# APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION

# JULY 14, 2020

# FINAL EXPRESS TERMS FOR PROPOSED BUILDING STANDARDS OF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGARDING THE 2019 CALIFORNIA BUILDING CODE, CHAPTER 11A,

# CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2

# (HCD 02/19)

The State agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

If using assistive technology, please adjust your settings to recognize underline, strikeout, italics and ellipsis.

## LEGEND for EXPRESS TERMS (Based on model codes - Parts 2, 2.5, 3, 4, 5, 9, 10)

* Model Code language appears upright
* Existing California amendments appear in *italic*
* Amended model code or new California amendments appear *underlined & italic*
* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*
* Ellipsis (...) indicate existing text remains unchanged

## FINAL EXPRESS TERMS

Item 1 HCD proposes to co-adopt the definition of “PUBLIC HOUSING.”

**Section 202 DEFINITIONS**

***PUBLIC HOUSING.******[DSA-AC, HCD 1-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.~~ 3. ~~Publically owned and/or operated~~ ~~homeless~~ Homeless shelters, group homes, halfway houses and similar social service establishments;*

*~~5.~~ 4. ~~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.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.

Item 2 HCD proposes to amend sections of 1112A, “CURB RAMPS ON ACCESSIBLE ROUTES,” as follows:

## CHAPTER 11A HOUSING ACCESSIBILITY

…

***SECTION 1112A CURBS RAMPS ON ACCESSIBLE ROUTES***

***1112A.4 Diagonal curb ramps.*** *If diagonal (or corner-type) curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a 48-inch (1219 mm) minimum clear space as shown in Figures 11A - 3A through 11A - 3~~M~~L. If diagonal curb ramps are provided at marked crossings, the 48-inch (1219 mm) clear space shall be within the markings (see Figures 11A - 3A through 11A - 3~~M~~L). If diagonal curb ramps have flared sides, they shall also have at least a 24-inch-long (610 mm) segment of straight curb located on each side of the curb ramp and within the marked crossing. See Figures 11A - 3A through 11A - 3~~M~~L.*

***1112A.5 Slope of curb ramps.*** *The slope of curb ramps shall not exceed 1 unit vertical to 12 units horizontal (8.33-percent slope) and shall lie, generally, in a single sloped plane. Transitions from ramps to walks, gutters or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1 unit vertical to 20 units horizontal (5-percent slope) within 4 feet (1219 mm) of the top and bottom of the curb ramp.*

*If a curb ramp is located where pedestrians must walk across the ramp, then it shall have flared sides; the maximum slope of the flare shall be 1 unit vertical in 10 units horizontal (10-percent slope). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp. See Figures 11A - 3A through 11A - 3~~M~~L.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.

Item 3 HCD proposes to amend section 1132A.7 “TYPE OF LOCK OR LATCH,” as follows:

***SECTION 1132A DOORS***

***1132A.7 Type of lock or latch.*** *The type of latch and lock required for all doors shall be in accordance with Section 1132A.8 and Chapter 10, Section ~~1008~~ 1010.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.

Item 4 HCD proposes to amend SECTION 1133A.2 “CLEAR FLOOR SPACE,” as follows:

***SECTION 1133A KITCHENS***

***1133A.2 Clear floor space.*** *Clear floor space at kitchens shall comply with the following:*

1. *through 3. (No change to text.)*
2. *The centerline of the 30-inch (762 mm) by 48-inch (1219 mm) clear floor space provided for parallel or forward approach shall be aligned with the centerline of the work ~~space~~ surface, appliance or fixture.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.

[This entire item was withdrawn by HCD at the July 14, 2020 commission meeting]

~~Item 5 HCD proposes to amend SECTION 1134A.6 “SHOWERS,” as follows:~~

***~~SECTION 1134A BATHING AND TOILET FACILITIES~~***

***~~1134A.6 Showers.~~*** *~~Showers required to be accessible shall comply with this section.~~*

1. ***~~Size.~~*** *~~When one or more shower stalls are provided within the same dwelling units, at least one shower stall shall comply with one of the following requirements.~~*
   1. *~~The shower stall shall measure at least 42 inches wide by 48 inches deep (1067 mm by 1219 mm) with an entrance opening of at least 36 inches (914 mm); or (No change to text.)~~*
   2. *~~The shower stall shall measure at least 30 inches deep by 60 inches wide (762 mm by 1524 mm) with an entrance opening of at least 60 inches (1524 mm). A water closet may project a maximum of 12 inches (305 mm) into the opening, provided that a minimum of 36 inches (914 mm) clear space is maintained between the water closet and the shower wall as illustrated in Figure 11A-9L or; (No change to text.)~~*
   3. *~~Transfer type shower stalls shall measure 36 inches by 36 inches (914 mm by 914 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36-inch (914 mm) wide minimum entry on the face of the shower stall; or~~*

*~~1.4 Other shower stall configurations shall measure at least 36 inches deep by 60 inches wide (914 mm by 1524 mm) with an entrance opening of at least 36 inches (914 mm) when a wall is installed on the opening side.~~* ***~~Slope.~~*** *~~(No change to text.)~~*

1. ***~~Floor space.~~*** *~~A clear maneuvering space at least 30 inches in width by 48 inches in length (762 mm by 1219 mm) shall be located outside the shower, flush and parallel to the control wall.  
   Transfer type shower stalls shall have a clear floor space of at least 36 inches in width by 48 inches in length (914 mm by 1219 mm) measured from the control wall.~~*
2. ***~~Reinforced walls for grab bars and seats.~~*** *~~Grab bar reinforcement shall be installed continuous in the walls of showers 32 inches to 38 inches (813 mm to 965 mm) above the floor. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height.  
     
   Glass-walled shower stalls shall provide reinforcement for installation of floor-mounted or ceiling-mounted grab bars. (No change to text.)  
     
   Seat reinforcement shall be installed in transfer type shower stalls to allow a seat to be installed that extends from the back wall to a point within 3 inches (76 mm) of the compartment entry. The top of the seat, if installed, shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum above the bathroom finish floor. The reinforcement shall be located on the wall opposite the controls and run the full width of the stall, starting at the floor, to a minimum height of 24 inches (610 mm).~~*
3. ***~~Thresholds.~~*** *~~(No change to text.)~~*
4. ***~~Shower controls.~~*** *~~Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds (22.2 N). Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs.   
     
   In transfer type shower stalls, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the future seat location 38 inches (965 mm) minimum and 48 inches (1219 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.~~*
5. ***~~Shower enclosures.~~*** *~~(No change to text.)~~*

**~~Notation:~~**

~~Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1.~~

~~Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.~~

Item 6 HCD proposes to amend SECTION 1136A, “ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS,” as follows:

***SECTION 1136A ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS***

***1136A.1 Receptacle heights.*** *Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches (1219 mm) measured from the top of the receptacle outlet box nor less than 15 inches (381 mm) measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet), receptacles shall be located within the reach ranges specified in Section 1138A.3. Physical barriers and obstructions shall not extend more than 25 inches (635 mm) from the wall beneath the receptacle. Countertops shall be allowed to extend 25 ½ inches (647.7 mm) from the wall beneath the receptacle.*

*Receptacle outlets that do not satisfy these specifications are acceptable provided that comparable receptacle outlets,* *that perform the same functions, are provided within the same area and are accessible. (No change to text.)*

***Exceptions:***

*1. through 4. (No change to text.)*

***1136A.2 Switch and control heights.*** *Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment shall be located no more than 48 inches (1219 mm) measured from the top of the outlet box nor less than 15 inches (381 mm) measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) switches and controls shall be located within the reach ranges specified in Section 1138A.3. Physical barriers or obstructions shall not extend more than 25 inches (635 mm) from the wall beneath a control or switch. Countertops shall be allowed to extend 25 ½ inches (647.7 mm) from the wall beneath a control or switch.*

*Switches and controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible. (No change to text.)*

***Exception:*** *Appliances (e.g,. kitchen stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance. (No change to text.)*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.