



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 1.01
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 1, Section 1.9.1.3 Scope and Administration
Topic: Public housing

### Current Code Language

**1.9.1.3 Application — public housing and private housing available for public use.** See Government Code Sections 4450 and 12955.1(c).

### Suggested Text of Proposed Amendment

**1.9.1.3 Application — public housing and private housing available for public use.** See Government Code Sections 4450 and Section 12955.1(c) and the definition for public housing in Chapter 2.

### Code Text if Adopted

**1.9.1.3 Application — public housing.** See Government Code Section 12955.1(c) and the definition for public housing in Chapter 2.

### Rationale

The Division of the State Architect is proposing to amend this section to delete the term “private housing available for public use” and the reference to California Government Code Section 4450 for the following reasons:

- Section 4450 states “all buildings, structures, sidewalks, curbs, and related facilities, constructed in this state by the use of state, county, or municipal funds, or the funds of any political subdivision of the state shall be accessible to and usable by persons with disabilities”.
- Section 4451 states “*this chapter shall be limited in its application to all buildings and facilities stated in Section 4450 intended for use by the public, with any reasonable availability to, or usage by, persons with disabilities, including all facilities used for education and instruction, including the University of California, the California State University, and the various community college districts, that are constructed in whole or in part by the use of state, county, or municipal funds, or the funds of any political subdivision of the state*”.
- The application of these Government Code sections and the term “*private housing available for public use*” creates confusion for code users when determining the application of California Building Code Chapter 11B to public housing. Code users typically understand “*private housing available for public use*” to be one of the types of housing regulated as a place of public accommodation. Those types of housing are social service center establishments, transient lodging and housing at a place of education; California Building Code Section 1.9.1.2 *Application* is the appropriate citation for places of public accommodation.
- In the context of the California Building Code definition of public housing and the application of Chapter 11B, receipt of public funds is one of any number of methods that a public entity may use in the administration of a public housing program. Citing California Government Code

Section 4450 creates confusion for code users who interpret the application to only apply to facilities that receive public funds.

- The more specific Government Code Section for the application cited in California Building Code Section 1.9.1.3 is California Government Code Section 12955.1(c) which states *“regulations adopting building standards necessary to implement, interpret, or make specific the provisions of this section shall be developed by the Division of the State Architect for **public housing**”*.

This code change proposal is intended to provide consistency and clarity for code users when applying California Building Code Chapter 11B to public housing projects. This item was removed for consideration during the 2018 rulemaking cycle at recommendation of the California Building Standards Commission’s Code Advisory Committee in order for the Division of the State Architect to request an opinion from Department of General Services legal counsel. The Division of the State Architect requested an opinion from the Department of General Services, Office of Legal Services and received the following analysis and conclusion.

**Analysis of Amendment.** The rationale for this amendment is largely to bring the California Building Code Chapter 11B in line with historic interpretation and application of Chapter 11B to “public housing”, a defined term. This revision clarifies the application of the proper government code reference for public housing from California Government Code Section 12955.1(c). The continued citation of California Government Code Section 4450 confuses the application of California Government Code Section 12955.1(c) to private housing for public accommodation, a different type of housing. Repealing the reference to California Government Code Section 4450 would not allow for the Division of the State Architect to provide a lesser standard of accessibility than that required by federal regulations and standards, since this change is not substantive. This change only clarifies the scope of application, to be consistent with Division of the State Architect policy and California statute. Greater or equal protection than the federal standards is required by California Government Code Section 12955.1(c), and is not affected by this amendment. The proposed amendment seeks only to clarify its application to “public housing”, a defined term in the regulations.

**Conclusion.** This amendment does not affect any substantive accessibility standard, so it does not enhance or diminish accessibility.

#### **DSA Comments:**

N/A



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 2 Definitions
DSA Tracking Number: ITEM 2.01	
Date Reviewed: 11/25/19	Topic: Definition of BLENDED TRANSITION
Status: CAC Review	

### Current Code Language

**BLENDED TRANSITION. [DSA-AC]** A raised pedestrian street crossing, depressed corner or similar connection between the pedestrian access route at the level of the sidewalk and the level of the pedestrian street crossing that has a grade of 5 percent or less.

### Suggested Text of Proposed Amendment

**BLENDED TRANSITION. [DSA-AC]** A raised pedestrian ~~street crossing~~, depressed corner or similar connection that has a grade of 5 percent or less between the pedestrian access route a circulation path at the level of the sidewalk or walk and the level of the pedestrian street crossing a vehicular way that has a grade of 5 percent or less.

### Code Text if Adopted

**BLENDED TRANSITION. [DSA-AC]** A raised pedestrian crossing, depressed corner or similar connection that has a grade of 5 percent or less between a circulation path at the level of the sidewalk or walk and the level of a vehicular way.

### Rationale

The current definition of “blended transition” was sourced from the United States Access Board’s *Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way* and includes the term “pedestrian access route” which is not used in California Building Code Chapter 11B. This proposal replaces the term “pedestrian access route” with “circulation path,” and includes additional amendments for clarity.

### DSA Comments

Excerpt from the United States Access Board’s *Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way* (July 26, 2011):

**Blended Transition.** A raised pedestrian street crossing, depressed corner, or similar connection between the pedestrian access route at the level of the sidewalk and the level of the pedestrian street crossing that has a grade of 5 percent or less.





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 2, Definitions
DSA Tracking Number: ITEM 2.02	
Date Reviewed: 11/25/19	Topic: Definition of BOTTLE FILLING STATION
Status: CAC Review	

### Current Code Language

N/A

### Suggested Text of Proposed Amendment

**BOTTLE FILLING STATION.** *A fixture that is designed and intended for filling personal use drinking water bottles or containers. Such fixtures can be separate from or integral to a drinking fountain.*

### Code Text if Adopted

**BOTTLE FILLING STATION.** *A fixture that is designed and intended for filling personal use drinking water bottles or containers. Such fixtures can be separate from or integral to a drinking fountain.*

### Rationale

DSA is proposing to provide a definition in California Building Code Chapter 2 for bottle filling stations based on the definition currently in the California Plumbing Code. The language in the definition from the plumbing code that is not included in the proposed code change is better suited to the plumbing code requirements and is unnecessary in the definition proposed for inclusion in California Building Code Chapter 2 related to accessibility. This proposed code change is related to proposed amendments in Sections 11B-211.4 and 11B-602.10.

### DSA Comments

For reference and comparison this definition is excerpted from California Code of Regulations Part 5, California Plumbing Code, Chapter 2 Definitions.

**Bottle Filling Station.** A plumbing fixture connected to the potable water distribution system and sanitary drainage system that is designed and intended for filling personal use drinking water bottles or containers not less than 10 inches (254 mm) in height. Such fixtures can be separate from or integral to a drinking fountain and can incorporate a water filter and a cooling system for chilling the drinking fountain.





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 2 Definitions
DSA Tracking Number: ITEM 2.03	
Date Reviewed: 11/25/19	Topic: Definition of CIRCULATION PATH
Status: CAC Review	

### Current Code Language

**CIRCULATION PATH. [DSA-AC]** *An exterior or interior way of passage provided for pedestrian travel, including but not limited to, walks, hallways, courtyards, elevators, platform lifts, ramps, stairways and landings.*

### Suggested Text of Proposed Amendment

**CIRCULATION PATH. [DSA-AC]** *An accessible or non-accessible prepared exterior or interior way of passage provided for pedestrian travel, including but not limited to, walks, sidewalks, hallways, courtyards, elevators, platform lifts, ramps, stairways and landings.*

### Code Text if Adopted

**CIRCULATION PATH. [DSA-AC]** *An accessible or non-accessible prepared exterior or interior way of passage provided for pedestrian travel, including but not limited to, walks, sidewalks, hallways, courtyards, elevators, platform lifts, ramps, stairways and landings.*

### Rationale

The current definition of “circulation path” was sourced from the United States Department of Justice’s *2010 ADA Standards for Accessible Design*. The Division of the State Architect has received numerous inquiries about whether this term refers to accessible or non-accessible surfaces. This proposal clarifies that a circulation path describes all prepared surfaces for pedestrian travel, accessible and non-accessible, and includes an additional amendment for clarity.

### DSA Comments

Excerpt from the United States Department of Justice’s *2010 ADA Standards for Accessible Design* (September 15, 2010):

**Circulation Path.** An exterior or interior way of passage provided for pedestrian travel, including but not limited to, walks, hallways, courtyards, elevators, platform lifts, ramps, stairways, and landings.







## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 2 Definitions
DSA Tracking Number: ITEM 2.04	Topic: Definition of CURB RAMP
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**CURB RAMP.** *A sloping pedestrian way, intended for pedestrian traffic, which provides access between a walk or sidewalk and a surface located above or below an adjacent curb face.*

### Suggested Text of Proposed Amendment

**CURB RAMP.** *A sloping prepared surface, ~~pedestrian way~~, intended for pedestrian traffic, which provides access between a walk or sidewalk and a surface located above or below an adjacent curb face.*

### Code Text if Adopted

**CURB RAMP.** *A sloping prepared surface, intended for pedestrian traffic, which provides access between a walk or sidewalk and a surface located above or below an adjacent curb face.*

### Rationale

The current definition of “curb ramp” refers to “A sloping pedestrian way intended for pedestrian traffic...” The defined term “pedestrian way” is proposed for repeal as part of this rulemaking package. The term does not adequately describe the type of walking surface used in a curb ramp as it allows the possibility of sloping natural surfaces to be classified as curb ramps.

This proposal amends the definition of “curb ramp” to replace the term “pedestrian way” with the term “prepared surface.” This amendment is consistent with the Division of the State Architect’s intent that the term “curb ramp” is applied to constructed rather than natural elements.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 2 Definitions
DSA Tracking Number: ITEM 2.05	
Date Reviewed: 11/25/19	Topic: Definition of DETECTABLE WARNING
Status: CAC Review	

### Current Code Language

**DETECTABLE WARNING.** *A standardized surface feature built in or applied to walking surfaces or other elements to warn of hazards on a circulation path.*

### Suggested Text of Proposed Amendment

**DETECTABLE WARNING.** *A standardized surface feature built in or applied to walking surfaces or other elements to warn persons with visual impairments of hazards on a circulation path.*

### Code Text if Adopted

**DETECTABLE WARNING.** *A standardized surface feature built in or applied to walking surfaces or other elements to warn persons with visual impairments of hazards on a circulation path.*

### Rationale

The current definition of “detectable warning” was sourced from the United States Department of Justice’s *2010 ADA Standards for Accessible Design*. This definition does not adequately inform the reader of the intended purpose of detectable warnings. This change better describes the intended purpose of detectable warnings.

### DSA Comments

Excerpt from the United States Department of Justice’s *2010 ADA Standards for Accessible Design* (September 15, 2010):

**Detectable Warning.** *A standardized surface feature built in or applied to walking surfaces or other elements to warn of hazards on a circulation path.*





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 2 Definitions
DSA Tracking Number: ITEM 2.06	
Date Reviewed: 11/25/19	Topic: Definition of DRIVE AISLE
Status: CAC Review	

### Current Code Language

N/A

### Suggested Text of Proposed Amendment

**DRIVE AISLE.** *A vehicular way provided within a parking facility that connects vehicular entrances, parking stalls, electric vehicle charging stations, passenger loading zones, and vehicular exits.*

### Code Text if Adopted

***DRIVE AISLE.*** *A vehicular way provided within a parking facility that connects vehicular entrances, parking stalls, electric vehicle charging stations, passenger loading zones, and vehicular exits.*

### Rationale

This proposal adds a new definition for “drive aisle.” This term is used in proposed language in Section 11B-250 and the definition of “vehicular area.”

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 2 Definitions
DSA Tracking Number: ITEM 2.07	
Date Reviewed: 11/25/19	Topic: Definition of DRIVEWAY
Status: CAC Review	

### Current Code Language

N/A

### Suggested Text of Proposed Amendment

**DRIVEWAY.** A vehicular way providing access between a public way and a building, parking facility, or other off-street area. A driveway may provide access to drive aisles in a parking facility.

### Code Text if Adopted

**DRIVEWAY.** A vehicular way providing access between a public way and a building, parking facility, or other off-street area. A driveway may provide access to drive aisles in a parking facility.

### Rationale

This proposal adds a new definition for “driveway.” This term is used in proposed language in Section 11B-250 and the definition of “vehicular area.”

### DSA Comments

N/A







## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 2 Definitions
DSA Tracking Number: ITEM 2.08	
Date Reviewed: 11/25/19	Topic: Definition of PEDESTRIAN WAY
Status: CAC Review	

### Current Code Language

**PEDESTRIAN WAY.** *A route by which a pedestrian may pass.*

### Suggested Text of Proposed Amendment

**PEDESTRIAN WAY.** *A route by which a pedestrian may pass.*

### Code Text if Adopted

N/A

### Rationale

This proposal rescinds the Division of the State Architect's adoption of the definition for "pedestrian way." The term "circulation path" provides greater specificity and is consistent with terminology used in the 2010 ADA Standards for Accessible Design.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking		Applicable Code	
Date Received:	-	Applicable Code Section(s): Chapter 2, Definitions	
DSA Tracking Number:	ITEM 2.09	Topic: Definition of PUBLIC HOUSING	
Date Reviewed:	11/25/19		
Status:	CAC Review		

### Current Code Language

**PUBLIC HOUSING. [DSA-AC]** *Housing facilities owned, operated, or constructed by, for or on behalf of a public entity including but not limited to the following:*

1. *Publically owned and/or operated one- or two- family dwelling units or congregate residences;*
2. *Publically owned and/or operated buildings or complexes with three or more residential dwellings units;*
3. **Reserved.**
4. *Publically owned and/or operated homeless shelters, group homes and similar social service establishments;*
5. *Publically owned and/or operated transient lodging, such as hotels, motels, hostels and other facilities providing accommodations of a short term nature of not more than 30 days duration;*
6. *Housing at a place of education owned or operated by a public entity, such as housing on or serving a public school, public college or public university campus;*
7. *Privately owned housing made available for public use as housing.*

### Suggested Text of Proposed Amendment

**PUBLIC HOUSING. [DSA-AC]** *Housing facilities ~~owned, operated, or constructed~~ or altered by, for, or on behalf of a public entity, or constructed or altered as part of a public entity's program to provide housing pursuant to United States Code of Federal Regulations, 28 CFR Part 35, Section 35.102(a), including but not limited to the following:*

1. ~~Publically owned and/or operated one~~ One-or two-family dwelling units, or congregate residences;
2. ~~Publically owned and/or operated buildings~~ Buildings or complexes with three or more residential dwellings units;
3. **Reserved.**
4. ~~Publically owned and/or operated homeless~~ Homeless shelters, group homes, halfway houses and similar social service establishments;
5. ~~Publically owned and/or operated transient~~ Transient lodging, such as hotels, motels, hostels and other facilities providing accommodations of a short term nature of not more than 30 days duration;

~~6.5. Housing at a place of education owned or operated by a public entity, such as housing on or serving a public school, public college or public university campus;~~

~~7. Privately owned housing made available for public use as housing~~

**Note:** A public entity's program to provide housing may include but is not limited to: the allocation of local, state, or federal financial assistance, Community Development Block Grants, Low Income Housing Tax Credits, the California Multifamily Housing Program, loan agreements and housing bonds. Examples that are not considered a public entity's program to provide housing may include but are not limited to: density bonuses, the receipt of public funds for the installation of energy efficiency features, seismic strengthening, water conservation and fire safety features. For additional information see "Guide to Public Housing Regulated in Chapter 11B of the California Building Code" and the "California Access Compliance Advisory Reference Manual" available on the Division of the State Architect's website.

## Code Text if Adopted

**PUBLIC HOUSING. [DSA-AC]** Housing facilities constructed or altered by, for, or on behalf of a public entity, or constructed or altered as part of a public entity's program to provide housing pursuant to United States Code of Federal Regulations, 28 CFR Part 35, Section 35.102(a), including but not limited to the following:

1. One-or two-family dwelling units, or congregate residences;
2. Buildings or complexes with three or more residential dwellings units;
3. Homeless shelters, group homes, halfway houses and similar social service establishments;
4. Transient lodging, such as hotels, motels, hostels and other facilities providing accommodations of a short term nature of not more than 30 days duration;
5. Housing at a place of education, such as housing on or serving a public school, public college or public university.

**Note:** A public entity's program to provide housing may include but is not limited to: the allocation of local, state, or federal financial assistance, Community Development Block Grants, Low Income Housing Tax Credits, the California Multifamily Housing Program, loan agreements and housing bonds. Examples that are not considered a public entity's program to provide housing may include but are not limited to: density bonuses, the receipt of public funds for the installation of energy efficiency features, seismic strengthening, water conservation and fire safety features. For additional information see "Guide to Public Housing Regulated in Chapter 11B of the California Building Code" and the "California Access Compliance Advisory Reference Manual" available on the Division of the State Architect's website.

## Rationale

DSA is proposing to amend the definition for public housing to:

- Include "altered" in the opening sentence. This proposed amendment aligns the terminology with the 2010 ADA Standards for Accessible Design.
- Provide in the definition the reference to the Americans with Disabilities Act Title II Regulations in United States Code of Federal Regulations, 28 CFR Part 35, Section 35.102(a) for the application of the Americans with Disabilities Act to programs of Title II entities.
- Provide a note for the code user to refer to the "Guide to Public Housing Regulated in Chapter 11B of the California Building Code" and the "California Access Compliance Advisory Reference Manual" for additional information regarding the application of California Building Code Chapter 11B and what constitutes a housing program.
- Items 1 through 7 are proposed for revision, renumbering and repeal of item seven.
- Repeal of redundant language "Publically owned and/or operated" in items 1 through 5 is proposed. Ownership and operation is not the only requirement for housing to be considered

public. As stated in the opening sentence, a project that is constructed or altered “*by, for or on behalf of a public entity*” is public housing. Code users believe ownership and operation overrides the criteria of, on behalf of, when reading the items where “*Publically owned and/or operated*” is stated.

- Revise Item 6 to repeal “campus”. Housing serving places of education may be located on or off campus.
- Eliminating item 7 removes a term that is ambiguous and vague. Code users are confused with the term “*privately owned housing facilities made available for public use as housing*”. The term “*public use*” muddles the terminology with the types of housing that are regulated as places of public accommodation. Including “*privately owned housing facilities*” and “*as part of a public entity’s housing program*” in the opening statement provides clarity for the various types of housing considered “*public housing*” currently in Item 7. Amending the language in the opening statement therefore requires the repeal of Item 7.
- DSA is proposing these amendments to clarify the definition based on questions received from code users.

## DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 2, Definitions
DSA Tracking Number: ITEM 2.10	
Date Reviewed: 11/25/19	Topic: Definition of PUBLIC USE
Status: CAC Review	

### Current Code Language

**PUBLIC USE. [DSA-AC]** Interior or exterior rooms, spaces or elements that are made available to the public. Public use may be provided at a building or facility that is privately or publicly owned. Private interior or exterior rooms, spaces or elements associated with a residential dwelling unit provided by a public housing program or in a public housing facility are not public use areas and shall not be required to be made available to the public. In the context of public housing, public use is the provision of housing programs by, for or on behalf of a public entity.

### Suggested Text of Proposed Amendment

**PUBLIC USE. [DSA-AC]** Interior or exterior rooms, spaces or elements that are made available to the public. Public use may be provided at a building or facility that is privately or publicly owned. Private interior or exterior rooms, spaces or elements associated with a residential dwelling unit provided by a public housing program or in a public housing facility are not public use areas and shall not be required to be made available to the public. ~~In the context of public housing, public use is the provision of housing programs by, for or on behalf of a public entity.~~

### Code Text if Adopted

**PUBLIC USE. [DSA-AC]** Interior or exterior rooms, spaces or elements that are made available to the public. Public use may be provided at a building or facility that is privately or publicly owned. Private interior or exterior rooms, spaces or elements associated with a residential dwelling unit provided by a public housing program or in a public housing facility are not public use areas and shall not be required to be made available to the public.

### Rationale

The Division of the State Architect is proposing to amend the definition of “public use” to repeal the last sentence in the definition. Repeal of the term “*public use is the provision of housing programs*” is being proposed in conjunction with the overall proposed code changes for the various public housing provisions in California Building Code Chapter 11B and Chapter 1, Section 1.9.1.3. The terminology proposed for repeal is unnecessary and confusing.

### DSA Comments

N/A







## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-202.4 Exception 10
DSA Tracking Number: 11B.01	Topic: Path of travel requirements, exception for EVCS
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-202.4 Path of travel requirements in alterations, additions and structural repairs.** When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include:

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

#### Exceptions:

10. Alterations solely for the purpose of installing electric vehicle charging stations (EVCS) at facilities where vehicle fueling, recharging, parking or storage is a primary function shall comply with Section 11B-202.4 to the maximum extent feasible without exceeding 20 percent of the cost of the work directly associated with the installation of EVCS.

*Alterations solely for the purpose of installing EVCS at facilities where vehicle fueling, recharging, parking or storage is not a primary function shall not be required to comply with Section 11B-202.4.*

### Suggested Text of Proposed Amendment

**11B-202.4 Path of travel requirements in alterations, additions and structural repairs.** When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include:

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

**Exceptions:**

10. Alterations solely for the purpose of installing electric vehicle charging stations (EVCS) at facilities where vehicle fueling, recharging, parking or storage is a primary function shall comply with Section 11B-202.4 to the maximum extent feasible without exceeding 20 percent of the cost of the work directly associated with the installation of EVCS. A “primary function” is a major activity for which the facility is intended.

*Alterations solely for the purpose of installing EVCS at facilities where vehicle fueling, recharging, parking or storage is not a primary function shall not be required to comply with Section 11B-202.4.*

**Code Text if Adopted**

**11B-202.4 Path of travel requirements in alterations, additions and structural repairs.** When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include:

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

**Exceptions:**

10. Alterations solely for the purpose of installing electric vehicle charging stations (EVCS) at facilities where vehicle fueling, recharging, parking or storage is a primary function shall comply with Section 11B-202.4 to the maximum extent feasible without exceeding 20 percent of the cost of the work directly associated with the installation of EVCS. A “primary function” is a major activity for which the facility is intended.

*Alterations solely for the purpose of installing EVCS at facilities where vehicle fueling, recharging, parking or storage is not a primary function shall not be required to comply with Section 11B-202.4.*

**Rationale**

California Building Code Section 11B-202.4 Exception 10 uses the term “primary function” to distinguish between alterations solely for the purpose of installing electric vehicle charging stations at facilities that are required or are not required to provide a path of travel. However, “primary function” is not defined in the California Building Code. The Division of the State Architect proposes to add clarifying language regarding the term “primary function” to Exception 10 consistent with the applicable portion of the definitions provided in the 2010 ADA Standards for Accessible Design.

**DSA Comments**

- 2010 ADA Standards for Accessible Design, United States Code of Federal Regulations, 28 CFR Part 35, Section 35.151(b)(4)(i):
  - (i) Primary function. A “primary function” is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public entity using the facility are carried out.

(A) Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, and corridors are not areas containing a primary function. Restrooms are not areas containing a primary function unless the provision of restrooms is a primary purpose of the area, e.g., in highway rest stops.

(B) For the purposes of this section, alterations to windows, hardware, controls, electrical outlets, and signage shall not be deemed to be alterations that affect the usability of or access to an area containing a primary function.

- 2010 ADA Standards for Accessible Design, United States Code of Federal Regulations, 28 CFR Part 36, Subpart D, Section 36.403(b):

(b) Primary function. A “primary function” is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors, and restrooms are not areas containing a primary function.

- 2010 ADA Standards for Accessible Design Advisory 202.4 Alterations Affecting Primary Function Areas.

An area of a building or facility containing a major activity for which the building or facility is intended is a primary function area. Department of Justice ADA regulations state, “Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area.” (United States Code of Federal Regulations, 28 CFR Part 36, Section 36.403 (f)(1)). See also Department of Transportation ADA regulations, which use similar concepts in the context of public sector transportation facilities (United States Code of Federal Regulations, 49 CFR Part 37, Section 37.43 (e)(1)).

There can be multiple areas containing a primary function in a single building. Primary function areas are not limited to public use areas. For example, both a bank lobby and the bank’s employee areas such as the teller areas and walk-in safe are primary function areas.

Also, mixed use facilities may include numerous primary function areas for each use. Areas containing a primary function do not include: mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors, or restrooms.





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.02
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-203.8
Topic: Scoping

### Current Code Language

**11B-203.8 Residential facilities.** In residential facilities, common use areas that do not serve residential dwelling units required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4 and adaptable features complying with Chapter 11A, Division IV* shall not be required to comply with these requirements or to be on an accessible route.

### Suggested Text of Proposed Amendment

**11B-203.8 Residential facilities.** In residential facilities, common use areas that do not serve residential dwelling units required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4 and or adaptable features complying with ~~Chapter 11A, Division IV~~ Sections 11B-809.6 through 11B-809.12* shall not be required to comply with these requirements or to be on an accessible route.

### Code Text if Adopted

**11B-203.8 Residential facilities.** In residential facilities, common use areas that do not serve residential dwelling units required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4 or adaptable features complying with Sections 11B-809.6 through 11B-809.12* shall not be required to comply with these requirements or to be on an accessible route.

### Rationale

The Division of the State Architect is proposing to amend this section to delete the reference to Chapter 11A. The features for the dwelling units in public housing facilities that the Division of the State Architect currently adopts in Chapter 11A have been revised and reformatted for consistency with the numbering and format used in Chapter 11B. Sections 11B-809.6 through 11B-809.12 are the sections that contain those revisions that are included as part of an overall package of public housing code change proposals.

In addition, “and” is proposed for revision to “or” so that the provisions in this section apply when either type of unit is provided. As written, with “and” in the section the provisions apply only when both types of units are provided.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.03
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-205.1
Topic: Electrical Outlets

### Current Code Language

**11B-205.1 General.** Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with *Section 11B-309*.

**Exceptions:**

1. Operable parts that are intended for use only by service or maintenance personnel shall not be required to comply with *Section 11B-309*.
2. Electrical or communication receptacles serving a dedicated use shall not be required to comply with *Section 11B-309*.
3. **Reserved.**
4. Floor electrical receptacles shall not be required to comply with *Section 11B-309*.
5. HVAC diffusers shall not be required to comply with *Section 11B-309*.
6. Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to comply with *Section 11B-309*.
7. Cleats and other boat securement devices shall not be required to comply with *Section 11B-309.3*.
8. Exercise machines and exercise equipment shall not be required to comply with *Section 11B-309*.

### Suggested Text of Proposed Amendment

**11B-205.1 General.** Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with *Section 11B-309*.

**Exceptions:**

1. Operable parts that are intended for use only by service or maintenance personnel shall not be required to comply with *Section 11B-309*.
2. Electrical or communication receptacles serving a dedicated use shall not be required to comply with *Section 11B-309*.
3. ~~Reserved.~~ 3. Where two or more outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one outlet shall not be required to comply with 11B-309.
4. Floor electrical receptacles shall not be required to comply with *Section 11B-309*.
5. HVAC diffusers shall not be required to comply with *Section 11B-309*.

6. Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to comply with *Section 11B-309*.
7. Cleats and other boat securement devices shall not be required to comply with *Section 11B-309.3*.
8. Exercise machines and exercise equipment shall not be required to comply with *Section 11B-309*.

#### **Code Text if Adopted**

**11B-205.1 General.** Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with *Section 11B-309*.

**Exceptions:**

1. Operable parts that are intended for use only by service or maintenance personnel shall not be required to comply with *Section 11B-309*.
2. Electrical or communication receptacles serving a dedicated use shall not be required to comply with *Section 11B-309*.
3. Where two or more outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one outlet shall not be required to comply with *11B-309*.
4. Floor electrical receptacles shall not be required to comply with *Section 11B-309*.
5. HVAC diffusers shall not be required to comply with *Section 11B-309*.
6. Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to comply with *Section 11B-309*.
7. Cleats and other boat securement devices shall not be required to comply with *Section 11B-309.3*.
8. Exercise machines and exercise equipment shall not be required to comply with *Section 11B-309*.

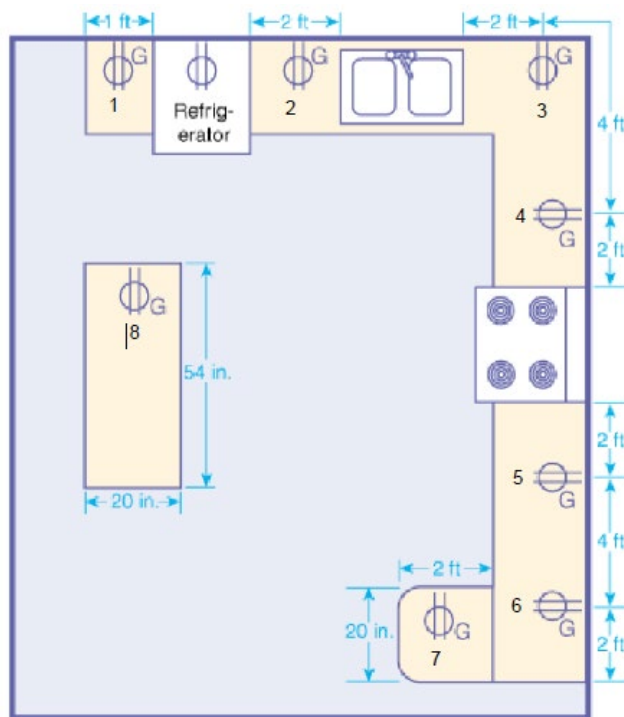
#### **Rationale**

The Division of the State Architect is proposing this code change to alleviate the conflict between the 2019 California Electrical Code, Title 24, Part 3 Sections 210.52 (C)(1) through (C)(5) and California Building Code Chapter 11B for the placement of electrical outlets. The outlet locations required by the electrical code create a conflict with complying with the reach ranges in Section 11B-308. At inside corners where the spacing in both directions can total no more than four feet at least one of the outlets is then located in a non-complaint location. Adding an additional outlet in a compliant location does not alleviate the requirement that all outlets must be located within reach ranges complying with Section 11B-308. Should this code change be adopted that would allow for one outlet that is not within reach range and one that is in such a location. In addition, this proposed code change aligns Chapter 11B with the 2010 Americans with Disabilities Act Standards for Accessible Design.

#### **DSA Comments**

The Division of the State Architect is proposing this code change to alleviate the conflict between the electrical code and Chapter 11B for the placement of electrical outlets. The outlet locations required by the electrical code create a conflict for compliance with the reach ranges in Section 11B-308. This plan illustrates a typical kitchen floor plan and receptacles locations required by the electrical code. The conflict between Chapter 11B and the electrical code will be alleviated as follows. Outlets numbered 1, 2, 4, 5, 7, and 8 are required to be within reach ranges. Outlets 3 and 6 would not be required to be within reach ranges. The outlet at the refrigerator is dedicated and not impacted by this proposed code change. As the code is written even if additional outlets are added that are within reach ranges outlets 3 and 6 remain in non-complaint locations.





***Kitchen Countertop Receptacles Spacing***





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.04
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-206.2.3
Topic: Scoping

### Current Code Language

**11B-206.2.3 Multi-story buildings and facilities.** At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

#### Exceptions:

4. In residential facilities, an accessible route shall not be required to connect stories where residential dwelling units with mobility features required to comply with *Sections 11B-809.2 through 11B-809.4, residential dwelling units with adaptable features complying with Chapter 11A, Division IV*, all common use areas serving residential dwelling units with mobility features required to comply with *Sections 11B-809.2 through 11B-809.4, all common use areas serving residential dwelling units with adaptable features complying with Chapter 11A, Division IV*, and public use areas serving residential dwelling units are on an accessible route.

### Suggested Text of Proposed Amendment

**11B-206.2.3 Multi-story buildings and facilities.** At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

#### Exceptions:

4. In residential facilities, an accessible route shall not be required to connect stories where residential dwelling units with mobility features required to comply with *Sections 11B-809.2 through 11B-809.4, residential dwelling units with adaptable features complying with Chapter 11A, Division IV, Sections 11B-809.6 through 11B-809.12*, all common use areas serving residential dwelling units with mobility features required to comply with *Sections 11B-809.2 through 11B-809.4, all common use areas serving residential dwelling units with adaptable features complying with Chapter 11A, Division IV Sections 11B-809.6 through 11B-809.12*, and public use areas serving residential dwelling units are on an accessible route.

### Code Text if Adopted

**11B-206.2.3 Multi-story buildings and facilities.** At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

#### Exceptions:

4. In residential facilities, an accessible route shall not be required to connect stories where residential dwelling units with mobility features required to comply with *Sections 11B-809.2 through 11B-809.4, residential dwelling units with adaptable features complying with Sections 11B-809.6 through 11B-809.12*, all common use areas serving residential

dwelling units with mobility features required to comply with *Sections 11B-809.2 through 11B-809.4, all common use areas serving residential dwelling units with adaptable features complying with Sections 11B-809.6 through 11B-809.12*, and public use areas serving residential dwelling units are on an accessible route.

#### **Rationale**

The Division of the State Architect is proposing to amend this section to delete the reference to Chapter 11A. The features for the dwelling units in public housing facilities that DSA currently adopts in Chapter 11A have been revised and reformatted for consistency with the numbering and format used in Chapter 11B. Sections 11B-809.6 through 11B-809.12 are the sections that contain those revisions that are included as part of an overall package of public housing code change proposals.

#### **DSA Comments**

N/A



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.05
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-206.7.6
Topic: Scoping

### Current Code Language

**11B-206.7.6 Guest rooms and residential dwelling units.** Platform lifts shall be permitted to connect levels within transient lodging guest rooms required to provide mobility features complying with *Section 11B-806.2* or residential dwelling units required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4 and adaptable features complying with Chapter 11A, Division IV.*

### Suggested Text of Proposed Amendment

**11B-206.7.6 Guest rooms and residential dwelling units.** Platform lifts shall be permitted to connect levels within transient lodging guest rooms required to provide mobility features complying with *Section 11B-806.2* or residential dwelling units required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4 and or adaptable features complying with Chapter 11A, Division IV. Sections 11B-809.6 through 11B-809.12.*

### Code Text if Adopted

**11B-206.7.6 Guest rooms and residential dwelling units.** Platform lifts shall be permitted to connect levels within transient lodging guest rooms required to provide mobility features complying with *Section 11B-806.2* or residential dwelling units required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4 or adaptable features complying with Sections 11B-809.6 through 11B-809.12.*

### Rationale

The Division of the State Architect is proposing to amend this section to delete the reference to Chapter 11A. The features for the dwelling units in public housing facilities that the Division of the State Architect currently adopts in Chapter 11A have been revised and reformatted for consistency with the numbering and format used in Chapter 11B. Sections 11B-809.6 through 11B-809.12 are the sections that contain those revisions that are included as part of an overall package of public housing code change proposals. In addition, “and” is proposed for revision to “or” so that the provisions in this section apply when either type of unit is provided.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-208.1
DSA Tracking Number: ITEM 11B.06	
Date Reviewed: 11/25/19	Topic: Scoping for parking spaces and electric vehicle chargers
Status: CAC Review	

### Current Code Language

**11B-208.1 General.** Where parking spaces are provided, parking spaces shall be provided in accordance with *Section 11B-208*. *For the purposes of this section, electric vehicle charging stations are not parking spaces; see Section 11B-228.*

**Exception:** Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with *Section 11B-208* provided that lots accessed by the public are provided with a passenger *drop-off and* loading zone complying with *Section 11B-503*.

### Suggested Text of Proposed Amendment

**11B-208.1 General.** Where parking spaces are provided, parking spaces shall be provided in accordance with *Section 11B-208*. *For the purposes of this section, electric vehicle charging stations are not parking spaces; see Section 11B-228.*

**Exception: Exceptions:**

1. Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with *Section 11B-208* provided that lots accessed by the public are provided with a passenger *drop-off and* loading zone complying with *Section 11B-503*.
2. *In public housing facilities, electric vehicle chargers are permitted to be installed at an accessible parking space assigned to the resident.*

### Code Text if Adopted

**11B-208.1 General.** Where parking spaces are provided, parking spaces shall be provided in accordance with *Section 11B-208*. *For the purposes of this section, electric vehicle charging stations are not parking spaces; see Section 11B-228.*

**Exceptions:**

1. Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with *Section 11B-208* provided that lots accessed by the public are provided with a passenger *drop-off and* loading zone complying with *Section 11B-503*.
2. *In public housing facilities, electric vehicle chargers are permitted to be installed at an accessible parking space assigned to the resident.*

## **Rationale**

The Division of the State Architect is proposing to amend this section to allow for the installation of an electric vehicle charger when an accessible parking space is assigned to the resident. This code change proposal provides for a resident to use their parking space to charge a vehicle without having the inconvenience of charging their vehicle at one location and then having to move the vehicle to park.

## **DSA Comments**

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.07
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-208.2.3
Topic: Scoping for parking spaces

### Current Code Language

**11B-208.2.3 Residential facilities.** Parking spaces provided to serve residential facilities shall comply with *Section 11B-208.2.3*.

**11B-208.2.3.1 Parking for residents.** Where at least one parking space is provided for each residential dwelling unit, at least one parking space complying with *Section 11B-502* shall be provided for each residential dwelling unit required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4*. *Where fewer than one parking space is provided for each residential dwelling unit, parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2.*

**11B-208.2.3.2 Additional parking spaces for residents. ...**

**11B-208.2.3.3 Parking for guests, employees, and other non-residents. ...**

**NOTE:** *When assigned parking is provided, Chapter 11A indicates designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.*

### Suggested Text of Proposed Amendment

**11B-208.2.3 Residential facilities.** Parking spaces provided to serve residential facilities shall comply with *Section 11B-208.2.3*.

**11B-208.2.3.1 Parking for residents. ...**

**11B-208.2.3.2 Additional parking spaces for residents. ...**

**11B-208.2.3.3 Parking for guests, employees, and other non-residents. ...**

**NOTE:** ~~*When assigned parking is provided, Chapter 11A indicates designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.*~~

**NOTE:** *When accessible parking spaces are assigned to residents, additional accessible parking shall be provided upon requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.*

## Code Text if Adopted

**11B-208.2.3 Residential facilities.** Parking spaces provided to serve residential facilities shall comply with *Section 11B-208.2.3*.

**11B-208.2.3.1 Parking for residents. ...**

**11B-208.2.3.2 Additional parking spaces for residents. ...**

**11B-208.2.3.3 Parking for guests, employees, and other non-residents. ...**

**NOTE:** *When accessible parking spaces are assigned to residents, additional accessible parking shall be provided upon requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.*

## Rationale

The Division of the State Architect is proposing to amend this section to delete the reference to Chapter 11A as part of an overall package of public housing code change proposals that if approved would make Chapter 11B a standalone chapter. Therefore, the reference to Chapter 11A in the note would no longer be necessary.

## DSA Comments

N/A



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-208.3.2
DSA Tracking Number: ITEM 11B.08	Topic: Scoping
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-208.3.2 Residential facilities.** In residential facilities containing residential dwelling units required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4, and adaptable features complying with Chapter 11A, Division IV* parking spaces provided in accordance with *Section 11B-208.2.3.1* shall be located on the shortest accessible route to the residential dwelling unit entrance they serve. Spaces provided in accordance with *Section 11B-208.2.3.2* shall be dispersed throughout all types of parking provided for the residential dwelling units.

### Suggested Text of Proposed Amendment

**11B-208.3.2 Residential facilities.** In residential facilities containing residential dwelling units required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4, and adaptable features complying with ~~Chapter 11A, Division IV~~ Sections 11B-809.6 through 11B-809.12* parking spaces provided in accordance with *Section 11B-208.2.3.1* shall be located on the shortest accessible route to the residential dwelling unit entrance they serve. Spaces provided in accordance with *Section 11B-208.2.3.2* shall be dispersed throughout all types of parking provided for the residential dwelling units.

### Code Text if Adopted

**11B-208.3.2 Residential facilities.** In residential facilities containing residential dwelling units required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4, and adaptable features complying with Sections 11B-809.6 through 11B-809.12* parking spaces provided in accordance with *Section 11B-208.2.3.1* shall be located on the shortest accessible route to the residential dwelling unit entrance they serve. Spaces provided in accordance with *Section 11B-208.2.3.2* shall be dispersed throughout all types of parking provided for the residential dwelling units.

### Rationale

The Division of the State Architect is proposing to amend this section to delete the reference to Chapter 11A. The features for the dwelling units in public housing facilities that the Division of the State Architect currently adopts in Chapter 11A have been revised and reformatted for consistency with the numbering and format used in Chapter 11B. Sections 11B-809.6 through 11B-809.12 are the sections that contain those revisions that are included as part of an overall package of public housing code change proposals.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.09
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-211.4
Topic: Bottle filling stations

### Current Code Language

**11B-211 Drinking fountains**

...

### Suggested Text of Proposed Amendment

**11B-211 Drinking fountains and bottle filling stations**

...

**11B-211.4 Bottle filling stations.** *Where bottle filling stations are provided they shall comply with Section 11B-602.10.*

**Exception:** *In detention or correctional facilities, bottle filling stations only serving holding or housing cells not required to comply with Section 11B-232 shall not be required to comply with Section 11B-211.4.*

### Code Text if Adopted

**11B-211 Drinking fountains *and bottle filling stations***

...

***11B-211.4 Bottle filling stations.*** *Where bottle filling stations are provided they shall comply with Section 11B-602.10.*

***Exception:*** *In detention or correctional facilities, bottle filling stations only serving holding or housing cells not required to comply with Section 11B-232 shall not be required to comply with Section 11B-211.4.*

### Rationale

The Division of the State Architect is proposing this code change in response to requests from code users and facility owners. Bottle filling station provisions are addressed in the plumbing code and currently there are no specific provisions for accessibility for this type of fixture in California Building Code Chapter 11B. This proposed code change specifically addresses the scoping and technical provisions for bottle filling stations to provide for access compliance.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.10
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-224.8
Topic: Social Service Center Establishments

### Current Code Language

**11B-224.8 Social service center establishments.** *Group homes, halfway houses, shelters, or similar social service center establishments that provide either temporary sleeping accommodations or residential dwelling units subject to this section shall comply with Sections 11B-224.1 through 11B-224.6 and Section 11B-233.3.*

### Suggested Text of Proposed Amendment

**11B-224.8 Social service center establishments.** *Group homes, halfway houses, shelters, or similar social service center establishments that provide either temporary sleeping accommodations or residential dwelling units subject to this section shall comply with Sections 11B-224.1 through 11B-224.6 and Section 11B-233.3.*

### Code Text if Adopted

**11B-224.8 Social service center establishments.** *Group homes, halfway houses, shelters, or similar social service center establishments that provide either temporary sleeping accommodations or residential dwelling units subject to this section shall comply with Section 11B-233.3.*

### Rationale

The Division of the State Architect is proposing to repeal the adoption of Sections 11B-224.1 through 11B-224.6 that create confusion when applying the provisions to social service center establishments. The transient lodging standards do not apply to social service center establishments under the 2010 ADA Standards for Accessible Design or Housing and Urban Development Section 504 Regulations. The proposed code change aligns Chapter 11B with the 2010 ADA Standards for Accessible Design and Housing and Urban Development Section 504 Regulations.

In addition, using the scoping Section 11B-233.3 and the technical provisions for residential dwelling units requires features that provide for greater access such as turning spaces within kitchens and the amount of storage required within reach ranges.

### DSA Comments

N/A







## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.11
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-226.4
Topic: Baby changing tables

### Current Code Language

**11B-226.4 Baby changing tables.** *Baby changing tables shall comply with Sections 11B-309 and 11B-902. Baby changing tables when deployed shall not obstruct the required width of an accessible route except as allowed by Section 11B-307.2. Baby changing tables shall not be located in toilet compartments complying with Section 11B-604.8 within a multiple accommodation toilet facility.*

### Suggested Text of Proposed Amendment

**11B-226.4 ~~Baby changing tables.~~ Baby diaper changing station.** *~~Baby changing tables~~ Baby diaper changing stations shall comply with Sections 11B-309 and 11B-902. ~~Baby changing tables~~ Baby diaper changing stations when deployed shall not obstruct the required width of an accessible route except as allowed by Section 11B-307.2. ~~Baby changing tables~~ Baby diaper changing stations shall not be located in toilet compartments complying with Section 11B-604.8 within a multiple accommodation toilet facility.*

### Code Text if Adopted

**11B-226.4 Baby diaper changing station.** *Baby diaper changing stations shall comply with Sections 11B-309 and 11B-902. Baby diaper changing stations when deployed shall not obstruct the required width of an accessible route except as allowed by Section 11B-307.2. Baby diaper changing stations shall not be located in toilet compartments complying with Section 11B-604.8 within a multiple accommodation toilet facility.*

### Rationale

The Division of the State Architect is proposing to amend this section in order to use the same title for baby diaper changing stations consistent with California Government Code Section 50535 and Health and Safety Code Section 118506. Chapter 11B does not require baby changing tables; however, when provided they must be accessible. The California Government and Health and Safety Codes require baby diaper changing stations in specified facilities and under specified conditions.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.12
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-228.2
Topic: Scoping

### Current Code Language

**11B-228.2 Mail boxes.** Where mail boxes are provided in an interior location, at least 5 percent, but no fewer than one, of each type shall comply with *Section 11B-309*. In residential facilities, where mail boxes are provided for each residential dwelling unit, mail boxes complying with *Section 11B-309* shall be provided for each residential dwelling unit required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4 and adaptable features complying with Chapter 11A, Division IV*.

### Suggested Text of Proposed Amendment

**11B-228.2 Mail boxes.** Where mail boxes are provided in an interior location, at least 5 percent, but no fewer than one, of each type shall comply with *Section 11B-309*. In residential facilities, where mail boxes are provided for each residential dwelling unit, mail boxes complying with *Section 11B-309* shall be provided for each residential dwelling unit required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4 and adaptable features complying with Chapter 11A, Division IV. Sections 11B-809.6 through 11B-809.12.*

### Code Text if Adopted

**11B-228.2 Mail boxes.** Where mail boxes are provided in an interior location, at least 5 percent, but no fewer than one, of each type shall comply with *Section 11B-309*. In residential facilities, where mail boxes are provided for each residential dwelling unit, mail boxes complying with *Section 11B-309* shall be provided for each residential dwelling unit required to provide mobility features complying with *Sections 11B-809.2 through 11B-809.4 and adaptable features complying with Sections 11B-809.6 through 11B-809.12.*

### Rationale

The Division of the State Architect is proposing to amend this section to delete the reference to Chapter 11A. The features for the dwelling units in public housing facilities that the Division of the State Architect currently adopts in Chapter 11A have been revised and reformatted for consistency with the numbering and format used in Chapter 11B. Sections 11B-809.6 through 11B-809.12 are the sections that contain those revisions that are included as part of an overall package of public housing code change proposals.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.13
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-228.3.2
Topic: Scoping for EVCS

### 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. 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. 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 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.

**Note:** Electric vehicle charging provided in newly constructed facilities are also subject to the California Green Building Standards Code.

## 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 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.

**Note:** Electric vehicle charging provided in newly constructed facilities are also subject to the California Green Building Standards Code.

## Rationale

The Division of the State Architect has received comments from building officials and had discussions with electric vehicle charging station providers where it was suggested that lower charging level electric vehicle charging stations may be provided at accessible charging stations when higher level charging is provided at the rest of the charging stations in a facility. These suggestions are contrary to state and federal law which require accessibility at each new or altered facility. Current code language requires accessible charging stations at each facility. The Division of the State Architect is proposing clarifying language in Section 11B-228.3.2 to indicate that each combination of charging level and connector type provided constitutes a facility.

The Division of the State Architect is also proposing to amend this section to provide for accessible electric vehicle charging stations to clarify the requirements for charging stations located in public housing facilities.

## DSA Comments

N/A



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.14
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-233.3.1
Topic: Residential Facilities

### Current Code Language

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

**11B-233.3.1 Minimum number: new construction.** *Newly constructed facilities with residential dwelling units shall comply with Section 11B-233.3.1.*

**Exception: ...**

**11B-233.3.1.1 Residential dwelling units with mobility features. ...**

**11B-233.3.1.2 Residential dwelling units with adaptable features.** *In facilities with residential dwelling units, adaptable residential dwelling units complying with Chapter 11A, Division IV – Dwelling Unit Features 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: ...**

**11B-233.3.1.2.1 Elevator buildings. ...**

**11B-233.3.1.2.2 Non-elevator buildings. ...**

**11B-233.3.1.2.3 Ground floors above grade. ...**

**11B-233.3.1.2.4 Multi-story residential dwelling units in buildings with one or more elevators.** *In elevator buildings, facilities with multi-story residential dwelling units shall comply with the following:*

- 1. The primary entry of the multi-story residential dwelling unit shall be on an accessible route.*
- 2. At least one powder room or bathroom and kitchen shall be located on the primary entry level.*
- 3. Rooms or spaces located on the primary entry level shall be served by an accessible route and comply with Chapter 11A, Division IV – Dwelling Units features.*

**11B-233.3.1.2.5 Multi-story residential dwelling units in buildings with no elevator.** *In non-elevator buildings, a minimum of 10 percent but not less than one of the ground floor multi-story residential dwelling units shall be calculated using the total number of multi-story residential dwelling units in buildings on a site and shall comply with the following:*

- 1. The primary entry of the multi-story residential dwelling unit shall be on an accessible route.*

2. At least one powder room or bathroom shall be located on the primary entry level.
3. Rooms or spaces located on the primary entry level shall be served by an accessible route and comply with Chapter 11A, Division IV – Dwelling Units features.

#### **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.

**Note:** Senior citizen housing may also be subject to Civil Code, Division 1. Part 2. Sections 51.2, 51.3 and 51.4.

**11B-233.3.1 Minimum number: new construction.** Newly constructed facilities with residential dwelling units shall comply with Section 11B-233.3.1.

**Exception:** ...

**11B-233.3.1.1 Residential dwelling units with mobility features.** ...

**11B-233.3.1.2 Residential dwelling units with adaptable features.** In facilities with residential dwelling units, adaptable residential dwelling units complying with ~~Chapter 11A, Division IV—Dwelling Unit Features~~ 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:** ...

**11B-233.3.1.2.1 Elevator buildings.** ...

**11B-233.3.1.2.2 Non-elevator buildings.** ...

**11B-233.3.1.2.3 Ground floors above grade.** ...

**11B-233.3.1.2.4 Multi-story residential dwelling units in buildings with one or more elevators.** In elevator buildings, facilities with multi-story residential dwelling units shall comply with the following:

1. The primary entry of the multi-story residential dwelling unit shall be on an accessible route.
2. At least one powder room or bathroom and kitchen shall be located on the primary entry level.
3. Rooms or spaces located on the primary entry level shall be served by an accessible route and comply with ~~Chapter 11A, Division IV—Dwelling Units features.~~ Sections 11B-809.6 through 11B-809.12.

**11B-233.3.1.2.5 Multi-story residential dwelling units in buildings with no elevator.** In non-elevator buildings, a minimum of 10 percent but not less than one of the ground floor multi-story residential dwelling units shall be calculated using the total number of multi-story residential dwelling units in buildings on a site and shall comply with the following:

1. The primary entry of the multi-story residential dwelling unit shall be on an accessible route.
2. At least one powder room or bathroom shall be located on the primary entry level.
3. Rooms or spaces located on the primary entry level shall be served by an accessible route and comply with ~~Chapter 11A, Division IV—Dwelling Units features.~~ Sections 11B-809.6 through 11B-809.12.

#### **Code Text if Adopted**



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

**Note:** *Senior citizen housing may also be subject to Civil Code, Division 1. Part 2. Sections 51.2, 51.3 and 51.4.*

**11B-233.3.1 Minimum number: new construction.** *Newly constructed facilities with residential dwelling units shall comply with Section 11B-233.3.1.*

**Exception:** ...

**11B-233.3.1.1 Residential dwelling units with mobility features.** ...

**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:** ...

**11B-233.3.1.2.1 Elevator buildings.** ...

**11B-233.3.1.2.2 Non-elevator buildings.** ...

**11B-233.3.1.2.3 Ground floors above grade.** ...

**11B-233.3.1.2.4 Multi-story residential dwelling units in buildings with one or more elevators.** *In elevator buildings, facilities with multi-story residential dwelling units shall comply with the following:*

- 1. The primary entry of the multi-story residential dwelling unit shall be on an accessible route.*
- 2. At least one powder room or bathroom and kitchen shall be located on the primary entry level.*
- 3. Rooms or spaces located on the primary entry level shall be served by an accessible route and comply with Sections 11B-809.6 through 11B-809.12.*

**11B-233.3.1.2.5 Multi-story residential dwelling units in buildings with no elevator.** *In non-elevator buildings, a minimum of 10 percent but not less than one of the ground floor multi-story residential dwelling units shall be calculated using the total number of multi-story residential dwelling units in buildings on a site and shall comply with the following:*

- 1. The primary entry of the multi-story residential dwelling unit shall be on an accessible route.*
- 2. At least one powder room or bathroom shall be located on the primary entry level.*
- 3. Rooms or spaces located on the primary entry level shall be served by an accessible route and comply with Sections 11B-809.6 through 11B-809.12.*

## **Rationale**

The Division of the State Architect is proposing to amend this section to delete the reference to Chapter 11A. The features for dwelling units in public housing facilities that the Division of the State Architect currently adopts in Chapter 11A have been revised and reformatted for consistency with the numbering and format used in Chapter 11B. Sections 11B-809.6 through 11B-809.12 are the sections that contain those revisions that are included as part of an overall package of public housing code change proposals.

A reference note is also proposed for inclusion in this section to alert code users of the requirements in the California Civil Code for senior housing requirements that are often overlooked by design professionals.

#### **DSA Comments**

N/A



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.15
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-233.3.1.2.6
Topic: Site Impracticality

### Current Code Language

**11B-233.3.1.2.6 Public housing facility site impracticality.** *The number of adaptable residential dwelling units required in non-elevator building public housing facilities shall be determined in accordance with Chapter 11A, Section 1150A.1. The remaining ground floor residential dwelling units shall comply with the following requirements:*

1. *Grab bar reinforcement complying with Section 11B-609.*
2. *Doors complying with Section 11B-404.*
3. *Communication features complying with Section 11B-809.5.5.*
4. *Electrical receptacle and switches complying with Section 11B-308.1.*
5. *Toilet and bathing facilities complying with Section 11B-809.4.*
6. *Kitchen sink removable cabinets complying with Section 11B-606.2, Exception 3.*

### Suggested Text of Proposed Amendment

~~**11B-233.3.1.2.6 Public housing facility site impracticality.** *The number of adaptable residential dwelling units required in non-elevator building public housing facilities shall be determined in accordance with Chapter 11A, Section 1150A.1. The remaining ground floor residential dwelling units shall comply with the following requirements:*~~

- ~~1. *Grab bar reinforcement complying with Section 11B-609.*~~
- ~~2. *Doors complying with Section 11B-404.*~~
- ~~3. *Communication features complying with Section 11B-809.5.5.*~~
- ~~4. *Electrical receptacle and switches complying with Section 11B-308.1.*~~
- ~~5. *Toilet and bathing facilities complying with Section 11B-809.4.*~~
- ~~6. *Kitchen sink removable cabinets complying with Section 11B-606.2, Exception 3.*~~

**11B-233.3.1.2.6 Public housing facility site impracticality.** The site impracticality tests in this section may be used to determine the number of required residential dwelling units with adaptable features in buildings without an elevator, located on sites with difficult terrain conditions or unusual characteristics.

Except as provided for in Section 11B-233.3.1.2.5, the provisions of this section do not apply to multistory dwelling units in non-elevator buildings.

**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:

All ground floor units in non-elevator buildings shall be adaptable and on an accessible route unless an accessible route to the common (lobby) entrance is not required as determined by Test No. 1, Individual Building Test, or Test No. 3, Unusual Characteristics Test, as described in this section.

Sites where either Test No. 1 or Test No. 3 is used and it is determined that an accessible route to the common (lobby) entrance is not required, a minimum of 20 percent of the ground floor dwelling units shall comply with Section 11B-809.6, 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.

Test No. 1 -- Individual Building Test may only be used if the site has terrain over 15 percent slope.

Test No. 3 -- Unusual Characteristics Test may be used if applicable.

**Provisions to Test Nos. 1 and 2.** Where a building elevator is provided only as means of creating an accessible route to dwelling units on a ground floor, the building is not considered to be an elevator building for purposes of this code; hence, only the ground floor dwelling units would be covered.

#### **11B-233.3.1.2.6.2 Test number one, individual building test**

It is not required by this code to provide an accessible route when the terrain of the site is such that both of the following apply:

1. The slopes of the undisturbed site measured in a straight line between the planned entrance and all vehicular or pedestrian arrival points within 50 feet (15,240 mm) of the planned entrance exceed 15 percent; and
2. The slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet (15,240 mm) of the planned entrance also exceed 15 percent.

If there are no vehicular or pedestrian arrival points within 50 feet (15,240 mm) of the planned entrance, the slope for the purposes of Test No. 1 will be measured to the closest vehicular or pedestrian arrival point.

For purposes of these requirements, vehicular or pedestrian site arrival points include public or resident parking areas, public transportation stops, passenger loading zones and public streets or sidewalks. To determine site impracticality, the slope would be measured at ground level from the point of the planned entrance on a straight line to:

1. Each vehicular or pedestrian arrival point that is within 50 feet (15,240 mm) of the planned entrance, or
2. If there are no vehicular or pedestrian arrival points within the specified area, the vehicular or pedestrian arrival point closest to the planned entrance.

In the case of sidewalks, the closest point to the entrance will be where a public sidewalk entering the site intersects with the walk to the entrance. In the case of resident parking areas, the closest point to the planned entrance will be measured from the entry point to the parking area that is located closest to the planned entrance.

#### **11B-233.3.1.2.6.3 Test number two, site analysis test**

For a site having multiple buildings, or a site with a single building with multiple entrances, it is not required to provide a building entrance on an accessible route to all ground floor units under the following conditions:

1. Calculate the percentage of the total buildable area of the undisturbed site with a natural grade less than 10 percent slope. The analysis of the existing slope (before grading) shall be done on a topographic survey with 2 foot (610 mm) contour intervals with slope determination made between each successive interval. The accuracy of the slope analysis shall be certified by a licensed engineer, landscape architect, architect or surveyor.
2. Determine the requirement of providing an accessible route to planned multifamily dwellings based on the topography of the existing natural terrain. The minimum percentage of ground floor units required on an accessible route shall equal the percentage of the total buildable area (not restricted-use areas, flood plains or wetlands) of the undisturbed site with an existing natural grade of less than 10 percent slope.
3. In addition to the percentage established in paragraph (2), all ground floor units in a building, or ground floor units served by a particular entrance on an accessible route defined by a calculation of the straight line slope not exceeding 8.33 percent between their planned entrances and an arrival point, shall be on an accessible route and comply with the provisions of Section 11B-809.6.
4. All additional ground floor units in a building, or ground floor units served by a particular entrance, not on an accessible route shall comply with the features listed in Section 11B-233.3.1.2.6.5.
5. In no case shall less than 20 percent of the ground floor dwelling units be on an accessible route and comply with the provisions of Sections 11B-809.6 through 11B-809.12.

**11B-233.3.1.2.6.4 Test number three, unusual characteristics test**

Unusual characteristics include sites located in a state or federally designated floodplain or coastal high-hazard areas and sites subject to other similar requirements of law or code that require the lowest floor or the lowest structural member of the lowest floor be designed to a specified level at or above the base flood elevation. An accessible route to a building entrance is impractical due to unusual characteristics of the site when:

1. The original site characteristics result in a difference in finished grade elevation exceeding 30 inches (762 mm) and 10 percent measured between an entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance; or
2. If there are no vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance, the unusual characteristics result in a difference in finished grade elevation exceeding 30 inches (762 mm) and 10 percent measured between an entrance and the closest vehicular or pedestrian arrival point.

**11B-233.3.1.2.6.5 Additional requirements.**

1. Grab bar reinforcement complying with Sections 11B-809.10.5.2, 11B-809.10.6.4, or 11B-809.10.7.3.
2. Interior door opening width complying with Section 11B-404.3.1.
3. Door and gate hardware complying with Section 11B-404.2.7.
4. Door signal devices complying with Section 11B-809.8.1.
5. Door maneuvering clearance complying with Section 11B-809.8.
6. Water closet seat height complying with Section 11B-809.10.7.4.
7. Electrical receptacles, switches and controls complying with Section 11B-809.12.
8. Faucets complying with Section 11B-809.10.8.6.

9. Water closet, bathtub and lavatory maneuvering clearances complying with Section 11B-809.10.

10. Removable base cabinets complying with Section 11B-809.9.3.

#### **Code Text if Adopted**

**11B-233.3.1.2.6 Public housing facility site impracticability.** *The site impracticability tests in this section may be used to determine the number of required residential dwelling units with adaptable features in buildings without an elevator, located on sites with difficult terrain conditions or unusual characteristics.*

*Except as provided for in Section 11B-233.3.1.2.5, the provisions of this section do not apply to multistory dwelling units in non-elevator buildings.*

**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:*

*All ground floor units in non-elevator buildings shall be adaptable and on an accessible route unless an accessible route to the common (lobby) entrance is not required as determined by Test No. 1, Individual Building Test, or Test No. 3, Unusual Characteristics Test, as described in this section.*

*Sites where either Test No. 1 or Test No. 3 is used and it is determined that an accessible route to the common (lobby) entrance is not required, a minimum of 20 percent of the ground floor dwelling units shall comply with Section 11B-809.6, 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.*

*Test No. 1 -- Individual Building Test may only be used if the site has terrain over 15 percent slope.*

*Test No. 3 -- Unusual Characteristics Test may be used if applicable.*

**Provisions to Test Nos. 1 and 2.** *Where a building elevator is provided only as means of creating an accessible route to dwelling units on a ground floor, the building is not considered to be an elevator building for purposes of this code; hence, only the ground floor dwelling units would be covered.*

**11B-233.3.1.2.6.2 Test number one, individual building test.**

*It is not required by this code to provide an accessible route when the terrain of the site is such that both of the following apply:*

- 1. The slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet (15,240 mm) of the planned entrance exceed 15 percent; and*
- 2. The slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet (15,240 mm) of the planned entrance also exceed 15 percent.*

*If there are no vehicular or pedestrian arrival points within 50 feet (15,240 mm) of the planned entrance, the slope for the purposes of Test No. 1 will be measured to the closest vehicular or pedestrian arrival point.*

*For purposes of these requirements, vehicular or pedestrian site arrival points include public or resident parking areas, public transportation stops, passenger loading zones and public streets or sidewalks. To determine site impracticability, the slope would be measured at ground level from the point of the planned entrance on a straight line to:*

1. *Each vehicular or pedestrian arrival point that is within 50 feet (15,240 mm) of the planned entrance, or*
2. *If there are no vehicular or pedestrian arrival points within the specified area, the vehicular or pedestrian arrival point closest to the planned entrance.*

*In the case of sidewalks, the closest point to the entrance will be where a public sidewalk entering the site intersects with the walk to the entrance. In the case of resident parking areas, the closest point to the planned entrance will be measured from the entry point to the parking area that is located closest to the planned entrance.*

#### **11B-233.3.1.2.6.3 Test number two, site analysis test**

*For a site having multiple buildings, or a site with a single building with multiple entrances, it is not required to provide a building entrance on an accessible route to all ground floor units under the following conditions:*

1. *Calculate the percentage of the total buildable area of the undisturbed site with a natural grade less than 10 percent slope. The analysis of the existing slope (before grading) shall be done on a topographic survey with 2 foot (610 mm) contour intervals with slope determination made between each successive interval. The accuracy of the slope analysis shall be certified by a licensed engineer, landscape architect, architect or surveyor.*
2. *Determine the requirement of providing an accessible route to planned multifamily dwellings based on the topography of the existing natural terrain. The minimum percentage of ground floor units required on an accessible route shall equal the percentage of the total buildable area (not restricted-use areas, flood plains or wetlands) of the undisturbed site with an existing natural grade of less than 10 percent slope.*
3. *In addition to the percentage established in paragraph (2), all ground floor units in a building, or ground floor units served by a particular entrance on an accessible route defined by a calculation of the straight line slope not exceeding 8.33 percent between their planned entrances and an arrival point, shall be on an accessible route and comply with the provisions of Section 11B-809.6.*
4. *All additional ground floor units in a building, or ground floor units served by a particular entrance, not on an accessible route shall comply with the features listed in Section 11B-233.3.1.2.6.5.*
5. *In no case shall less than 20 percent of the ground floor dwelling units be on an accessible route and comply with the provisions of Section 11B-809.6 through 11B-809.12.*

#### **11B-233.3.1.2.6.4 Test number three, unusual characteristics test.**

*Unusual characteristics include sites located in a state or federally designated floodplain or coastal high-hazard areas and sites subject to other similar requirements of law or code that require the lowest floor or the lowest structural member of the lowest floor be designed to a specified level at or above the base flood elevation. An accessible route to a building entrance is impractical due to unusual characteristics of the site when:*

1. *The original site characteristics result in a difference in finished grade elevation exceeding 30 inches (762 mm) and 10 percent measured between an entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance; or*
2. *If there are no vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance, the unusual characteristics result in a difference in finished grade elevation exceeding 30 inches (762 mm) and 10 percent measured between an entrance*

*and the closest vehicular or pedestrian arrival point.*

**11B-233.3.1.2.6.5 Additional requirements.**

1. *Grab bar reinforcement complying with Sections 11B-809.10.5.2, 11B-809.10.6.4, or 11B-809.10.7.3.*
2. *Interior door opening width complying with Section 11B-404.3.1.*
3. *Door and gate hardware complying with Section 11B-404.2.7.*
4. *Door signal devices complying with Section 11B-809.8.1.*
5. *Door maneuvering clearance complying with Section 11B-809.8.*
6. *Water closet seat height complying with Section 11B-809.10.7.4.*
7. *Electrical receptacles, switches and controls complying with Section 11B-809.12.*
8. *Faucets complying with Section 11B-809.10.8.6.*
9. *Water closet, bathtub and lavatory maneuvering clearances complying with Section 11B-809.10.*
10. *Removable base cabinets complying with Section 11B-809.9.3.*

**Rationale**

The Division of the State Architect is proposing to repeal the current Section 11B-233.3.1.2.6 Public housing facility site impracticality and adopt the *Chapter 11A, Division VI Site Impracticality Tests*. This amendment is a related item consistent with the intent to include the provisions related to public housing in Chapter 11B. The provisions are revised and rewritten for consistency with the format in Chapter 11B. The Division of the State Architect is proposing this code change in response to comments from code users who asked that one set of regulations be used for public housing projects. With this code change, and the related amendments in other sections, Chapter 11B becomes the set of regulations to refer to in the California Building Code for accessibility in public housing projects.





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.16
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-233.3.2
Topic: Residential dwelling units for sale

### Current Code Language

**11B-233.3.2 Residential dwelling units for sale.** Residential dwelling units *designed and constructed or altered by public entities that will be offered for sale to individuals* shall provide accessible features to the extent required by *this chapter*.

**Exception:** Existing residential dwellings or residential dwelling units acquired by public entities that will be offered for resale to individuals without additions or alterations shall not be required to comply with this chapter.

### Suggested Text of Proposed Amendment

**11B-233.3.2 Residential dwelling units for sale.** Residential dwelling units *designed and constructed or altered by public entities that will be offered for sale to individuals* shall provide accessible features to the extent required by *this chapter*.

**11B-233.3.2.1 Buyer identified residential dwelling units for sale.** The requirements of Section 11B-233.3.2 also apply to housing programs that are operated by public entities where design and construction of particular residential dwelling units take place only after a specific buyer has been identified. In such programs, the covered entity must provide the units that comply with the requirements for accessible features to those pre-identified buyers with disabilities who have requested such a unit.

~~**Exception:** Existing residential dwellings or residential dwelling units acquired by public entities that will be offered for resale to individuals without additions or alterations shall not be required to comply with this chapter.~~

### Code Text if Adopted

**11B-233.3.2 Residential dwelling units for sale.** Residential dwelling units *designed and constructed or altered by public entities that will be offered for sale to individuals* shall provide accessible features to the extent required by *this chapter*.

**11B-233.3.2.1 Buyer identified residential dwelling units for sale.** The requirements of Section 11B-233.3.2 also apply to housing programs that are operated by public entities where design and construction of particular residential dwelling units take place only after a specific buyer has been identified. In such programs, the covered entity must provide the units that comply with the requirements for accessible features to those pre-identified buyers with disabilities who have requested such a unit.

### Rationale

The Division of the State Architect is proposing to amend this section for residential dwelling units that are offered for sale to individual owners.

The language in Section 11B-233.3.2.1 is taken from the United States Code of Federal Regulations, 28 CFR Part 35, Section 35.151(j)(2) for facilities with residential dwelling units that will be offered for sale to individual owners. Although this provision does appear to be operational it does provide the means for building officials to perform plan review and inspection for residential dwelling units required to comply with these sections.

The Division of the State Architect is also proposing that the exception be repealed. If an addition or alteration is not undertaken to a residential dwelling unit, then the building code is not triggered which makes the exception an unnecessary requirement.

#### **DSA Comments**

N/A



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.17
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-233.3.4.2
Topic: Residential Facilities

### Current Code Language

**11B-233.3.4.2 Alterations to individual residential dwelling units.** In *public housing facilities* with individual residential dwelling units, where a bathroom or a kitchen is substantially altered, and at least one other room is altered, the requirements of *Section 11B-233.3.1* shall apply to the altered residential dwelling units until the total number of residential dwelling units complies with the minimum number required by *Sections 11B-233.3.1.1*, and *11B-233.3.1.3*. Residential dwelling units required to comply with *Section 11B-233.3.1.1* shall be on an accessible route as required by *Section 11B-206*.

### Suggested Text of Proposed Amendment

**11B-233.3.4.2 Alterations to individual residential dwelling units.** In ~~*public housing facilities*~~ with individual residential dwelling units, where a bathroom or a kitchen is substantially altered, and at least one other room is altered, the requirements of *Section 11B-233.3.1* shall apply to the altered residential dwelling units until the total number of residential dwelling units complies with the minimum number required by *Sections 11B-233.3.1.1*, and *11B-233.3.1.3*. Residential dwelling units required to comply with *Section 11B-233.3.1.1* shall be on an accessible route as required by *Section 11B-206*.

### Code Text if Adopted

**1B-233.3.4.2 Alterations to individual residential dwelling units.** In individual residential dwelling units, where a bathroom or a kitchen is substantially altered, and at least one other room is altered, the requirements of *Section 11B-233.3.1* shall apply to the altered residential dwelling units until the total number of residential dwelling units complies with the minimum number required by *Sections 11B-233.3.1.1*, and *11B-233.3.1.3*. Residential dwelling units required to comply with *Section 11B-233.3.1.1* shall be on an accessible route as required by *Section 11B-206*.

### Rationale

The Division of the State Architect is proposing to amend this section to delete “*public housing facility*.” The current provision limits the requirements to existing public housing facilities where alterations are planned. An alteration to an existing building may be undertaken as part of a program on behalf of a public entity that would then require compliance with Chapter 11B if the project meets the definition of public housing in Chapter 2. As written, existing facilities that are not public housing would be exempt from compliance with this section. The proposed amendment is also consistent with language in the 2010 ADA Standards for Accessible Design.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-247.1.2.5
DSA Tracking Number: ITEM 11B.18	Topic: Scoping for Detectable Warnings
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-247.1.2.5 Hazardous vehicular areas.** *If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5.*

### Suggested Text of Proposed Amendment

~~**11B-247.1.2.5 Hazardous vehicular areas.** *If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5.*~~ **Blended transitions.** *Blended transitions shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.5.*

### Code Text if Adopted

**11B-247.1.2.5 Blended transitions.** *Blended transitions shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.5.*

### Rationale

The proposed changes to Sections 11B-247.1.2.5 and 11B-705.1.2.5 replace language requiring detectable warnings at hazardous vehicular areas with requirements for detectable warnings at blended transitions. Proposed language is intended to include requirements for detectable warnings at all locations covered by the current language for hazardous vehicular areas. These changes are intended to minimize confusion about the required placement of detectable warnings.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-250
DSA Tracking Number: ITEM 11B.19	
Date Reviewed: 11/25/19	Topic: Scoping for Circulation Paths
Status: CAC Review	

### Current Code Language

N/A

### Suggested Text of Proposed Amendment

#### **11B-250 Circulation paths**

**11B-250.1 General.** *Circulation paths shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, along drives, and roadways. Physical separation shall be provided with raised circulation paths. In parking facilities, flush transitions shall not be permitted between circulation paths and non-accessible parking stalls, non-accessible electric vehicle charging stations, or non-accessible passenger drop-off and loading zones.*

#### **Exceptions:**

1. Circulation paths crossing drive aisles shall not be required to comply with this section.
2. At locations where sidewalks and walks in the public right-of-way cross driveways without yield or stop traffic control, compliance with this section shall not be required.
3. Curb ramps with detectable warnings complying with Section 11B-247.1.2.2 and blended transitions with detectable warnings complying with Section 11B-247.1.2.5 at locations other than at non-accessible parking stalls, non-accessible electric vehicle charging stations, or non-accessible passenger drop-off and loading zones shall not be required to comply with this section.
4. Access aisles serving parking spaces complying with Section 11B-502, passenger drop-off and loading zones complying with Section 11B-503, and electric vehicle charging station vehicle spaces complying with Section 11B-812 shall not be required to comply with this section.
5. In alterations to existing parking facilities physical separation may be provided with detectable warnings complying with Sections 11B-247 and 11B-705.1 in lieu of raised circulation paths.
6. In existing parking facilities, flush transitions between circulation paths and non-accessible parking stalls, non-accessible electric vehicle charging stations, or non-accessible passenger drop-off and loading zones may remain when detectable warnings complying with Sections 11B-247 and 11B-705.1 are provided.

### Code Text if Adopted

#### **11B-250 Circulation paths**

**11B-250.1 General.** *Circulation paths shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, along drives, and roadways. Physical separation shall be provided with raised circulation paths. In parking facilities, flush transitions shall not be permitted between circulation paths and non-accessible parking stalls, non-accessible electric vehicle charging stations, or non-accessible passenger drop-off and loading zones.*

**Exceptions:**

1. *Circulation paths crossing drive aisles shall not be required to comply with this section.*
2. *At locations where sidewalks and walks in the public right-of-way cross driveways without yield or stop traffic control, compliance with this section shall not be required.*
3. *Curb ramps with detectable warnings complying with Section 11B-247.1.2.2 and blended transitions with detectable warnings complying with Section 11B-247.1.2.5 at locations other than at non-accessible parking stalls, non-accessible electric vehicle charging stations, or non-accessible passenger drop-off and loading zones shall not be required to comply with this section.*
4. *Access aisles serving parking spaces complying with Section 11B-502, passenger drop-off and loading zones complying with Section 11B-503, and electric vehicle charging station vehicle spaces complying with Section 11B-812 shall not be required to comply with this section.*
5. *In alterations to existing parking facilities physical separation may be provided with detectable warnings complying with Sections 11B-247 and 11B-705.1 in lieu of raised circulation paths.*
6. *In existing parking facilities, flush transitions between circulation paths and non-accessible parking stalls, non-accessible electric vehicle charging stations, or non-accessible passenger drop-off and loading zones may remain when detectable warnings complying with Sections 11B-247 and 11B-705.1 are provided.*

## Rationale

This proposed scoping section in Chapter 11B clarifies the existing scoping requirements in Section 11B-247.1.2.5 that walking surfaces need to be separated from vehicular areas. The new language requires circulation paths, as defined, be physically separated from vehicular traffic (i.e. movement) in all locations; several exceptions are provided. In part, these requirements address conditions currently addressed as hazardous vehicular areas. This proposal also prohibits flush transitions at non-accessible parking, charging, and passenger drop-off and loading aisles to enhance safety for people with visual disabilities.

Exception 1 indicates no separation is required when crossing drive aisles. For example, between the end of access aisles and the drive aisle, or along both sides of a drive aisle crossing (marked or unmarked). Exception 2 indicates that within the public right of way, no separation is required where sidewalks and walks cross driveways without stop signs, stop lights, or yield signs. Exception 3 indicates compliance with Section 11B-250 is not required where curb ramps and blended transitions are provided with detectable warnings. Detectable warnings at curb ramps and blended transitions are already required by other provisions. Exception 4 indicates no separation is required between access aisles and the vehicle spaces or the drive aisle. Exception 5 indicates only in existing facilities may detectable warnings be used to provide separation. Exception 6 allows existing flush transitions to remain where detectable warnings comply with the current code requirements.

## DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-304.2
DSA Tracking Number: ITEM 11B.20	
Date Reviewed: 11/25/19	Topic: Turning space floor or ground surfaces, detectable warnings
Status: CAC Review	

### Current Code Language

**11B-304.2 Floor or ground surfaces.** Floor or ground surfaces of a turning space shall comply with Section 11B-302. Changes in level are not permitted.

**Exception:** Slopes not steeper than 1:48 shall be permitted.

### Suggested Text of Proposed Amendment

**11B-304.2 Floor or ground surfaces.** Floor or ground surfaces of a turning space shall comply with Section 11B-302. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted. are not permitted.

**Exception:** ~~Slopes not steeper than 1:48 shall be permitted.~~ Reserved.

### Code Text if Adopted

**11B-304.2 Floor or ground surfaces.** Floor or ground surfaces of a turning space shall comply with Section 11B-302. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.*

**Exception:** *Reserved.*

### Rationale

The proposed changes to this section clarify that detectable warnings are not permitted at floor or ground surfaces in turning spaces. Additionally, the exception has been rescinded and restated in the parent section to provide additional clarity.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-305.2
DSA Tracking Number: ITEM 11B.21	
Date Reviewed: 11/25/19	Topic: Clear floor or ground space, detectable warnings
Status: CAC Review	

### Current Code Language

**11B-305.2 Floor or ground surfaces.** Floor or ground surfaces of a clear floor or ground space shall comply with Section 11B-302. Changes in level are not permitted.

**Exception:** Slopes not steeper than 1:48 shall be permitted.

### Suggested Text of Proposed Amendment

**11B-305.2 Floor or ground surfaces.** Floor or ground surfaces of a clear floor or ground space shall comply with Section 11B-302. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted. ~~are not permitted.~~

**Exception:** ~~Slopes not steeper than 1:48 shall be permitted.~~ Reserved.

### Code Text if Adopted

**11B-305.2 Floor or ground surfaces.** Floor or ground surfaces of a clear floor or ground space shall comply with Section 11B-302. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.*

**Exception:** Reserved.

### Rationale

The proposed changes to this section clarify that detectable warnings are not permitted in clear floor or ground space. Additionally, the exception has been rescinded and restated in the parent section to provide additional clarity.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-404.2.4.4
DSA Tracking Number: ITEM 11B.22	Topic: Door maneuvering clearances, floor or ground surface, detectable warnings
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-404.2.4.4 Floor or ground surface.** Floor or ground surface within required maneuvering clearances shall comply with *Section 11B-302*. Changes in level are not permitted.

**Exceptions:**

1. Slopes not steeper than 1:48 shall be permitted.
2. Changes in level at thresholds complying with *Section 11B-404.2.5* shall be permitted.

### Suggested Text of Proposed Amendment

**11B-404.2.4.4 Floor or ground surface.** Floor or ground surface within required maneuvering clearances shall comply with *Section 11B-302*. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted. ~~are not permitted.~~

**Exceptions:**

1. ~~Slopes not steeper than 1:48 shall be permitted.~~ Reserved.
2. Changes in level at thresholds complying with *Section 11B-404.2.5* shall be permitted.

### Code Text if Adopted

**11B-404.2.4.4 Floor or ground surface.** Floor or ground surface within required maneuvering clearances shall comply with *Section 11B-302*. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.*

**Exceptions:**

1. *Reserved.*
2. Changes in level at thresholds complying with *Section 11B-404.2.5* shall be permitted.

### Rationale

The proposed changes to this section clarify that detectable warnings are not permitted at floor or ground surfaces in door maneuvering clearances. Additionally, the exception has been rescinded and restated in the parent section to provide additional clarity.

### DSA Comments

N/A



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Sect. 11B-404.2.9
DSA Tracking Number: ITEM 11B.23	
Date Reviewed: 11/25/19	Topic: Exception to Door and gate opening force
Status: CAC Review	

### Current Code Language

#### **11B-404 Doors, doorways, and gates**

#### **11B-404.2 Manual doors, doorways, and manual gates.**

##### **11B-404.2.9 Door and gate opening force.**

**Exception:** When, at a single location, one of every eight exterior door leafs, or fraction of eight, is a powered door, other exterior doors at the same location, serving the same interior space, may have a maximum opening force of 8.5 pounds (37.8 N). The powered leaf(s) shall be located closest to the accessible route.

- c. Powered doors shall be controlled on both the interior and exterior sides of the doors by sensing devices, push plates, vertical actuation bars or other similar operating devices complying with Sections 11B-304, 11B-305 and 11B-308.

### Suggested Text of Proposed Amendment

#### **11B-404 Doors, doorways, and gates**

#### **11B-404.2 Manual doors, doorways, and manual gates.**

##### **11B-404.2.9 Door and gate opening force.**

**Exception:** When, at a single location, one of every eight exterior door leafs, or fraction of eight, is a powered door, other exterior doors at the same location, serving the same interior space, may have a maximum opening force of 8.5 pounds (37.8 N). The powered leaf(s) shall be located closest to the accessible route.

- c. Powered doors shall be controlled on both the interior and exterior sides of the doors by sensing devices, push plates, vertical actuation bars or other similar operating devices complying with ~~Sections 11B-304, 11B-305 and 11B-308~~ Section 11B-309.

### Code Text if Adopted

#### **11B-404 Doors, doorways, and gates**

#### **11B-404.2 Manual doors, doorways, and manual gates.**

##### **11B-404.2.9 Door and gate opening force.**

**Exception:** When, at a single location, one of every eight exterior door leafs, or fraction of eight, is a powered door, other exterior doors at the same location, serving the same interior space,

*may have a maximum opening force of 8.5 pounds (37.8 N). The powered leaf(s) shall be located closest to the accessible route.*

- c. Powered doors shall be controlled on both the interior and exterior sides of the doors by sensing devices, push plates, vertical actuation bars or other similar operating devices complying with Section 11B-309.*

## **Rationale**

The Division of the State Architect is proposing to amend this section in order to correct a drafting error made during the 2012 Rulemaking cycle when Chapter 11B was rewritten using the 2010 ADA Standards for Accessible Design as model language with California amendments.

- The 2010 California Building Code, Section 1133B.2.5 Door opening force, exception 2 permitted an exception to the door opening force requirement when specified conditions were met. Part “c” of this exception required compliance with Section 1117B.6. This section required the following: Section 1118B.4, clear floor or ground space for a forward or parallel approach; Section 1118B.5, forward reach, or 1118B.6, side reach; and activation force of operable parts not to exceed 5 pounds.
- During the 2012 rulemaking process a turning space provision was inadvertently applied to item “c” and the provision for activation force of operable parts was omitted.
- 11B-309 Operable parts, requires 11B-305 Clear floor or ground space, 11B-308 Reach ranges and activation force of operable parts not to exceed 5 pounds.

## **DSA Comments**

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-405.7.1
DSA Tracking Number: ITEM 11B.24	
Date Reviewed: 11/25/19	Topic: Ramp landings, detectable warnings
Status: CAC Review	

### Current Code Language

**11B-405.7.1 Slope.** Landings shall comply with *Section 11B-302*. Changes in level are not permitted.

**Exception:** Slopes not steeper than 1:48 shall be permitted.

### Suggested Text of Proposed Amendment

**11B-405.7.1 Slope.** Landings shall comply with *Section 11B-302*. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted. ~~are not permitted.~~

**Exception:** ~~Slopes not steeper than 1:48 shall be permitted.~~ Reserved.

### Code Text if Adopted

**11B-405.7.1 Slope.** Landings shall comply with *Section 11B-302*. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.*

**Exception:** *Reserved.*

### Rationale

The proposed changes to this section clarify that detectable warnings are not permitted at ramp landings. Additionally, the exception has been rescinded and restated in the parent section to provide additional clarity.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-406.3
DSA Tracking Number: ITEM 11B.25	Topic: Parallel Curb Ramps
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-406.3 Parallel curb ramps.** *Parallel curb ramps shall comply with Sections 11B-406.3 and 11B-406.5.*

### Suggested Text of Proposed Amendment

**11B-406.3 Parallel curb ramps.** *Parallel curb ramps shall comply with Sections 11B-406.3 and 11B-406.5. A parallel curb ramp may be provided with one sloping segment or two opposing sloping segments.*

### Code Text if Adopted

**11B-406.3 Parallel curb ramps.** *Parallel curb ramps shall comply with Sections 11B-406.3 and 11B-406.5. A parallel curb ramp may be provided with one sloping segment or two opposing sloping segments.*

### Rationale

Current Chapter 11B provisions address parallel curb ramps with two opposing sloping segments but do not address parallel curb ramps with only one sloping segment. Currently, this condition may be approved by building official as equivalent facilitation. This code change proposal explicitly allows parallel curb ramps to be provided with one or two opposed sloping segments.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-406.5.10
DSA Tracking Number: ITEM 11B.26	Topic: Diagonal Curb Ramps
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-406.5.10 Diagonal curb ramps.** *Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.*

### Suggested Text of Proposed Amendment

**11B-406.5.10 Diagonal curb ramps.** Diagonal or corner type curb ramps are perpendicular or parallel curb ramps that are oriented diagonally at an intersection. *Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.*

### Code Text if Adopted

**11B-406.5.10 Diagonal curb ramps.** *Diagonal or corner type curb ramps are perpendicular or parallel curb ramps that are oriented diagonally at an intersection. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.*

### Rationale

The Division of the State Architect regularly receives questions about whether parallel curb ramps may be used as diagonal curb ramps. While Figure 11B-406.5.10 illustrates a perpendicular curb ramp in a diagonal orientation, the text of Section 11B-406.5.10 does not address diagonal parallel curb ramps and does not prohibit their use. The proposed language clarifies this issue by explicitly addressing diagonal perpendicular and parallel curb ramps.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-502.3
DSA Tracking Number: ITEM 11B.27	Topic: Access Aisle – Shared Use Between Acc. Parking and Acc. EVCS
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-502.3 Access aisle.** Access aisles serving parking spaces shall comply with *Section 11B-502.3*. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

### Suggested Text of Proposed Amendment

**11B-502.3 Access aisle.** Access aisles serving parking spaces shall comply with *Section 11B-502.3*. Access aisles shall adjoin an accessible route. Two parking spaces or one parking space and one electric vehicle charging space shall be permitted to share a common access aisle.

### Code Text if Adopted

**11B-502.3 Access aisle.** Access aisles serving parking spaces shall comply with *Section 11B-502.3*. Access aisles shall adjoin an accessible route. Two parking spaces or one parking space and one electric vehicle charging space shall be permitted to share a common access aisle.

### Rationale

Current California Building Code requirements do not directly address whether an accessible parking space and an accessible electric vehicle charging station may share an access aisle. Currently, California Building Code Section 11B-812.7.2 prohibits use of the "...blue color required for identification of access aisles for accessible parking..." – this language suggests shared use of the access aisle is not permitted.

The Division of the State Architect is not aware of any detriment to the shared use of the access aisle between an accessible parking space and an accessible electric vehicle charging station. The Division of the State Architect is proposing to explicitly state the access aisle may be shared, and the access aisle must be marked consistent with the requirements for access aisles at accessible parking spaces (Section 11B-502.3.3) – not access aisles at accessible electric vehicle charging spaces (Section 11B-812.7.2).

### DSA Comments

California Building Code Section 11B-502.3.3:

*11B-502.3.3 Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.*







## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-502.4
DSA Tracking Number: ITEM 11B.28	
Date Reviewed: 11/25/19	Topic: Parking access aisles, detectable warnings
Status: CAC Review	

### Current Code Language

**11B-502.4 Floor or ground surfaces.** Parking spaces and access aisles serving them shall comply with *Section 11B-302*. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

**Exception:** Slopes not steeper than 1:48 shall be permitted

### Suggested Text of Proposed Amendment

**11B-502.4 Floor or ground surfaces.** Parking spaces and access aisles serving them shall comply with *Section 11B-302*. Access aisles shall be at the same level as the parking spaces they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted. ~~are not permitted.~~

**Exception:** ~~Slopes not steeper than 1:48 shall be permitted~~ Reserved.

### Code Text if Adopted

**11B-502.4 Floor or ground surfaces.** Parking spaces and access aisles serving them shall comply with *Section 11B-302*. Access aisles shall be at the same level as the parking spaces they serve. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.*

**Exception:** *Reserved.*

### Rationale

The proposed changes to this section clarify that detectable warnings are not permitted at accessible parking access aisles. Additionally, the exception has been rescinded and restated in the parent section to provide additional clarity.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-503.4
DSA Tracking Number: ITEM 11B.29	
Date Reviewed: 11/25/19	Topic: Passenger drop-off and loading zone access aisles, detectable warnings
Status: CAC Review	

### Current Code Language

**11B-503.4 Floor or ground surfaces.** Vehicle pull-up spaces and access aisles serving them shall comply with *Section 11B-302*. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

**Exception:** Slopes not steeper than 1:48 shall be permitted

### Suggested Text of Proposed Amendment

**11B-503.4 Floor or ground surfaces.** Vehicle pull-up spaces and access aisles serving them shall comply with *Section 11B-302*. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.* are not permitted.

**Exception:** ~~Slopes not steeper than 1:48 shall be permitted~~ *Reserved.*

### Code Text if Adopted

**11B-503.4 Floor or ground surfaces.** Vehicle pull-up spaces and access aisles serving them shall comply with *Section 11B-302*. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.*

**Exception:** *Reserved.*

### Rationale

The proposed changes to this section clarify that detectable warnings are not permitted at accessible passenger drop-off and loading zone access aisles. Additionally, the exception has been rescinded and restated in the parent section to provide additional clarity.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-504.4
DSA Tracking Number: ITEM 11B.30	
Date Reviewed: 11/25/19	Topic: Stairway tread surfaces, detectable warnings
Status: CAC Review	

### Current Code Language

**11B-504.4 Tread surface.** Stair treads shall comply with *Section 11B-302*. Changes in level are not permitted.

**Exception:** Treads shall be permitted to have a slope not steeper than 1:48.

### Suggested Text of Proposed Amendment

**11B-504.4 Tread surface.** Stair treads shall comply with *Section 11B-302*. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted. ~~are not permitted.~~

**Exception:** ~~Treads shall be permitted to have a slope not steeper than 1:48.~~ Reserved.

### Code Text if Adopted

**11B-504.4 Tread surface.** Stair treads shall comply with *Section 11B-302*. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.

**Exception:** Reserved.

### Rationale

The proposed changes to this section clarify that detectable warnings are not permitted at stair treads. Additionally, the exception has been rescinded and restated in the parent section to provide additional clarity.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.31
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-602.10
Topic: Bottle filling stations

### Current Code Language

#### **11B-602 Drinking fountains**

**11B-602.1 General.** Drinking fountains shall comply with Sections 11B-307 and 11B-602.

### Suggested Text of Proposed Amendment

#### **11B-602 Drinking fountains and bottle filling stations**

**11B-602.1 General.** Drinking fountains shall comply with Sections 11B-307 and 11B-602.

**11B-602.10 Bottle filling stations.** Bottle filling stations shall comply with Sections 11B-307 and 11B-309.

**Exception:** Where bottle filling stations are provided at a drinking fountain for standing persons, the bottle filling station is not required to comply with this section provided a bottle filling station is located at the drinking fountain complying with Sections 11B-602.2 through 11B-602.6.

### Code Text if Adopted

#### **11B-602 Drinking fountains *and bottle filling stations***

**11B-602.1 General.** Drinking fountains shall comply with Sections 11B-307 and 11B-602.

**11B-602.10 Bottle filling stations.** Bottle filling stations shall comply with Sections 11B-307 and 11B-309.

**Exception:** Where bottle filling stations are provided at a drinking fountain for standing persons, the bottle filling station is not required to comply with this section provided a bottle filling station is located at the drinking fountain that complies with Sections 11B-602.2 through 11B-602.6.

### Rationale

The Division of the State Architect is proposing this code change in response to requests from code users and facility owners. Bottle filling station provisions are addressed in the plumbing code and currently there are no specific provisions for accessibility for this type of fixture in California Building Code Chapter 11B. This proposed code change specifically addresses bottle filling stations and the technical provisions to provide for access compliance.

### DSA Comments

N/A







## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.32
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-603.5
Topic: Baby changing tables

### Current Code Language

**11B-603.5 Accessories.** *Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.*

**Exception:** *Baby changing tables are not required to comply with Section 11B-603.5.*

### Suggested Text of Proposed Amendment

**11B-603.5 Accessories.** *Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.*

**Exception:** *~~Baby changing tables~~ Baby diaper changing stations are not required to comply with Section 11B-603.5.*

### Code Text if Adopted

**11B-603.5 Accessories.** *Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.*

**Exception:** *Baby diaper changing stations are not required to comply with Section 11B-603.5.*

### Rationale

The Division of the State Architect is proposing to amend this section in order to use the same title for baby diaper changing stations consistent with California Government Code Section 50535 and Health and Safety Code Section 118506. Chapter 11B does not require baby changing tables; however, when provided they must be accessible. The California Government and Health and Safety Codes require baby diaper changing stations in specified facilities and under specified conditions.

### DSA Comments

N/A



## DSA CODE AMENDMENT DEVELOPMENT

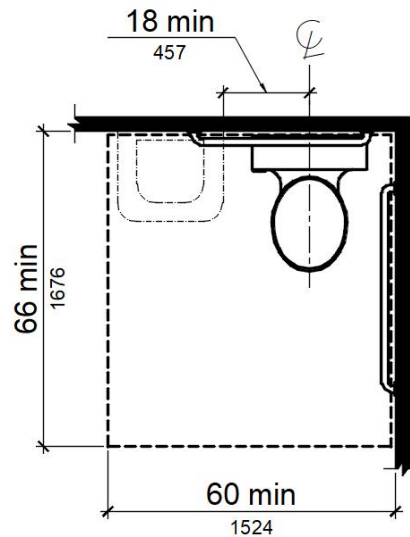
Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.33
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-604.3.2 Exception
Topic: Overlap of Water Closet Clearance

### Current Code Language

#### 11B-604.3.2 Overlap.

**Exception:** In residential dwelling units, a lavatory complying with *Section 11B-606* shall be permitted on the rear wall 18 inches (457 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1676 mm) minimum measured perpendicular from the rear wall.



**Figure 11B-604.3.2 (Exception)**  
**OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS**

## Suggested Text of Proposed Amendment

### 11B-604.3.2 Overlap.

**Exception:** In residential dwelling units, a lavatory complying with *Section 11B-606* shall be permitted on the rear wall ~~18 inches (457 mm)~~ 26 inches (660 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1676 mm) minimum measured perpendicular from the rear wall.

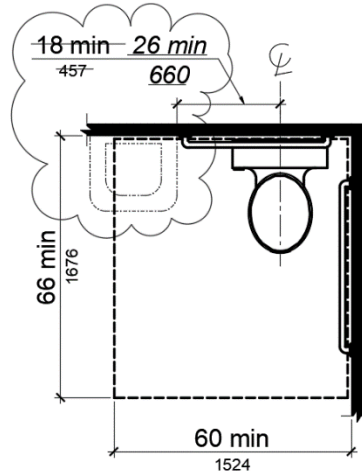


Figure 11B-604.3.2 (Exception)  
OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS

## Code Text if Adopted

### 11B-604.3.2 Overlap.

**Exception:** In residential dwelling units, a lavatory complying with *Section 11B-606* shall be permitted on the rear wall 26 inches (660 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1676 mm) minimum measured perpendicular from the rear wall.

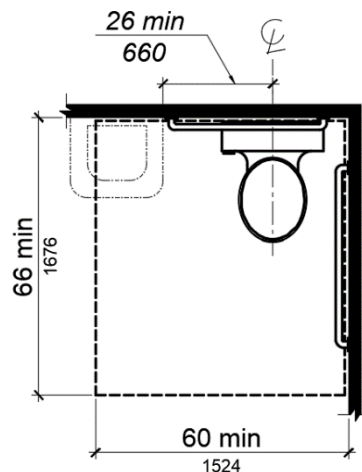


Figure 11B-604.3.2 (Exception)  
OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS

## **Rationale**

The Division of the State Architect is proposing to amend this figure for the location of a lavatory within the water closet clearance in response to a discussion with the United States Access Board and comments from code users. The Division of the State Architect posed a question to the Access Board related to the figure and whether or not this indicates a compliant installation for the clearance required at the grab bar. The representative from the Access Board stated that the Access Board recognizes that the figure is incorrect and if and when amendments are proposed to the 2010 ADA Standards for Accessible Design one of the items they would propose to correct is this figure.

In addition, the representative stated that 2010 ADA Standards for Accessible Design Section 604.3.2 must be viewed in conjunction with 2010 ADA Standards for Accessible Design Section 604.5 Grab bars. In residential dwelling units backing is required for the future installation of grab bars, however when not using the provisions in both sections sufficient space and backing may not be provided to allow a compliant grab bar installation. Unless otherwise noted figures are not regulatory; the requirements for clearances at grab bars must be reviewed in conjunction with the mounting height for lavatories. Installing a lavatory at 34 inches to the rim does not allow for the required clearance below the grab bar.

The Division of the State Architect is proposing to amend an inaccurate figure and amend associated code language to provide clarity for the code user and for compliant installations of grab bars and lavatories.

## **DSA Comments**

N/A



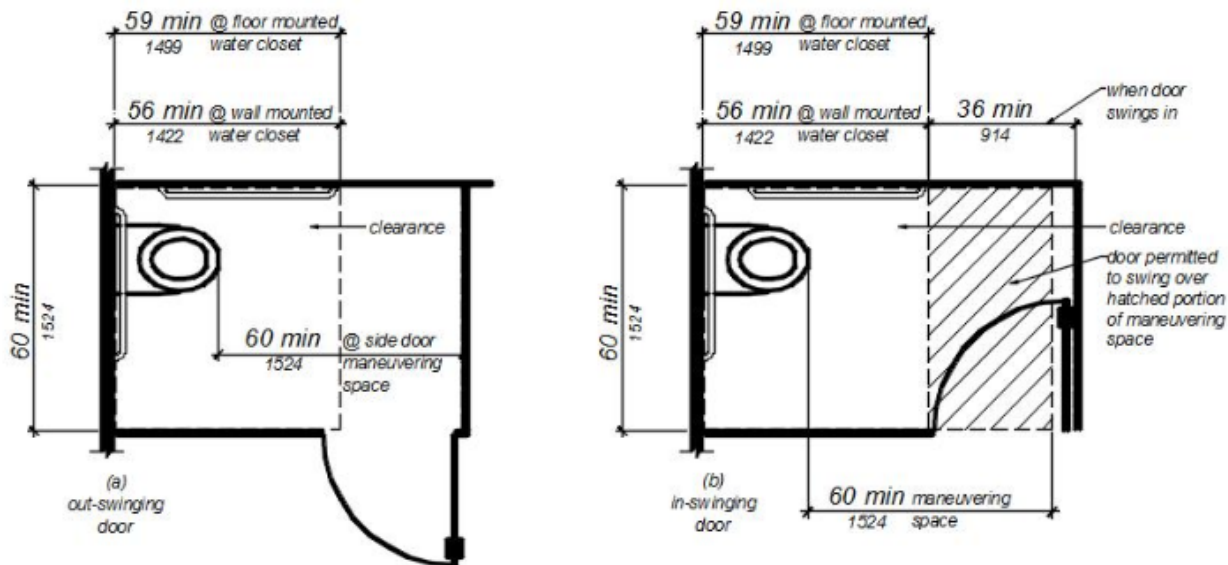
## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.34
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-604.8.1.2
Topic: Accessible toilet compartment – 4" stile

### Current Code Language

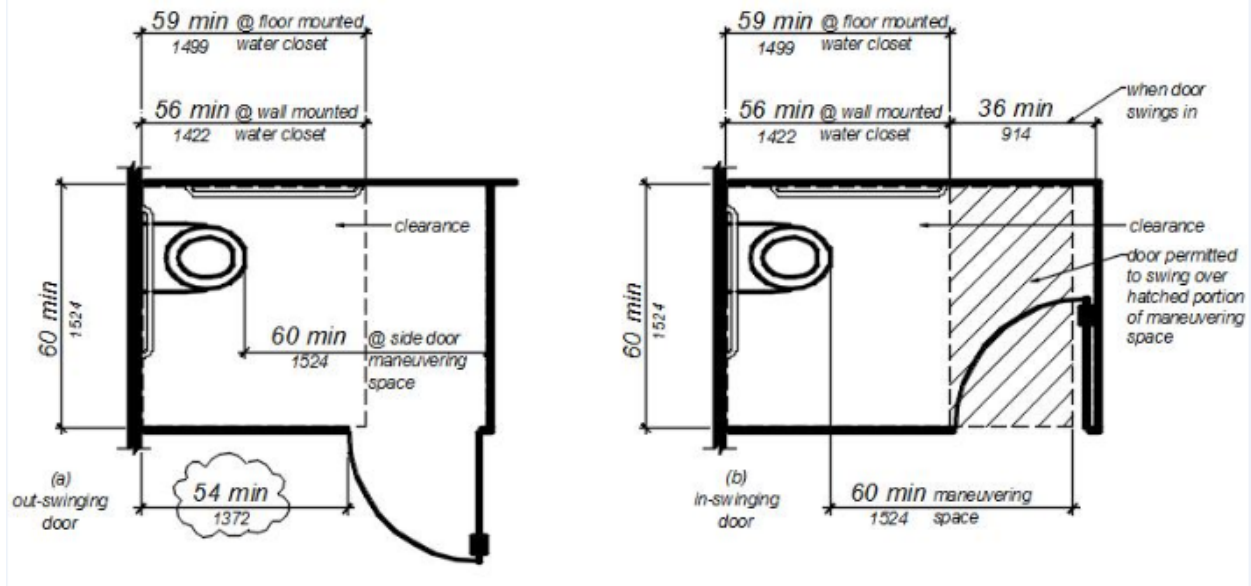
**11B-604.8.1.2 Doors.** Toilet compartment doors... Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (102 mm) maximum from the front partition. ...



**FIGURE 11B-604.8.1.1.2  
MANEUVERING SPACE WITH SIDE-OPENING DOOR**

### Suggested Text of Proposed Amendment

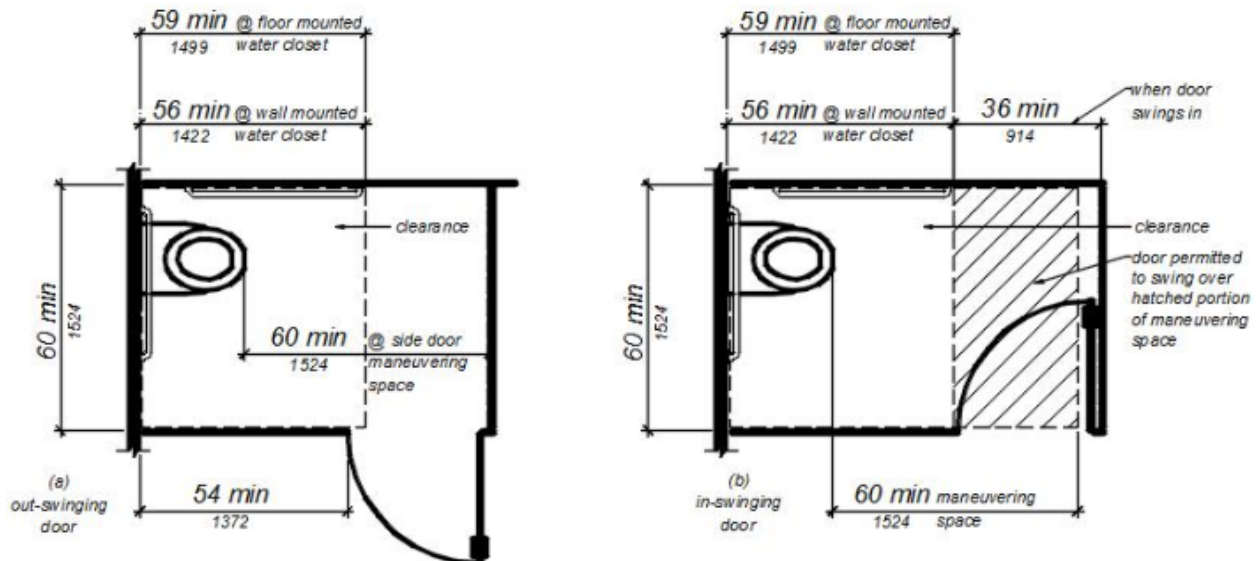
**11B-604.8.1.2 Doors.** Toilet compartment doors... Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (102 mm) maximum from the front partition the door opening shall be farthest from the water closet and shall be 54 inches (1372 mm) minimum from the rear wall. ...



**FIGURE 11B-604.8.1.1.2  
MANEUVERING SPACE WITH SIDE-OPENING DOOR**

**Code Text if Adopted**

**11B-604.8.1.2 Doors.** Toilet compartment doors... Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, *the door opening shall be farthest from the water closet and shall be 54 inches (1372 mm) minimum from the rear wall. ...*



**FIGURE 11B-604.8.1.1.2  
MANEUVERING SPACE WITH SIDE-OPENING DOOR**



## **Rationale**

The Division of the State Architect is proposing to amend Section 11B-604.8.1.2 and Figure 11B-604.8.1.2 to revise the required location for out-swinging toilet compartment doors in the side wall or partition of an accessible toilet compartment. The current provisions require the door to be 4 inches maximum from the front partition. This proposal allows the toilet compartment door to be located in a variety of locations in the side wall or partition while maintaining equal or greater accessibility than the current California Building Code Chapter 11B requirements and the 2010 ADA Standards for Accessible Design.

## **Comments**

Required door location provides direct access to the wide side of the water closet. Existing CBC language is from the 2010 ADA Standards for Accessible Design which, in turn, was illustrated in the 1991/1994 ADA Standards for Accessible Design. The federal illustrations showed the 4" dimension only in the minimum sized federal accessible toilet compartment. California accessible toilet compartment depth requirements significantly exceed the federal requirements.



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.35
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-608.5
Topic: Shower controls

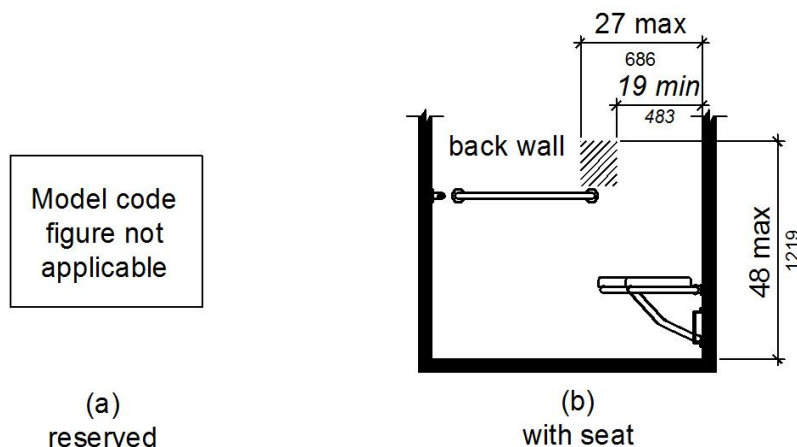
### Current Code Language

**11B-608.5 Controls.** Controls, faucets, and shower spray units shall comply with Section 11B-309.4. Controls and faucets shall allow the user to close and open the water supply.

#### 11B-608.5.1 Transfer type shower compartments.

**11B-608.5.2 Standard roll-in type shower compartments.** In standard roll-in type shower compartments, operable parts of controls and faucets shall be installed on the back wall of the compartment adjacent to the seat wall 19 inches (483 mm) minimum and 27 inches (686 mm) maximum from the seat wall; and shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor, with their centerline at 39 inches (991 mm) to 41 inches (1041 mm) above the shower floor.

Operable parts of the shower spray unit, including the handle, shall be installed on the back wall adjacent to the seat wall 19 inches (483 mm) minimum and 27 inches (686 mm) maximum from the seat wall; and shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor.

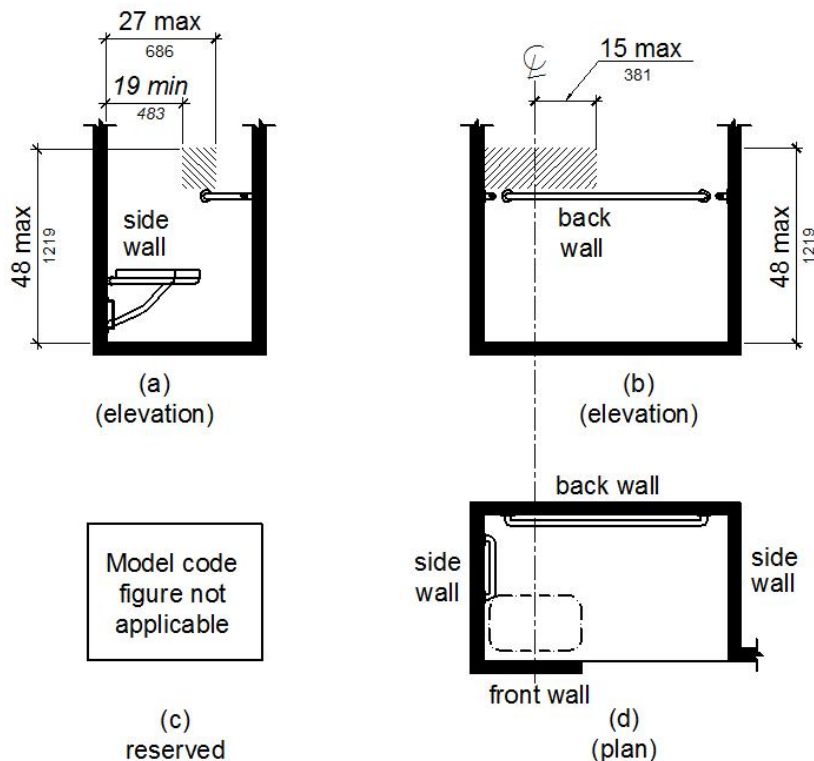


**Figure 11B-608.5.2**  
**STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION**

**11B-608.5.3 Alternate roll-in type shower compartments.** In alternate roll-in type shower compartments, operable parts of controls and faucets shall be installed on the side wall of the compartment adjacent to the seat wall 19 inches (483 mm) minimum and 27 inches (686 mm) maximum from the seat wall; and shall be located above the grab bar, but no higher than 48 inches

(1219 mm) above the shower floor, with their centerline at 39 inches (991 mm) to 41 inches (1041 mm) above the shower floor.

Operable parts of the shower spray unit, including the handle, shall be installed on the side wall of the compartment adjacent to the seat wall 17 inches (432 mm) minimum and 19 inches (483 mm) maximum from the seat wall or on the back wall opposite the seat 15 inches (381 mm) maximum, left or right, of the centerline of the seat; and shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor.



**Figure 11B-608.5.3**  
**ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION**

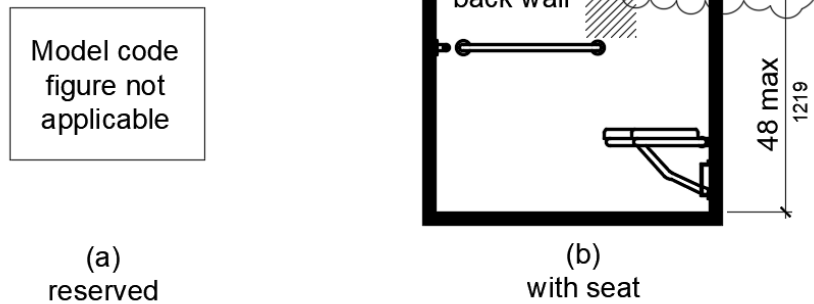
#### **Suggested Text of Proposed Amendment**

**11B-608.5 Controls.** Controls, faucets, and shower spray units shall comply with Section 11B-309.4. Controls and faucets shall allow the user to close and open the water supply.

##### **11B-608.5.1 Transfer type shower compartments.**

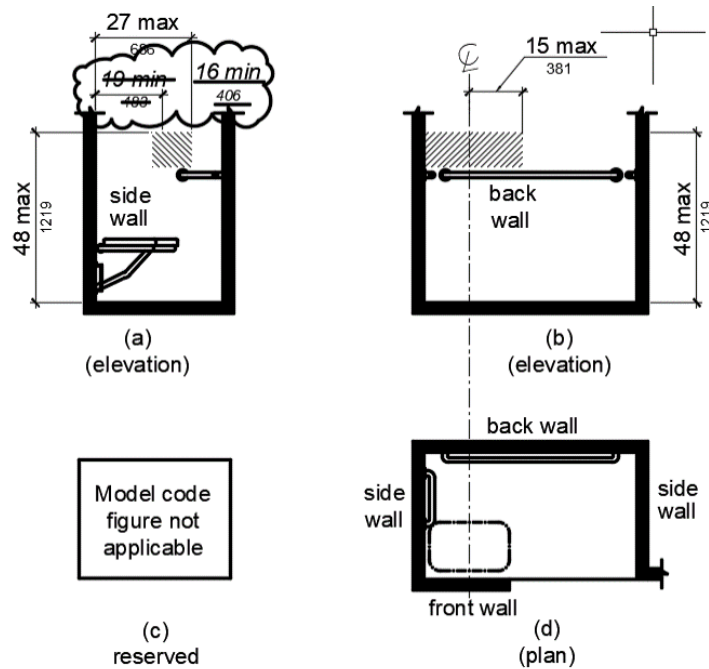
**11B-608.5.2 Standard roll-in type shower compartments.** In standard roll-in type shower compartments, ~~operable parts of controls and faucets shall be installed on the controls, faucets, and the shower spray unit shall be located on the back wall of the compartment adjacent to the seat wall 19 inches (483 mm) minimum and 16 inches (406 mm) minimum and 27 inches (686 mm) maximum from the seat wall; and shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor, with their centerline at 39 inches (991 mm) to 41 inches (1041 mm) above the shower floor.~~

~~Operable parts of the shower spray unit, including the handle, shall be installed on the back wall adjacent to the seat wall 19 inches (483 mm) minimum and 27 inches (686 mm) maximum from the seat wall; and shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor.~~



**Figure 11B-608.5.2**  
**STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION**

**11B-608.5.3 Alternate roll-in type shower compartments.** *In alternate roll-in type shower compartments, ~~operable parts of controls and faucets shall be installed~~ the controls, faucets, and shower spray unit shall be located on the side wall of the compartment adjacent to the seat wall 19 inches (483 mm) minimum and 16 inches (406 mm) minimum and 27 inches (686 mm) maximum from the seat wall; or shall be located on the back wall opposite the seat 15 inches (381 mm) maximum, left or right of the centerline of the seat. and ~~The operable parts of controls, faucets, and shower spray units shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor, with their centerline at 39 inches (991 mm) to 41 inches (1041 mm) above the shower floor. Operable parts of the shower spray unit, including the handle, shall be installed on the side wall of the compartment adjacent to the seat wall 17 inches (432 mm) minimum and 19 inches (483 mm) maximum from the seat wall or on the back wall opposite the seat 15 inches (381 mm) maximum, left or right, of the centerline of the seat; and shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor.~~*



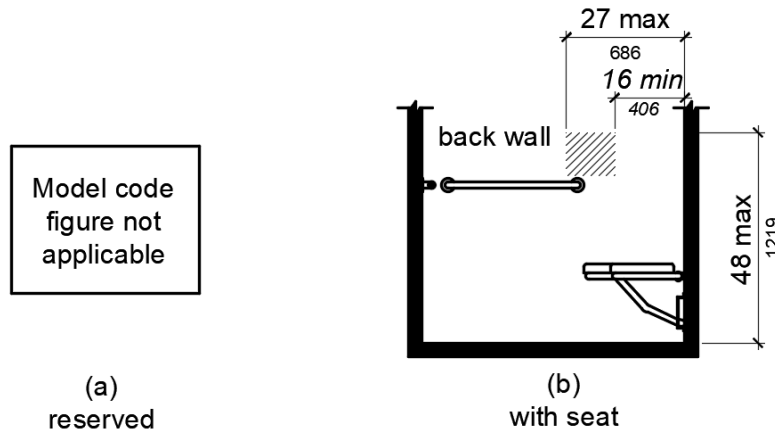
**Figure 11B-608.5.3**  
**ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION**

**Code Text if Adopted**

**11B-608.5 Controls.** Controls, faucets, and shower spray units shall comply with *Section 11B-309.4*. *Controls and faucets shall allow the user to close and open the water supply.*

**11B-608.5.1 Transfer type shower compartments.**

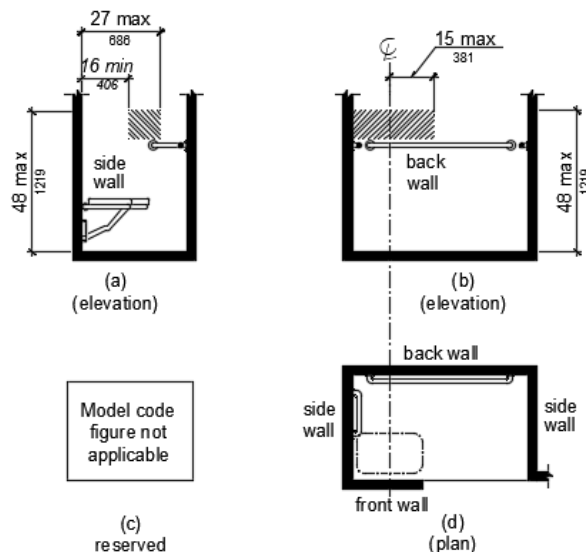
**11B-608.5.2 Standard roll-in type shower compartments.** In standard roll-in type shower compartments, the controls, faucets, and the shower spray unit shall be located *on the back wall of the compartment adjacent to the seat wall 16 inches (406 mm) minimum and 27 inches (686 mm) maximum from the seat wall; and shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor.*



**Figure 11B-608.5.2**

**STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION**

**11B-608.5.3 Alternate roll-in type shower compartments.** In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located *on the side wall of the compartment adjacent to the seat 16 inches (406 mm) minimum and 27 inches (686 mm) maximum from the seat wall* or shall be located on the back wall opposite the seat 15 inches (381 mm) maximum, left or right of the centerline of the seat. The controls, faucets, and shower spray units shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor.



**Figure 11B-608.5.3**

**ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION**

## Rationale

The Division of the State Architect is proposing to amend these sections in response to comments from code users to address the following issues:

- Section 11B-608.5.2 in one sentence refers to the installation of the shower faucets and controls and in another sentence the term location is used. The language is proposed for amendment to use consistent terminology within the section therefore installation is proposed to be replaced with location.
- Unlike the 2010 ADA Standards for Accessible Design, California Building Code Chapter 11B requires that seats be installed in shower compartments with the one exception for residential dwelling units. The 2010 ADA Standards for Accessible Design requires seats to be installed only in transient lodging guest rooms with mobility features and also includes the exception for residential dwelling units. DSA's proposed code change aligns with the 2010 ADA Standards for Accessible Design for the location of controls, faucets and shower spray units when seats are provided.
- The Division of the State Architect does not use the International Building Code or ANSI A117.1 Accessibility Standard as model code, however the range proposed in this code change is consistent with ANSI A117.1 and is more restrictive than the 2010 ADA Standards for Accessible Design.
- Complying with the more restrictive current requirements in Chapter 11B results in installations that are non-compliant when controls, faucets and the shower spray unit can't be accommodated in a control area that is 8 inches in width. Increasing the width of the control area is still more restrictive than the 2010 ADA Standards for Accessible Design and providing an additional 3 inches allows the few inches necessary to accommodate the controls, faucets and shower spray unit within the control area.
- Chapter 11B requires that the controls and faucets be installed with their centerlines at 39 inches to 49 inches above the shower floor. When a diverter and faucet is provided in one unit with an escutcheon the dimension between the diverter and the faucet is well within the control area but does not comply with the requirement for the centerline location. Removing the requirement for the dimension to the centerline of the controls would allow this type of unit to be installed that does provide for a compliant installation.
- Section 11B-309.3 requires operable parts to be within one or more of the reach ranges specified in 11B-308. The requirement that the handle of the shower spray unit is required within one of the reach ranges is redundant and unnecessary language and is therefore proposed for repeal.

## DSA Comments

N/A







## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-705.1.1.3
DSA Tracking Number: ITEM 11B.36	Topic: Detectable Warnings, Color and Contrast
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-705.1.1.3 Color and contrast.** Detectable warning surfaces at transit boarding platform edges, bus stops, hazardous vehicular areas, reflecting pools, and track crossings shall comply with Section 11B-705.1.1.3.1. Detectable warnings at other locations shall comply with either Section 11B-705.1.1.3.1 or Section 11B-705.1.1.3.2. The material used to provide visual contrast shall be an integral part of the surface.

**11B-705.1.1.3.1** Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C.

### Suggested Text of Proposed Amendment

**11B-705.1.1.3 Color and contrast.** Detectable warning surfaces at transit boarding platform edges, bus stops, hazardous vehicular areas, reflecting pools, and track crossings shall comply with Section 11B-705.1.1.3.1. ~~Detectable warnings at other locations shall comply with either Section 11B-705.1.1.3.1 or Section 11B-705.1.1.3.2.~~ The material used to provide visual ~~contrast~~ comply with this section shall be an integral part of the detectable warning surface.

#### Exceptions:

1. Replacement of less than 20 percent of existing detectable warnings at a single location shall be permitted to be in-kind at existing curb ramps, islands, or cut-through medians with detectable warnings in compliance with the code requirements in effect at the time of installation.
2. Existing installed detectable warnings at curb ramps, islands, or cut-through medians may comply with Section 11B-705.1.1.3.2 in lieu of Section 11B-705.1.1.3.1.

**11B-705.1.1.3.1** Detectable warning surfaces shall be yellow and approximate ~~FS 33538 of Federal Standard 595C~~ 33538 of SAE AMS-STD-595A.

### Code Text if Adopted

**11B-705.1.1.3 Color and contrast.** Detectable warning surfaces shall comply with Section 11B-705.1.1.3.1. The material used to comply with this section shall be an integral part of the detectable warning surface.

#### **Exceptions:**

1. Replacement of less than 20 percent of existing detectable warnings at a single location shall be permitted to be in-kind at existing curb ramps, islands, or cut-through medians with detectable warnings in compliance with the code requirements in effect at the time of installation.

2. *Existing installed detectable warnings at curb ramps, islands, or cut-through medians may comply with Section 11B-705.1.1.3.2 in lieu of Section 11B-705.1.1.3.1.*

**11B-705.1.1.3.1** *Detectable warning surfaces shall be yellow and approximate 33538 of SAE AMS-STD-595A.*

## Rationale

Proposed changes to this section require all newly installed detectable warning surfaces to be federal yellow. This change would improve consistency of appearance and message for people with visual impairments.

When alterations to existing facilities occur and detectable warnings are subject to path of travel requirements the proposed exception allows existing installed detectable warnings to remain when they provide 70% contrast with surrounding walking surfaces.

This proposal also updates the reference citation for the required color. Federal Standard 595C has been superseded by SAE AMS-STD 595A.

## DSA Comments

N/A



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-705.1.2.2
DSA Tracking Number: ITEM 11B.37	Topic: Detectable Warnings, Locations, Curb Ramps
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-705.1.2.2 Curb ramps.** Detectable warnings at perpendicular curb ramps shall extend 36 inches (914 mm) in the direction of travel. Detectable warnings shall extend the full width of the ramp run less 2 inches (51 mm) maximum on each side, excluding any flared sides. Detectable warnings shall be located so the edge nearest the curb is 6 inches (152 mm) minimum and 8 inches (203 mm) maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway.

**Exception:** On parallel curb ramps, detectable warnings shall be placed on the turning space at the flush transition between the street and sidewalk. Detectable warnings shall extend the full width of the turning space at the flush transition between the street and the sidewalk less 2 inches (51 mm) maximum on each side.

### Suggested Text of Proposed Amendment

**11B-705.1.2.2 Curb ramps.** Detectable warnings at curb ramps shall comply with Section 11B-705.1.2.2.

**11B-705.1.2.2.1 Perpendicular curb ramps.** Detectable warnings at perpendicular curb ramps shall extend 36 inches (914 mm) in the direction of travel. Detectable warnings shall extend the full width of the ramp run less 2 inches (51 mm) maximum on each side, excluding any flared sides. Detectable warnings shall be located so the edge nearest the curb is 6 inches (152 mm) minimum and 8 inches (203 mm) maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway.

**Exception:** ~~On parallel curb ramps, detectable warnings shall be placed on the turning space at the flush transition between the street and sidewalk.~~

**11B-705.1.2.2.2 Parallel curb ramps.** Detectable warnings at parallel curb ramps and shall be located so the edge nearest the curb is 6 inches (152 mm) minimum and 8 inches (203 mm) maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway. Detectable warnings shall extend the full width of the turning space at the flush transition between the street and the sidewalk less 2 inches (51 mm) maximum on each side.

<< Insert Figure >>

**11B-705.1.2.2.2.1 One entrance/exit point.** Where the turning space has one entrance/exit point other than the sloped ramp segments, detectable warnings shall be 36 inches (914 mm) deep, as measured perpendicular to the curb, and the turning space shall provide a minimum 36 inches (914 mm) wide portion without detectable warnings to allow pedestrian travel in the direction of the sidewalk without travelling over the

detectable warnings.

**Exceptions:**

1. Where it is technically infeasible to provide a minimum 72 inches (1828 mm) wide turning space, as measured perpendicular to the curb, the depth of detectable warnings may be reduced to 24 inches (610 mm) minimum.
2. Existing parallel curb ramps with detectable warnings in compliance with the code requirements in effect at the time of installation shall not be required to provide a minimum 36 inches (914 mm) wide portion of the turning space without detectable warnings.

**11B-705.1.2.2.2 Two entrance/exit points.** Where the turning space has two entrance/exit points other than the sloped ramp segments, detectable warnings shall be 36 inches (914 mm) deep at both entrance/exit points, as measured perpendicular to the curb, and the turning space shall provide a minimum 36 inches (914 mm) wide portion without detectable warnings to allow pedestrian travel in the direction of the sidewalk without travelling over the detectable warnings.

**Exceptions:**

1. Where it is technically infeasible to provide a minimum 108 inches (2743 mm) wide turning space, as measured perpendicular to the curb, the depth of detectable warnings may be reduced to 24 inches (610 mm) minimum.
2. Existing parallel curb ramps with detectable warnings in compliance with the code requirements in effect at the time of installation shall not be required to provide a minimum 36 inches (914 mm) wide portion of the turning space without detectable warnings.

**Code Text if Adopted**

**11B-705.1.2.2 Curb ramps.** Detectable warnings at curb ramps shall comply with Section 11B-705.1.2.2.

**11B-705.1.2.2.1 Perpendicular curb ramps.** Detectable warnings at perpendicular curb ramps shall extend 36 inches (914 mm) in the direction of travel. Detectable warnings shall extend the full width of the ramp run less 2 inches (51 mm) maximum on each side, excluding any flared sides. Detectable warnings shall be located so the edge nearest the curb is 6 inches (152 mm) minimum and 8 inches (203 mm) maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway.

**11B-705.1.2.2.2 Parallel curb ramps.** Detectable warnings at parallel curb ramps shall be located so the edge nearest the curb is 6 inches (152 mm) minimum and 8 inches (203 mm) maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway. Detectable warnings shall extend the full width of the turning space at the flush transition between the street and the sidewalk less 2 inches (51 mm) maximum on each side.

**<< Insert Figure >>**

**11B-705.1.2.2.2.1 One entrance/exit point.** Where the turning space has one entrance/exit point other than the sloped ramp segments, detectable warnings shall be 36 inches (914 mm) deep, as measured perpendicular to the curb, and the turning space shall provide a minimum 36 inches (914 mm) wide portion without detectable warnings to allow pedestrian travel in the direction of the sidewalk without travelling over the detectable warnings.

**Exceptions:**

1. Where it is technically infeasible to provide a minimum 72 inches (1828 mm)

*wide turning space, as measured perpendicular to the curb, the depth of detectable warnings may be reduced to 24 inches (610 mm) minimum.*

2. *Existing parallel curb ramps with detectable warnings in compliance with the code requirements in effect at the time of installation shall not be required to provide a minimum 36 inches (914 mm) wide portion of the turning space without detectable warnings.*

**11B-705.1.2.2.2 Two entrance/exit points.** *Where the turning space has two entrance/exit points other than the sloped ramp segments, detectable warnings shall be 36 inches (914 mm) deep at both entrance/exit points, as measured perpendicular to the curb, and the turning space shall provide a minimum 36 inches (914 mm) wide portion without detectable warnings to allow pedestrian travel in the direction of the sidewalk without travelling over the detectable warnings.*

**Exceptions:**

1. *Where it is technically infeasible to provide a minimum 108 inches (2743 mm) wide turning space, as measured perpendicular to the curb, the depth of detectable warnings may be reduced to 24 inches (610 mm) minimum.*
2. *Existing parallel curb ramps with detectable warnings in compliance with the code requirements in effect at the time of installation shall not be required to provide a minimum 36 inches (914 mm) wide portion of the turning space without detectable warnings.*

## Rationale

This change reformats Section 11B-705.1.2.2 to present detectable warnings requirements separately for perpendicular and parallel curb ramps. Revised detectable warning requirements are also provided for parallel curb ramps with one entrance/exit point (i.e. transition from the turning space to the gutter, street or highway) and those with two entrance/exit points – as may be found in parking lots where a median has accessible parking on both sides of an island. The amendment language requires the turning space to include a 36" minimum width passage without detectable warnings so pedestrians may travel through the turning space without passing over the detectable warnings. This provision responds to numerous comments from wheelchair users who experience pain when travelling over extended lengths of detectable warnings.





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-705.1.2.5
DSA Tracking Number: ITEM 11B.38	Topic: Detectable Warnings, Locations, Blended Transitions
Date Reviewed: 11/25/19	
Status: CAC Review	

### Current Code Language

**11B-705.1.2.5 Hazardous vehicular areas.** Detectable warnings at hazardous vehicular areas shall be 36 inches (914 mm) in width.

### Suggested Text of Proposed Amendment

**11B-705.1.2.5 ~~Hazardous vehicular areas~~ Blended transitions.** Detectable warnings at ~~hazardous vehicular areas~~ blended transitions shall be 36 inches (914 mm) in width.

### Code Text if Adopted

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

### Rationale

The proposed changes to Sections 11B-247.1.2.5 and 11B-705.1.2.5 replace language requiring detectable warnings at hazardous vehicular areas with requirements for detectable warnings at blended transitions. Proposed language is intended to include requirements for detectable warnings at all locations covered by the current language for hazardous vehicular areas. These changes will minimize confusion about the required placement of detectable warnings.

### DSA Comments

N/A







## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-802.1.1
DSA Tracking Number: ITEM 11B.39	
Date Reviewed: 11/25/19	Topic: Wheelchair spaces, floor or ground surface, detectable warnings
Status: CAC Review	

### Current Code Language

**11B-802.1.1 Floor or ground surface.** The floor or ground surface of wheelchair spaces shall comply with *Section 11B-302*. Changes in level are not permitted.

**Exception:** Slopes not steeper than 1:48 shall be permitted.

### Suggested Text of Proposed Amendment

**11B-802.1.1 Floor or ground surface.** The floor or ground surface of wheelchair spaces shall comply with *Section 11B-302*. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.* ~~are not permitted.~~

**Exception:** ~~Slopes not steeper than 1:48 shall be permitted.~~ *Reserved.*

### Code Text if Adopted

**11B-802.1.1 Floor or ground surface.** The floor or ground surface of wheelchair spaces shall comply with *Section 11B-302*. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.*

**Exception:** *Reserved.*

### Rationale

The proposed changes to this section clarify that detectable warnings are not permitted at floor or ground surfaces for wheelchair spaces. Additionally, the exception has been rescinded and restated in the parent section to provide additional clarity.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.40
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-804.2.3
Topic: Scoping

### Current Code Language

#### **11B-804 Kitchens, kitchenettes, and wet bars.**

**11B-804.1 General.** Kitchens, kitchenettes, and wet bars shall comply with Section 11B-804.

### Suggested Text of Proposed Amendment

#### **11B-804 Kitchens, kitchenettes, and wet bars.**

**11B-804.1 General.** Kitchens, kitchenettes, and wet bars shall comply with Section 11B-804.

**11B-804.2.3 Turning space.** *In kitchens within multi-bedroom housing units and on floors containing accessible sleeping rooms with adaptable features in undergraduate student housing, turning spaces complying with Section 11B-304 shall be provided.*

### Code Text if Adopted

#### **11B-804 Kitchens, kitchenettes, and wet bars.**

**11B-804.1 General.** Kitchens, kitchenettes, and wet bars shall comply with Section 11B-804.

***11B-804.2.3 Turning space.*** *In kitchens within multi-bedroom housing units and on floors containing accessible sleeping rooms with adaptable features in undergraduate student housing, turning spaces complying with Section 11B-304 shall be provided.*

### Rationale

The Division of the State Architect is proposing to amend this section to provide the requirements in Chapter 11B from the United States Code of Federal Regulations, 28 CFR Part 35, Section 35.151(f)(1) and Part 36, Section 36.406 (e)(1) for turning spaces required in undergraduate student housing. Including this requirement in Chapter 11B provides that this provision, that may be overlooked by code users due to the fact that it is in the 2010 ADA Standards for Accessible Design and not in the California Building Code, will be enforceable by building officials.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.41
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-804.3
Topic: Scoping

### Current Code Language

**11B-804.3 Kitchen work surface.** In residential dwelling units required to comply with *Section 11B-809*, at least one 30 inches (762 mm) wide minimum section of counter shall provide a kitchen work surface that complies with *Section 11B-804.3*.

### Suggested Text of Proposed Amendment

**11B-804.3 Kitchen work surface.** In residential dwelling units required to comply with *Section 11B-809*, at least one 30 inches (762 mm) wide minimum section of counter shall provide a kitchen work surface that complies with *Section 11B-804.3*. *In kitchens within multi-bedroom housing units and on floors containing accessible sleeping rooms with adaptable features in undergraduate student housing, at least one 30 inches (762 mm) wide minimum section of counter shall provide a kitchen work surface that complies with Section 11B-804.3.*

### Code Text if Adopted

**11B-804.3 Kitchen work surface.** In residential dwelling units required to comply with *Section 11B-809*, at least one 30 inches (762 mm) wide minimum section of counter shall provide a kitchen work surface that complies with *Section 11B-804.3*. *In kitchens within multi-bedroom housing units and on floors containing accessible sleeping rooms with adaptable features in undergraduate student housing, at least one 30 inches (762 mm) wide minimum section of counter shall provide a kitchen work surface that complies with Section 11B-804.3.*

### Rationale

The Division of the State Architect is proposing to amend this section to provide the requirements in Chapter 11B from the United States Code of Federal Regulations, 28 CFR Part 35, Section 35.151(f)(1) and Part 36, Section 36.406 (e)(1) for work surfaces in undergraduate student housing. Including this requirement in Chapter 11B provides that this provision, that may be overlooked by code users due to the fact that it is in the 2010 ADA Standards for Accessible Design and not in the California Building Code, will be enforceable by building officials.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.42
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Sections 11B-809.6 – 11B-809.12
Topic: Residential Dwelling Units with Adaptable Features

### Current Code Language

The Division of the State Architect currently adopts Chapter 11A, Division IV, Dwelling Unit features for multifamily ground floor dwelling units with adaptable features. The Division of the State Architect is proposing to repeal the adoption of that section. The proposed code change provides for new sections in Chapter 11B, Sections 11B-809.6 through 11B-809.12. The proposed code change relies on the provisions for the requirements in Chapter 11A, Division IV, Dwelling Unit Features as a foundation for Chapter 11B, Sections 11B-809.6 through 809.12. The language in Chapter 11B, Sections 11B-809.6 through 809.12 is written and formatted to align with the 2010 ADA Standards for Accessible Design that is used as model code for Chapter 11B. Chapter 11A remains unchanged.

### Suggested Text of Proposed Amendment

**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.*

**11B-809.7 Accessible routes.** *An accessible route shall be provided complying with Section 11B-809.7. The accessible route shall pass through the primary entry door, through all rooms within the dwelling unit and exterior decks and balconies. The accessible route shall adjoin or overlap clear floor spaces and connect all exterior doors.*

#### **Exceptions:**

1. An accessible route shall not be required from the interior of the unit into a basement.
2. An accessible route to a garage shall comply with Section 11B-208.3.3.
3. An accessible route shall not be required to rooms or spaces not located on the primary entry level of a multistory dwelling unit.

**11B-809.7.1 Width.** *The clear width for the accessible route shall be 36 inches (914 mm) minimum.*

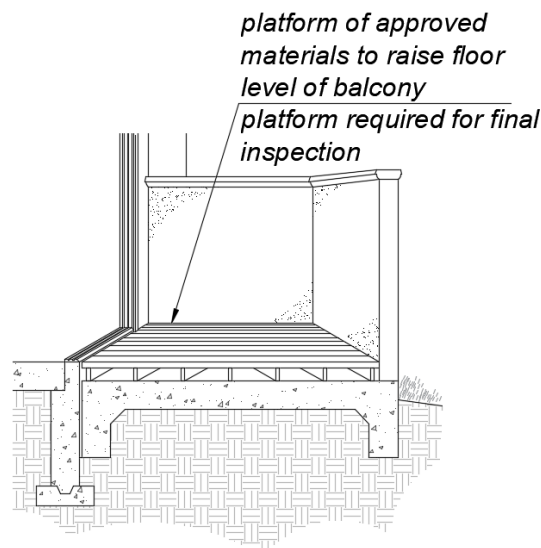
**Exception:** *The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum at doors.*

**11B-809.7.2 Changes in level.** *Changes in level shall comply with Sections 11B-303.2 and 11B-303.3. Ramps complying with Section 11B-405, elevators complying with Section 11B-407 or platform lifts complying with Section 11B-410 shall be provided where changes in level exceed 1/2 inch (12.7 mm) high.*

**11B-809.8 Doors.** *Primary entry doors, required exit doors, secondary exterior doors and interior doors intended for user passage shall comply with 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:

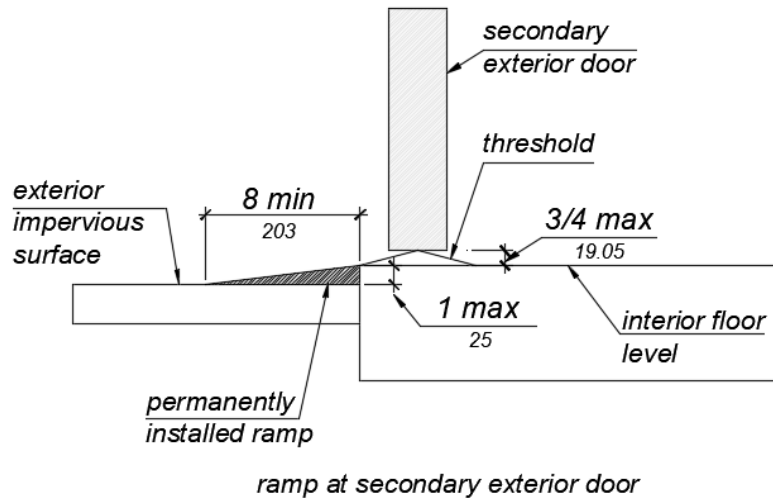
1. The floor or landing at primary entry doors, required exit doors, and secondary exit doors where a change in elevation occurs between the interior and the exterior surface of the floor or landing, shall comply with the following:
  - a. Exterior landings of impervious construction (e.g., concrete, 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).



**FIGURE 11B-809.8 Ex. 1(c)**  
**PLATFORM AT SECONDARY EXTERIOR DOOR.**

- 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).





**FIGURE 11B-809.8 Ex. 1(d)**  
**RAMP AT SECONDARY EXTERIOR DOOR.**

**11B-809.8.1 Door Thresholds.** Secondary exterior door thresholds, including sliding door tracks, shall be 3/4 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.
2. At interior doors maneuvering clearances shall be 42 inches (1067 mm) minimum in length on the 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.

**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.

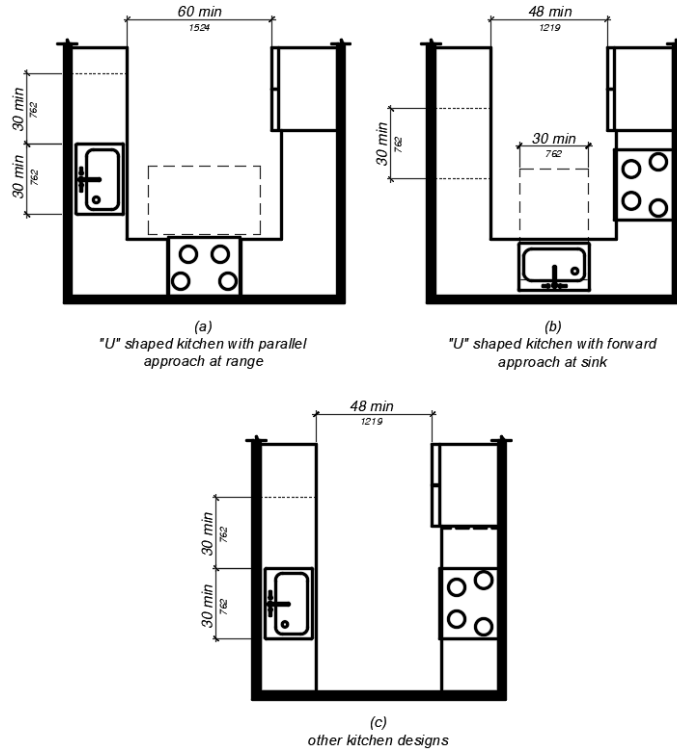
**11B-809.9 Kitchens.** Kitchens shall be on an accessible route and shall comply with this section.

**11B-809.9.1 Clear floor space.** Clear floor spaces 30 inches (762 mm) by 48 inches (1219 mm), with centerlines aligned with the centerline of the work surface, appliance, sink or fixture, shall be provided in the following locations:

1. For a parallel approach at the range.
2. For parallel or forward approach at a cooktop.
3. For a parallel or forward approach to the sink and to the work surface required by Sections 11B-809.9.3 and 11B-809.9.4.
4. For a parallel or forward approach to all other fixtures or appliances.

**11B-809.9.2 Clear width.** Kitchens shall have a minimum clear width measured between any cabinet, work surface or the face of any appliance (excluding handles and controls) and the opposing cabinet, work surface, appliance or wall as follows:

- a. U-shaped kitchens, designed with parallel approach at a sink, range, cooktop or other fixtures and appliances located at the base of the U without knee and toe clearance, shall provide a clear width of 60 inches (1524 mm) minimum.
- b. U-shaped kitchens, with a cooktop, sink or work surface located at the base of the U, that provides knee and toe space complying Sections 11B-809.9.3 and 11B-809.9.4 to allow for a forward approach, shall provide a clear width of 48 inches (1219 mm) minimum.
- c. All other kitchen designs shall provide a clear width of 48 inches (1219 mm) minimum.



**FIGURE 11B-809.9.2**  
**CLEAR WIDTH AT KITCHENS.**

**11B-809.9.3 Removable base cabinets.** Knee and toe space complying with Section 11B-306 shall be provided at sinks and work surfaces required to comply with Section 11B-809.9.4.

**Exception:** Removable base cabinets shall be permitted under sinks and work surfaces provided that all of the following conditions are met:

- a) base cabinets can be removed without the use of specialized tools or knowledge;
- b) the finish floor extends under the base cabinet; and
- c) the walls behind and surrounding the base cabinets are finished.

**11B-809.9.4 Work surfaces.** Work surfaces shall be 36 inches (914 mm) maximum above the finish floor with minimum lengths at the following locations as required by this section:

1. Linear length of 30 inches (762 mm) minimum for installation of a sink.
2. Linear length of 30 inches (762 mm) minimum for work surfaces.
3. A sink and work surface in a single integral unit 60 inches (1524 mm) minimum in length, is permitted.

**11B-809.9.5 Lower shelving.** Lower shelving and/or drawer space shall be provided at a height of 48 inches (1219 mm) maximum above the finish floor.

**11B-809.9.6 Controls.** Controls for faucets shall comply with Section 11B-309.1. Hand-operated metering faucets shall remain open for 10 seconds minimum.

**11B-809.9.7 Exposed pipes and surfaces.** Exposed water supply and drain pipes under sinks and lavatories shall comply with Section 11B-606.5.

### **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-809.10.12.

**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-809.10.12. 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 (762 mm) inches 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.

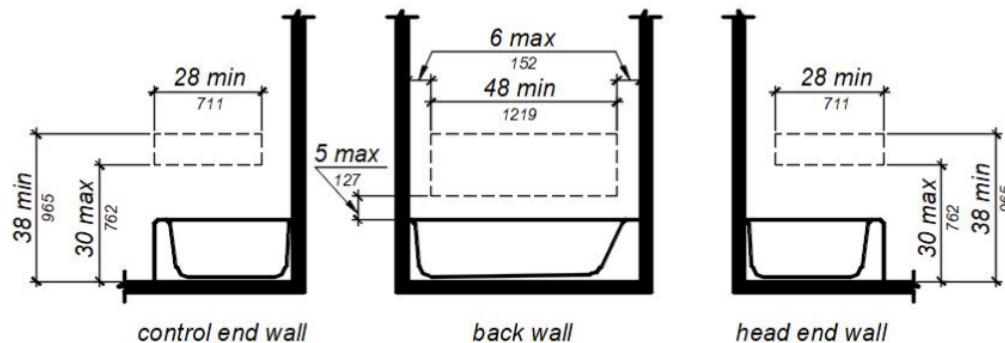
**11B-809.10.5 Bathtubs.** Bathtubs required by Section 11B-809.10 shall comply with this section.

**11B-809.10.5.1 Clear floor space.** A clear floor space 30 inches (762 mm) minimum by 48 inches (1219 mm) minimum shall be located with the long edge of the clear floor space parallel to the side of the bathtub or bathtub-shower combination. Controls shall be located on the wall at the foot of the bathtub. The edge of the clear floor space shall be flush with the control wall surface. The area under a lavatory, located at the control end of the tub, shall be permitted to encroach on the clear floor space provided the lavatory is 19 inches (483 mm) maximum in depth, and knee and toe clearance complying with Section 11B-306 is provided. Cabinets under lavatories and toilets shall not encroach on the clear floor space.

**11B-809.10.5.2 Reinforcement for grab bars.** Reinforcement for grab bars shall comply with the following:

1. Where bathtubs are installed without surrounding walls reinforcement shall be provided for floor-mounted grab bars.

2. Where bathtubs are installed with surrounding walls, grab bar reinforcement shall be installed as follows:
  - a. At the control end wall and head end wall, between 30 inches (762 mm) maximum to 38 inches (965 mm) minimum above the finish floor, extending 28 inches (711 mm) minimum from the front edge of the bathtub to the back wall of the bathtub. The grab bar reinforcement shall be 8 inches (203 mm) minimum in height.
  - b. At the back wall, from 5 inches (127 mm) maximum above the bathtub rim to 38 inches (965 mm) minimum above the finish floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch (1219 mm) grab bar with each end 6 inches (152 mm) maximum from the end walls of the bathtub.



**FIGURE 11B-809.10.5.2 REINFORCEMENT FOR GRAB BARS.**

**11B-809.10.5.3 Controls.** Controls and operating mechanisms shall comply with Section 11B-309.4.

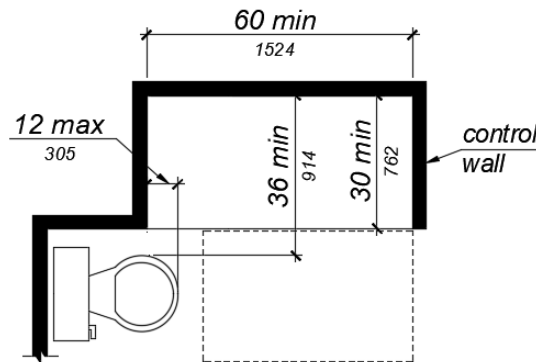
**Exception:** Shower spray units are not required in bathtubs.

**11B-809.10.5.4 Bathtub enclosures.** Doors and panels of bathtub enclosures shall be constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall be 1/8 inch (3.2 mm) thick minimum when fully tempered, or 1/4 inch (6.4 mm) thick minimum when laminated, and shall pass the test requirements of this part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of bathtub enclosures shall be of a shatter-resistant type.

**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 minimum with an entrance opening 60 inches (1524 mm) minimum. A water closet shall be permitted to project 12 inches (305 mm) maximum into the opening provided that 36 inches (914 mm) minimum clear space is maintained between the water closet and the shower wall as illustrated in Figure 11B-809.10.6.1 or;
3. A shower stall 36 inches (914 mm) deep by 60 inches (1524 mm) wide minimum with an entrance 36 inches (914 mm) minimum when a wall is installed on the opening side.

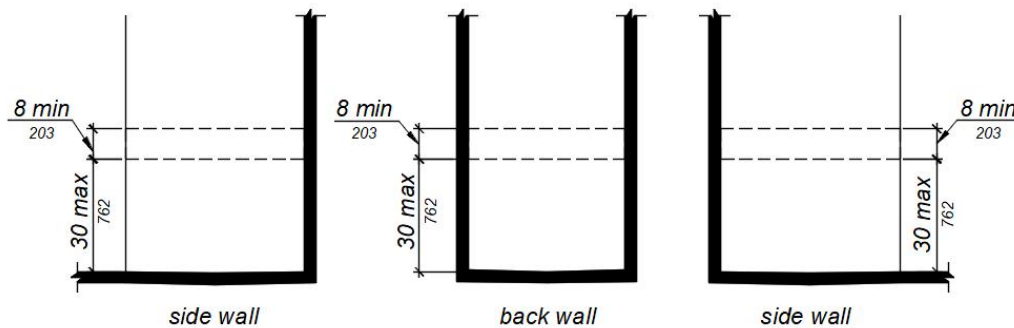


**FIGURE 11B-809.10.6.1 SHOWERS.**

**11B-809.10.6.2 Slope.** The slope of the shower floor shall be 1/4 inch (6.4 mm) per foot maximum in any direction and shall slope to a drain. The floor surfaces shall be of Carborundum, grit-faced tile or of material providing equivalent slip resistance.

**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.

**11B-809.10.6.4 Reinforcement for grab bars.** Reinforcement for grab bars shall comply with the following: Continuous reinforcement shall be installed in the walls of showers 30 inches (762 mm) maximum to 38 inches (965 mm) minimum above the finish floor. The grab bar reinforcement shall be 8 inches (203 mm) minimum in height. Glass-walled shower stalls shall provide reinforcement for installation of floor-mounted or ceiling-mounted grab bars.



**FIGURE 11B-809.10.6.4 REINFORCEMENT FOR GRAB BARS.**

**11B-809.10.6.5 Thresholds.** Where provided thresholds shall be 2 inches (51 mm) maximum in height and have a beveled or sloped angle not exceeding 1 unit vertical in 2 units horizontal (26.6 degrees from the horizontal). Thresholds 1/2 inch (12.7 mm) or less in height shall have a beveled or sloped angle not exceeding 1 unit vertical in 1 unit horizontal (45 degrees from the horizontal).

**11B-809.10.6.6 Controls.** Controls and operating mechanisms shall comply with Section 11B 309.4.

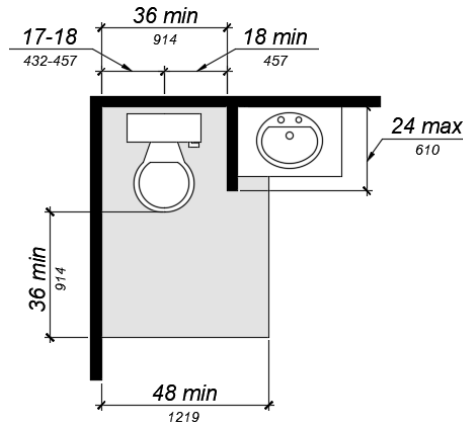
**11B-809.10.6.7 Shower enclosures.** Doors and panels of shower enclosures shall comply with Section 11B-809.10.5.4.

**11B-809.10.7 Water closets.** Water closets required by Section 11B-809.10 shall comply with this section.

**11B-809.10.7.1 Floor space.** The floor space at water closets shall be 48 inches (1219 mm) wide minimum measured perpendicular to the side wall. A floor space 48 inches (1219 mm)

wide minimum by 36 inches (914 mm) deep minimum shall be provided in front of the water closet.

**Exception:** The 48-inch (1219 mm) minimum clear width may be reduced to 36 inches (914 mm) minimum for lavatories, cabinets, wing walls, or privacy walls located immediately adjacent to a water closet which extend 24 inches (610 mm) maximum in depth.

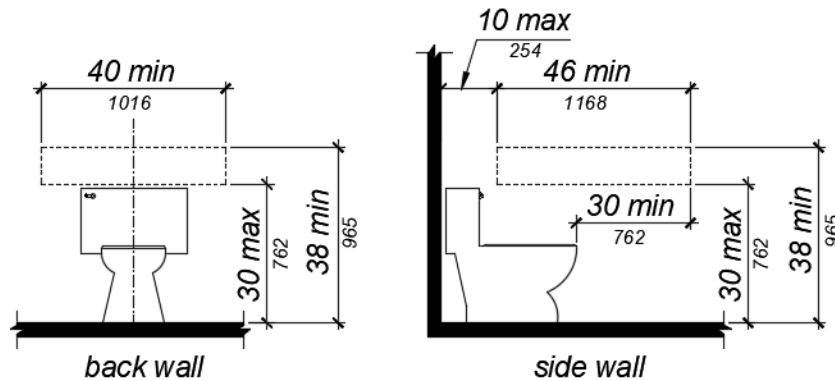


**FIGURE 11B-809.10.7.1 FLOOR SPACE.**

**11B-809.10.7.2 Location.** Water closets shall be located within bathrooms in a manner that permits a grab bar to be installed on at least one side of the fixture. The centerline of the water closet shall be 17 inches (432 mm) minimum to 18 inches (457 mm) maximum from a wall or partition that is 54 inches (1372 mm) minimum in length. In locations where water closets are adjacent to other walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be 18 inches (457 mm) minimum from the obstacle.

**11B-809.10.7.3 Reinforcement for grab bars.** Reinforcement for grab bars shall comply with the following:

1. Where water closets are not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway or similar alternative grab bars.
2. Where water closets are placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. Where reinforcement is installed at the back, it shall be installed between 30 inches (762 mm) maximum and 38 inches (965 mm) minimum above the finish floor. The grab bar reinforcement shall be 8 inches (203 mm) minimum in height. The backing shall 40 inches (1016 mm) minimum in length.
3. Where the water closet is located adjacent to lavatories, cabinets, wing walls, or privacy walls the grab bar reinforcement shall be 36 inches (914 mm) in length. Reinforcement installed at the side wall of the water closet shall be between 30 inches (762 mm) minimum to 38 inches (965 mm) maximum above the finish floor. The reinforcement shall be 10 inches (254 mm) maximum from the rear wall and shall extend 30 inches (762 mm) minimum in front of the water closet. The grab bar reinforcement shall be 8 inches (203 mm) minimum in height.



**FIGURE 11B-809.10.7.3 REINFORCEMENT FOR GRAB BARS.**

**11B-809.10.7.4 Seat height.** Water closet seats shall be 15 inches (381 mm) minimum and 19 inches (483 mm) maximum measured to the top of the seat above the finish floor.

**11B-809.10.7.5 Controls.** Controls shall be mounted 44 inches (1118 mm) maximum above the finish floor. The force required to activate controls shall be 5 pounds (22.2 mm) maximum.

**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.

**11B-809.10.8.1 Location.** Lavatories without base cabinets shall be installed with the centerline 18 inches (457 mm) minimum from an adjoining wall or fixture to allow for forward approach. Lavatories with base cabinets shall be installed with the centerline 24 inches (610 mm) minimum from an adjoining wall or fixture to allow for a parallel approach. The top of the lavatory rim shall be 34 inches (864 mm) maximum above the finished floor.

**11B-809.10.8.2 Floor space.** A floor space 30 inches (762 mm) minimum by 48 inches (1219 mm) minimum shall be provided centered on the lavatory.

**11B-809.10.8.3 Cabinets.** Cabinets shall be removable without the use of specialized knowledge and/or tools. The finished floor shall extend to the wall under the lavatory.

**11B-809.10.8.4 Knee and toe clearance.** Knee and toe clearance shall be provided and comply with Section 11B-306.

**11B-809.10.8.5 Plumbing protection.** Plumbing protection shall comply with Section 11B-809.9.7.

**11B-809.10.8.6 Controls.** Faucet controls and operating mechanisms shall comply with Section 11B 309.4.

**11B-809.10.8.7 Mirrors and towel bars.** Where mirrors are provided the bottom edge of the reflective surface shall be 40 inches (1016 mm) maximum above the finish floor. Where towel bars are provided they shall be installed 40 inches (1016 mm) maximum above the finish floor to the top of the bar.

**11B-809.11 Washing machines and clothes dryers.** Where washing machines and clothes dryers are provided in residential dwelling units with adaptable features, one of each type shall be provided.

**11B-809.12 Electrical outlets, controls and switches.** Where electrical outlets, controls and switches are provided above work surfaces and cabinets within kitchens and bathrooms the work surface shall be 36 inches (914 mm) maximum above the finish floor and 25 1/2 inches (650 mm) maximum in depth. The cabinet shall be 24 inches (610 mm) maximum in depth. Electrical receptacles on walls over work surfaces and cabinets shall be 36 inches (914 mm) minimum from an inside corner.

**Exceptions:**

1. Electrical receptacles installed as part of permanently installed baseboard heaters.

2. Electrical receptacles in floors adjacent to sliding panels or walls.
3. Baseboard electrical outlets in relocatable partitions, window walls or other electrical convenience floor outlets.
4. Appliances (e.g., stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.
5. Outlets dedicated to specific appliances.
6. Circuit breakers.

#### **Code Text if Adopted**

**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.

**11B-809.7 Accessible routes.** An accessible route shall be provided complying with Section 11B-809.7. The accessible route shall pass through the primary entry door, through all rooms within the dwelling unit and exterior decks and balconies. The accessible route shall adjoin or overlap clear floor spaces and connect all exterior doors.

**Exceptions:**

1. An accessible route shall not be required from the interior of the unit into a basement.
2. An accessible route to a garage shall comply with Section 11B-208.3.3.
3. An accessible route shall not be required to rooms or spaces not located on the primary entry level of a multistory dwelling unit.

**11B-809.7.1 Width.** The clear width for the accessible route shall be 36 inches (914 mm) minimum.

**Exception:** The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum at doors.

**11B-809.7.2 Changes in level.** Changes in level shall comply with Sections 11B-303.2 and 11B-303.3. Ramps complying with Section 11B-405, elevators complying with Section 11B-407 or platform lifts complying with Section 11B-410 shall be provided where changes in level exceed 1/2 inch (12.7 mm) high.

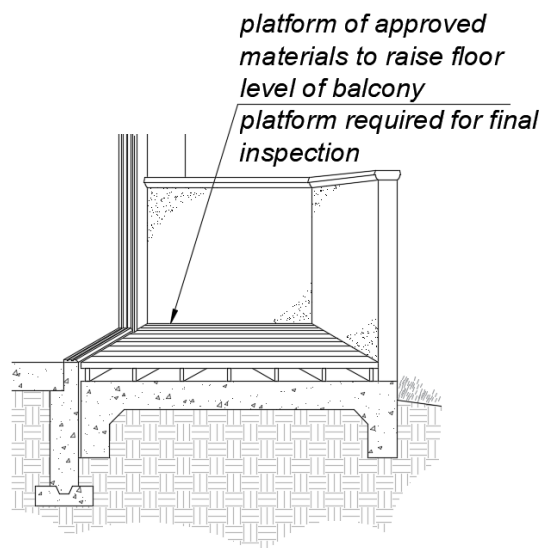
**11B-809.8 Doors.** Primary entry doors, required exit doors, secondary exterior doors and interior doors intended for user passage shall comply with Section 11B-404.2. Doors to small mechanical closets specifically dedicated to furnaces or hot water heaters shall not be required to comply with this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

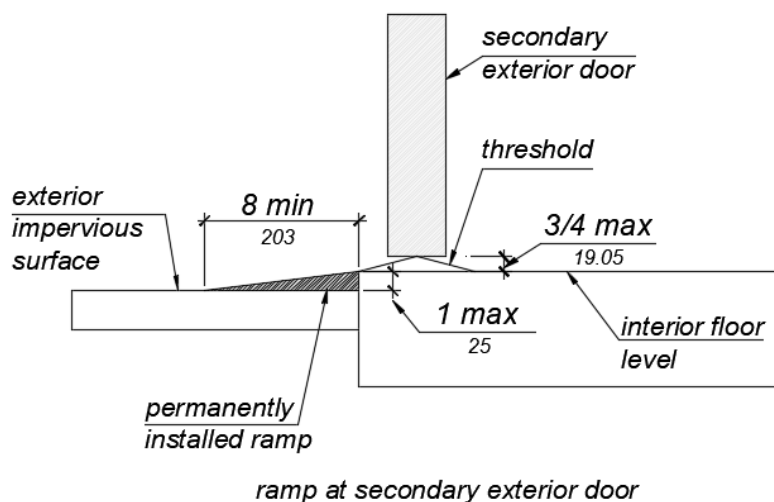


- c. Secondary exterior doors onto decks, patios, or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (102 mm). Changes in height greater than 1/2 inch (12.7 mm) shall be accomplished by means 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).



**FIGURE 11B-809.8 Ex. 1(c)**  
**PLATFORM AT SECONDARY EXTERIOR DOOR.**

- 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).



**FIGURE 11B-809.8 Ex. 1(d)**  
**RAMP AT SECONDARY EXTERIOR DOOR.**

**11B-809.8.1 Door Thresholds.** Secondary exterior door thresholds, including sliding door tracks, shall be 3/4 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 (1067 mm) minimum in length measured perpendicular to the face of the door in the closed position.*
2. *At interior doors maneuvering clearances shall be 42 inches (1118 mm) minimum in length on the 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.*

**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.*

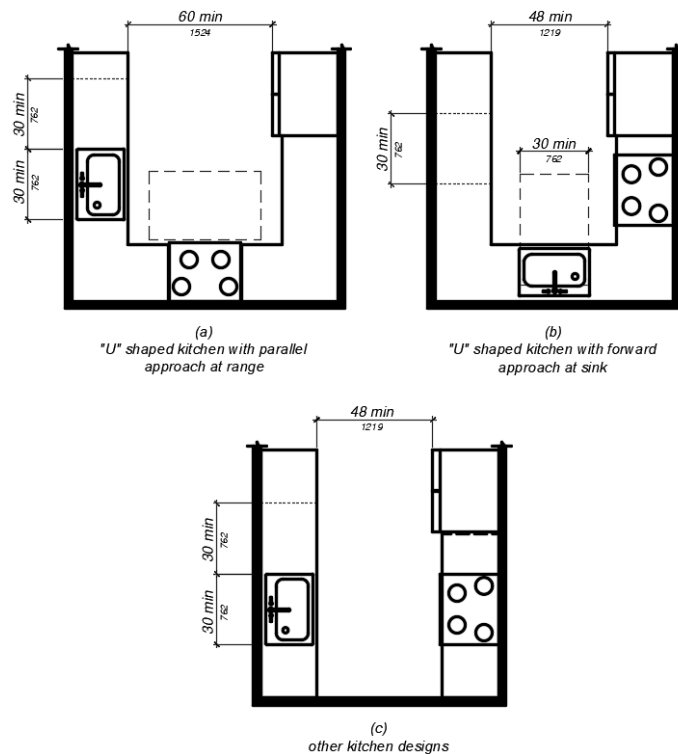
**11B-809.9 Kitchens.** *Kitchens shall be on an accessible route and shall comply with this section.*

**11B-809.9.1 Clear floor space.** *Clear floor spaces 30 inches (762 mm) by 48 inches (1219 mm), with centerlines aligned with the centerline of the work surface, appliance, sink or fixture, shall be provided in the following locations:*

1. *For a parallel approach at the range.*
2. *For parallel or forward approach at a cooktop.*
3. *For a parallel or forward approach to the sink and to the work surface required by Sections 11B-809.9.3 and 11B-809.9.4.*
4. *For a parallel or forward approach to all other fixtures or appliances.*

**11B-809.9.2 Clear width.** *Kitchens shall have a minimum clear width measured between any cabinet, work surface or the face of any appliance (excluding handles and controls) and the opposing cabinet, work surface, appliance or wall as follows:*

- a. *U-shaped kitchens, designed with parallel approach at a sink, range, cooktop or other fixtures and appliances located at the base of the U without knee and toe clearance, shall provide a clear width of 60 inches (1524 mm) minimum.*
- b. *U-shaped kitchens, with a cooktop, sink or work surface located at the base of the U, that provides knee and toe space complying Sections 11B-809.9.3 and 11B-809.9.4 to allow for a forward approach, shall provide a clear width of 48 inches (1219 mm) minimum.*
- c. *All other kitchen designs shall provide a clear width of 48 inches (1219 mm) minimum.*



**FIGURE 11B-809.9.2**  
**CLEAR WIDTH AT KITCHENS.**

**11B-809.9.3 Removable base cabinets.** Knee and toe space complying with Section 11B-306 shall be provided at sinks and work surfaces required to comply with Section 11B-809.9.4.

**Exception:** Removable base cabinets shall be permitted under sinks and work surfaces provided that all of the following conditions are met:

- d) base cabinets can be removed without the use of specialized tools or knowledge;
- e) the finish floor extends under the base cabinet; and
- f) the walls behind and surrounding the base cabinets are finished.

**11B-809.9.4 Work surfaces.** Work surfaces shall be 36 inches (914 mm) maximum above the finish floor with minimum lengths at the following locations as required by this section:

- 4. Linear length of 30 inches (762 mm) minimum for installation of a sink.
- 5. Linear length of 30 inches (762 mm) minimum for work surfaces.
- 6. A sink and work surface in a single integral unit 60 inches (1524 mm) minimum in length, is permitted.

**11B-809.9.5 Lower shelving.** Lower shelving and/or drawer space shall be provided at a height of 48 inches (1219 mm) maximum above the finish floor.

**11B-809.9.6 Controls.** Controls for faucets shall comply with Section 11B-309.1. Hand-operated metering faucets shall remain open for 10 seconds minimum.

**11B-809.9.7 Exposed pipes and surfaces.** Exposed water supply and drain pipes under sinks and lavatories shall comply with Section 11B-606.5.

## **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-809.10.12.

**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-809.10.12. 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.

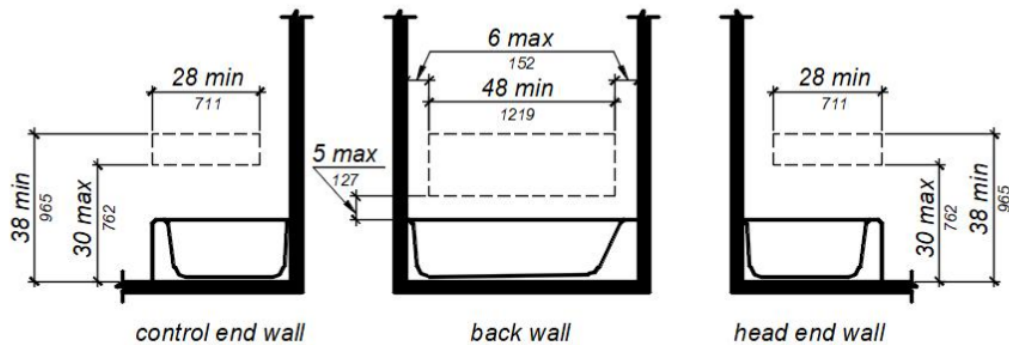
**11B-809.10.4 Sufficient maneuvering space.** Where doors swing into the toilet and bathing or powder rooms required to comply with Section 11B-809.10, a clear maneuvering space of 30 (762 mm) inches by 48 inches (1219 mm) minimum shall be provided outside the arc of the door swing. The clear maneuvering 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-809.10.5 Bathtubs.** Bathtubs required by Section 11B-809.10 shall comply with this section.

**11B-809.10.5.1 Clear floor space.** A clear floor space 30 inches (762 mm) minimum by 48 inches (1219 mm) minimum shall be located with the long edge of the clear floor space parallel to the side of the bathtub or bathtub-shower combination. Controls shall be located on the wall at the foot of the bathtub. The edge of the clear floor space shall be flush with the control wall surface. The area under a lavatory, located at the control end of the tub, shall be permitted to encroach on the clear floor space provided the lavatory is 19 inches (483 mm) maximum in depth, and knee and toe clearance complying with Section 11B-306 is provided. Cabinets under lavatories and toilets shall not encroach on the clear floor space.

**11B-809.10.5.2 Reinforcement for grab bars.** Reinforcement for grab bars shall comply with the following:

1. Where bathtubs are installed without surrounding walls reinforcement shall be provided for floor-mounted grab bars.
2. Where bathtubs are installed with surrounding walls, grab bar reinforcement shall be installed as follows:
  - a. At the control end wall and head end wall, between 30 inches (762 mm) maximum to 38 inches (965 mm) minimum above the finish floor, extending 28 inches (711 mm) minimum from the front edge of the bathtub to the back wall of the bathtub. The grab bar reinforcement shall be 8 inches (203 mm) minimum in height.
  - b. At the back wall, from 5 inches (127 mm) maximum above the bathtub rim to 38 inches (965 mm) minimum above the finish floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch (1219 mm) grab bar with each end 6 inches (152 mm) maximum from the end walls of the bathtub.



**FIGURE 11B-809.10.5.2 REINFORCEMENT FOR GRAB BARS.**

**11B-809.10.5.3 Controls.** Controls and operating mechanisms shall comply with Section 11B-309.4.

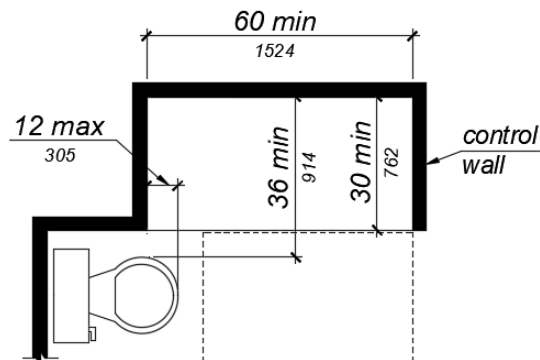
**Exception:** Shower spray units are not required in bathtubs.

**11B-809.10.5.4 Bathtub enclosures.** Doors and panels of bathtub enclosures shall be constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall be 1/8 inch (3.2 mm) thick minimum when fully tempered, or 1/4 inch (6.4 mm) thick minimum when laminated, and shall pass the test requirements of this part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of bathtub enclosures shall be of a shatter-resistant type.

**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:

4. 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;
5. A shower stall 30 inches (762 mm) deep minimum by 60 inches (1524 mm) wide minimum with an entrance opening 60 inches (1524 mm) minimum. A water closet shall be permitted to project 12 inches (305 mm) maximum into the opening provided that 36 inches (914 mm) minimum clear space is maintained between the water closet and the shower wall as illustrated in Figure 11B-809.10.6.1 or;
6. A shower stall 36 inches (914 mm) deep by 60 inches (1524 mm) wide minimum with an entrance 36 inches (914 mm) minimum when a wall is installed on the opening side.

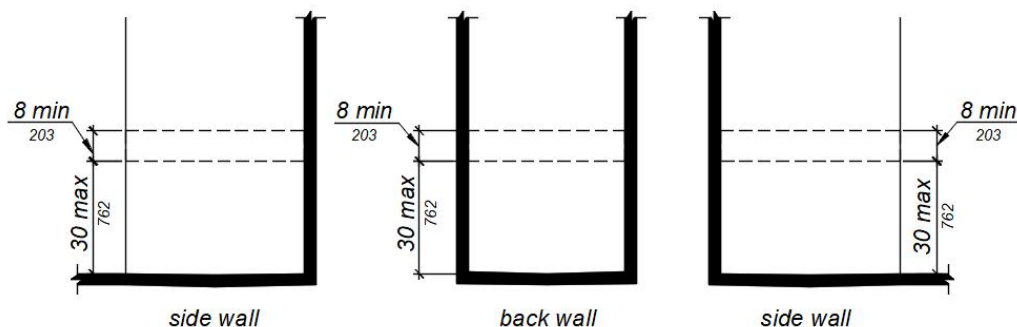


**FIGURE 11B-809.10.6.1 SHOWERS.**

**11B-809.10.6.2 Slope.** The slope of the shower floor shall be 1/4 inch (6.4 mm) per foot maximum in any direction and shall slope to a drain. The floor surfaces shall be of Carborundum, grit-faced tile or of material providing equivalent slip resistance.

**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.

**11B-809.10.6.4 Reinforcement for grab bars.** Reinforcement for grab bars shall comply with the following: Continuous reinforcement shall be installed in the walls of showers 30 inches (762 mm) maximum to 38 inches (965 mm) minimum above the finish floor. The grab bar reinforcement shall be 8 inches (203 mm) minimum in height. Glass-walled shower stalls shall provide reinforcement for installation of floor-mounted or ceiling-mounted grab bars.



**FIGURE 11B-809.10.6.4 REINFORCEMENT FOR GRAB BARS.**

**11B-809.10.6.5 Thresholds.** Where provided thresholds shall be 2 inches (51 mm) maximum in height and have a beveled or sloped angle not exceeding 1 unit vertical in 2 units horizontal (26.6 degrees from the horizontal). Thresholds 1/2 inch (12.7 mm) or less in height shall have a beveled or sloped angle not exceeding 1 unit vertical in 1 unit horizontal (45 degrees from the horizontal).

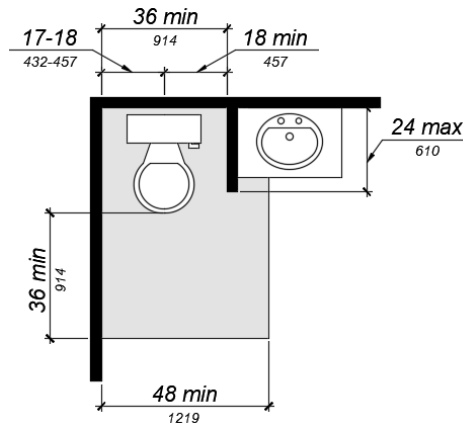
**11B-809.10.6.6 Controls.** Controls and operating mechanisms shall comply with Section 11B 309.4.

**11B-809.10.6.7 Shower enclosures.** Doors and panels of shower enclosures shall comply with Section 11B-809.10.5.4.

**11B-809.10.7 Water closets.** Water closets required by Section 11B-809.10 shall comply with this section.

**11B-809.10.7.1 Floor space.** The floor space at water closets shall be 48 inches (1219 mm) wide minimum measured perpendicular to the side wall. A floor space 48 inches (1219 mm) wide minimum by 36 inches (914 mm) deep minimum shall be provided in front of the water closet.

**Exception:** The 48-inch (1219 mm) minimum clear width may be reduced to 36 inches (914 mm) minimum for lavatories, cabinets, wing walls, or privacy walls located immediately adjacent to a water closet which extend 24 inches (610 mm) maximum in depth.

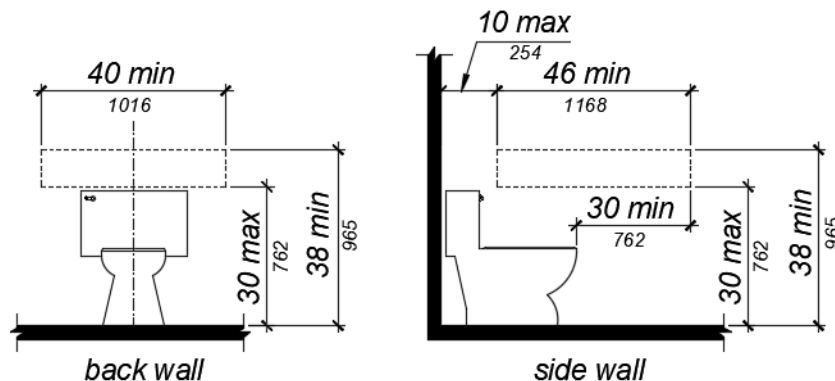


**FIGURE 11B-809.10.7.1 FLOOR SPACE.**

**11B-809.10.7.2 Location.** Water closets shall be located within bathrooms in a manner that permits a grab bar to be installed on at least one side of the fixture. The centerline of the water closet shall be 17 inches (432 mm) minimum to 18 inches (457 mm) maximum from a wall or partition that is 54 inches (1372 mm) minimum in length. In locations where water closets are adjacent to other walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be 18 inches (457 mm) minimum from the obstacle.

**11B-809.10.7.3 Reinforcement for grab bars.** Reinforcement for grab bars shall comply with the following:

1. Where water closets are not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway or similar alternative grab bars.
2. Where water closets are placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. Where reinforcement is installed at the back, it shall be installed between 30 inches (762 mm) maximum and 38 inches (965 mm) minimum above the finish floor. The grab bar reinforcement shall be 8 inches (203 mm) minimum in height. The backing shall 40 inches (1016 mm) minimum in length.
3. Where the water closet is located adjacent to lavatories, cabinets, wing walls, or privacy walls the grab bar reinforcement shall be 36 inches (914 mm) in length. Reinforcement installed at the side wall of the water closet shall be between 30 inches (762 mm) minimum to 38 inches (965 mm) maximum above the finish floor. The reinforcement shall be 10 inches (254 mm) maximum from the rear wall and shall extend 30 inches (762 mm) minimum in front of the water closet. The grab bar reinforcement shall be 8 inches (203 mm) minimum in height.



**FIGURE 11B-809.10.7.3 REINFORCEMENT FOR GRAB BARS.**

**11B-809.10.7.4 Seat height.** Water closet seats shall be 15 inches (381 mm) minimum and 19 inches (483 mm) maximum measured to the top of the seat above the finish floor.

**11B-809.10.7.5 Controls.** Controls shall be mounted 44 inches (1118 mm) maximum above the finish floor. The force required to activate controls shall be 5 pounds (22.2 mm) maximum.

**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.

**11B-809.10.8.1 Location.** Lavatories without base cabinets shall be installed with the centerline 18 inches (457 mm) minimum from an adjoining wall or fixture to allow for forward approach. Lavatories with base cabinets shall be installed with the centerline 24 inches (610 mm) minimum from an adjoining wall or fixture to allow for a parallel approach. The top of the lavatory rim shall be 34 inches (864 mm) maximum above the finished floor.

**11B-809.10.8.2 Floor space.** A floor space 30 inches (762 mm) minimum by 48 inches (1219 mm) minimum shall be provided centered on the lavatory.

**11B-809.10.8.3 Cabinets.** Cabinets shall be removable without the use of specialized knowledge and/or tools. The finished floor shall extend to the wall under the lavatory.

**11B-809.10.8.4 Knee and toe clearance.** Knee and toe clearance shall be provided and comply with Section 11B-306.

**11B-809.10.8.5 Plumbing protection.** Plumbing protection shall comply with Section 11B-809.9.7.

**11B-809.10.8.6 Controls.** Faucet controls and operating mechanisms shall comply with Section 11B 309.4.

**11B-809.10.8.7 Mirrors and towel bars.** Where mirrors are provided the bottom edge of the reflective surface shall be 40 inches (1016 mm) maximum above the finish floor. Where towel bars are provided they shall be installed 40 inches (1016 mm) maximum above the finish floor to the top of the bar.

**11B-809.11 Washing machines and clothes dryers.** Where washing machines and clothes dryers are provided in residential dwelling units with adaptable features, one of each type shall be provided.

**11B-809.12 Electrical outlets, controls and switches.** Where electrical outlets, controls and switches are provided above work surfaces and cabinets within kitchens and bathrooms the work surface shall be 36 inches (914 mm) maximum above the finish floor and 25 1/2 inches (650 mm) maximum in depth. The cabinet shall be 24 inches (610 mm) maximum in depth. Electrical receptacles on walls over work surfaces and cabinets shall be 36 inches (914 mm) minimum from an inside corner.

**Exceptions:**

1. Electrical receptacles installed as part of permanently installed baseboard heaters.
2. Electrical receptacles in floors adjacent to sliding panels or walls.
3. Baseboard electrical outlets in relocatable partitions, window walls or other electrical convenience floor outlets.
4. Appliances (e.g., stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.
5. Outlets dedicated to specific appliances.
6. Circuit breakers.

**Rationale**

The Division of the State Architect is proposing this code change in response to comments from code users who asked that one set of regulations be used for public housing projects.

The Division of the State Architect currently adopts Chapter 11A, Division IV, Dwelling Unit features for multifamily ground floor dwelling units with adaptable features. The Division of the State Architect is



proposing to repeal the adoption of that section. The proposed code change provides for new sections, 11B-809.6 through 11B-809.12 in Chapter 11B.

The proposed code change relies on the provisions for the requirements in Chapter 11A, Division IV, Dwelling Unit Features as a foundation for Chapter 11B, Sections 11B-809.6 through 11B-809.12.

The scoping provisions for the number of ground floor units that are accessible with adaptable features is currently included in Chapter 11B and is carried forward. This code change proposal, if adopted would alleviate the need to refer to Chapter 11A for the technical provisions for accessible units with adaptable features.

The language in Chapter 11B, Sections 11B-809.6 through 11B-809.12 is written and formatted to align with the 2010 ADA Standards for Accessible Design that is used as model code for Chapter 11B.

Chapter 11A remains unchanged.

The Division of the State Architect has the statutory authority to regulate public housing and with this proposed code change, and the related amendments in other sections, Chapter 11B becomes the regulation to refer to in the CBC for accessibility in public housing projects.

## **DSA Comments**





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-812.3
DSA Tracking Number: ITEM 11B.43	
Date Reviewed: 11/25/19	Topic: EV charging space, access aisle, floor or ground surface, detectable warnings
Status: CAC Review	

### Current Code Language

**11B-812.3 Floor or ground surfaces.** Vehicle spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle space they serve. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted in vehicle spaces and access aisles.*

### Suggested Text of Proposed Amendment

**11B-812.3 Floor or ground surfaces.** Vehicle spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle space they serve. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted in vehicle spaces and access aisles.*

### Code Text if Adopted

**11B-812.3 Floor or ground surfaces.** Vehicle spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle space they serve. Changes in level, *slopes exceeding 1:48, and detectable warnings shall not be permitted.*

### Rationale

The proposed changes to this section are for literal consistency with changes proposed for Sections 11B-304.2, 11B-305.2, 11B-404.2.4.4, 11B-405.7.1, 11B-502.4, 11B-503.4, and 11B-802.1.1.

### DSA Comments

N/A





## DSA CODE AMENDMENT DEVELOPMENT

Tracking	Applicable Code
Date Received: -	Applicable Code Section(s): Chapter 11B, Section 11B-812.7
DSA Tracking Number: ITEM 11B.44	
Date Reviewed: 11/25/19	Topic: Access Aisle – Shared Use Between Acc. Parking and Acc. EVCS
Status: CAC Review	

### Current Code Language

#### **11B-812 Electric vehicle charging stations**

...

**11B-812.7 Access aisle.** Access aisles shall adjoin an accessible route. Two vehicle spaces shall be permitted to share a common access aisle. Access aisles shall be 60 inches (1524 mm) wide minimum and shall extend the full required length of the vehicle spaces they serve.

...

**11B-812.7.2 Marking.** Access aisles at vehicle spaces shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center. The color of the borderlines, hatched lines, and letters shall contrast with that of the surface of the access aisle. The blue color required for identification of access aisles for accessible parking shall not be used. Access aisle markings may extend beyond the minimum required length.

### Suggested Text of Proposed Amendment

#### **11B-812 Electric vehicle charging stations**

...

**11B-812.7 Access aisle.** Access aisles shall adjoin an accessible route. Two vehicle spaces or one parking space and one electric vehicle charging space shall be permitted to share a common access aisle. Access aisles shall be 60 inches (1524 mm) wide minimum and shall extend the full required length of the vehicle spaces they serve.

**11B-812.7.2 Marking.** Access aisles at vehicle spaces shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center. The color of the borderlines, hatched lines, and letters shall contrast with that of the surface of the access aisle. The blue color required for identification of access aisles for accessible parking shall not be used. Access aisle markings may extend beyond the minimum required length.

**Exception:** Where one parking space and one electric vehicle charging space share an access aisle, access aisle marking shall comply with Section 11B-502.3.3 and shall not be required to comply with Section 11B-812.7.2.

### Code Text if Adopted

#### **11B-812 Electric vehicle charging stations**

...

**11B-812.7 Access aisle.** Access aisles shall adjoin an accessible route. Two vehicle spaces or one parking space and one electric vehicle charging space shall be permitted to share a common access aisle. Access aisles shall be 60 inches (1524 mm) wide minimum and shall extend the full required length of the vehicle spaces they serve.

...

**11B-812.7.2 Marking.** Access aisles at vehicle spaces shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center. The color of the borderlines, hatched lines, and letters shall contrast with that of the surface of the access aisle. The blue color required for identification of access aisles for accessible parking shall not be used. Access aisle markings may extend beyond the minimum required length.

**Exception:** Where one parking space and one electric vehicle charging space share an access aisle, access aisle marking shall comply with Section 11B-502.3.3 and shall not be required to comply with Section 11B-812.7.2.

## Rationale

Current California Building Code requirements do not directly address whether an accessible parking space and an accessible electric vehicle charging station may share an access aisle. Currently, California Building Code Section 11B-812.7.2 prohibits use of the "...blue color required for identification of access aisles for accessible parking..." – this language suggests shared use of the access aisle is not permitted.

The Division of the State Architect is not aware of any detriment to the shared use of the access aisle between an accessible parking space and an accessible electric vehicle charging station. The Division of the State Architect is proposing to explicitly state the access aisle may be shared, and the access aisle must be marked consistent with the requirements for access aisles at accessible parking spaces (Section 11B-502.3.3) – not access aisles at accessible electric vehicle charging spaces (Section 11B-812.7.2).

## DSA Comments

California Building Code Section 11B-502.3.3:

*11B-502.3.3 Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.*



## DSA CODE AMENDMENT DEVELOPMENT

Tracking	
Date Received:	-
DSA Tracking Number:	ITEM 11B.45
Date Reviewed:	11/25/19
Status:	CAC Review

Applicable Code
Applicable Code Section(s): Chapter 11B, Section 11B-812.9
Topic: EVCS Surface Marking

### Current Code Language

#### **11B-812 Electric vehicle charging stations**

...

**11B-812.9 Surface marking.** EVCS vehicle spaces shall provide surface marking stating “EV CHARGING ONLY” in letters 12 inches (305 mm) high minimum. The centerline of the text shall be a maximum of 6 inches (152 mm) from the centerline of the vehicle space and its lower corner at, or lower side aligned with, the end of the parking space length.

### Suggested Text of Proposed Amendment

#### **11B-812 Electric vehicle charging stations**

...

**11B-812.9 Surface marking.** EVCS vehicle spaces shall provide surface marking stating “EV CHARGING ONLY” in letters 12 inches (305 mm) high minimum. The centerline of the text shall be a maximum of 6 inches (152 mm) from the centerline of the vehicle space and its lower corner at, or lower side aligned with, the end of the parking vehicle space length.

### Code Text if Adopted

#### **11B-812 Electric vehicle charging stations**

...

**11B-812.9 Surface marking.** EVCS vehicle spaces shall provide surface marking stating “EV CHARGING ONLY” in letters 12 inches (305 mm) high minimum. The centerline of the text shall be a maximum of 6 inches (152 mm) from the centerline of the vehicle space and its lower corner at, or lower side aligned with, the end of the vehicle space length.

### Rationale

DSA-AC is proposing to change the term “parking space” to “vehicle space” for consistency with the terms used in Section 11B-812.

### DSA Comments

N/A