

Stepping Thru Accessible Details

A compilation from the 2010 Americans with Disabilities Act Standards *and the 2013 California Building Code*

by Janis Kent, AIA CASp

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Colophon

This book was created on a MAC with InDesign CS5 along with some old fashioned pen and paper. The details were created in VectorWorks 12.5, alas, not their latest version, and transferred using Adobe Acrobat Pro 9. The fonts used are the Officina Sans family by Adobe. And of course, this is predominantly based upon Chapter 11B of the 2013 California Building Code and the 2010 ADA Standards.

Acknowledgements

I wish to thank all those people who have generously offered their support and encouragement as well as their expertise particularly at the end of the process with comments and proofing. These people are experts in their own right and many of them work for City or State agencies with others in private practice and consulting; Paul Bishop, Chris Hansen, Matthew O'Brien, Michael Mankin, and anyone else who I might have missed. I would also like to thank my design team Robert Bynder Design who is much much more than just a graphic designer; Pam and Walter who originally pushed me to get the first book to print in a format usable by all; and last but not least David and Kiara and Jenn who had to put up with me during this process, again. Thank you all!

From the Industry

The best 'Accessibility Graphic Standards' out on the market. Architects, designers, building officials will have up-to-date ADA and CBC requirements blended into one document with illustrations delineating the requirements and the tools to implement accessible spaces in their buildings.

Edward Takahashi, FAIA, CCS, Monterey Park, CA

First let me say that you have done a superlative job with your "book." I particularly like the format with the source page following the text and graphics. For a novice this will be a great resource; everything is in essentially the same place for all subjects. The CBC may well earn a place keeping other code books company and only used as an infrequent reference. You have done an outstanding job. Congratulations!

Richard T Conrad, FAIA, Architect, retired DSA Principal Architect

Janis Kent's book, *Stepping Thru Accessible Details*, is an outstanding reference which we refer to on a regular basis. As an educator, her seminars always show an unparalleled command and thorough understanding of the subject matter. Through her books and seminars, Ms. Kent has been an exceptional asset to the architectural profession, and she has assisted many architects and non-architects alike in achieving and maintaining the highest professional standards with difficult code related subjects.

Matthew O'Brien, Associate Architect, City of San Jose

Ms Kent's new book is a tremendous asset to those involved in accessibility in the building industry. It is a wonderful compendium of information assimilating the 2010 ADA with the 2013 CBC including references to all of the source material used in the creation of her details. While she leans this book towards projects located in California, because she color codes items that are California only, it is a valuable resource for projects elsewhere. The details are actually more relevant than the Architectural Graphic Standards, in my opinion, due to the actual integration of accessible solutions where code compliance matters. I highly recommend this reference book for all who review and make decisions for buildings, sites, and facilities!

Michael Mankin, Architect, Certified Access Specialist

The most comprehensive and thorough compilation of accessibility information I have encountered in my career as both a building inspector and an accessibility instructor. This book has proven to be an excellent tool for both design professionals and inspectors who deal with accessibility at any level.

Richard Halloran, CASp Senior Building Inspector, San Francisco Building Department & Adjunct Accessibility Instructor, Building Technology Division, College of San Mateo

From a Field inspector's point of view I find the new 2013 CBC/2010 ADA update version of 'Stepping Through Accessible Details' to be a great tool I can use every day for inspections/surveys. I have purchased other products and found this 'Book' to be the best. Its accuracy and clarity make it user friendly for both me and my customers. I recommend 'The Book' to anyone who is serious about accessibility.

Jerry Thome, CASp, Building Inspector II, City of Gilroy

This latest update of *Stepping Thru Accessible Details* is presented in a clear, concise graphic format that is accessible to and useable by experienced designers and those new to accessible design alike.

James V. Vitale AIA, LEED, CASp

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A Word to the Wise and Others

While I have been working with these details for years, tweaking, correcting, adding more information, there always seems to be some small item that is not quite right. Please do reference the applicable codes and regulations before you use the information — that's why the Sources are there. There are additional exceptions in the source material as well that may not be notated within these pages. Also be aware that the Authority Having Jurisdiction (AHJ) may have modified these provisions and interpretations, although it should not be less stringent than the ADA. And then of course, the DOJ is continually refining gray areas of ADA with court interpretations which would have further implications. Also, federal government projects have slightly differing requirements depending on whether it is GSA, DOD, or USPS, with HUD temporarily adopting the ADA as equivalent for UFAS with a few exceptions. So use this book as a starting point.

Items in black are delineations per the Americans with Disabilities Act Standards (ADAS) which became mandatory as of March 15, 2012. If there is no blue strike-out line then the California Building Code (CBC) either agrees with ADAS or ADA takes precedence because it is more stringent and provides for more access than CBC. Items in blue are CBC only and is where CBC is more stringent or provides more parameters or doesn't allow (if there is a strike-out) the less restrictive/less access standards of ADA.

Although this book was originally created for projects in California, use this for projects outside the state by just ignoring the blue, whether text or blue strike-outs. Remember the AHJ may have other parameters in the project location that you would need to consider and overlay on top of this information.

And last but definitely not the very least, remember that our population has close to 20% with some form of disability and by the time we hit 65 that percentage increases to over half per the US Census Bureau Report of July, 2012. Although this percentage of the overall population has stabilized with the last census, unlike previous projections, the actual percentage of people with severe disabilities has increased. So making our environment accessible is a huge priority for us all!

Overall Background

Accessibility for places of Public Accommodation has two components within California. One, which is meeting the requirements for the Americans with Disabilities Act (ADA) and the second is meeting requirements for California or other local jurisdictions. The first is a civil rights act and is subject to interpretation by the courts. The second component is subject to code review with the AHJ. A facility needs to comply with both and if one is more stringent providing greater access than the other, it would be this one that rules. All new buildings and alterations which are post-ADA need to comply and existing buildings that are pre-ADA need to have barriers removed that are considered readily achievable - for places of public accommodation and commercial buildings. Furthermore, as of March 15, 2012 there were new portions integrated into the regulations which did not previously exist. For these elements, if already existing, they would be required to have barriers removed which are Readily Achievable for places of public accommodation, or be part of a transition plan for public entities.

Bio

Janis Kent, AIA, CASp is a licensed California Architect, and has been involved in the world of Accessibility since the mid-1980's. She is designated a Subject Matter Expert (SME) by the California Division of the State Architect, a Certified Access Specialist, and participates in developing the California state CASp exams. In addition to having managed a variety of architectural projects, she has surveyed numerous facilities for accessibility compliance and provided quality control for facilities throughout the country.

She has been asked to speak on Accessibility at a variety of venues from the Dwell conventions in Los Angeles, to Design DC in Washington, to National AIA Conventions in Chicago and New Orleans, and to the Nevada State Board of Architecture, Interior Design, and Residential Design. She has been invited to speak at a number of business associations including Chamber of Commerce, BOMA-LA, Manufactured Housing Educational Trust (MHET), California Public Parking Association (CPPA) as well as a number of AIA Chapters. Her book, 'Stepping Thru Accessible Details' is a compilation of architectural details on Accessibility used by architects, designers, building officials, and facility managers, and has been updated and expanded for current codes and regulations.

Ms Kent is the Founding President of the Certified Access Specialist Institute (CASI) serving both those in private practice as well as public sector who are involved with access in the built environment. She is on the Cerritos College Architectural Advisory committee and the Board of Directors for the AIA-Long Beach/South Bay chapter. Janis received her M.Arch from the University of California, Los Angeles and is currently the principal of Stepping Thru Accessibility in Long Beach, California.

