



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
 DSA Tracking Number: 1-1 (formerly 1A)  
 Date Reviewed: April 15, 2026  
 Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 2, Section 202 Definitions  
 Topic: Covered Educational Entity

## CURRENT CODE LANGUAGE

N/A

## SUGGESTED TEXT OF PROPOSED AMENDMENT

**EDUCATIONAL ENTITY IN RECEIPT OF FINANCIAL ASSISTANCE.** *Any college, university, or other postsecondary institution, or a public system of higher education, or a K-12 educational entity; system of career and technical education, or other school system; or any corporation, partnership, or other private organization including a sole proprietorship which is principally engaged in the business of providing education, any part of which is extended or receives state support or direct federal financial assistance including, but not limited to federal Pell Grants or work-study programs. For definition of state support see California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 2, Section 14020.*

## CODE TEXT IF ADOPTED

***EDUCATIONAL ENTITY IN RECEIPT OF FINANCIAL ASSISTANCE.*** *Any college, university, or other postsecondary institution, or a public system of higher education, or a K-12 educational entity; system of career and technical education, or other school system; or any corporation, partnership, or other private organization including a sole proprietorship which is principally engaged in the business of providing education, any part of which is extended or receives state support or direct federal financial assistance including, but not limited to federal Pell Grants or work-study programs. For definition of state support see California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 2, Section 14020.*

## STATEMENT OF REASONS

DSA proposes to add this definition to clarify scoping requirements in the CBC Chapter 11B for educational entities that must comply with the requirements for public housing, which includes some private educational entities. Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity in receipt of federal financial assistance. Federal financial assistance is defined broadly and includes grants, loans, contracts, or any other arrangements in the form of funds, services, or property interest. The

obligation for compliance to applicable federal accessibility standards extends to all programs and activities of the recipient and subrecipients.

Additionally, the State regulates the programs and activities of recipients of state support, also known as “covered entities”, in California Code of Regulations (CCR) Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 12, Section 14340, which requires that facilities that are constructed by, on behalf of, or for the use of a covered entity must be readily accessible to people with disabilities. Covered entities, under the definition found at Section 14020, are defined broadly and include but are not limited to the state and any state agency; any local agency or entity receiving state support; and any educational entity including private entities if they receive state support. California Code of Regulations (CCR) Title 2, Division 3, Part 2.8, Chapter 4, Section 12926.1 states: “The Legislature finds and declares as follows: (a) The law of this state in the area of disabilities provides protections independent from those in the federal Americans with Disabilities Act of 1990 (Public Law 100-336). Although the federal act provides a floor of protection, this state’s law has always, even prior to passage of the federal act, afforded additional protections.”

As California is a recipient of federal financial assistance, both public and private educational entities that receive state support are covered entities under both federal and state regulations. If these covered entities provide housing, their housing facilities are considered public housing for purposes of application of CBC Chapter 11B.

The Department of Housing and Urban Development (HUD) adopts the Uniform Federal Accessibility Standards (UFAS) as the standard for housing programs receiving federal financial assistance. HUD’s authority to adopt regulations for housing extends to all housing receiving federal financial assistance, not just housing funded through HUD itself. (Civil Rights Act of 1968, P.L. 90-284, Section 808 (a) and (d)). HUD has allowed the use of the Americans with Disabilities Act Standards (ADAS) as long as certain provisions in UFAS that provide greater accessibility are maintained. These specific provisions were noticed in the Federal Register; Vol. 79, No. 100; Friday, May 23, 2014; Rules and Regulations; 29671; Department of Housing and Urban Development; 24 CFR Part 8; Docket No. FR-5784-N-01, also known as the HUD Deeming Notice.

The United States Department of Justice has confirmed that where federal financial assistance from multiple sources is provided to a recipient, in this case the State, all subrecipients as covered entities must comply with the federal accessibility standard applicable to the facility. Therefore, if a covered entity provides housing, the default federal accessibility standards are those established by HUD, which are the 2010 Americans with Disabilities Act Standards in conjunction with the HUD Deeming Notice. Direct funding from HUD to the State’s subrecipient need not be established for compliance to apply.

Furthermore, court rulings have upheld that private educational entities in receipt of direct federal financial assistance must comply with Section 504 regulations. See *Bennett-Nelson v. Louisiana Board of Regents*, 431 F.3d. 448 (5th Cir. 2005) and *Grove City College v. Bell*, 465 U.S. 555, 104 S. Ct. 1211 (1984); a private college receiving federal Basic Educational Opportunity Grants was considered a recipient of federal financial assistance, and thus, compliance with Section 504 is required. When such educational entities provide housing, compliance with HUD’s accessibility standards is required.

This proposal is necessary to provide clarity of existing regulations and does not materially alter the substance or intent of the existing regulations and to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

## DSA COMMENTS

This item is related to Items 3-2, 14-1 and 4.1-1.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 1-2 (formerly 1B)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 2, Section 202 Definitions  
Topic: Housing at a Place of Education

### CURRENT CODE LANGUAGE

**HOUSING AT A PLACE OF EDUCATION.** *Housing operated by or on behalf of an elementary, secondary, undergraduate or postgraduate school, or other place of education, including dormitories, suites, apartments or other places of residence.*

### SUGGESTED TEXT OF PROPOSED AMENDMENT

**HOUSING AT A PLACE OF EDUCATION.** *Housing operated by or on behalf of an elementary, secondary, undergraduate or postgraduate school, or other place of education, including dormitories, suites, apartments or other places of residence. See also PUBLIC HOUSING and PLACE OF PUBLIC ACCOMMODATION.*

### CODE TEXT IF ADOPTED

**HOUSING AT A PLACE OF EDUCATION.** *Housing operated by or on behalf of an elementary, secondary, undergraduate or postgraduate school, or other place of education, including dormitories, suites, apartments or other places of residence. See also PUBLIC HOUSING and PLACE OF PUBLIC ACCOMMODATION.*

### STATEMENT OF REASONS

DSA is proposing this amendment to clarify Housing at a Place of Education, which may be both Public Housing and a Place of Public Accommodation, or if the educational entity is not an educational entity in receipt of financial assistance, is solely a place of public accommodation under the ADA. This aligns with the Americans with Disabilities Act (ADA) at 28 CFR Part 35, Section 35.151 (f) and Part 36, Section 36.406 (e) and also with California Code of Regulations (CCR) Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 12, Section 14020.

This proposal is necessary to provide clarity of existing regulations and does not materially alter the substance or intent of the existing regulations and to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

## DSA COMMENTS

This item is related to Items 2-1, 3-4 and 14-1.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 2-1 (formerly 2)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 2, Section 202 Definitions  
Topic: Place of Public Accommodation

### CURRENT CODE LANGUAGE

**PLACE OF PUBLIC ACCOMMODATION.** *A facility operated by a private entity whose operations affect commerce and fall within at least one of the following categories:*

- (1) *Place of lodging, ...*
- (2) *A restaurant, bar or ...*
- (3) *A motion picture house ...*
- (4) *An auditorium, convention center ...*
- (5) *A bakery, grocery store, ...*
- (6) *A laundromat, dry-cleaner, bank, barber shop, ...*
- (7) *A terminal, depot or ...*
- (8) *A museum, library, gallery or ...*
- (9) *A park, zoo, amusement park or ...*
- (10) *A nursery, elementary, secondary, undergraduate or post graduate private school, or other place of education;*
- (11) *A day-care center, senior citizen center, ...*
- (12) *A gymnasium, health spa ...*
- (13) *A religious facility;*
- (14) *An office building; and*
- (15) *A public curb or sidewalk.*

### SUGGESTED TEXT OF PROPOSED AMENDMENT

**PLACE OF PUBLIC ACCOMMODATION.** *A facility operated by a private entity whose operations affect commerce and fall within at least one of the following categories:*

- (1) *Place of lodging, ...*
- (2) *A restaurant, bar or ...*
- (3) *A motion picture house ...*
- (4) *An auditorium, convention center ...*
- (5) *A bakery, grocery store, ...*
- (6) *A laundromat, dry-cleaner, bank, barber shop, ...*
- (7) *A terminal, depot or ...*

- (8) *A museum, library, gallery or ...*
- (9) *A park, zoo, amusement park or ...*
- (10) *A nursery, elementary, secondary, undergraduate or post graduate private school, or other place of education; including housing facilities provided for students or employees;*
- (11) *A day-care center, senior citizen center, ...*
- (12) *A gymnasium, health spa ...*
- (13) *A religious facility;*
- (14) *An office building; and*
- (15) *A public curb or sidewalk.*

## **CODE TEXT IF ADOPTED**

**PLACE OF PUBLIC ACCOMMODATION.** *A facility operated by a private entity whose operations affect commerce and fall within at least one of the following categories:*

- (1) *Place of lodging, ...*
- (2) *A restaurant, bar or ...*
- (3) *A motion picture house ...*
- (4) *An auditorium, convention center ...*
- (5) *A bakery, grocery store, ...*
- (6) *A laundromat, dry-cleaner, bank, barber shop, ...*
- (7) *A terminal, depot or ...*
- (8) *A museum, library, gallery or ...*
- (9) *A park, zoo, amusement park or ...*
- (10) *A nursery, elementary, secondary, undergraduate or post graduate private school, or other place of education, including housing facilities provided for students or employees;*
- (11) *A day-care center, senior citizen center, ...*
- (12) *A gymnasium, health spa ...*
- (13) *A religious facility;*
- (14) *An office building; and*
- (15) *A public curb or sidewalk.*

## **STATEMENT OF REASONS**

DSA is proposing to amend the definition of PLACE OF PUBLIC ACCOMMODATION to include housing facilities that are provided by private educational entities. Housing offered by private educational entities is a public accommodation under the Americans with Disabilities Act (ADA) at 28 CFR Part 36, subpart D, Section 36.406 (e) and is subject to the requirements for residential facilities found in the ADA Standards (ADAS). Amending the language in the CBC to specifically include housing facilities provided by educational entities is needed to clarify the scoping requirements for such facilities in CBC Chapter 11B. Where such facilities are provided by an educational entity in receipt of financial assistance, such facilities are also public housing. See definition of PUBLIC HOUSING.

The United States Department of Justice (DOJ) analysis of 28 CFR Part 36, Section 36.406 (e) in the Guidance on the Standards for housing at a place of education (beginning at page 58) indicates the Departments of Justice and Education share responsibility for regulation and enforcement of the ADA in educational settings. The analysis additionally notes that residential housing, including housing in an educational setting, is also covered by the Fair Housing Act

(FHA), which requires newly constructed covered multifamily housing to include certain features of accessible and adaptable design.

Because the DOJ states that all facilities provided by the educational institution are public accommodations which requires compliance with the most restrictive requirements of the ADAS and FHA. DSA authority for public accommodations in GOV 4450, and by reference in HSC 19955, is more specific to housing at a place of education than HCD authority for residential occupancies, which is less restrictive and applies only to covered multifamily dwellings provided by private entities consistent with the FHA. Existing CBC Chapter 11B regulations already address compliance with the ADA and FHA. Furthermore, housing at a place of education may also be public housing if the education entity is in receipt of financial assistance which requires compliance with HUD's Deeming Notice. See Item 1-1 (formerly Item 1A).

This proposal is necessary to provide clarity of existing regulations and does not materially alter the substance or intent of the existing regulations and to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

## **DSA COMMENTS**

This item is related to Items 1-2 and 14-1.



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
 DSA Tracking Number: 3-1 (formerly 3A)  
 Date Reviewed: April 15, 2026  
 Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Chapter 2, Section 202 Definitions  
 Topic: Public Housing

## CURRENT CODE LANGUAGE

**PUBLIC HOUSING. [DSA-AC & HCD 1-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. ...
2. ...
3. *Homeless shelters, group homes, halfway houses and similar social service establishments;*
4. ...
5. ....

**Note:** ...

## SUGGESTED TEXT OF PROPOSED AMENDMENT

**PUBLIC HOUSING. [DSA-AC & HCD 1-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), and California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020, including but not limited to the following:*

1. ...
2. ...
3. *Homeless shelters, group homes, halfway houses and similar social service center establishments;*
4. (See ITEMS 3-2 and 3-3)
5. ... (See ITEM 3-4)

**Note: ...**

**CODE TEXT IF ADOPTED**

**PUBLIC HOUSING. [DSA-AC & HCD 1-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), and California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020, including but not limited to the following:*

- 1. ...
- 2. ...
- 3. *Homeless shelters, group homes, halfway houses and similar social service center establishments;*
- 4. ...
- 5. ...

**Note: ...**

**STATEMENT OF REASONS**

DSA is proposing to amend item number 3A in the listed examples to use the same terminology as proposed for the definition of SOCIAL SERVICE CENTER ESTABLISHMENT for consistency. This is consistent with federal regulations at 28 CFR Part 35, Section 35.151(e) and Part 36, Section 36.406(d) and California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020.

This proposal is necessary for clarity of existing regulations and does not materially alter the substance or intent of the existing regulations as permitted by Health and Safety Code 18942(2)(A).

**DSA COMMENTS**

This item is related to Items 4-1, 15-1 and 4.1-1.



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
 DSA Tracking Number: 3-2 (formerly 3B)  
 Date Reviewed: April 15, 2026  
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## APPLICABLE CODE

Applicable Code Section(s): CBC Chapter 2, Section 202 Definitions  
 Topic: Public Housing

## CURRENT CODE LANGUAGE

**PUBLIC HOUSING. [DSA-AC & HCD 1-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. ...
2. ...
3. ...
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. ...

**Note:** ...

## SUGGESTED TEXT OF PROPOSED AMENDMENT

**PUBLIC HOUSING. [DSA-AC & HCD 1-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), and California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020, including but not limited to the following:*

1. ...
2. ...
3. (See ITEM 3-1)
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. ... (See ITEM 3-4)

**Note: ...**

**CODE TEXT IF ADOPTED**

**PUBLIC HOUSING. [DSA-AC & HCD 1-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), and California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020, including but not limited to the following:*

- 1. ...
- 2. ...
- 3. ...
- 4.
- 5. ...

**Note: ...**

**STATEMENT OF REASONS**

DSA proposes to remove the language regarding transient lodging facilities from the definition of public housing. While public entities may operate facilities that are transient lodging, those facilities must meet the building standards for transient lodging and not for public housing. As definitions in the CBC are provided to facilitate code compliance with applicable regulations, and due to the clarifications adopted in the 2025 Triennial Code Cycle clarifying the requirements for transient lodging and public housing, removing transient lodging from the definition of public housing will lead to less confusion and greater compliance.

This proposal is necessary for clarity of existing regulations and does not materially alter the substance or intent of the existing regulations as permitted by Health and Safety Code 18942(2)(A).

**DSA COMMENTS**

This item is related to Items 3-1 and 3-3.



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
 DSA Tracking Number: 3-3 (formerly 3C)  
 Date Reviewed: April 15, 2026  
 Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Chapter 2, Section 202 Definitions  
 Topic: Public Housing

## CURRENT CODE LANGUAGE

**PUBLIC HOUSING. [DSA-AC & HCD 1-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. ...
2. ...
3. ...
4. ...
5. ...

**Note:** ...

## SUGGESTED TEXT OF PROPOSED AMENDMENT

**PUBLIC HOUSING. [DSA-AC & HCD 1-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), and California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020, including but not limited to the following:*

1. ...
2. ...
3. (See ITEM 3-1)
4. Employer-provided housing for an employee or an employee and their family members, either temporary or permanent, such as fire station dormitories.
5. ... (See ITEM 3-4)

## CODE TEXT IF ADOPTED

**PUBLIC HOUSING. [DSA-AC & HCD 1-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), and California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020, including but not limited to the following:*

1. ...
2. ...
3. ...
4. *Employer-provided housing for an employee or an employee and their family members, either temporary or permanent, such as fire station dormitories.*
5. ...

## STATEMENT OF REASONS

DSA is proposing to amend this definition to clarify that housing facilities that are provided by public entities for the use of employees, or for the use of the employee and their family, is public housing. DSA is often asked by stakeholders about facilities such as fire station dormitories, which are not expressly scoped but meet the definition of public housing, and providing this addition will lead to greater code compliance.

This proposal is necessary for clarity of existing regulations and does not materially alter the substance or intent of the existing regulations as permitted by Health and Safety Code 18942(2)(A).

## DSA COMMENTS

This item is related to Items 3-1 and 3-2.



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
 DSA Tracking Number: 3-4 (formerly 3D)  
 Date Reviewed: April 15, 2026  
 Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Chapter 2, Section 202 Definitions  
 Topic: Public Housing

## CURRENT CODE LANGUAGE

**PUBLIC HOUSING. [DSA-AC & HCD 1-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. ...
2. ...
3. ...
4. ...
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.*

## SUGGESTED TEXT OF PROPOSED AMENDMENT

**PUBLIC HOUSING. [DSA-AC & HCD 1-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), and California Code of Regulations Title 2, Division 4.1, Chapter 5,*

Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020, including but not limited to the following:

1. ...
2. ...
3. (See ITEM 3-1)
4. (See ITEMS 3-2 and 3-3)
5. Housing at a place of education, such as housing on or serving a public school, public college, or public university, or private educational entity in receipt of financial assistance. See EDUCATIONAL ENTITY IN RECEIPT OF FINANCIAL ASSISTANCE.

**Note:** A public entity's program to provide housing may include but is not limited to: housing provided by public housing authorities, the allocation of local, state or federal financial assistance, provided to educational entities, and to private entities through Community Development Block Grants and similar programs. Public housing programs require compliance with the Americans with Disabilities Act Standards and the HUD Deeming Notice, which covers HUD Section 504 regulations. Other housing programs such as Low Income Housing Tax Credits and the California Multifamily Housing Program, loan agreements and housing bonds are not public housing because they are financed by private investment; however, they must comply with the requirements of the Americans with Disabilities Act Standards because they are administered by public entities. Where multiple funding sources exist, compliance to the most stringent federal standard is required. 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 & HCD 1-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), and California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020, including but not limited to the following: including but not limited to the following:

1. ...
2. ...
3. ...
4. ...
5. Housing at a place of education, such as housing on or serving a public school, public college, public university, or private educational entity in receipt of financial assistance. See EDUCATIONAL ENTITY IN RECEIPT OF FINANCIAL ASSISTANCE.

**Note:** A public entity's program to provide housing may include but is not limited to housing provided by public housing authorities, the allocation of local, state or federal financial assistance provided to educational entities, and to private entities through Community Development Block Grants and similar programs. Public housing programs require compliance

*with the Americans with Disabilities Act Standards and the HUD Deeming Notice, which covers HUD Section 504 regulations. Other housing programs such as Low Income Housing Tax Credits and the California Multifamily Housing Program loan agreements and housing bonds are not public housing because they are financed by private investment; however, they must comply with the requirements of the Americans with Disabilities Act Standards because they are administered by public entities. Where multiple funding sources exist, compliance to the most stringent federal standard is required. 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.*

## **STATEMENT OF REASONS**

DSA is proposing to amend this definition to clarify that housing facilities that are provided by private educational entities in receipt of state support or direct federal financial assistance are public housing for the purposes of correct scoping and application of CBC Chapter 11B requirements. See Statement of Reasons for Item 1-1 (formerly Item 1A).

Additionally, amendments to the note clarifies for purposes of code application for CBC Chapter 11B:

- Public housing facilities requiring compliance with the ADA Standards, FHA, and the HUD Deeming Notice;
- Housing facilities provided by a private entity receiving assistance by a public entity administering a program financed by private investment requiring compliance with the Americans with Disabilities Act and FHA; or
- Public funding provided to private entities which target specific improvements for existing housing facilities or other objectives but are not a program that provides housing, and therefore compliance with CBC Chapter 11B is not applicable.

This proposal is necessary to align with minimum existing federal and state accessibility laws, standards, and regulations as permitted by Health and Safety Code 18942(2)(F).

## **DSA COMMENTS**

This item is related to Items 1-1, 3-2, and 14-1.



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
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 Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 2, Section 202 Definitions  
 Topic: Social Service Center Establishments

## CURRENT CODE LANGUAGE

N/A

## SUGGESTED TEXT OF PROPOSED AMENDMENT

**SOCIAL SERVICE CENTER ESTABLISHMENT.** *A facility that provides one or more social services such as counseling, welfare, referrals, refugee, disaster, temporary relief, non-medical care, meals, or transportation and may provide short or long-term sleeping accommodations or housing. Social service center establishments include, but are not limited to, group homes, halfway houses, shelters or similar facilities.*

## CODE TEXT IF ADOPTED

**SOCIAL SERVICE CENTER ESTABLISHMENT.** A facility that provides one or more social services such as counseling, welfare, referrals, refugee, disaster, temporary relief, non-medical care, meals, or transportation and may provide short or long-term sleeping accommodations or housing. Social service center establishments include, but are not limited to, group homes, halfway houses, shelters or similar facilities.

## STATEMENT OF REASONS

DSA has received requests from multiple code users and stakeholders asking for clarity between transient lodging, public housing, certain long-term licensed care facilities, and social service center establishments. While a brief definition of social service center establishments is presently provided in CBC Section 11B-224.8, removing text from that section, moving it to a new definition in Chapter 2, and providing more descriptive text in the definition supported in federal ADA regulations, will further clarify application of the requirements of Chapter 11B to these types of facilities. DSA also proposes to relocate the scoping section for social service center establishments from the section covering transient lodging at Section 11B-224 to the more appropriate location covering residential facilities at Section 11B-233.

The proposed definition clarifies that social service center establishments provide additional resources beyond housing, which may include either short-term or long-term stays or a

combination of both. Social service center establishments may be provided by municipal entities, by charitable organizations, or by commercial entities.

This proposal is necessary for clarity of existing regulations and does not materially alter the substance or intent of the existing regulations as permitted by Health and Safety Code 18942(2)(A).

**DSA COMMENTS**

This item is related to Items 3-1, 15-1 and 4.1-1.



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
 DSA Tracking Number: 4.1-1 [Added Post CAC]  
 Date Reviewed: April 15, 2026  
 Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-106.5  
 Topic: Additional Defined Terms

## CURRENT CODE LANGUAGE

11B-106.5 Defined Terms...

*ACCESS AISLE*

...

*DRIVEWAY*

...

*SLEEPING ACCOMODATIONS*

...

## SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-106.5 Defined Terms...

*ACCESS AISLE*

...

*DRIVEWAY*

*EDUCATIONAL ENTITY IN RECEIPT OF FINANCIAL ASSISTANCE*

...

*SLEEPING ACCOMODATIONS*

*SOCIAL SERVICE CENTER ESTABLISHMENT*

...

## CODE TEXT IF ADOPTED

11B-106.5 Defined Terms...

*ACCESS AISLE*

...

**DRIVEWAY**

**EDUCATIONAL ENTITY IN RECEIPT OF FINANCIAL ASSISTANCE**

...

**SLEEPING ACCOMODATIONS**

**SOCIAL SERVICE CENTER ESTABLISHMENT**

...

### **STATEMENT OF REASONS**

This proposal adds two defined terms to Section 11B 106.5 that are proposed to be added to Chapter 2, Section 202 Definitions in Items 1A and 4.

This proposal is necessary to provide clarity of existing regulations and does not materially alter the substance or intent of the existing regulations and is necessary to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

### **DSA COMMENTS**

This item is related to Items 1-1 and 4-1.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 5-1 (formerly 5)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-202.4  
Topic: Path of Travel Requirements in Housing

### CURRENT CODE LANGUAGE

***11B-202.4 Path of travel requirements in alterations, additions and structural repairs. ...***

***Exceptions:***

1. Residential dwelling units shall comply with Section 11B-233.3.4.2.
2. ...

### SUGGESTED TEXT OF PROPOSED AMENDMENT

***11B-202.4 Path of travel requirements in alterations, additions and structural repairs. ...***

***Exceptions:***

1. Residential dwelling units shall comply with Section 11B-233.3.4.2. Additions or alterations to public housing facilities shall comply with Sections 11B-233.2 and 11B-233.3. Additions or alterations to facilities with residential dwelling units that are not public housing shall comply with 11B-233.3.
2. ...

### CODE TEXT IF ADOPTED

***11B-202.4 Path of travel requirements in alterations, additions and structural repairs. ...***

***Exceptions:***

1. *Additions or alterations to public housing facilities shall comply with Sections 11B-233.2 and 11B-233.3. Additions or alterations to facilities with residential dwelling units that are not public housing shall comply with 11B-233.3.*
2. ...

### STATEMENT OF REASONS

Presently, CBC 11B-202.4 is materially different than the requirements in the 2010 ADAS Section 202.4 because California has more restrictive requirements for path of travel improvements. Under the 2010 ADAS, alterations and additions to residential facilities have

specific requirements in Section 233.3 and 233.4. In the exception, the CBC Chapter 11B regulations reference only to Section 11B-233.3.4.2 which are specific requirements for alterations to residential dwelling units with adaptable features. With this rulemaking, DSA is providing reference for additions or alterations to public housing facilities and for additions or alterations to residential facilities that are not public housing. See Items 16-1.1 through 16-10.5 (formerly 16A and 16B).

This proposal is necessary to align with minimum existing federal and state accessibility laws, standards, and regulations as permitted by Health and Safety Code 18942(2)(F).

**DSA COMMENTS**

This item is related to Items 16-1.1 through 16-10.5.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 6-1 (formerly 6 (23-052))  
Date Reviewed: April 15, 2026  
Status: Withdrawn

### APPLICABLE CODE

N/A

### CURRENT CODE LANGUAGE

N/A

### SUGGESTED TEXT OF PROPOSED AMENDMENT

N/A

### CODE TEXT IF ADOPTED

N/A

### STATEMENT OF REASONS

N/A

### DSA COMMENTS

N/A

## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 7-1 (formerly 7 (24-007))  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

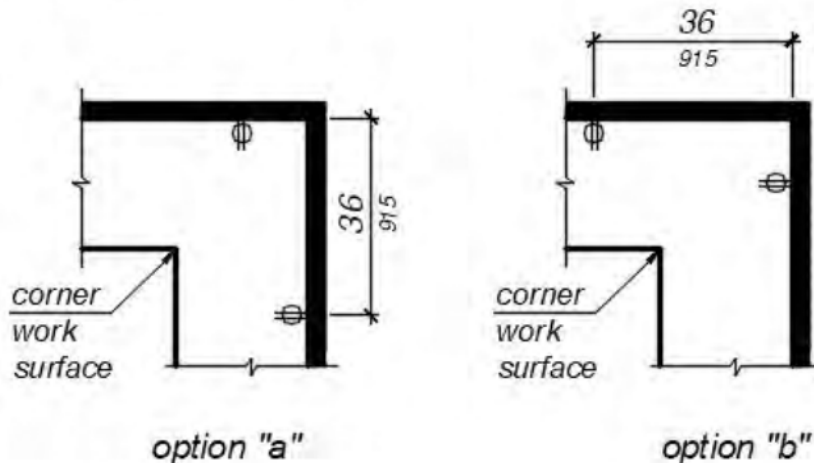
Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-205.1, Exception 9  
Topic: Corner Receptacles

### 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. ...
9. *In residential dwelling units with mobility features where receptacles are provided in a kitchen at a corner work surface, one receptacle shall be located 36 inches (915 mm) from either wall at the inside corner.*



**FIGURE 11B-205.1 Ex. 9  
ELECTRICAL RECEPTACLES AT CORNER WORKSURFACES**

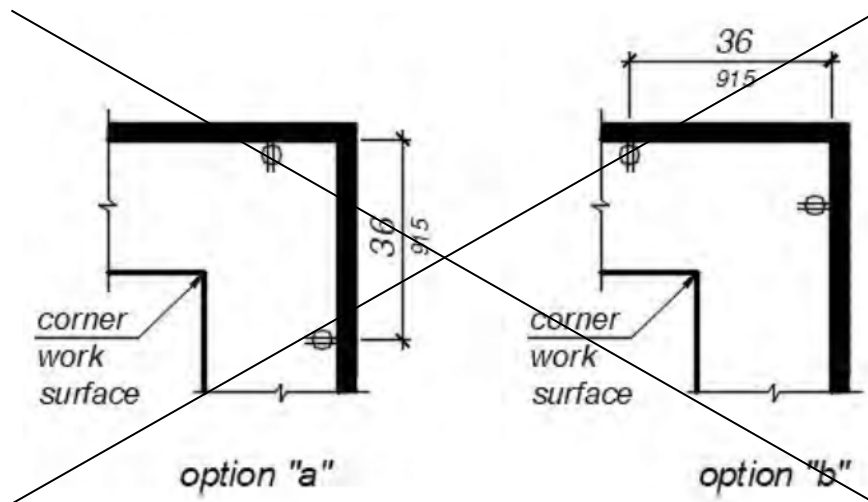
## SUGGESTED TEXT OF PROPOSED AMENDMENT

**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. ...

~~9. In residential dwelling units with mobility features where receptacles are provided in a kitchen at a corner work surface, one receptacle shall be located 36 inches (915 mm) from either wall at the inside corner.~~



**FIGURE 11B-205.1 Ex. 9**  
**~~ELECTRICAL RECEPTACLES AT CORNER WORKSURFACES~~**

## 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. ...

## STATEMENT OF REASONS

DSA is proposing to relocate the technical requirements for electrical receptacles at corner work surfaces in residential dwelling units with mobility features from scoping Section 11B-205.1, Exception 9 to the more appropriate technical Section 11B-308, adjacent to the reach range requirements for electrical switches and electrical receptacle outlets.

Locating the requirements in the appropriate code section will avoid duplicative building standards and prevent potential confusion and misinterpretation by design professionals and code users.

This proposal is necessary for clarity of existing regulations and does not materially alter the substance or intent of the existing regulations as permitted by Health and Safety Code 18942(2)(A).

### **DSA COMMENTS**

This item is related to Item 19-1 and 22-1 through 22-6.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 8-1, 8-2 (formerly 8 (23-052))  
Date Reviewed: April 15, 2026  
Status: Withdrawn

### APPLICABLE CODE

N/A

### CURRENT CODE LANGUAGE

N/A

### SUGGESTED TEXT OF PROPOSED AMENDMENT

N/A

### CODE TEXT IF ADOPTED

N/A

### STATEMENT OF REASONS

N/A

### DSA COMMENTS

N/A



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 9-1 (formerly 9 (23-052))  
Date Reviewed: April 15, 2026  
Status: Withdrawn

### APPLICABLE CODE

N/A

### CURRENT CODE LANGUAGE

N/A

### SUGGESTED TEXT OF PROPOSED AMENDMENT

N/A

### CODE TEXT IF ADOPTED

N/A

### STATEMENT OF REASONS

N/A

### DSA COMMENTS

N/A



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 10-1 (formerly 10A)  
Date Reviewed: April 15, 2026  
Status: Withdrawn

### APPLICABLE CODE

N/A

### CURRENT CODE LANGUAGE

N/A

### SUGGESTED TEXT OF PROPOSED AMENDMENT

N/A

### CODE TEXT IF ADOPTED

N/A

### STATEMENT OF REASONS

N/A

### DSA COMMENTS

N/A



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 10-2 (formerly 10B)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-206.2.8, Exceptions  
Topic: Employee Work Areas

### CURRENT CODE LANGUAGE

#### 11B-206.2.8 Employee work areas. ...

**Exceptions:**

1. *Reserved.*
2. Common use circulation paths located within employee work areas that are an integral component of work area equipment shall not be required to comply with *Section 11B-402.*
3. Common use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to comply with *Section 11B-402.*

### SUGGESTED TEXT OF PROPOSED AMENDMENT

#### 11B-206.2.8 Employee work areas. ...

**Exceptions:**

1. *Reserved.*
2. *In facilities that are not public housing, common* ~~Common~~-use circulation paths located within employee work areas that are an integral component of work area equipment shall not be required to comply with *Section 11B-402.*
3. *In facilities that are not public housing, common* ~~Common~~-use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to comply with *Section 11B-402.*

### CODE TEXT IF ADOPTED

#### 11B-206.2.8 Employee work areas. ...

**Exceptions:**

1. *Reserved.*
2. *In facilities that are not public housing, common use circulation paths located within employee work areas that are an integral component of work area equipment shall not be required to comply with Section 11B-402.*

3. *In facilities that are not public housing*, common use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to comply with *Section 11B-402*.

## **STATEMENT OF REASONS**

DSA proposes to clarify that exceptions 2 and 3 are allowed only in buildings or facilities that are not public housing. See also the statement of reasons for Items 16-1.1 through 16-10.5. (formerly 16A and B).

HUD has allowed the use of the Americans with Disabilities Act Standards (ADAS) as long as certain provisions in UFAS that provide greater accessibility are maintained. These specific provisions were noticed in the Federal Register; Vol. 79, No. 100; Friday, May 23, 2014; Rules and Regulations; 29671; Department of Housing and Urban Development; 24 CFR Part 8; Docket No. FR-5784-N-01: The 2010 Americans with Disabilities Act Standards (ADAS) Sections 203.9, 206.2.8, 403.5 exc., and 405.8 exc. are not deemed as equivalent to the Uniform Federal Accessibility Standards (Deeming Notice):

*“The 2010 Standards require a more limited level of access within employee work areas in ADA-covered facilities than UFAS, which requires employee work areas to be fully accessible. As stated above, the Department has no authority to allow the use of an alternative standard that may reduce accessibility for individuals with disabilities without notice and comment rulemaking. For this reason, HUD is not permitting use of the aforementioned sections of the 2010 Standards for employee work areas.”*

This proposal is necessary to align with minimum existing federal and state accessibility laws, standards, and regulations as permitted by Health and Safety Code 18942(2)(F).

## **DSA COMMENTS**

This item is related to items 16-1.1 through 16-10.5. (formerly 16A and B) and 20-1.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 11-1, 11-2 (formerly 11 (23-052))  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-214  
Topic: Washing Machines and Clothes Dryers

### CURRENT CODE LANGUAGE

#### **11B-214 Washing machines and clothes dryers**

##### **11B-214.1 General. ...**

**11B-214.2 Washing machines.** Where three or fewer washing machines are provided, at least one shall comply with *Section 11B-611*. Where more than three washing machines are provided, at least two shall comply with *Section 11B-611*.

**11B-214.3 Clothes dryers.** Where three or fewer clothes dryers are provided, at least one shall comply with *Section 11B-611*. Where more than three clothes dryers are provided, at least two shall comply with *Section 11B-611*.

### SUGGESTED TEXT OF PROPOSED AMENDMENT

#### **11B-214 Washing machines and clothes dryers**

##### **11B-214.1 General. ...**

**11B-214.2 Washing machines.** Where three or fewer washing machines are provided, at least one shall comply with *Section 11B-611*. Where more than three washing machines are provided, at least two shall comply with *Section 11B-611*.

**Exception:** Public housing facilities shall comply with Section 11B-233.2.3.

**11B-214.3 Clothes dryers.** Where three or fewer clothes dryers are provided, at least one shall comply with *Section 11B-611*. Where more than three clothes dryers are provided, at least two shall comply with *Section 11B-611*.

**Exception:** Public housing facilities shall comply with Section 11B-233.2.3.

### CODE TEXT IF ADOPTED

#### **11B-214 Washing machines and clothes dryers**

##### **11B-214.1 General. ...**

**11B-214.2 Washing machines.** Where three or fewer washing machines are provided, at least one shall comply with *Section 11B-611*. Where more than three washing machines are provided, at least two shall comply with *Section 11B-611*.

*Exception: Public housing facilities shall comply with Section 11B-233.2.3.*

**11B-214.3 Clothes dryers.** Where three or fewer clothes dryers are provided, at least one shall comply with *Section 11B-611*. Where more than three clothes dryers are provided, at least two shall comply with *Section 11B-611*.

*Exception: Public housing facilities shall comply with Section 11B-233.2.3.*

## **STATEMENT OF REASONS**

DSA proposes to add an exception to the requirements for washing machines and clothes dryers that points code users to the requirements for this equipment when provided in public housing facilities. See also the statement of reasons for items 16-1.1 through 16-10.5. (formerly 16A and B).

This proposal is necessary to align with minimum existing federal and state accessibility laws, standards, and regulations as permitted by Health and Safety Code 18942(2)(F).

## **DSA COMMENTS**

This item is related to Item 16-1.1 through 16-10.5.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 12-1 (formerly 12 (23-052))  
Date Reviewed: April 15, 2026  
Status: Withdrawn

### APPLICABLE CODE

N/A

### CURRENT CODE LANGUAGE

N/A

### SUGGESTED TEXT OF PROPOSED AMENDMENT

N/A

### CODE TEXT IF ADOPTED

N/A

### STATEMENT OF REASONS

N/A

### DSA COMMENTS

N/A



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
 DSA Tracking Number: 13-1 (formerly 13)  
 Date Reviewed: April 15, 2026  
 Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 2, Section 11B-223.2.3  
 Topic: On-call Rooms in Medical Facilities

## CURRENT CODE LANGUAGE

**11B-223.2.3 On-call rooms.** *Where physician or staff on-call sleeping rooms are provided, at least 10 percent, but no fewer than one, of the on-call rooms shall provide mobility features complying with Sections 11B-806.2.3, 11B-806.2.4 and 11B-806.2.6.*

## SUGGESTED TEXT OF PROPOSED AMENDMENT

**11B-223.2.3 On-call rooms.** *Where physician or staff on-call sleeping rooms are provided, at least 10 percent, but no fewer than one, of the on-call rooms shall provide mobility features complying with Sections ~~11B-806.2.3, 11B-806.2.4 and 11B-806.2.6.~~ 11B-805.2.*

## CODE TEXT IF ADOPTED

**11B-223.2.3 On-call rooms.** *Where physician or staff on-call sleeping rooms are provided, at least 10 percent, but no fewer than one, of the on-call rooms shall provide mobility features complying with Section 11B-805.2.*

## STATEMENT OF REASONS

DSA proposes this change to provide conformity with the federal requirements for medical care facilities at the request of the California Department of Health Care Access and Information (HCAI).

Medical care facilities, which include sleeping rooms used only by on-call staff, are specifically excluded from the definitions of transient lodging provided at Chapter 1, Section 106 of the 2010 Americans with Disabilities Act Standards (ADAS) and Chapter 2, Section 202 of the CBC. This proposal removes the reference to Sections 11B-806.2.3, 11B-806.2.4, and 11B-806.2.6 which are transient lodging requirements, and adds a reference to Section 11B-805.2, the technical requirements applicable to medical care facilities. The current reference to Sections 11B-806 was an error in previous rulemaking and implied that hospitals were to meet transient lodging requirements even though they are not transient lodging facilities by the definition in Chapter 2. This proposal also removes the requirements for transient lodging facilities for a personal lift device clear floor space found at Section 11B-806.2.3.1 and for

vanity counter space at Section 11B-806.2.4.1, which are intended to be applicable only to transient lodging facilities and not to medical care facilities.

This proposal is necessary to provide clarity of existing regulations and does not materially alter the substance or intent of the existing regulations and to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

## **DSA COMMENTS**

This item is related to Item 21-1.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 13.1-1 [Added Post CAC]  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-224  
Topic: Revised Title of Section 11B-224

### CURRENT CODE LANGUAGE

***SECTION 11B-224 – TRANSIENT LODGING GUEST ROOMS, HOUSING  
AT A PLACE OF EDUCATION AND SOCIAL CENTER ESTABLISHMENTS***

...

### SUGGESTED TEXT OF PROPOSED AMENDMENT

***SECTION 11B-224 – TRANSIENT LODGING GUEST ROOMS, ~~HOUSING~~  
~~AT A PLACE OF EDUCATION AND SOCIAL CENTER ESTABLISHMENT~~***

...

### CODE TEXT IF ADOPTED

***SECTION 11B-224 – TRANSIENT LODGING GUEST ROOMS***

...

### STATEMENT OF REASONS

This proposal is necessary to change the (non-regulatory) title of Section 11B-224 because DSA is proposing the relocation of code provisions for Housing at a Place of Education and Social Center Establishments from Section 11B-224 to 11B-233 in Items 14 and 15, respectively.

This proposal is necessary to provide clarity of existing regulations and does not materially alter the substance or intent of the existing regulations and to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

### DSA COMMENTS

This proposal is substantially related to Items 14-1 and 15-1.



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
 DSA Tracking Number: 14-1 (formerly 14)  
 Date Reviewed: April 15, 2026  
 Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Sections 11B-224.7 and 11B-233.4  
 Topic: Housing at a Place of Education

## CURRENT CODE LANGUAGE

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

## SUGGESTED TEXT OF PROPOSED AMENDMENT

~~**11B-233.4224.7 Housing at a place of education.** *Housing at a place of education subject to this section shall comply with this section. 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.*~~

**11B-233.4.1. Housing at a place of education as public housing.** *Housing at a place of education as public housing shall comply with Sections 11B-233.2 and 11B-233.3.*

Sleeping rooms with mobility features shall comply with Sections 11B-224.1 through 11B-224.6, and Section 11B-806 for transient lodging guest rooms.

**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-806.

**11B-233.4.2 Housing provided by an educational entity that is not an educational entity in receipt of financial assistance.** Housing provided by an educational entity that is not in receipt of financial assistance shall comply with Section 11B-233.3. Sleeping rooms with mobility features shall comply with Sections 11B-224.1 through 11B-224.6, and Section 11B-806 for transient lodging guest rooms.

**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-806.

**11B-233.4.3**~~224.7.1~~ **Multibedroom housing units with mobility features.** Multibedroom 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 Accessible dwelling units with adaptable features.** Accessible dwelling units with adaptable features shall be provided as required by Section 11B-233.3.1.2. The number of required accessible dwelling units with adaptable features shall be reduced by the number of units with mobility features required by Section 11B-224.2.~~

## CODE TEXT IF ADOPTED

**11B-233.4 Housing at a place of education.** Housing at a place of education shall comply with this section. 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.

**11B-233.4.1. Housing at a place of education as public housing.** Housing at a place of education as public housing shall comply with Sections 11B-233.2 and 11B-233.3. Sleeping rooms with mobility features shall comply with Sections 11B-224.1 through 11B-224.6, and Section 11B-806 for transient lodging guest rooms.

**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 11B-806.

**11B-233.4.2 Housing provided by an educational entity that is not an educational entity in receipt of financial assistance.** Housing provided by an educational entity that is not in receipt of financial assistance shall comply with Section 11B-233.3. Sleeping rooms with mobility features shall comply with Sections 11B-224.1 through 11B-224.6, and Section 11B-806 for transient lodging guest rooms.

**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 11B-806.*

**11B-233.4.3 Multibedroom housing units with mobility features.** *Multibedroom 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.*

## STATEMENT OF REASONS

DSA proposes to move the requirements for housing at a place of education out of the section covering transient lodging at Section 11B-224 and into the section for residential facilities at Section 11B-233. DSA also proposes to amend this section to clarify the appropriate CBC citations and remove unneeded references to transient lodging facilities.

By moving housing at a place of education to Section 11B-233.4, Section 11B-224.7.2 is no longer needed, as is proposed to be removed for clarity.

This proposal is necessary to provide clarity of existing regulations and does not materially alter the substance or intent of the existing regulations and is to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

## DSA COMMENTS

This item is related to Items 1-1, 2-1, 3-4, and Items 16-1.1 through 16-10.5.



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:  
DSA Tracking Number: 15-1 (formerly 15)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Sections 11B-224.8 and 11B-233.5  
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 Section 11B-233.3.*

**11B-224.8.1 More than 25-bed sleeping rooms.** *In sleeping rooms with more than 25 beds, a minimum of 5 percent of the beds shall have clear floor space complying with Section 11B-806.2.3.*

**11B-224.8.2 More than 50-bed facilities.** *Facilities with more than 50 beds that provide common use bathing facilities shall provide at least one roll-in shower with a seat that complies with Section 11B-608. When separate shower facilities are provided for men and women, at least one roll-in shower shall be provided for each group.*

## SUGGESTED TEXT OF PROPOSED AMENDMENT

**11B-~~233.5~~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.*~~ *Social service center establishments as public housing shall comply with Section 11B-233.2 and 11B-233.3. All other social service center establishments that provide either temporary sleeping accommodations or residential dwelling units shall comply with 11B-233.3.*

**11B-~~233.5~~224.8.1 More than 25-bed sleeping rooms.** *In sleeping rooms with more than 25 beds, a minimum of 5 percent of the beds shall have clear floor space complying with Section 11B-806.2.3.*

**11B-~~233.5~~224.8.2 More than 50-bed facilities.** *Facilities with more than 50 beds that provide common use bathing facilities shall provide at least one roll-in shower with a seat that complies with Section 11B-608. When separate shower facilities are provided for men and women, at least one roll-in shower shall be provided for each group.*

## CODE TEXT IF ADOPTED

**11B-233.5 Social service center establishments.** *Social service center establishments as public housing shall comply with Section 11B-233.2 and 11B-233.3. All other social service center establishments that provide either temporary sleeping accommodations or residential dwelling units shall comply with 11B-233.3.*

**11B-233.5.1 More than 25-bed sleeping rooms.** *In sleeping rooms with more than 25 beds, a minimum of 5 percent of the beds shall have clear floor space complying with Section 11B-806.2.3.*

**11B-233.5.2 More than 50-bed facilities.** *Facilities with more than 50 beds that provide common use bathing facilities shall provide at least one roll-in shower with a seat that complies with Section 11B-608. When separate shower facilities are provided for men and women, at least one roll-in shower shall be provided for each group.*

## STATEMENT OF REASONS

DSA proposes to relocate the scoping section for social service center establishments from the section covering transient lodging at Section 11B-224 to the more appropriate location covering residential facilities at Section 11B-233. DSA is also proposing to remove the social service center establishments descriptive language from the scoping section to a formal definition at Chapter 2. See Item 4.

Social service center establishments may be provided by public entities, by charitable organizations, or by commercial entities. Social service center establishments are required to comply with the ADA Standards, FHA, and HUD Deeming Notice if they meet the definition of public housing, or the ADA Standards and FHA if they are a privately owned place of public accommodation.

This proposal aligns with the requirements of the Americans with Disabilities Act (ADA), 28 CFR Part 35.151(e) (Title II) and 28 CFR Part 36 Subpart D, Section 36.406(d) (Title III), the requirements found in HUD's federal regulations at Title 24, Section 982.4, and California Code of Regulations Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 1, Section 14000 and Article 2, Section 14020,

This proposal is necessary to provide clarity of existing regulations and does not materially alter the substance or intent of the existing regulations and to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

## DSA COMMENTS

This item is related to Items 3-1, 4-1 and 4.1-1.



# DSA CODE AMENDMENT DEVELOPMENT

## TRACKING

Date Received:

DSA Tracking Number: ITEMS 16-1.1, 16-1.2, 16-1.3, 16-1.4, 16-1.5, 16-1.6, 16-1.7, 16-1, 16-2, 16-3, 16-4, 16-5, 16-5.1, 16-6, 16-6.1, 16-6.2, 16-7, 16-8, 16-9, 16-10, 16-10.1, 16-10.2, 16-10.3, 16-10.4, 16-10.5 (formerly ITEMS 16A and 16B)

Date Reviewed: April 15, 2026

Status: 45-Day Public Comment

## APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-233.1 and 11B-233.2

Topic: Residential Facilities

## CURRENT CODE LANGUAGE

### SECTION 11B-233 PUBLIC HOUSING FACILITIES

**11B-233.1 General.** *Public housing facilities with residential dwelling units shall comply with Section 11B-233. See Chapter 2, Section 202 of this code for the definition of Public Housing.*

**11B-233.2 Reserved.**

**11B-233.3 Public housing facilities. ...**

**11B-233.3.1 Minimum number: new construction. ...**

**11B-233.3.2 Residential dwelling units for sale. ...**

**11B-233.3.3 Additions. ...**

**11B-233.3.4 Alterations. ...**

**11B-233.3.5 Dispersion. ...**

**11B-233.3.6 Graduate student and faculty housing at a place of education. ...**

## SUGGESTED TEXT OF PROPOSED AMENDMENT

### SECTION 11B-233—PUBLIC HOUSING RESIDENTIAL FACILITIES

**11B-233.1 General.** *Public housing facilities with residential dwelling units shall comply with Section 11B-233.2 through 11B-233.5. Residential facilities that are not public housing, shall comply with Sections 11B-233.3 through 11B-233.5. See Chapter 2, Section 202 of this code for the definition of Public Housing.*

**11B-233.2 Reserved. Public housing facilities.** *Public housing facilities shall comply with this section and Section 11B-233.3.*

**11B-233.2.1 Accessible routes.** *Public housing facilities shall provide accessible routes as required by Section 11B-206. Section 11B-206.2.1 exception 2 and the exception at Section 11B-206.2.2 shall not be permitted.*

**11B-233.2.2 Common Use Areas.** *Public housing facilities permitted to use Section 11B-206.2.3, Exception 4 shall provide common use areas on the ground floor with amenities equal to those on upper floors.*

**11B-233.2.3 Fire alarm systems.** *Public housing facilities are not permitted to use the exception at Section 11B-215.1.*

**11B-233.2.4 Washing Machines and Clothes Dryers.** *Washing machines and clothes dryers provided in common use areas shall be front loading and shall comply with Section 11B-611.*

**11B-233.2.5 Additions.** *Additions shall comply with Sections 11B-202.2, 11B-233.3.3 and this section.*

**11B-233.2.5.1 Entrances.** *Where an addition to an existing building does not provide an entrance, at least one entrance in the existing building shall comply with Section 11B-206.4.*

**11B-233.2.5.2 Accessible route.** *Where an addition to an existing building uses an existing entrance, at least one accessible route complying with Section 11B-206 shall be provided from site arrival points to the entrance, from the entrance to the addition, and shall connect all rooms, spaces and elements of the addition required to be accessible by this chapter.*

**11B-233.2.5.3 Toilet and bathing facilities.** *Where a public or common use toilet facility is provided in the existing building but not in the addition, at least one toilet facility in the existing building shall comply with Section 11B-213 and shall provide an accessible route complying with Section 11B-206 from the toilet facility to the addition. Where a public or common use bathing facility is provided in the existing building but not in the addition, at least one bathing facility in the existing building shall comply with Section 11B-213 and shall provide an accessible route complying with Section 11B-206 from the bathing facility to the addition.*

**11B-233.2.5.4 Elements, spaces, and common use areas.** *Where elements, spaces, or common use areas are provided in the existing building and equivalent elements, spaces or common use areas are not provided in the addition, at least one of each type of element, space, or common use area in the existing building shall be accessible in compliance with this chapter.*

**11B-233.2.6 Alterations.** *Alterations shall comply with Sections 11B-202.3, 11B-233.3.4 and this section.*

**11B-233.2.6.1 Substantial Facility Alterations.** *A facility is substantially altered when the adjusted construction cost, as defined, of alterations to facilities containing 15 or more dwelling units exceeds 50% of either the facility replacement value, fair market value or assessed value, whichever value is least.*

**11B-233.2.6.1.1 Residential dwelling units.** *Residential dwelling units complying with Sections 11B-233.3.1 shall be provided.*

**Exception:** *Housing at a place of education shall comply with*

Section 11B-233.4.

**11B-233.2.6.1.2 Accessible Route.** At least one accessible route to each altered floor and altered area shall be provided and shall comply with Section 11B-206.

**11B-233.2.6.1.3 Entrances.** At least one entrance in a building shall comply with Section 11B-404.

**11B-233.2.6.1.4 Toilet facilities.** Where common use toilet facilities are provided in substantially altered buildings, a minimum of one toilet facility shall comply with Section 11B-213. Where multiple floors with common use toilet facilities are substantially altered, each floor shall provide a toilet facility complying with Section 11B-213.

**11B-233.2.6.1.5 Bathing facilities.** Where common use bathing facilities are provided in substantially altered buildings, a minimum of one common use bathing facility shall comply with Section 11B-213. Where multiple floors with common use bathing facilities are substantially altered, each floor shall provide a common use bathing facility complying with Section 11B-213.

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

**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:** Where facilities contain 15 or fewer residential dwelling units, the requirements of Sections 11B-233.3.1.1 and 11B-233.3.1.3 shall apply to the total number of residential dwelling units that are constructed under a single contract, or are developed as a whole, whether or not located on a common site.

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

**Exception:** Housing at a place of education shall comply with Section 11B-233.4 and shall be on an accessible route as required by Section 11B-206.

**11B-233.3.1.2 Residential dwelling units with adaptable features.** ... [See Item 17-1 for proposed changes in Section 11B-233.3.1.2.6 Public housing facility site impracticality.]

**11B-233.3.1.3 Residential dwelling units with communication features.** In ~~public housing facilities~~ with residential dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features complying with Section 11B-809.5.

**Exception:** Housing at a place of education shall comply with Section 11B-233.4.

**11B-233.3.2 Residential dwelling units for sale. ...**

**11B-233.3.3 Additions. ...**

**11B-233.3.4 Alterations. ...**

**11B-233.3.5 Dispersion.** Residential dwelling units required to provide mobility features complying with Section 11B-809.2 through 11B-809.4 and residential dwelling units required to provide communication features complying with Section 11B-809.5 shall be dispersed among the various types of residential dwelling units in the facility and shall provide choices of residential dwelling units comparable to, and integrated with, those available to other residents.

**Exceptions:**

1. Where multistory residential dwelling units are one of the types of residential dwelling units provided, one-story residential dwelling units shall be permitted as a substitute for multistory residential dwelling units where equivalent spaces and amenities are provided in the one-story residential dwelling unit.
2. Housing at a place of education shall comply with Section 11B-233.4.

**11B-233.3.6 Graduate student and faculty housing at a place of education. ...**

**CODE TEXT IF ADOPTED**

**SECTION 11B-233—RESIDENTIAL FACILITIES**

**11B-233.1 General.** Public housing facilities shall comply with Section 11B-233.2 through 11B-233.5. Residential facilities that are not public housing, shall comply with Sections 11B-233.3 through 11B-233.5. See Chapter 2, Section 202 of this code for the definition of Public Housing.

**11B-233.2 Public housing facilities.** Public housing facilities shall comply with this section and Section 11B-233.3.

**11B-233.2.1 Accessible routes.** Public housing facilities shall provide accessible routes as required by Section 11B-206. Section 11B-206.2.1 exception 2 and the exception at Section 11B-206.2.2 shall not be permitted.

**11B-233.2.2 Common Use Areas.** Public housing facilities permitted to use Section 11B-206.2.3, Exception 4 shall provide common use areas on the ground floor with amenities equal to those on upper floors.

**11B-233.2.3 Fire alarm systems.** Public housing facilities are not permitted to use the exception at Section 11B-215.1.

**11B-233.2.4 Washing Machines and Clothes Dryers.** Washing machines and clothes dryers provided in common use areas shall be front loading and shall comply with Section 11B-611.

**11B-233.2.5 Additions.** Additions shall comply with Sections 11B-202.2, 11B-233.3.3 and this section.

**11B-233.2.5.1 Entrances.** Where an addition to an existing building does not provide an entrance, at least one entrance in the existing building shall comply

with Section 11B-206.4.

**11B-233.2.5.2 Accessible route.** Where an addition to an existing building uses an existing entrance, at least one accessible route complying with Section 11B-206 shall be provided from site arrival points to the entrance, from the entrance to the addition, and shall connect all rooms, spaces and elements of the addition required to be accessible by this chapter.

**11B-233.2.5.3 Toilet and bathing facilities.** Where a public or common use toilet facility is provided in the existing building but not in the addition, at least one toilet facility in the existing building shall comply with Section 11B-213 and shall provide an accessible route complying with Section 11B-206 from the toilet facility to the addition. Where a public or common use bathing facility is provided in the existing building but not in the addition, at least one bathing facility in the existing building shall comply with Section 11B-213 and shall provide an accessible route complying with Section 11B-206 from the bathing facility to the addition.

**11B-233.2.5.4 Elements, spaces, and common use areas.** Where elements, spaces, or common use areas are provided in the existing building and equivalent elements, spaces or common use areas are not provided in the addition, at least one of each type of element, space, or common use area in the existing building shall be accessible in compliance with this chapter.

**11B-233.2.6 Alterations.** Alterations shall comply with Sections 11B-202.3, 11B-233.3.4 and this section.

**11B-233.2.6.1 Substantial Facility Alterations.** A facility is substantially altered when the adjusted construction cost, as defined, of alterations to facilities containing 15 or more dwelling units exceeds 50% of either the facility replacement value, fair market value or assessed value, whichever value is least.

**11B-233.2.6.1.1 Residential dwelling units.** Residential dwelling units complying with Sections 11B-233.3.1 shall be provided.

**Exception:** Housing at a place of education shall comply with Section 11B-233.4.

**11B-233.2.6.1.2 Accessible Route.** At least one accessible route to each altered floor and altered area shall be provided and shall comply with Section 11B-206.

**11B-233.2.6.1.3 Entrances.** At least one entrance in a building shall comply with Section 11B-404.

**11B-233.2.6.1.4 Toilet facilities.** Where common use toilet facilities are provided in substantially altered buildings, a minimum of one toilet facility shall comply with Section 11B-213. Where multiple floors with common use toilet facilities are substantially altered, each floor shall provide a toilet facility complying with Section 11B-213.

**11B-233.2.6.1.5 Bathing facilities.** Where common use bathing facilities are provided in substantially altered buildings, a minimum of one common use bathing facility shall comply with Section 11B-213. Where multiple floors with common use bathing facilities are substantially altered, each

*floor shall provide a common use bathing facility complying with Section 11B-213.*

**11B-233.3 Facilities with residential dwelling units.** *Facilities with residential dwelling units shall comply with Sections 11B-233.3 and 11B-809.*

*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:** *Where facilities contain 15 or fewer residential dwelling units, the requirements of Sections 11B-233.3.1.1 and 11B-233.3.1.3 shall apply to the total number of residential dwelling units that are constructed under a single contract, or are developed as a whole, whether or not located on a common site.*

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

*Exception: Housing at a place of education shall comply with Section 11B-233.4 and shall be on an accessible route as required by Section 11B-206.*

**11B-233.3.1.2 Residential dwelling units with adaptable features.** ... [See Item 17-1 for proposed changes in Section 11B-233.3.1.2.6 Public housing facility site impracticality.]

**11B-233.3.1.3 Residential dwelling units with communication features.** *In facilities with residential dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features complying with Section 11B-809.5.*

*Exception: Housing at a place of education shall comply with Section 11B-233.4.*

**11B-233.3.2 Residential dwelling units for sale.** ...

**11B-233.3.3 Additions.** ...

**11B-233.3.4 Alterations.** ...

**11B-233.3.5 Dispersion.** *Residential dwelling units required to provide mobility features complying with Section 11B-809.2 through 11B-809.4 and residential dwelling units required to provide communication features complying with Section 11B-809.5 shall be dispersed among the various types of residential dwelling units in the facility and shall provide choices of residential dwelling units comparable to, and integrated with, those available to other residents.*

**Exceptions:**

1. *Where multistory residential dwelling units are one of the types of residential dwelling units provided, one-story residential dwelling units shall be permitted as a substitute for multistory residential dwelling units where equivalent spaces and amenities are provided in the one-story residential dwelling unit.*

2. *Housing at a place of education shall comply with Section 11B-233.4.*

**11B-233.3.6 Graduate student and faculty housing at a place of education. ...**

**STATEMENT OF REASONS**

DSA proposes to locate specific requirements for public housing that must meet the more stringent requirements of the Uniform Federal Accessibility Standards (UFAS) at Section 11B-233.2. The 2010 ADAS language in this section, which was previously adopted by DSA, was removed during the rulemaking for the 2013 CBC supplement, because it required state or local authorities to directly interpret and enforce federal regulations, which they are not authorized to do. In this rulemaking, DSA is proposing to incorporate specific requirements from the HUD Deeming Notice as locally enforceable provisions into Section 11B-233.2.

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity in receipt of federal financial assistance. Federal financial assistance is defined broadly and includes grants, loans, contracts, or any other arrangements in the form of funds, services, or property interest. The obligation for compliance to applicable federal accessibility standards extends to all programs and activities of the recipient and subrecipients (Civil Rights Restoration Act of 1987, P.L. 100-259, Section 2).

The California Code of Regulations (CCR) Title 2, Division 3, Part 2.8, Chapter 4, Section 12926.1 states that the ADAS are a floor of protection, and state law offers additional protections for persons with disabilities. CCR Title 2, Division 4.1, Chapter 5, Subchapter 9, Article 12, Section 14340 requires that facilities that are constructed by, on behalf of, or for the use of a covered entity must be readily accessible to people with disabilities. Covered entities, under the definition found at Section 14020, are defined broadly and include the state and any state agency; any local agency or entity receiving state support; or any educational entity, including private entities, if they receive state support. Section 14342 requires conformity with the Americans with Disabilities Act and any other federal standard applicable to the facility, such as UFAS and the regulations promulgated by the Division of the State Architect.

California is a recipient of federal assistance; therefore, any entity that receives assistance from the State is a covered entity under both federal and state regulations. Where funding from multiple sources exist, or where funding is untraceable to the source, the default standard for housing is HUD's Section 504 regulations. HUD's authority to adopt regulations for housing extends to all housing funded with federal funds, not just housing funded through HUD itself. (Civil Rights Act of 1968, P.L. 90-284, Section 808 (a) and (d)). HUD has allowed the use of the Americans with Disabilities Act Standards (ADAS) as long as certain provisions in UFAS that provide greater accessibility are maintained. These specific provisions were noticed in the Federal Register; Vol. 79, No. 100; Friday, May 23, 2014; Rules and Regulations; 29671; Department of Housing and Urban Development; 24 CFR Part 8; Docket No. FR-5784-N-01 (Deeming Notice).

HUD determined that ADAS sections 206.2.1 and 206.2.2 accessible routes; section 202.2, additions; alterations at 28 CFR 35.151(b) and section 202; the exceptions for washing machines and clothes dryers at section 611; and the exception to section 215.1, fire alarms; are not equivalent to UFAS, as stated in the Deeming Notice. Therefore, DSA proposes to include these more restrictive requirements at Section 11B-233.2, which is applicable to those facilities that meet the definition of PUBLIC HOUSING in Chapter 2.

DSA is proposing to amend the general requirements at Section 11B-233.1 to point code users to either Section 11B-233.2 or 11B-233.3 which are divided into residential facilities that are

public housing, and residential facilities that are not public housing. This allows code users to differentiate between facilities that must comply with the HUD Deeming Notice and ADAS and facilities that are required to comply only with ADAS.

This proposal is necessary to conform with minimum existing federal and state accessibility laws, standards, and regulations as permitted by Health and Safety Code 18942(2)(F).

**DSA COMMENTS**

This item is related to Items 5-1, 10-2, 11-1, 11-2, 12-1, and 20-1.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 17-1 (formerly 17 (23-052))  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-233.3.1.2.6  
Topic: Public Housing Facility Site Impracticality

### CURRENT CODE LANGUAGE

**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-233.3.1.2.6.5 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.** In buildings without elevators and where site impracticality test numbers one, two or three reduce the required number of residential dwelling units with adaptable features, the remaining units shall provide the following:

1. Grab bar reinforcement complying with Section 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-404.2.3.
3. Door and gate hardware complying with Section 11B-404.2.7.
4. Door signal devices complying with Section 11B-809.8.4.
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.

**SUGGESTED TEXT OF PROPOSED AMENDMENT**

~~**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-233.3.1.2.6.5 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.** In buildings without elevators and where site impracticality test numbers one, two or three reduce the required number of residential dwelling units with adaptable features, the remaining units shall provide the following:~~

- ~~1. Grab bar reinforcement complying with Section 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-404.2.3.~~
- ~~3. Door and gate hardware complying with Section 11B-404.2.7.~~
- ~~4. Door signal devices complying with Section 11B-809.8.4.~~
- ~~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

*None.*

## STATEMENT OF REASONS

DSA is proposing to repeal Section 11B-233.3.1.2.6 in its entirety. Public housing facilities are not permitted to use the FHA site impracticality tests because the HUD Deeming Notice does not permit it. Housing facilities that are not public housing are not permitted to use the FHA site impracticality tests because the ADA Standards have more restrictive site accessibility requirements.

Social service center establishments and housing at a place of education are covered under the ADA and are both public housing (ADA Title II) and/or places of public accommodation (ADA Title III). See 28 CFR part 35.151 (e) and (f) and 28 CFR Part 36 Subpart D Sections 36.406(d) and 36.406(e) respectively. Pursuant to the ADA Standards, both places of public accommodation and public housing are subject to the requirements of ADAS Section 206.2, which covers accessible routes, and which are more restrictive than, the site impracticality provisions which come from the FHA.

This proposal is necessary to conform with minimum existing federal and state accessibility laws, standards, and regulations as permitted by Health and Safety Code 18942(2)(F).

## DSA COMMENTS



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 18-1 (formerly 18)  
Date Reviewed: April 15, 2026  
Status: Withdrawn

### APPLICABLE CODE

N/A

### CURRENT CODE LANGUAGE

N/A

### SUGGESTED TEXT OF PROPOSED AMENDMENT

N/A

### CODE TEXT IF ADOPTED

N/A

### STATEMENT OF REASONS

N/A

### DSA COMMENTS

N/A



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 19-1 (formerly 19)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-308.1.2  
Topic: Corner Receptacle

### CURRENT CODE LANGUAGE

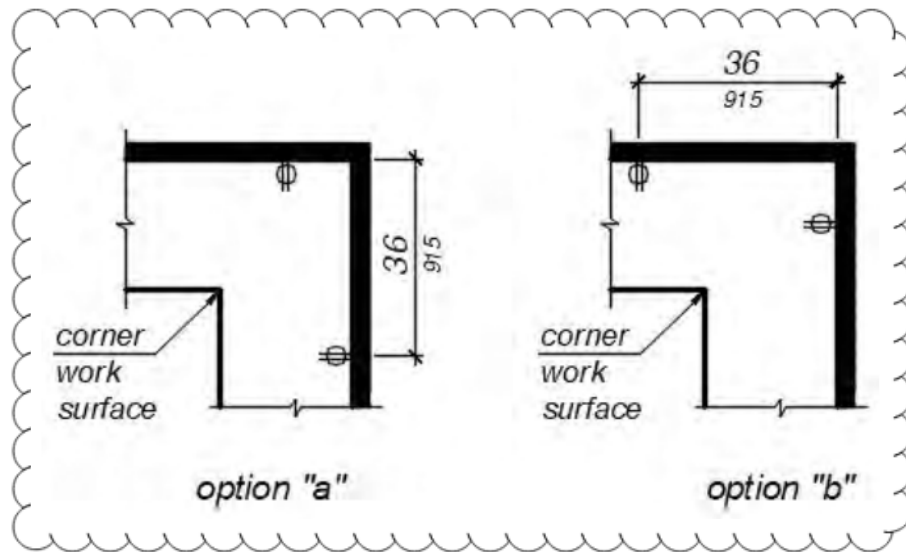
**11B-308.1 General.** Reach ranges shall comply with *Section 11B-308.*  
**11B-308.1.1 Electrical switches.** *Controls and switches ...*  
**11B-308.1.2 Electrical receptacle outlets.** ...

### SUGGESTED TEXT OF PROPOSED AMENDMENT

**11B-308.1 General.** Reach ranges shall comply with *Section 11B-308.*  
**11B-308.1.1 Electrical switches.** *Controls and switches ...*  
**11B-308.1.2 Electrical receptacle outlets.** ...

**11B-308.1.2.1. Electrical receptacles at corner work surfaces.** *In residential dwelling units with mobility features and residential dwelling units with adaptable features where receptacles are provided in a kitchen at a corner work surface, one receptacle shall be located 36 inches (915 mm) from either wall at the inside corner.*

**FIGURE 11B-308.1.2.1 - ELECTRICAL RECEPTACLES AT CORNER WORK SURFACES**



**CODE TEXT IF ADOPTED**

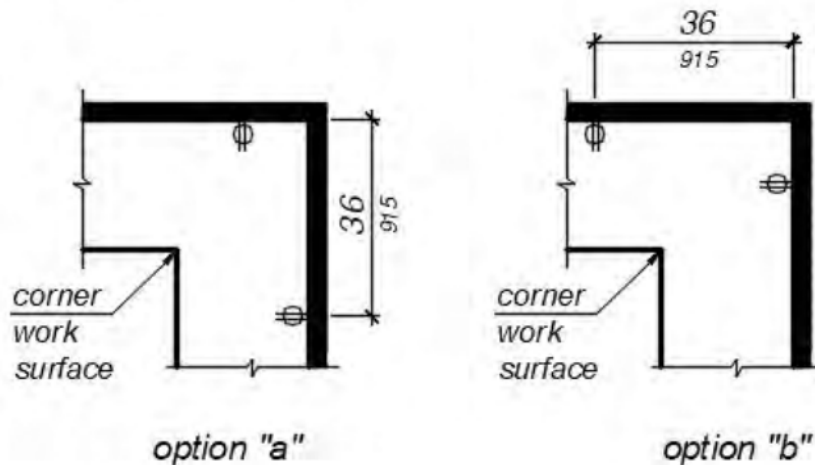
**11B-308.1 General.** Reach ranges shall comply with Section 11B-308.

**11B-308.1.1 Electrical switches.** Controls and switches ...

**11B-308.1.2 Electrical receptacle outlets.** ...

**11B-308.1.2.1. Electrical receptacles at corner work surfaces.** In residential dwelling units with mobility features and residential dwelling units with adaptable features where receptacles are provided in a kitchen at a corner work surface, one receptacle shall be located 36 inches (915 mm) from either wall at the inside corner.

**FIGURE 11B-308.1.2.1 - ELECTRICAL RECEPTACLES AT CORNER WORK SURFACES**



## **STATEMENT OF REASONS**

DSA is proposing to relocate the existing technical requirements for corner receptacles at kitchen work surfaces in residential dwelling units with mobility features, and the existing technical requirements for corner receptacles at kitchen work surfaces in residential dwelling units with adaptable features from the scoping Section 11B-205.1, Exception 9, and Section 11B-809.12, respectively, to the more appropriate Section 11B-308 for consistency with existing accessibility regulations thereby collocating both requirements.

The relocation of these requirements to Section 11B-308 provides an adjacency to the reach range requirements for electrical switches and electrical receptacle outlets thereby providing clarity to design professionals and code users.

DSA proposes this change for consistency and clarity for design professionals and code users.

This proposal is necessary for clarity of existing regulations and does not materially alter the substance or intent of the existing regulations as permitted by Health and Safety Code 18942(2)(A).

## **DSA COMMENTS**

This item is related to Item 7-1 and 22-1 through 22-6.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 20-1 (formerly 20)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-403.5  
Topic: Walking Surface Clearance, Employee Work Areas

### CURRENT CODE LANGUAGE

#### **11B-403.5 Clearances. ...**

**Exception:** Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

### SUGGESTED TEXT OF PROPOSED AMENDMENT

#### **11B-403.5 Clearances. ...**

**Exception:** Within employee work areas in facilities that are not public housing, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

### CODE TEXT IF ADOPTED

#### **11B-403.5 Clearances. ...**

**Exception:** Within employee work areas *in facilities that are not public housing*, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

### STATEMENT OF REASONS

DSA proposes to clarify that the exception to Section 11B-403.5 is allowed only in buildings or facilities that are not public housing, as defined in Chapter 2. See also Item (formerly 16A).

HUD has allowed the use of the Americans with Disabilities Act Standards (ADAS) as long as certain provisions in UFAS that provide greater accessibility are maintained. These specific provisions were noticed in the Federal Register; Vol. 79, No. 100; Friday, May 23, 2014; Rules and Regulations; 29671; Department of Housing and Urban Development; 24 CFR Part 8; Docket No. FR-5784-N-01: The 2010 Americans with Disabilities Act Standards (ADAS)

Sections 203.9, 206.2.8, 403.5 exc., and 405.8 exc. are not deemed as equivalent to the Uniform Federal Accessibility Standards (Deeming Notice):

*“The 2010 Standards require a more limited level of access within employee work areas in ADA-covered facilities than UFAS, which requires employee work areas to be fully accessible. As stated above, the Department has no authority to allow the use of an alternative standard that may reduce accessibility for individuals with disabilities without notice and comment rulemaking. .... For this reason, HUD is not permitting use of the aforementioned sections of the 2010 Standards for employee work areas.”*

This proposal is necessary to conform with minimum existing federal and state accessibility laws, standards, and regulations as permitted by Health and Safety Code 18942(2)(F).

**DSA COMMENTS**

This item is related to Item 10-2 and 16-1 through 16-4.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 21-1 (formerly 21)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-805.2  
Topic: Sleeping Rooms in Medical Care Facilities

### CURRENT CODE LANGUAGE

***11B-805.2 Patient bedrooms and resident sleeping rooms. Patient bedrooms and resident sleeping rooms required to provide mobility features shall comply with Section 11B-805.2.***

***11B-805.2.1 Hand washing fixtures. ...***

***11B-805.2.2 Beds. ...***

***11B-805.2.3 Turning space. ...***

***11B-805.2.4 Toilet and bathing rooms. ...***

### SUGGESTED TEXT OF PROPOSED AMENDMENT

***11B-805.2 Patient bedrooms, ~~and resident sleeping rooms~~ and on-call rooms. Patient bedrooms, ~~and resident sleeping rooms~~, and physician or staff on-call rooms required to provide mobility features shall comply with Section 11B-805.2.***

***11B-805.2.1 Hand washing fixtures. ...***

***11B-805.2.2 Beds. ...***

***11B-805.2.3 Turning space. ...***

***11B-805.2.4 Toilet and bathing rooms. ...***

### CODE TEXT IF ADOPTED

***11B-805.2 Patient bedrooms, resident sleeping rooms and on-call rooms. Patient bedrooms, resident sleeping rooms, and physician or staff on-call rooms required to provide mobility features shall comply with Section 11B-805.2.***

***11B-805.2.1 Hand washing fixtures. ...***

***11B-805.2.2 Beds. ...***

***11B-805.2.3 Turning space. ...***

***11B-805.2.4 Toilet and bathing rooms. ...***

## **STATEMENT OF REASONS**

DSA proposes this change to provide conformity with the federal requirements for medical care facilities at the request of the California Department of Health Care Access and Information (HCAI).

Medical care facilities, which include sleeping rooms used only by physicians or staff, are specifically excluded from the definitions of transient lodging provided at Chapter 1, Section 106 of the 2010 Americans with Disabilities Act Standards (ADAS) and Chapter 2, Section 202 of the CBC.

This proposal provides the appropriate reference for staff on-call rooms to Section 11B-805.2, which has the technical requirements applicable to medical care facilities. See also Item 13.

This proposal is necessary to provide clarity of existing regulations and does not materially alter the substance or intent of the existing regulations and to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

## **DSA COMMENTS**

This item is related to Item 13-1.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:

DSA Tracking Number: 22-1, 22-2, 22-3, 22-4, 22-5, 22-6 (formerly 22 (24-007))

Date Reviewed: April 15, 2026

Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-809.12

Topic: Electrical Receptacles, Controls and Switches in Residential Dwelling Units with Adaptable Features

### CURRENT CODE LANGUAGE

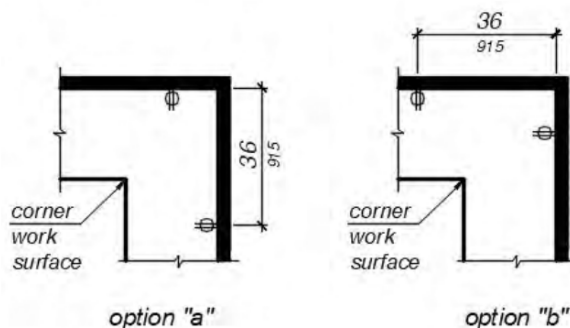
**11B-809.12 Electrical receptacles, controls and switches.** *Electrical receptacles on branch circuits of 30 amperes or less, communication system receptacles, controls and switches shall be located as follows:*

1. *Where there is no obstruction, 48 inches (1219 mm) maximum measured from the top of the receptacle box and 15 inches (381 mm) minimum measured from the bottom of the receptacle box to the finish floor.*
2. *Where the reach is over an obstruction, electrical receptacles, controls and switches shall comply with Sections 11B-308.3 and 11B-309.2.*
3. *When the reach is over a kitchen work surface and base cabinet, the work surface shall be 36 inches (914 mm) maximum above the finish floor and 25½ inches (650 mm) maximum in depth. The base cabinet shall be 24 inches (610 mm) maximum in depth.*
4. *Where receptacles are provided in a kitchen at a corner work surface, one receptacle shall be located 36 inches (915 mm) from either wall at the inside corner.*

**Exceptions:**

- a. *Electrical receptacles installed as part of permanently installed baseboard heaters.*
- b. *Electrical receptacles in floors adjacent to sliding panels or walls.*
- c. *Baseboard electrical receptacles in relocatable partitions, window walls or other electrical convenience floor outlets.*
- d. *Appliances (e.g., stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.*
- e. *Electrical receptacles dedicated to specific appliances.*
- f. *Circuit breakers.*

**FIGURE 11B-809.12 - ELECTRICAL RECEPTACLES AT CORNER WORK SURFACES**



**SUGGESTED TEXT OF PROPOSED AMENDMENT**

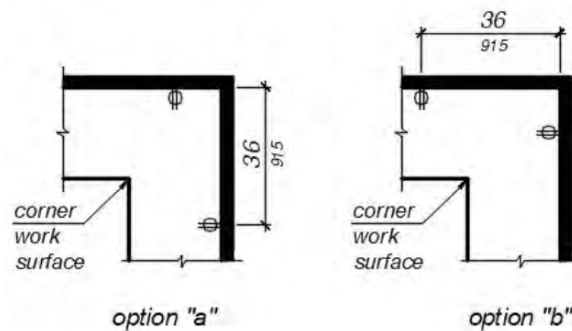
**11B-809.12 Electrical receptacles, controls and switches.** *Electrical receptacles on branch circuits of 30 amperes or less, communication system receptacles, controls and switches shall be located as follows: comply with Sections 11B-308 and 11B-309.*

- ~~1. Where there is no obstruction, 48 inches (1219 mm) maximum measured from the top of the receptacle box and 15 inches (381 mm) minimum measured from the bottom of the receptacle box to the finish floor.~~
- ~~2. Where the reach is over an obstruction, electrical receptacles, controls and switches shall comply with Sections 11B-308.3 and 11B-309.2.~~
- ~~3. Where the reach is over a kitchen Where receptacles, controls and switches are located over a work surface and base cabinet, the work surface shall be permitted to be 36 inches (914 mm) maximum above the finish floor and 25½ inches (650 mm) maximum in depth. The base cabinet shall be 24 inches (610 mm) maximum in depth. (Relocate #3 to become Exception 5 below)~~
- ~~4. Where receptacles are provided in a kitchen at a corner work surface, one receptacle shall be located 36 inches (915 mm) from either wall at the inside corner.~~

**Exceptions:**

- ~~a1. Electrical receptacles installed as part of in permanently installed baseboard heaters.~~
- ~~b. Electrical receptacles in floors adjacent to sliding panels or walls.~~
- ~~e2. Baseboard electrical receptacles in relocatable partitions, and window walls or other electrical convenience floor outlets.~~
- ~~d3. Appliances (e.g., stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.~~
- ~~e. Electrical receptacles dedicated to specific appliances.~~
- ~~f4. Circuit breakers.~~
5. (Relocate #3 from above to become Exception 5)

## FIGURE 11B-809.12 – ELECTRICAL RECEPTACLES AT CORNER WORK SURFACES



### CODE TEXT IF ADOPTED

**11B-809.12 Electrical receptacles, controls and switches.** *Electrical receptacles on branch circuits of 30 amperes or less, communication system receptacles, controls and switches shall comply with Sections 11B-308 and 11B-309.*

#### **Exceptions:**

1. *Electrical receptacles in permanently installed baseboard heaters.*
2. *Baseboard electrical receptacles in relocatable partitions and window walls.*
3. *Appliances (e.g. stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.*
4. *Circuit breakers.*
5. *Where receptacles, controls and switches are located over a work surface and base cabinet, the work surface shall be permitted to be 36 inches (914 mm) maximum above the finish floor and 25½ inches (650 mm) maximum in depth. The base cabinet shall be 24 inches (610 mm) maximum in depth.*

### STATEMENT OF REASONS

DSA is proposing to clarify the provisions of 11B-809.12 by making reference to existing provisions in Chapter 11B and removing duplicative text.

DSA is proposing to remove item 4 in the technical requirements of 11B-809.12 for electrical receptacles at corner work surfaces in residential dwelling units with adaptable features, and to remove the applicable figure, and provide reference to Section 11B-308 (See Item 7-1). Reference to the appropriate code section will prevent potential confusion and misinterpretation by design professionals and code users. Additionally, DSA proposes to remove exceptions b and e, which are duplicative of language in Section 11B-205.1.

These amendments are proposed to remove duplicative building standards and provide clarity for design professionals and code users.

This proposal is necessary for clarity of existing regulations and does not materially alter the substance or intent of the existing regulations as permitted by Health and Safety Code 18942(2)(A).

### DSA COMMENTS

This item is related to Items 7-1 and 19-1.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 23-1 (formerly 23)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 11B, Section 11B-812.4  
Topic: Vertical Clearance at Electric Vehicle Charging Stations (EVCS)

### CURRENT CODE LANGUAGE

**11B-812.4 Vertical clearance.** *Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum. Where provided, overhead cable management systems shall not obstruct required vertical clearance.*

### SUGGESTED TEXT OF PROPOSED AMENDMENT

**11B-812.4 Vertical clearance.** *Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum. Where provided, overhead cable management systems shall not obstruct required vertical clearance.*

**Exception:** *In existing multistory parking facilities, ambulatory accessible EVCS and standard accessible EVCS shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van accessible EVCS or vehicular routes serving them.*

### CODE TEXT IF ADOPTED

**11B-812.4 Vertical clearance.** *Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum. Where provided, overhead cable management systems shall not obstruct required vertical clearance.*

***Exception:*** *In existing multistory parking facilities, ambulatory accessible EVCS and standard accessible EVCS shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van accessible EVCS or vehicular routes serving them.*

## **STATEMENT OF REASONS**

DSA is proposing clarification that the vertical clearance exception allowed for parking spaces in existing parking facilities per Section 11B-502.5 also applies to electrical vehicle charging stations (EVCS) when installed in existing parking facilities.

While EVCS is not vehicle parking, the uses are normally located within the same facilities as vehicle parking. Vertical clearance requirements at EVCS in existing parking facilities are often determined to be technically infeasible, per Section 11B-202.3, Exception 2, by local jurisdictions. Since this proposed exception for EVCS vertical clearance is equivalent to, and mirrors, the existing exception for vertical clearance currently granted to existing parking spaces within existing parking facilities, the exception may also be applied to EVCS. This proposed code language provides clarity of existing regulations since the vertical clearance at existing parking spaces and existing EVCS were intended to be equivalent.

DSA proposes this exception for EVCS vertical clearance in existing parking facilities for consistency with accessibility regulations currently adopted for parking spaces in existing parking facilities.

This proposal is necessary for clarity of existing regulations and does not materially alter the substance or intent of the existing regulations as permitted by Health and Safety Code 18942(2)(A).

## **DSA COMMENTS**



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 24-1, 24-2, 24-3, 24-4 (formerly 24)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 35, Referenced Standards  
Topic: DSA Adopted Versions of ASME Referenced Standards

### CURRENT CODE LANGUAGE

**ASME** American Society of Mechanical Engineers ...

**A17.1—2019/CSA B44—19: Safety Code for Elevators and Escalators**

*11B-407.1, 11B-407.1.1, 11B-407.4.9, 11B-408.1, 11B-409.1, 11B-411.1, 11B-810.9, 1607.11.1, 3001.4*

**A18.1—2020: Safety Standard for Platform Lifts and Stairway Chairlifts**

*1110.9, Table 3001.3*

### SUGGESTED TEXT OF PROPOSED AMENDMENT

**ASME** American Society of Mechanical Engineers ...

**A17.1—2019/CSA B44—19: Safety Code for Elevators and Escalators**

*11B-407.1, 11B-407.1.1, 11B-407.4.9, 11B-408.1, 11B-409.1, 11B-411.1, 11B-810.9, 1607.11.1, 3001.4*

**A17.1—13/CSA B44—2013: Safety Code for Elevators and Escalators**

*11B-407.1, 11B-407.1.1, 11B-407.4.9, 11B-408.1, 11B-409.1, 11B-411.1, 11B-810.9*

**A18.1—2020: Safety Standard for Platform Lifts and Stairway Chairlifts**

*1110.9, Table 3001.3*

**A18.1—2008: Safety Standard for Platform Lifts and Stairway Chairlifts**

*11B-410.1*

### CODE TEXT IF ADOPTED

**A17.1—2019/CSA B44—19: Safety Code for Elevators and Escalators**

1607.11.1, 3001.4

**A17.1—13/CSA B44—2013: Safety Code for Elevators and Escalators**

11B-407.1, 11B-407.1.1, 11B-407.4.9, 11B-408.1, 11B-409.1, 11B-411.1, 11B-810.9

**A18.1—2020: Safety Standard for Platform Lifts and Stairway Chairlifts**

Table 3001.3

**A18.1—2008: Safety Standard for Platform Lifts and Stairway Chairlifts**

11B-410.1

**STATEMENT OF REASONS**

DSA proposes to correct the referenced standard editions of American Society of Mechanical Engineers (ASME) A17.1, and ASME A18.1, listed in CBC Part 2 Chapter 35 (ASME A17.1-2019, and ASME A18.1-2020, respectively) with the editions adopted during DSA's 2015 Triennial Rulemaking Cycle (2016 CBC) to provide clarity and to conform with federal standards adopted in the ADA.

In accordance with the authority granted under Government Code 4450, DSA adopted ASME A17.1-13/CSA B44-2013, and ASME A18.1-2008, during 2015 Triennial Rulemaking Cycles to conform with minimum federal accessibility standards per the 2010 Americans with Disabilities Act Standards (ADAS).

During the 2018 Triennial Rulemaking Code Cycle, and subsequent triennial cycles, DSA unintentionally adopted the model code updates to reference standards without proposed amendments, and publication included newer adopted versions of the referenced standards. To date, the newer reference standards have not been investigated for alignment with minimum federal model standards, nor have the newer reference standard been vetted by DSA or DSA constituency groups in the rulemaking process, therefore DSA proposes to amend this referenced standard to align with the standards previously adopted and which conform to the minimum federal standards.

Since adoption of most recent referenced standard would result in a substantive change not permitted under Health and Safety Code 18942(2), DSA proposes a return to the previously adopted edition to establish a benchmark for possible amendment during an upcoming triennial code cycle.

This proposal is necessary to provide clarity of existing regulations and does not materially alter the intent of the existing regulations and to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

**DSA COMMENTS**

This item is related to Item 25-1, 25-2, 25-3 and 25-4.



## DSA CODE AMENDMENT DEVELOPMENT

### TRACKING

Date Received:  
DSA Tracking Number: 25-1, 25-2, 25-3, 25-4 (formerly 25)  
Date Reviewed: April 15, 2026  
Status: 45-Day Public Comment

### APPLICABLE CODE

Applicable Code Section(s): CBC Part 2, Chapter 35, Referenced Standards  
Topic: DSA Adopted Versions of BHMA Referenced Standards

### CURRENT CODE LANGUAGE

**BHMA** Builders Hardware Manufacturers' Association ...

**A 156.10—2017: Power Operated Pedestrian Doors**

1010.3.2, 11B-404.2.9, 11B-404.3

**A 156.19—2019: Standard for Power Assist and Low Energy Power Operated Doors**

1010.3.2, 11B-404.2.9, 11B-404.3, 11B-408.3.2.1, 11B-409.3.1

### SUGGESTED TEXT OF PROPOSED AMENDMENT

**BHMA** Builders Hardware Manufacturers' Association ...

**A 156.10—2017: Power Operated Pedestrian Doors**

1010.3.2, ~~11B-404.2.9, 11B-404.3~~

**A 156.10—2011: Power Operated Pedestrian Doors**

11B-404.2.9, 11B-404.3

**A 156.19—2019: Standard for Power Assist and Low Energy Power Operated Doors**

1010.3.2, ~~11B-404.2.9, 11B-404.3, 11B-408.3.2.1, 11B-409.3.1~~

**A 156.19—2013: Standard for Power Assist and Low Energy Power Operated Doors**

11B-404.2.9, 11B-404.3, 11B-408.3.2.1, 11B-409.3.1

### CODE TEXT IF ADOPTED

**BHMA** Builders Hardware Manufacturers' Association ...

**A 156.10—2017: Power Operated Pedestrian Doors**

1010.3.2

**A 156.10—2011: Power Operated Pedestrian Doors**

11B-404.2.9, 11B-404.3

**A 156.19—2019: Standard for Power Assist and Low Energy Power Operated Doors**

1010.3.2

**A 156.19—2013: Standard for Power Assist and Low Energy Power Operated Doors**

11B-404.2.9, 11B-404.3, 11B-408.3.2.1, 11B-409.3.1

**STATEMENT OF REASONS**

DSA proposes to correct the referenced standard editions of Builders Hardware Manufacturers Association (BHMA) A 156.10, and BHMA A 156.19, listed in CBC Part 2 Chapter 35 (BHMA A 156.10-2017, and BHMA A 156.19-2019, respectively) with the editions adopted during DSA's 2015 Triennial Rulemaking Cycle (2016 CBC) to provide clarity and to conform with federal standards adopted in the ADA.

In accordance with the authority granted under Government Code 4450, DSA adopted BHMA A 156.10-2011, and BHMA A 156.19, during 2015 Triennial Rulemaking Cycles to conform with minimum federal accessibility standards per the 2010 Americans with Disabilities Act Standards (ADAS).

During the 2018 Triennial Rulemaking Code Cycle, and subsequent triennial cycles, DSA unintentionally adopted the model code updates to reference standards without proposed amendments, and publication included newer adopted versions of the referenced standards. To date, the newer reference standards have not been investigated for alignment with minimum federal model standards, nor have the newer reference standard been vetted by DSA or DSA constituency groups in the rulemaking process, therefore DSA proposes to amend this referenced standard to align with the standards previously adopted and which conform to the minimum federal standards.

Since adoption of most recent referenced standard would result in a substantive change not permitted under Health and Safety Code 18942(2), DSA proposes a return to the previously adopted edition to establish a benchmark for possible amendment during an upcoming triennial code cycle.

This proposal is necessary to provide clarity of existing regulations and does not materially alter the intent of the existing regulations and to align with minimum federal accessibility laws, standards and regulations as permitted by Health and Safety Code 18942(2)(A) and 18942(2)(F) respectively.

**DSA COMMENTS**

This item is related to Item 24-1, 24-2, 24-3 and 24-4.