

SESSION 5A

A View from the Trenches

Accurate + Complete Documents = Approved Project

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Common Access Issues

Ida A. Clair AIA, LEED AP, CASp
Principal Architect

Check CBC Chapter 2 Definitions

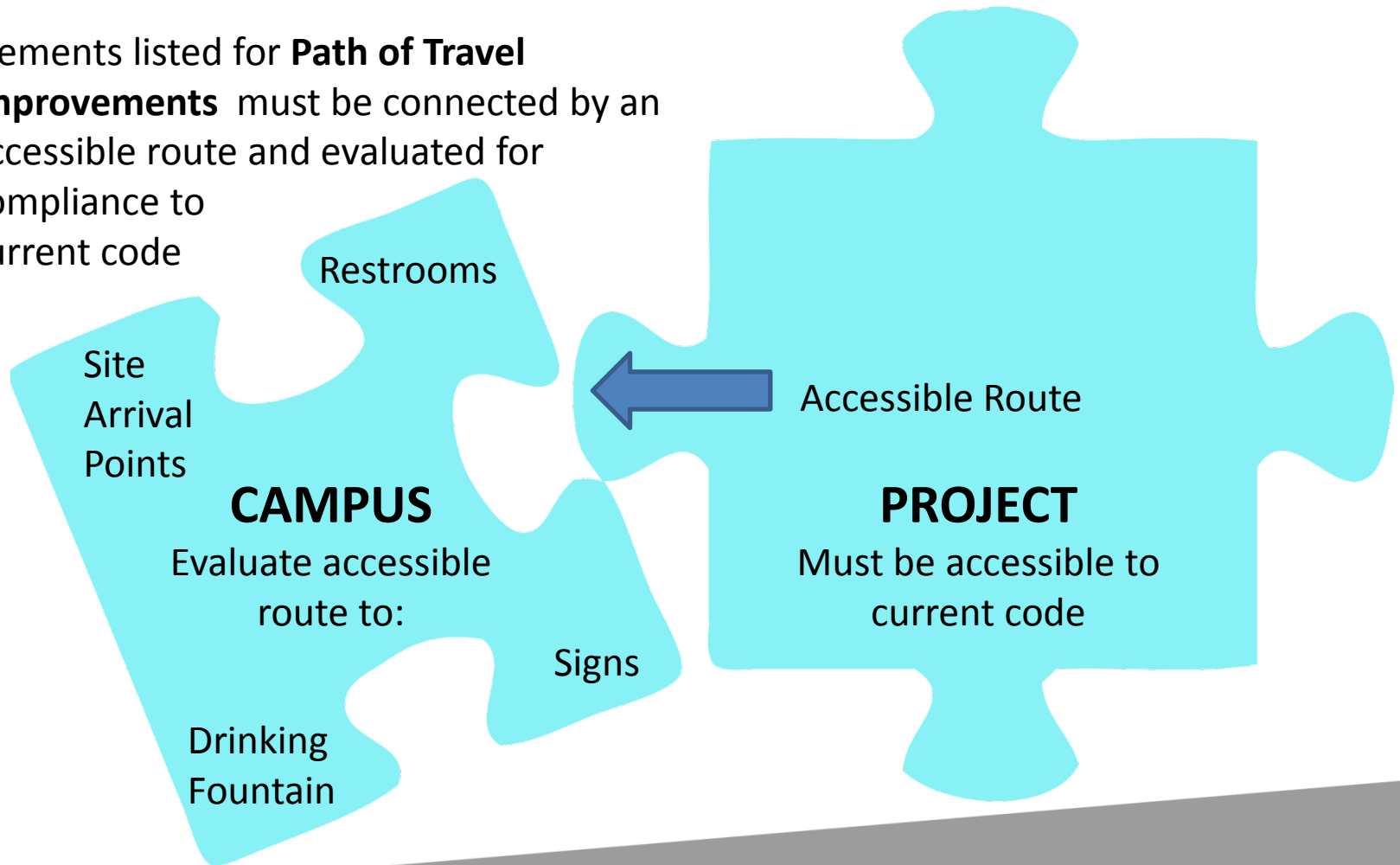
ACCESSIBLE ROUTE A continuous unobstructed path connecting accessible elements and spaces of an accessible site, building or facility that can be negotiated by a person with a disability using a wheelchair and that is also safe for and usable by persons with other disabilities.

PATH OF TRAVEL IMPROVEMENTS An accessible route which connects the alteration with elements that serve the area of work, and includes:

- An exterior approach (sidewalks, parking areas, bus stops).
- An entrance to the facility.
- Other parts of the facility.
- Toilet and bathing facilities.
- Telephones.
- Drinking fountains.
- Signs.

Understanding Path of Travel Improvements

Elements listed for **Path of Travel Improvements** must be connected by an accessible route and evaluated for compliance to current code



Accessibility Issues that POTIs Address

- Issues on accessible routes
 - Tree uproot of walks.
 - Wear of materials.
 - Obstructions placed in required clear spaces and maneuvering clearances.
- Accessible elements connected by POTIs
 - Facility maintenance issues.
 - Replacement of equipment and accessories that are not installed correctly.
 - Regulatory changes that address increased accessibility.

Path of Travel Improvements

State and federal accessibility standards address path of travel improvements (POTIs) because the requirements:

- Ensure accessibility is provided where not provided before.
- Ensure maintenance of accessible features.
- Ensure a level of accessibility for existing facilities that is commensurate with the accessibility for new facilities in an incremental process.
- Provide an opportunity for risk management for facility owners.

DSA Guidance on POTIs

- Ask for a pre-application meeting to review POTIs that may be needed for the project
- **DSA PR 15-01** – Provides guidance on the required information to be shown on construction documents for path of travel improvements (POTIs)
- **DSA IR 11B-10** – Provides interpretation on path of travel improvements (POTIs) based on scoping requirements of California Building Code (CBC) 11B-202.4

PR 15-01 Guidance

Required path of travel documentation:

- Site plan showing the extent of the property.
- Indication of area of work.
- Indication of project-specific accessible route from site arrival points to area of work entrance.
- Indication of interior accessible route when the area of work is within an existing building.
- Indication of non-compliant path of travel elements to be improved.
- Plans and details for POTIs.
- Architect's POTIs statement.

Path of Travel Improvements


Consequences of failure to document POTIs or inadequate documentation of POTIs

- Project is not compliant with the California Building Code (CBC).
- Construction Change Directives (CCD) delay project.
- Delay of project increases project time and cost.
- A#s don't reflect as built conditions .
- Potential liability for School District and Architect.

Architect's Statement

“The POT identified in these construction documents meets the requirements of the current applicable California Building Code (CBC) accessibility provisions for path of travel requirements for alterations, additions and structural repairs. As part of the design of this project, the POT was examined and any elements, components or portions of the POT that were determined to be noncompliant with the CBC have been identified and the corrective work necessary to bring them into compliance has been included within the scope of this project's work through details, drawings and specifications incorporated into these construction documents.....”

Access & Path of Travel Improvements

- Any questions?
 - Any feedback for us?
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Submission & Intake Issues


Ron LaPlante, Supervising Structural
Engineer

Rank the Most Influential Issues for Smooth Plan Approval

- Address all Comments prior to Back Check
- Oversight by Responsible Design Professionals
- Submit Correct Drawings & Specifications
- Complete Submittal at Project Intake
- Coordinate with Non-Structural Disciplines
- Submit Complete Calculations

Common Submission & Intake Issues

1. Complete Submittal at Project Intake

- Provide all sheets listed on sheet index.
 - Accurate and complete scope definition on application.
 - Provide Geohazard/Geotechnical reports.
 - Provide material product data sheets.
 - DSA concurrence for exempt work.
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Common Submission & Intake Issues

1. Complete Submittal at Project Intake (Cont)

- Complete T24 Energy reports and calculations.
- Provide CALGreen Code requirements.
 - Energy Efficiency Regulations
 - Outdoor Water Regulations
 - DSA mandatory requirements (GL-4)


Common Submission & Intake Issues

2. Oversight by Responsible Design Professionals (DP)

- Avoid repeated errors; update office standards and details.
- Senior DP must transfer knowledge to junior DP.
- Junior DP's performing design and back check need oversight by senior staff.
- DP should provide quality control of plans and training.

Common Submission & Intake Issues

3. Submittal of Complete and Correct Drawings and Specifications

- Provide and reference specific details on plans, including site plans.
 - Use typical details when specific details aren't required.
 - Update specifications.
 - Coordinate drawings with specifications.
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Common Structural Issues

4. Coordinate Structural Design with Non-Structural Disciplines

- Geotechnical design and site preparation.
- Site structures.
- Building finish materials.
- Mechanical, Electrical, Plumbing layout and anchorage of equipment and systems, including solar systems.
- Fire rated construction, sprinkler and suppression systems.


Common Structural Issues

5. Submittal of Complete Calculations


- Provide TOC, key plans and narratives describing design and analysis assumptions.
 - Provide electronic output for structural software computer models.
 - Include product evaluation reports.
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Common Structural Issues

6. Comments Must be Addressed at Back Check

- Avoid arguing plan check comments at back check.
 - Resolve issues between original plan review and back check prior to appointment.
 - Plan ahead and be prepared!
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Other Honorable Mentions

- ❑ Alteration & Relocation of “Uncertified” Buildings
 - ❑ Over-the-Counter Project Submittals
 - ❑ Construction Change Documents (CCD) & Addenda
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Common Structural Issues

7. Alteration & Relocation of “Uncertified” Buildings

- See IR A-20: New Projects Associated With Existing Uncertified Projects.
- Certify prior to final back check approval.
- See Project Certification Guide.
- Common for relocatable buildings, especially with over-the-counter (OTC) plans.

Common Structural Issues

8. Over-the-Counter Projects for New Construction or Relocations

- Mix original with pre-check (PC) drawings.
- Submit plans with code-related changes through regular process.
- Minor changes may be made to non code-related elements.

Common Structural Issues

9. Submittal of Construction Change Documents (CCD) & Addenda

- Provide narrative of changes.
- Provide justifying calculations and product data sheets.

Common Structural Issues

- Any questions?
- Any other issues or feedback for us?

Fire & Life Safety Issues

George Barnes

Principal Fire & Life Safety Officer

Fire & Life Safety Issues

Help us to help you



Fire & Life Safety Issues

- Project Description
- Determinations: Height, Story, Allowable Area
- Fire Resistance Rated Construction
- Exterior Projections
- Multiple Buildings On Site (Considered as 'One')
- Three Component Egress System
- Fire Alarm and Fire Sprinkler System
Documentation

Fire & Life Safety Issues

1. Project Description (Scope of Work)

- Descriptive rather than broad or generic; tell the whole story.
- Consistent with project intent.
- Indicate on the plans, the campus designation (existing vs. new) and project funding source (public [OPSC] versus local).

Fire & Life Safety Issues

2. Height, Story and Allowable Area Determinations

- CBC equations need to be reflected.
- Factors for increases applied consistently between tables 504.3, 504.4 and 506.2.
- Footnote directives considered.
 - OSFM Amendment: Can not combine height and area increases using fire sprinklers.

Fire & Life Safety Issues

3. Fire-Resistance-Rated Construction

- Types and functions of rated walls indicated by a unique graphic symbol throughout plan set.
- Provide and reference wall construction details; indicate function, hourly rating, tested assembly number.
- Use ‘Listed’ construction details.
 - Underwriters Laboratories, Warnock Hersey, Gypsum Association
 - Manufacturer’s installation details

Fire & Life Safety Issues

4. Exterior Projections

- Location of property lines (real or assumed) affects exterior wall construction and criteria for combustible projections.
- Fire separation distance measurement to be from the lot line (real or assumed) to the exterior wall, not the edge of the projection.

Fire & Life Safety Issues

5. Multiple Buildings Considered As One
 - Most restrictive requirements for each building and use apply to the aggregate.
 - Location of new building(s), or additions to existing buildings cannot place an adjacent building in jeopardy (side yard impacts, exterior wall rating & opening protection).
 - CBC 503.1.2 and 705.3 are companion sections.

Fire & Life Safety Issues

6. Three Component Egress System

- Separate provisions; each component must meet its specific criteria within code.
- Common path of egress travel provisions are not separate from exit access travel distance criteria.
- Interior access stairways (exit access) vs. interior exit stairway (exit).
- Exit discharge to public way.

Fire & Life Safety Issues

7. Fire Protection System Documentation

- Submit complete, current manufacturer's data sheets and State Fire Marshal listing sheets.
- Fire sprinkler system hydraulic calculations to be consistent with design.
- Consultants should refer to DSA Publications:
 - Bulletins BU 15-02
 - Policies PL 09-01, 10-01, PL 11-01
 - IR's A-21, A-25, 9-1 and F-1
 - Guidelines GL-1 and GL-2

Fire & Life Safety Issues

- Any questions?
- Any feedback for us?

Work Collaboratively – Let Us Help You



Wrap up!

- Did we meet your expectations?
 - What did you like about the day?
 - What area needs improvement?
 - Would you recommend DSA 2020: Focus on the Future to your colleagues?
 - What else should we be doing to build a solid partnership?
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