

Chapter 2

APPLICATION AND ADMINISTRATION

Purpose 11B-101 101

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**

ADVISORY: General and Scope. *In addition to these requirements, covered entities must comply with the regulations issued by the U.S. Department of Justice and the U.S. Department of Transportation under the Americans with Disabilities Act. There are issues affecting individuals with disabilities which are not addressed by these requirements, but which are covered by the U.S. Department of Justice and the U.S. Department of Transportation regulations.*

These accessibility regulations are applicable to: 1) publicly funded buildings, structures, sidewalks, curbs and related facilities; 2) privately funded public accommodations and commercial facilities; and 3) public housing and private housing available for public use.

These requirements are to be applied to all areas of a facility unless exempted, or where scoping limits the number of multiple elements required to be accessible. For example, not all medical care patient rooms are required to be accessible; those that are not required to be accessible are not required to comply with these requirements. However, common use and public use spaces such as recovery rooms, examination rooms, and cafeterias are not exempt from these requirements and must be accessible.

Accessible features, accommodations and elements must comply with the requirements detailed. In some cases this requires compliance with requirements in other parts of the building code. When additional scoping or technical requirements are located in other parts of the building code, the features, accommodations and elements must comply with those regulations and these requirements.

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-102 102**

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**

ADVISORY: Construction and Manufacturing Tolerances. *Application of conventional industry tolerances must be on a case by-case, project-by-project basis. Predetermined guidelines for construction tolerances could unnecessarily encourage contractors and others to deviate from the access regulations found in the CBC and may wrongfully be viewed by some to have the effect of law.*

Conventional industry tolerances recognized by this provision include those for field conditions and those that may be a necessary consequence of a particular manufacturing process. Recognized tolerances are not intended to apply to design work. It is a good practice when specifying dimensions to avoid specifying a tolerance where dimensions are absolute. For example if a regulation requires "1-1/2 inches", avoid specifying "1-1/2 inches plus or minus X inches".

Where the requirement states a specified range, such as when grab bars must be installed between 33 inches and 36 inches, the range provides the adequate tolerance and therefore no tolerance outside of the range at either end point is permitted.

Where a requirement is a minimum or a maximum dimension that does not have two specific minimum and maximum end points, tolerances may apply. Where an element is to be installed at the minimum or maximum permitted dimension, such as "15 inches minimum" or "5 pounds maximum", it would not be good practice to specify "5 pounds (plus X pounds) or "15 inches (minus X inches)." Rather, it would be good practice to specify a dimension less than the required maximum (or more than the required minimum) by the amount of the expected field or manufacturing tolerance and not to state any tolerance in conjunction with the specified dimension. An element designed to be constructed at either the maximum or minimum permitted dimensions puts the construction at risk if construction errors result in a violation of the standards. In other words, dimensions noted in accessibility provisions as "minimum" or "maximum" should not be considered dimensions for design as they represent the limits of a requirement. To be sure that field tolerances result in usable construction, notes and dimensions in construction documents should anticipate expected tolerances so that a required dimensional range is not exceeded by a finish or variation in construction practice.

Specifying dimensions in design in the manner above will better insure that facilities and elements accomplish the level of accessibility intended by these requirements. It will also more often produce and end result of strict and literal compliance with the stated requirements and eliminate enforcement difficulties and issues that might otherwise arise. Information on specific tolerances may be available from industry and trade organizations, code groups and building officials, and published references.

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
	dimension showing English units (inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
	dimension for small measurements
	dimension showing a range with minimum - maximum
min	minimum
max	maximum
>	greater than
≥	greater than or equal to
<	less than
≤	less than or equal to
	boundary of clear floor space or maneuvering clearance
	centerline
	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling or other element cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control or feature

**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**

ADVISORY: Temporary and Permanent Structures. *Temporary buildings or facilities covered by these requirements include, but are not limited to, reviewing stands, temporary classrooms, bleacher areas, stages, platforms and daises, fixed furniture systems, wall systems, and exhibit areas, temporary banking facilities, and temporary health screening facilities. Structures and equipment directly associated with the actual processes of construction are not required to be accessible as detailed below.*

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.

ADVISORY: Construction Support Facilities. *This section clarifies that construction support facilities located on or adjacent to a construction site, but not directly associated with the actual processes of construction must comply with the accessibility provisions. Construction support facilities may include but*

are not limited to, offices, meeting rooms, plan rooms and other administrative and support spaces. Toilet facilities serving these construction support facilities, including portable units, must also comply with the accessibility provisions of this chapter. While an accessible route is required between construction support facilities and the toilet and parking facilities serving them, an accessible route is not required between site arrival points and construction support facilities when the only means of reaching the construction support facilities is a vehicular way.

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**

ADVISORY: Religious Facilities. Religious facilities are exempt from federal ADA requirements, however no exception is provided for these types of facilities under the California Building Code (CBC) due to pre-existing and more stringent state regulations. Religious practice may restrict general access to specific areas, for example a raised altar area; however access for persons with disabilities to these areas may be required. The CBC requires raised areas of the facility to provide access by ramp, special access lift or elevator. Religious beliefs and practices notwithstanding, architectural barriers are not permitted at participation areas.

Public Accommodations Located in Private Residences

Public accommodations located in private residences shall comply as follows. **11B-245**

Application

When a public accommodation is located in a private residence, that portion used exclusively in the operation of the public accommodation or that portion used both for the public accommodation and for residential purposes is covered by the new construction and alterations requirements of the CBC. **11B-245.2**

EXCEPTION: The portion of the residence used exclusively as a residence is not required to be accessible in accordance with this chapter.

Accessible Elements Required

The accessible portion of the residence 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 Stations

DEFINITION: An area defined by equipment and/or work surfaces intended for use by employees only, and generally for one or a small number of employees at a time. Examples include ticket booths; the employee side of grocery store check stands; the bartender area behind a bar; the employee side of snack bars, sales counters and public counters; guardhouses; toll booths; kiosk vending stands; lifeguard stations; maintenance equipment closets; counter and equipment areas in restaurant kitchens; file rooms; storage areas; etc.

Employee workstations shall be on a compliant accessible route that complies with Section 2, "ACCESSIBLE ROUTES". Spaces and elements within employee

workstations shall only be required to comply with the requirements for an Accessible Route in Employee Work Areas (CBC 11B-215.3), Accessible Means of Egress (CBC 11B-207.1), Accessible Floor or Ground Surfaces (CBC 11B-302), Changes in Level (CBC 11B-303), and Accessible Clear Width (CBC 11B-404.2.3). **11B-203.9** 203.9

Common use circulation paths within employee work stations shall be accessible routes consisting of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements. **11B-206.2.8, 11B-402.2** 206.2.8, 402.2

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 provide accessible routes.
3. Common use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to provide accessible routes.

ADVISORY. Employee Work Areas Exception 2. *Large pieces of equipment, such as electric turbines or water pumping apparatus, may have stairs and elevated walkways used for overseeing or monitoring purposes which are physically part of the turbine or pump. However, passenger elevators used for vertical transportation between stories are not considered “work area equipment” as defined.*

ADVISORY. Employee Work Areas. *Although areas used exclusively by employees for work are not required to be fully accessible, consider designing such areas to include non-required turning spaces, and provide accessible elements whenever possible. Under the ADA, employees with disabilities are entitled to reasonable accommodations in the workplace; accommodations can include alterations to spaces within the facility. Designing employee work areas to be more accessible at the outset will avoid more costly retrofits when current employees become temporarily or permanently disabled., or when new employees with disabilities are hired. Contact the Equal Employment Opportunity Commission (EEOC) at www.eeoc.gov for information about title 1 of the ADA prohibiting discrimination against people with disabilities in the workplace.*

Privately Funded Multi-Story Building Exception

For the general privately funded multistory building exception applicable to new construction and alterations, see Chapter 3, “SCOPING AND TECHNICAL REQUIREMENTS APPLICABLE TO PUBLIC BUILDINGS, PUBLIC ACCCOMMODATIONS, COMMERCIAL FACILITIES AND PUBLIC HOUSING”, Section 2, “ACCESSIBLE ROUTES”, Item “D”.