



2025 California Building Code Proposed Amendments

Proposed Changes Grouped

Administrative Changes

- Items 6 and 7, 11B-233.3.1.2.6.1 and 11B-233.3.1.2.6.5, to correct section references
- Item 18, Chapter 15, Section 1551.9.6, to amend new ICC section to reference Chapters 11A and 11B
- Items 19 and 20, Part 10, Existing Building Code, Section 306 and Chapter 16 Referenced Standards, to eliminate printing of Section 306, Accessibility and corresponding referenced standard ICC A117.1, and amend the DSA note for clarity

Clarifications

- Items 1, 10, 14, Chapter 2, Definition Multi-bedroom housing unit, 11B-806.2.4.1, 11B-809.10, to use defined term “bathroom”
- Items 2 and 8, 11B-213.2 Toilet and bathing rooms at transient lodging guest rooms
- Item 3, 11B-224.1.2 Transient lodging and housing at a place of education
- Item 4, 11B-228.3.2 exc. 1 EVCS exceptions
- Item 9, 11B-705.1.2, Detectable warnings, blended transitions
- Item 12, 11B-809.6, remove “multi-family”
- Item 13, 11B-809.8, requirements for doors at residential dwelling units with adaptable features

Substantive Changes

- Items 5 and 11, 11B-233.3 and 11B-809.1, Door signal and viewing devices
- Items 15 and 16, 11B-809.10.6.1 and 11B-809.10.6.3, Clear floor space at showers at dwelling units with adaptable features
- Item 17, 11B-902.2 Accessible route outside clear floor space at dining surfaces

Administrative Changes

Item 6 and 7

Item 18

Item 19 and 20



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: December 4, 2023
DSA Tracking Number: 6 (23-025)
Date Reviewed: March 26, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-233.3.1.2.6.1
Topic: Public Housing Site Impracticality

CURRENT CODE LANGUAGE

11B-233.3.1.2.6.1 Single building with one common (lobby) entrance. *The following may only be used for determining required access to multifamily dwelling units, in a single building with one common (lobby) entrance located on a site with difficult terrain conditions or unusual characteristics:*

...and all remaining ground floor dwelling units shall comply with the features listed in Section 11B-233.3.1.2.6.2 unless exempted by Test No. 3, Unusual Characteristics Test.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-233.3.1.2.6.1 Single building with one common (lobby) entrance. *The following may only be used for determining required access to multifamily dwelling units, in a single building with one common (lobby) entrance located on a site with difficult terrain conditions or unusual characteristics:*

...and all remaining ground floor dwelling units shall comply with the features listed in Section ~~11B-233.3.1.2.6.2~~ 11B-233.3.1.2.6.5 unless exempted by Test No. 3, Unusual Characteristics Test.

CODE TEXT IF ADOPTED

11B-233.3.1.2.6.1 Single building with one common (lobby) entrance. *The following may only be used for determining required access to multifamily dwelling units, in a single building with one common (lobby) entrance located on a site with difficult terrain conditions or unusual characteristics:*

...and all remaining ground floor dwelling units shall comply with the features listed in Section 11B-233.3.1.2.6.5 unless exempted by Test No. 3, Unusual Characteristics Test.

STATEMENT OF REASONS

DSA proposes to correct the reference in Section 11B-233.1.2.6.1 which incorrectly points to Section 11B-233.3.1.2.6.2, a different unusual characteristic test of site impracticality. This

correction should appropriately reference Section 11B-233.3.1.2.6.5, which lists features with which remaining ground floor dwelling units are required to comply.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: November 13, 2023
DSA Tracking Number: 7 (23-011, 23-029)
Date Reviewed: March 26, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-233.3.1.2.6.5
Topic: Public Housing Site Impracticality Additional Requirements

CURRENT CODE LANGUAGE

11B-233.3.1.2.6.5 Additional requirements.

1. ...
2. *Interior door opening width complying with Section 11B-404.3.1.*
3. ...
4. *Door signal devices complying with Section 11B-809.8.1.*
5. ...

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-233.3.1.2.6.5 Additional requirements.

1. ...
2. *Interior door opening width complying with Section 11B-404.~~3~~2.3.*
3. ...
4. *Door signal devices complying with Section 11B-809.8.~~1~~4.*
5. ...

CODE TEXT IF ADOPTED

11B-233.3.1.2.6.5 Additional requirements.

1. ...
2. *Interior door opening width complying with Section 11B-404.2.3.*
3. ...
4. *Door signal devices complying with Section 11B-809.8.4.*
5. ...

STATEMENT OF REASONS

DSA proposes to correct the references for clarity. Item number 2 in Section 11B-233.3.1.2.6.5 should reference the requirements for manual doors in Section 11B-404.2.3 and not the requirements in Section 11B-404.3.1 applicable to a subsection of automatic and power-assisted doors and gates. Item number 4 in Section 11B-233.3.1.2.6.5 should reference the

requirements for Section 11B-809.8.4 for door signaling devices and not the requirements in Section 11B-809.8.1 for thresholds.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: March 1, 2024
DSA Tracking Number: 18
Date Reviewed: March 26, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 1511.9.6
Topic: Raised-Deck System Egress and Accessibility

CURRENT CODE LANGUAGE

1511.9.6 Accessibility and egress. The raised-deck system shall be accessible in accordance with Chapter 11 and means of egress shall be provided in accordance with Chapter 10.

SUGGESTED TEXT OF PROPOSED AMENDMENT

1511.9.6 Accessibility and egress. The raised-deck system shall be accessible in accordance with ~~Chapter 11~~ Chapter 11A or Chapter 11B, as applicable, and means of egress shall be provided in accordance with Chapter 10.

CODE TEXT IF ADOPTED

1511.9.6 Accessibility and egress. The raised-deck system shall be accessible in accordance with *Chapter 11A or Chapter 11B, as applicable*, and means of egress shall be provided in accordance with Chapter 10.

STATEMENT OF REASONS

DSA proposes to amend a provision in the 2025 International Building Code (IBC). Section 1511.9.6 is a new code section that will be adopted for the CBC when the BSC adopts the 2025 IBC as model code. This proposal replaces the ICC reference to Chapter 11 with a reference to Chapter 11A and Chapter 11B, as applicable.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 19

Date Reviewed: March 26, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): Part 10, Section 306

Topic: Accessibility for Existing Buildings

CURRENT CODE LANGUAGE

[DSA-AC] Buildings or facilities where accessibility is required for applications listed in Title 24, Part 2, California Building Code, Chapter 1, Section 1.9.1 regulated by the Division of the State Architect-Access Compliance shall comply with Title 24, Part 2, California Building Code, Chapter 11A or Chapter 11B, as applicable.

306.1 Scope. The provisions of Sections 306.1 through 306.7.16 apply to maintenance and repair, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

***Note: [HCD 1-AC]** Accessibility requirements for covered multifamily dwellings, as defined in Chapter 2 of the California Building Code, are promulgated under HCD authority and are located in Chapter 11A of the California Building Code.*

306.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and the alteration and existing building provisions in ICC A117.1, as applicable.

306.3 Maintenance and repair. A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy. Required accessible means of egress shall be maintained during construction, demolition, remodeling or alterations and additions to any occupied building.

Exception: Existing means of egress need not be maintained where approved temporary means of egress and accessible means of egress systems and facilities are provided.

306.3.1 Prohibited reduction in accessibility. An alteration that decreases or has the effect of decreasing accessibility of a building, facility or element, thereof, below the requirements for new construction at the time of the alteration is prohibited. The number of accessible elements need not exceed that required for new construction at the time of alteration.

306.4 Extent of application. An alteration of an existing facility shall not impose a requirement for greater accessibility than that which would be required for new construction.

306.5 Change of occupancy. Existing buildings that undergo a change of group or occupancy shall comply with Section 306.7.

Exception: Type B dwelling or sleeping units required by Section 1108 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing a change of occupancy in conjunction with alterations where the work area is 50 percent or less of the aggregate area of the building.

306.6 Additions. Provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, a primary function shall comply with the requirements in Section 306.7.1.

306.7 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the *International Building Code*, ICC A117.1 and the provisions of Sections 306.7.1 through 306.7.16, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

306.7.1 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.

Exceptions:

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

306.7.2 Accessible means of egress. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be added in existing facilities.

306.7.3 Alteration of Type A units. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.

306.7.4 Type B units. Type B dwelling or sleeping units required by Section 1108 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.

306.7.5 Entrances. Where an alteration includes alterations to an entrance that is not accessible, and the facility has an accessible entrance, the altered entrance is not

required to be accessible unless required by Section 306.7.1. Signs complying with Section 1112 of the *International Building Code* shall be provided.

306.7.6 Accessible route. Exterior accessible routes, including curb ramps, shall be not less than 36 inches (914 mm) minimum in width.

306.7.7 Elevators. Altered elements of existing elevators shall comply with *California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders*. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

306.7.8 Platform lifts. Platform (wheelchair) lifts installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

306.7.9 Stairways and escalators in existing buildings. Where an escalator or stairway is added where none existed previously and major structural modifications are necessary for installation, an accessible route complying with Section 1104.4 of the *International Building Code* is required between levels served by such escalator or stairway.

306.7.10 Determination of number of units. Where Chapter 11 of the *International Building Code* requires Accessible, Type A or Type B units and where such units are being altered or added, the number of Accessible, Type A and Type B units shall be determined in accordance with Sections 306.7.10.1 through 306.7.10.3.

306.7.10.1 Accessible dwelling or sleeping units. Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1108 of the *International Building Code* for Accessible units apply only to the quantity of spaces being altered or added.

306.7.10.2 Type A dwelling or sleeping units. Where more than 20 Group R-2 dwelling or sleeping units are being altered or added, the requirements of Section 1108 of the *International Building Code* for Type A units apply only to the quantity of the spaces being altered or added.

306.7.10.3 Type B dwelling or sleeping units. Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being added, the requirements of Section 1108 of the *International Building Code* for Type B units apply only to the quantity of the spaces being added. Where Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being altered and where the work area is greater than 50 percent of the aggregate area of the building, the requirements of Section 1108 of the *International Building Code* for Type B units apply only to the quantity of the spaces being altered.

306.7.11 Toilet rooms. Where it is technically infeasible to alter existing toilet rooms to be accessible, one accessible single-user toilet room or one accessible family or assisted-use toilet room constructed in accordance with Section 1110.2.1 of the *International Building Code* is permitted. This toilet room shall be located on the same floor and in the same area as the existing toilet rooms. At the inaccessible toilet rooms, directional signs indicating the location of the nearest such toilet room shall be provided. These directional signs shall include the International Symbol of Accessibility, and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

306.7.12 Bathing rooms. Where it is technically infeasible to alter existing bathing rooms to be accessible, one accessible single-user bathing room or one accessible family or assisted-use bathing room constructed in accordance with Section 1110.2.1 of

the *International Building Code* is permitted. This accessible bathing room shall be located on the same floor and in the same area as the existing bathing rooms. At the inaccessible bathing rooms, directional signs indicating the location of the nearest such bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility, and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

306.7.13 Additional toilet and bathing facilities. In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one accessible family or assisted-use toilet room shall be provided where required by Section 1110.2.1 of the *International Building Code*. In recreational facilities, where additional bathing rooms are being added, not fewer than one family or assisted-use bathing room shall be provided where required by Section 1110.2.1 of the *International Building Code*.

306.7.14 Dressing, fitting and locker rooms. Where it is technically infeasible to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

306.7.15 Amusement rides. Where the structural or operational characteristics of an amusement ride are altered to the extent that the amusement ride's performance differs from that specified by the manufacturer or the original design, the amusement ride shall comply with requirements for new construction in Section 1111.4.8 of the *International Building Code*.

306.7.16 Historic structures. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the historic structure, as determined by the authority having jurisdiction, the alternative requirements of Sections 306.7.16.1 through 306.7.16.5 for that element shall be permitted.

Exceptions:

1. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in historic structures.
2. The altered element or space is not required to be on an accessible route, unless required by Sections 306.7.16.1 or 306.7.16.2.

306.7.16.1 Site arrival points. Not fewer than one exterior accessible route, including curb ramps from a site arrival point to an accessible entrance, shall be provided and shall not be less than 36 inches (914 mm) minimum in width.

306.7.16.2 Multiple-level buildings and facilities. An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

306.7.16.3 Entrances. Where an entrance cannot be made accessible in accordance with Section 306.7.5, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1112 of the *International Building Code* shall be provided at the public entrances and the accessible entrance.

306.7.16.4 Toilet facilities. Where toilet rooms are provided, not fewer than one accessible single-user toilet room or one accessible family or assisted-use toilet room complying with Section 1110.2.1 of the *International Building Code* shall be provided.

306.7.16.5 Bathing facilities. Where bathing rooms are provided, not fewer than one accessible single-user bathing room or one accessible family or assisted-use bathing rooms complying with Section 1110.2.1 of the *International Building Code* shall be provided.

306.7.16.6 Type A units. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.

306.7.16.7 Type B units. Type B dwelling or sleeping units required by Section 1108 of the *International Building Code* are not required to be provided in historic buildings.

SUGGESTED TEXT OF PROPOSED AMENDMENT

~~*[DSA-AC] Buildings or facilities where accessibility is required for Public buildings, public accommodations, commercial facilities, and public housing applications listed in regulated by the Division of the State Architect-Access Compliance in Title 24, Part 2, California Building Code, Chapter 1, Section 1.9.1-regulated by the Division of the State Architect-Access Compliance shall comply with Title 24, Part 2, California Building Code, Chapter 11A or Chapter 11B, as applicable.*~~

~~**306.1 Scope.** The provisions of Sections 306.1 through 306.7.16 apply to maintenance and repair, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.~~

~~*Note: [HCD 1-AC] Accessibility requirements for covered multifamily dwellings, as defined in Chapter 2 of the California Building Code, are promulgated under HCD authority and are located in Chapter 11A of the California Building Code.*~~

~~**306.2 Design.** Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and the alteration and existing building provisions in ICC A117.1, as applicable.~~

~~**306.3 Maintenance and repair.** A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy. Required accessible means of egress shall be maintained during construction, demolition, remodeling or alterations and additions to any occupied building.~~

~~**Exception:** Existing means of egress need not be maintained where approved temporary means of egress and accessible means of egress systems and facilities are provided.~~

~~**306.3.1 Prohibited reduction in accessibility.** An alteration that decreases or has the effect of decreasing accessibility of a building, facility or element, thereof, below the requirements for new construction at the time of the alteration is prohibited. The number of accessible elements need not exceed that required for new construction at the time of alteration.~~

~~**306.4 Extent of application.** An alteration of an existing facility shall not impose a requirement for greater accessibility than that which would be required for new construction.~~

306.5 Change of occupancy. Existing buildings that undergo a change of group or occupancy shall comply with Section 306.7.

Exception: Type B dwelling or sleeping units required by Section 1108 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing a change of occupancy in conjunction with alterations where the work area is 50 percent or less of the aggregate area of the building.

306.6 Additions. Provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, a primary function shall comply with the requirements in Section 306.7.1.

306.7 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the *International Building Code*, ICC A117.1 and the provisions of Sections 306.7.1 through 306.7.16, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

306.7.1 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.

Exceptions:

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

306.7.2 Accessible means of egress. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be added in existing facilities.

306.7.3 Alteration of Type A units. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.

306.7.4 Type B units. Type B dwelling or sleeping units required by Section 1108 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.

306.7.5 Entrances. Where an alteration includes alterations to an entrance that is not accessible, and the facility has an accessible entrance, the altered entrance is not

~~required to be accessible unless required by Section 306.7.1. Signs complying with Section 1112 of the *International Building Code* shall be provided.~~

~~**306.7.6 Accessible route.** Exterior accessible routes, including curb ramps, shall be not less than 36 inches (914 mm) minimum in width.~~

~~**306.7.7 Elevators.** Altered elements of existing elevators shall comply with *California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders*. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.~~

~~**306.7.8 Platform lifts.** Platform (wheelchair) lifts installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.~~

~~**306.7.9 Stairways and escalators in existing buildings.** Where an escalator or stairway is added where none existed previously and major structural modifications are necessary for installation, an accessible route complying with Section 1104.4 of the *International Building Code* is required between levels served by such escalator or stairway.~~

~~**306.7.10 Determination of number of units.** Where Chapter 11 of the *International Building Code* requires Accessible, Type A or Type B units and where such units are being altered or added, the number of Accessible, Type A and Type B units shall be determined in accordance with Sections 306.7.10.1 through 306.7.10.3.~~

~~**306.7.10.1 Accessible dwelling or sleeping units.** Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1108 of the *International Building Code* for Accessible units apply only to the quantity of spaces being altered or added.~~

~~**306.7.10.2 Type A dwelling or sleeping units.** Where more than 20 Group R-2 dwelling or sleeping units are being altered or added, the requirements of Section 1108 of the *International Building Code* for Type A units apply only to the quantity of the spaces being altered or added.~~

~~**306.7.10.3 Type B dwelling or sleeping units.** Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being added, the requirements of Section 1108 of the *International Building Code* for Type B units apply only to the quantity of the spaces being added. Where Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being altered and where the work area is greater than 50 percent of the aggregate area of the building, the requirements of Section 1108 of the *International Building Code* for Type B units apply only to the quantity of the spaces being altered.~~

~~**306.7.11 Toilet rooms.** Where it is technically infeasible to alter existing toilet rooms to be accessible, one accessible single-user toilet room or one accessible family or assisted-use toilet room constructed in accordance with Section 1110.2.1 of the *International Building Code* is permitted. This toilet room shall be located on the same floor and in the same area as the existing toilet rooms. At the inaccessible toilet rooms, directional signs indicating the location of the nearest such toilet room shall be provided. These directional signs shall include the International Symbol of Accessibility, and sign characters shall meet the visual character requirements in accordance with ICG A117.1.~~

~~**306.7.12 Bathing rooms.** Where it is technically infeasible to alter existing bathing rooms to be accessible, one accessible single-user bathing room or one accessible family or assisted-use bathing room constructed in accordance with Section 1110.2.1 of~~

~~the *International Building Code* is permitted. This accessible bathing room shall be located on the same floor and in the same area as the existing bathing rooms. At the inaccessible bathing rooms, directional signs indicating the location of the nearest such bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility, and sign characters shall meet the visual character requirements in accordance with ICC A117.1.~~

~~**306.7.13 Additional toilet and bathing facilities.** In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one accessible family or assisted-use toilet room shall be provided where required by Section 1110.2.1 of the *International Building Code*. In recreational facilities, where additional bathing rooms are being added, not fewer than one family or assisted-use bathing room shall be provided where required by Section 1110.2.1 of the *International Building Code*.~~

~~**306.7.14 Dressing, fitting and locker rooms.** Where it is technically infeasible to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.~~

~~**306.7.15 Amusement rides.** Where the structural or operational characteristics of an amusement ride are altered to the extent that the amusement ride's performance differs from that specified by the manufacturer or the original design, the amusement ride shall comply with requirements for new construction in Section 1111.4.8 of the *International Building Code*.~~

~~**306.7.16 Historic structures.** Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the historic structure, as determined by the authority having jurisdiction, the alternative requirements of Sections 306.7.16.1 through 306.7.16.5 for that element shall be permitted.~~

Exceptions:

- ~~1. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in historic structures.~~
- ~~2. The altered element or space is not required to be on an accessible route, unless required by Sections 306.7.16.1 or 306.7.16.2.~~

~~**306.7.16.1 Site arrival points.** Not fewer than one exterior accessible route, including curb ramps from a site arrival point to an accessible entrance, shall be provided and shall not be less than 36 inches (914 mm) minimum in width.~~

~~**306.7.16.2 Multiple-level buildings and facilities.** An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.~~

~~**306.7.16.3 Entrances.** Where an entrance cannot be made accessible in accordance with Section 306.7.5, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.~~

~~Signs complying with Section 1112 of the *International Building Code* shall be provided at the public entrances and the accessible entrance.~~

~~**306.7.16.4 Toilet facilities.** Where toilet rooms are provided, not fewer than one accessible single-user toilet room or one accessible family or assisted-use toilet room complying with Section 1110.2.1 of the *International Building Code* shall be provided.~~

~~**306.7.16.5 Bathing facilities.** Where bathing rooms are provided, not fewer than one accessible single-user bathing room or one accessible family or assisted-use bathing rooms complying with Section 1110.2.1 of the *International Building Code* shall be provided.~~

~~**306.7.16.6 Type A units.** The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.~~

~~**306.7.16.7 Type B units.** Type B dwelling or sleeping units required by Section 1108 of the *International Building Code* are not required to be provided in historic buildings.~~

CODE TEXT IF ADOPTED

[DSA-AC] Public buildings, public accommodations, commercial facilities, and public housing regulated by the Division of the State Architect-Access Compliance in Title 24, Part 2, California Building Code, Chapter 1, Section 1.9.1 shall comply with California Building Code Chapter 11B.

***Note: [HCD 1-AC]** Accessibility requirements for covered multifamily dwellings, as defined in Chapter 2 of the California Building Code, are promulgated under HCD authority and are located in Chapter 11A of the California Building Code.*

STATEMENT OF REASONS

DSA does not adopt Title 24 Part 10 California Existing Building Code (CEBC), Section 306. DSA has historically added a banner indicating that projects under DSA authority for accessibility should refer to Part 2 California Building Code (CBC) Chapter 11B.

DSA proposes to remove the text of CEBC Section 306 and amends the banner to state that public buildings, public accommodations, commercial facilities, and public housing are required to comply with Chapter 11B. This creates clarity from the requirements for housing in the note provided by HCD regarding housing required to comply with Chapter 11A.

DSA has received inquiries from code users regarding the application of CEBC Section 306 to projects that are covered by CBC Chapter 11B. Printing both CEBC Section 306 and CBC Chapter 11B is duplicative and conflicting, creating an unnecessary ambiguousness for code users. Duplicative and conflicting requirements are a violation of Health and Safety Code 18930(a)(1), also known as the nine point criteria for building standards

DSA COMMENTS

This item is related to Item 20.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 20
 Date Reviewed: March 26, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): Existing Building Code, Chapter 16, Referenced Standards
 Topic: ICC A117.1

CURRENT CODE LANGUAGE

ICC
CBC-22: California Building Code ...
ICC A117.1-17: Accessible and Usable Buildings and Facilities
 306.3, 306.7, 306.7.11, 306.7.12
CEC-21: California Energy Code ...

SUGGESTED TEXT OF PROPOSED AMENDMENT

ICC
CBC-22: California Building Code ...
~~ICC A117.1-17: Accessible and Usable Buildings and Facilities~~
 _____ 306.3, 306.7, 306.7.11, 306.7.12
CEC-21: California Energy Code ...

CODE TEXT IF ADOPTED

ICC
CBC-22: California Building Code ...
CEC-21: California Energy Code ...

STATEMENT OF REASONS

DSA proposes to amend the referenced standard provided in Chapter 16 of the ICC Existing Building Code (EBC), eliminating the reference to ICC A117.1. The EBC will be adopted as model code for the California Existing Building Code. DSA does not adopt ICC A117.1 for accessibility requirements, and instead adopts Chapter 11B, which is based on the 2010 Americans with Disabilities Act Standards.

DSA COMMENTS

This item is related to Item 19.

Clarifications

Items 1, 10 and 14

Item 2 and 8

Item 3

Item 4

Item 9

Item 12

Item 13



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 1
 Date Reviewed: March 26, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): CBC, Chapter 2 Definitions
 Topic: Multi-bedroom Housing Unit

CURRENT CODE LANGUAGE

MULTI-BEDROOM HOUSING UNIT. [DSA-AC] *A housing unit, intended for use by students at a place of education, with a kitchen and/or toilet and bathing rooms within the unit, such as an apartment or dormitory. Multi-bedroom housing units are separate from one another and from common use spaces within a building.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

MULTI-BEDROOM HOUSING UNIT. [DSA-AC] *A housing unit, intended for use by students at a place of education, with a kitchen and/or toilet and ~~bathing rooms~~ bathroom(s) within the unit, such as an apartment or dormitory. Multi-bedroom housing units are separate from one another and from common use spaces within a building.*

CODE TEXT IF ADOPTED

MULTI-BEDROOM HOUSING UNIT. [DSA-AC] *A housing unit, intended for use by students at a place of education, with a kitchen and/or bathroom(s) within the unit, such as an apartment or dormitory. Multi-bedroom housing units are separate from one another and from common use spaces within a building.*

STATEMENT OF REASONS

DSA proposes to change the term “toilet and bathing room” for “bathroom” in the definition for consistency and clarity. The term “bathroom” is used and defined in both the California Building Code and the Fair Housing Act, and this amendment defines the applicable design requirements for bathrooms in the definition.

DSA COMMENTS

This item is related to Items 10 and 14.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 10

Date Reviewed: March 26, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-806.2.4.1

Topic: Transient lodging facilities and housing at a place of education

CURRENT CODE LANGUAGE

11B-806.2.4.1 Vanity counter top space. If vanity counter top space is provided in non-accessible guest toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest toilet or bathing rooms.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-806.2.4.1 Vanity counter top space. If vanity counter top space is provided in non-accessible guest bathrooms, toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest bathrooms, toilet or bathing rooms.

CODE TEXT IF ADOPTED

11B-806.2.4.1 Vanity counter top space. If vanity counter top space is provided in non-accessible guest bathrooms, toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest bathrooms, toilet or bathing rooms.

STATEMENT OF REASONS

This requirement applies to both transient lodging facilities, which uses the term “toilet or bathing rooms” and to housing at a place of education, where the requirements for the defined term “bathroom” apply. DSA proposes to use both terms in this section to denote applicability in both types of facilities.

DSA COMMENTS

This item is related to Items 1 and 14.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 14

Date Reviewed: March 26, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-809.10

Topic: Bathrooms and powder rooms in residential dwelling units with adaptable features

CURRENT CODE LANGUAGE

11B-809.10 Toilet and bathing rooms.

11B-809.10.1 General. All toilet and bathing rooms on an accessible route within residential dwelling units with adaptable features shall comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.6.4, 11B-809.10.7.3 and 11B-809.12.

11B-809.10.2 Number of complying bathing rooms and fixtures. One bathing room and one fixture of each type within the dwelling unit shall be designed to comply with the following:

1. Maneuvering space in toilet, bathing and shower rooms shall comply with Section 11B-809.10.4.
2. Bathtubs complying with Section 11B-809.10.5.
3. Showers complying with Section 11B-809.10.6.
4. Water closets complying with Section 11B-809.10.7.
5. Lavatories, vanities, mirrors and towel bars complying with Section 11B-809.10.8. When two or more lavatories are provided, at least one shall comply with Section 11B-809.10.8.
6. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Where two or more bathrooms are provided, when a bathtub is installed in the first bathroom in compliance with Section 11B-809.10.5 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with Section 11B-809.10.6.

11B-809.10.3 Powder rooms. Powder rooms shall be designed to comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.5.2, 11B-809.10.6.4, 11B-809.10.7.3 and 11B-809.12. When the powder room is the only toilet facility located on an accessible level it shall, in addition, comply with Sections 11B-809.10.4, 11B-809.10.7 and 11B-809.10.8.

11B-809.10.4 Sufficient maneuvering space. Where doors swing into the toilet and bathing or powder rooms required to comply with Section 11B-809.10, a clear

maneuvering space of 30 inches (762 mm) by 48 inches (1219 mm) minimum shall be provided outside the arc of the door swing. The clear maneuvering space shall be permitted to include knee and toe clearance under bathroom fixtures. Doors shall be permitted to encroach into the clear floor space or clearance for fixtures where clear maneuvering space is provided outside the arc of the door swing. A turning space is not required within the room.

...

11B-809.10.8 Lavatories, vanities, mirrors and towel bars. Bathing rooms or powder rooms required to comply with Section 11B-809.10 shall provide lavatories complying with this section. Where mirrors or towel bars are provided, no less than one of each shall comply with this section.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.10 Toilet and bathing rooms. Bathrooms and powder rooms.

11B-809.10.1 General. All ~~toilet and bathing rooms~~ bathrooms on an accessible route within residential dwelling units with adaptable features shall comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.5.2, 11B-809.10.6.4, 11B-809.10.7.3 and 11B-809.12.

11B-809.10.2 Number of complying ~~bathing rooms~~ bathrooms and fixtures. One ~~bathing room~~ bathroom and one fixture of each type within the dwelling unit shall be designed to comply with the following:

1. Maneuvering space in ~~toilet, bathing and shower rooms~~ bathrooms shall comply with Section 11B-809.10.4.
2. Bathtubs ~~complying shall comply~~ with Section 11B-809.10.5.
3. Showers ~~complying shall comply~~ with Section 11B-809.10.6.
4. Water closets ~~complying shall comply~~ with Section 11B-809.10.7.
5. Lavatories, vanities, mirrors and towel bars ~~complying shall comply~~ with Section 11B-809.10.8. When two or more lavatories are provided, at least one shall comply with Section 11B-809.10.8.
6. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Where two or more bathrooms are provided, when a bathtub is installed in the first bathroom in compliance with Section 11B-809.10.5 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with Section 11B-809.10.6.

11B-809.10.3 Powder rooms. Powder rooms shall be designed to comply with Sections 11B-809.7, 11B-809.8, ~~11B-809.10.5.2, 11B-809.10.6.4~~, 11B-809.10.7.3 and 11B-809.12. When the powder room is the only toilet facility located on an accessible level it shall, in addition, comply with Sections 11B-809.10.4, 11B-809.10.7 and 11B-809.10.8.

11B-809.10.4 Sufficient maneuvering space. Where doors swing into the ~~toilet and bathing~~ bathrooms or powder rooms required to comply with Section 11B-809.10, a clear maneuvering space of 30 inches (762 mm) by 48 inches (1219 mm) minimum shall be provided outside the arc of the door swing. The clear maneuvering space shall be permitted to include knee and toe clearance under bathroom fixtures. Doors shall be permitted to encroach into the clear floor space or clearance for fixtures where clear maneuvering space

is provided outside the arc of the door swing. A turning space is not required within the room.

...

11B-809.10.8 Lavatories, vanities, mirrors and towel bars. ~~Bathing rooms~~ Bathrooms or powder rooms required to comply with Section 11B-809.10 shall provide lavatories complying with this section. Where mirrors or towel bars are provided, no less than one of each shall comply with this section.

CODE TEXT IF ADOPTED

11B-809.10 Bathrooms and powder rooms.

11B-809.10.1 General. All bathrooms on an accessible route within residential dwelling units with adaptable features shall comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.5.2, 11B-809.10.6.4, 11B-809.10.7.3 and 11B-809.12.

11B-809.10.2 Number of complying bathrooms and fixtures. One bathroom and one fixture of each type within the dwelling unit shall be designed to comply with the following:

1. Maneuvering space in bathrooms shall comply with Section 11B-809.10.4.
2. Bathtubs shall comply with Section 11B-809.10.5.
3. Showers shall comply with Section 11B-809.10.6.
4. Water closets shall comply with Section 11B-809.10.7.
5. Lavatories, vanities, mirrors and towel bars shall comply with Section 11B-809.10.8. When two or more lavatories are provided, at least one shall comply with Section 11B-809.10.8.
6. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Where two or more bathrooms are provided, when a bathtub is installed in the first bathroom in compliance with Section 11B-809.10.5 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with Section 11B-809.10.6.

11B-809.10.3 Powder rooms. Powder rooms shall be designed to comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.7.3 and 11B-809.12. When the powder room is the only toilet facility located on an accessible level it shall, in addition, comply with Sections 11B-809.10.4, 11B-809.10.7 and 11B-809.10.8.

11B-809.10.4 Sufficient maneuvering space. Where doors swing into the bathrooms or powder rooms required to comply with Section 11B-809.10, a clear maneuvering space of 30 inches (762 mm) by 48 inches (1219 mm) minimum shall be provided outside the arc of the door swing. The clear maneuvering space shall be permitted to include knee and toe clearance under bathroom fixtures. Doors shall be permitted to encroach into the clear floor space or clearance for fixtures where clear maneuvering space is provided outside the arc of the door swing. A turning space is not required within the room.

...

11B-809.10.8 Lavatories, vanities, mirrors and towel bars. Bathrooms or powder rooms required to comply with Section 11B-809.10 shall provide lavatories complying with this

section. Where mirrors or towel bars are provided, no less than one of each shall comply with this section.

STATEMENT OF REASONS

DSA proposes to change all reference to “toilet and bathing rooms” to “bathrooms” for Section 11B-809.10, which is applicable solely to residential dwelling units with adaptable features, because the conflicting terms create confusion for the code user. California Building Code (CBC) Chapter 2 has a definition for “bathroom” which defines applicable requirements under the Fair Housing Act but does not contain a definition for “toilet and bathing rooms.” By using “bathrooms”, the definition enforces the requirements that all fixtures must be in one bathroom or compartmented interconnected bathrooms.

DSA proposes to amend Section 11B-809.10.1 to include reference to Section 11B-809.10.5.2 which requires backing for grab bars at bathtubs. This reference was omitted in prior rulemaking.

DSA proposes to amend Section 11B-809.10.2 to create consistency in text language. This change provides no change in the enforcement of the regulation.

DSA proposes to amend Section 11B-809.10.3 to remove the reference for Section 11B-809.10.5.2, grab bars in bathtubs, and 11B-809.10.6.4, grab bars in showers, from the powder room requirements. Powder rooms, by the definition in CBC Chapter 2, may only include a toilet and a lavatory. The appropriate references for grab bars and showers are provided in Section 11B-809.10.1. Inclusion of these requirements was an error in prior rulemaking.

DSA COMMENTS

This item is related to Items 1 and 10.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
DSA Tracking Number: 2
Date Reviewed: March 26, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-213.2
Topic: Toilet and Bathing Rooms in Transient Lodging Facilities

CURRENT CODE LANGUAGE

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

Exceptions:

1. In alterations ...
2. **Reserved.**
3. Where multiple ...
4. Where multiple ...
5. *Where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

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

Exceptions:

1. In alterations ...
2. **Reserved.**
3. Where multiple ...
4. Where multiple ...
5. ~~*Where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.*~~

CODE TEXT IF ADOPTED

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

Exceptions:

1. In alterations ...
2. **Reserved.**
3. Where multiple ...
4. Where multiple ...

STATEMENT OF REASONS

DSA is proposing to remove the language of Section 11B-213.2 exception 5 because it is duplicated at Section 11B-603.6. Duplication is a violation of Health and Safety Code 18930(a)(1), also known as the nine point criteria for building standards. Furthermore, there are no references in Section 11B-224 specific to transient lodging that reference any requirement in Section 11B-213.2.

DSA COMMENTS

This item is related to Item 8.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
DSA Tracking Number: 8
Date Reviewed: March 26, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-603.6
Topic: Guest room toilet and bathing rooms in transient lodging facilities

CURRENT CODE LANGUAGE

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 Section 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.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-603.6 Guest room toilet and bathing rooms. *In transient lodging facilities, Toilettoilet and bathing rooms within guest rooms that are not required to provide mobility features complying with Section 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.*

CODE TEXT IF ADOPTED

11B-603.6 Guest room toilet and bathing rooms. *In transient lodging facilities, toilet and bathing rooms within guest rooms that are not required to provide mobility features complying with Section 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.*

STATEMENT OF REASONS

DSA proposes to amend Section 11B-306 to clarify a California-specific requirement only applicable to transient lodging facilities, and not to housing at a place of education. The requirements for bathrooms in residential dwelling units with adaptable features in housing at a place of education are required to comply with the Fair Housing Act, which provides greater accessibility to bathrooms in units that are not required to provide mobility features.

DSA COMMENTS

This item is related to Item 2.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 3
 Date Reviewed: March 26, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-224
 Topic: Transient Lodging Facilities

CURRENT CODE LANGUAGE

11B-224.1 General. *Hotels, motels, inns, dormitories, resorts and similar transient lodging facilities shall provide guest rooms in accordance with Sections 11B-224.1 through 11B-224.6.*

...

11B-224.1.2 Guest room doors and doorways. Entrances, doors and doorways providing user passage into and within guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall comply with Section 11B-404.2.3. *Bathrooms doors shall be either sliding or hung to swing in the direction of egress from the bathroom.*

Exception: Shower and sauna doors in guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall not be required to comply with Section 11B-404.2.3.

...

11B-224.1.4 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 Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.*

11B-224.2 Guest rooms with mobility features. In transient lodging facilities guest rooms with mobility features complying with Section 11B-806.2 shall be provided in accordance with Table 11B-224.2, as follows.

11B-224.2.1 Fifty or less guest room facilities. *Facilities that are subject to the same permit application on a common site that each have fifty or fewer guest rooms may be combined for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.*

11B-224.2.2 More than fifty guest room facilities. Facilities with more than fifty guest rooms shall be treated separately for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-224.1 General. Hotels, motels, inns, ~~dermitories,~~ resorts and similar transient lodging facilities, and housing at a place of education for undergraduate students, shall provide guest rooms in accordance with Sections 11B-224.1 through 11B-224.6.

...

11B-224.1.2 Guest room doors and doorways. Entrances, doors and doorways providing user passage into and within guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall comply with Section 11B-404.2.3. In transient lodging facilities, Bathroombathroom doors shall be either sliding or hung to swing in the direction of egress from the bathroom.

Exception: Shower and sauna doors in guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall not be required to comply with Section 11B-404.2.3.

...

11B-224.1.4 Guest room toilet and bathing rooms. In transient lodging facilities, Wherewhere toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.

11B-224.2 Guest rooms with mobility features. In transient lodging facilities and housing at a place of education for undergraduate students, guest rooms with mobility features complying with Section 11B-806.2 shall be provided in accordance with Table 11B-224.2, ~~as follows.~~ In transient lodging facilities, Table 11B-224.2 shall be applied as follows:

11B-224.2.1 Fifty or less guest room facilities. Facilities that are subject to the same permit application on a common site that each have fifty or fewer guest rooms may be combined for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.

11B-224.2.2 More than fifty guest room facilities. Facilities with more than fifty guest rooms shall be treated separately for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.

CODE TEXT IF ADOPTED

11B-224.1 General. Hotels, motels, inns, resorts and similar transient lodging facilities, and housing at a place of education for undergraduate students, shall provide guest rooms in accordance with Sections 11B-224.1 through 11B-224.6.

...

11B-224.1.2 Guest room doors and doorways. Entrances, doors and doorways providing user passage into and within guest rooms that are not required to provide

mobility features complying with *Section 11B-806.2* shall comply with *Section 11B-404.2.3*. *In transient lodging facilities, bathroom doors shall be either sliding or hung to swing in the direction of egress from the bathroom.*

Exception: Shower and sauna doors in guest rooms that are not required to provide mobility features complying with *Section 11B-806.2* shall not be required to comply with *Section 11B-404.2.3*.

...

11B-224.1.4 Guest room toilet and bathing rooms. *In transient lodging facilities, where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.*

11B-224.2 Guest rooms with mobility features. *In transient lodging facilities and housing at a place of education for undergraduate students, guest rooms with mobility features complying with Section 11B-806.2 shall be provided in accordance with Table 11B-224.2. In transient lodging facilities, Table 11B-224.2 shall be applied as follows:*

11B-224.2.1 Fifty or less guest room facilities. *Facilities that are subject to the same permit application on a common site that each have fifty or fewer guest rooms may be combined for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.*

11B-224.2.2 More than fifty guest room facilities. *Facilities with more than fifty guest rooms shall be treated separately for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.*

STATEMENT OF REASONS

DSA proposes to amend scoping requirements for Section 11B-224 applicable to transient lodging facilities and housing at a place of education. In the 2010 ADA Standards, the requirement for housing at a place of education to follow the requirements of 224 for transient lodging facilities is in regulation in Section 35.151 of 28 CFR Part 35 for Title II entities and Section 36.406(e) of Subpart D of 28 CFR Part 36 for Title III entities, and not in the text of Section 224. To be able to appropriately scope these facilities for the code user in the CBC, specific requirements for housing at a place of education needs to be included in Section 11B-224 where applicable. However, where all the requirements in Section 11B-224 are applicable to transient lodging facilities, not all the requirements of Section 11B-224 are applicable to housing at a place of education.

To distinguish the requirements for each, DSA proposes to remove “dormitories” as an example of “similar transient lodging facilities” and to include “housing at a place of education for undergraduate students” in Section 11B-224.1.

DSA proposes to amend Section 11B-224.1.2 by adding “In transient lodging facilities” to the California-specific requirement for bathroom doors to be either sliding or hung to swing in the direction of egress from the bathroom. This requirement is not applicable to housing at a place of education which requires compliance to the more restrictive requirements of the Fair Housing Act for residential dwelling units with adaptable features. Additionally, this requirement in the 2010 CBC and prior editions was specific to transient lodging facilities only.

DSA proposes to amend Section 11B-224.1.4 by adding “In transient lodging facilities” to the California-specific requirement to provide all toilet and bathing fixtures in a location that allows a person using a wheelchair to touch the wheelchair to any sanitary fixture. This requirement is not applicable to housing at a place of education which requires compliance to the more restrictive requirements of the Fair Housing Act for residential dwelling units with adaptable features. Additionally, this requirement in the 2010 CBC and prior editions was specific to transient lodging facilities only.

DSA proposes to amend Section 11B-224.2 to include “housing at a place of education for undergraduate students” to provide applicable scoping to the requirements of Section 11B-806.2 and Section 11B-404.2.3. Additionally, DSA proposes to clarify that only transient lodging facilities are subject to the scoping requirements of Sections 11B-224.2.1 and 11B-224.2.2, which are in regulation in Section 36.406(c) of Subpart D of 28 CFR Part 36 applicable to transient lodging facilities of Title III entities. DSA confirmed with the US Department of Justice this proposed language is in keeping with the USDOJ regulations.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: 10/31/2023
 DSA Tracking Number: 4 (23-015)
 Date Reviewed: March 26, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-228.3.2
 Topic: EVCS Minimum number exception

CURRENT CODE LANGUAGE

11B-228.3.2 Minimum number. *EVCS complying with Section 11B-812 shall be provided in accordance with Section 11B-228.3.2 for each combination of charging level and EV connector type integral to the EV charger. Each combination of charging level (such as: AC Level 1, AC Level 2, DC Fast Charge) and EV connector type shall be considered as a facility. Where EVCS are provided in more than one facility on a site, the number of EVCS complying with Section 11B-228.3.2 provided on the site shall be calculated according to the number required for each facility. In public housing facilities, EVCS provided for common use of residents shall comply with Section 11B-228.3.2. Where an EV charger can simultaneously charge more than one vehicle, the number of EV chargers provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.*

Exceptions:

1. *EVCS not available to the general public and intended for use by a designated vehicle or driver shall not be required to comply with Section 11B-228.3.2. Examples include, but are not limited to, EVCS serving public or private fleet vehicles and EVCS assigned to an employee.*
2. *In public housing facilities, EVCS intended for use by an EV owner or operator at their residence shall not be required to comply with Section 11B-228.3.2.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-228.3.2 Minimum number. *EVCS complying with Section 11B-812 shall be provided in accordance with Section 11B-228.3.2 for each combination of charging level and EV connector type integral to the EV charger. Each combination of charging level (such as: AC Level 1, AC Level 2, DC Fast Charge) and EV connector type shall be considered as a facility. Where EVCS are provided in more than one facility on a site, the number of EVCS complying with Section 11B-228.3.2 provided on the site shall be calculated according to the number required for each facility. In public housing facilities, EVCS provided for common use of residents shall comply with Section 11B-228.3.2. Where an EV charger can simultaneously charge more than one vehicle, the number of EV chargers provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.*

Exceptions:

1. *EVCS not available to the general public and ~~intended for use by a designated specifically for use by a vehicle or driver~~ an individual EV driver shall not be required to comply with Section 11B-228.3.2. ~~Examples include, but are not limited to, EVCS serving public or private fleet vehicles and EVCS assigned to an employee.~~*
2. *~~In public housing facilities, EVCS intended for use by an EV owner or operator at their residences shall not be required to comply with Section 11B-228.3.2.~~ EVCS not available to the general public and serving only fleet vehicles shall not be required to comply with Section 11B-228.3.2.*

CODE TEXT IF ADOPTED

11B-228.3.2 Minimum number. EVCS complying with Section 11B-812 shall be provided in accordance with Section 11B-228.3.2 for each combination of charging level and EV connector type integral to the EV charger. Each combination of charging level (such as: AC Level 1, AC Level 2, DC Fast Charge) and EV connector type shall be considered as a facility. Where EVCS are provided in more than one facility on a site, the number of EVCS complying with Section 11B-228.3.2 provided on the site shall be calculated according to the number required for each facility. In public housing facilities, EVCS provided for common use of residents shall comply with Section 11B-228.3.2. Where an EV charger can simultaneously charge more than one vehicle, the number of EV chargers provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

Exceptions:

1. *EVCS not available to the general public and designated specifically for an individual EV driver shall not be required to comply with Section 11B-228.3.2.*
2. *EVCS not available to the general public and serving only fleet vehicles shall not be required to comply with Section 11B-228.3.2.*

STATEMENT OF REASONS

DSA proposes to amend the exceptions in Section 11B-228.3.2, which are not clear to many code users, including enforcement entities. This lack of clarity leads to different interpretations and varied enforcement. DSA recognized that the term “public” was used with two separate meanings within this section, adding to the lack of clarity. Previous exception 2 has been removed as the proposed amended language at exception 1 covers a specific driver, an employee, and a resident in public housing. With this proposal, DSA intends to separate the types of drivers and vehicles that are exempted from the section to provide clarity for the code user.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 9
 Date Reviewed: March 26, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-705.1.2 Locations
 Topic: Detectable Warnings

CURRENT CODE LANGUAGE

11B-705.1.2 Locations. *Detectable warnings at the following locations shall comply with Section 11B-705.1.*

11B-705.1.2.1 Platform edges. Detectable warning surfaces at platform boarding edges shall ...

11B-705.1.2.2 Curb ramps. Detectable warnings at curb ramps shall...

11B-705.1.2.2.1 Perpendicular curb ramps. *Detect-able warnings at curb ramps shall...*

11B-705.1.2.2.2 Parallel curb ramps. *Detectable warnings at parallel curb ramps shall...*

11B-705.1.2.2.2.1 One entrance/exit point. *Where the turning space has...*

Exceptions:

1. *Where it is technically infeasible...*
2. *Existing parallel curb ramps...*

11B-705.1.2.2.2.2 Two entrance/exit points. *Where the turning space has two entrance/exit points...*

Exceptions:

1. *Where it is technically infeasible...*
2. *Existing parallel curb ramps...*

11B-705.1.2.3 Islands or cut-through medians. *Detect-able warnings at...*

11B-705.1.2.4 Bus stops. *When detectable warnings are provided...*

11B-705.1.2.5 Blended transitions. *Detectable warnings at blended transitions shall be 36 inches (914 mm) minimum in width.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-705.1.2 Locations. *Detectable warnings at the following locations shall comply with Section 11B-705.1.*

11B-705.1.2.1 Platform edges. Detectable warning surfaces at platform boarding edges shall ...

11B-705.1.2.2 Curb ramps. Detectable warnings at curb ramps shall...

11B-705.1.2.2.1 Perpendicular curb ramps. Detect-able warnings at curb ramps shall...

11B-705.1.2.2.2 Parallel curb ramps. Detectable warnings at parallel curb ramps shall...

11B-705.1.2.2.2.1 One entrance/exit point. Where the turning space has...

Exceptions:

3. Where it is technically infeasible...
4. Existing parallel curb ramps...

11B-705.1.2.2.2.2 Two entrance/exit points. Where the turning space has two entrance/exit points...

Exceptions:

3. Where it is technically infeasible...
4. Existing parallel curb ramps...

11B-705.1.2.3 Islands or cut-through medians. Detectable warnings at...

11B-705.1.2.4 Bus stops. When detectable warnings are provided...

11B-705.1.2.5 Blended transitions. Detectable warnings at blended transitions shall be 36 inches (914 mm) minimum in width depth and shall cover the extent of the transition separating the walk or sidewalk from the vehicular way.

CODE TEXT IF ADOPTED

11B-705.1.2.1 Platform edges. Detectable warning surfaces at platform boarding edges shall ...

11B-705.1.2.2 Curb ramps. Detectable warnings at curb ramps shall...

11B-705.1.2.2.1 Perpendicular curb ramps. Detectable warnings at curb ramps shall...

11B-705.1.2.2.2 Parallel curb ramps. Detectable warnings at parallel curb ramps shall...

11B-705.1.2.2.2.1 One entrance/exit point. Where the turning space has...

Exceptions:

5. Where it is technically infeasible...
6. Existing parallel curb ramps...

11B-705.1.2.2.2.2 Two entrance/exit points. Where the turning space has two entrance/exit points...

Exceptions:

5. Where it is technically infeasible...
6. Existing parallel curb ramps...

11B-705.1.2.3 Islands or cut-through medians. Detectable warnings at...

11B-705.1.2.4 Bus stops. When detectable warnings are provided...

11B-705.1.2.5 Blended transitions. *Detectable warnings at blended transitions shall be 36 inches (914 mm) in depth and shall cover the extent of the transition separating the walk or sidewalk from the vehicular way.*

STATEMENT OF REASONS

DSA proposes to clarify requirements for detectable warning surfaces at blended transitions that are lengthy and continuous, such as occurs at the entrance to large retail establishments. At these locations, the perspective of “width” and “depth” is relative because pedestrian traffic can be parallel to the blended transition or perpendicular to the transition. The proposed language orients the code user in application of the requirements.

DSA COMMENTS

In DSA’s analysis of section 11B-705.1 Detectable warnings found the word depth was consistently used to describe this dimension of the detectable warnings.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 12

Date Reviewed: March 26, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-809.6

Topic: Residential Dwelling Units with Adaptable Features

CURRENT CODE LANGUAGE

11B-809.6 Residential dwelling units with adaptable features. *Multi-family residential dwelling units with adaptable features shall comply with Sections 11B-809.7 through 11B-809.12.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.6 Residential dwelling units with adaptable features. *Residential Multi-family residential dwelling units with adaptable features shall comply with Sections 11B-809.7 through 11B-809.12.*

CODE TEXT IF ADOPTED

11B-809.6 Residential dwelling units with adaptable features. *Residential dwelling units with adaptable features shall comply with Sections 11B-809.7 through 11B-809.12.*

STATEMENT OF REASONS

DSA proposes to remove reference to “multifamily” from the residential dwelling units with adaptable features in Section 11B-809.6. As written, the term defines the unit and not a multi-family building. In the 2022 Intervening Code Cycle, DSA proposed and adopted better scoping requirements in Section 11B-233.3.1.2, which requires newly constructed buildings with three or more residential dwelling units to provide residential dwelling units with adaptable features; therefore, the reference to “multifamily” in Section 11B-809.6, which is intended to provide scoping and is thereby misplaced in the technical requirements, is proposed to be removed to provide greater consistency and eliminate confusion.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 13

Date Reviewed: March 26, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-809.8 through 11B-809.8.4

Topic: Accessible Door Components

CURRENT CODE LANGUAGE

11B-809.8 Doors. *Primary entry doors, required exit doors, secondary exterior doors and interior doors intended for user passage shall comply with this section and Section 11B-404.2. Doors to small mechanical closets specifically dedicated to furnaces or hot water heaters shall not be required to comply with this section.*

Exceptions: *At primary entry doors, required exit doors, secondary exit doors and interior doors the following exceptions apply:*

1. *The floor or landing at primary entry doors, required exit doors, and secondary exit doors where a change in elevation occurs between the interior and the exterior surface of the floor or landing, shall comply with the following:*
 - a. *Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.*
 - b. *Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.*
 - c. *Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (102 mm). Changes in height greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 11B-405 or by means of a platform constructed to the level of the floor as illustrated in Figure 11B-809.8(c).*
 - d. *Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch (25 mm), provided a ramp with a maximum slope of 1:8 is permanently installed as illustrated in Figure 11B-809.8(d).*

11B-809.8.1 Door thresholds. Secondary exterior door thresholds, including sliding door tracks, shall be ¾ inch (19.1 mm) high maximum with a 1:2 maximum slope.

11B-809.8.2 Door opening force. The opening force for primary entry exterior doors and secondary exterior doors shall be 8.5 pounds (38 N) maximum.

11B-809.8.3 Door maneuvering clearance.

1. At the dwelling unit side of the primary entry doors, secondary exterior doors, and required exit doors maneuvering clearances shall be 44 inches (1118 mm) minimum in length measured perpendicular to the face of the door in the closed position. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.
2. At interior doors maneuvering clearances shall be 42 inches (1067 mm) minimum in length on both sides of the door measured perpendicular to the face of the door in the closed position. A 39-inch (991 mm) minimum length is allowed at interior doors when a clear opening width of 34 inches (864 mm) minimum is provided. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.

11B-809.8.4 Door signal devices. Every primary entrance to a residential dwelling unit with adaptable features shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted 48 inches (1219 mm) maximum above the floor and connected to permanent wiring.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.8 Doors. Primary entry doors, required exit doors, secondary exterior doors and interior doors intended for user passage shall comply with this section and Section 11B-404.211B-809.8. Doors to small mechanical closets specifically dedicated to furnaces or hot water heaters shall not be required to comply with this section.

Exceptions: ~~At primary entry doors, required exit doors, secondary exit doors and interior doors the following exceptions apply:~~

- ~~1. The floor or landing at primary entry doors, required exit doors, and secondary exit doors where a change in elevation occurs between the interior and the exterior surface of the floor or landing, shall comply with the following:~~
 - ~~a. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.~~
 - ~~b. Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.~~
 - ~~c. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (102 mm). Changes in height greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 11B-405 or by means of a platform constructed to the level of the floor as illustrated in Figure 11B-809.8(c).~~

~~d. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch (25 mm), provided a ramp with a maximum slope of 1:8 is permanently installed as illustrated in Figure 11B-809.8(d).~~

1. The clear width of doors shall comply with Section 11B-404.2.3.
2. Door hardware shall comply with Section 11B-404.2.7.
3. Door surfaces shall comply with Section 11B-404.2.10.
4. Doors in series shall comply with Section 11B-404.2.6.

11B-809.8.1 Door thresholds. Primary entry doors, required exit doors, and interior doors intended for user passage shall have thresholds comply with Section 11B-404.2.5.

Secondary exterior door thresholds, including sliding door tracks, shall be $\frac{3}{4}$ inch (19.1 mm) high maximum with a 1:2 maximum slope.

11B-809.8.2 Door opening force. Doors shall comply with Section 11B-404.2.9.

Exception: The opening force for primary entry exterior doors and secondary exterior doors shall be 8.5 pounds (38 N) maximum.

11B-809.8.3 Door maneuvering clearance. Minimum maneuvering clearances at doors shall comply with Section 11B-809.8.3. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

1. At the dwelling unit side of the primary entry doors, secondary exterior doors, and required exit doors maneuvering clearances shall be 44 inches (1118 mm) minimum in length measured perpendicular to the face of the door in the closed position. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.
2. At interior doors maneuvering clearances shall be 42 inches (1067 mm) minimum in length on both sides of the door measured perpendicular to the face of the door in the closed position. A 39-inch (991 mm) minimum length is allowed at interior doors when a clear opening width of 34 inches (864 mm) minimum is provided. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.

11B-809.8.3.1 Floor or ground surface. Floor or ground surface within required maneuvering clearances shall not have slopes exceeding 1:48.

Exceptions: The floor or landing at primary entry doors, required exit doors, and secondary exit doors where a change in elevation occurs between the interior and the exterior surface of the floor or landing, shall comply with the following:

1. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.
2. Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.

3. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (102 mm). Changes in height greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 11B-405 or by means of a platform constructed to the level of the floor as illustrated in Figure 11B-809.8(c).
4. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch (25 mm), provided a ramp with a maximum slope of 1:8 is permanently installed as illustrated in Figure 11B-809.8(d).

11B-809.8.4 Door signal devices. Every primary entrance to a residential dwelling unit with adaptable features shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted 48 inches (1219 mm) maximum above the floor and connected to permanent wiring.

CODE TEXT IF ADOPTED

11B-809.8 Doors. Primary entry doors, required exit doors, secondary exterior doors and interior doors shall comply with Section 11B-809.8. Doors to small mechanical closets specifically dedicated to furnaces or hot water heaters shall not be required to comply with this section.

1. The clear width of doors shall comply with Section 11B-404.2.3.
2. Door hardware shall comply with Section 11B-404.2.7.
3. Door surfaces shall comply with Section 11B-404.2.10.
4. Doors in series shall comply with Section 11B-404.2.6.

11B-809.8.1 Door thresholds. Primary entry doors, required exit doors, and interior doors intended for user passage shall have thresholds comply with Section 11B-404.2.5. Secondary exterior door thresholds, including sliding door tracks, shall be ¾ inch (19.1 mm) high maximum with a 1:2 maximum slope.

11B-809.8.2 Door opening force. Doors shall comply with Section 11B-404.2.9.

Exception: The opening force for primary entry exterior doors and secondary exterior doors shall be 8.5 pounds (38 N) maximum.

11B-809.8.3 Door maneuvering clearance. Minimum maneuvering clearances at doors shall comply with Section 11B-809.8.3. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

1. At the dwelling unit side of the primary entry doors, secondary exterior doors, and required exit doors maneuvering clearances shall be 44 inches (1118 mm) minimum in length measured perpendicular to the face of the door in the closed position. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.
2. At interior doors maneuvering clearances shall be 42 inches (1067 mm) minimum in length on both sides of the door measured perpendicular to the face of the door in the closed position. A 39-inch (991 mm) minimum length is allowed at interior doors when a clear opening width of 34 inches (864 mm) minimum is provided. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.

11B-809.8.3.1 Floor or ground surface. Floor or ground surface within required maneuvering clearances shall not have slopes exceeding 1:48.

Exceptions: The floor or landing at primary entry doors, required exit doors, and secondary exit doors where a change in elevation occurs between the interior and the exterior surface of the floor or landing, shall comply with the following:

1. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.
2. Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.
3. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (102 mm). Changes in height greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 11B-405 or by means of a platform constructed to the level of the floor as illustrated in Figure 11B-809.8(c).
4. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch (25 mm), provided a ramp with a maximum slope of 1:8 is permanently installed as illustrated in Figure 11B-809.8(d).

11B-809.8.4 Door signal devices. Every primary entrance to a residential dwelling unit with adaptable features shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted 48 inches (1219 mm) maximum above the floor and connected to permanent wiring.

STATEMENT OF REASONS

DSA proposes to amend the requirements of 11B-809.8 to provide clarity for interior doors within residential dwelling units with adaptable features. Existing language in the code required interior doors to comply with Section 11B-404.2, yet subsequent requirements in the section provided a list of specific requirements for interior doors that conflicted with Section 11B-404.2 and created an exception to the requirements. Conflicting requirements are a violation of Health and Safety Code 18930(a)(1), also known as the nine point criteria for building standards. This created confusion to the code user. The proposed language lists the specific requirements of Section 11B-404.2 which are applicable to interior doors in residential dwelling units with adaptable features and provides greater clarity to the requirements that are specific to interior doors in residential dwelling units with adaptable features provided in Section 11B-809.8.

To further clarify the requirements, the existing exceptions in Section 11B-809.8 are proposed to move to the more appropriate location in Section 11B-809.8.3.1.

DSA COMMENTS

Substantive Changes

Item 5 and 11

Item 15 and 16

Item 17



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: October 31, 2023
DSA Tracking Number: 5 (23-024)
Date Reviewed: March 26, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-233.3
Topic: Public Housing Facilities

CURRENT CODE LANGUAGE

11B-233.3 Public housing facilities. *Public housing facilities with residential dwelling units shall comply with Section 11B-233.3.*

Note: Senior citizen housing ...

11B-233.3.1 Minimum number: new construction. Newly constructed facilities...

Exception: Where facilities contain 15 or fewer residential dwelling units, ...

11B-233.3.1.1 Residential dwelling units with mobility features. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with Sections 11B-809.2 through 11B-809.4 and shall be on an accessible route as required by Section 11B-206.

11B-233.3.1.2 Residential dwelling units with adaptable features. *In facilities with residential dwelling units, adaptable residential dwelling units complying with Sections 11B-809.6 through 11B-809.12 shall be provided as required by Sections 11B-233.3.1.2.1 through 11B-233.3.1.2.6. Adaptable residential dwelling units shall be on an accessible route as required by Section 11B-206.*

Exception: ...

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-233.3 Public housing facilities. *Public housing facilities with residential dwelling units shall comply with Section 11B-233.3 and Section 11B-809.*

Note: Senior citizen housing ...

11B-233.3.1 Minimum number: new construction. Newly constructed facilities...

Exception: Where facilities contain 15 or fewer residential dwelling units, ...

11B-233.3.1.1 Residential dwelling units with mobility features. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with ~~Sections 11B-809.2~~ 11B-809.1 through 11B-809.4 and shall be on an accessible route as required by Section 11B-206.

11B-233.3.1.2 Residential dwelling units with adaptable features. In facilities with residential dwelling units, adaptable residential dwelling units shall ~~complying with Sections 11B-809.6 through 11B-809.12~~ and shall be provided as required by Sections 11B-233.3.1.2.1 through 11B-233.3.1.2.6. Adaptable residential dwelling units shall be on an accessible route as required by Section 11B-206.

Exception: ...

CODE TEXT IF ADOPTED

11B-233.3 Public housing facilities. Public housing facilities with residential dwelling units shall comply with Section 11B-233.3 and Section 11B-809.

Note: Senior citizen housing ...

11B-233.3.1 Minimum number: new construction. Newly constructed facilities...

Exception: Where facilities contain 15 or fewer residential dwelling units, ...

11B-233.3.1.1 Residential dwelling units with mobility features. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with Sections 11B-809.1 through 11B-809.4 and shall be on an accessible route as required by Section 11B-206.

11B-233.3.1.2 Residential dwelling units with adaptable features. In facilities with residential dwelling units, adaptable residential dwelling units shall comply with Section 11B-809.6 and shall be provided as required by Sections 11B-233.3.1.2.1 through 11B-233.3.1.2.6. Adaptable residential dwelling units shall be on an accessible route as required by Section 11B-206.

Exception: ...

STATEMENT OF REASONS

Currently there is no language directing code users to Section 11B-809 from the scoping sections for public housing at 11B-233. The proposed additional language at Item 11 for Section 11B-809.1 requires this additional pointer. Section 11B-809.6 requires residential dwelling units with adaptable features to comply with 11B-809.7 through 11B-809.12 therefore pointing directly to 11B-809.6 for the requirements addresses clarity.

DSA COMMENTS

This item is related to Item 11.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: October 31, 2023
DSA Tracking Number: 11 (23-024)
Date Reviewed: March 26, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-809.1
Topic: Door Signal Device and Viewing Device

CURRENT CODE LANGUAGE

11B-809 Residential dwelling units

11B-809.1 General. *When located within public housing facilities, residential dwelling units shall comply with Section 11B-809. Residential dwelling units required to provide mobility features shall comply with Sections 11B-809.2 through 11B-809.4. Residential dwelling units required to provide communication features shall comply with Section 11B-809.5.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809 Residential dwelling units

11B-809.1 General. *When located within public housing facilities, residential dwelling units shall comply with Section 11B-809. Residential dwelling units required to provide mobility features shall comply with Section 11B-809.1.1, Section 11B-809.1.2, and Sections 11B-809.2 through 11B-809.4. Residential dwelling units required to provide communication features shall comply with Section 11B-809.5. Residential dwelling units with adaptable features shall comply with Section 11B-809.6.*

11B-809.1.1 Door signal devices. *In buildings with three or more residential dwelling units, the primary entry door to the dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall comply with Section 11B-309 and shall be connected to permanent wiring.*

11B-809.1.2 Viewing devices. *Where primary entry doors to residential dwelling units are provided with a viewing device for a standing person, the primary entry door to a residential dwelling unit with mobility features shall also provide a lower viewing device 42 inches (1067 mm) minimum and 43 inches (1092 mm) maximum above the finish floor or ground. The viewing device shall allow for a minimum 180 degree range of view.*

11B-809.1.3 Washing machines and clothes dryers. *Where washing machines and clothes dryers are provided in residential dwelling units with mobility features, one of each type or an all-in-one appliance shall be provided and shall comply with Section 11B-611.*

CODE TEXT IF ADOPTED

11B-809 Residential dwelling units

11B-809.1 General. *When located within public housing facilities, residential dwelling units shall comply with Section 11B-809. Residential dwelling units required to provide mobility features shall comply with Section 11B-809.1.1, Section 11B-809.1.2, and Sections 11B-809.2 through 11B-809.4. Residential dwelling units required to provide communication features shall comply with Section 11B-809.5. Residential dwelling units with adaptable features shall comply with Section 11B-809.6.*

11B-809.1.1 Door signal devices. *In buildings with three or more residential dwelling units, the primary entry door to the dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall comply with Section 11B-309 and shall be connected to permanent wiring.*

11B-809.1.2 Viewing devices. *Where primary entry doors to residential dwelling units are provided with a viewing device for a standing person, the primary entry door to a residential dwelling unit with mobility features shall also provide a lower viewing device 42 inches (1067 mm) minimum and 43 inches (1092 mm) maximum above the finish floor or ground. The viewing device shall allow for a minimum 180 degree range of view.*

11B-809.1.3 Washing machines and clothes dryers. *Where washing machines and clothes dryers are provided in residential dwelling units with mobility features, one of each type or an all-in-one appliance shall be provided and shall comply with Section 11B-611.*

STATEMENT OF REASONS

DSA proposes to advance requirements in Section 11B-809.1 for door signal devices, and for vision devices where provided, to bring consistency to residential dwelling units in public housing in alignment with the Fair Housing Act. This is a companion proposal to the scoping requirements in 11B-233.3, which are proposed to state that residential dwelling units in public housing facilities are to comply with Section 11B-809.

DSA additionally proposes to add Section 11B-809.1.3 to provide the same requirement for residential dwelling units with mobility features as is provided in Section 11B-809.11, which requires residential dwelling units with adaptable features to provide one of each type of washing machines and clothes dryers within the unit, where such appliances are provided. This provision is a requirement of the Fair Housing Act. There is currently no scoping for clothes washing and drying machines for residential dwelling units with mobility features when these units are provided in newly constructed multifamily dwellings in public housing.

DSA COMMENTS

This item is related to Item 5.

Height derived from Figure A3 Dimensions of Adult Sized Wheelchairs, as provided by the Federal Department of Justice.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 15
 Date Reviewed: March 26, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): CBC Chapter 11B, Section 11B-809.10.6.1
 Topic: Size of transfer showers in residential dwelling units with adaptable features

CURRENT CODE LANGUAGE

11B-809.10.6 Showers. Showers required by Section 11B-809.10 shall comply with this section.

11B-809.10.6.1 Size. When one or more shower stalls are provided within the same dwelling unit, as least one shower stall shall comply with one of the following:

1. A transfer type shower compartment 36 inches (914 mm) wide by 36 inches (914 mm) deep with an entrance opening 36 inches (914 mm) complying with Section 11B-608.1; or
2. A shower stall 30 inches (762 mm) deep minimum by 60 inches (1524 mm) wide ...
3. A shower stall 36 inches (914 mm) deep by 60 inches (1524 mm) wide ...

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.10.6 Showers. Showers required by Section 11B-809.10 shall comply with this section.

11B-809.10.6.1 Size. When one or more shower stalls are provided within the same dwelling unit, as least one shower stall shall comply with one of the following:

1. A transfer type shower compartment 36 inches (914 mm) wide by 36 inches (914 mm) deep clear inside dimensions measured at center points of opposing sides with an entrance opening 36 inches (914 mm) ~~complying with Section 11B-608.1 wide; or~~
2. A shower stall 30 inches (762 mm) deep minimum by 60 inches (1524 mm) wide ...
3. A shower stall 36 inches (914 mm) deep by 60 inches (1524 mm) wide ...

CODE TEXT IF ADOPTED

11B-809.10.6 Showers. Showers required by Section 11B-809.10 shall comply with this section.

11B-809.10.6.1 Size. *When one or more shower stalls are provided within the same dwelling unit, as least one shower stall shall comply with one of the following:*

1. *A transfer type shower compartment 36 inches (914 mm) wide by 36 inches (914 mm) deep clear inside dimensions measured at center points of opposing sides with an entrance opening 36 inches (914 mm) wide; or*
2. *A shower stall 30 inches (762 mm) deep minimum by 60 inches (1524 mm) wide*
...
3. *A shower stall 36 inches (914 mm) deep by 60 inches (1524 mm) wide ...*

STATEMENT OF REASONS

DSA proposes to amend Section 11B-809.10.6.1 Item number 1 which requires compliance with Section 11B-608.1, incorrectly including all requirements for fully accessible showers, when the requirement should only reference shower size. In the 2022 Intervening Rulemaking Cycle, DSA attempted to clarify this requirement; however, the Building Standards Commission requested that DSA provide further study because many individuals with disabilities wanted to preserve the clear floor space requirement referenced in 11B-608.1, instead of the clear floor space requirement of 11B-809.10.6.3.

This proposal brings forth the applicable requirements of Section 11B-608.1 specific to size into Section 11B-809.10.6.1. A companion proposal included in this rulemaking increases the clear floor space for all shower types in residential dwelling units with adaptable features and defines positioning requirements for the clear floor space at a transfer shower, thereby providing clarity to the requirements in the section specific to residential dwelling units with adaptable features and eliminating the need for reference to Section 11B-608.1. (See companion proposal for Section 11B-809.10.6.3.)

DSA COMMENTS

This item is related to Item 16.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 16

Date Reviewed: March 26, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): CBC Chapter 11B, Section 11B-809.10.6.3

Topic: Clear floor space at showers in residential dwelling units with adaptable features

CURRENT CODE LANGUAGE

11B-809.10.6.3 Floor space. *A clear maneuvering space 30 inches (762 mm) wide minimum by 48 inches (1219 mm) minimum in length shall be located outside the shower, with the width flush with the control wall and the length parallel to the length of the shower.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.10.6.3 Floor space. *A clear maneuvering floor space ~~30 inches (762 mm)~~ 36 inches (914 mm) wide minimum by 48 inches (1219 mm) long ~~minimum in length~~ shall be provided located outside the shower, with the width aligned flush with the control wall and the length measured parallel to the length opening of the shower, as illustrated in Figure 11B-809.10.6.3.*

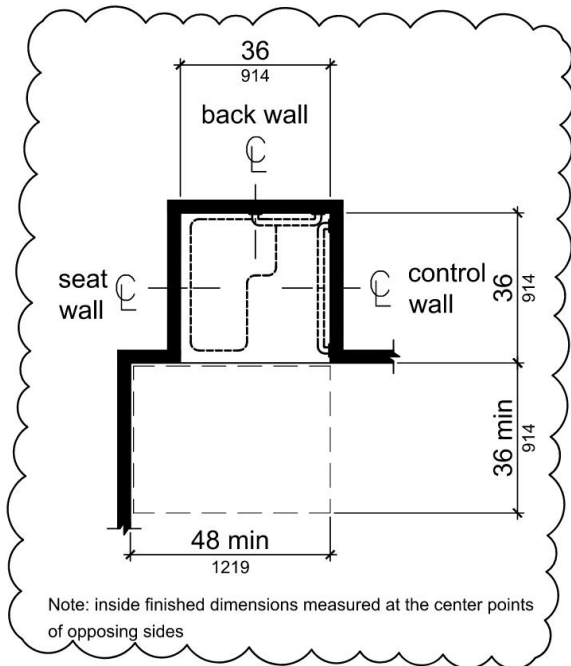


FIGURE 11B.809.10.6.3
TRANSFER TYPE SHOWER CLEAR FLOOR SPACE

CODE TEXT IF ADOPTED

11B-809.10.6.3 Floor space. A clear floor space 36 inches (914 mm) wide minimum by 48 inches (1219 mm) long minimum shall be provided, with the width aligned with the control wall and the length measured parallel to the opening of the shower, as illustrated in Figure 11B-809.10.6.3.

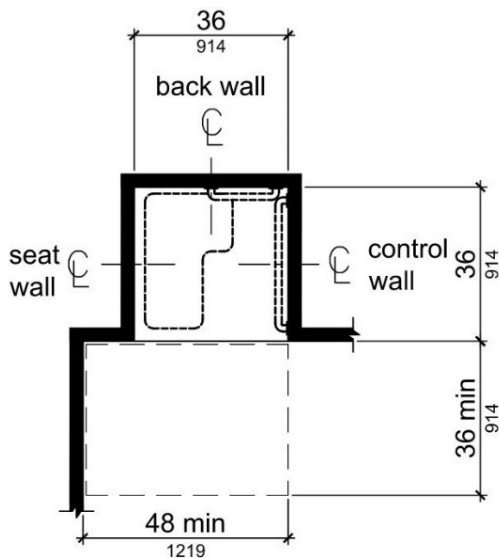


FIGURE 11B.809.10.6.3
TRANSFER TYPE SHOWER CLEAR FLOOR SPACE

STATEMENT OF REASONS

DSA proposes to amend Section 11B-809.10.6.3 to increase the clear floor space width from 30 inches to 36 inches at showers in residential dwelling units with adaptable features. In the 2022 Intervening Rulemaking Cycle, DSA attempted to clarify in Section 11B-809.10.6.1 the reference to Section 11B-608.1, which specifies the size for transfer showers. In addition to the size, the reference provided for a 36" x 48" clear floor space at the shower fixture, and a subsequent reference in Section 11B-809.10.6.3 which specifies a 30" x 48" floor space, provided for conflicting requirements. While the 30" minimum clear floor space width is the minimum permitted by the Fair Housing Act, individuals with disabilities acknowledged the minimum clear floor space requirements were insufficient. The Building Standards Commission did not approve the proposal and requested that DSA provide further study. DSA advances this proposal to increase to 36" wide the clear floor space at all showers in residential dwelling units with adaptable features. A figure is necessary to illustrate the position of the clear floor space relative to the control wall of the shower. (See companion proposal for Section 11B-809.10.6.1.)

DSA COMMENTS

This item is related to Item 15.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 17 (23-028)

Date Reviewed: March 26, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-902.2

Topic: Clear Floor Space at Dining Surfaces

CURRENT CODE LANGUAGE

11B-902.2 Clear floor or ground space. A clear floor space complying with *Section 11B-305* positioned for a forward approach shall be provided. Knee and toe clearance complying with *Section 11B-306* shall be provided.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-902.2 Clear floor or ground space. A clear floor space complying with *Section 11B-305* positioned for a forward approach shall be provided. Knee and toe clearance complying with *Section 11B-306* shall be provided.

11B-902.2.1 Overlap. *The clear floor space at dining surfaces shall not overlap the accessible route.*

CODE TEXT IF ADOPTED

11B-902.2 Clear floor or ground space. A clear floor space complying with *Section 11B-305* positioned for a forward approach shall be provided. Knee and toe clearance complying with *Section 11B-306* shall be provided.

11B-902.2.1 Overlap. *The clear floor space at dining surfaces shall not overlap the accessible route.*

STATEMENT OF REASONS

DSA proposes to amend Section 11B-902.2 to indicate that in dining areas, where an accessible route is required, the accessible route shall be maintained clear so as not to request a diner to reposition to make clear the accessible route. This amendment is needed to prohibit overlap, so as not to conflict with the requirement in Section 11B-305.6, which permits a clear floor space to overlap an accessible route except where prohibited.

DSA COMMENTS

