# APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION JANUARY18, 2022

# FINAL EXPRESS TERMS FOR PROPOSED BUILDING STANDARDS OF THE DIVISION OF THE STATE ARCHITECT (DSA-AC) REGARDING THE 2022 CALIFORNIA BUILDING CODE,

# CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2

# (DSA-AC 01/21)

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* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*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 2.01 Chapter 2 DEFINITIONS, Section 202 DEFINITIONS

***ACCESS AISLE. [DSA-AC]*** *An accessible ~~pedestrian~~ space adjacent to or between ~~parking~~ vehicle spaces that provides clearances in compliance with this code.*

**Notation:**

Authority: Government Code Section 4450.

Reference(s): Government Code Section 4450 through 4461 and Health and Safety Code Section 18949.1.

## Item 11B.01 Chapter 11B ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING, *DIVISION* 1: APPLICATION AND ADMINISTRATION, Section 11B-108

***11B-108 Maintenance of accessible features.*** *~~A public accommodation shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities.~~ Features, facilities and equipment required by Chapter 11B to be accessible to and useable by persons with disabilities shall be maintained in operable working condition. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted.*

**Notation:**

Authority: Government Code Section 4450.

Reference(s): Government Code Section 4450 through 4461 and Health and Safety Code Section 18949.1.

## Item 11B.02 Chapter 11B ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING, *DIVISION* 2: SCOPING, Section 11B-206.4

***11B*-206.4 Entrances.** Entrances shall be provided in accordance with Section *11B*-206.4. Entrance doors, doorways, and gates shall comply with Section *11B*-404 and shall be on an accessible route complying with Section 11B-402.

**Exceptions:**

1. ***Reserved.***
2. ***Reserved.***

***11B*-206.4.1 Entrances *~~and exterior ground floor exits~~.*** *All* entrances *~~and exterior ground-floor exits to buildings and facilities~~* shall comply with Section *11B*-404.

***~~Exceptions:~~***

1. *~~Exterior ground floor exits serving smoke-proof enclosures, stairwells, and exit doors serving stairs only shall not be required to comply with Section 11B-404.~~*
2. *~~Exits in excess of those required by Chapter 10, and which are more than 24 inches (610 mm) above grade shall not be required to comply with Section 11B-404. Directional signs shall comply with Chapter 10, Section 1009.10.~~*

**Notation:**

Authority: Government Code Section 4450.

Reference(s): Government Code Section 4450 through 4461 and Health and Safety Code Section 18949.1.

## Item 11B.03 Chapter 11B ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING, *DIVISION* 2: SCOPING, Section 11B-207

***11B-*207 Accessible means of egress**

***11B*-207.1 General.** Means of egress shall comply with *Chapter 10, Section 1009 and Section 11B-*207*.*

**Exceptions:**

1. Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.
2. Areas of refuge shall not be required in detention and correctional facilities.
3. *Accessible means of egress are not required to be provided in existing buildings.*
4. *Doors that provide access only to interior or exterior stairways shall not be required to comply with Section 11B-404.*
5. *Exits in excess of those required by Chapter 10, and which are more than 24 inches (610 mm) above grade shall not be required to comply with Section 11B-404 or be on an accessible route. Directional signs shall be provided in compliance with Chapter 10, Section 1009.10.*

**Notation:**

Authority: Government Code Section 4450.

Reference(s): Government Code Section 4450 through 4461 and Health and Safety Code Section 18949.1.

## Item 11B.04 Chapter 11B ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING, *DIVISION* 2: SCOPING, Section 11B-224.7

***11B-224.7 Housing at a place of education.*** *Housing at a place of education subject to this section shall comply with Sections 11B-224.1 through 11B-224.6 and 11B-806 for transient lodging guest rooms. For the purposes of the application of this section, the term “sleeping room” is interchangeable with “guest room” as used in the transient lodging standards.*

***Exception:*** *Housing facilities that are provided by or on behalf of a place of education, with residential dwelling units leased on a year round basis exclusively to graduate students or faculty, and that do not contain any public use or common use areas available for educational programming, are not subject to Section 11B-224 and shall comply with Section 11B-233.*

***11B-224.7.1 Multi-bedroom housing units with mobility features.*** *Multi-bedroom housing units containing accessible sleeping rooms with mobility features shall have an accessible route throughout the unit in compliance with Section 11B-809.2. Kitchens, when provided, within housing units containing accessible sleeping rooms with mobility features shall comply with Section 11B-804.*

***11B-224.7.2******~~Multi-bedroom housing units with adaptable features.~~ Accessible dwelling units with adaptable features.*** *~~Multi-bedroom housing~~ Accessible dwelling units with adaptable features shall be provided as required by Section 11B-233.3.1.2. The number of required ~~multi-bedroom housing~~ accessible dwelling units with adaptable features shall be reduced by the number of ~~multi-bedroom housing~~ units with mobility features required by Section 11B-224.2.*

**Notation:**

Authority: Government Code Section 4450.

Reference(s): Government Code Section 4450 through 4461 and Health and Safety Code Section 18949.1.