

2014
California
Access
Specialists
Handbook

Michael P. Gibbens



2014 CASH: California Access Specialists Handbook

ISBN: 978-1-60983-606-1

First Printing: February 2015

Copyright ©2015 by Michael P. Gibbens

GIBBENS & ASSOCIATES, LLC
4258 Avenida Prado, Thousand Oaks, CA 91360
Phone: (805)870-0900
www.theaccessguy.com

Computer Graphics: Pete Karaikos, Nicholas Karaikos

Additional figures reproduced with permission of the International Code Council (ICC)

Published by ICC
500 New Jersey Avenue, NW, 6th Floor,
Washington, DC 20001
www.iccsafe.org

About the International Code Council

The International Code Council is a member-focused association. It is dedicated to developing model codes and standards used in the design, build and compliance process to construct safe, sustainable, affordable and resilient structures. Most U.S. communities and many global markets choose the International Codes. ICC Evaluation Service (ICC-ES) is the industry leader in performing technical evaluations for code compliance fostering safe and sustainable design and construction.

Headquarters: 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001-2070
District Offices: Eastern Regional Office (BIR); Central Regional Office (CH); Western
Regional Office (LA)
888-ICC-SAFE (888-422-7233)

ALL RIGHTS RESERVED. This publication is a copyrighted work owned by Michael P. Gibbens. All rights reserved, including the right of reproduction in whole or in part in any form. For information on permission to copy material exceeding fair use, please contact: Michael P. Gibbens.

The information contained herein represents the author's interpretation of the combined codes and laws regulating both the State of California and the Federal requirements for complying with disabled accessibility guidelines. Though the author has made a good faith effort to provide you with the latest and most accurate information available, the information in this book may contain technical inaccuracies or typographical errors. As the field of disabled accessibility remains to be a dynamic and constantly changing domain, changes are periodically made to the material herein, and these changes may be incorporated into new editions of the product. The information contained in this publication is subject to change without notice and does not represent a commitment on the part of Gibbens and Associates LLC. Final verification and approval for each project must be secured from regulatory authorities in their respective jurisdictions.

PRINTED IN THE U.S.A.

CASH 2014

California

Access Specialists Handbook

A Field Guide and Checklist

First Edition, Printed in the United States of America

Author: Michael P. Gibbens

GIBBENS & ASSOCIATES, LLC

4258 Avenida Prado

Thousand Oaks, California 91360

Phone: (805) 870-0900

Web: <http://www.theaccessguy.com>

Computer Graphics: Pete Karaiskos, Nicholas Karaiskos
Additional figures reproduced with
permission of the International Code
Council (ICC)

Assistance: Cynthia L. Gibbens - Administration
Josh N. Shea – Information
Technology

The information contained herein represents the author's interpretation of the combined codes and laws regulating both the State of California and the Federal requirements for complying with disabled accessibility guidelines. Though the author has made a good faith effort to provide you with the latest and most accurate information available, the information in this book may contain technical inaccuracies or typographical errors. As the field of disabled accessibility remains to be a dynamic and constantly changing domain, changes are periodically made to the material herein and these changes may be incorporated into new editions of the product. The information contained in this publication is subject to change without notice and does not represent a commitment on the part of Gibbens and Associates LLC. Final verification and approval for each project must be secured from regulatory authorities in their respective jurisdictions.

FOREWORD

Michael Gibbens is a nationally recognized author, instructor and consultant on the interpretative and technical aspects of disabled access compliance. Mr. Gibbens' bestselling book titled CalDAG (*California Disabled Accessibility Guidebook*) has been a valuable resource for architects, designers and code officials in consistently applying the accessibility requirements throughout the state of California.

Achieving full compliance has become a new and difficult experience, after California and federal accessibility requirements were completely rewritten and reformatted, separating the scoping provisions from the technical requirements. This book will serve as an instantaneous reference source for field construction, design and inspection of accessible improvements in California. The *California Access Specialists Handbook* (CASH) is a fingertip resource that will fit in a glovebox or toolbag, and is easily carried in the field. Condensed from CalDAG 2013, CASH is there to assist in achieving compliant finished construction. This is a publication that every contractor, designer, inspector and property manager should have in their arsenal.

Jay Elbettar, PE, CBO, CASp, LEED-AP
Building Official, City of Mission Viejo
ICC Board Member



ABOUT THE AUTHOR

Michael Patrick Gibbens, CASp, ICC, is a nationally recognized author, instructor and consultant on the interpretive and technical aspects of disabled accessibility compliance in commercial and residential applications for both public and private sectors. He has developed and presented hundreds of seminars on compliance with State and Federal access laws and guidelines throughout the country and has more than 27 years experience as a disabled accessibility compliance consultant. This book, the California Access Specialists Handbook, is his sixteenth book on disabled accessibility compliance.

Mr. Gibbens' expertise in the interpretation of the legal and technical provisions of disabled accessibility standards is regularly utilized by law firms for the resolution of complaints, allegations of non-compliance and lawsuits. He is experienced with both private sector and Department of Justice actions. When the very first complaint under the newly enacted ADA was registered with the Department of Justice against the Empire State Building in 1992, Mr. Gibbens was contracted to consult on-site with the building's architects and management to evaluate the complaint and work toward a resolution. Mr. Gibbens has also been approved by the State Bar of California to provide continuing legal education (MCLE) classes to attorneys on disabled access issues, and has been utilized by the federal Office of Civil Rights (OCR) to train their attorney's and

investigators on state/federal accessibility compliance. He has served as a founding member of the California Design Safety and Accessibility Advisory Board (State Access Board), having been appointed by the State Architect, and has served on the Accessibility Code Advisory Committee for the State Building Standards Commission for over 17 years (5 years as chairman). Mr. Gibbens is a California Certified Access Specialist (CASp), and is certified as an Accessibility/Usability Specialist by the International Code Conference (ICC).

Mr. Gibbens has completed facility compliance audits on virtually every category of occupancy covered under Titles II and III of the ADA and has served clients with facilities in all 50 states. He has both designed and constructed improvements for the retrofit of facilities to provide compliance with State and Federal accessibility mandates, and is a consultant to a broad range of private businesses and governmental agencies.

ABOUT THE BOOK

For anyone who has endeavored to stay current with the constantly evolving disabled accessibility requirements contained in Part 2 of Title 24 of the California Code of Regulations (i.e., the California Building Code, or “CBC”), you know how difficult this task has been. California has continually made significant modifications to the disabled accessibility provisions over the years, requiring constant awareness and dedication to understanding and keeping current with these changing requirements. The dedication to providing the most current and correct information between state and federal sources in a user-friendly format has continued throughout all of the authors’ previous publications, and will hopefully be apparent in this resource.

The 2010 ADA Standards are altogether different than the previous ADAAG. The new standards are in a completely new and different format from the previous standards, and a new section numbering system is being utilized. Consequently, since California has adopted the federal standards as a base document for Chapter 11B of the CBC, the California standards also have a new format and section numbering system. In previous editions of the CBC, scoping requirements and technical standards could be found together in the same location. The new federal/state format has separated scoping requirements and technical requirements in different sections; in many instances the necessary requirements for a particular use, occupancy, or improvement type are scattered throughout the code. This publication significantly reduces this situation by listing the scoping and technical requirements for a particular use and/or improvement type in the same section heading when it was plausible, even if a particular requirement is repeated in multiple locations throughout the book.

The information contained in the CASH was designed to provide “fingertip” information and help to design and construction professionals, property managers and owners, inspectors and attorneys in providing for correct disabled accessibility compliance, and to develop an increased level of consistency in the construction, enforcement and interpretation of disabled accessibility requirements throughout the state.

TABLE OF CONTENTS

| | |
|--|----|
| HOW TO USE THIS BOOK | 1 |
| Chapter 1 | |
| APPLICATION AND ADMINISTRATION | 5 |
| SCOPE..... | 5 |
| DIMENSIONS FOR ADULTS AND CHILDREN | 5 |
| EQUIVALENT FACILITATION..... | 5 |
| DIMENSIONAL CONVENTIONS..... | 5 |
| CONSTRUCTION AND MANUFACTURING TOLERANCES..... | 6 |
| CALCULATION OF PERCENTAGES..... | 6 |
| FIGURES..... | 6 |
| MAINTENANCE OF ACCESSIBLE FEATURES..... | 7 |
| APPLICATION BASED ON BUILDING USE | 8 |
| TEMPORARY AND PERMANENT STRUCTURES..... | 8 |
| CONSTRUCTION SUPPORT FACILITIES.. .. | 8 |
| RELIGIOUS FACILITIES..... | 8 |
| COMMERCIAL FACILITIES LOCATED IN PRIVATE RESIDENCES..... | 9 |
| EMPLOYEE WORK AREAS..... | 10 |
| PRIVATELY-FUNDED MULTI-STORY BUILDING EXCEPTION..... | 10 |
| UNREASONABLE HARDSHIP..... | 10 |
| ACCESSIBILITY FOR EXISTING BUILDINGS AND FACILITIES / ALTERATIONS | 14 |
| GENERAL INFORMATION | 14 |
| ALTERATIONS TO QUALIFIED HISTORIC BUILDINGS AND FACILITIES | 20 |

Chapter 2

GENERAL SCOPING AND TECHNICAL REQUIREMENTS OF ACCESSIBILITY APPLICABLE TO PUBLIC ACCOMMODATIONS, COMMERCIAL FACILITIES, STATE AND LOCAL GOVERNMENT FACILITIES, AND PUBLIC HOUSING..... 21

| | |
|--|-----|
| 1. GENERAL EXCEPTIONS..... | 22 |
| 2. ACCESSIBLE ROUTES..... | 24 |
| 3. ENTRANCES | 39 |
| 4. ACCESSIBLE MEANS OF EGRESS | 44 |
| 5. WALKING SURFACES | 53 |
| 6. PROTRUDING OBJECTS | 59 |
| 7. FLOOR OR GROUND SURFACES | 62 |
| 8. CHANGES IN LEVEL | 65 |
| 9. TURNING SPACE | 68 |
| 10. CLEAR FLOOR OR GROUND SPACE | 69 |
| 11. KNEE AND TOE CLEARANCE | 72 |
| 12. REACH RANGES | 75 |
| 13. OPERABLE PARTS | 79 |
| 14. DOORS, DOORWAYS AND GATES | 81 |
| 14A. MANEUVERING CLEARANCES AT DOORS AND GATES | 91 |
| 15. RAMPS..... | 101 |
| 16. CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS .. | 107 |
| 17. ELEVATORS | 118 |
| 17A. ELEVATOR LANDING REQUIREMENTS | 119 |
| 17B. ELEVATOR HALL SIGNALS | 120 |
| 17C. ELEVATOR HOISTWAY SIGNS | 123 |
| 17D. ELEVATOR DOOR REQUIREMENTS | 127 |
| 17E. ELEVATOR CAR REQUIREMENTS | 129 |
| 17F. ELEVATOR CAR CONTROLS | 133 |
| 17G. ELEVATOR DESIGNATIONS AND INDICATORS OF CAR CONTROLS | 139 |

| | |
|--|-----|
| 17H. ELEVATOR CAR POSITION INDICATORS..... | 137 |
| 18. LIMITED-USE/LIMITED-APPLICATION ELEVATORS | 139 |
| 19. PRIVATE RESIDENCE ELEVATORS | 142 |
| 20. PLATFORM LIFTS | 146 |
| 21. PARKING SPACES | 149 |
| 22. PASSENGER LOADING ZONES | 165 |
| 23. STAIRWAYS | 168 |
| 24. HANDRAILS | 172 |
| 25. DRINKING FOUNTAINS | 179 |
| 26. TOILET FACILITIES AND BATHING FACILITIES | 184 |
| 26A. WATER CLOSETS AND WHEELCHAIR- ACCESSIBLE TOILET COMPARTMENTS | 190 |
| 26B. AMBULATORY ACCESSIBLE TOILET COMPARTMENTS | 205 |
| 26C. WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE | 209 |
| 26D. SIGNS FOR TOILET ROOMS AND BATHING ROOMS | 211 |
| 26E. URINALS | 216 |
| 26F. LAVATORIES AND SINKS | 217 |
| 26G. BATHTUBS | 221 |
| 26H. SHOWER COMPARTMENTS | 228 |
| 27. WASHING MACHINES AND CLOTHES DRYERS | 243 |
| 28. SAUNAS AND STEAM ROOMS | 244 |
| 29. FIRE ALARM SYSTEMS | 245 |
| 30. SIGNS | 249 |
| 30A. RAISED CHARACTERS | 255 |
| 30B. BRAILLE | 257 |
| 30C. INSTALLATION HEIGHT AND LOCATION | 260 |
| 30D. VISUAL CHARACTERS | 262 |
| 30E. PICTOGRAMS | 264 |
| 30F. SYMBOLS OF ACCESSIBILITY | 265 |
| 30G. TOILET AND BATHING FACILITY SIGNS | 269 |
| 30H. PEDESTRIAN TRAFFIC CONTROL BUTTONS | 273 |

| | |
|---|-----|
| 30I. TACTILE EXIT SIGNS..... | 274 |
| 30J. DELAYED EGRESS LOCKS..... | 275 |
| 30K. STAIRWAY IDENTIFICATION SIGNS | 276 |
| 31. TELEPHONES | 276 |
| 32. DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE | 283 |
| 33. ASSISTIVE-LISTENING SYSTEMS | 289 |
| 34. AUTOMATIC TELLER MACHINES, FARE MACHINES, AND POINT-OF-SALE MACHINES | 295 |
| 35. TWO-WAY COMMUNICATIONS | 303 |
| 36. ASSEMBLY AREAS | 304 |
| 37. DRESSING, FITTING AND LOCKER ROOMS | 319 |
| 38. MEDICAL CARE AND LONG-TERM CARE FACILITIES | 321 |
| 39. TRANSIENT LODGING GUEST ROOMS | 328 |
| 40. KITCHENS, KITCHENETTES, WET BARS AND SINKS | 337 |
| 41. JUDICIAL FACILITIES | 342 |
| 42. DETENTION FACILITIES AND CORRECTIONAL FACILITIES | 346 |
| 43. RESIDENTIAL FACILITIES | 351 |
| 44. TRANSPORTATION FACILITIES | 363 |
| 45. STORAGE | 371 |
| 46. DINING SURFACES AND WORK SURFACES | 374 |
| 47. BENCHES | 374 |
| 48. SALES AND SERVICE | 378 |
| 49. AMUSEMENT RIDES | 384 |
| 50. RECREATIONAL BOATING FACILITIES | 391 |
| 51. EXERCISE MACHINES AND EQUIPMENT | 398 |
| 52. FISHING PIERS AND PLATFORMS | 389 |
| 53. GOLF FACILITIES | 402 |
| 54. MINIATURE GOLF FACILITIES | 404 |
| 55. PLAY AREAS | 407 |
| 56. SWIMMING POOLS, WADING POOLS AND SPAS | 418 |
| 57. SHOOTING FACILITIES WITH FIRING POSITIONS | 433 |
| 58. OUTDOOR DEVELOPED AREAS | 433 |

59. DEPOSITORIES, VENDING MACHINES, MAIL BOXES
AND FUEL DISPENSERS..... 435

60. WINDOWS 435

INDEX 437