

CCDA ACCESSIBILITY CONSTRUCTION INSPECTION CHECKLIST

The California Commission on Disability Access (CCDA) is pleased to provide this updated Accessibility Construction Inspection Checklist (Accessibility Checklist) for use by trained building code officials/building inspectors as a reference guide to assist with on-site inspection of accessibility features and construction elements affecting accessibility compliance. The CCDA is authorized by California Government Code Sections 14985 – 14985.11 to provide educational material and information to assist trained building code officials/building inspectors with disability access requirements and to facilitate compliance with disability access laws. This Accessibility Checklist is based on the 2019 California Building Code (CBC), Part 2, Title 24, California Code of Regulations and should be used in conjunction with the regulations found in Chapter 11B of the CBC.

The purpose of this Accessibility Checklist is to provide trained building code officials/building inspectors with a reference list of the most common accessibility features to be inspected and/or verified during the construction phases of commercial projects. It is important during the progress inspections that trained building code officials/building inspectors verify all elements will be able to meet the minimum accessibility requirements of the California Building Code at the time of final inspection. The Accessibility Checklist is intended to be utilized by trained building code officials/building inspectors as a reference guide only. It is not intended to be a complete list for full access compliance under applicable laws or regulations nor is it intended to identify any specific measurements or detailed requirements that may be required for full compliance with applicable disability access laws and regulations. Although the Accessibility Checklist has been produced and processed from sources believed to be reliable, no warranty expressed or implied is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information that is contained in the Accessibility Checklist¹.

The trained building code officials/building inspectors must assess the elevations and slopes of the existing streets and sidewalks, location of existing buildings, existing drainage and other physical conditions of the property relative to the accessibility improvements on the proposed plans. During construction inspection finish product thicknesses such as flooring materials or wall coverings must be considered when reviewing critical accessibility features, including but not limited to, widths of halls, corridors, door strike side, plumbing locations, built-in cabinets, and shower compartments.



ROUGH GRADE SITE INSPECTION

- Locate and verify the plan specified accessible routes from existing public sidewalks, accessible parking locations, and other site arrival points to building entrances and exits. 11B-206.1
- Identify the plan specified accessible routes from all entrances and exits to common and public use areas on the site. 11B-206.2.2
- Verify that drainage, drainage swales, catch basins and grates do not violate slope or surface requirements along accessible routes, accessible parking and access aisles, etc. 11B-403
- Verify if under-slab plumbing will provide adequate clearances from finished walls. 11B-604.2
- Site Lighting shall be capable of providing a minimum of 1 footcandle to the surface. CBC Section 1008

ROUGH FORM AND FOUNDATION INSPECTION

- Verify building form elevations are set relative to site features (accessible routes, accessible parking, common and public use areas, and other site arrival points) to ensure correct accessible slopes (5% running slope and 2.08% cross slope). 11B-403
- Verify forms for sidewalks, ramps, landings, curb ramps and clear floor spaces are correctly installed so proper slopes, cross slopes, widths, and clearances will be maintained at final inspection. 11B, Division 4 Accessible Routes.
- Verify no abrupt changes in level will exceed ½” in the path of travel or 4” drop offs along edges. 11B-303.1
- Verify forms include guardrail and handrail sleeves if required. 11B-505
- Verify planned site lighting sleeves are provided. CBC Section 1008

ROUGH/FOUR WAY INSPECTION CHECKLIST

VERIFY FRAMING – remember finish material thicknesses!

- Slope, width and headroom of all interior accessible routes. 11B-402
- Door opening widths. 11B-404.2.3
- Maneuvering clearances/landings at doors. 11B-404.2.4
- Distance between doors in series. 11B-404.2.6
- Grab bar backing in toilet/ bathtub/shower rooms. 11B-604.5, 11B-607.4, 11B-608.3
- Backing for seats in bathtubs/shower rooms. 11B-610 Width and depth of shower stalls. 11B-608.2
- Drinking fountain alcoves/wing walls. 11B-602.9
- Tread dimensions on stairs including nosings. Verify finish materials for variances. 11B-504
- Backing for handrails at ramps/stairs. 11B-505
- Elevator shaft dimensions. Check plans for Fire Assembly thickness. 11B-407.4
- Location of controls for operable windows to meet reach range and operation. 11B-229
- Toilet compartment dimensions. 11B-604.8

VERIFY ELECTRICAL – remember finish material thicknesses!

- Heights of electrical switch boxes. 11B-308.1.1
- Heights of 30 amp or less outlet boxes. 11B-308.1.2
- Alarm/detector systems. 11B-702
- Height of HVAC controls. 11B-308
- Location of elevator control/call/notification boxes. 11B-407
- Installation of emergency egress lighting if required. 1008

VERIFY ROUGH PLUMBING - remember finish material thicknesses

- Location of toilet flanges from walls. 11B-604.2
- Location of lavatory traps from side walls. 11B-606.6
- Location of bathtub controls. 11B-607.5
- Installation height and location of shower controls. 11B-608.5
- Location of shower drains and floor slope. 11B-608.9
- Shower threshold. 11B-608.7
- Kitchen or Common use sink plumbing. 11B-606
- Plumbing for Drinking Fountains. Both high and low. 11B-602

(OPTIONAL INSPECTION Pre-Concrete/Asphalt)

Exterior Site sidewalk forms and grading per page 1

FINAL INSPECTION CHECKLIST

EXTERIOR ROUTES

- Floor and ground surfaces stable, firm and slip resistant. 11B-302.1
- Openings in floor or ground surfaces 1/2 inch maximum with long dimension perpendicular to direction of travel. 11B 302.3
- Vertical change in level 1/4-inch high maximum. 11B-303.2
- Changes in level greater than 1/2 inch ramped. 11B-303.4
- Abrupt changes in level exceeding 4 inches, vertical dimension shall be identified by warning curb. 11B-303.5
- Running and cross slopes at walking surfaces. Walks, sidewalks, ramps, and curb ramps. 11B-403.3, 11B-405, 11B-406
- Vertical clearances/protrusions along circulation paths. 11B-307
- Site arrival points. An accessible route from parking, passenger loading zones, public streets and sidewalks to building entrance or facility. 11B-206.2.1
- Within a site. One accessible route connecting accessible buildings, accessible facilities, accessible elements, and accessible spaces. 11B-206.2.2
- Location of accessible routes coincides with general circulation paths. 11B-206.2.1
Exception 3
- Clear width of walking surface. 11B-403.5.1
- Contrasting stripe at stairways on upper approach and all treads. 11B-504.4.1
- No open risers on stairways. 11B-504.3
- Handrails on ramps and stairways. 11B-505
- Curb ramps, blended transitions, and islands. 11B-406

CCDA ACCESSIBILITY CHECKLIST FOR BUILDING INSPECTORS 2019 Edition **(DRAFT REVISION)**

¹ Please refer to the California Building Code for additional accessibility compliance requirements.

- Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. 11B-406.6
- Installation and color of required detectable warnings. 11B-705
- Passing spaces along accessible routes with a clear width less than 60 inches. 11B-403.5.3
- Walks with continuous gradients have resting areas. 11B-403.7

INTERIOR ROUTES

- Floor and ground surfaces stable, firm and slip resistant. 11B-302.1
- Carpet pile height 1/2 inch maximum. Exposed edges securely fastened with trim on exposed edge. 11B-302.2
- Vertical clearances/protrusions along circulation paths. 11B-307
- Running and cross slopes at walking surfaces and ramps. 11B-403.3, 11B-405
- Handrails on ramps and stairways. 11B-505
- Vertical change in level 1/4 inch high maximum. 11B-303.2
- Changes in level greater than 1/2 inch ramped. 11B-303.4
- Contrasting stripe at stairways on upper and lower tread. 11B-504.4.1
- Accessible route to all functional areas of restaurants and dining facilities. 11B-206.2.5
- Accessible route to performance area from an assembly area. 11B-206.2.6
- Common use circulation paths within employee work areas. 11B-206.2.8
- Accessible route to both sides of court sports. 11B-206.2.12
- Clear width of walking surfaces. 11B-403.5.1
- Width of accessible route at 180 degree turns. 11B-403.5.2

PARKING

- Location and number of accessible parking spaces. 11B-208
- Dimensions of accessible parking spaces and access aisles. 11B-502.2, 11B-502.3
- Marking at access aisles. 11B-502.3.3
- Slope of accessible parking spaces and access aisles. 11B-502.4
- Identification at accessible spaces and/or lot entrances. 11B-502.6, 11B-502.8
- Vertical clearance at parking spaces, access aisles and vehicular routes. 11B-502.5
- Location, number, and dimensions of passenger drop-off and loading zones. 11B-503
- Vertical clearance at vehicle pull-up spaces, access aisle, and vehicular route. 11B-503.5
- Passenger drop-off and loading zone, accessible parking spaces, and access aisles in valet lots. 11B-209.4

REACH RANGES, OPERABLE PARTS, AND PROTRUDING OBJECTS

- Forward and side reach. 11B-308.2, 11B-308.3
- Reach over projections. 11B-308.2.2, 11B-308.3.2
- Clear floor space at controls. 11B-309.2
- Operable parts reach ranges. 11B-309.3
- 5 lbs. operating force. 11B-309.4
- No tight grasping, pinching, twisting of wrist. 11B-309.4
- Top and bottom of switches and outlets AFF. 11B-308.1.1, 11B-308.1.2.
- Protruding objects. 11B-2047

DOORS

- 32" clear width. 11B-404.2.3
- Maneuvering clearances. 11B-404.2.4
- Level landings each side of doors. 11B-404.2.4.4
- Thresholds. 11B-404.2.5
- Doors in series. 11B-404.2.6
- Hardware. 11B-404.2.7
- Closing speed. 11B-404.2.8.
- 5lbs opening force. 11B-404.2.9
- 10" smooth surface on push side of door. 11B-404.2.10
- Signs – Tactile/Braille/Visual. 11B-703.

VERTICAL ACCESS

- Elevators: Controls; visual and audio signals. 11B-407.2
- Elevators: Symbols. 11B-407.4.7.1
- Elevators: Support rail. 11B-407.4.10
- Platform Lifts. 11B-410
- Destination-oriented Elevators. 11B-411
- Stairs. 11B-504

PLUMBING/RESTROOMS

- Turning space within the room. 11B-6032
- Door swing not in clear floor space of any fixture (except single-user). 11B-603.2.3
- Mirrors and accessories. 11B-603.3, 11B-603.4, 11B-603.5
- Clear floor space requirements at water closets. 11B-604
- Compartment configuration side and end entry, toe clearances. 11B-604
- Side and rear wall grab bars. 11B-609
- Ambulatory compartments. 11B-604.8.2
- Urinals. 11B-605
- Accessible lavatories, heights, knee clearances. 11B-606
- Restroom symbols on door. 11B-703.7.2.6
- Shower compartments. 11B-608
- Bathtubs. 11B-607
- Drinking fountains. 11B-211, 11B-602

BUILT-IN ELEMENTS

- Dining/work surfaces. 11B-226, 11B-902
- Benches. 11B-903
- Check out aisles. 11B-904.3
- Sales/service counters. 11B-227, 11B-904.4
- Food service lines. 11B-904.5
- Accessible sinks. 11B-212, 11B-606

MISCELLANEOUS ELEMENTS

- Fire alarm systems: visible alarms. 11B-215, 11B-702
- Fire extinguishers. 11B-307, 11B-309
- Assistive Listening Systems. 11B-219, 11B-706
- ATMs, POS Machines, Fare Machines. 11B-220, 11B-707
- Windows. 11B-229
- Exercise Machines and Equipment. 11B-236
- Dressing, Fitting, and Locker Rooms. 11B-222
- Assembly areas: companion seats; wheelchair seats; semi-ambulant seats. 11B-221, 11B-802
- Storage. 11B-225, 11B-811
- Signs. 11B-216, 11B-703
- Variable Message Systems. 11B-703.8
- Exit Signs. 1013
- Areas of Rescue.
- Telephones and TTYs. 11B-217, 11B-704
- Vending Machines, Mail Boxes, Change Machines, and Electric Vehicle Charging Stations. 11B-228
- Play Areas. 11B-240, 11B-1008
- Swimming Pools, Wading Pools, and Spas. 11B-242, 11B-1009
- Sauna and Steam Rooms. 11B-241, 11B-612

Please note that this is not an exhaustive list of the elements and spaces required to be accessible per the 2019 California Building Code. Items included to be inspected for compliance if provided, including but not limited to: outdoor developed areas, bus shelters, amusement rides, recreational boating facilities, fishing piers and platforms, golf and miniature golf facilities, and shooting facilities with firing positions.