone or phone that must be used to gain entrance to a facility

13.3 Indicate compliance status of all telephones included in this project (i.e. those that are to be newly constructed or altered, or part of the required POT) and provide DSA application number.

13.4 Indicate POT to accessible telephone (dashed line) and show 30"x48" clear space.

13.5 Provide and indicate interior and exterior accessible public pay telephones, public closed circuit telephones, or other public telephones in compliance with the following table:

1117B.2.1
ADAAG
4.1.3(17)(a)

NOTE:
To be considered within the same distinctive area, no two telephones should be more than 200 ft apart from each other or have a level difference of more than 30" in height , and be visible from each another's location (measured along the POT.)

Number of each type of telephone provided on each floor, or within distinctive exterior area.	Number of telephones required to be accessible (excluding TTY requirement).
1 or more single unit.	1 or at least 50% of telephones.
1 bank.	1 or at least 50% of telephones.
2 or more banks.	1 per bank. At least 1 per floor must provide front approach.

A bank is two or more adjacent telephones.

13.6 Recommendation: All designated accessible telephones should allow front and parallel approach.

13.7 Provide additional maneuvering space at alcove (indicate dimensions).

1117B.2.4
Fig 11B-5A

13.8 Provide enlarged side and front elevation, indicating height of operable parts, knee clearance, and location of required signage.

13.9 Provide cane detectable warning at telephone that protrudes into pedestrian circulation area.

1117B.2.7.4
1133B.8.6

13.10 Provide and indicate provision of volume control at all accessible telephones (12 dBA min and 18 dBA max above normal). In addition, equip 25%, but never less than one, of all other public telephones with a volume control and disperse them among all types of public telephones, including closed circuit telephones, throughout the building or facility.

1117B.2.8
ADAAG
4.1.3(17)(b)

13.11 Provide and indicate at least one text telephone (TTY) where 4 or more public pay telephones (including both interior and exterior telephones) are provided at a site. The TTY must be

1117B.2.9.1

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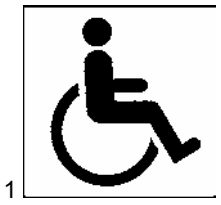
Check List 13. PUBLIC TELEPHONES

	located on the inside in a public use area if at least one of the total is inside.				
13.12	Provide and indicate a text telephone (TTY) where at least one interior public pay telephone is located in a facility that is a stadium or arena, a convention center, a hotel with a convention center, or a covered mall.				
13.13	Provide and indicate a text telephone (TTY) where at least one public pay telephone is located in or adjacent to a hospital emergency room, hospital recovery room, or hospital waiting room.				
13.14	Provide and indicate a text telephone (TTY) where at least one public pay telephone is located in the secured area of a detention or correctional facility subject to section.		ADAAG 4.1.3(17)(c)(iv)		
13.15	Provide and indicate a text telephone in areas where a text telephone relay service is unavailable.		28 CFR 35.161		
13.16	Provide and indicate a text telephone in facilities used by entities that provide emergency services, including 911 services.		28 CFR 35.162		
13.17	Provide and indicate shelf and electrical outlet for portable TTY.		1117B.2.9.2.2		
13.18	Provide and indicate the following signage at accessible telephones:		ADAAG 4.30.7		
	1 ISA at all accessible telephones.				
	2 Telephone handset with radiating sound waves at all telephones with volume controls.				
	3 International TTY symbol at all text telephones.				
	4 Directional signage adjacent to all banks of telephones which do not contain a text telephone indicating the location of the nearest text telephone (TTY). Include the international TTY symbol. If a facility has no banks of telephones, the directional signage shall be provided at the entrance (e.g., in a building directory).				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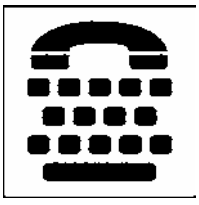
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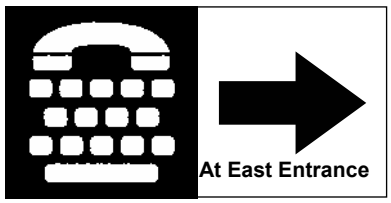

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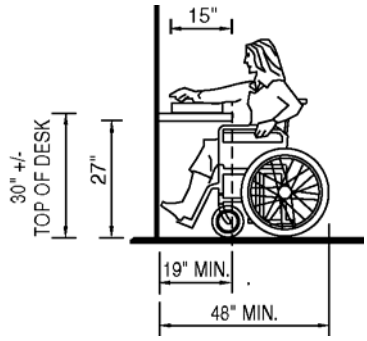
Check List 13. PUBLIC TELEPHONES

5 Indicate location of signs to be high enough to be seen even when others are using the telephone. Size signs so that they can be seen from a distance.

13.19 Telephone book, if provided, must be located at a position within reachable range.



13.20 In large projects with many telephone units or banks, provide ratio table, indicating total units, accessible units, volume control units, and TTY units for each floor/area.

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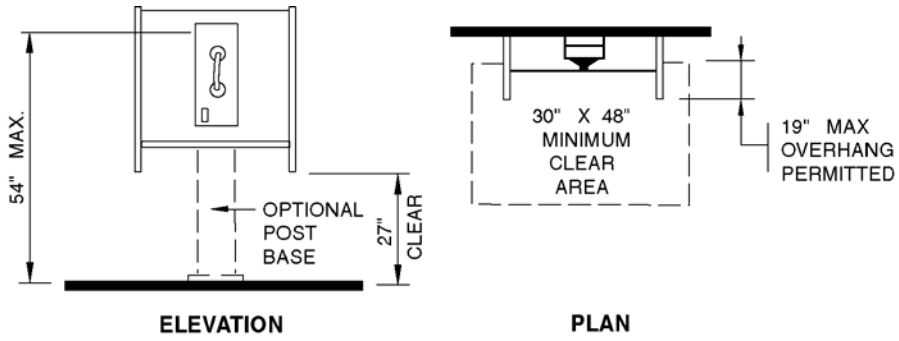
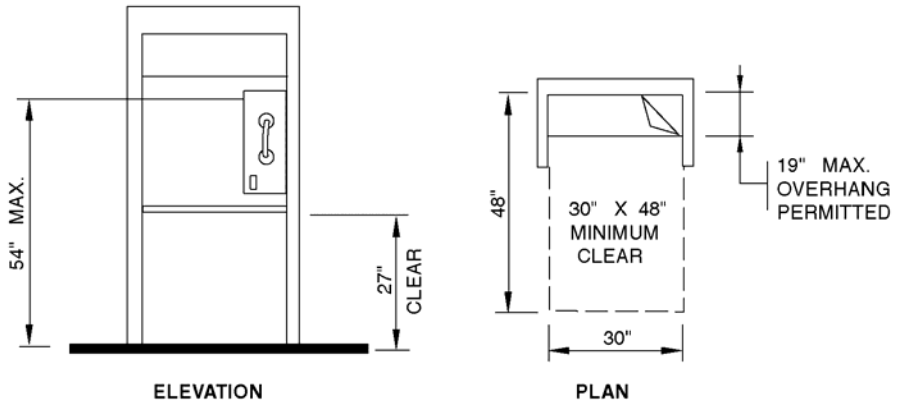
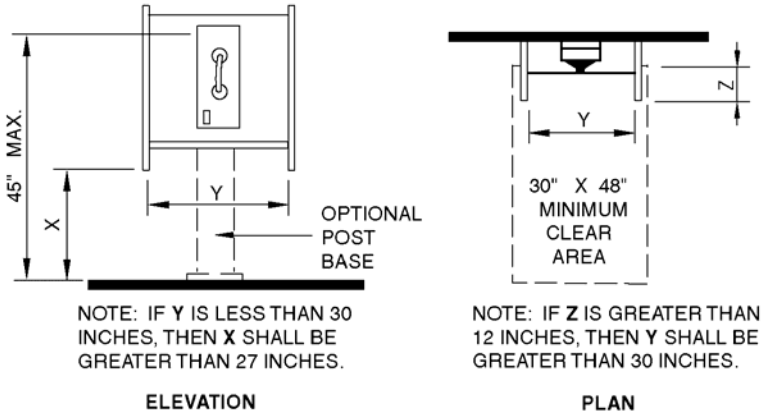


SIDE REACH ARRANGEMENT



FULL HEIGHT ENCLOSURE



FORWARD REACH ARRANGEMENT

Fig 13-A Telephone Approaches and Reach Ranges

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	Check List 14. DRINKING FOUNTAINS				
14.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
14.2	Indicate location and user type of all interior and exterior drinking fountains (DFs) on each site and floor plan.				
14.3	Indicate compliance status of all DFs included in this project (i.e. those that are to be newly constructed or altered, or part of the required POT) and provide DSA application number.				
14.4	Indicate POT to accessible DFs (dashed line) and show 30”x48” clear space.		ADAAG 4.1.3(10)(b)		
14.5	Provide and indicate “hi-low” combination DF in new construction where only one drinking fountain area is provided per floor.		1117B.1.1		NOTE: “Hi-low” drinking fountains provide access to individuals who use wheelchairs and to those who have difficulty bending or stooping. However, this can also be achieved by providing one wheelchair accessible DF and one at a standard height convenient for those who have difficulty bending.
14.6	Provide and indicate “hi-low” combination DF in alteration projects if DF is part of the alteration and where only one drinking fountain area is provided per floor.		1134B.2		
14.7	Provide and indicate “hi-low” combination DF in alteration projects if DF serves the area of alteration and where only one drinking fountain area is provided per floor.		1134B.2.1 ADAAG 4.1.6(2)		
14.8	Provide and indicate 50% of wheelchair accessible DFs and directional signage at drinking fountains that are not wheelchair accessible.				
14.9	When exterior DFs are provided, indicate “hi-low” combination, or one wheelchair accessible DF and one DF at standard height within immediate proximity.				
14.10	All DFs must be located in alcoves. EXCEPTION: a. When DSA determines unreasonable hardship to locate the DF in an alcove, the DF may project into the circulation path, if the DF is made identifiable to the blind as follows: ▪ Provide truncated domes (contrasting in texture, and color) on floor surface under DF and extend the warning surface from the back wall the to 12” beyond the front edge of the DF and 12” beyond each side of the DF, or ▪ Provide wing walls or cane-detectable rails on each side of the DF. The wings must project out from the supporting wall at least as far as the DF to within 6” of the surface of the circulation path, but cannot reduce the required clear width of the adjacent route.		1117B.1.2 Fig 11B-3(b)		When truncated domes are planed, the PD must include a written request for finding of unreasonable hardship at the time of plan submittal.
14.11	Provide alcove dimensions: **1** 32” min wide and 18” min deep. **2** 36” min wide, if alcove is deeper than 24”.		1117B.1.2		

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	Check List 14. DRINKING FOUNTAINS				
	3 Centerline of accessible wheelchair DF must be 15” min from nearest alcove sidewall.				
	4 Centerline of accessible wheelchair DF must be 18” min from nearest alcove sidewall, if alcove is deeper than 24”.				
	5 Recommendation: Provide 32” between the centerlines of two adjacent DFs.				
14.12	Provide and indicate the following dimensions for wheelchair accessible DF on enlarged elevations and plan:		CPC 1507.3 ADAAG 4.15		
	1. DF must be 18” deep and allow front approach.				
	2. Knee clearance must be 27” min AFF for a depth of 8” min, measured from the front of the DF.				
	3. Toe clearance must be 9” min AFF and 17” min deep, measured from the front of the DF.				
	4. DF activator must provide accessible operation and be within 6” of the front edge of the DF.				
	5. The bubbler outlet must be at 36” max AFF.				
	6. On DFs with round or oval bowls, the bubbler outlet must be located so that the flow of water is within 3” of the front edge of the DF.				
	7. On DFs with square bowls, the bubbler outlet must be within 6” of the front edge of the DF and provide a flow of water that is parallel with the front edge.				
14.13	DF in facilities primarily used by children should be adjusted to meet their accessibility needs in accordance with the following suggested dimensions:				
	1. Knee clearance height AFF must be 24” max for elementary and 22” max for kindergarten.				
	2. The bubbler outlet height AFF must be 32” max for elementary and 30” max for kindergarten.				
14.14	DF details on architectural plans do not correspond with site plan, plumbing plans, and/or specs. Coordinate.				
14.15	Provided typical DF detail is not similar to actual DF fixture. Modify to provide dimensioned detail representing the actual fixture, for all accessible DF under this contract.				
14.16	Bring manufacturer cut sheets for DF to back check.				

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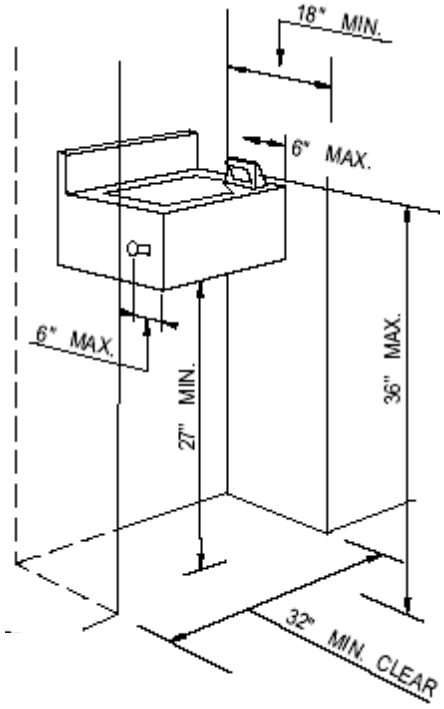
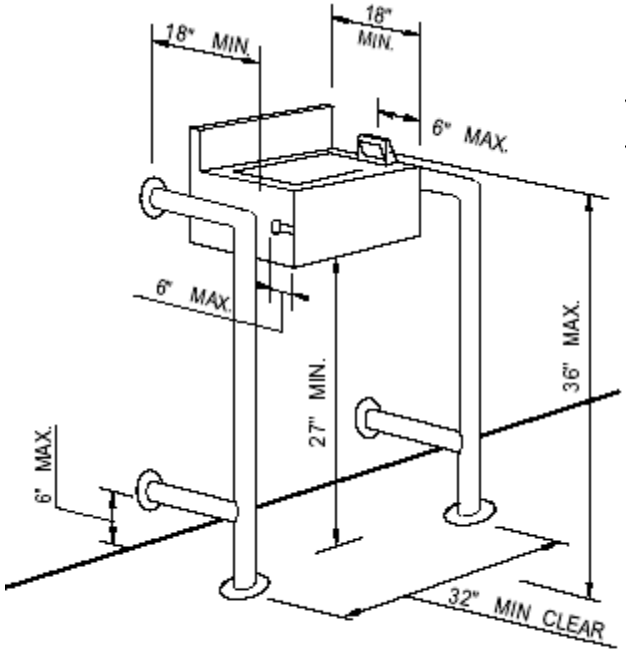


(a) ALCOVE INSTALLATION



(b) NONALCOVE WING WALL INSTALLATION

Fig 14-A. Drinking Fountain

Fig 14-A. "Hi-Low" Drinking Fountain

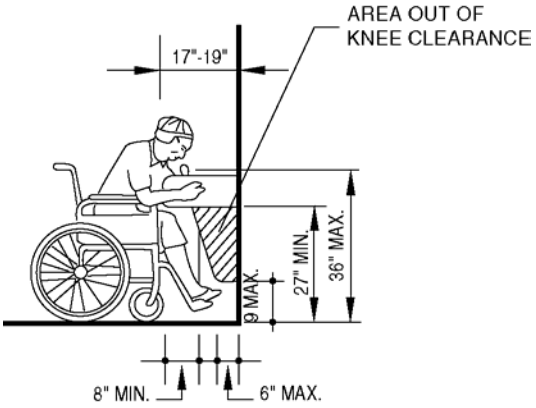


Fig 14-B. Knee and Toe Clearance

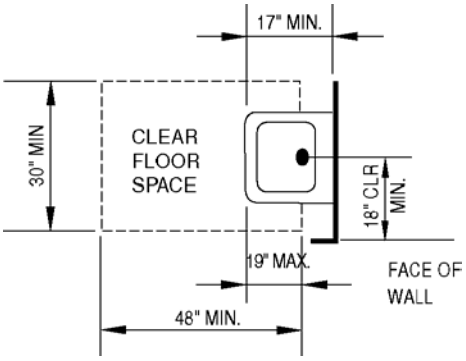


Fig 14-C. Clear Floor Space

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15	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 15. SANITARY FACILITIES				
15.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
15.2	Indicate location and DSA application number of all toilet and bathing facilities on site plan.				
15.3	All toilet and bathing facilities under this contract must be made accessible (i.e. those that are to be newly constructed or altered, or part of the required POT). EXCEPTION: a. In alterations where accessibility is required to sanitary facilities serving the area of alteration, when DSA determines that compliance would create an unreasonable hardship, and when equivalent facilitation is provided. When equivalent facilitation is used, the following criteria shall apply: Accessible sanitary facilities are provided within a reasonable distance of inaccessible sanitary facilities (~200 ft. max.).		1115B.1		NOTE: See Section 1111B.4.6 and Chapter 11A for bathrooms in motel, hotel and other residential occupancies. NOTE: DSA does not determine hardship if the toilet facility provides only lateral or front transfer. See also **Item 15.4**.
15.4	Provide separate fully accessible facilities for each sex and for each type of use within close proximity (max. distance not to exceed 200' one way) of inaccessible separate facilities. EXCEPTION: a. In alterations when DSA determines that compliance would create an unreasonable hardship, and only when equivalent facilitation would result in the provision of a side-transfer toilet. DSA may accept unisex fully accessible toilets as equivalent to a pair of partially accessible arrangements for each sex.		1114B.1.2 1115B.1 1115B.2 DSA IR #97-01		NOTE: Labor code §2350 require separate facilities within a reasonable distance when there are five or more employees.
15.5	If DSA's determination is based on provisions pertinent to wheelchair access, it will not obviate or limit in any way the obligation to comply with other accessibility requirements (i.e. those serving persons with orthopedic, visual and hearing impairments.)				
15.6	In certain alterations, DSA may allow deferral of accessibility upgrades to future projects when <u>all</u> of the following criteria is met: **1** At least one fully accessible toilet facility for each user group served at this site is provided or will be provided in the course of the current project. **2** The public entity has prepared an ADA Transition Plan (see DSA IR # 00-01 for a description of accepted Plan formats.) **3** The toilet facility is included in the entity's Transition Plan and scheduled to be brought into compliance within 15 months of the submittal date of the current project.		28 CFR 35.150(d)		

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	Check List 15. SANITARY FACILITIES				
15.7	Provide at least one unisex fully accessible facility within close proximity to inaccessible unisex facilities.				
15.8	Provide directional signage at all inaccessible toilet and bathing facilities indicating the location of the nearest wheelchair accessible facility within the facility.		ADAAG 4.1.6(3)(e)(iii)		NOTE: Since the directional sign is for the benefit of people using wheelchairs, special care should be considered when choosing installation height and character size. However, Braille and raised letters may be omitted.
15.9	Location of accessible sanitary facilities or POT to those facilities should be such as not to expose persons with disabilities to weather conditions substantially different from those to which non-disabled persons are exposed.				
15.10	Common-use accessible restroom needs to be accessible directly from a corridor or from the outside (not through an office, a classroom, or any assembly or performance area which disturbs the function of that room).				
15.11	In alterations of kindergarten at least one accessible toilet facility must be made accessible for children of that age group.				
15.12	Door leading to sanitary facility must be accessible. Indicate door width, landing dimensions and slope, and show 90˚ door swing on plan.		1115B.4 ADAAG 4.1.3(7)(c)		
15.13	Door cannot swing into the 30”x48” clear space required for any fixture (i.e. front and side transfer spaces at accessible WCs, spaces at accessible urinal and all lavatories, and transfer spaces at accessible showers and bathtubs).		1115B.7.1.2 ADAAG 4.22.2, 4.23.2		
15.14	Recommendation: Door should not swing into the 30”x48” clear space required for the use of any dispenser, disposal, or other accessory.				
15.15	Indicate 30”x48” clear space on plan at accessible urinal, shower/bathtub, and for at least one accessible lavatory.				
15.16	Indicate 60” diameter circle or 63”x56” rectangle on plan (clear space measured from floor to 27” height).				
15.17	Doors, other than the door to the accessible compartment, cannot swing into the 60” circle or 63”x56” rectangle for more than 12”.		1115B.7.1.1 1115B.7.2		
15.18	In alterations, provide as-built dimensions pertinent to compliance status.				
15.19	For restroom signage see **Checklist 17**.				
15.20	Coordinate plumbing drawings with architectural drawings.				
15.21	See architectural drawings for additional plan review notes.				
15.22	Coordinate all fixtures shown on fixture schedule with all plumbing fixtures shown on plumbing and architectural drawings.				

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Check List 15. SANITARY FACILITIES

WATER CLOSETS (WCs) AND COMPARTMENTS

15.23 Compartment door to accessible fixture must comply with door maneuvering requirements. Indicate strike edge clearance and landing depth (e.g., for front pull-side approach show 18" and 60" dimensions). See **Checklist 8** for door requirements.

ADAAG 4.22.2, 4.23.2, Fig. 25

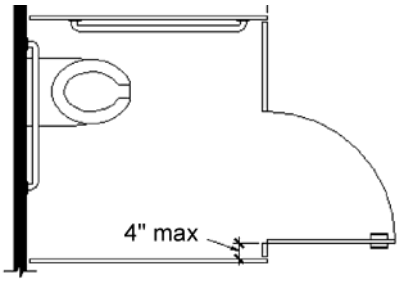
15.24 Provide and indicate the following for compartment door to accessible fixture:

1115B.7.1.4

1. Side entry stall door must have 34" clear opening.
2. Front entry stall door must have 32" clear opening.
3. Stall door must be self-closing, and have U-pulls on both sides. A locking mechanism must be included that does not require grasping, pinching, or wrist turning.

15.25 Front entry stall door must be located in front of the WC side transfer space –and not in front of the WC– with a maximum stile width of 4 inches. Relocate door or fixture.

ADAAG Fig. 30(a)

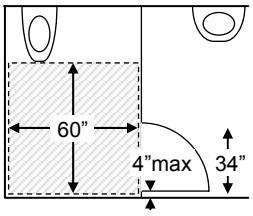


15.26 In multi-accommodation toilet rooms, provide and indicate a 44" min clear passageway to the accessible WC compartment, excluding door openings and door swings.

1115B.7.1.4

15.27 In accessible compartments with out-swinging side entry stall doors, provide and indicate a 60" square space in front of the WC.

1115B.7.1 1115B.7.2 ADAAG Fig. 30(a-1)



Out-swinging door and 60" square directly in front of water closet.
(All dims are min. u.o.n.)

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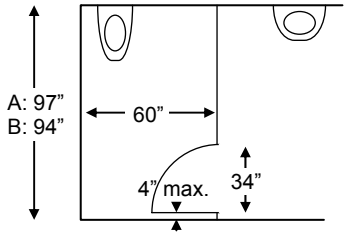
Check List 15. SANITARY FACILITIES

15.28 In accessible compartments with in-swinging side entry stall doors, provide and indicate 94” min total stall length when using wall-mounted, or 97” when using floor-mounted WC.



In-swinging door.
A: Floor-mounted WC
B: Wall-mounted WC
(All dims are min. u.o.n.)

NOTE:
When the 4” stile width dimension is reduced, the overall stall length can be decreased by the same amount.

15.29 In accessible compartments with out-swinging front entry stall doors, provide and indicate 48” max in front of the WC.

15.30 Indicate height of top of WC seat. Provide exact dimension, not a range and coordinate with specs. — 1115B.2.1

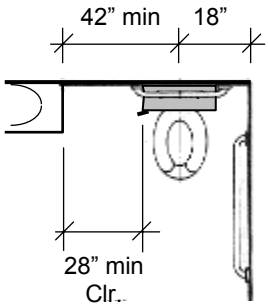
15.31 Indicate WC flush valve to be on wide side of toilet area.

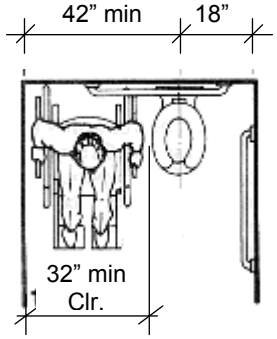
15.32 In new construction and alterations, indicate 18” absolute from centerline of WC to nearest sidewall. — 1115B.7.1.3, 1115B.7.2

15.33 Nearest sidewall or partition must be parallel to centerline of WC. — 1115B.7.1.3

15.34 Recommendation: Provide back wall.

15.35 Indicate a 28” min wide clear distance between the accessible WC (or tank) and any other fixture or 32” to sidewall or partition that is located on the wide side. — 1115B.7.1, 1115B.7.2





15.36 Indicate 42” min from centerline of WC to wall on wide side, or indicate total width of clear area to be 60” min (18”+42”) to allow side and front transfer use. — ADAAG Fig. 28-c

15.37 Provide one semi-ambulant stall where six or more WCs are provided within a multiple-accommodation toilet room. — 1115B.7.1.5, ADAAG 4.23.4

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	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 15. SANITARY FACILITIES

15.38 Provide and indicate the following at semi-ambulant stall:

1. Stall must be 36” wide absolute (delete “min”).

2. Stall length must provide 24” in front of the WC, and allow installation of grab bars on each side.

3. Stall door must provide 32” clear opening.

4. Stall door must be out-swinging, self-closing, have U-pulls on both sides and a locking mechanism that does not require grasping, pinching, or wrist turning.

5. Parallel grab bars must be provided on both sides and must be 40” min long (42” preferred). — ADAAG Fig. 30(d)

6. Centerline of WC should be 18” from sidewalls.

GRAB BARS IN TOILET FACILITIES

15.39 Indicate height of grab bar to be 33” o.c. AFF. — 1115B.8.1

EXCEPTION:

a. Where a tank–type toilet is used which obstructs placement at 33”, the back grab bar may be 36” max o.c..

15.40 Indicate back grab bar to be 36” min long.

15.41 At WC not located in compartment, indicate 36” long back grab bar to extend 12” beyond the center of the WC toward the side wall, and 24” toward the open side. — ADAAG Fig. 29

15.42 At WC located in compartment, indicate back grab bar to be within 6” from nearest sidewall. — ADAAG Fig. 30(a)

15.43 At WC not located in compartment, indicate 42” min long side grab bar to extend 54” min beyond the back wall. — ADAAG Fig. 29

NOTE:
To ensure compliant installation the use of a 48” long side grab bar, located 9” from the back wall, is recommended.

15.44 At WC located in compartment and providing front transfer, indicate 42” min long side grab bar to extend 54” min beyond the back wall.

15.45 If side grab bar is 42” long and required to extend 54” min, delete the “max” at the 12” and the “min” at the 54” dimensions.

15.46 Indicate diameter of grab bars and coordinate with specs. — 1115B.8.2

15.47 Indicate space between grab bar and adjacent wall to be 1 1/2" clear (delete “min”).

ACCESSORIES

15.48 Indicate location and provide necessary dimensions for all toilet/bathroom dispensers/disposals/accessories (e.g., soap,

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	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

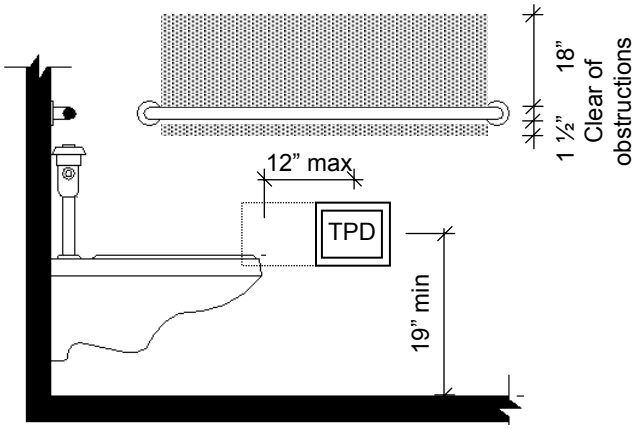
Check List 15. SANITARY FACILITIES

paper towel, seat cover, feminine tissue, electric dryer, coat hooks, etc) on enlarged plans and elevations. Elements must be within reach range of user but cannot protrude into any required clear floor space.

15.49 Relocate accessories/dispensers to be no closer than 1.5" below and 18" above grab bars (except if accessories are recessed, flush with wall, and have no sharp edges).

15.50 Indicate toilet paper dispenser (TPD) centerlines to be 12" max from the front edge of the WC and 19" min AFF. TPD that control delivery, or that do not permit continuous paper flow, shall not be used.

1115B.9.3
ADAAG 4.16.6



15.51 Indicate projection of dispensers and disposals (e.g., toilet paper dispenser, feminine tissue disposal (FTD)) in accessible and semi-ambulant compartment to be 3" max. Provide recess for installation and coordinate elevations, notes, and specs.

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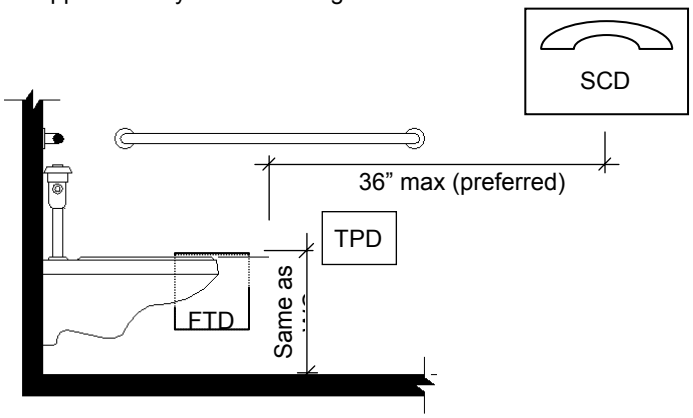
15.52 Seat cover dispensers (SCD) must be within reach range of the clear space in front of or next to the water closet (36" max preferred to be from front edge of WC to centerline of SCD). FTD should be installed adjacent to WC with the top at approximately the same height.



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	Check List 15. SANITARY FACILITIES				
15.53	If dispensers and disposals are N.I.C., indicate dimensions of recess or compliant projection (3" max.)				
15.54	Indicate coat hook in accessible stall to be at 48" AFF.				
15.55	Indicate height of operable parts, including coin slots of dispensers, disposals and other equipment (at least one of each type) to be 40" max AFF.		1115B.9.2		
15.56	Indicate bottom of all mirrors at lavatories to be 40" max AFF (i.e. to the bottom of the mirrored surface not frame.)		1115B.9.1.2		
15.57	Provide soap and paper towel dispensers/electrical dryer within reach range of clear 30"x48" user space at accessible lavatory/sink.				
15.58	Indicate size and location of waste bin in all floor plans; especially if waste bin is N.I.C. This provides owner with dimensional requirements for purchase or installation. Provide recessed space in case waste bin would protrude into any required clear floor space (consider doors, fixtures, accessories, circulation path, etc.)				
	LAVATORIES (LAVs)				
15.59	All lavs must be made accessible.		1115B.9.1		
15.60	Provide and indicate 18" min from any adjacent side wall to centerline of lav.				
15.61	Provide enlarged side elevation indicating the following dimensions: **1.** Rim or counter edge no higher than 34" AFF. **2.** Apron to floor 29" min. **3.** 27" min knee clearance. **4.** If a minimum 9" high toe clearance is provided, a maximum of 6" of the 48" clear floor space required at the fixture can extend into the toe space.		1115B.2.1.2		DSA may consider lavs protruding objects if they are located in the direct path of travel, or if a blind person would not expect them at this location.

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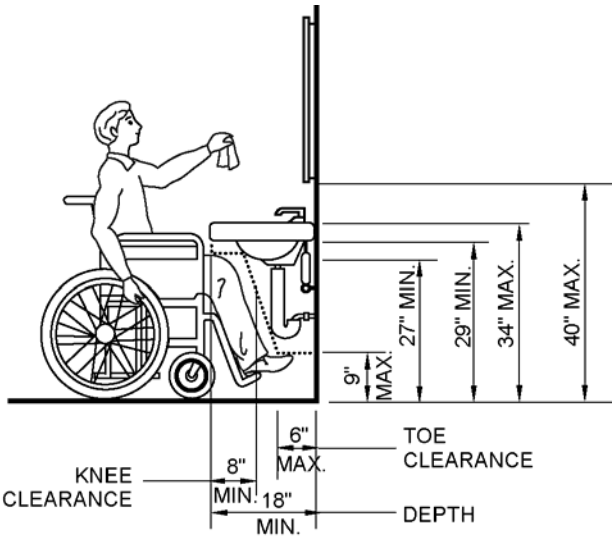
Check List 15. SANITARY FACILITIES



15.62 Shown lav elevation does not reflect actual fixture chosen. Modify or spec fixture that is shown in drawing.

15.63 Provide note on plan stating that all hot water and all drainpipes must be insulated or otherwise covered.

15.64 Provide the following note on plan: “There shall be no sharp or abrasive surfaces under lavatories”. 1115B.2.1.2.2

15.65 Paper towel dispenser/electrical dryer cannot protrude into 30”x48” at lav.

URINALS

15.66 Provide at least one wall hung accessible urinal and indicate the following: 1115B.2.1.1 ADAAG 4.18.2

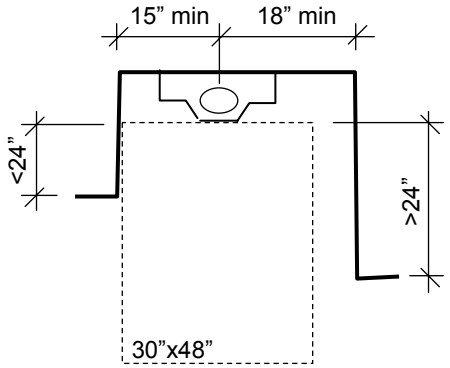
1. Rim to be 17” max AFF.
2. Recommendation: rim to be 13” min AFF to accommodate toe clearance.
3. Rim to project 14” min from back wall.
4. Flush control at 44” max AFF.

15.67 Indicate 15” min clearance from centerline of urinal to any wall or partition that projects out less than 24” from the front edge of the 30”x48” clear space.

15	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 15. SANITARY FACILITIES

15.68 Indicate 18" min clearance from centerline of urinal to any wall or partition that projects out more than 24" from the front edge of the 30"x48" clear space. — Fig 11B-5A



SHOWERS

15.69 Provide one accessible shower for each 100 (or fraction thereof) of total showers.

15.70 Indicate size of shower stall to be either: — Fig 11B-2, ADAAG 4.21.2, ADAAG Fig 35

1. 36"x60" with a 36" deep and 60" long clear space in front of the opening.

Or

2. 30"x60" with a 36" deep and 60" long space in front of the opening.

NOTE: Shower stalls measuring 42"x48" are not specifically covered by federal guidelines and are pending approval by the U.S. DOJ.

15.71 In open shower facilities (gang showers), locate accessible shower in corner and provide grab bars as shown in CBC Figure 11B-2C (the 36" long grab bar must be located so that seat can be folded up). — 1115B.6.3

15.72 Provide the following shower accessories and indicate location and dimensions: — 1115B.6.2.4

1. Single-lever faucet control.

2. Hand-held sprayer with hose.

3. Folding seat.

4. Grab bars.

5. Soap dish.

15.73 Indicate floor slope to be 2% max.

15.74 30"x60" shower stall cannot have curb or lip. — ADAAG 4.21.7

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	Check List 15. SANITARY FACILITIES				
	BATHTUBS				
15.75	Provide one accessible bathtub for each 100 (or fraction thereof) of total bathtubs.				
15.76	Indicate size of clear floor space in front of bathtub (in relation to long dimension of tub):		Fig 11B-8 ADAAG Fig 33		
	1. 48”x60” for perpendicular approach at bathtub with seat in tub.				
	2. 30”x60” for parallel approach at bathtub with seat in tub.				
	3. 30”x75” for parallel approach at bathtub with seat behind head-end of tub.				
15.77	Provide the following bathtub accessories and indicate location and dimensions:		1115B.6.1		
	1. Single-lever faucet control.				
	2. Hand-held sprayer with hose.				
	3. Seat.				
	4. Grab bars.				
	5. Soap dish.				
	LOCKER ROOMS IN BATHING FACILITIES				
15.78	Provide one accessible locker for each 100 (or fraction thereof) of total lockers.		1115B.6.4 ADAAG 4.1.3(21)		
15.79	Locker must allow approach from both sides (left and right) and the front.				
15.80	Provide elevation and indicate heights of locks (at 48” max), shelves (between 15” and 48”), and hooks (at 48” max).				
15.81	Recommendation: Shelves should be height adjustable.				
15.82	Provide and indicate a bench or section of bench close to the accessible locker, measuring 24” deep, 48” wide, and 18” high, and fixed to a wall along the longer dimension.		1110B.1.7 ADAAG 4.35.4		
15.83	Provide and indicate a 60” square clear space in front of the accessible bench section, located in such a manner to allow a person using a wheelchair to make a parallel transfer onto the bench.				
15.84	Recommendation: Provide horizontal and vertical grab bars at the accessible bench section.				
15.85	Provide and indicate a 36” min wide POT to accessible locker and bench section				

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Check List 15. SANITARY FACILITIES

CHILDREN

15.86 Design and construction of toilet and bathing facilities primarily used by children should be adjusted to meet their accessibility needs. See Figure 15-A at the end of this checklist for an updated table of suggested dimensions.

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A = Adult Dimensions (age 12 and over).
E = Elementary dimensions.
K = Kindergarten and pre–school dimensions.
FED = ADAAG dimensions for children age 12 and younger, shown for reference only.

ALTERNATIVE DIMENSIONS		**A (Inches)**	**E (Inches)**	**K (Inches)**	***FED Children***
a	Toilet centering from wall	18	15	12	*12-18*
b	Toilet seat height/dimensions to top of seat	17-19	15	11-12**	*11-17*
c	Grab bar height (centerline)	33	27	20-22	*18-27*
d	Toilet paper above floor (centerline)	19 min	-	-	*14-19*
e	Toilet paper in front of toilet	12 max	6 max	6 max	-
f	Napkin disposal in front of toilet	12 max	12 max	N/A	-
g	Sanitary dispenser height	40 max	36 max	32 max	*29-44*
h	Mirror height (to bottom of glass)	40 max	34 max**	32 max	*34 max*
I	Lavatory/sink top height	34 max	31 max**	26 max**	*31 max*
j	Lavatory apron clearance	29 min	-	-	*24 min**
k	Lavatory/sink knee clearance	27 min	24 min	19 min	*24 min**
l	Urinal lip height	13-17	13-15	14 +/-1	-
m	Urinal, toilet flush handle height	44 max	37 max	32 max	*36 max*
n	Drinking fountain bubbler height	36 max	32 max	30 max	*30 max*
o	Drinking fountain knee clearance	27 min	24 min	22 min	-
p	Ramp/stair handrail height	34-38	27***	22***	*28 max*
q	Fixed or built-in seating, table top height	28-34	-	-	*26-30**
r	Fixed or built-in seating and table knee clearance	27 min	24 min	-	*24 min**
s	Forward reach range (high)	48 max	-	-	*36-44*
t	Side reach range (high)	54 max	-	-	*36-44*
u	Forward reach range (low)	15 min	-	-	*16-20*
v	Side reach range (low)	9 min	-	-	*16-20*

* No ADAAG requirement if element is used primarily by children ages 5 and younger and if clear floor and parallel approach is provided.
** Change from CBC due to more restrictive federal standards (see GC 4450(b) and CBC §101.17.11).
*** In addition to adult rail.

Fig 15-A. Alternative Dimensions for Children's Use

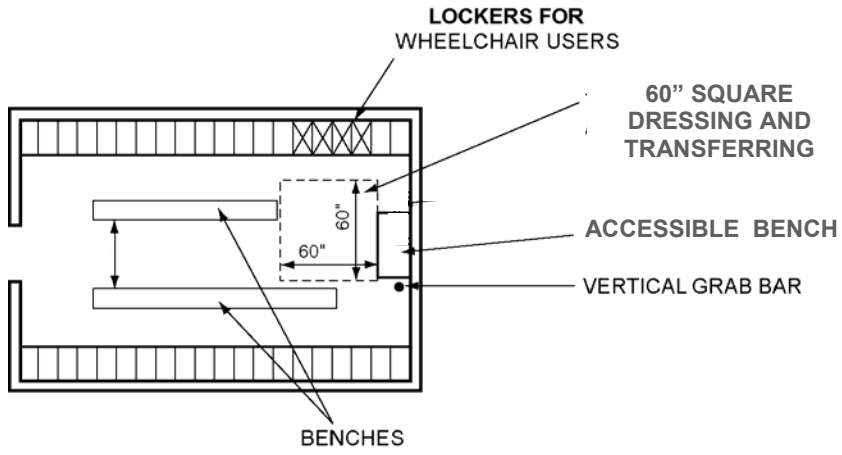

Fig 15-B. Locker Rooms

16	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 16. ALARMS				
16.1	For general scoping requirements and exceptions see also **Checklist 1.** To be reviewed in coordination with Fire/Life/Safety.				NOTE: See Section 1111B.4.5 and **Checklist 22** for additional requirements in motels, hotels and other residential occupancies.
16.2	Every facility that has, or is required to have an emergency warning system must be equipped with means of warning persons with hearing impairments in accordance with NFPA 72 as amended in Chapter 35 of Title 24 and the ADAAG. EXCEPTION: a. Emergency warning systems in medical care facilities may be modified to suit standard health care alarm design practice. b. In large assembly areas, such as auditoria or stadiums, where the appropriate administrative authority determines that the provision of audio/visual alarm notification would constitute a hazard to the general public.		1114B.2.4 ADAAG 4.1.3(14)		
16.3	When installation of an emergency warning systems is required in this building, provide names or numbers, and function (relevant to the occupancy type and use) for all rooms and areas.				
16.4	Provide visual alarm signals (strobe lights) in all common-use areas and indicate location and intensity on plans. **1.** Toilet and bathing facilities. **2.** Classrooms and locker rooms. **3.** Band and music practice rooms. **4.** Gymnasiums and multipurpose rooms. **5.** Occupational shops. **6.** Occupied rooms where ambient noise impairs hearing of the fire alarm. **7.** Corridors, hallways, lobbies, and enclosed staircases. **8.** Cafeterias, meeting and conference rooms. **9.** Any rooms frequently used by persons with hearing impairments (such as HIP or speech therapy classrooms). **10.** Filing and photocopy rooms, employee break rooms. **11.** Dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas. **12.** Any other area for common use.		CBC 204 ADAAG 4.28.1, ATBCB Bulletin #2		DEFINITION: "Common-Use Areas" refers to those interior and exterior rooms, spaces, or elements that are made available for the use of a restricted group of people (for example, occupants of a homeless shelter, the occupants of an office building, or the guests of such occupants).
16.5	Strobe lights must provide 75 candela min intensity (effective strength, measure at the source.) EXCEPTION: a. In smaller rooms, such as examination, toilet, and dressing rooms, a single strobe of lesser intensity may well be sufficient as an equivalent facilitation. However, as		ADAAG 4.28.3(4)		NOTE: ADAAG requirements for alarm systems may be more stringent than those in Chapter 35 or NFPA 72.

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	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 16. ALARMS

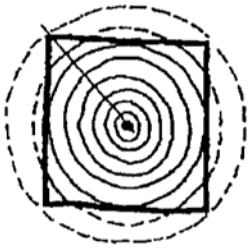
there is no process for certifying alternative methods (except in transportation facilities under DOT enforcement), the responsibility for demonstrating equivalent facilitation in the event of a challenge rests with the covered entity.

16.6 Provide note or indicate on plan installation height of strobe light to be between 80” and 96” AFF, or 6” min below the ceiling, whichever is lower.

ATBCB Bulletin #2

16.7 Where ceiling mounted strobe lights are provided, bring manufacturers cut sheets to back check, showing the 6” below the ceiling requirement is met.

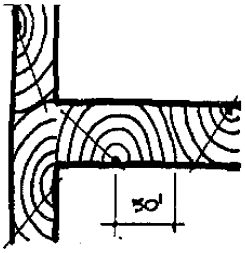
16.8 Recommendation: Large, high-ceilinged spaces may best be served by suspended flash tubes of very high intensity (lamps up to 1000 candela are available for such applications).



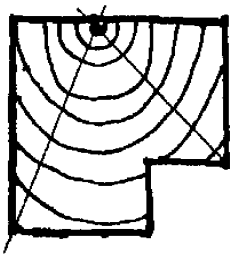
Recommend

Not Recommended

16.9 No place in common corridors shall be more than 50’ from the strobe light.



Recommended spacing in corridors



Placement in irregularly configured rooms

16.10 All areas required to be “strobed” must have a direct line of sight to at least one strobe light.

Title 24, Part 3, Sec. 760-16

NOTE: ADAAG requirements for alarm systems may be more stringent than those in Chapter 35 or NFPA 72.

EXCEPTION:

a. Areas with columns less than 36” wide.

b. Restrooms with toilet stall partitions, less than 84” high AFF.

c. Areas with half high partition walls, less than 60” high AFF.

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	Check List 16. ALARMS				
16.11	Provide note or indicate on plan installation height of fire alarm initiating device (pull box) to be at 48" AFF. EXCEPTION: a. In alteration projects, when the initiating device is 54" AFF and parallel approach is provided, initiating device does not have to be relocated.				NOTE: ADAAG requirements for alarm systems may be more stringent than those in Chapter 35 or NFPA 72.
16.12	Provide front and parallel approach at newly installed fire alarm initiating device.				
16.13	Indicate accessible operating hardware at initiating device (e.g., not requiring tight grasping, pinching, or twisting of the wrist, and force less than 5 lbs).		1117B.6.4 ADAAG 4.27.4		
16.14	Fire alarm initiating device must be located on POT.				
16.15	Fire alarm initiating device cannot be located where a person using a wheelchair would be forced to reach over an obstruction.		Fig. 11B-5C(a)		
16.16	Provide note or indicate on plan or elevation height of fire extinguisher cabinet opening hardware to be at 48" AFF max.				
16.17	Provide front and parallel approach at newly installed fire extinguishers.				
16.18	Indicate accessible opening hardware at fire extinguisher cabinet (e.g., U-pull and latch force less than 5 lbs.)				

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17	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		*Justification, Reference, or* Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 17. SIGNAGE AND WAY-FINDING				
17.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
17.2	Provide details and specs for all signs applicable to this project and indicate the provision/installation on site plans, floor plans and elevations.				
17.3	Signs that are located on or at doors must be included in the door schedule, or provide a separate signage schedule which references the door mark for each sign.				
17.4	Reference signage details for each door and and indicate message (e.g., “TO EXIT”, “GIRLS”, “124”, etc).				
17.5	The following signs may be required:				
	1. "Tow-away" signs at parking lot entrance (or at stall).		1129B.5		
	2. Accessible parking signs, incl. van sign.		1129B.5		
	3. Accessible passenger loading zones.		ADAAG 4.1.2(7)(b)		
	4. Exterior directional signage.		1127B.3		
	5. International Symbol of Accessibility (ISA) signs at all accessible entrances.		1117B.5.7		**ISA** (International Symbol of Accessibility)
	6. Directional signage at all inaccessible entrances, directing persons to the nearest accessible entrance.		28 CFR 35.163(b)		
	7. Assistive Listening System (ALS) signs, indicating availability of ALS.		1104B.2.4		
	8. Raised letters/California Grade 2 Braille EXIT signs at all exit doors (NOTE: this is in addition to the overhead/low-level illuminated exit signs).		28 CFR 35.163(a)		
	9. California restroom symbols (circle/triangle) on door leafs, incl. ISA if restroom is wheelchair accessible.		1115B.5		
	10. Restroom identification sign on wall shall include gender pictogram, raised letters and California Grade 2 Braille.		1115B.5		
	11. ISA accessible seating, incl. aisle seats, companion seats, and wheelchair spaces at bleachers.		1104B.3.4.1, DSA IR #98-05		
	12. Area of evacuation assistance identification and illuminated signage.		1114B.2.2.5		
	13. Volume control sign at telephones.		1117B.2.8		
	14. TTY signage and TTY directional signage.		1117B.2.9.2, 3		
	15. Building directory or lobby sign informing building users that specific sanitary facilities and/or elevators for public use have been remodeled.		1117B.5.8		
	16. Warning signs at inaccessible exits.		1133B.1.1.1.1		
	17. Enclosed stairway signage.		DSA IR #98-06		
	18. Elevator and elevator lobby signage.		Title 24, 3003		
	19. Platform lift signage.		Title 24, 7-3094		

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17	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		*Justification, Reference, or* Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 17. SIGNAGE AND WAY-FINDING				
	20. Evacuation plans.				
	21. No Smoking signs.				
	22. Recommendation: Provide sign at main visitor entrance area to notify about the provisions of the ADA, and indicate the contact information of the entity's ADA-Coordinator.		28 CFR 35.106, 107		
17.6	Indicate and specify materials, colors, and typestyles to be used for all accessible signage (visual and tactile), according to the following criteria:		1117B.5 ADAAG 4.30		
	1. Except for reflective parking and traffic signs, all identification, informational and directional signs must have non-glare backgrounds and characters. "Matte," "satin" or brushed metals are rarely appropriate. These and other shiny or reflective materials are only appropriate for frames or other strictly decorative elements which don't intrude into area of sign.				
	2. Contrast between characters and background must be 70% min.				
	3. Character width 100 percent max and 60 percent min of height, measured by width of uppercase "X" at base; or by width of uppercase "O" (whichever is more narrow). Stroke width must be 10 percent min to 20 percent max of character height, measured by stroke, width, and height of uppercase "I."				
	4. Add specifications for visual characters as follows: visual characters can be serif or sans serif and upper and lowercase characters may be used for visual characters. Recommendation: Use upper and lowercase characters except where required by other codes or statutes, with possible exception of headings.				
	5. Use typestyles which are conventional and non-decorative. No script, italic or oblique typestyles.				
	6. Ease all edges and corners of signs. On signs installed on poles, provide radius corners and eased edges.				
17.7	Add specifications for tactile characters as follows: raised characters must use sans serif font, in all uppercase characters. No serif fonts of any kind are allowed. Recommendation: Specify 1/8" min between two closest points of adjacent tactile characters, measured at top surface of characters. Recommend beveled or rounded characters.				
17.8	California Grade 2 Braille must accompany raised text characters. NOTE: Most Braille signs that are identified by manufacturers to be ADA compliant, do not comply with California's requirement.				
17.9	Recommendation: Rounded or domed California Braille dots, each distinct and separate. Dots with straight sides and flat tops are not readable for many Braille users.				NOTE: Most Braille signs that are identified by manufacturers to be ADA compliant, do not comply with California's requirement.

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17	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		*Justification, Reference, or* Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 17. SIGNAGE AND WAY-FINDING				
17.10	California Braille dots within cells must be 1/10” apart o.c. Cells must be 2/10” apart. Measure cell distance from the center of top dot location of column two of the first cell to the center of top dot location of column one of the next cell on right, within the same word. Dots must be 1/40” high at dot apex.				
17.11	Indicate material and color descriptions and sample typestyles in plan as follows:				
	1. Include color and material specifications for sign message backgrounds and characters to demonstrate minimum contrast and non-glare characteristics.				
	2. Show 1” high examples of uppercase characters “I,” “O,” and “X”, in chosen typestyle(s), indicating whether style is for tactile characters, visual characters, or both.				
17.12	Provide character and symbol size for all signs as follows:				
	1. On visual signs, size characters and symbols according to viewing distance. Signs mounted 80” or more AFF must have 3” high min characters.				
	2. Recommendation: Pictograms and ISAs on interior signs at eye level should be 3” min high or twice as high as height of largest text on sign, whichever is greater. On signs where bottom is 72” or more AFF, minimum should be 6” high or twice as high as height of largest text on sign, whichever is greater. NOTE: Pictograms and other symbols, such as ISAs, which are included on signs with raised characters and Braille are not required to be raised. The ISA, when included on a tactile sign, does not require any accompanying text, either visual or tactile.				
	3. On tactile signs, raised characters must be 5/8” min and 2” max high. Recommendation: Character height 1.”				
	4. Pictograms (pictorial symbols) that identify rooms and spaces, such as gender pictograms for restrooms must be in a 6” min high field directly above accompanying raised text and California Braille. No characters or Braille in field.				NOTE: Pictograms and other symbols, such as ISAs, which are included on signs with raised characters and Braille are not required to be raised. The ISA, when included on a tactile sign, does not require any accompanying text, either visual or tactile.
17.13	Where size is dictated by code, specify exact sizes and material thickness. For instance, geometric symbol signs are 1/4" thick, and have 12” measurements.				
17.14	For exterior wayfinding signs, determine all decision points on site, beginning at pedestrian entrances, bus stops, parking lots and drop off points, where accessible POT deviates from regular pedestrian POT. Specify and locate on plan directional or informational sign for each decision point so that steps do not have to be retraced. Sign must include ISA and appropriate arrow and/or text. Determine appropriate size by distance from which sign will be viewed and mounting height of sign. Recommendation: Do not include signs with ISA at intervals along POT when entire POT is accessible.				
	1. ISA must be white on Federal Blue background, with non-glare surface.				

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Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		*Justification, Reference, or* Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
Check List 17. SIGNAGE AND WAY-FINDING				
2. Recommendation: Use as little text as possible, and for existing facilities, determine what terminology is already used by those on site. To aid those with cognitive disabilities, be consistent, brief and repetitive.				
17.15 Place ISA at each accessible building entrance. Where all entrances are not accessible, place directional or informational sign so that steps do not need to be retraced, to direct from inaccessible to accessible entrances. Include ISA on sign along with appropriate arrow and/or text.				NOTE: Pictograms and other symbols, such as ISAs, which are included on signs with raised characters and Braille, are not required to be raised. The ISA, when included on a tactile sign, does not require any accompanying text, either visual or tactile.
1. On campuses where individual classrooms are entered by exterior doors, rather than through a central hall or corridor within building interior, and all such exterior doors are accessible, do not specify an ISA at each such door.				
2. Recommendation: Place signs where persons in wheelchairs can see them at eye level. Don't place signs at bottom of doors. If no space directly on door, prominent sign with ISA can be placed adjacent to door.				
3. Recommendation: If electronically controlled door opens with push button device, specify label with prominent ISA located where visible as door is approached. If impossible, specify that ISA with directional arrow to control be located where visible as door is approached.				
4. Recommendation: California statute requires that every building entrance have a sign stating "No Smoking" or "No Smoking Except in Designated Areas." This sign should follow the rules for informational signs, with no glare, high contrast, and readable type. It can be included on the same sign panel as the ISA to reduce clutter.				
17.16 When interior accessible POT diverges from regular pedestrian POT, and when one is not immediately visible from the other, (for instance, elevator is not adjacent to stair or lift to stage platform is behind door) or when all facilities such as restrooms, drinking fountains, telephone equipment and ground floor exits are not accessible, specify and locate on plan informational and/or directional signs, to include appropriate Symbol of Accessibility and text such as "Restroom," "Elevator" or "TTY" along with brief text and arrows to indicate location of accessible elements. Locate signs at decision points so that steps will not have to be retraced.				NOTE: Pictograms and other symbols, such as ISAs, which are included on signs with raised characters and Braille, are not required to be raised. The ISA, when included on a tactile sign, does not require any accompanying text, either visual or tactile.
1. At the approach to an inaccessible exit, provide a sign directing to the nearest accessible exit. Install at location so that steps do not need to be retraced. Add additional directional signs at subsequent decision points as necessary.				
17.17 Provide sign schedule to show identification of all permanent rooms and spaces, including restrooms and exits, with raised characters accompanied by California Braille, in compliance with standards for tactile character and Braille signs. Requirement applies to all such rooms and spaces whether entered from interior hallways, or by individual exterior				

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Check List 17. SIGNAGE AND WAY-FINDING

entrances. Indicate on schedule any accompanying visual text and symbols or pictograms.

17.18 Recommendation: Use room numbers to identify all rooms except for restrooms and exits. Carefully consider the logical POT through site or building before establishing identification system. For small facilities with 10 or fewer rooms or offices, or for individual offices contained within larger enclosed numbered areas, letter identification may be appropriate. In existing facilities, if classrooms already have well-established numbers, it may be necessary to use letters for other rooms such as storage areas. Also, it may be appropriate to use a letter-number combination where there are separate buildings. Room function, such as “Classroom,” “Principal” or “Custodian” may be included on the sign in visual text. For economy, include the room function or occupant on a changeable insert or panel.

17.19 Recommendation: Provide sign schedule in conjunction with door schedule.

1. Provide appropriate terminology for restrooms on sign schedule: For male facilities, “Men,” “Boys.” For female facilities, “Women,” “Girls.” For single use unisex facilities, “Restroom.” For unisex facilities which accommodate an attendant or parent, “Family Restroom.”

2. Specify appropriate tactile exit sign for each exit door. Use terminology established by California State Fire Marshal for tactile exit signs. For ground floor door which exits to exterior, use “EXIT.” For door leading directly into exit stairway or rampway, use “EXIT STAIR (or RAMP) DOWN (or UP)” as appropriate. For marked exit leading into exit corridor, hallway or space use “EXIT ROUTE.” For horizontal exit (very rare) use “TO EXIT.”

3. Recommendation: When exits are alarmed, or exit door will lock and not allow reentry, it is helpful to people who are blind to add second tactile sign stating “ALARM” or “DOOR WILL LOCK.”

4. In buildings with more than one floor and with enclosed stairwells, include in sign schedule required floor level identification numbers, accompanied by California Braille. Show location of signs on plan adjacent to door inside stairwell leading to corridor.

17.20 Provide drawings for identification signs as follows:

1. Show layout of typical sign indicating position of raised text in relationship to Braille and any other raised elements on sign, such as borders or frames. Indicate location of pictograms and symbols on tactile identification signs and geometric door signs as appropriate by providing scale drawings of each sign type.

2. Recommendation: Locate raised text and Braille below center of sign. Braille should be directly below text, separated by 3/8” min from bottom of text to top of Braille,

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Check List 17. SIGNAGE AND WAY-FINDING

either flush left with text or centered below it, depending on layout. Keep tactile messages very brief. However when raised text is multi- lined, keep entire raised text together, followed by entire Braille message below it, rather than alternate lines of text and Braille. Raised text and Braille should be 1/2" min away from raised borders or frames, which can interfere with reading of tactile material.

3. Geometric symbol door signs for restrooms must contrast with door, dark on light or light on dark. For unisex door signs, triangle to contrast with circle, which must contrast with door. Entire background color of geometric symbol sign must contrast with door. It is not allowed to have a thin contrasting border around symbol, with remainder of sign background in a non-contrasting color. ISA, contrasting with background, may be on sign.

4. If a gender pictogram is desired on geometric symbol sign, it must be repeated above raised characters and Braille on tactile sign adjacent to door. ISA may be included on either tactile sign, next to gender pictogram, or may be only on geometric symbol sign, as desired. No raised text or Braille is to be included on geometric door sign.

5. When restrooms have no doors, but merely a privacy wall, geometric symbol sign can become the tactile sign. Appropriate gender pictogram can be on geometric sign, with raised text and Braille below.

6. For stair level sign at ground level, tactile 5 pointed star should be placed to left of floor number. All star points should be of equal length, and star should be same height as floor number. Braille translation for star is “Main.” NOTE: (Title 19) Do not confuse with 12-inch Fire Code sign required in all enclosed stairwells in buildings of four or more floors. The 12-inch sign does not require raised characters or Braille, and should not be located immediately adjacent to door leading from stairwell into corridor.

17.21 Provide additional required signs on schedule as appropriate: schedule.

1. Locate accessible phone equipment on plan and specify appropriate Symbols of Accessibility, the TTY Symbol for text telephones, and the Volume Control Symbol for volume control phones. If there are banks of phones with no accessible equipment, indicate placement of sign that directs from those phones to accessible phones.

2. Determine if assistive listening system is required, and specify appropriate informational signs, to include appropriate symbol. Locate signs at box office or lobby, at entrance, or at administration building, as appropriate. More than one sign can be provided. Include information on sign telling how to reserve or be provided with system.

3. When buildings have been remodeled to provide accessible elements such as restrooms and elevators,

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Check List 17. SIGNAGE AND WAY-FINDING

post sign at entrance or in lobby informing of available features.

4. In buildings with more than one floor which have interior corridors, elevators and/or enclosed stairwells, evacuation plans are required. Locate these plans inside each main building entry, each elevator lobby, and in close vicinity of each door leading to enclosed stairwell.
Evacuation plans are directional and informational and must conform to standards for visual signs. They must be non-glare, high contrast, and use readable text and symbols of appropriate size.
Hotels and lodging houses must include evacuation plans in each room, and must provide evacuation information usable by persons with vision impairments. The preferred means is audible information.

17.22 Specify installation of signs and show location of signs on plan. Also include required installation.

1. Informational and directional signs can be installed on walls, doors, posts, or in the interiors of buildings, projecting from walls or hanging from the ceiling in corridors, as long as location will allow them to be easily found and read by persons with various disabilities.

2. Specify location of ISAs for wheelchair users at eye level (43” - 51”), except when they need to be seen across a large space. Specify location of TTY Symbol or Volume Control Symbol high enough so it can be seen even when telephone is in use by another person. Specify location of International Symbol of Hearing Loss to indicate the availability of an assistive listening system outside entrance to room where it can be used, and also in Lobby, at ticket window, or at entrance to office where it must be reserved for use.

3. Specify location of tactile signs as follows: Tactile signs must be installed adjacent to specific door they identify, at 60” on center AFF. Sign must not be installed behind an obstruction, and reader must be able to approach sign within 3” without being hit by swing of door.
Recommendation: When door opens outward, center sign horizontally within 18 inch space adjacent to latch side of door.

4. Specify location of evacuation plans so that lower edge of plan is no more than 48 inches from finish floor.

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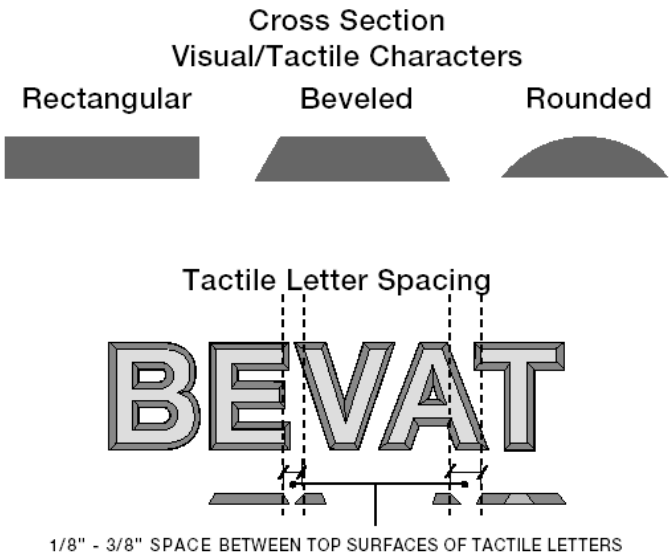

Fig 17-A. Character Spacing

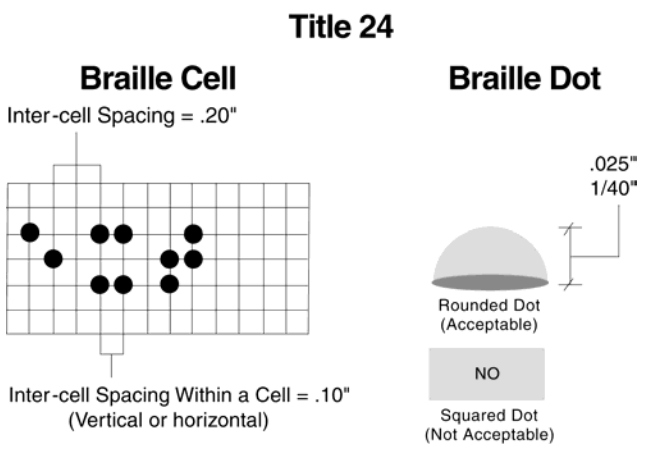

Fig 17-B. California Braille

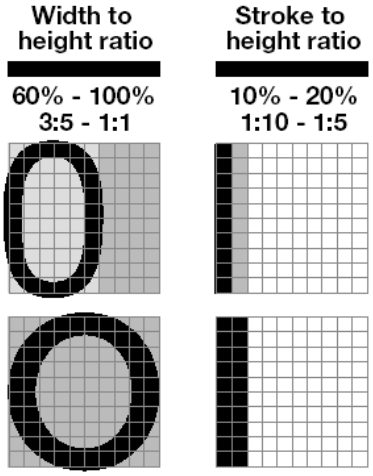

Fig 17-C. Font Ratio

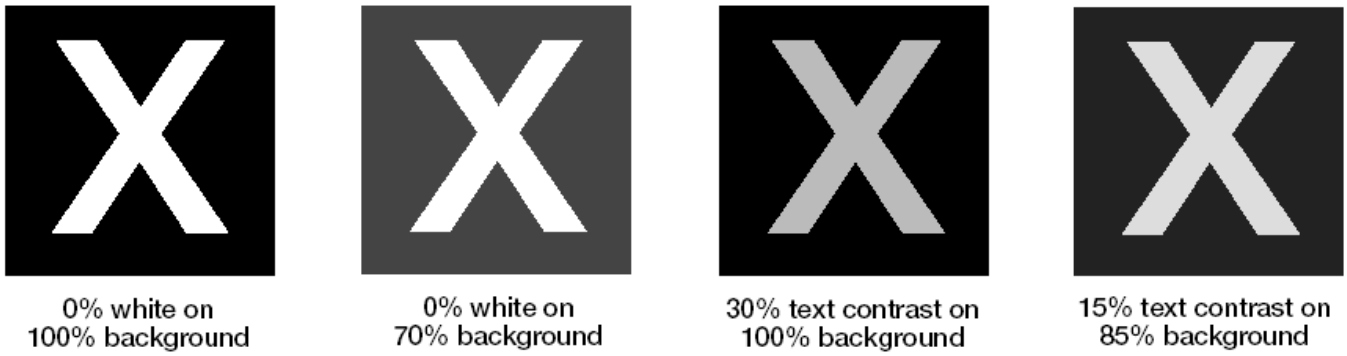

Fig 17-D. Contrast

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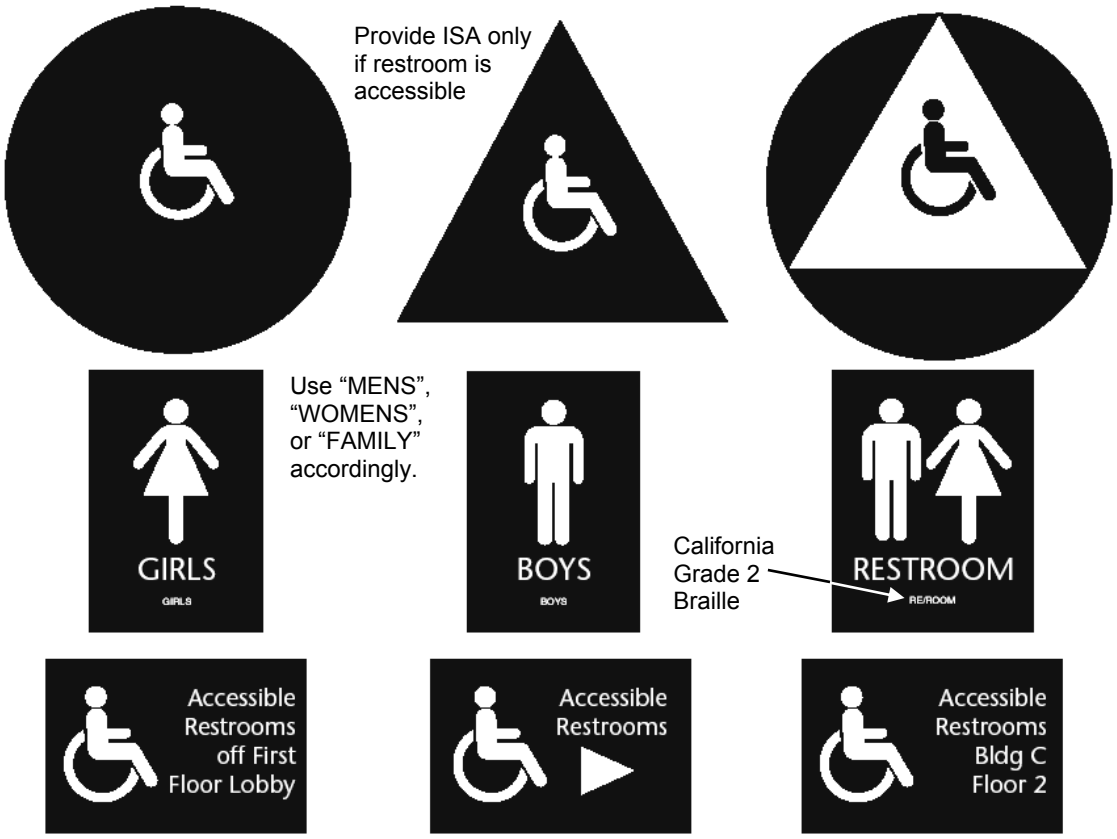

Fig 17-E. Recommended Restroom Signage

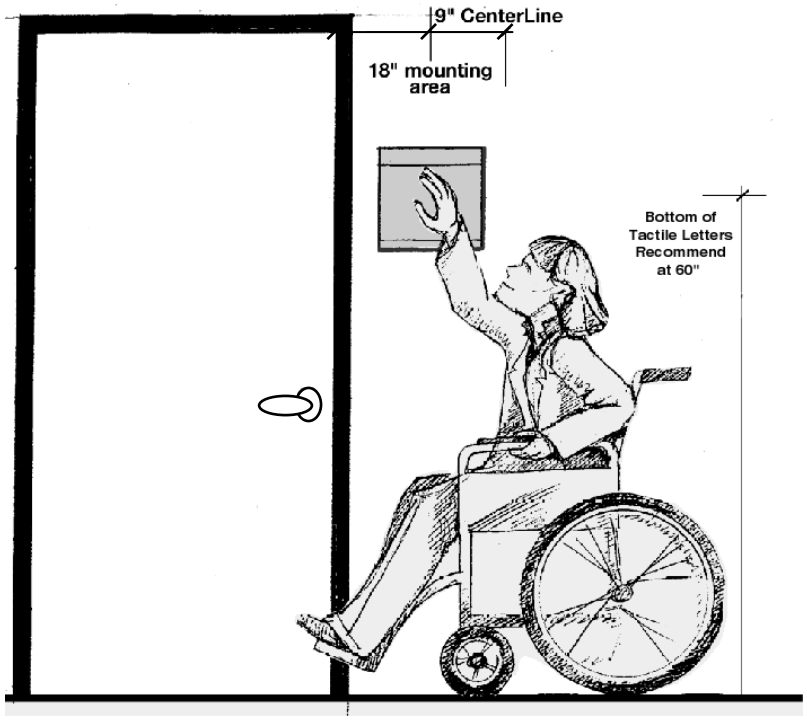

Fig 17-F. Mounting Height

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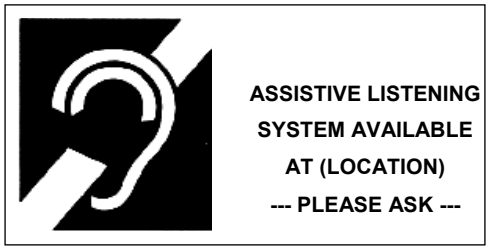
18	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 18. ASSEMBLY USE AREAS				
18.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
18.2	For the purpose of Access Compliance review only: Regardless of occupancy load or classification, the requirements of CBC 1104B are not limited to Group A facilities or portions of facilities but do also apply to any facility or portion of facility which is used, either full-time or part time, or can be characterized as an assembly area.				DEFINITION: "Assembly Area" is a room or space accommodating a group of individuals for recreational, educational, political, social, civic, or amusement purposes, or for the consumption of food and drink.
	ASSISTIVE LISTENING SYSTEMS (ALS)				
18.3	Provide and indicate an ALS in all assembly areas, conference rooms, and meeting areas that are affected by project scope, whether device is in this contract or provided by the owner:				NOTE: If ALS is N.I.C. or to be provided by owner, state so on the plan and provide specs for equipment.
18.4	Provide and indicate a permanently installed assistive listening system in this space/room if: **1.** The space/room accommodates at least 50 persons, or has an audio-amplification system, and **2.** The space/room has fixed seating.		1104B.2 ADAAG 4.1.3(19)(b)		
18.5	Provide and indicate a portable or permanently installed assistive listening system in this space/room.				NOTE: Portable ALS may serve more than one space/room.
18.6	Indicate location of ALS sign on plan for each space/room required to be equipped with an ALS and indicate text. This requirement applies even if the system is N.I.C.  **ASSISTIVE LISTENING SYSTEM AVAILABLE AT (LOCATION) --- PLEASE ASK ---**				Recommendation: Indicate location of ALS headsets on sign.
18.7	Reference detail of ALS signage.				
18.8	Provide ratio table for each space/room, indicating total number of seats and number of personal receivers required (4% min but never less than 2 receivers).		1104B.2.1		
18.9	Specify type of ALS even if the system is N.I.C. (See http://www.access-board.gov/publications/9-als/index.htm for an explanation of the different types available.)				

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18	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 18. ASSEMBLY USE AREAS

AUDITORIUMS, ASSEMBLY HALLS, THEATERS, AND RELATED FACILITIES

18.10 Provide a seating layout plan.

18.11 Where fixed or semi-permanent seating is provided identify on seating layout plan the location of:

1. Wheelchair spaces (show 33”x48” or 33”x60”).

2. Companion seats (e.g., mark seat with a “C”).

3. Semi-ambulant seats (e.g., mark seat with a “S”).

4. Transfer or aisle seats (e.g., mark seat with a “T”).

Note:
Companion seats cannot be included in the count for semi-ambulant seats

18.12 Provide ratio table indicating total number of seats and number of wheelchair spaces, companion seats, semi-ambulant seats, and transfer seats.

1104B.3.4.1
1104B.3.8

Seating Capacity	W	C	S	T	ALS Receiver
4 to 26	1	1	2	1	2
27 to 50	2	2	2	1	2
51 to 200	4	4	2	1	4%
201 to 300	4	4	3	2	4%
301 to 500	6	6	1%	1%	4%
599	6	6	6	6	24
600	7	7	6	6	24
601	7	7	7	7	25

18.13 Indicate slope at wheelchair space to be 2% max.

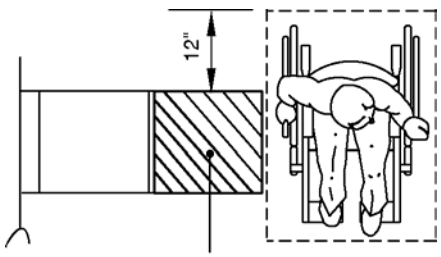
18.14 Indicate size of wheelchair space to be:

1. 33”x48” for front or rear access.

2. 33”x60” for side access.

18.15 Indicate one companion seat next to each wheelchair seat. Companion seat must be integrated with the seating for the general public and of the same style and type. If fixed seating is provided, companion seat must be fixed too.

18.16 Companion seat must be located 12” from the back end of the wheelchair space to allow shoulder-to-shoulder seating.



COMPANION SEAT

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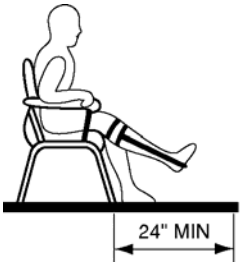
18	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 18. ASSEMBLY USE AREAS

18.17 Provide detail (1/4" scale) of area, showing all relevant dimensions, including wheelchair maneuvering space, all adjacent slopes and level changes, and required egress routes.

18.18 Provide additional space in front or behind designated wheelchair space to ensure safe and convenient access and egress for the person using a wheelchair and the general public.

18.19 Semi-ambulant seating must provide 24" clear leg room from the front edge of the seat to the nearest obstruction.



18.20 Provide a reasonable portion of transfer seats on or adjacent to a wheelchair accessible route.

NOTE:
Transfer seats are intended to facilitate seating of wheelchair users who wish to transfer to existing seating during an event when fixed seating is provided. Many persons who use wheelchairs are able to transfer to fixed seating with this relatively minor modification.

18.21 Indicate removable armrest and sign at transfer seat.

18.22 Where total seating capacity exceeds 300, provide accessible wheelchair seating in more than one location.

18.23 Rearrange seating layout to provide integral seating for people using wheelchairs and their companions.

18.24 Rearrange seating layout to provide choice of admission prices and lines of sight for people using wheelchairs and their companions.

18.25 Provide elevation or section to indicate how lines of sight requirement is met.

1104B.3.5

18.26 Where spectators are expected to remain seated during events, spectators seated in wheelchairs must be provided with lines of sight to the performance area or playing field comparable to that provided to spectators in the seating area in closest proximity to the location of the wheelchair spaces, but not in the same row.

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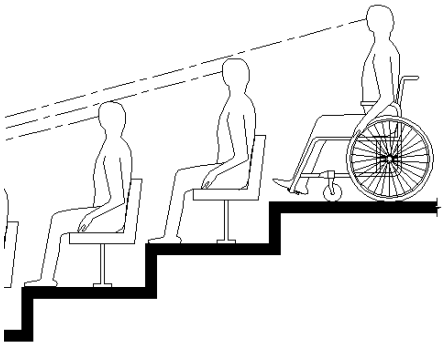
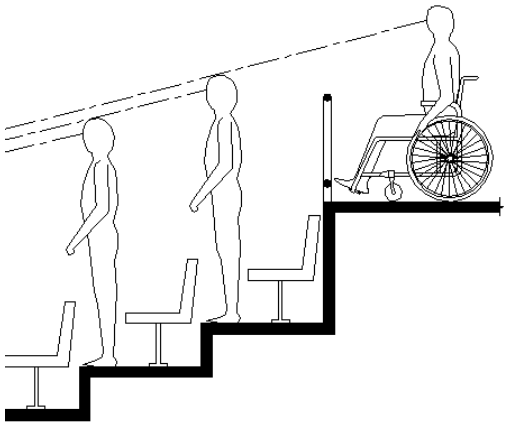
18	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 18. ASSEMBLY USE AREAS



18.27 Where people will be expected to stand at their seats during events, wheelchair spaces shall be located so that they will provide people seated in wheelchairs with lines of sight of the performance area or playing surface over standing spectators comparable to that provided to standing spectators in the seating area in closest proximity to the wheelchair spaces, but not in the same row



18.28 If removable seats are planned, indicate on plan assigned storage space for removable seats.

18.29 Provide in the specifications a note stating that contractor should not install removable seats but to store them in the designated area.

NOTE:
Public entities must keep wheelchairs spaces free from removable seats in all but the most unusual cases (e.g., if an event is sold out and there were no requests for wheelchair spaces, removable seats can be installed and sold to non-disabled patrons).

18.30 Provide and indicate POT from wheelchair space to performing areas, including stages, arena floors, dressing rooms, locker rooms and other spaces used by performers, and public restrooms.

1104B.3.10
1104B.3.13

18.31 Stages, enclosed and unenclosed platforms, orchestra pits and preparation areas must be made accessible.

1104B.3.11

EXCEPTION:

a. When DSA finds that requiring compliance for an enclosed or unenclosed platform or depressed area not more than 24” above or below an adjacent accessible level, would

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Check List 18. ASSEMBLY USE AREAS

create an unreasonable hardship, the enclosed and unenclosed platform or depressed area must be made accessible by a portable ramp with a slope not exceeding 8.3%.

b. In existing buildings, when DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.

18.32 Employee and customer side of all ticket booths, refreshment and concession stands must be made accessible. — 1104B.3.12

18.33 Provide enlarged detail and elevations for ticket booth, refreshment and concession stands.

18.34 Provide signage at ticket office that notifies customers of the availability of the different types of accessible seating and assistive listening devices. — ADAAG 4.1.3(19)(a)

18.35 In outdoor assembly use areas (e.g. amphitheater type seating on turf) provide required ratio of wheelchair and companion seat spaces, located on a POT.

18.36 Recommendation: In amphitheaters, provide transfer platform if seating is on turf.

18.37 In amphitheaters, provide warning curb where abrupt changes in level between the POT and adjacent seating areas exceed 4” in height. — 1133B.8.1

18.38 Provide perimeter guardrails, or walls, or fences (42” min high) at all elevated seating areas that are more than 30” AFF. — 1133B.5.7.5

EXCEPTION:

a. Guardrails at the front of the front row of seats that are not located at the end of an aisle and where there is no cross aisle may have a height of 26” and need not meet the 4”, however, a midrail shall be installed.

STADIUMS, GRANDSTANDS, BLEACHERS, ATHLETIC PAVILIONS, GYMNASIUMS AND MISCELLANEOUS SPORT–RELATED FACILITIES.

18.39 Accessible seating for stadiums, grandstands, bleachers, athletic pavilions, gymnasiums and miscellaneous sport–related facilities must comply with 1104B.3 and items **18.10 through 18.30** of this Checklist. — 1104B.4.1

EXCEPTION:

a. At folding bleachers where wheelchair spaces are provided by a cut back in the first rows, and when DSA finds that integrated companion fixed seats cannot be obtained the following design will be accepted: — DSA Policy #98-05

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	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 18. ASSEMBLY USE AREAS				
	▪ Provide a 24”x48” clear space for companion seating next to each wheelchair space, with signage identifying it on the companion seat. ▪ Provide an ISA on the floor or on the front of the lowest bleacher row in front of space to identify the wheelchair space. ▪ The number of wheelchair accessible seats must be dispersed equally for each side (home and visitors) and cannot be clustered into one location for each side. b. At bleachers and grandstands, when DSA finds that the lines of sight or choice of admission price requirements for semi-ambulant seating would create unreasonable hardship, semi-ambulant seating may be provided in the first rows, if these seats are dispersed equally for each side (home and visitors) and not clustered into one location for each side. c. At bleachers and grandstands, when DSA finds that the lines of sight or choice of admission price requirements for transfer/aisle seating would create unreasonable hardship, transfer/aisle seating may be provided in the first rows, if these seats are dispersed equally for each side (home and visitors) and not clustered into one location for each side, and if there is a 30”x48” clear space for parallel transfer directly adjacent to the designated transfer/aisle seat.				
18.40	Customer side of all ticket booths, refreshment and concession stands must be made accessible.		1104B.4.2		
18.41	Recommendation: Employee side of all ticket booths, refreshment and concession stands should be made accessible. EXCEPTION: a. Employee side of all ticket booths, refreshment and concession stands in facilities that are used by state and local entities must be made accessible.		28 CFR 35.149		
18.42	Provide enlarged detail and elevations for ticket booth, refreshment and concession stands.				
18.43	Provide signage at ticket office that notifies customers of the availability of the different types of accessible seating and assistive listening devices.				
18.44	Provide and indicate a POT to all participation and activity areas, including the following: **1.** Tennis, racquetball and handball courts. **2.** Gymnasium floor areas and general exercise rooms. **3.** Basketball, volleyball and badminton courts, and bowling lanes. **4.** Swimming pool deck areas and swimming pools.		1104B.4.3, 4, 5		

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18	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 18. ASSEMBLY USE AREAS				
	5. Athletic team rooms and facilities, playing fields and running tracks.				
	6. Club rooms (home and guest).				
	7. Sanitary and locker facilities (home and guest).				
	8. Baseball/softball player dugout.				
18.45	Provide pool lift with ridged seat and arm rests or ramp to assist persons with disabilities to access and egress the swimming pool independently. Bring manufactures cut sheet to back check.				
18.46	If removable lift is used, provide sign (incl. ISA) at a conspicuous location, indicating availability of lift.				
18.47	General exception applicable to sanitary & locker facilities, covered by 1104B.5: a. When DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation through the use of other methods or materials. b. In existing buildings, when DSA determines that compliance would create an unreasonable hardship, an exception may be granted when all of the following minimum conditions are met: ▪ 1% of total seats are to be accessible if the seating capacity is less than 5000. ▪ 1% plus 1 seat for each additional 2000 seats when the capacity exceeds 5000. ▪ Sanitary facilities, ticket booths, clubrooms concession stands and refreshment facilities are accessible. ▪ One of each type of participation area is usable and accessible.				
18.48	Provide vertical access to press boxes, announcer booths and similar facilities. EXCEPTION: a. In alteration projects, where the existing press/announcer box is less than 400 square feet and has less than 30 lineal feet of observation counter space, and DSA determines that compliance would create an unreasonable hardship, an exception may be granted if an alternative, accessible press/announcer box is provided for individuals who cannot climb stairs that complies with the following minimum requirements: ▪ Provision of same equipment, video/audio jacks, and football & track scoreboard outlets. ▪ Provision of at least 3 workstations. ▪ Provision of same amenities (rain and wind shelter, HVAC, etc.).		1114B.1.2 ADAAG 4.1.1(1)		

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Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 18. ASSEMBLY USE AREAS

- Unobstructed line of sight from a seated position (down, right, and left).
- Recommendation: Box should be elevated at least 18 inches above the playing field (reachable by ramp or sloped walk).

18.49 Provide perimeter guardrails, or walls, or fences (42" min high) at all elevated seating areas that are more than 30" AFF. — 1133B.5.7.5

EXCEPTION:

a. Guardrails at the front of the front row of seats that are not located at the end of an aisle and where there is no cross aisle may have a height of 26" and need not meet the 4", however, a midrail shall be installed.

18.50 The open vertical space between footboards and seats shall not exceed 9" when footboards are more than 30" AFF. Modify footboard. — 1133B.5.7.5

DINING, BANQUET AND BAR FACILITIES

18.51 All areas where each type of functional activity occurs must be made accessible. — 1104B.5.1 ADAAG 5.1

EXCEPTION:

a. In alteration projects, where DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.
b. In alteration projects, when legal or physical constraints would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship.

NOTE: Jurisdictional findings and determinations for exception (b) are subject to an internal DSA appeals process.

18.52 All floors, levels, and mezzanines of dining areas must be made accessible.

EXCEPTION: — 1120B.1.2 ADAAG 5.4

a. In alteration projects, where DSA determines that compliance would create an unreasonable hardship, an exception is granted provided that:
   - A minimum of 75% of the dining, banquet and bar area is on a common level or connected by pedestrian ramps, passenger elevators or special lifts, and,
   - The same services and decor are provided in an accessible space usable by the general public and are not restricted to use by people with disabilities.
b. Mezzanines in new construction of non-elevator buildings and where DSA determines that compliance would create an unreasonable hardship, an exception is granted provided that:

NOTE: Jurisdictional findings and determinations for exception (b) are subject to an internal DSA appeals process.

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Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 18. ASSEMBLY USE AREAS

- The area of mezzanine seating measures no more than 25 percent of the area of the total accessible seating area; and,
- The same services and decor are provided in an accessible space usable by the general public, and,
- The accessible areas are not restricted to use by people with disabilities.

18.53 Provide and indicate one 30”x48” clear space for each 20 of total seats for each functional area.

18.54 Provide enlarged detail and elevations of accessible section of fixed tables and counters and indicate surface top to be 34” max. Knee clearance at bars, counters, and tables must be at least 27”x30”x19”. — 1122B

18.55 Fixed tables and counters primarily used by children should be adjusted to meet their accessibility needs. See **Figure 15-A** in **Checklist 15** for suggested dimensions.

18.56 Provide and indicate adequate maneuvering and passing space behind each wheelchair space. — Fig. 11B-13

18.57 Wheelchair space must be integrated with general seating.

18.58 Provide 36” clear POT to wheelchair seating space.

18.59 Provide and indicate 36” min wide (42” preferred) food service aisles.

18.60 At food service aisles, provide and indicate all tray slides to be 34” max AFF. — Fig. 11B-16

18.61 Provide and indicate at least 50% of each type self-service shelves to be within reach ranges. — Fig. 11B-5C, Fig. 11B-5D

18.62 Indicate reach range dimensions for tableware, dishware, condiments, food and beverage display shelves, and dispensing devices. — Fig. 11B-17

18.63 Provide and indicate accessible doors to all food preparation areas.

18.64 Toilet, bathing, and locker facilities for food preparation employees must be made accessible.

RELIGIOUS FACILITIES

18.65 Provide and indicate access to sanctuaries, assembly areas, platforms, choir rooms, performing areas, and sanitary facilities. — 1104B.6

EXCEPTION:

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	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 18. ASSEMBLY USE AREAS

a. In alteration projects, where DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.

18.66 Provide and indicate access to choir lofts.

EXCEPTION:

a. In alteration projects, where DSA determines that compliance would create an unreasonable hardship, an exception may be granted.

18.67 Provide and indicate accessible doors to all classrooms and offices.

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19	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 19. BUSINESS AND MERCANTILE USE AREAS				
19.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
19.2	For the purpose of Access Compliance review only: Regardless of occupancy load or classification, the requirements of CBC 1105B and 1110B are not limited to Group B and M facilities or portions of facilities but do also apply to any facility or portion of facility which is used, either full-time or part time, or can be characterized as a business or mercantile area.				
	OFFICE BUILDINGS, PERSONAL AND PUBLIC SERVICE FACILITIES				
19.3	The following areas in business and professional office facilities must be accessible:		1105B.3.2		
	1 Client, visitor, office areas and related toilet facilities.				
	2 Conference rooms, counseling rooms or cubicles and similar areas.				
	3 Provide 36” min wide clear access to all employee work areas.				
	4 Professional medical and dental offices (see also **Checklist 21** for additional requirements.)				
19.4	The following areas in personal and public service facilities areas must be accessible:		1105B.3.3		
	1. Client, visitor, office areas, and related toilet facilities.				
	2. Provide 36” min wide clear access to all employee work areas.				
	3. Automated teller machines used by a financial institution and its customers for the primary purposes of executing financial transactions.				
19.5	The following areas in public utility facilities must be accessible:		1105B.3.4		
	1. Office areas, meeting rooms and similar areas, and related toilet rooms.				
	2. Public tour areas, to the extent that such public tours are conducted through or about a facility, or where the public is permitted to walk in such areas.				
	EXCEPTION:				
	a. Facilities located in operational areas which would not have any reasonable availability to or usage by persons who use wheelchairs for mobility are not subject to the wheelchair accessibility requirements.				
	b. When DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.				

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Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
Check List 19.	**BUSINESS AND MERCANTILE USE AREAS**			
	3. Visitor overlook facilities, orientation areas and similar public–use areas, and any sanitary facilities that serve these facilities.			
19.6	The following areas in police department, law enforcement, fire department facilities and courtrooms must be accessible:	1105B.3.5 ADAAG 12.1		
	1. Office areas, conference rooms, classrooms, dormitories, dispatch rooms and similar areas, along with related sanitary facilities.			
	2. 5% but never less than one individual meeting area in detention–visitor rooms (both sides).			
	3. 2% but never less than one detention cell facility of each type with supporting sanitary facilities.			
	4. Courtroom areas, including the judge's chambers and bench, counsel tables, jury box, witness stand and public seating area.			
19.7	The following areas in sales facilities must be accessible:	1110B.1.1		
	1. General sales, display, and office areas, along with related sanitary facilities.			
19.8	Provide wheelchair access to employee side of sales work station.	1110B.1.2		
19.9	Provide and indicate the top of all sales and service counters, teller windows, and information counters to be 34" max AFF for a length of 36" min on the customer side.	1110B.1.2 ADAAG 7.2		
	EXCEPTION:			
	a. Where seated service is provided, for example in banks, insurance offices, travel agencies, etc, counters and fixed tables must provide knee and toe clearances. b. At checkstands (see 1110B.1.3 for requirements)			
19.10	Theft-prevention barriers and any device used to prevent the removal of shopping carts from store premises cannot limit access or egress to people in wheelchairs. Provide accessible entry that is equally convenient to that provided for the general public.	1110B.1.6 ADAAG 7.4		
19.11	Provide and indicate 5% but never less than one accessible fitting or dressing room for each type of use in each cluster of dressing rooms.			
19.12	Identify type of use of each dressing room on floor plan (e.g., customer, staff, male, female, family, etc).			
19.13	Provide enlarged plan and elevations for accessible dressing rooms and indicate the following:	1110B.1.7 ADAAG 4.35		
	1. Accessible door or curtain.			

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Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 19. BUSINESS AND MERCANTILE USE AREAS

2. Full-length mirror, 18”x54” min, bottom at 20” max AFF, and positioned to afford a view to a person on the bench as well as to a person standing.

3. Clothing hook at 48” max AFF.

4. Bench or section of bench close, measuring 24” deep, 48” wide, and 18” high, and fixed to a wall along the longer dimension.

5. 60” square clear space in front of the accessible bench section, located in such a manner to allow a person using a wheelchair to make a parallel transfer onto the bench. (Door cannot swing into this square.)

6. Recommendation: Provide ISA on outside of door to accessible dressing room.

7. Recommendation: Provide vertical grab bar (24” long) installed in front of the front edge of the bench but within reach range of a person sitting on the bench.

19.14 Provide and indicate the following minimum circulation aisle and pedestrian way widths at all areas with fixed displays:

1004.3.2.2.2
1105B.3.6.1
1110B.2.1
ADAAG
4.1.3(12)(b)

1. 36” min if displays and similar fixtures or equipment are placed on only one side of the aisle.

2. 44” min if displays and similar fixtures or equipment are placed on both sides of the aisle.

19.15 Provide and indicate the following minimum circulation aisle and pedestrian way widths at all areas with non-fixed displays or displays that are N.I.C. to inform the owner of aisle width requirements at displays:

1004.3.2.2.2
1105B.3.6.1
1110B.2.1

1. 36” min if displays and similar fixtures or equipment are placed on only one side of the aisle.

2. 44” min if displays and similar fixtures or equipment are placed on both sides of the aisle.

19.16 Provide and indicate 32” min clear door opening at all storage areas.

1105B.3.6.2
1110B.2.2
1125B

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20	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 20. EDUCATIONAL USE AREAS				
20.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
20.2	For the purpose of Access Compliance review only: Regardless of occupancy load or classification, the requirements of CBC 1106B are not limited to Group E facilities or portions of facilities but do also apply to any facility or portion of facility which is used, either full-time or part time, or can be characterized as an educational use area.				
20.3	All laboratories, prep rooms, dark rooms, computer rooms, equipment rooms, teaching facility cubicles, study carrels, and libraries must be made accessible. EXCEPTION: a. In existing buildings where DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided. b. In existing buildings where DSA determines that, due to legal or physical constraints, compliance with the height requirement or equivalent facilitation would create an unreasonable hardship.		1106B.1		NOTE: Jurisdictional findings and determinations for exception (b) are subject to an internal DSA appeals process. (see also item **G18** in **Checklist 1**)
	LABORATORIES (LABs)				
20.4	Provide and indicate 5%, but never less than one accessible workstation of each type of use in labs, science, home economics and other similar specialized classrooms.				
20.5	Provide and indicate at least one teaching or demonstration station to be accessible.				
20.6	Provide and indicate 5%, but never less than one accessible workstation of each type of use in laboratory preparation rooms, supply rooms, dry rooms, cold rooms, walk-in freezers, sterile rooms small research laboratories, and areas containing specialized equipment not readily usable by persons with particular disabilities. EXCEPTION: a. Where DSA determines that compliance would create an unreasonable hardship, such facilities need not be made fully accessible, except that a clear width of 32” must be maintained into such rooms.		1106B.2		
20.7	Provide and indicate at least one of each type of sink and other specialized equipment such as fume hoods, microscopes, emergency eyewash and showers, etc, associated with the special use activity to be accessible.				

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20	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 20. EDUCATIONAL USE AREAS				
20.8	Provide floor plan and indicate:				
	1. All workstations and equipment.				
	2. 30”x48” clear space at each accessible workstation and at accessible equipment.				
	3. Aisle width, maneuvering and turning clearances from room entry to all accessible elements.				
20.9	Integrate accessible workstations with standard workstations.				
20.10	Disperse accessible student workstations, where more than one is accessible.				
20.11	Provide and indicate minimum knee clearance at workstation or equipment of 27” high, 30” wide, and 19” deep.		1122B.3		
20.12	Provide and indicate height of accessible work surface depending of the type of use:		1122B.4 ADAAG A4.32.4		
	1. Between 28” and 34” AFF.				
	2. Recommendation: Provide 28” to 31” for fine motor activities (writing, conducting experiments, drafting).				
	3. Recommendation: Provide 31” to 34” for gross motor activities (transactions, activities at sinks, display, storing).				
20.13	Provide elevation or manufacturer’s cut sheet for accessible fume hood indicating knee clearance and height of operable parts and controls to be 48” max AFF.				
20.14	Provide elevation or manufacturer’s cut sheet for accessible emergency shower indicating height of operable parts and controls (e.g., pull-handle) to be 48” max AFF.				
20.15	Provide elevation or manufacturer’s cut sheet for accessible emergency eyewash indicating centerline of bubbler to be 36” max AFF (see figure 20-B of this checklist)				
20.16	Indicate 48” min aisle width for sink back-up space.				
20.17	Provide and indicate reach range dimensions for gas/air/water outlets.				
20.18	Provide and indicate lever-action faucets at gas/air/water outlets.				
	TEACHING FACILITY CUBICLES, STUDY CARRELS, COMPUTER CLASSROOMS, AND DARKROOMS.				
20.19	Provide and indicate 5%, but never less than one accessible workstation of each type of use at the following teaching facilities:		1106B.3		
	1. Cubicles and study carrels.				

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Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 20. EDUCATIONAL USE AREAS

2. Computer stations.

3. Language.

4. Medical and dental stations.

5. Audio-visual.

6. Typing, drafting.

7. Painting, sculpting, and ceramics studios.

8. Vocational, wood, and metal shops, including spray booth.

9. Darkrooms.

20.20 Provide and indicate at least one teaching or demonstration station to be accessible.

20.21 Provide floor plan and indicate:

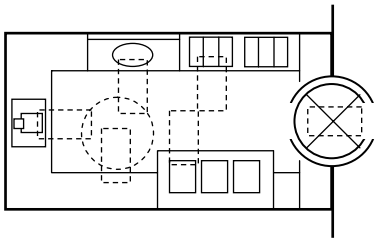
1. All workstations and equipment.

2. 30”x48” clear space at each accessible workstation and at accessible equipment.

3. Knee clearance and reach ranges, if applicable.

4. Aisle width, maneuvering and turning clearances from room entry to all accessible elements.

20.22 Provide accessible door at darkroom.



Compliant Darkroom

60” turning radius, 30”x48” clear space and knee clearance at each different type of equipment, door opening 32”, inner diameter of door 57” clear provided.

LIBRARIES

20.23 Provide and indicate 5%, but never less than one accessible library workstation of each type of use in each area, including: 1106B.3 ADAAG 8.2

1. Cubicles, reading and study carrels.

2. Computer stations.

20.24 Provide floor plan and indicate:

1. Service, information, and checkout counters.

2. Book drop.

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20	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 20. EDUCATIONAL USE AREAS

3. Book stacks, shelves, display tables and cabinets, card files, etc.

4. Aisle widths, maneuvering and turning clearances throughout the public area.

5. All workstations and equipment, including copying machines.

20.25 Indicate height of counter/table top to be 34” max AFF.

20.26 Indicate book-drop at 48” max AFF (36” preferred).

20.27 Bookshelves must be 54” AFF or less.

EXCEPTION:

a. When an attendant is available at all times to assist persons with disabilities to retrieve books, shelves may be located higher than 54” AFF. — 1106B.4.3

20.28 Card catalogs and magazine displays must be 48” max AFF for front reach and 54” max AFF for side reach (48” preferred).

20.29 Indicate 44” min width for all main aisles.

20.30 Indicate 36” min width for all side, range, and end aisles.

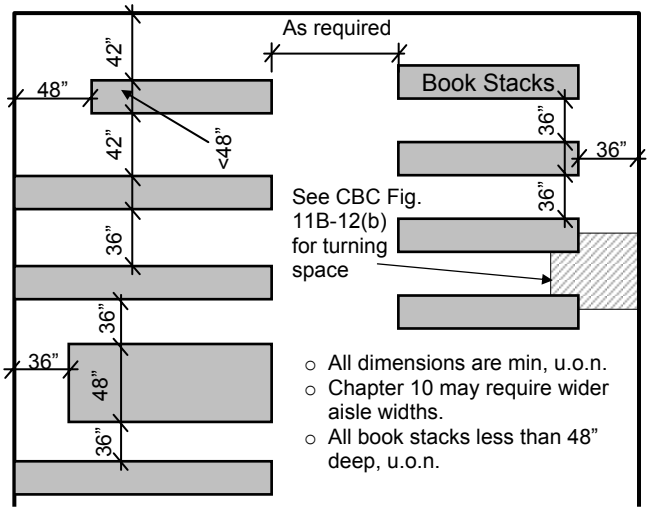
NOTE: Depending on the occupancy load, Chapter 10 may require wider aisles.

20.31 Dead-end aisles cannot be longer than 20’. — 1004.3.2.4

20.32 Provide and indicate the following dimensions when turning around bookshelves:

1. 90 degree turns can be made from a 36” wide aisle into another 36” aisle if the depth of the bookshelf is >48” on the inside dimensions of the turn. — 11B-5E

2. U-turns around bookshelves less than 48” wide can be made if the aisle width is 42” min and the base of the U-turn space is 48” min. wide.



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20	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 20. EDUCATIONAL USE AREAS

PLAYGROUNDS

20.33 Provide and indicate POT to playground.

20.34 Provide and indicate POT from playground area to play equipment.

20.35 Provide and indicate accessible playground equipment as required by federal guidelines (see http://www.access-board.gov/play/finalrule.htm).

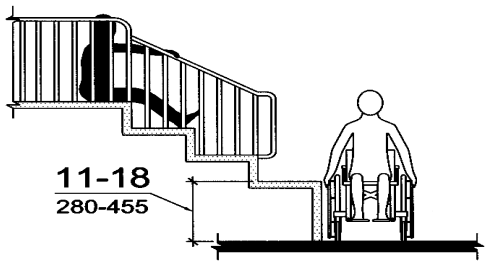
20.36 Provide and indicate destination material around playground equipment, to comply with the following standard, referenced by the federal guidelines (ADAAG 15.6):

- ASTM F 1487-98 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use
- ASTM F 1951-99 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment
- ASTM F 1292-99 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment

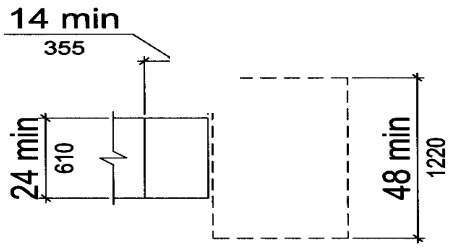
20.37 Recommendation: Provide all rubber surfaces around play equipment.

20.38 Provide transfer platform for each type of play equipment (24"x14" min) with the longer side adjoining a wheelchair space that is level, stable and firm.

20.39 Indicate transfer platform height (suggested: 12" for kindergarten and 15" for elementary).



(a)



NOTE:
A new supplement to ADAAG covering play areas references several standards from the American Society for Testing and Materials (ASTM). The definition of "Use Zone" in ADAAG 3.5 relies on the ASTM F 1487-98 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use. ADAAG 15.6.7 requires that ground surfaces along accessible routes, clear floor or ground spaces, and maneuvering spaces within play areas comply with the ASTM F 1951-99 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment. The ground surfaces must be inspected and maintained regularly and frequently to ensure continued compliance with this standard. If located within use zones, the ground surfaces also must comply with the ASTM F 1292-99 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment.

American Society for Testing and Materials (ASTM)
100 Bar Harbor Drive
West Conshohocken, PA 19428-2959
(610) 832-9585, Fax: (610) 832-9555
Copies also can be ordered from Techstreet.

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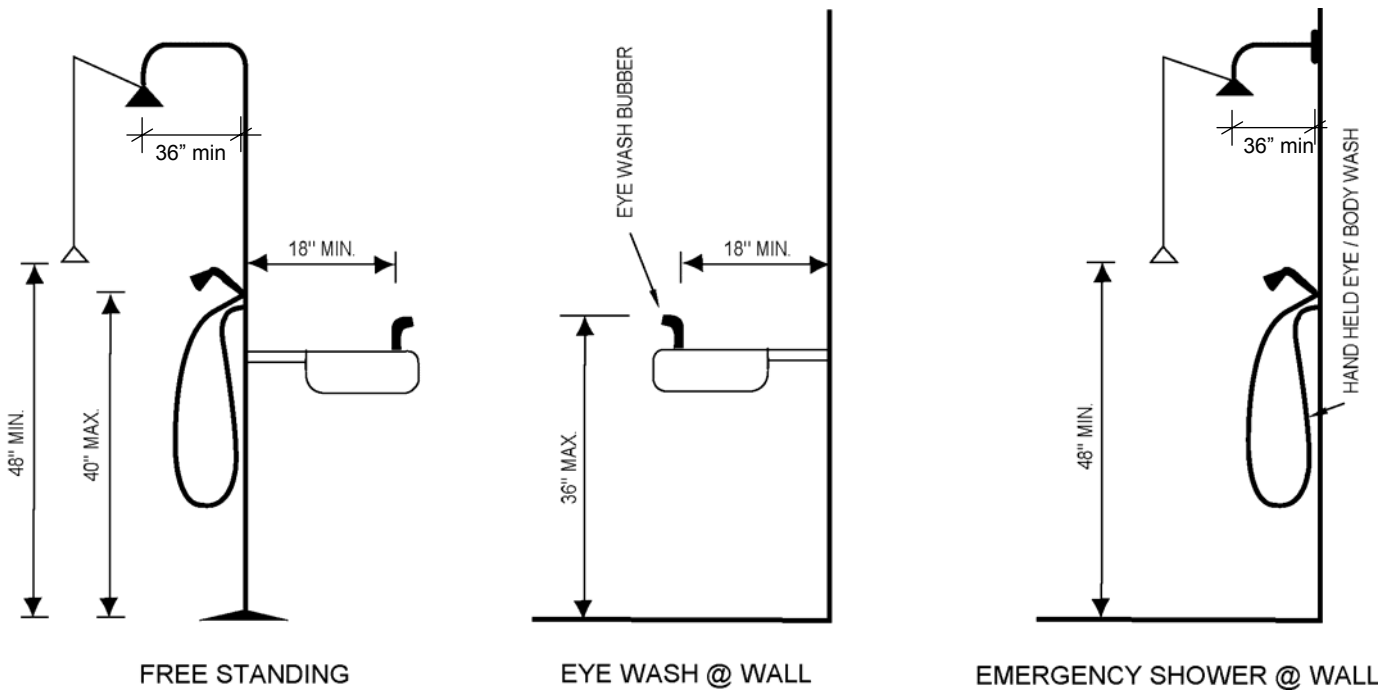

Fig 20-A. Emergency Eyewash and Shower

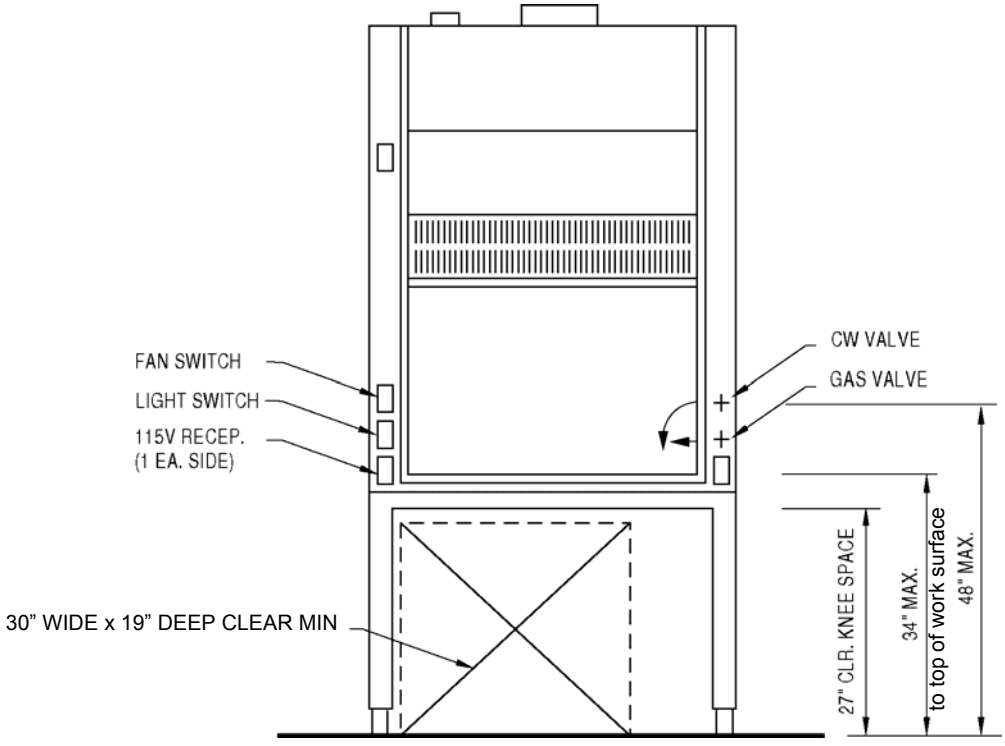

Fig 20-B. Accessible Fumehood

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21	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 21. INSTITUTIONAL USE AREAS				
21.1	For additional scoping requirements and exceptions see also applicable **DSA/AC Preliminary Review Checklists** and **Checklist 1.**				
21.2	For the purpose of Access Compliance review only: Regardless of occupancy load or classification, the requirements of CBC 1109B are not limited to Group I facilities or portions of facilities but do also apply to any facility or portion of facility which is used, either full-time or part time, or can be characterized as an institutional use area.				
21.3	All skilled nursing, long-term-care, intermediate care, bed and care, nursing homes, hospitals, clinics, trauma center, psychiatric, detoxification, and rehabilitation facilities must be made accessible. EXCEPTION: a. In existing buildings where DSA determines that compliance would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided. Equivalent facilitation in alterations or additions must provide for the following: When patient bedrooms are being added or altered as part of a planned renovation of an entire wing, a department, or other discrete area of an existing medical facility, a percentage of the patient bedrooms that are being added or altered must be made accessible. The percentage of accessible rooms provided must be consistent with the percentage of rooms required to be accessible by the applicable requirements of 1109B.3 until the number of accessible patient bedrooms in the facility equals the overall number that would be required if the facility were newly constructed. Where toilet/bathrooms are part of patient bedrooms which are added or altered and required to be accessible, each such patient toilet/bathroom must be made accessible. When patient bedrooms are being added or altered individually, and not as part of an alteration of the entire area, the altered patient bedrooms must be made accessible unless either a) the number of accessible rooms provided in the department or area containing the altered patient bedroom equals the number of accessible patient bedrooms that would be required if the percentage requirements 1109B.3 were applied to that department or area, or b) the number of accessible patient bedrooms in the facility equals the overall number that would be required if the facility were newly constructed. Where toilet/bathrooms are part of patient bedrooms which are added or altered and required to be accessible, each such toilet/bathroom must be made accessible.		1109B.1 ADAAG 6.1 ADAAG 6.1(4)		
21.4	At outpatient units or facilities providing medical care or services to persons with mobility impairments 10% of the total number of parking spaces must be accessible.		1129B.3.1		

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21	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 21. INSTITUTIONAL USE AREAS				
21.5	At facilities that specialize in the treatment of persons with mobility impairments 20% of the total number of parking spaces must be accessible.		1129B.3.2		
21.6	One in every eight accessible parking spaces must be van-accessible.				
21.7	Provide and indicate at least one accessible entrance that is protected from the weather by a canopy or roof, and which incorporates an accessible passenger loading zone. EXCEPTION: a. Clinics and other medical facilities that are not intended for patient stays of 24 hours or more and that are located above the first floor.		1009B.2		
21.8	Provide enlarged plan in 1/4" scale representing the actual layout of the accessible passenger loading zone, including associated entrances, sidewalks and curb ramps. Provide and indicate: **1.** 5'x20' (8'x20' preferred) access aisle adjacent and parallel to the vehicle pull–up space. **2.** Access aisle and vehicle pull–up space must be level (2% max.). **3.** A curb ramp, if there is a curb between the access aisle and the vehicle pull–up space, or if there is a curb between the access aisle and the POT. **4.** Vertical clearance of 114" min at one vehicle access route to such zones (from site entrances and exits). **5.** Design of identifying signage should be different than that used at accessible parking spaces (e.g., by providing a post-mounted sign with the ISA and stating "Passenger Loading Only – No Parking"). **6.** Indicate outline or canopy or roof on plan.				
21.9	All exterior and interior public use and common use areas, such as TV lounges, waiting rooms, offices, conference rooms, etc., must be made accessible.				
21.10	In long-term-care facilities (including skilled nursing, intermediate care, bed and care, and nursing homes) provide and indicate a minimum of 50% of patient bedrooms and toilet facilities to be accessible.		1009B.3.1		
21.11	In general purpose hospitals, psychiatric and detoxification facilities provide and indicate a minimum of 10% of patient bedrooms and toilet facilities to be accessible.		1009B.3.2		
21.12	In hospitals and rehabilitation facilities that specialize in treating conditions that affect mobility, or units within either that specialize in treating conditions that affect mobility provide and		1009B.3.3		

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Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).

	Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 21. INSTITUTIONAL USE AREAS

	indicate all patient bedrooms and toilet facilities to be accessible.				
21.13	In buildings that house offices and suites of physicians, dentists, etc., all such offices or suites, and their sanitary facilities, must be made accessible.		1109B.8		

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22	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 22. RESIDENTIAL USE AREAS				
22.1	A comprehensive checklist for residential use areas is currently being developed. In the meantime please refer to the following standards:				
	1. Title 24, Chapter 11A for new construction of privately funded, covered multifamily dwellings.		1102A.3C 101.17.9		
	2. Title 24, Chapter 11B for new construction, additions or alterations of publicly funded dwelling units.		1111B.5 101.17.11.1.3		
	3. Title 24, Chapter 11B for new construction, additions or alterations of dormitories.		1111B.4.7		
	4. Title 24, Chapter 11B for new construction, additions or alterations of transient lodgings.		1111B.4		

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23	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 23. MISCELLANEOUS AND OTHER USE AREAS

23.1 For additional scoping requirements see also applicable **DSA/AC Preliminary Review Checklists** and **Checklists 1 through 24.**

FACTORY AND WAREHOUSE USE AREAS

23.2 For the purpose of Access Compliance review only: Regardless of occupancy load or classification, the requirements of CBC 1107B are not limited to Group F facilities or portions of facilities but do also apply to any facility or portion of facility which is used, either full-time or part time, or can be characterized as factory or warehouse use area.

23.3 All levels of multi-story factories and warehouses must be made accessible. — 1107B

EXCEPTION:

a. In alterations when DSA determines that compliance would create an unreasonable hardship, and when equivalent facilitation is provided.

b. In non-occupiable spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, tunnels, or freight (non-passenger) elevators, and frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment; such spaces may include, but are not limited to, elevator pits, elevator penthouses, piping or equipment catwalks, water or sewage treatment pump rooms and stations, electric substations and transformer vaults, and highway and tunnel utility facilities. — ADAAG 4.1.1(5)(b)

c. In single occupant structures accessed only by a passageway that is below grade or that is elevated above standard curb height.

d. To levels in private facilities that are less than three stories or that have less than 3000 square feet per story. — ADAAG 4.1.3(5)

e. To levels in public facilities that are less than three stories and that are not open to the general public if the story above or below the accessible ground floor houses no more than five persons and is less than 500 square feet. Examples may include, but are not limited to, drawbridge towers and boat traffic towers, lock and dam control stations, and train dispatching towers.

23.4 Factories must be made accessible as follows: — 1107B.1

1. All major or principal floor areas must be made accessible.

2. All office areas must be made accessible.

3. All sanitary facilities serving these areas must be made accessible.

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23	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
Check List 23.	**MISCELLANEOUS AND OTHER USE AREAS**				
23.5	Warehouses must be made accessible as follows: **1.** All warehousing areas which are located on the floor nearest grade and those areas on other floors that are otherwise provided with access by level entry, ramp or elevator must be made accessible. **2.** All office areas must be made accessible. **3.** All sanitary facilities serving these areas must be made accessible.		1107B.2		
HAZARDOUS USE AREAS					
23.6	For the purpose of Access Compliance review only: Regardless of occupancy load or classification, the requirements of CBC 1108B are not limited to Group H facilities or portions of facilities but do also apply to any facility or portion of facility which is used, either full-time or part time, or can be characterized as hazardous use area.				
23.7	Hazardous use area that are used by the public as customers, clients, visitors or which are potential places of employment must be made accessible. EXCEPTION: a. In alterations when DSA determines that compliance would create an unreasonable hardship, and when equivalent facilitation is provided. b. In existing buildings where DSA determines that, due to legal or physical constraints, compliance with the height requirement or equivalent facilitation would create an unreasonable hardship.		1108B.1		NOTE: Jurisdictional findings and determinations for exception (b) are subject to an internal DSA appeals process.
23.8	Provide and indicate accessible toilet and bathing facilities.		1108B.2		
23.9	Provide and indicate an accessible path of travel, including entrances, stairs, ramps, doors, turnstiles, corridors, walks and sidewalks.				
23.10	All floor and levels must be made accessible.				
23.11	Provide and indicate a 36” min wide POT and doors with 32” min clearance to all employee work areas.				
STORAGE AND UTILITY USE AREAS					
23.12	Storage and utility use area that are used by the public as customers, clients, visitors or which are potential places of employment must be made accessible.		101.17.11.2 1112B 1113B		

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	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 23. MISCELLANEOUS AND OTHER USE AREAS				
	EXCEPTION: a. In alterations when DSA determines that compliance would create an unreasonable hardship, and when equivalent facilitation is provided.				
23.13	Provide and indicate at least one of each type of storage facility to be accessible.		1125B.1		
23.14	Provide and indicate POT to accessible storage units.				
23.15	Provide and indicate accessible opening hardware at accessible storage units.				
23.16	Provide and indicate accessible toilet and bathing facilities.				
23.17	Provide and indicate a 36” min wide POT and doors with 32” min clearance to all employee work areas.				
23.18	Public tour areas, to the extent that such public tours are conducted through or about a utility facility, or where the public is permitted to walk in such areas, must provide accessibility in those portions of the facility and grounds where this occurs.		1105B.3.4.2		
	OUTDOOR USE AREAS				
23.19	For the purpose of Access Compliance review only: Regardless of occupancy load or classification, the requirements of CBC 1132B are not limited to outdoor use areas or facilities but do also apply to any area, facility, or portion of facility which is used, either full-time or part time, or can be characterized as outdoor use area.				
23.20	Outdoor use areas including naturally occurring public accommodations must be made accessible.		1132B.1		
23.21	Parks and Recreational areas and facilities must be made accessible. EXCEPTION: a. In alterations when DSA determines that compliance would create an unreasonable hardship, and when equivalent facilitation is provided. b. Where DSA finds that, in specific areas, the natural environment would be materially damaged by compliance; such areas shall be subject to these regulations only to the extent that such material damage would not occur. c. Automobile access shall not be provided or paths of travel shall not be made accessible when DSA determines that compliance with these regulations would create an unreasonable hardship.		1132B.2		
23.22	Provide and indicate a minimum of 3% but never less than 2 accessible campsites.				

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23	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 23. MISCELLANEOUS AND OTHER USE AREAS				
23.23	Accessible campsite must be level and provide a firm and stable surface.				
23.24	Provide and indicate POT from accessible campsites to sanitary facilities.				
23.25	If permanent sanitary facilities are provided on this site, these must be made accessible to persons using wheelchair.				
23.26	All beaches, picnic areas, day use areas, vista points and similar areas must be made accessible.				
23.27	Boat docks, fishing piers, etc. must be made accessible.				
23.28	Trails and paths or portions of these, shall permit at least partial use by wheelchair occupants. Hard surface paths or walks shall be provided to serve all buildings and other functional areas.				
23.29	Provide and indicate running slopes or elevations points and cross slopes.				
23.30	Indicate and specify trail surface material.				
23.31	Nature trails and other similar educational or informational areas must be accessible to the blind with rope guidelines, raised Arabic numerals and symbols, informational signs and related guide and/or assistance devices.				
23.32	Highway rest areas and similar facilities must be made accessible as follows:		1132B.3.1		
	1. Accessible sanitary facility for each sex.				
	2. At least one accessible picnic table and one additional table for each 20 tables, or fraction thereof provided.				
	3. Information and display areas.				
	4. Hi-low drinking fountain.				
	5. At least one van accessible parking space.				
	6. Curb ramps conforming with 1127B.5 must be provided at pedestrian ways where appropriate.				

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24	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 24. QUALIFIED HISTORICAL BUILDINGS				
24.1	Secure documentation that verifies the project is a Qualified Historical Building or Property and submit along with plans for review.				
24.2	This checklist applies to every Qualified Historical Building, or Property, that is required to provide access to people with disabilities.		Title 24, Part 8, Chapter 6		
24.3	Design and construction must preserve the integrity of Qualified Historic Buildings and Properties, while providing access to, and use by people with disabilities. Every function or accommodation available to the general public must be accessible either directly or by alternatives as indicated below.				
24.4	Regular code for access for persons with disabilities shall be applied to Qualified Historical Buildings or Properties, unless strict compliance with the regular code will threaten or destroy the historical significance, or character defining features of the building or property.				
24.5	If the historical significance or character defining features are threatened, alternative provisions for access may be applied pursuant to this chapter, provided the following conditions are met: **1.** Such alternative provisions shall be applied only on an item-by-item or a case-by-case basis. **2.** The alternative provisions are applied according to the priorities outlined in Section 603 (of Part 8 of Title 24 listed below), whereby the alternative providing the greatest accessibility is listed first. **3.** Documentation is provided stating the reasons for the application of the alternative provisions. Such documentation shall be maintained as a part of the public record. **4.** If it is found that the application of the preferred alternatives listed in Section 603 threatens the historical significance or character defining features, the provisions of Sections 604 and 605 (of Part 8 of Title 24) may be applied. **5.** A signature of approval from the applicable enforcement agency shall accompany any alternatives, equal facilitation designs, or exceptions agreed upon.				
24.6	The alternatives below each category are listed in order of priority. These alternatives apply only to the specific building standards listed below. All other related standards of regular code are not affected nor exempted. **1.** Entry: These alternatives do not allow exceptions for the requirement of level landings in front of doors, except as provided in Section 603.3. Alternatives listed in order of priority are: ▪ Access to any entrance used by the general public and no further than 200’ from the primary entrance.				

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Check List 24. QUALIFIED HISTORICAL BUILDINGS

- Access at any entrance not used by the general public, but open and unlocked with directional signs at the primary entrance, and as close as possible to, but no further than 200' from the primary entrance.

2. Doors. Alternatives listed in order of priority are:

- Single leaf door which provides 30" min clear opening.
- Single leaf door which provides 29 1/2"min clear opening.
- Double door; one leaf of which provides 29 1/2" min clear opening.
- Double doors operable with a power-assist device to provide a 29 1/2" min clear opening when both doors are in the open position.

3. Power-assisted Doors. A power-assisted door or doors may be considered an equivalent alternative to level landings, strike side clearance, and door-opening forces required by the regular code.

4. Toilet Rooms. In lieu of separate-gender toilet facilities as required in the regular code, an accessible unisex toilet facility may be designated.

5. Exterior and Interior Ramps and Lifts. Alternatives listed in order of priority are:

- A lift or a ramp of greater than standard slope, but no greater than 1:10 for horizontal distances, cannot exceed 12 feet. Signs shall be posted at upper and lower levels to indicate steepness of the slope.
- Access by ramps of 1:6 slope for horizontal distance, not to exceed 13". Signs shall be posted at upper and lower levels to indicate steepness of the slope.
- Access is provided by experiences, services, functions, materials and resources through methods including; but not limited to; maps, plans, videos, virtual reality, and related equipment at accessible levels. This alternative shall be documented as required in Section 605.

6. Equivalent Facilitation. Use of other designs and technologies, or deviation from particular technical and scoping requirements, are permitted if the application of the alternative provisions contained in Section 603 would threaten or destroy the historical significance or character defining features of the building or site, or cause unreasonable hardship. Alternatives to Section 604 are permitted only where the following conditions are met:

- Such alternatives shall be applied only on an item-by-item or a case-by-case basis.
- The alternative design and/or technologies used will provide substantially equivalent or greater accessibility to, and usability of, the facility.

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Check List 24. QUALIFIED HISTORICAL BUILDINGS

- The official charged with the enforcement of the standards, shall document the reasons for the application of the alternative design and/or technologies, and their effect on the historical significance or character defining features. Such documentation shall be in accordance with Section 602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials, and the opinions and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

7. Exceptions. If the historical significance or character defining features would be threatened or destroyed by the application of alternative access standards as provided by this chapter. No equivalent facilitation as provided in Section 604 is feasible. An exception from the literal requirements for full and equal access, or any alternative provisions, may be provided only if the following conditions are met

- Such exception is considered only on an item-by-item or case-by-case basis.
- Interpretive exhibits and/or equal services of the exempted significant historical aspects are provided for the public in a location fully accessible to, and usable by persons with disabilities; including people with hearing and sight impairment.
- Services are provided in an accessible location equal to those provided in the excepted location.
- The official charged with the enforcement of the standards shall document the reasons for the application of the alternative design and/or technologies, and their effect on the historical significance or character defining features. Such documentation shall be in accordance with Section 602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials, and the opinions and comments of representative local patrons with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

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25	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples
	Check List 25. SPECIFICATIONS				
25.1	For additional scoping requirements see also applicable **DSA/AC Preliminary Review Checklists** and **Checklists 1 through 24.**				
	DIVISION 2, SITE WORK				
25.2	Specify Portland cement, concrete paving, and concrete finishes in POT to have heavy broom finish at slopes exceeding 6%, and medium broom finish at slopes up to 6%.		1133B.7.1		
25.3	Specify all gates, including ticket gates, to meet all applicable specifications for doors. Coordinate and specify height and type of hardware with door requirements.		1133B.1.1.1.4		
25.4	Specify 10” kick-plate at gate.				
	DIVISION 8, DOORS & STOREFRONTS				
25.5	Specify thresholds in the path of travel in conformance with 1133B.2.4.1				
25.6	Specify closer-effort to be 5 lbs at exterior doors and interior doors per 1133B.2.5.				
25.7	Delete note that states that fire doors or rated doors can have up to 15 lbs operating effort, or provide the following note: “The Authority having Jurisdiction, may increase the maximum effort to operate fire doors to achieve positive latching, but not to exceed 15 lbs max.”				
25.8	Specify door closer to comply with 1133B.2.5.1, closer delay time.				
25.9	Where flush bolts occur in the POT, specify accessible flush bolt (automatic).				
25.10	Specify hand-activated hardware between 30” to 44” AFF; lever-type hardware, panic bars, push-pull activating; lever handle for thumb turn dead bolt per 1133B.2.5.1.				
25.11	Provide cut sheets for all door operating hardware at back check appointment.				
25.12	Provide cut sheets for darkroom doors.				

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25	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 25. SPECIFICATIONS

DIVISION 9, FINISHES

25.13 Specify tile flooring to have minimum coefficient of friction 0.6 per ASTM 1028.

25.14 Specify resilient flooring to have minimum coefficient of friction of at least 0.5 per ASTM D2047.

25.15 Specify carpet to be securely attached to floor (glue-down preferred), firm or no pad, 1/2" max pile height, and level loop or cut pile.

25.16 Specify doormats to be securely fasten to floor at exposed edges.

25.17 Specify anchorage at recessed doormats per 1133B.1.1.1.3.

DIVISION 10, SPECIALTIES

25.18 Specify signage font, size, color and color of background.

25.19 Specify signage to be in compliance with 1114B, 1115B.5 and 1117B.5. See also Checklist 17.

25.20 Specify toilet compartment doors to have automatic-closing device, U-shaped handles below latch at each side of door, and flip-over or sliding latch per 1115B.7.1(4).

25.21 Specify coat hook to be installed at 48” max.

25.22 Specify toilet tissue dispensers to be continuous flow type and recessed.

25.23 Specify grab bar length and diameter.

25.24 Provide cut sheets of all toilet room accessories at back check appointment.

DIVISION 11, EQUIPMENT

25.25 Specify accessible fume hood, eyewash, deluge shower, other specialized equipment, etc.

25.26 Specify clear knee space at specialized equipment and/or accessible reach ranges.

25.27 Provide cut sheets for specialized equipment used at back check appointment.

25.28 Specify food service aisle to be 36” min wide and tray slides to be mounted at 34” max AFF.

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25	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 25. SPECIFICATIONS

25.29 Specify walk-in coolers and freezers to have accessible entry and exit door hardware, and level maneuvering clearances at the exterior side per 1133B.2.4.2.

DIVISION 12, FURNISHINGS

25.30 Specify U-pulls at cabinets/casework for accessible storage per 1125B.4.

25.31 Specify access signage at bleachers.

25.32 Provide code references for accessible seating for persons using wheelchairs and companion.

25.33 Specify 1% or at least one accessible locker, per 1115B.6.4., including shelf and coat-hook height and signage.

DIVISION 14, CONVEYING SYSTEMS

25.34 Specify lift platform safety sensors to prevent downward travel if obstruction is encountered.

25.35 Specify back-up battery when lift used for platform is without direct accessible egress.

25.36 Refer to CBC Part 7, Section 7-3094 for platform lifts.

25.37 Refer to CBC Part 2, Section 3003 for elevators.

25.38 Specify all elevator/lift signage to comply with CBC 1117B.5.

DIVISION 15, MECHANICAL/PLUMBING

25.39 Coordinate height of accessible fixtures with those indicated in construction drawings

25.40 Provide cut sheets for water closet, urinal, lavatories, drinking fountain, showers, etc

25.41 Specify lever-operated faucets. Push-type and electronically controlled mechanisms are acceptable (controls to be operable with one hand; no tight grasping, pinching or twisting of the wrist).

25.42 Specify force to activate controls to be no greater than 5 lbs.

25.43 Specify faucet to remain open for at least 10 seconds when self-closing valves are used.

25.44 Specify insulation or cover for hot water and drainpipes under accessible sinks and lavs.

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25	Project designer (PD) shall address the following marked or circled items, and any additional plan review comments on drawings and specifications before scheduling a back check appointment for access compliance (AC). Any questions or points of disagreement must be resolved prior to back check by fax to plan reviewer (PR).		Justification, Reference, or Code Citation (C.C.R. Title 24, u.o.n.)	Location of Item on Plans	Comments Notes Examples

Check List 25. SPECIFICATIONS

25.45 Specify accessible sinks to be 6 1/2" max deep.

DIVISION 16, ELECTRICAL

25.46 Specify permanently installed Assistive Listening System for assembly use areas with fixed seating.

25.47 Specify portable Assistive Listening System for assembly use areas with non-fixed seating.

25.48 Specify type of Assistive Listening System.

25.49 Specify number of receivers and number of signs.

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Notes