

**SUMMARY OF REVISIONS TO THE BUILDING STANDARDS OF THE
DIVISION OF THE STATE ARCHITECT (DSA-AC) AS DIRECTED BY THE BUILDING STANDARDS
COMMISSION AT THEIR JANUARY 24, 2013 MEETING**

Item 1:

11B-705 Detectable Warnings and Detectable Directional Texture.

11B-705.1 Detectable Warnings

11B-705.1.1 General.

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11B-705.1.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light. *The material used to provide contrast shall be an integral part of the surface. Contrast shall be determined by:*

Contrast = $[(B1-B2)/B1] \times 100$ percent where
B1 = light reflectance value (LRV) of the lighter area and
B2 = light reflectance value (LRV) of the darker area.

EXCEPTION: *Where the detectable warning surface does not adequately contrast with adjacent surfaces, a 1 inch (25 mm) wide black strip shall separate yellow detectable warning from adjacent surfaces.*

RATIONALE: In response to direction from the California Building Standards Commission at their January 24, 2013 meeting, DSA-AC is amending its submitted regulations. This amendment withdraws DSA-AC's strikeout of the contrast formula for detectable warnings currently indicated in 2010 CBC Section 1121B.3.1(8)(a), carries this item forward, and administratively relocates this provision to Section 11B-705.1.1.3 of the 2013 CBC.

Item 2:

11B-603 Toilet and Bathing Rooms

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11B-603.6 Guest Room Toilet and Bathing Rooms. Toilet and bathing rooms within guest rooms that are not required to provide mobility features complying with 11B-806.2 shall provide all toilet and bathing fixtures 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.

Item 2.1 (related):

11B-213 Toilet Facilities and Bathing Facilities

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11B-213.2 Toilet Rooms and Bathing Rooms. *Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.*

EXCEPTIONS:

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5. Where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with 11B-806.2, toilet and bathing fixtures shall only be required to comply with 11B-603.6.

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Item 2.2 (related):

11B-224 Transient Lodging Guest Rooms

11B-224.1 General. Hotels, motels, inns, dormitories, resorts and similar transient lodging facilities shall provide guest rooms in accordance with 11B-224.

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11B-224.1.6 Guest Room Toilet and Bathing Rooms. Where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with 11B-806.2, toilet and bathing fixtures shall only be required to comply with 11B-603.6.

RATIONALE: In response to direction from the California Building Standards Commission at their January 24, 2013 meeting, DSA-AC is amending its submitted regulations. This amendment withdraws DSA-AC's strikeout, carries forward, and administratively relocates that portion of 2010 CBC Section 1111B.4.6 which requires hotel and motel bathrooms in guest rooms other than the required accessible guest rooms to provide all bathroom fixtures in a location that allows a person using a wheelchair to touch the wheelchair to the fixtures. DSA-AC also incorporates related administrative amendments in Sections 11B-213.2 Exception 5 and 11B-224.1.6 to provide scoping consistent with the scoping of 2010 CBC Section 1111B.4.6 and consistent with the formatting and organization of the model code for 2013 Chapter 11B.

Item 3:

11B-201 Application

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11B-201.1 Scope. All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with these requirements.

EXCEPTION: Structural Impracticability. Full compliance with these requirements shall not be required when the enforcing agency determines it is structurally impracticable to do so. Full compliance will be considered structurally impracticable only in those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features. If full compliance with these requirements would be structurally impracticable, any portion of the facility that can be made accessible shall be made accessible to the extent that it is not structurally impracticable. If providing accessibility in conformance with these requirements to individuals with certain disabilities would be structurally impracticable, accessibility shall nonetheless be ensured to persons with other types of disabilities in accordance with these requirements. The details of the finding of structural impracticability shall be recorded and entered into the files of the enforcing agency and shall be subject to Chapter 1, Section 1.9.1.5, Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.

Item 3.1 (related):

202 Definitions

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STRUCTURALLY IMPRACTICABLE. [DSA-AC] The rare and unusual circumstance where unique characteristics of the land or terrain prevent the incorporation of accessibility features into the construction or alteration of a building or facility.

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Item 3.2 (related):

11B-106 Definitions

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11B-106.5 Defined Terms. The following terms are defined in Chapter 2, Section 202.

~~Structurally Impracticable.~~

RATIONALE: In response to direction from the California Building Standards Commission at their January 24, 2013 meeting, DSA-AC is amending its submitted regulations. This amendment withdraws DSA-AC's proposed exception to Section 11B-201.1 which provides for less-than-full compliance with the accessibility requirements of Chapter 11B when the enforcing agency determines it is structurally impracticable to fully comply.

Item 4:

11B-202 Existing Buildings and Facilities

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11B-202.4 Path of Travel Requirements in Alterations, Additions and Structural Repairs. Affecting Primary Function Areas. *When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include:*

1. *A primary entrance to the building or facility,*
2. *Toilet and bathing facilities serving the area,*
3. *Drinking fountains serving the area,*
4. *Public telephones serving the area, and*
5. *Signs.*

EXCEPTIONS: 1. ...

2. *If the following elements of a path of travel have been constructed or altered in compliance with the accessibility requirements of the 2010 immediately preceding edition of the California Building Code, it shall not be required to retrofit such elements to reflect the incremental changes in this code solely because of an alteration to an area served by those elements of the path of travel:*

1. *A primary entrance to the building or facility,*
2. *Toilet and bathing facilities serving the area,*
3. *Drinking fountains serving the area,*
4. *Public telephones serving the area, and*
5. *Signs.*

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RATIONALE: In response to direction from the California Building Standards Commission at their January 24, 2013 meeting, DSA-AC is amending its submitted regulations. This amendment replaces DSA-AC's reference to the 2010 California Building Code and instead references the "immediately preceding edition of the California Building Code" to establish the baseline for elements of a path of travel which are not required to be retrofitted to reflect the incremental changes to the accessibility provisions solely because of an alteration to an area served by those elements of the path of travel.

Item 5:

11B-203 General Exceptions

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11B-203.10 Raised Refereeing, Judging, and Scoring Areas. Raised structures used solely for refereeing, judging, or scoring a sport shall not be required to comply with these requirements or to be on an accessible route. *An accessible route complying with Division 4 shall be provided to the ground- or floor-level entry points, where provided, of stairs, ladders, or other means of reaching the raised elements or areas.*

11B-203.11 Water Slides. Water slides shall not be required to comply with these requirements or to be on an accessible route. *An accessible route complying with Division 4 shall be provided to the ground- or floor-level entry points, where provided, of stairs, ladders, or other means of reaching the raised elements or areas.*

11B-203.12 Animal Containment Areas. Animal containment areas that are not for public use shall not be required to comply with these requirements or to be on an accessible route. *Animal containment areas for public use shall be on an accessible route.*

11B-203.13 Raised Boxing or Wrestling Rings. Raised boxing or wrestling rings shall not be required to comply with these requirements or to be on an accessible route. *An accessible route complying with Division 4 shall be provided to the ground- or floor-level entry points, where provided, of stairs, ladders, or other means of reaching the raised elements or areas.*

11B-203.14 Raised Diving Boards and Diving Platforms. Raised diving boards and diving platforms shall not be required to comply with these requirements or to be on an accessible route. *An accessible route complying with Division 4 shall be provided to the ground- or floor-level entry points, where provided, of stairs, ladders, or other means of reaching the raised elements or areas.*

RATIONALE: In response to direction from the California Building Standards Commission at their January 24, 2013 meeting, DSA-AC is amending its submitted regulations. This amendment clarifies the accessible route requirements associated with the elements generally excepted from accessibility requirements in Sections 11B-203.10 (Raised Refereeing, Judging, and Scoring Areas), 11B-203.11 (Water Slides), 11B-203.12 (Animal Containment Areas), 11B-203.13 (Raised Boxing or Wrestling Rings), and 11B-203.14 (Raised Diving Boards and Diving Platforms). This amendment clarifies an accessible route is required to animal containment areas for public use; this amendment also clarifies that an accessible route is required to the ground- or floor-level entry points to provided stairs, ladders, or other means of reaching the raised elements or areas while maintaining the exception to providing an accessible route to the actual raised element or area.

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Item 6:

11B-604 Water Closets and Toilet Compartments

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11B-604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be ~~16 inches (406 mm)~~ **17 inches (432 mm)** minimum to 18 inches (457 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 11B-604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

Item 6.1 (related):

Figure 11B-604.2 – revise figure to reflect new dimensional range.

RATIONALE: In response to direction from the California Building Standards Commission at their January 24, 2013 meeting, DSA-AC is amending its submitted regulations. This amendment revises the required distance between an accessible water closet and the adjacent wall or partition from a range of 16 to 18 inches to a range of 17 to 18 inches.