

CITY OF LOS ANGELES



**Title 24, California Code of Regulations
Accessibility Regulations Correction List
for Privately/Publicly Funded Multi-Family
Dwelling Units**



The State of California delegates to the City/County the authority to ensure compliance with Title 24, Part 2 of the California Code of Regulations. This correction list indicates specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the owner(s) of this building and his/her consultants are responsible for compliance with Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (HUD). Where the ADA & HUD requirements exceed those contained in Title 24, Part 2, it is the owner's responsibility to ensure compliance with the ADA & HUD, as the County is not delegated the authority to plan review or inspect projects for ADA & HUD compliance.

PLAN CHECK NO. _____ PLAN CHECK EXPIRATION DATE _____

JOB ADDRESS _____

OCCUPANCY GROUP _____ TYPE OF CONSTRUCTION _____ NO. OF STORIES _____

APPLICANT _____ TELEPHONE _____

E-MAIL _____

ADDRESS _____

REVIEWED BY _____ DATE _____ TELEPHONE _____

RECHECKED BY _____ DATE _____ TELEPHONE _____

Your application for a permit, together with plans and specifications, has been examined and the issuance of a permit is withheld for the reasons set forth. The approval of plans and specifications does not permit the violation of any section of the Building Code, or other local ordinance or state law.

NOTE: Numbers in parenthesis () refer to Code sections of the **2001** edition of the California Building Code, Table (T), Plumbing Code (P.C.), Mechanical Code (M.C.), Electrical Code (E.C.) or Fire Code (F.C.) . Asterisk (*) refers to local amendments. N.D.S. refers to The National Design Specifications.

INSTRUCTIONS

- Corrections with circled item numbers apply to this plan check.
- In the left hand margin of the circled corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Resubmit marked original plans and two corrected sets of plans and this plan review list.
- Incomplete or unreadable drawings will not be accepted.
- The plan check engineer will be available for conference and telephone calls between the hours of _____ and _____ on the following days: _____. **Appointments are required.**
- Incorporate all comments as marked on the checked set of plans and this corrections sheet.
- Items in ***Bold and Italic*** reflect changes effective November 1, 2002

A. SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

NOTE: Accessible Route of Travel is defined as “a continuous unobstructed path connecting all accessible elements and spaces in a 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. (1102A.1-A)

NOTE: Except within individual dwelling units, an accessible route of travel shall not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar spaces. (1102A.1-A)

1. 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. (1107A.2.1)
2. 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. (1107A.2.1)
3. 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. (1107A.2.1)
4. 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. (1107A.2.1)
5. At least one accessible route shall connect to the following: (1107A.2.1)
 - a. Accessible buildings, facilities, elements and spaces that are on the same site.
 - b. Accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility.
6. 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.2.1)
7. Where more than one route of travel is provided, all routes shall be accessible. (1107A.3)

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.3)

8. 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.3)
9. When the first floor containing dwelling units is a floor above grade, all units must be served by an accessible route. (1107A.5)

EXCEPTION: Multi-story dwelling units (townhouse type) without elevators. (1107A.5)

10. 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, and the elevator in the building must provide accessibility to all dwelling units in the buildings, regardless of the slope of the natural terrain.
11. In multi-story dwelling units with elevators, the story of the unit that is served by the building elevator is the primary entry to the unit. Such floor contain a bathroom or powder room usable to a person in a wheel chair. (1107A.5)
12. All ground floor units in non-elevator buildings must be adaptable and on an accessible route.

EXCEPTION: In non-elevator buildings with common entrance when meeting Test No. 1 or Test No. 3 OR buildings with multiple entrances meeting Test No. 1, Test No. 2 or Test No. 3, an accessible route is not required and only 20% of the ground floor units that are not required to have accessible route shall be adaptable. The remaining ground floor dwelling units must comply with features listed in Sections **1119A.2** unless exempted by Test No. 3. (1119A)

13. Public-use and common-use areas serving adaptable dwelling units shall be accessible. (1105A)
14. All walks, **sidewalks**, halls, corridors, aisles and other spaces that are part of an accessible route shall provide a minimum clear width of 48 inches, except at doors.

EXCEPTIONS: 1. Covered multifamily dwelling units shall provide a minimum clear width of 36 inches, except at doors.

2. For sidewalks or walks serving individual dwelling units in covered multifamily buildings, see Section 1120A.6.

(1107A.4)

B. ACCESSIBLE PARKING

NOTE: Each lot or parking structure where parking is provided for clients, guests, employees or residents shall be accessible. (1118A.1)

1. Provide garages which serves a privately funded dwelling unit shall be accessible. Such garage is accessible if a person with a disability can exit the dwelling unit's accessible entry door and enter the garage from the driveways. (1104A.1)

2. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entrance. When practical, the accessible route of travel shall not cross lanes for vehicular traffic. When crossing vehicular traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk. (1118A.1)

3. Provide _____ disabled parking space(s) for residents. (2% of the covered number of dwelling units). A minimum of one parking space is required for each site parking amenity. Signage is not required. (1118A.1)

4. Provide _____ disabled parking space(s) for visitors (5% of the **visitor parking**). Signage is required and shall not be blocked from view by a vehicle parked in the space. (1118A.1)

5. All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8 feet 2 inches where required for accessibility to parking spaces with physical disabilities.

NOTE: Private garages are exempt from the vertical clearance requirement. (1118A.2)

6. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance as near as practical to the accessible entrance. (1118A.4)

7. Where single accessible parking spaces are provided, they shall be 14' wide and outlined to provide a 9' parking area and a 5' loading and unloading access aisle on the passenger side of the vehicle. **The word "NO PARKING" shall be painted on the ground within each five-foot loading and unloading access aisles. This notice shall be painted in white letters not less than 12 inches high and located so that it is visible to traffic enforcement officials.** (1118A.4.1, Fig.11B-18B)

8. When more than one accessible parking space is provided, in lieu of providing a 14' wide space for each parking space, two spaces can be provided within a 23' wide area lined to provide a 9' parking area on each side of a 5' loading and unloading access aisle in the center. **The word "NO**

PARKING" shall be painted on the ground within each five-foot loading and unloading access aisles. This notice shall be painted in white letters not less than 12 inches high and located so that it is visible to traffic enforcement officials. (1118A.4.1, Fig.11B-18A)

9. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 8' wide minimum, **placed on the side opposite the driver's side when the vehicle is going forward into the parking space** and shall be designated "van accessible." **The word "NO PARKING" shall be painted on the ground within each eight-foot loading and unloading access aisles. This notice shall be painted in white letters not less than 12 inches high and located so that it is visible to traffic enforcement officials.** (1118A.4.2, Fig.11B-18A, 18B, 11C)

10. The minimum length of an accessible parking space shall be 18'. (1118.4.1, Fig.11B-18A, 18-B, 18C)

11. Accessible parking spaces shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. (1118A.4.3), Fig.11B-18A thru 18C

12. Surfaces slopes of accessible parking spaces shall be minimum possible and shall not exceed ¼" ft. (1118A.4.4)

13. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. **Ramps shall not encroach into any accessible parking space or the adjacent access aisle. The maximum cross slope in any direction for both parking space and access aisle shall not exceed 2 % slope.** (1118A.4.3, Fig.11B-18A through 11B-18C)

14. Every parking space required shall be identified by a sign, centered between 3 feet and 5 feet 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. (1118A.5)

15. 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 be not less than 17" by 22" in size with letter not less than 1" 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 the owner's expense. Towed vehicles may be reclaimed at

_____ or by telephoning
_____.” (1118A.5)

16. The surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes:
- 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. (1118A.5#1)
 - 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" high by 36" wide. (1118A.5#2)

C. WALKS AND SIDEWALKS

- Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2". (1120A.6.1)
- Sidewalks serving **individual** dwelling units in covered multifamily building shall be 36" minimum in clear width. All other sidewalks shall be 48" minimum in clear width. (1120A.6.1, 1120A.6.1.#3(Except.))
- Walk and sidewalk surface cross slopes shall not exceed 1/4" per foot. Where due to local conditions create unreasonable hardship, the cross slope may be increased to a maximum of 1/2" per foot for distances not to exceed 20 feet. (1120A.6.1#3)
- Walk and sidewalk surfaces shall be slip-resistant as follows: (1120A.6.1)
 - Surfaces with a slope of less than 6% gradient shall be at least as slip-resistant as that described as a medium salted finish. (1120A.6.1.#1)
 - Surfaces with a slope of 6% or greater gradient shall be slip-resistant. (1120A.6.1.#2)
- 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" in the direction of traffic flow. (1120A.6.2)
- When the slope in the direction of travel of any walk exceeds 1 vertical to 20 horizontal (5% slope), it shall comply with the provisions of Section 1120A.5, Ramps. (1120A.6.3)
- All walks with continuous gradients shall have level areas at least 5 feet in length at intervals of at least every 400 feet. (1120A.6.6)

- Walks shall be provided with a level area not less than 60"x 60" at a door or gate that swings toward the walk, and not less than 48" wide by 44" deep at a door or gate that swings away from the walk. Such walks shall extend 24" to the side of the strike edge of a door or gate that swings toward the walk. (1120A.6.5, Fig 11B-19A thru 11B-22, 11B-26B)
- Abrupt** changes in level along any accessible route shall not exceed 1/2 inch. 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 may be vertical. When changes in levels greater than 1/2 inch are necessary, they shall comply with the requirements for curb ramps. (1120A.6.4.1)

D. CURB RAMPS

NOTE: Curb Ramp is defined as 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. (1102A3-C)

NOTE: Curb Ramps shall be constructed where a pedestrian way crosses a curb. The preferred and recommended location for a curb ramps is in the center of the crosswalk or 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. (1117A.4.1)

- Provide a curb ramp at _____. (1117A.4.1)
- Curb ramps shall be a minimum of 4' in width and shall lie, generally, in a single sloped plane, with a minimum of surface warping and cross slope. (1117A.4.2)
- The slope of curb ramps shall not exceed 1 vertical to 12 horizontal. (1117A.4.3, 1117A.4.5)
- Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes, except that the lower end of each curb ramp shall have a 1/2" lip beveled at 45 degrees. (1117A.4.3)
- Curb ramp located where pedestrians must walk across the ramp, 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 can be used where pedestrians would not normally walk across the ramp. (1117A.4.3)
- A level landing 4' 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 flared or fanned sides of the curb ramp

shall not exceed 1 unit vertical to 12 units horizontal. (1117A.4.4)

7. 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.4.6)

8. 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 vertical to 15 horizontal. Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9", a height of nominal 0.2", and a center-to-center spacing of nominal 2.35", and shall contrast visually with adjoining surfaces either light-on-dark or dark-on-light. Warning surfaces shall be of the **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" wide black strip shall separate the yellow warning from the main walking surface.

Only approved DSA/AC detectable warning products and directional surfaces shall be installed. (1117A.4.7)

9. Curb ramps shall be located 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.4.8)

E. RAMPS (EXTERIOR OR INTERIOR)

NOTE: Any path of travel shall be considered a ramp if its slope is greater than 1 unit vertical in 20 units horizontal run. The least possible slope shall be used for any ramp. (1120A.6.3)

1. The maximum slope of a ramp that serves any exitway, provides access for persons with disabilities, or is in the path of travel shall be 1' rise in 12' of horizontal run. (1120A.5.4)

2. The cross slope of ramp surfaces shall be no greater than 1 unit vertical in 50 units horizontal (2% slope). (1120A.5.4.1)

3. The width of ramps shall be as required for stairways and exits. (1120A.5.1, 1120A.5.2)

4. Pedestrian ramps serving primary entrances to buildings having an occupant load of 300 or more shall have a minimum clear width of 60". (1120A.5.3)

5. Ramps serving Group R occupancies may be 36" clear width when the occupant load is 50 or less. (1120A.5.3)

6. All other pedestrian ramps serving primary entrances shall be a minimum width of 48". (1120A.5.3)

7. Landings shall be provided at the top and bottom of each ramp. (1120A.5.5.1)

8. Intermediate landings shall be provided at intervals not exceeding 30" of vertical rise and at each change of direction. Intermediate and bottom landings in the change of direction in excess of 30E shall have a dimension in the direction of ramp run of not less than 72" to accommodate the handrail extension. Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60". (1120A.5.5.1, 1120A.5.5.6, 1120A.5.5.7)

9. Top landings shall not be less than 60" wide and shall have a length of not less than 60" in the direction of ramp run. In **covered multi-family** buildings, the top landing shall not be less than 60" wide and shall have a length of 44" in the direction of ramp run. The top landing width shall extend a minimum of 24" past the strike edge of the door. (1120A.5.5.2 Except)

10. The width of the landing shall extend 24" past the strike edge of any door or gate for exterior ramps and 18" past the strike edge for interior ramps. (1120A.5.5.4)

11. Handrails are required on ramps that provide access if slope exceeds 1 foot rise in 20 feet of horizontal run (5% slope). (1120A.5.6)

12. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34" to 38" above the ramp surface, shall extend a minimum of 1' beyond the top and bottom of the ramp, and the ends shall be returned. (1120A.5.6)

13. The grip portion of handrails shall be not less than 1¼" nor more than 1½" nominal diameter, or the shape shall be smooth with no sharp corners. Handrails shall not rotate within their fittings. (1120A.5.6)

14. Any wall or other surface adjacent to handrails shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8". (1120A.5.6)

15. Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10' in length, the ramp shall comply with one of the following requirements. (**1120A.5.7, Fig. 11B-27(b) & (c)**)

a. A guide curb a minimum of 2" in height shall be provided at each side of the ramp; (**1120A.5.7.1**)

b. A wheel guide rail shall be provided, centered 3" ± 1" above the surface of the ramp. (**1120A.5.7.2**)

F. DOORS

1. **Every** primary entrance to a dwelling unit required to be accessible shall be provided with a door buzzer, bell, chime or equivalent installation,

mounted a maximum of 48 inches above the floor, connected to permanent wiring. (1106A.1)

2. Recessed doormats must be adequately anchored to prevent interference with wheelchair traffic. (1120A.1.3)
3. Exit door may be provided with a night latch, dead bolt or security chain provided such devices are openable inside without the use of a key or tool and mounted at a height not to exceed 48" above finished floor. (1120A.2.1,1003.3.1.8)
4. **Every required exit doorway shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet 8 inches in height. When installed, such door shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32". In computing the exit width required by Sec.1003.2.3 the net dimensions of the exit way shall be used.** (1120A.2.2)
5. In covered multi-family dwelling units, doors and openings other than primary entrances within units shall provide a minimum of 32" nominal clear space, measured between the face of the door and the stop, when the door is in the 90-degree open position. A 34-inch door is acceptable. The nominal 32-inch clear opening provided by a standard 6-foot sliding patio door assembly is acceptable. (1109A.1Except)
6. Where a pair of doors is utilized, at least one of the doors shall provide a clear, unobstructed opening width of 32" with the leaf positioned at an angle of 90 degrees from its closed position. (1120A.2.3.1)
7. The floor or landing shall not be more than ½" lower than the threshold of the doorway. (1120A.2.4)
8. Except as provided at the primary entrance thresholds at exterior doors, including sliding door tracks, shall be no higher than 3/4". Thresholds and changes in level at these locations shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal. (1120A.2.4 Except 3)
9. Exterior deck, patio or balcony surfaces shall be no more than 4 inches below the floor level of the interior of the dwelling unit. Change in level greater than ½" shall be accomplished by means of a ramp. (1120A.2.4 Except 4)
10. The floor or landing at each side of an exit door shall be level and having a length in the direction of the door swing of at least 60 inches and the length opposite the direction of the door swing of 44 inches 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 the door swing of 44" 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 per foot, in a direction away from the primary entrance of the dwelling unit for drainage.

3. Interior passage door(s) in individual Group R, Division 3, and Group U Occupancies and within individual units of Group R, Division 1 Occupancies, such length need not to exceed 36 inches.

(1120A.2.4.2 Except 1, 2, 3)

11. The width of the level area on the side to which the door swings shall extend 24" past the strike edge of the door for exterior doors and 18" past the strike edge for interior doors. (1120A.2.4.3)
12. Maximum effort to operate doors shall not exceed 8-1/2 pounds for exterior doors and 5 pounds 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. (1120A.2.5)
13. The bottom 10" 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" 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.2.6)

G. KITCHENS

NOTE: Kitchens within adaptable dwelling units shall be accessible. (1112A.1)

1. Kitchens in covered multi-family dwelling units that are required to provide access to persons with physical disabilities shall have a clear space 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair at the range or cook top and either a parallel or forward approach at the oven, dishwasher, refrigerator/freezer and trash compactor. (1112A.2)
2. For U-shaped with a range or cook top at the base of the U, a 60 inch 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

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" shall be provided for all other kitchen designs. **(1112A.2 Except.)**

3. A minimum linear length of 30 inches of counter top shall be provided for the kitchen sink, and a minimum linear length of 30 inches 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. 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. **(1112A.4)**
4. Only 5% of **covered multifamily** apartment house dwelling units that are required to be accessible are required to comply with the requirements of repositionable counter tops per item 3 **above**. **(1112A.4 Except. 1)**
5. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements per item 3. **(1112A.4 Except. 2)**
6. Two 15-inch minimum width breadboards may be provided in lieu of the required 30 inches of countertop work surface per item 3. **(1112A.4 Except. 3)**
7. Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches. **(1112A.5)**
8. Base cabinets directly below kitchen sink counter area shall be removable without the use of specialized tools. Finished flooring shall be provided on the floor beneath the counter top. **(1112A.6)**
9. Kitchen sink faucet controls shall be operable with one hand and shall not require grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbs. 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. **(1112A.3)**

H. BATHROOMS

1. Bathroom entrance doorways shall have an 18" clear space to the side of the strike edge of the door on the swing side of the door and meet other requirements of section 1120A.2. **(T1109A.2-1#1, T1109A.2-2#1)**
2. There shall be sufficient maneuvering space 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 provided at any fixture if the maneuvering space is provided. Maneuvering spaces may include any knee space or toe space available below bathroom fixtures.

(T1109A.2-1#2, T1109A.2-2#2)

3. Where the door swings into the bathroom, there shall be a clear space (approximately 30" by 48") 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. **(T1109A.2-1#3, T1109A.2-2#3)**
4. Reinforced walls for grab bars as shown in Section 1109A.5. **(T1109A.2-1#6,#8, T1109A.2-2#7,#9)**
5. There shall be a minimum clear space 48" parallel by 30" perpendicular 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. **(T1109A.2-1#4, T1109A.2-2#5)**
6. The water closet shall be located in a space 36" in clear width with 48" of clear space provided in front of the water closet. This space may include maneuverable space under a lavatory, arranged so as not to impede access. Doors shall not infringe on the above clearances. The minimum height of water closet seats shall be 15" above the floor. **(1109A.3)**
7. **Water closet controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 44" above the floor. The force required to activate controls shall be no greater than 5-pound force. (1109A.3.1)**
8. **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.4)**
9. **For lavatories, see Tables 1109A.2-1&1109A.2-2**
10. **Hot water and drainpipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. (1109A.4.2)**
11. **Faucet controls and operation 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 pound force. 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 sec. (1109A.4.3)**

12. Where the toilet is not placed adjacent to a side wall the bathroom shall have provisions for installation of floor-mounted, foldaway, or similar alternative grab bars. (1109A.6)
13. Where the powder room (a room with a toilet and a sink) is the only toilet facility located on an accessible level of a multi-story dwelling unit, it shall comply with the requirements for reinforced walls for grab bars. (1109A.6)
14. Where the toilet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. (1109A.6)
15. If reinforcement is installed at the back of the toilet, it shall be installed between 32" and 38" above the floor. The grab bar reinforcement shall be a nominal of 6" in height. The backing shall be a minimum of 40" in length. (1109A.6)
16. Reinforcement installed at the side of the toilet shall be installed 32" to 38" above the floor. The reinforcement shall be installed a maximum of 12" from the rear wall and shall extend a minimum of 26" in front of the water closet fixture. The grab bar reinforcement shall be a minimum of 6" nominal in height. (1109A.6)
17. A bathtub may be installed without surrounding walls provided reinforced areas are provided for installation of floor-mounted grab bars. (1109A.7)
18. Where a tub is installed with surrounding walls, grab bar reinforcement shall be installed on each end of the bathtub, 32" to 38" above the floor, extending a minimum of 24" 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" nominal in height. (1109A.7)
19. Grab bar reinforcement shall be installed on the back wall of the bathtub commencing a maximum of 6" above the bathtub rim and extending upward to a point a minimum of 38" above the floor. The grab bar backing shall be installed horizontally a length to permit the installation of a 48" grab bar with each end a maximum of 6" from the end walls of the bathtub. The grab bar reinforcement material shall be a minimum of 6" nominal in height. (1109A.7)
20. When shower stall is provided in an accessible dwelling unit, at least one shower stall shall measure at least 42" wide by 48" deep with an entrance opening at least 36". When a threshold is used, it shall be a maximum of ½ inch in height and have a beveled or sloped angle not exceeding 45% from the horizontal. Maximum slope of the shower floor shall be ½ inch per foot in any direction and shall slope toward the rear to a drain located within 6 inches of the rear wall. The floor surfaces shall be of Carborundum or grit-faced tile or of material providing equivalent slip resistance. (T1109A.2-1#5, T1109A2-2#6)
21. 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 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 when fully tempered, or 1/4 inch when laminated, and shall pass the test requirement of this part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of showers and bathtub enclosures shall be of a shatter-resistant type. (T1109A.2-1#5.1, T1109A2-2#6.1)
22. Glass-walled shower stalls shall provide reinforcement for installation of floor-mounted grab bars. (1109A.8)
23. Grab bar reinforcement shall be installed continuous in the walls of adaptable showers 32" to 38" above the floor. The grab bar reinforcement material shall be a minimum 6" nominal in height. (1109A.8)
24. Only one bathroom need to be accessible provided it complies with the following additional requirements and all other bathrooms including powder rooms within the unit are on accessible route with usable entry doors. (1109A.2.2, **1109A2.4.1, T1109A2-2**)
 - a. When both tub and shower fixtures are provided, at least one shall be made accessible. When two or more lavatories in a bathroom are provided, at least one shall be made accessible. (T1109A.2-2#10)
 - b. Toilets shall be located 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 bath-tubs, the centerline of the fixture must be a minimum of 18" from the obstacle. The other (non grab bar) side of the toilet fixture must be a minimum of 18" from the finished surface of adjoining walls, vanities or from the edge of the lavatory. (T1109A.2-2#11)
 - c. Vanities and lavatories shall be installed with the centerline of the fixture a minimum of 18" horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34" above the finished floor.
Knee space shall be provided as follows:
 - 1) The knee space shall be at least 30" wide and 8" deep.***
 - 2) The knee space shall be at least 29" high at the front face and reducing to not less than 27" at the point 8" back from the front edge.***
 - 3) The knee space in this section shall be provided by one of the following:***
 - A. The space beneath the lavatory is left clear and unobstructed.***

B. Any cabinet beneath the lavatory is removable without the use of specialized knowledge or specialized tools or,
C. Doors to the cabinet beneath the lavatory are removable or openable to provide the required unobstructed knee space.

Toe space should be provided as follows:

1) Shall be at least 30" wide and centered on the lavatory.

2) Shall be at least 17" deep, measured from the front edge.

3) Shall be at least 9" high from the floor.

In each case, the finish floor beneath the lavatory shall be extended to the back of the wall.

(T1109A.2-1#9,T1109A.2-2#12)

25. **In addition to requirements listed in T1109A2-2, all bathrooms shall conform to the following general accessibility requirements:**

a. Title 24, Part 3, Calif. Electrical Code requirements for light switches, electrical outlets, thermostats and other environmental controls.

b. Minimum 36-inch wide accessible route within each bathroom.

c. General door widths and strike side clearance consistent with Sect. 1109A.1 and 1120A.

d. Wall reinforcement for future grab bar installations consistent with Sect. 1109A

(1109A2.4.1)

I. LAUNDRY ROOMS

1. If clothes-washing machines and clothes dryers are provided in covered multi-family buildings or dwelling units, at least one of each type of appliance shall be provided in each laundry area. Laundry rooms serving multi-family dwellings are not required to have front-loading clothes washers. (1115A.1)

2. 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. (1115A.1)

J. TELEPHONE

NOTE: On floors where public telephones are provided, at least one telephone shall be accessible. On any

floor where two or more bank of multiple telephones are provided, at least one telephone in each bank shall be accessible. (1111A.1)

1. A clear floor or ground space at least 30 inches by 48 inches that allows either a forward or parallel approach by a person using a wheelchair shall be provided at the telephones. Clear floor or ground space for wheelchairs may be part of the knee space required under some objects. (1111A.2, 1111A.3)

2. The highest operable part of the telephone shall be within reach range specified in the Figure 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" above the floor. (1111A.6)

3. If telephone enclosures are provided, they may overhand the required clear floor space and comply with the following items: (1111A.7)

a. For side approach telephones, the enclosure overhand shall be no greater than 19". The height of the lowest overhanging part shall be equal to or greater than 27". (1111A.7.1)

b. For forward approach telephones, if the enclosure overhang is greater than 12", then the clear width of the enclosure shall be 30" minimum, if the clear width of the enclosure is less than 30", the height of the lowest overhang part shall be equal to or greater than 27". (1111A.7.3)

c. Entrances to full-height enclosure shall be 30" minimum. (1111A.7.2)

4. 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, than at least one interior public text telephone shall be provided. (1111A.9)

5. Telephones shall have push-button controls where service for such equipment is available. (1111A.10)

6. The cord from the telephone to the handset shall be at least 29 inches long. (1111A.11)

7. Telephones shall be equipped with a receiver that generates a magnetic field in the area of the receiver cap. A reasonable number, but at least one on each floor or in each bank, 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.8, Fig.11B-14B)

in conjunction with Section 3093 to 3094.5, Part 7 of the
California Code of Regulations.
(1110A.2)

K. SWIMMING POOLS

1. Swimming pools deck areas in conjunction with privately funded multi-family dwelling must be accessible and an assisting device must be provided to assist persons with disabilities in gaining entry to the pool and shall comply with the provisions of Chapters 11B **and 31B**.
(1113A)
2. **Swimming pool seat requirements need to meet sec. 1104B.4.3.4**

L. DRINKING FOUNTAINS

1. **Wall-mounted and post-mounted cantilevered drinking fountains and water coolers shall have a clear knee space a minimum 30 inches in width and shall also have a minimum clear floor space 30 inches by 48 inches to allow a person in a wheelchair to approach the unit facing forward.** (1113A.2.1)
2. **The spout shall provide a flow of water at least 4 inches 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 pound force.** (1113A.2.2)

M. ELEVATORS

NOTE: In buildings two or more stories in height, served by an elevator, or a building served by an elevator required for accessibility by Section **1109A** or serving common areas located above or below the ground floor, all elevators provided shall accommodate a wheel chair and shall comply with **Section 1110A.1.1-1110A.1.13**.
(1110A.1)

NOTE: Private elevators serving only one dwelling unit need not be accessible. (1110A.1excep)
For detailed requirements, see Supplemental Correction List No.5.

N. SPECIAL ACCESS (WHEELCHAIR) LIFTS

NOTE: Special Access (Wheelchair) Lifts may be provided between levels, in lieu of passenger elevators, when the vertical distance between landings, structural design, and safeguards are 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 restrictions and enhancements of this section

1. Lifts shall be designed and constructed to facilitate unassisted entry, operation, exit from the lift, and shall comply with Section 3105A(h)4, "Clear Floor or Ground Space"; Section 3105(n), "Ground and Floor Surfaces"; Section 3015A(f), "Controls and Operating Mechanisms"; and ASME A17.1, Safety Code for Elevators and Escalators, Section XX, **1996 edition**.
(5107(a))
2. The lift platform or support shall be of sufficient size to accommodate large motorized wheelchairs per section 11B and shall have a rated capacity of not less than as required by ASME A17.1-Section XX, **1996 edition**.
3. 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.
4. In new construction, the minimum size of landings shall be 60" by 60". Other dimensions may be substituted where it can be demonstrated that a person using a wheelchair measuring 30" by 48" can enter and operate the lift safely.

NOTE: Level and clear floor areas or landings as specified in this section shall be part of "Path of Travel" requirements.

5. The top landing shall be equipped with a device, door, or gate 42" 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.
6. "Call-Send" controls shall be provided at each landing. Where platform lifts are used to provide barrier-free path of travel requirements, they shall facilitate unassisted entry, operation, and exit from the lift.
7. 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.
8. When the enclosure required in **item 7 above** is not provided because the lift serves only 2 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" high 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.
9. 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" above the top landing level), or in lieu of a pit, a ramp shall be provided which does not exceed 1" rise in 12" of horizontal run. The surface of the ramp shall have a non-skid surface.

10. 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.
11. The rated speed of the platform shall not exceed 20 feet per minute and the operating control shall be the constant pressure type designed so that it can be easily operated by a person with a disability. A push-bar control designed for use by persons with disabilities or a control that provides equal usability shall be provided.
12. When the lift is hydraulically operated or is of the electric-hydraulic type, releveling switches shall be provided to keep the platform level with the landing at which it has been parked.

N. STAIRWAYS

1. Stairways shall have handrails on each side, and every stairway required to be more than 88" in width shall be provided with not less than one intermediate handrail for each 88" of required width. Intermediate handrails shall be spaced approximately equally across the entire width of the stairway. **(1003.3.6.1, 1120A.4.1)**
2. Handrails shall be 34" to 38" above the nosing of the treads. **(1120A.4.2.1)**
3. Handrails shall extend a minimum of 12" beyond the top nosing and 12" plus the tread width beyond the bottom nosing and ends shall be returned or terminate in newel posts or safety terminals. **(1120A.4.2.2 & 1120A.4.2.3)**
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 the 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.4.2.4)**
5. The handgrip portion of handrails shall be not less than 1-1/4" nor more than 1-1/2" 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 1/8". **(1120A.4.2.6)**

6. Handrails projecting from a wall shall have a space of 1-1/2" between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above the top of the rail. Handrails shall not rotate within their fitting. **(1120A.4.2.5)**
7. The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least 2" wide placed parallel to and not more than 1" 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. **(1120A.4.3)**
8. 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" wide and placed parallel to and not more than 1" 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)**
9. 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.4.3.1)**
10. The nosing shall not project more than 1-1/2" past the face of the riser below. **(1120A.4.3.2)**
11. ***In covered multifamily buildings, open risers are not permitted on accessible routes of travel.*** **(1120A.4.3.3)**

O. HAZARDS AND PROTRUDING OBJECTS

- NOTE: Walks, halls, corridors, passageways, aisles or other circulation spaces shall have 80 inches minimum clear headroom. If vertical clearance of an area adjoining an accessible route is reduced to less than 80 inches nominal dimensions, a guardrail or other barrier having its leading edge at or below 27 inches above the finished floor shall be provided. **(1107A.7)**
1. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4" 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 warning curbs projecting at least 6" in height above the walk or sidewalk surface to warn the blind of a potential drop off. **(1120A.7.1)**
 2. When a guardrail or handrail is provided, no warning curb is required when a guide rail is provided centered 3" ± 1" above the surface of the walk or sidewalk, the walk is 5 percent or less gradient, or no adjacent hazard exists. **(1120A.7.1)**
 3. Any obstruction that overhangs a pedestrian way shall be a minimum of 80" above the walking

surface as measured from the bottom of the obstruction. (1120A.7.2, Fig. 11B-28)

(E.C. 210-7(g))

4. 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. (1120A.7.2)

6. The center of fire alarm initiating devices shall be located 48 inches above the level of the floor, working platform, ground surface or sidewalk.

(E.C. 760-16)

ADDITIONAL CORRECTIONS

P. CORRIDORS

1. Every corridor serving an occupant load of 10 or more shall not be less than 44 inches in width. Corridors serving an occupant load of less than 10 or corridors within privately funded multi-family dwelling units shall be at least 36 inches. (1120A.3.1, 1120A.3.2 Except)
2. Corridors that exceed 200 feet in length shall: (1120A.3.2)
 - a. Have minimum clear width of 60-inches; or
 - b. Have at a central location, a 60-inch by 60-inch minimum wheelchair turning space or passing alcove; or
 - c. Have at a central location, an intervening cross or tee corridor a minimum of 44 inches in width; or
 - d. Have, at a central location, an operable door.

Q. SWITCHES AND ELECTRICAL OUTLETS

1. The center of electrical and communication system receptacle outlets shall be installed not less than 15" or more than 48" above the floor or working platform. (E.C. 210-7(g))
2. The center of the grip of the operating handle of switches used to control light switches, thermostats, and other environmental controls shall be located no higher than 48 inches above the floor or working platform. (E.C. 380-8(c))
3. The center of the grip of the operating handle of switches used to control light switches, thermostats, and other environmental controls shall be located no higher than 48 inches and no lower than 15 inches above the floor. (E.C. 210-7(g))
4. If the reach is over an obstruction (for example, a kitchen base cabinet) between 20 and 25 inches in depth, the maximum height is reduced to 44 inches for forward approach, or 46 inches for side approach provided the obstruction is no more than 24 in depth from wall beneath a control. **(E.C. 210-7(g), 380-8c.1)**
5. The center of 15, 20, and 30-ampere electrical outlets must be installed no higher than 48 inches and no lower than 15 above the floor. If the reach is over an obstruction, comply with the same requirements specified in Item no. 2.