

## **HOW TO USE THIS BOOK**

This book was developed to assist in the understanding and proper application of both State and Federal disabled accessibility requirements. All of the information contained herein has been cross-referenced between California's recently amended accessibility regulations (2013 California Building Code, effective January 1, 2014), selected Senate and/or Assembly Bills that contain required changes to disabled accessibility requirements, and the Code of Federal Regulations, 28 CFR Part 36, "Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities", (the ADA Title III requirements, including the ADAAG (Americans with Disabilities Act Accessibility Guidelines), and the 2010 ADA Standards for Accessible Design.

The CalDAG contains many of the State and/or Federal provisions in a checklist format. General requirements that pertain to a specific improvement or use are listed in conjunction with specific scoping provisions and technical characteristics that the feature must exhibit. Each of these applicable items includes the most stringent requirement between State and Federal sources. The listed items are then followed by a sequence of notations. The first notation, when applicable, is the California Title 24 regulation that relates to the item. This notation will be in bold print. The second notation, when applicable, is the ADA or 2010 ADA Standards provision that relates to the item. This notation is in standard italic print. The third notation, when applicable, is a reference to a corresponding diagram or figure in this book that allows the user to visualize the written requirement; this notation is also in bold print.

There are items in the book that may list a State reference but not a Federal reference (and vice-versa). In these instances the item listed is an exclusive requirement by one source and not by the other.

The example shown next is a checklist item from the book section titled "**RAMPS**" (found on page 101):

**Clear Width**

\_\_\_E. The clear width of a ramp run shall be 48 inches minimum. **11B-405.5** 405.5 **Fig. CD-15A**

By looking up section **11B-405.5** in California's Building Code (CBC), you will find that it states: "**Clear width.** *The clear width of a ramp run shall be 48 inches minimum*". By then looking up section **405.5 of the 2010 ADA Standards**, this section will state: "**Clear Width.** *The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches minimum*". In this instance, a conflict exists between the two requirements. The 2010 ADA Standards requirement for a minimum 36 inch wide ramp run is less restrictive than California's requirement for a minimum 48 inch wide ramp run. Consequently, only the required California parameters are listed for this specific checklist item. The referenced figure will therefore show a ramp run with a minimum width requirement of 48 inches.

As previously stated, this book only lists the most stringent set of requirements between State and Federal sources. If the reader wishes to gain further clarification as to both the State and Federal requirements then they should avail themselves of the appropriate State and Federal resources.

**Step 1**

Chapter 1, titled "APPLICATION AND ADMINISTRATION" must be thoroughly read and understood as it is relevant to both new construction and to alterations, structural repairs and additions to existing buildings or facilities, and contains foundational basics to disabled access compliance. This chapter provides the information and guidance that you will need to determine the degree of accessibility that your building or facility must exhibit, including parameters on Unreasonable Hardship, determining feasibility, and whether or not an elevator will be required.

The requirements for disabled accessibility when undertaking an Alteration or Addition to an existing building or facility are much more complicated than that for New Construction; there

are a number of examples for different levels of alterations and additions provided (with diagrams) for various situations you will encounter. In addition, the information in Chapter 2 for “ACCESSIBILITY FOR EXISTING BUILDINGS AND FACILITIES”, also includes the Federal ADA requirement for entities classified as “public accommodations” to remove barriers in their existing facilities when “readily achievable” as a stand-alone obligation, even though their existing buildings and/or facilities are not otherwise being altered. At the end of this chapter are the state and federal requirements for “Historic Preservation”; this section also includes the alternate standards to be allowed in those areas or improvements that qualify for this variance.

## **Step 2**

The vast majority of the required features that individual improvements must exhibit are contained in Chapter 2 titled “REQUIREMENTS OF ACCESSIBILITY APPLICABLE TO PUBLIC ACCOMMODATIONS, COMMERCIAL FACILITIES, STATE AND LOCAL GOVERNMENT FACILITIES, AND PUBLIC HOUSING”. While the information in this chapter will no doubt be the most continually utilized, it is important to understand all of the information in this book to provide for correct applications in various situations. The general exceptions contained in Section 1, titled “GENERAL EXCEPTIONS”, and accessible route requirements contained in Section 2, ACCESSIBLE ROUTES, and Section 3, “ENTRANCES”, are repeated in the remaining sections specific to a particular improvement type or use, including improvement-specific or occupancy-specific information that may be contained in other sections; this is meant to reduce the amount of bouncing around that is required under the current 2010 ADA Standards and Chapter 11B of the 2013 California Building Code.

## **INDEX**

The most efficient way of finding the information you are looking for on a particular scoping or technical requirement is to use the Index at the end of the book. The index section of this publication has been designed to include not only specific item location information, but also sub-item location information for certain improvement types.

## **Chapter 1**

### **APPLICATION & ADMINISTRATION**

#### **General**

This chapter references scoping and technical requirements for accessibility to sites, facilities, buildings, and elements by individuals with disabilities. The requirements are to be applied during the design, construction, additions to, and alteration of sites, facilities, buildings, and elements to the extent required.

**11B-101.1** 101.1

#### **Scope**

All areas of newly designed and newly constructed buildings and facilities and altered portions of buildings and facilities shall comply as required. The requirements are to be applied during the design, construction, additions to, and alterations of sites, facilities, buildings, and elements to the extent required.

**11B-101.1, 11B-201.1** 36.401(a)(1), 101.1, 201.1

#### **Dimensions for Adults and Children**

The technical requirements are based on adult dimensions and anthropometrics. Technical requirements based on children's dimensions and anthropometrics for drinking fountains, water closets, toilet compartments, lavatories and sinks, dining surfaces, and work surfaces are also included.

**11B-102**

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#### **Equivalent Facilitation**

Nothing in these requirements prevents the use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility and usability. In determining equivalent facilitation, consideration shall be given to means that provide for the maximum independence of persons with disabilities while presenting the least risk of harm, injury or other hazard to such persons or others.

**202, 11B-103** 103

#### **Dimensional Conventions**

Dimensions that are not stated as "maximum" or "minimum" are absolute.

**11B-104.1** 104.1

**Construction and Manufacturing Tolerances**

All dimensions are subject to conventional building industry tolerances except where the requirement is stated as a range with specific minimum and maximum end points. **11B-104.1.1**  
*104.1.1*

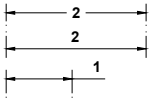
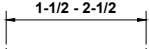
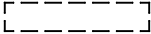
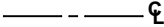
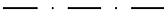

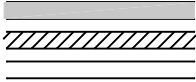


**Calculation of Percentages**

Where the required number of elements or facilities to be provided is determined by calculation of ratios or percentages and remainders or fractions result, the next greater whole number of such elements or facilities shall be provided. Where the determination of the required size or dimension of an element or facility involves ratios or percentages, rounding down for values less than one half shall be permitted.

**11B-104.2** *104.2*

**Figures**

Unless specifically stated otherwise, figures are provided for informational purposes only. **11B-104.3** *104.3*

CONVENTION	DESCRIPTION
	<p>Dimension showing English units (inches unless otherwise specified) Dimension may be above, within or beside dimension line.</p>
	<p>Dimension showing a range with Minimum - Maximum</p>
<p>MIN</p>	<p>Minimum</p>
<p>MAX</p>	<p>Maximum</p>
<p>&gt;</p>	<p>Greater than</p>
<p>≥</p>	<p>Greater than or equal to</p>
<p>&lt;</p>	<p>Less than</p>
<p>≤</p>	<p>Less than or equal to</p>
	<p>Boundary of clear floor space or maneuvering clearance</p>
	<p>Centerline</p>
	<p>A permitted element or its extension</p>
	<p>Direction of travel or approach</p>
	<p>Wall, floor, ceiling or other element cut in section or plan</p>
	<p>Highlighted element in elevation or plan</p>
	<p>Section Arrow - Identifies where section was taken</p>

**Fig. CD-C2A**  
**Graphic Conventions for Figures**

**Maintenance of Accessible Features**

A public accommodation shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and usable by persons with disabilities. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted.

**11B-108 36.211**

### **Application Based on Building Use**

Where a site, building, facility, room or space contains more than one use, each portion shall comply with the applicable requirements for that use. **11B-201.2 201.2**

### **Temporary and Permanent Structures**

These requirements shall apply to temporary and permanent structures. **11B-201.3 201.3**

The provisions of these regulations shall apply to any portable buildings leased or owned by a school district, and shall also apply to temporary and emergency buildings and facilities. Temporary buildings and facilities are not of permanent construction but are extensively used or are essential for public use for a period of time. Examples of temporary buildings or facilities include, but are not limited to: reviewing stands, temporary classrooms, bleacher areas, exhibit areas, temporary banking facilities, temporary health screening services, or temporary safe pedestrian passageways around a construction site. **1.9.1**

**NOTE:** California defines temporary as “buildings and facilities intended for use at one location for not more than one year and seats intended for use at one location for not more than 90 days. **202**

### **Construction Support Facilities**

These requirements shall apply to temporary or permanent construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to offices, meeting rooms, plan rooms, other administrative or support functions. When provided, toilet and bathing facilities serving construction support facilities shall comply as required for accessible toilet facilities. When toilet and bathing facilities are provided by portable units, at least one of each type shall be accessible and connected to the construction support facilities it serves by an accessible route. **11B-201.4**

**EXCEPTION:** During construction an accessible route shall not be required between site arrival points or the boundary of the area of construction and the entrance to the construction support facilities if the only means of

access between them is a vehicular way not providing pedestrian access.

### **Religious Facilities**

Religious facilities shall be accessible in accordance with the provisions of this code. Where specific areas within religious facilities contain more than one use, each portion shall comply with the applicable requirements for that use. **11B-244.1**

### **Commercial Facilities Located in Private Residences**

When a commercial facility is located in a private residence, that portion used exclusively in the operation of the commercial facility or that portion used both for the commercial facility and for residential purposes is covered by the new construction and alteration requirements.

#### **11B-245.2**

**EXCEPTION:** That portion of the residence used exclusively as a residence is not required to be accessible.

The portion of the residence covered extends to those elements used to enter the commercial facility, including the front sidewalk, if any, the door or entryway, and hallways; and those portions of the residence, interior or exterior, available to or used by employees or visitors of the commercial facility, including restrooms. **11B-245.3**

### **Employee Work Areas**

**DEFINITION:** All or any portion of a space used only by employees and only for work. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas.

Spaces and elements within employee work areas shall only be required to comply with the requirements for an Accessible Route in Employee Work Areas, Accessible Means of Egress and Fire Alarm Systems in Employee Work Areas, and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area.

#### **11B-203.9 203.9**