

# Welcome to State and Federal Accessibility Regulations Presentations



UC Projects  
April 14, 2023



# PRESENTERS

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# Program

**9:00 - 9:30 Overview State and Federal Laws and Application**

- **Application**
- **Administration**
- **Definitions**

**9:30 - 10:15 11B Scoping (Emphasis on changes to the 2019 CBC) Break**

**10:15 - 10:25 Break**

**10:25 - 12:00 Scoping (Emphasis on changes to the 2019 CBC) Continued**

**12:00 - 12:30 Lunch**

**12:30 - 1:45 11B Technical (Emphasis on changes to the 2019 CBC) 12:00**

**1:45 - 1:55 Break**

**1:55 - 2:30 11B Technical (Emphasis on changes to the 2019 CBC) Continued and Q&A**

# Learning Objectives

## Learning Objective 1

Compare particular aspects of California accessibility with Federal requirements: CBC 11B vs CFR 35

## Learning Objective 2

Application of California Building Code Chapter 11B provisions during the design and plan review process

## Learning Objective 3

Identify the significant changes in 2019 California Building Code including changes effective July 1, 2021

## Learning Objective 4

Compare and contrast former regulations to the current ones including changes effective July 1, 2021

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# **Overview State and Federal Laws and Application**



# Federal Access Laws And Regulation

- 1961 - ASA (ANSI)** (Not Federal but must be mentioned)
- 1964 - Civil Rights Act**
- 1968 - Fair Housing Act (FHA)**
- 1968 - Architectural Barriers Act (ABA)**
- 1973 - Rehabilitation Act** (Section 504, 508, 510)
- 1984 - Uniform Federal Accessibility Standards (UFAS)**
- 1990 - Americans With Disabilities Act (ADA)**

# Americans With Disabilities Act

## 1990 Americans with Disabilities Act

Civil Rights Law  
(Not a Building Code)

### Five Titles of ADA

Title I: Employment

Title II: State and Local Government

Title III: Public Accommodations and Commercial Facilities

Title IV: Communications

Title V: Miscellaneous Provisions



# Americans With Disabilities Act

## Title II – State and Local Government What Is Covered?

- Covers all activities regardless of size or receipt of Federal funding
- Requires governments give an equal opportunity to benefit from all of their programs, services, and activities
  - Public education, employment, transportation, recreation, health care, social services, courts, voting, and town meetings
- Required to follow specific architectural standards in new construction and alterations
- Relocate programs or otherwise provide access

# Americans With Disabilities Act

## Title II – State and Local Government What Is Covered? *cont'd*

- Communicate effectively with people who have hearing, vision, or speech disabilities
- Required to take actions that **WOULD NOT** result in undue financial and administrative burdens
- Required to make reasonable modifications to policies, practices, and procedures where necessary to avoid discrimination
  - Unless they can demonstrate that doing so would fundamentally alter the nature of the service, program, or activity being provided.

# Americans With Disabilities Act

## Title II – State and Local Government Enforcement Dates

- Start date prior to March 15, 2012
  - 1991 Standards (without elevator exemption), 2010 Standards, or UFAS
- Start date on or after March 15, 2012
  - 2010 Standards - Including both the Title II regulations at 28 CFR 35.151; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D.



# Americans With Disabilities Act

## State and Local Government – Title II

2010 Standards - Including both the Title II regulations at 28 CFR 35.151; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D.

### 28 CFR 35.151

- (a) Design and construction.
- (b) Alterations.
- (c) Accessibility standards and compliance date.
- (d) Scope of coverage.
- (e) Social service center establishments.
- (f) Housing at a place of education.
- (g) Assembly areas.
- (h) Medical care facilities.
- (i) Curb ramps.
- (j) Facilities with residential dwelling units for sale to individual owners.
- (k) Detention and correctional facilities

### 36 CFR part 1191 Appendices B and D

Appendix B to Part 1191—Scoping  
(ADAAG Chapters 1 and 2)

Appendix D to Part 1191—Technical  
(ADAAG Chapters 3-10)

# Americans With Disabilities Act

## Title II – State and Local Government Protects Three Categories of Individuals

1) Individuals who have a physical or mental impairment that substantially limits one or more major life activities

- Orthopedic
- Visual
- Speech and hearing impairments
- Cerebral palsy
- Epilepsy
- Muscular dystrophy
- Multiple sclerosis
- Cancer
- Heart disease
- Diabetes
- HIV disease
- Tuberculosis
- Drug addiction
- Alcoholism

# Americans With Disabilities Act

## Title II – State and Local Government Protects Three Categories of Individuals

2) Individuals who have a record of a physical or mental impairment that substantially limited one or more of the individual's major life activities but who has recovered from the impairment.

**Example:** Individuals who have histories of mental or emotional illness, drug addiction, alcoholism, heart disease, or cancer.



# Americans With Disabilities Act

## Title II – State and Local Government Protects Three Categories of Individuals

3) Individuals who are regarded as having such an impairment, whether they have the impairment or not.

**Example:** An individual who has a physical or mental impairment that is perceived to substantially limit a major life activities only as a result of the attitudes of others towards the impairment

# Americans With Disabilities Act

## Title II – State and Local Government

### Scope of Coverage

- The standards apply to fixed or built-in elements of:
  - Buildings
  - Structures
  - Site improvements
  - Pedestrian routes or vehicular ways located on a site

# Americans With Disabilities Act

## Section 35.104      Title II – State and Local Government

### Definitions

***Housing at a place of education*** means housing operated by or on behalf of an elementary, secondary, undergraduate, or post graduate school, or other place of education

Including:

- Dormitories
- Suites
- Apartments
- Other places of residence

# Americans With Disabilities Act

## Section 35.150      **Title II – State and Local Government** **Self-evaluation - Existing Facilities**

A public entity shall:

- 1) Identify all of the public entity's programs, activities, and services; and
- 2) Review all the policies and practices that govern the administration of the programs, activities, and services
- 3) Take immediate remedial action to eliminate the impediments to full and equivalent participation

# Americans With Disabilities Act

## Section 35.150      Title II – State and Local Government Program Accessibility

- Public entities are not required to remove barriers from each facility, even if removal is readily achievable
- A public entity must make its "programs" accessible
- Physical changes are required only when there is no other feasible way to make the “program” accessible

# Americans With Disabilities Act

## Section 35.150      **Title II – State and Local Government Program Accessibility**

### **Does Not**

- Necessarily require a public entity to make each of its existing facilities accessible
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property
- Require a public entity to take any action that it can demonstrate would result in
  - A fundamental alteration in the nature of a service, program, or activity or
  - In undue financial and administrative burdens



# Americans With Disabilities Act

## Section 35.150      **Title II – State and Local Government** **Program Accessibility**

**Example:** When a Title II entity holds a public meeting in an existing building, it is not required to make all areas in the building accessible, as long as the meeting room is accessible.

- Accessible telephones and bathrooms should also be provided where these services are available for use of meeting attendees

# Americans With Disabilities Act

## Section 35.150      **Title II – State and Local Government** **Program Accessibility**

**Example:** A public university that conducts a French course in an inaccessible building may relocate the course to a building that is readily accessible.

# Americans With Disabilities Act

## Section 35.151(b)(2) Title II – State and Local Government Alterations

Section 35.151(b)(2)

The path of travel requirements of **Sec 35.151(b)(4)** only apply to alterations under-taken solely for purposes **other than** to meet the program accessibility requirements.

### **Section 35.151(b)(4)**

*Path of travel.* An alteration that affects or could affect the usability of or access to an area of a facility that contains a *primary function* shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the altered area and the restrooms, telephones, and drinking fountains serving the altered area are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration.

# Americans With Disabilities Act

## Section 35.151(b)(2) **Title II – State and Local Government Alterations**

The disproportionality test (20%) contained in the path of travel standards is **not applicable** in determining whether providing program access results in an undue financial and administration burden

# 2019 Chapter 11B

**ACCESSIBILITY TO PUBLIC  
BUILDINGS, PUBLIC  
ACCOMMODATIONS, COMMERCIAL  
BUILDINGS AND PUBLIC HOUSING**



# **CBC – 11B**

Division 1

## **Application and Administration**



# CBC Conventions

Section 11B-104.1

## Dimensions

All dimensions that are not stated as a min. or max. (range) are **ABSOLUTE.**

# Conventions

## Section 11B-104.1.1

### Construction and Manufacturing Tolerances

- If there is a range then that is considered the “construction tolerance”.



- Applies only where dimensions are stated as single dimensions or as simple minimums or maximums

# Definitions

## Accessible Means of Egress

- A continuous and unobstructed way of egress travel from any accessible point in a building to a public way.

## Access Aisle

Effective 01/01/2023

- An accessible **pedestrian** space adjacent to or between **parking vehicle** spaces that provides clearances in compliance with this code.

## Adult changing facility

- A facility that is for use by persons with disabilities who need assistance with personal hygiene.

## Assembly Area

- A building or facility, or portion thereof, used for the purpose of entertainment, educational or civic gatherings, or similar purposes.

# Definitions

## Accessible Route

A continuous path connecting accessible elements and spaces of an accessible site, building or facility

- Negotiated by a person with a disability using a wheelchair
- Safe for and usable by persons with other disabilities.

Interior accessible routes may include:

- Corridors, hallways, floors, ramps, elevators and lifts.

Exterior accessible routes may include:

- Parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps and lifts.

# Definitions

## **Bathroom** (opposed to a restroom)

A room which includes a water closet (toilet), a lavatory, and a bathtub and/or a shower. It does not include single-fixture facilities or those with only a water closet and lavatory (Restroom).

## **Blended Transition.**

A raised pedestrian street, depressed corner or similar connection that has a grade of 5 percent or less between the circulation path at the level of the sidewalk or walk and the level of vehicular way.

## **Bottle Filling Station.**

A fixture that is designed and intended for filling personal use drinking water bottles or containers. Such fixtures can be separate from or integral to a drinking fountain.

# Definitions

**Clear Unobstructed**

## **Circulation Path**

An exterior or interior way of passage provided for pedestrian travel, including but not limited to, walks, sidewalks, hallways, courtyards, elevators, platform lifts, ramps, stairways and landings.

## **Common Use**

Available to a restricted group of people

- Example: occupants of a homeless shelter, occupants of an office building or the guests of such occupants



# Definitions

## Curb Ramp

- Prepared surface
- Provides access between walk or sidewalk and a surface located above or below an adjacent curb face.

## Commercial Place of Public Amusement

- Auditorium, convention center, cultural complex, exhibition hall, permanent amusement park, sports arena, theater or movie house
- Maximum occupancy is 2,500 or more for the facility.
- Does not include any public or private higher education facility

## Detectable Warning

- A standardized surface feature built in or applied to walking surfaces or other elements to warn persons with visual impairments of hazards on a circulation path.

# Definitions

## Drive Aisle

A vehicular way provided within a parking facility that connects vehicular entrances, parking stalls, electric vehicle charging stations, passenger loading zones, and vehicular exits.

## Driveway

A vehicular way providing access between a public way and a building, parking facility, or other off-street area. A driveway may provide access to drive aisles in a parking facility.

# Definitions

## Electric Vehicle (EV)

- An automotive-type vehicle for on-road use

## Electric Vehicle (EV) Charger

- Off-board charging equipment used to charge an electric vehicle

## Electrical Vehicle Charging Station (EVCS)

- One or more electric vehicle charging **spaces**
- The number of electric vehicle charging stations shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

## Electric Vehicle (EV) Connector

- Establishes an electrical connection to the electric vehicle

# Definitions

## Operable Part

- A component of an element used to insert or withdraw objects, or to activate, deactivate, or adjust the element.

## Path of Travel

- An accessible route within an existing site, building or facility
- Approached, entered and exited
- Connects exterior approach (including sidewalks, streets, and parking areas), to an entrance to the facility, and other parts of the facility.

In alterations the term also includes:

- Toilet and bathing facilities, telephones, drinking fountains and signs serving the area of work.

# Definitions

## Public Housing

Housing facilities constructed or altered by, for, or on behalf of a public entity, or constructed or altered as part of a public entity's program to provide housing pursuant to United States Code of Federal Regulations, 28 CFR Part 35, Section 35.102(a), including but not limited to the following:

- One and two family dwellings units or and congregate residences;
- Buildings or complexes with three or more residential dwelling units;
- Homeless shelters, group homes halfway houses and similar social service establishments;
- Transient lodging, such as hotels, motels, hostels and other facilities providing accommodations of a short term nature of not more than 30 days duration;
- Housing at a place of education such as housing on or serving a public school, public college or public university;



# Definitions

## Public Use

Available to the general public

## Public Way

A street, alley or other parcel of land open to the outside air

- Leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use
- Has a clear width and height of not less than 10 feet.

## Riser

The upright part between two adjacent stair treads, between either an upper or lower landing and an adjacent stair tread or between two adjacent landings.

# Definitions

## **Shopping Center (or Shopping Mall)**

One or more sales or rental establishments or stores.

## **Sidewalk**

A surfaced pedestrian way contiguous to a street used by the public

# Definitions

## Unreasonable Hardship

An unreasonable hardship exists when the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard unfeasible, based on an overall evaluation of the following factors:

1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility which would be gained or lost.
5. The nature of the use of the facility under construction and its availability to persons with disabilities.

# Definitions

## **Vehicular Way**

A route intended for vehicular traffic, such as a street, driveway or parking facility

## **Walk**

An exterior prepared surface for pedestrian use, including pedestrian areas such as plazas and courts

# Definitions

## Workstation

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
- employee side of grocery store check stands
- bartender area behind a bar
- 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



# Administration

## Section 11B-108

### Maintenance of accessible features

Effective 01/01/2023

~~A public accommodation shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities.~~ Features, facilities and equipment required by Chapter 11B to be accessible to and useable by persons with disabilities shall be maintained in operable working condition. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted.



**CBC**

**Division 2**



**Scoping**  
**Requirements**



# Scoping

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# Existing Buildings and Facilities

## Section 11B-202.4

### Path of Travel Requirements in Alterations, Additions and Structural Repairs

An accessible path of travel to the specific area of alteration or addition shall be provided and shall include:

- A primary entrance to the building or facility,
- Toilet and bathing facilities serving the area,
- Drinking fountains serving the area,
- Public telephones serving the area, and
- Signs.

# Existing Buildings and Facilities

Section 11B-202.4 Ex 8

## Path of Travel Requirements in Alterations, Additions and Structural Repairs

When the total construction cost does not exceed the current threshold

- Compliance shall be limited to the actual work of the project
- AND**
- Access shall be provided to a primary entrance, sanitary facilities, telephones, signs and drinking fountains (path of travel) and limited to 20 percent of the adjusted construction cost of the alteration, structural repair or addition

**Valuation Threshold**

**2023- \$195,358.00**



# Existing Buildings and Facilities

## Section 11B-202.4 Ex 8

### Path of Travel Requirements in Alterations, Additions and Structural Repairs *(cont'd)*

- When the total construction cost exceeds the current threshold
- AND**
- The enforcing agency finds an unreasonable hardship
    - Compliance shall be provided by equivalent facilitation or to the greatest extent possible without creating an unreasonable hardship. What constitutes an UH is determined by the AHJ.
- BUT**
- In no case shall the cost of compliance be less than 20 percent of the adjusted construction cost of alterations, structural repairs or additions



# Existing Buildings and Facilities

## Section 11B-202.4 Ex 10

### Path of Travel Requirements in Alterations, Additions and Structural Repairs

Alterations solely for the purpose of installing (EVCS) at facilities where vehicle fueling, recharging, parking or storage;

- **Is** a primary function (**does not serve a specific building**)
  - Shall comply with POT requirements to the maximum extent feasible without exceeding 20 percent of the cost of the work directly associated with the installation of EVCS.
  - A “primary function” is a major activity for which the facility is intended.
- **Is not** a primary function (**serves a specific building**)
  - Shall not be required to comply with Path of Travel Requirements

# General Exceptions

Section 11B-203.8

## Public Housing Facilities

Common use areas not serving units required to have mobility features

- Are not required to comply or be on an accessible route

# Operable Parts

## Section 11B-205.1 Ex

### General

#### Exceptions:

1. Intended for use only by service or maintenance personnel
2. Electrical or communication receptacles serving a dedicated use
3. Reserved
4. Floor electrical receptacles
5. HVAC diffusers
6. Except for light switches, where redundant controls are provided for a single *element*, one control in each *space* shall not be required to comply
7. Cleats and other boat securement devices
8. Exercise machines and exercise equipment
9. In residential dwelling units with mobility features where receptacles are provided in a kitchen at a corner work surface, one receptacle shall be located 36 inches from either wall at the inside corner.

# Accessible Routes

## Section 11B-206.2.8

### Employee Work Areas

An accessible route must be provided within common use circulation paths within employee work areas

#### **Exception:**

- Work areas that are an integral component of work area equipment
- Exterior employee work areas that are fully exposed to the weather

# Accessible Routes

Section 11B-206.2.13

## Exercise Machines and Equipment

At least one of each type of exercise machines and equipment must be on an accessible route

# Accessible Routes

Section 11B-206.2.18

## Area of Sport Activity

An accessible route must be provided to the boundary of each area of sports activity



# Accessible Routes

Section 11B-206.2.19

## Pedestrian Street Crossings

Where walks or sidewalks are provided, a curb ramp, blended transition, or a combination of curb ramps and blended transitions shall connect the walks or sidewalks at each pedestrian street crossing. The curb ramp (excluding any flared sides) or blended transition shall be contained wholly within the width of the pedestrian street crossing served.

# Accessible Routes

## Section 11B-206.4.1

### Entrances

**Effective 01/01/2023**

All entrances and exterior ground-floor exits to buildings and facilities shall comply with Section 11B-404.

Exceptions:

- ~~1. Exterior ground floor exits serving smoke-proof enclosures, stairwells, and exit doors serving stairs only shall not be required to comply with Section 11B-404. (deleted)~~
- ~~2. Exits in excess of those required by Chapter 10, and which are more than 24 inches (610 mm) above grade shall not be required to comply with Section 11B-404. Directional signs shall comply with Chapter 10, Section 1009.10. (moved to 207.1)~~

# Accessible Routes

## Section 11B-206.4.10

### Medical Care and Long-Term Care Facilities

At least one accessible entrance shall be protected from the weather by canopy or roof overhang where the period of stay may exceed twenty-four hours

- Passenger loading zone and one entrance must be protected from the weather by a canopy or roof
  - Loading zone – 5' x 20'
  - Vertical clearance of 114" (9'-6") min., from the public way

# Accessible Means of Egress

## Section 11B-207.1

### General

Means of egress shall comply with *Chapter 10, Section 1009* and Section 11B-207.

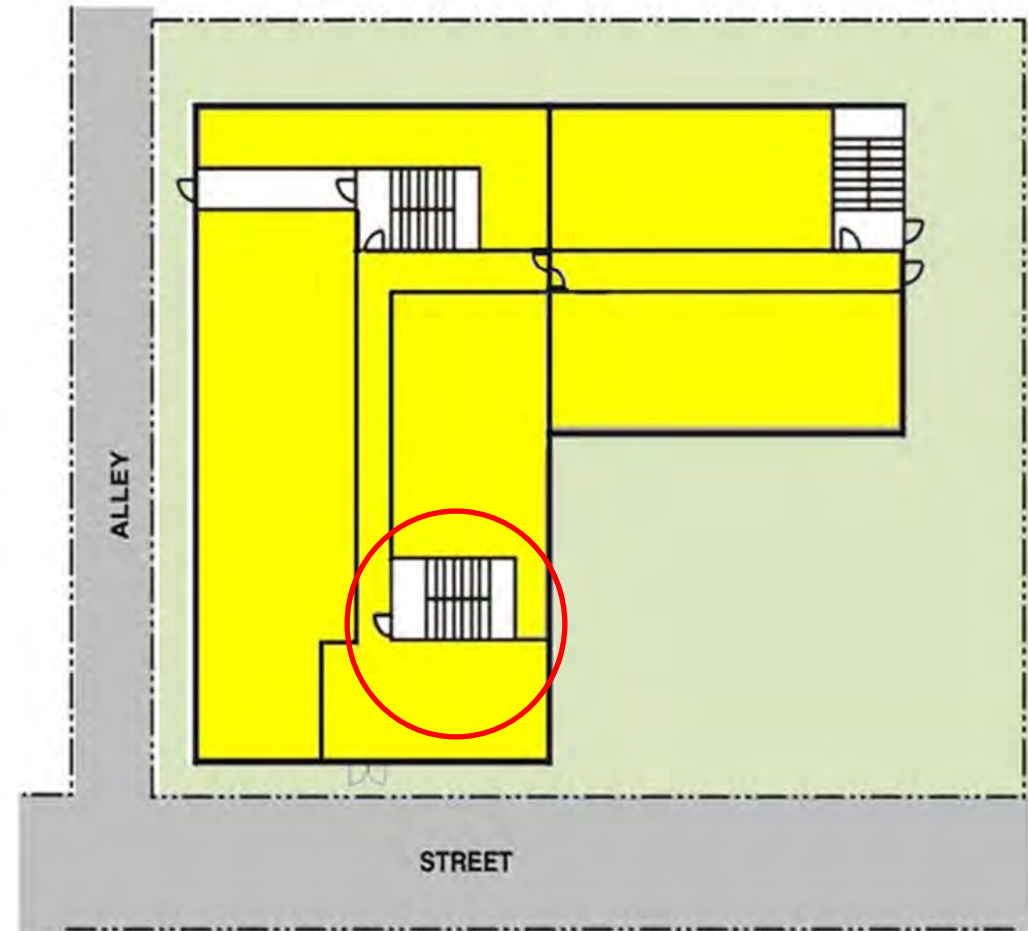
#### Exceptions:

1. Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.
2. Areas of refuge shall not be required in detention and correctional facilities.
3. Accessible means of egress are not required to be provided in existing buildings.
4. Doors that provide access **only** to interior or exterior stairways shall not be required to comply with Section 11B-404. (New Effective 01/01/2023)
5. Exits in excess of those required by Chapter 10, and which are more than 24 inches above grade shall not be required to comply with Section 11B-404 or be on an accessible route. Directional signs shall be provided in compliance with Chapter 10, Section 1009.10.  
(Moved from 206.4.1)

# Accessible Means of Egress

## Exception 4.

Doors that provide access **only** to interior or exterior stairways shall not be required to comply with Section 11B-404.





# Parking Spaces

## Section 11B-208.1

### General

Electric vehicle charging stations are not parking spaces

- In public housing facilities, electric vehicle chargers are permitted to be installed at an accessible parking space assigned to the resident.

## Section 11B-208.2

### Minimum Number

Hospital Outpatient Facilities

(including free-standing buildings providing outpatient clinical services of a hospital)

10% of patient and visitor

Rehabilitation Facilities and Outpatient Physical Therapy Facilities

20% of patient and visitor



# Drinking Fountains and Bottle Filling Stations

## Section 11B-211.4

### Bottle Filling Stations

- Where bottle filling stations are provided they shall comply with:
  - Protrusion limits (11B-307)
  - Operable Parts (11B-309)

# Toilet Facilities and Bathing Facilities

Section 11B-213.2 Ex

## Toilet Rooms and Bathing Rooms

In alterations if it is technically infeasible to comply

- A single unisex toilet room or bathing room is acceptable

### **Provided**

It is located in the same area and on the same floor as the inaccessible toilet or bathing rooms

# Toilet Facilities and Bathing Facilities

## Section 11B-213.3.1

### Plumbing Fixtures and Accessories

- At least 5% but no fewer than one toilet compartments, or 5% of the combination of toilet compartments and urinals
- Ambulatory toilet compartment must be provided if:
  - 6 or more toilet compartments **OR** a combination of urinals and toilet compartments
- Ambulatory toilet compartments must be provided in the same number as accessible toilet compartments

# Toilet Facilities and Bathing Facilities

## Section 11B-213.3.3

### Urinals

Where provided, at least 10% but no fewer than one urinal must be accessible.

## Section 11B-213.3.4

### Lavatories

Where provided, at least 10% but no fewer than one lavatory must be accessible.

# Toilet Facilities and Bathing Facilities

## Section 11B-213.3.6

### Bathing Facilities

- Where bathtubs or showers are provided, at least one bathtub or at least one shower shall comply.
- Transfer type shower compartments shall be permitted in
  - Transient lodging guest rooms
  - Multi-bedroom housing units in undergraduate student housing
  - Residential dwelling units

# Assistive Listening System

## Section 11B-219.2

### Required Systems

Provided in assembly areas including conference and meeting rooms

- Does not apply to systems used for paging and background music

**ASSEMBLY AREA.** A building or facility, or portion thereof, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. For the purposes of these requirements, assembly areas include, but are not limited to, classrooms, lecture halls, courtrooms, public meeting rooms, public hearing rooms, legislative chambers, motion picture houses, auditoria, theaters, playhouses, dinner theaters, concert halls, centers for the performing arts, amphitheaters, arenas, stadiums, grandstands, or convention center



# Assistive Listening System

## Section 11B-219.3

### Receivers

4% of total number of seats, no less than 2

- 25% and a min. of 2 must be hearing-aid compatible

**Exception:** Number of receivers may be calculated on total number of seats in buildings with multiple assembly areas

# Assistive Listening System

Section 11B-219.5

## Permanent and Portable Systems

Permanently installed if;

- Accommodate at least 50 people

**OR**

- Audio amplification is provided

**AND**

- There are fixed seats

# Assembly Areas

## Section 11B-221.1

### General

Assembly areas must provide;

- Wheelchair seating
- Companion seating
- Designated aisle seating
- Semi-ambulant seating
- Lawn seating (where fixed seats are not provided), must connect to an accessible route

# Assembly Areas

## Section 11B-221.2

### Lines of Sight and Dispersion

- Choice of locations and viewing angles
  - Stadiums, arenas and grandstands
    - Dispersed to all levels that include seating served by an accessible route
- Horizontal Dispersion
  - Assembly areas that have seating encircling, in whole or in part, a field of play or performance
    - Dispersed horizontally around the field of play or performance area

# Assembly Areas

## Section 11B-221.3

### Companion Seats

At least one companion seat shall be provided for each wheelchair space (immediately adjacent)

## Section 11B-221.4

### Designated Aisle Seats

At least 5% of the total number of aisle seats provided must be the aisle seats located closest to accessible routes

## Section 11B-221.6

### Semi-Ambulant Seats

1% and no less than 2

# Transient Lodging Guest Rooms, Housing At A Place Of Education And Social Services Center Establishments

## Section 11B-224.7.1

### Housing at a Place of Education

Housing units containing accessible sleeping rooms with mobility features

- Kitchens within or on floors containing accessible sleeping rooms with mobility features shall provide turning spaces and kitchen work surfaces 34 max. AFF, 30 inches wide...
- Multi-bedroom units shall have an accessible route throughout the unit.



# Transient Lodging Guest Rooms, Housing At A Place Of Education And Social Services Center Establishments

## Section 11B-224.7

### Housing at a Place of Education

#### Exception:

Housing facilities with residential dwelling units that are provided by or on behalf of a place of education that are:

- Leased on a year round basis exclusively to graduate students or faculty
- **and**
- Do not contain any public use or common use areas available for educational programming

Are **not** subject to 11B- 224 (Transient Lodging Guest Rooms) but must comply with 11B-233 (Public Housing Facilities)

# Dining Surfaces and Work Surfaces

## Section 11B-226.1

### General

- 5% of seating and standing spaces used for the consumption of food or drink must be accessible
- 5% of work surfaces used by the public must be accessible

*\*Sales counters and service counters are not work surfaces (11B-227)*

# Dining Surfaces and Work Surfaces

## Section 11B-226.2

### Dispersion

- Dispersed throughout the space or facility for each type of seating in a functional area

## Section 11B-226.3

### Dining Surfaces Exceeding 34 Inches in Height (food or drink)

- 60 inches min. in length must be provided at the main counter (28-34 inches high and knee and toe clearance)

# Baby Diaper Changing Stations

## Section 226.4

- Be within reach range
- Allow a forward approach
- Provide knee and toe space
- When deployed shall not obstruct accessible routes by more than 4 inches
- Shall **not** be located in accessible toilet compartments within multi accommodation toilet facility

# Electrical Vehicle Charging Stations

## Section 228.3.1.1

### Existing Facilities

- Requirements only apply to the new EVCS's and to alterations of existing EVCS's

## Section 228.3.2 .1 (812.2, 309.4 Ex.)

### Operable Parts

- Electric vehicle connectors shall not be required to have an activating force of 5 pounds maximum

# Electrical Vehicle Charging Stations

## Section 228.3.2

### Minimum Number

If an EVCS is provided at more than one facility on a site

- Each facility is calculated separately

#### **Exceptions:**

Not for use by general public, intended for designated vehicle or driver, owner at their residence.

***FACILITY.*** All or any portion of buildings, structures, site improvements, elements, and pedestrian routes or vehicular ways located on a site.



# Electrical Vehicle Charging Stations

## Section 228.3.2

### Minimum Number

When new EVCS are added to a site with existing EVCS, the total number of new and existing EVCS is used to determine the number of accessible EVCS

EVCS's shall be provided for each combination of charging level and EV connector type integral to the EV charger.

Each combination of charging level (AC Level 1, AC Level 2, DC Fast Charge) and EV connector type shall be considered as a facility

In public housing facilities, EVCS provided for common use of residents shall comply

# Number of EV SPACES Required to Comply

**TABLE 11B-228.3.2.1  
ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE**

TOTAL NUMBER OF EVCS AT A FACILITY <sub>1</sub>	MINIMUM NUMBER (by type) OF EVCS <i>REQUIRED TO COMPLY WITH SECTION 11B-812<sub>1</sub></i>		
	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

*1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.*

# Public Housing Facilities

## Section 233

- This section has been completely revised to eliminate references to Chapter 11A
- Regulations formerly found in Chapter 11A have been incorporated into Chapter 11B

# Detectable Warnings and Detectable Directional Texture

Section 11B-247.1.2.1 through 11B-247.1.2.7

## Where Required

- Platform Edges
- Curb Ramps
- Islands or Cut-through Medians
- Bus Stops (if no curb with a sloped face of 35 degrees max,)
- Blended Transitions
- If a walk crosses or adjoins a vehicular way, and is not separated by curbs, railings or other elements the boundary shall be defined by a continuous detectable warnings
- Reflecting Pools
- Track crossings

# Adult Changing Facilities

Section 11B-249.1.1 and 11B-249.1.2

## General

- Where provided, each adult changing facility shall comply
- Newly constructed Commercial Places of Public Amusement shall provide no fewer than one adult changing facility

**COMMERCIAL PLACE OF PUBLIC AMUSEMENT.** An auditorium, convention center, cultural complex, exhibition hall, permanent amusement park, sports arena, theater or movie house for which the maximum occupancy is 2,500 or more for the facility. Cultural complexes include but are not limited to art galleries, symphony, concert halls, and museums. A commercial place of public amusement does not include any public or private higher education facility or district agricultural associations.

# Circulation Paths

Section 11B-250 and 11B-250.1

## General

- Circulation paths contiguous to vehicular traffic shall be physically separated from vehicular traffic.
- Vehicle traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles.
- Physical separation shall be provided with circulation paths raised **4 inches minimum** above the area where vehicular traffic occurs.

***Contiguous*** - *being in actual contact: touching along a boundary or at a point*



# Circulation Paths

Section 11B-250 and 11B-250.1

## General

Exceptions:

1. Curb ramps and blended transitions may be used to connect raised circulation paths and pedestrian crossings within areas of vehicular traffic.

Blended transitions and cut-through medians may be used to connect circulation paths and pedestrian crossings at similar elevations within areas of vehicular traffic.

# Circulation Paths





# Circulation Paths

Section 11B-250 and 11B-250.1

## General

Exceptions:

2. At locations where sidewalks and walks in the public right-of-way cross driveways without yield or stop traffic control, compliance with this section **shall not** be required.



# Circulation Paths

Section 11B-250 and 11B-250.1

## General

Exceptions:

3. At locations where circulation paths cross driveways or drive aisles, circulation paths shall not be required to comply and detectable warnings shall not be permitted.





# Circulation Paths

Section 11B-250 and 11B-250.1

## General

Exceptions: (*continued*)

3. Beyond the crossing where continuation of the circulation path within a parking facility leads immediately to and does not continue beyond only parking spaces, passenger drop-off and loading zones and electric vehicle charging stations, the circulation path shall not be required to be raised



# Circulation Paths

Section 11B-250 and 11B-250.1

## General

Exceptions:

4. In alterations to existing parking facilities, including alterations required by POT upgrades, physical separation may be provided with detectable warnings in lieu of raised circulation paths.



# Circulation Paths

Section 11B-250 and 11B-250.1

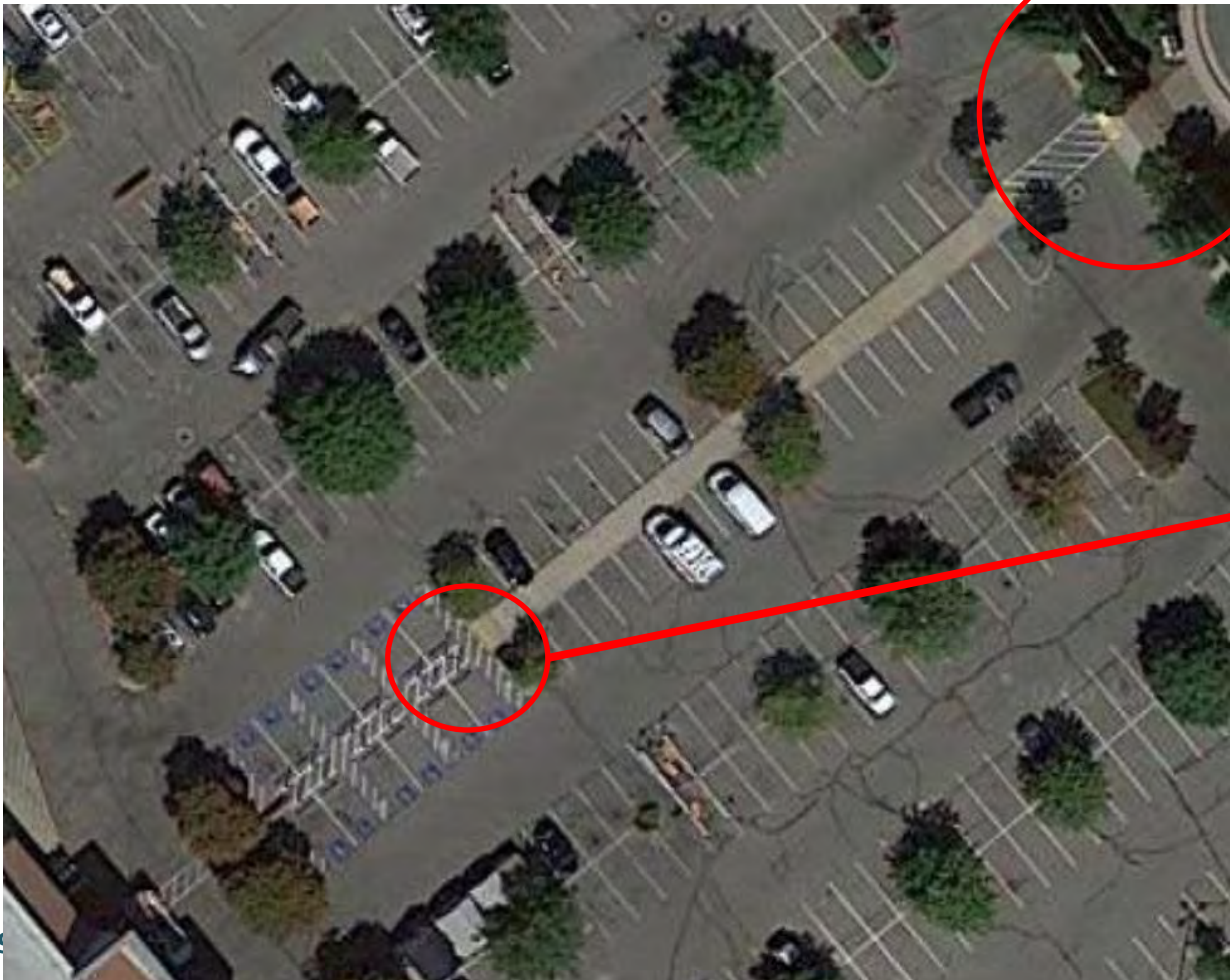
## General

Exceptions:

5. Access aisles serving any electric vehicle charging station vehicle spaces, parking spaces, or passenger drop-off and loading zones, shall not be required to comply with this section.

# Circulation Paths

## Section 11B-250 and 11B-250.1



Would not be allowed in new construction.  
See Exc.4 for alterations



# Circulation Paths

Section 11B-250 and 11B-250.1

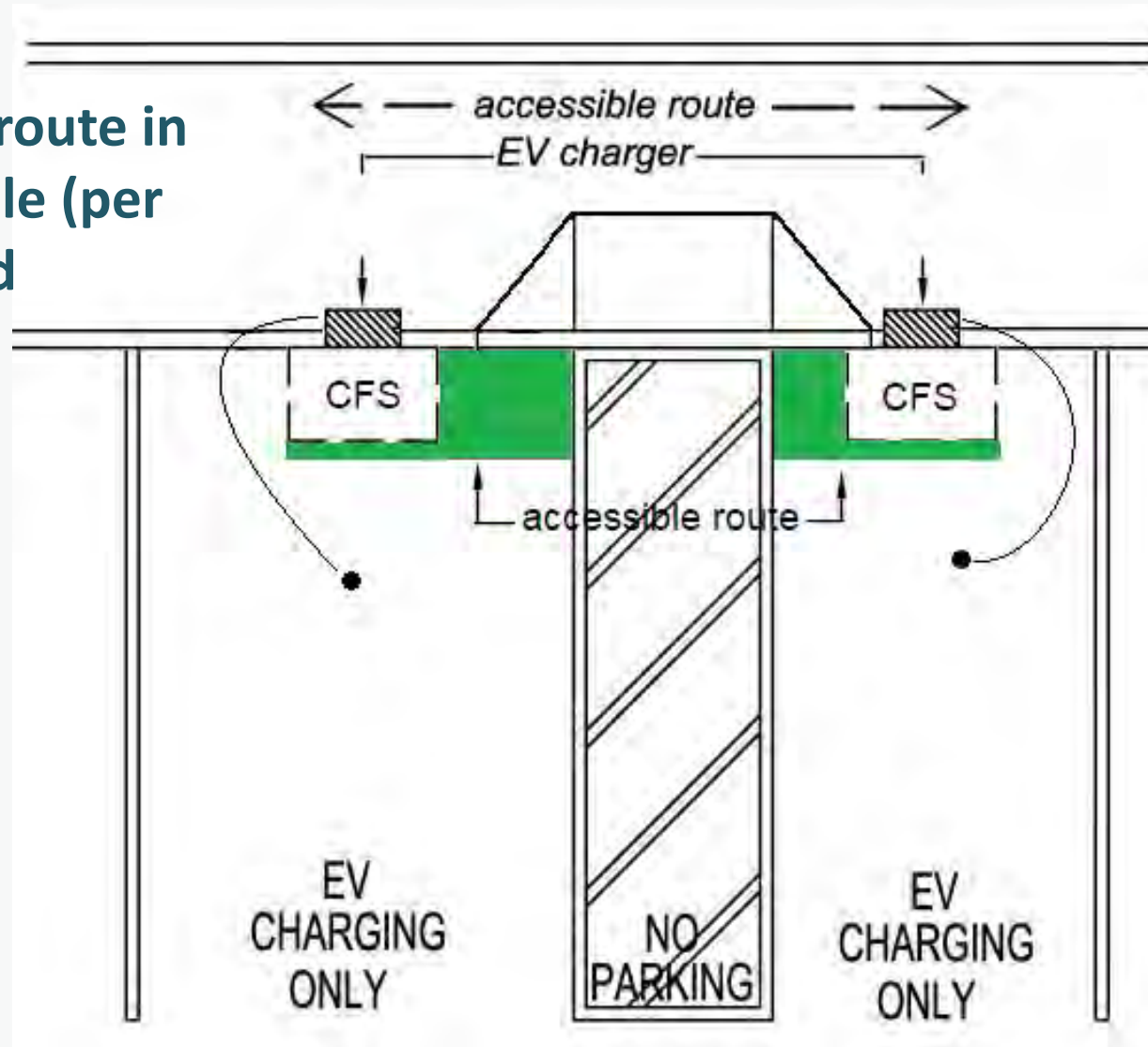
## General

Exceptions:

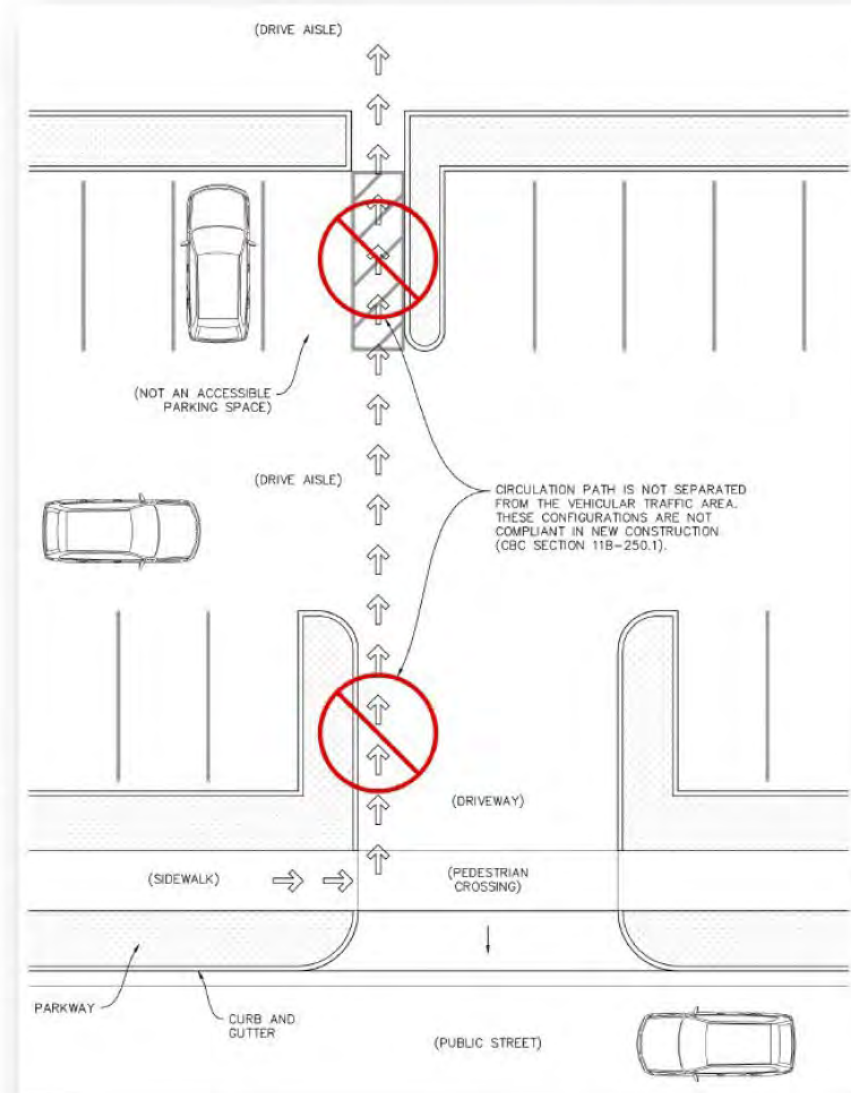
6. At each electric vehicle charging station where the charger and its controls are oriented toward the vehicle space it serves and the charger's clear floor spaces for operable parts and point-of-sale devices are at the same elevation as the vehicle space, the accessible route shall not be required to comply with this section.



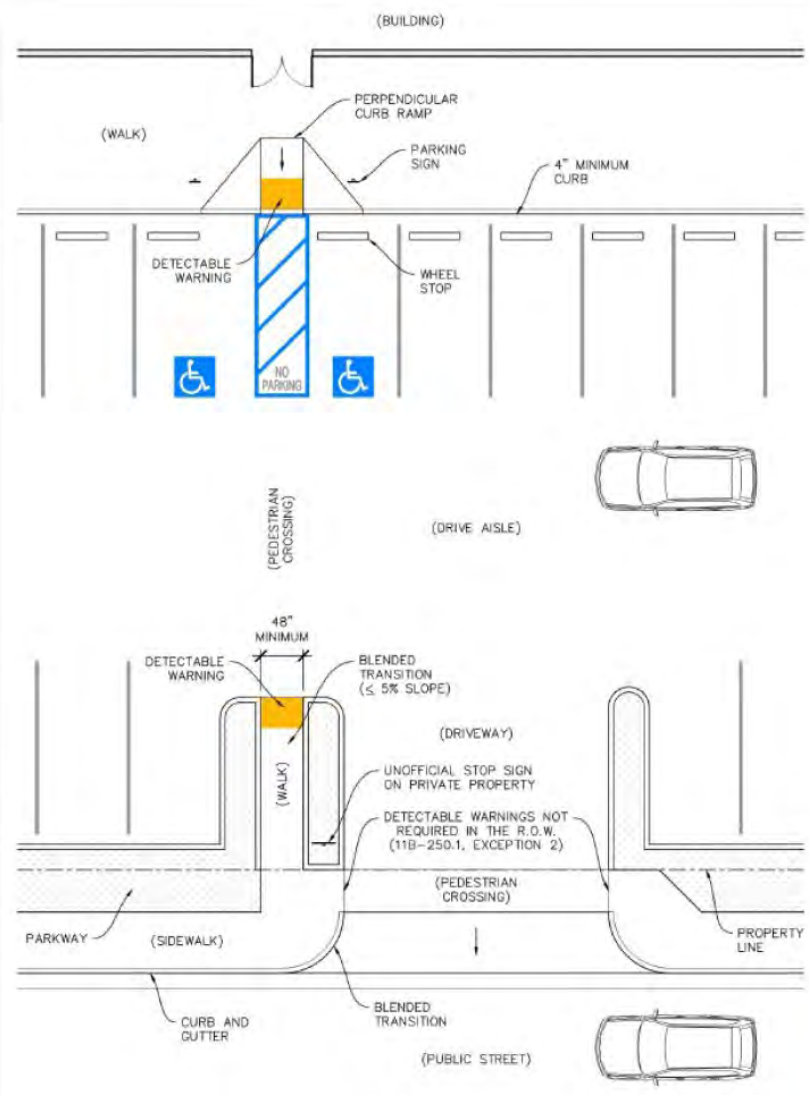
Neither the accessible route in green or the access aisle (per ex . 5) have to be raised



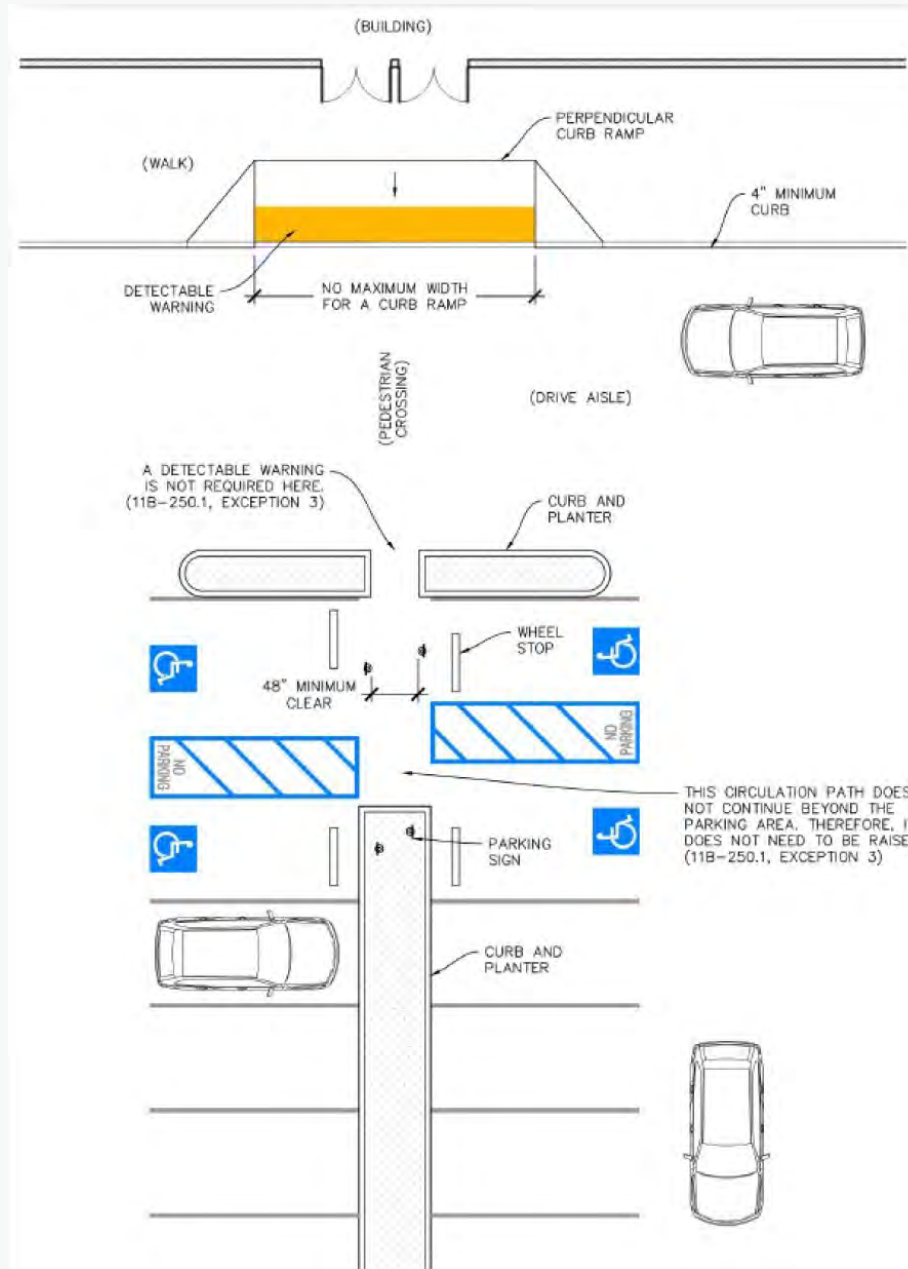
This configuration is no longer permitted under  
the new Section 11B-250

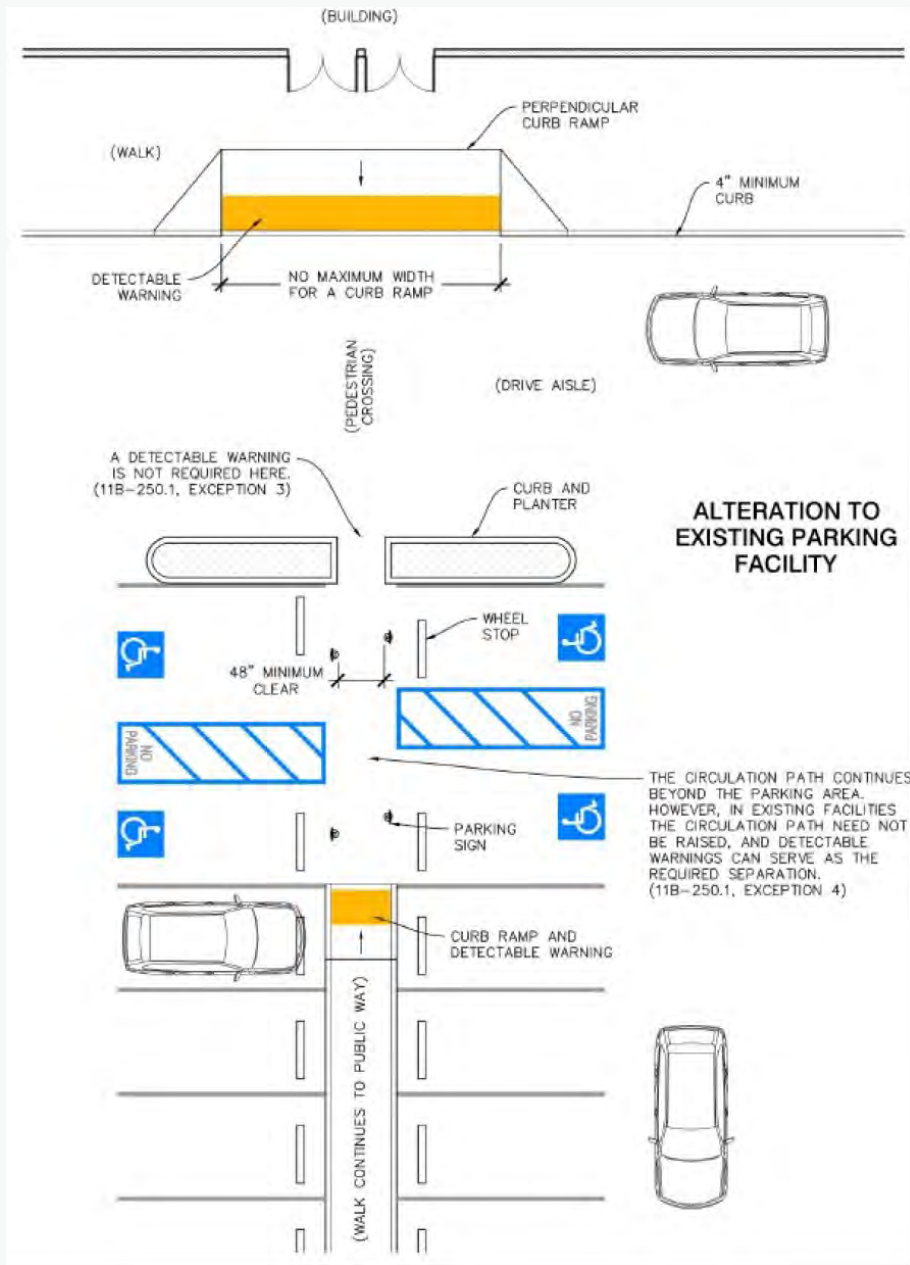


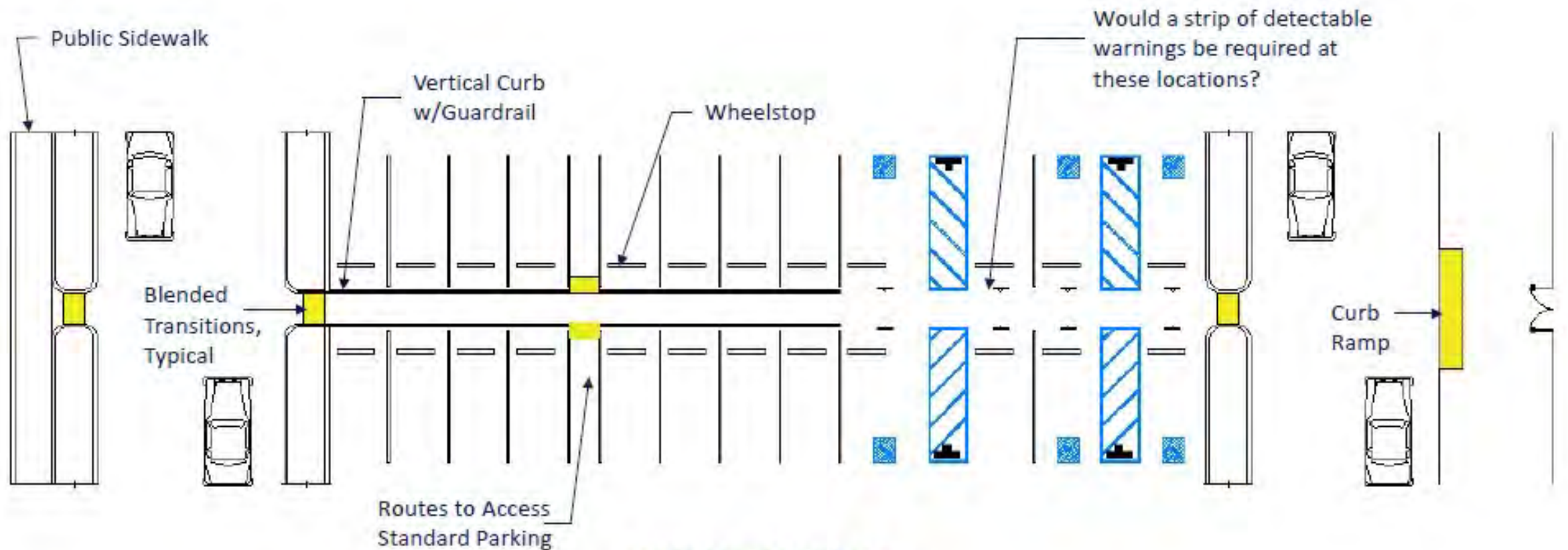
This configuration does comply with the new Section 11B-250











### ACCESSIBLE ROUTE AND CIRCULATION PATH

In this design the circulation path from the public sidewalk to the curb ramp is not raised. Does this design meet Section 11B-250?



**CBC**

Division 3

**Building Blocks**



# Changes in Level

Changes of level are not permitted at the following:

- Turning spaces
- Clear floor or ground spaces
- Maneuvering clearance at doors
- Ramp landings
- Parking spaces and access aisles
- Vehicle pull-up and access aisles
- Tread surfaces
- Wheelchair spaces



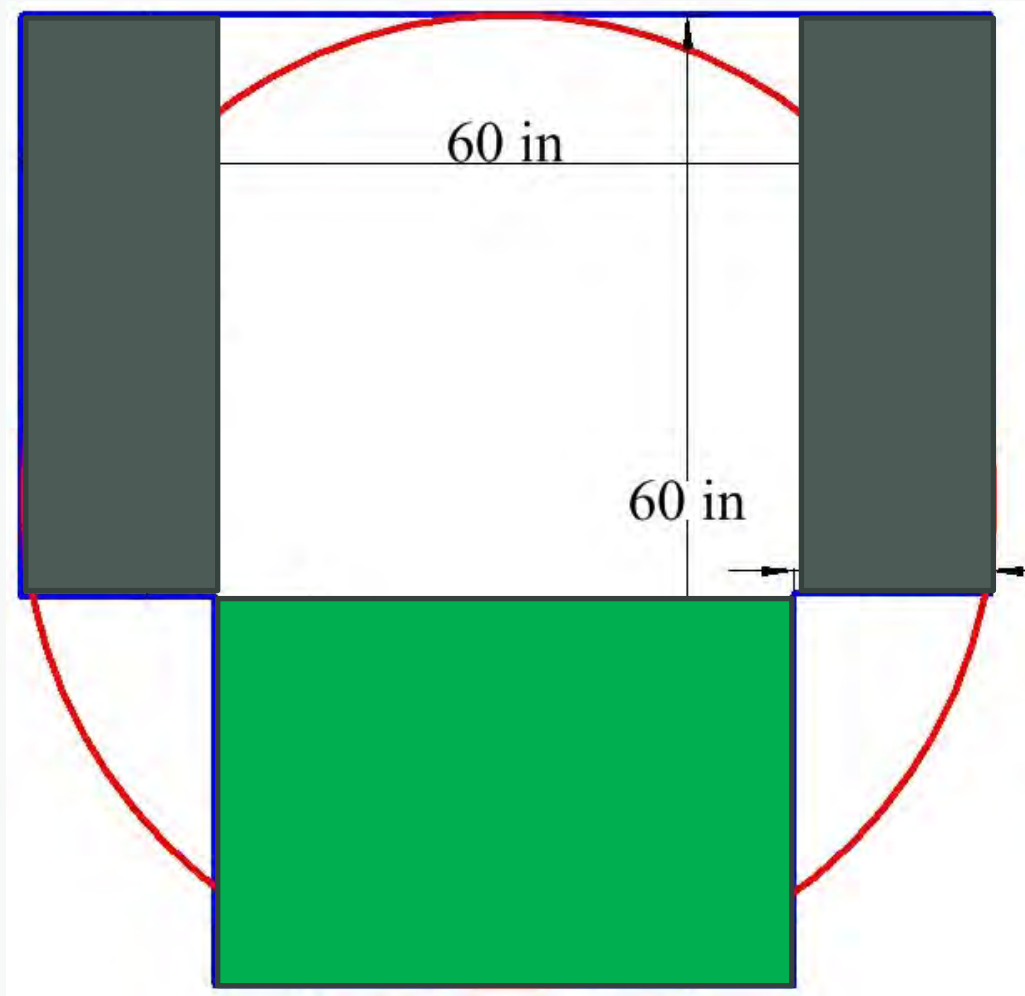
# Turning Space

## Section 11B-304

- Changes in level, slopes exceeding 1:48, and detectable warnings shall not permitted
- Doors may swing into turning spaces
- Circular Space
  - 60 inches min. diameter
  - May include knee clearance

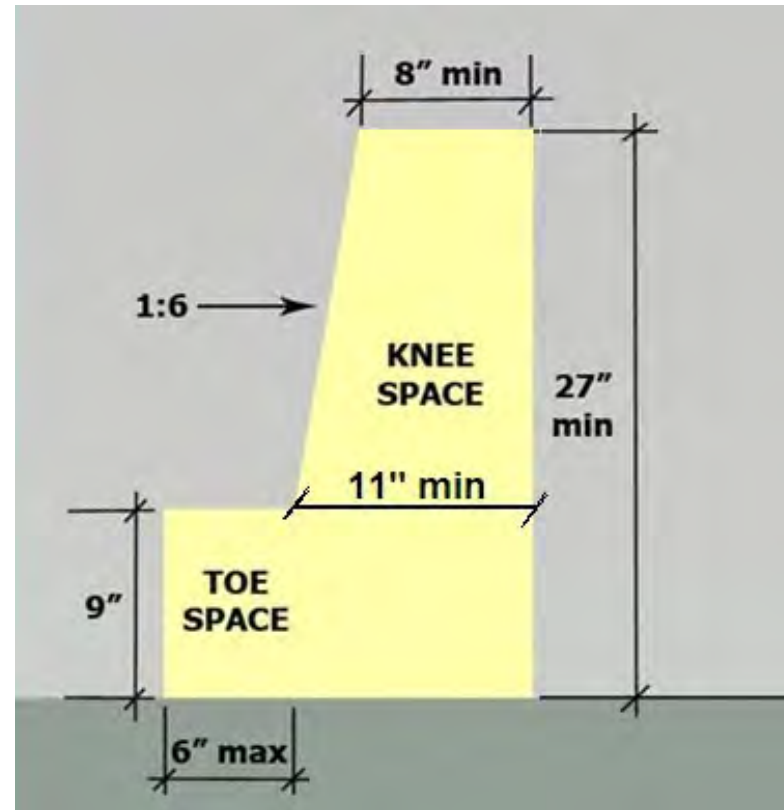
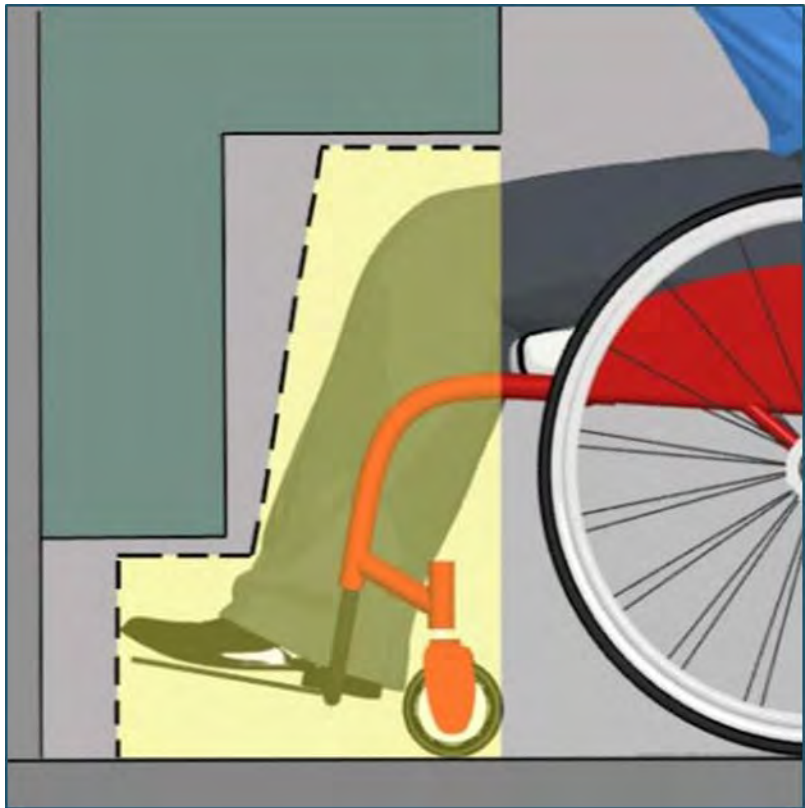


## Turning Space



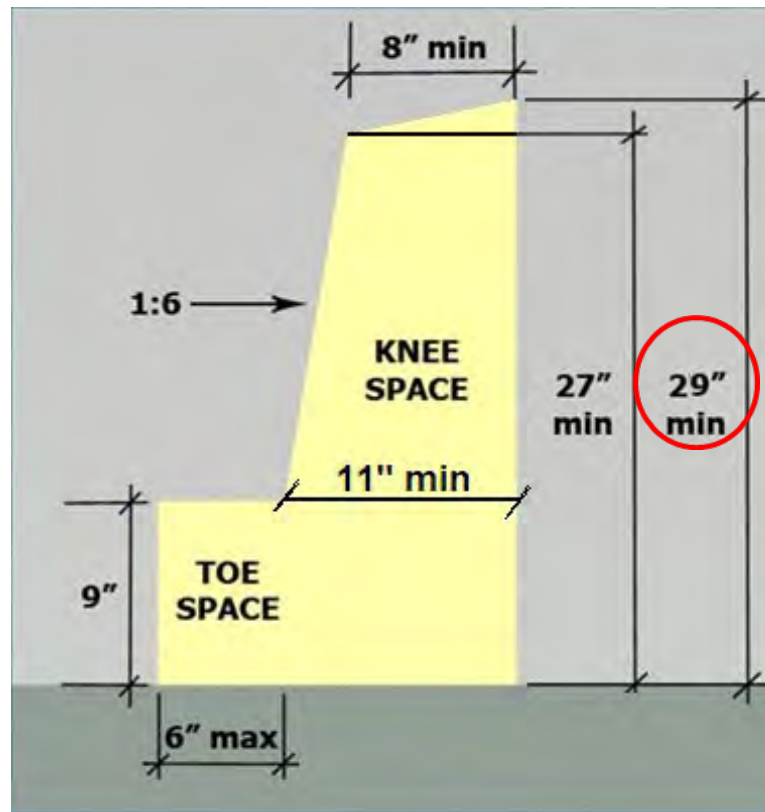
# Knee and Toe Clearance

## Sink

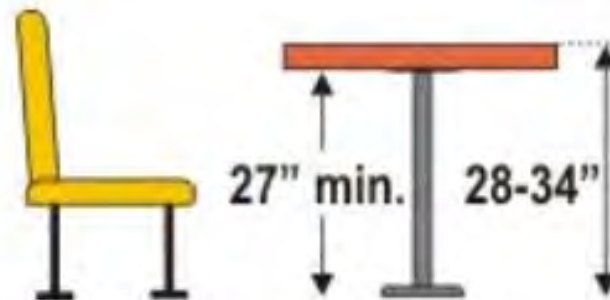
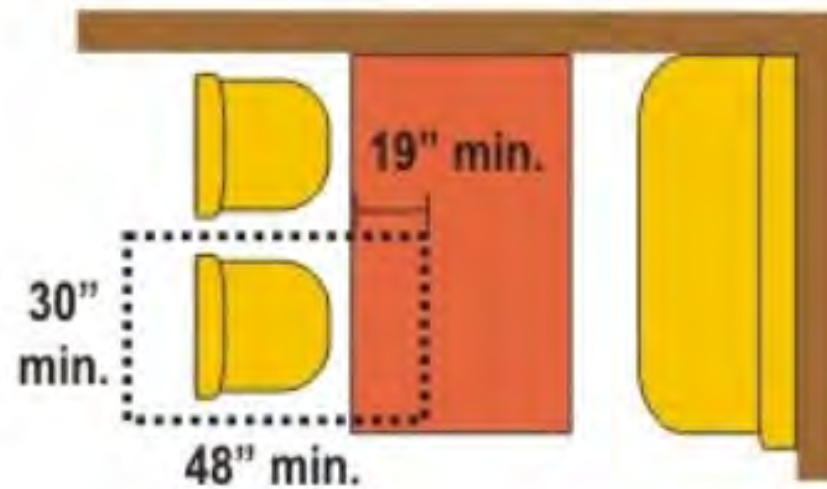


# Knee and Toe Clearance

## Lavatory



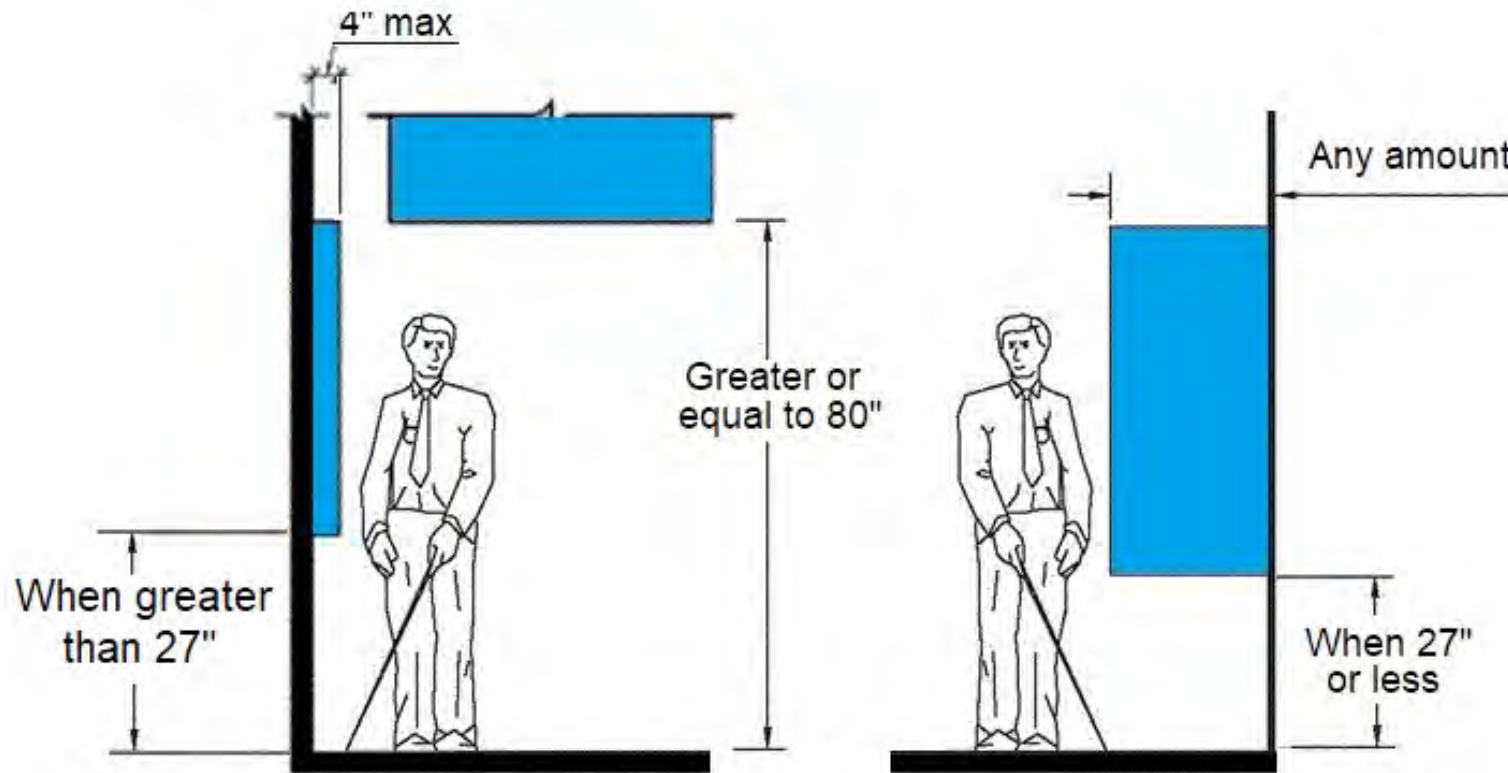
# Knee and Toe Clearance



# Protruding Objects

## Section 11B-307.2

### Protrusion Limits

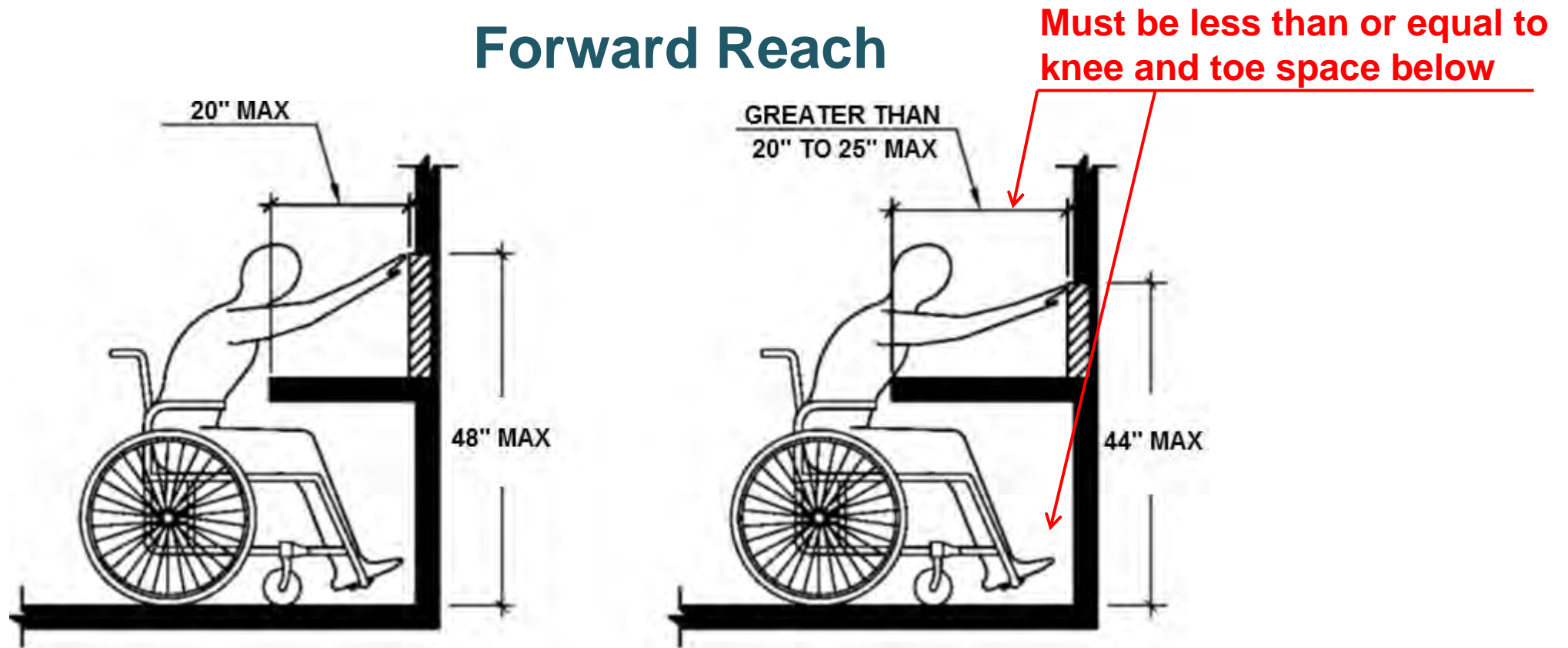




# Reach Ranges

## Section 11B-308.2.2

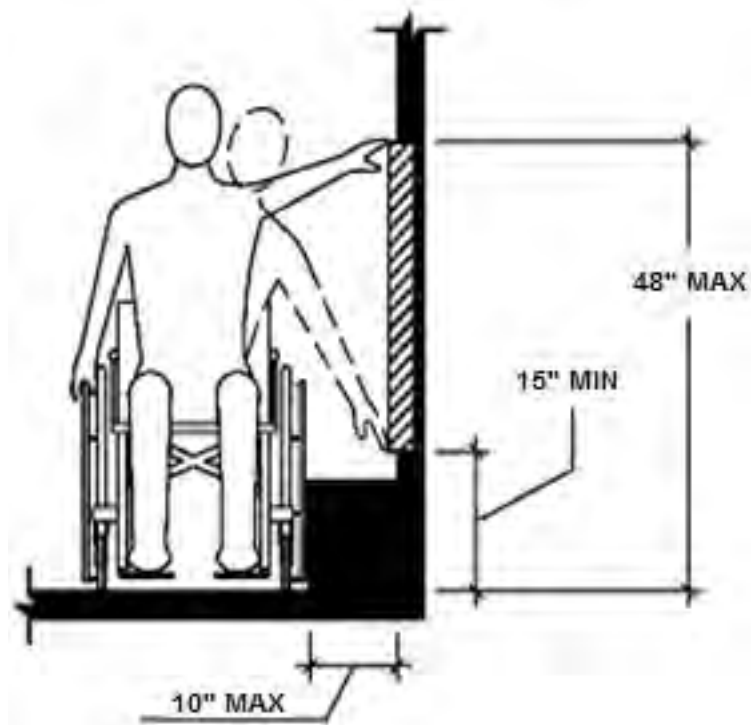
### Forward Reach



# Reach Ranges

Section 11B-308.3.1

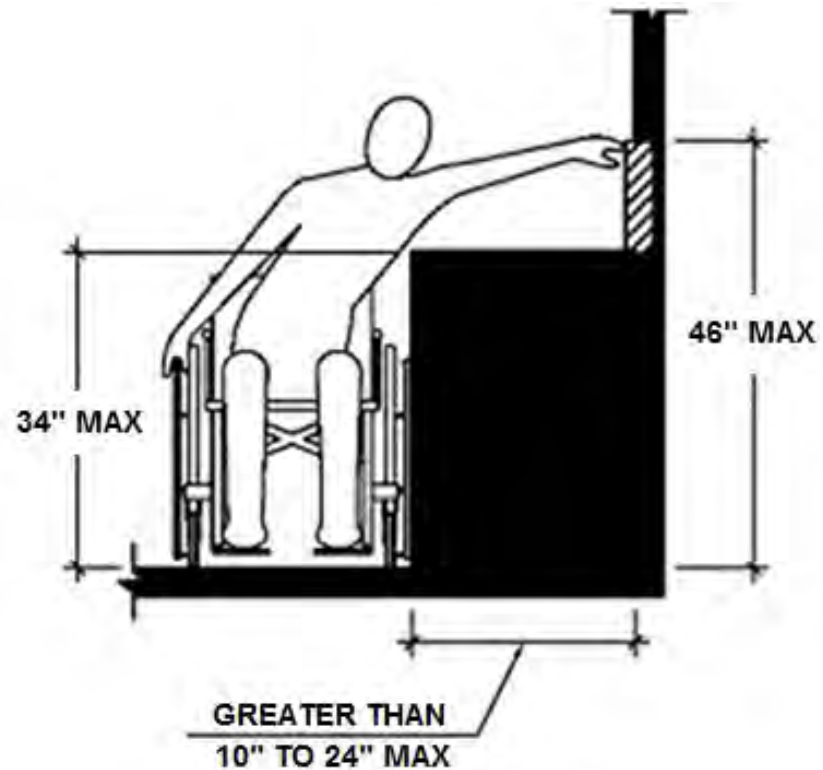
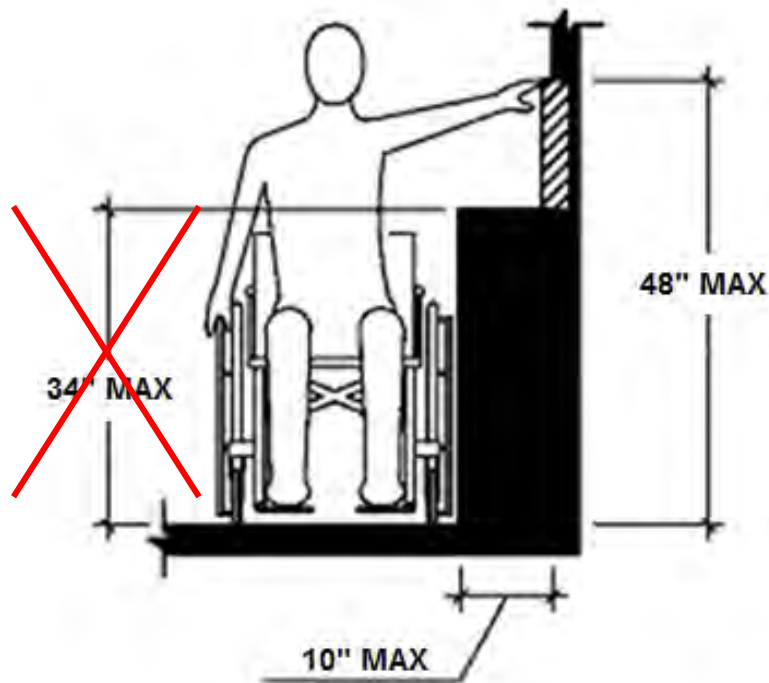
## Side Reach – Unobstructed



# Reach Ranges

## Section 11B-308.3.1

### Side Reach



#### EXCEPTIONS:

1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches maximum.

# Operable Parts

## Section 11B-309

### Clear Floor Space / Operation

- Operable parts must be provided with a clear floor space
- Operable with one hand and must not require tight grasping, pinching, or twisting of the wrist.
- Force required to activate is 5 pounds max.

**EXCEPTION:** Gas pump nozzles EV connectors





**CBC 11B**

Division 4

**Accessible Routes**

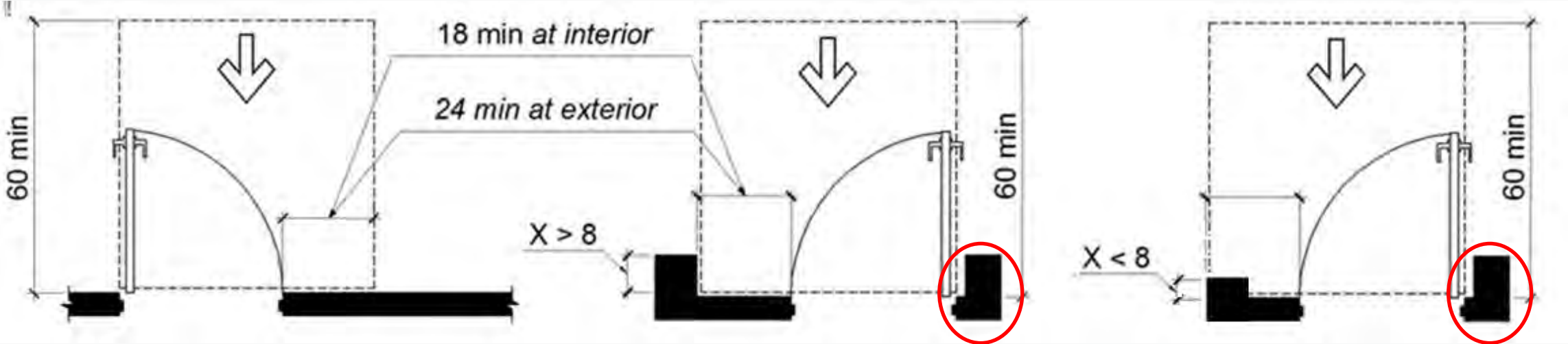
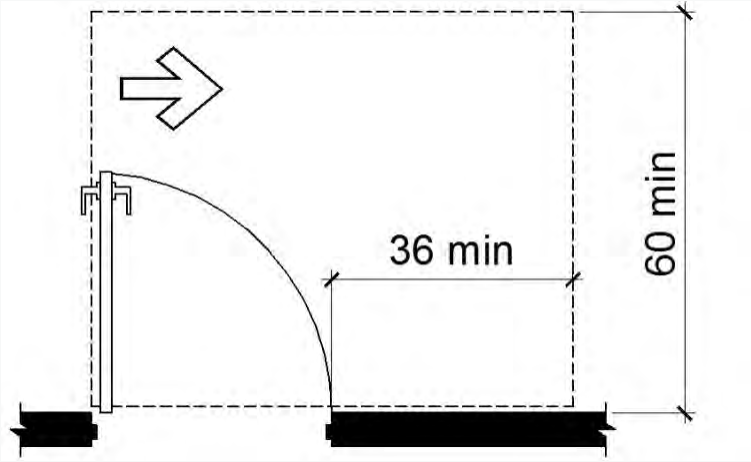


# Doors, Doorways, and Gates

Minimum Maneuvering Clearance for Doors and Gates on the <b>PULL</b> Side		
Approach Direction	Perpendicular to Doorway	Parallel to Doorway beyond latch side
FRONT - Interior	60 inches	18 inches
FRONT - Exterior	60 inches	24 inches
HINGE SIDE	60 inches	36 inches
LATCH SIDE	60 inches	24 inches

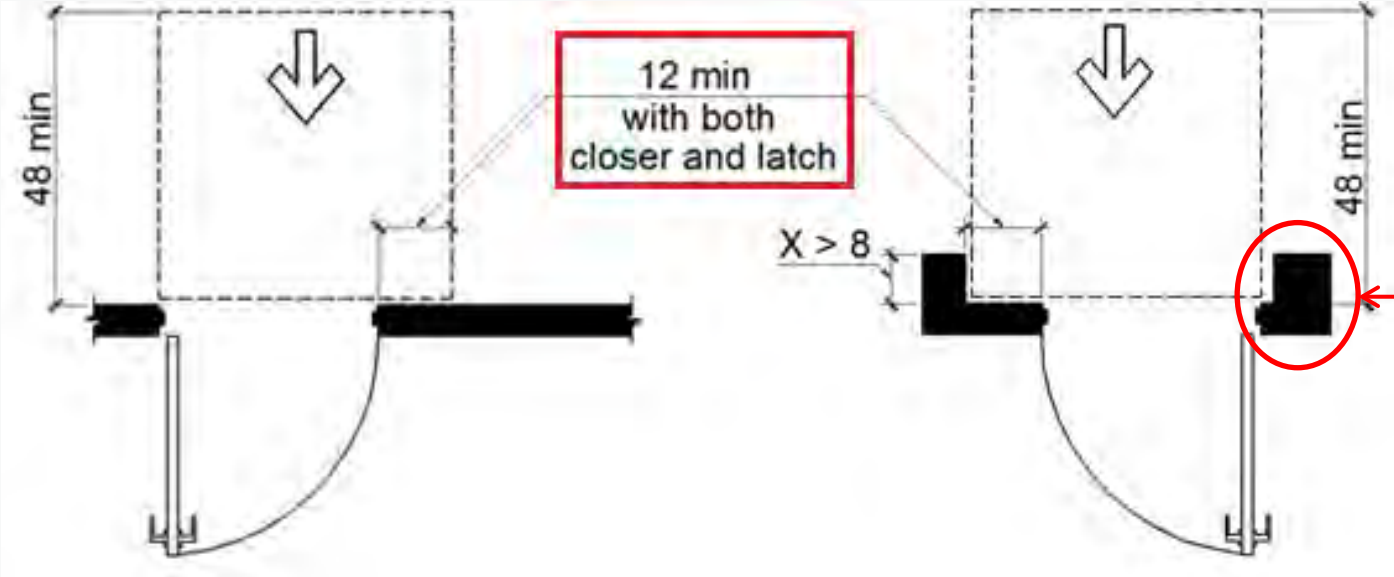
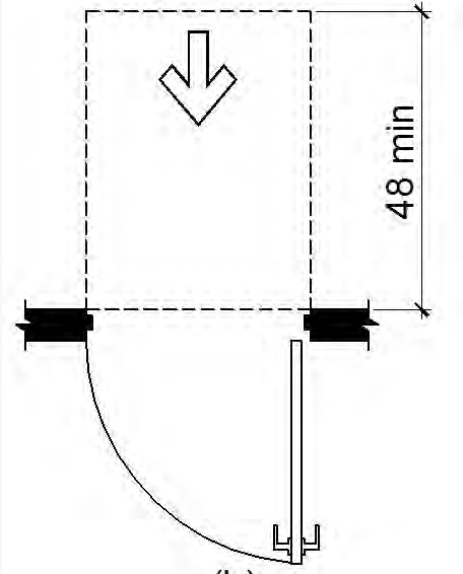
Minimum Maneuvering Clearance for Doors and Gates on the <b>PUSH</b> Side		
Approach Direction	Perpendicular to Doorway	Parallel to Doorway
FRONT	48 inches	0
FRONT - Closer and Latch are provided	48 inches	12 inches beyond the LATCH SIDE
HINGE SIDE	44 inches	22 inches beyond the HINGE SIDE
HINGE SIDE - Closer and Latch are provided	48 inches	22 inches beyond the HINGE SIDE
LATCH SIDE	44 inches	24 inches beyond the LATCH SIDE
LATCH SIDE - Closer is Provided	48 inches	24 inches beyond the LATCH SIDE

# Pull Doors



Doesn't matter

# Push Doors

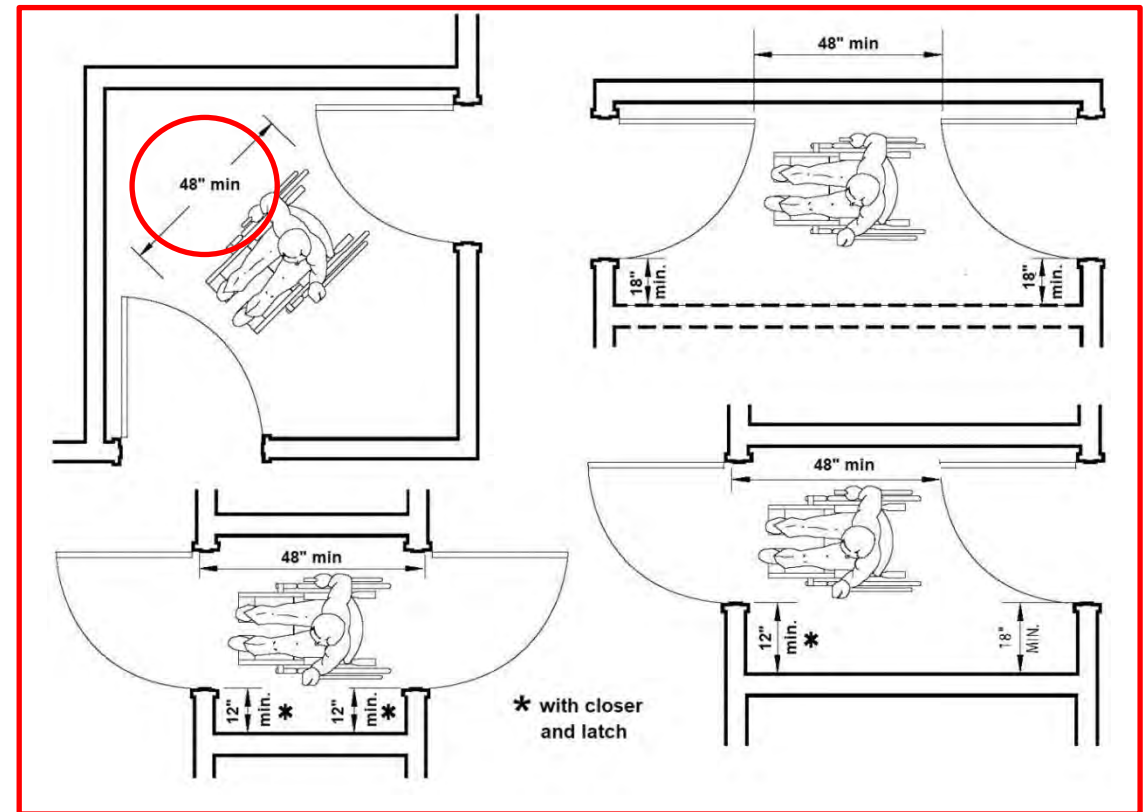
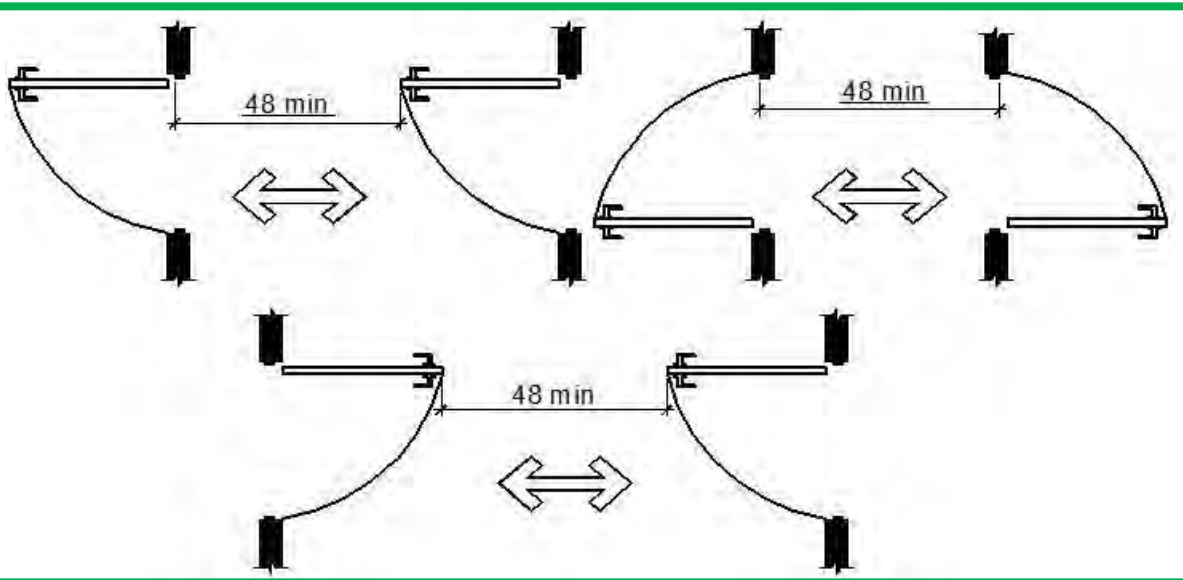


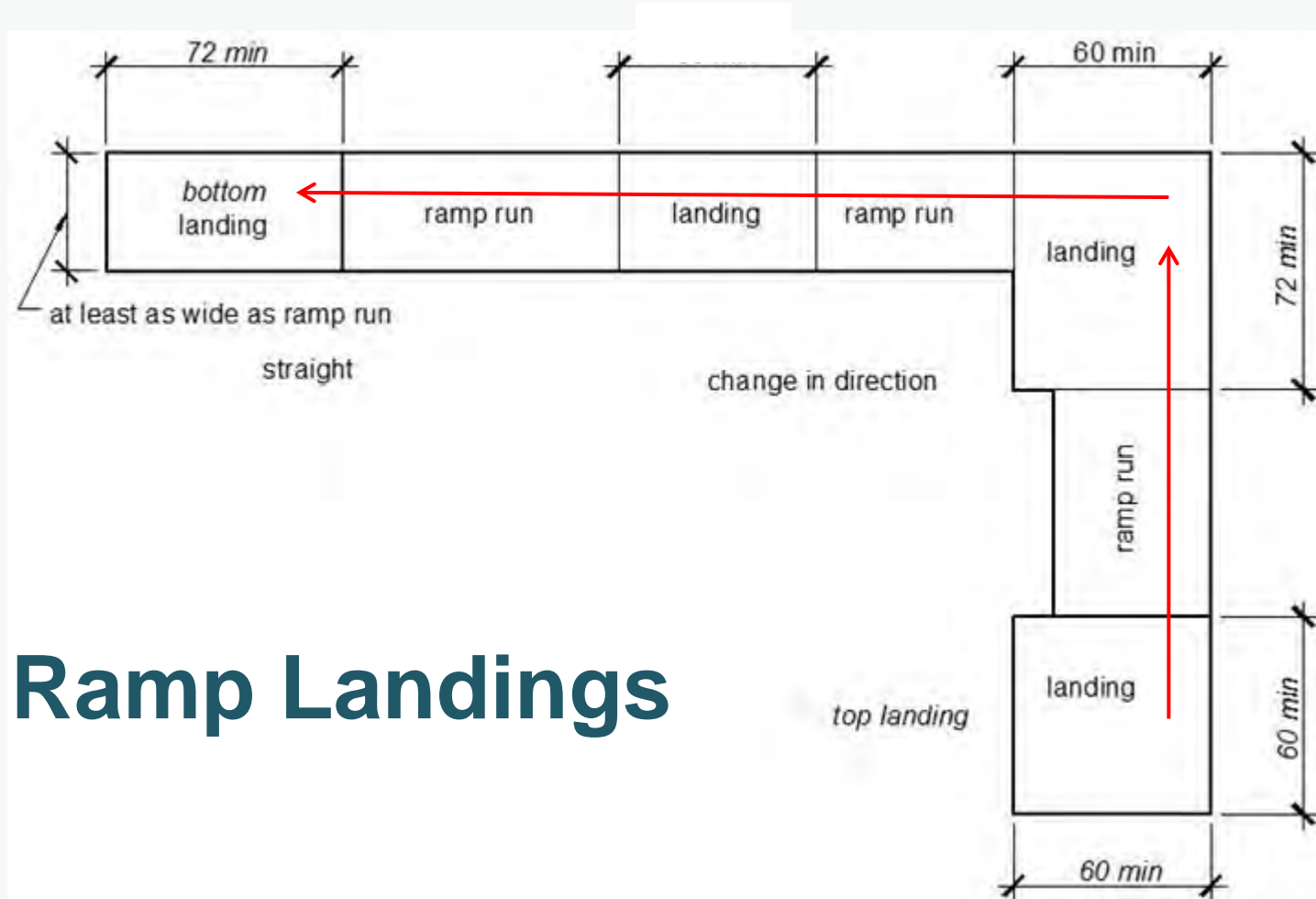
# Doors, Doorways, and Gates

## Section 11B-404.2.6

### Doors in Series and Gates in Series

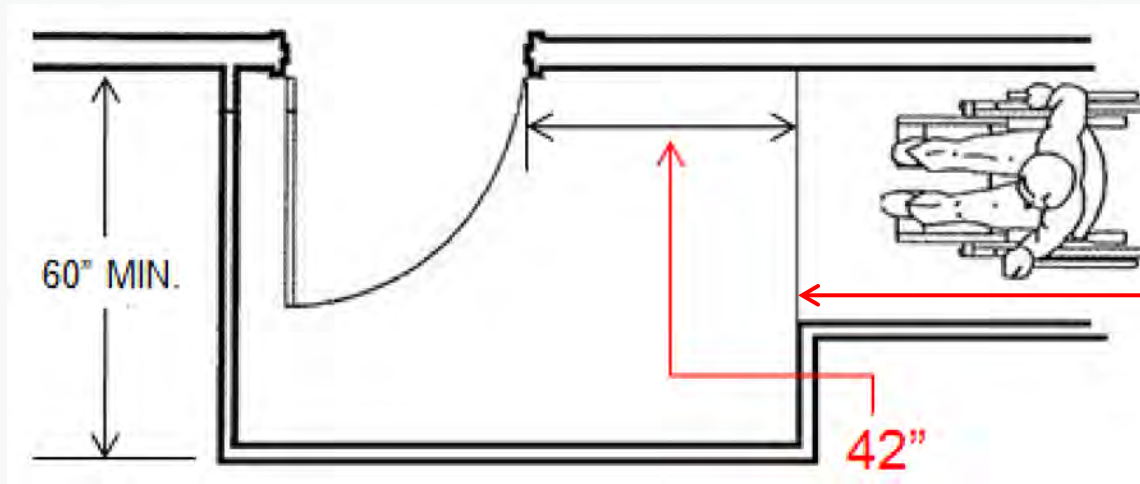
- 48 inches min. plus the width of door or gate swing into the space





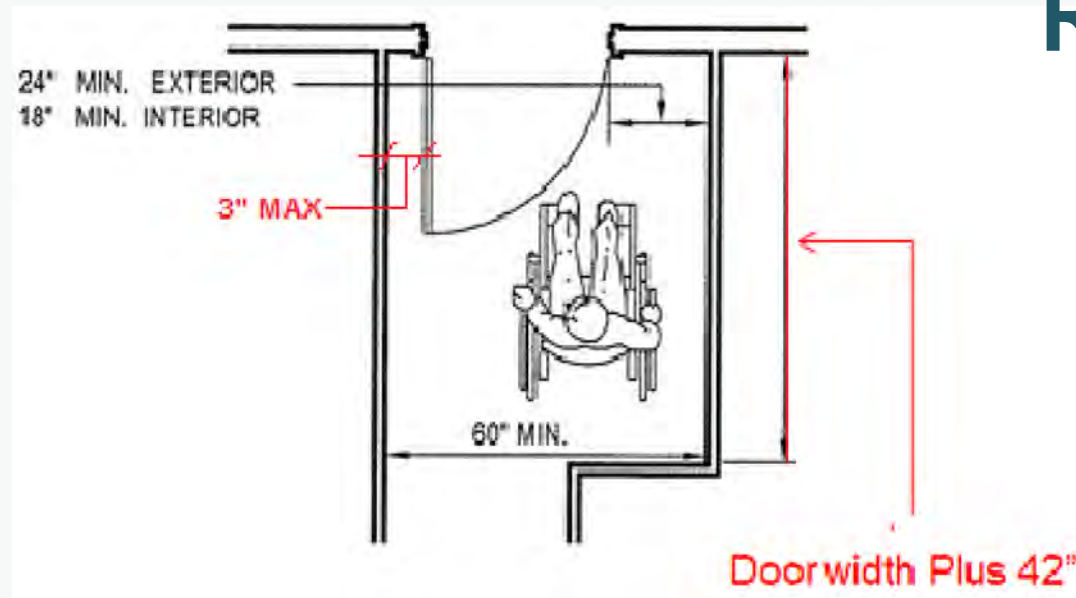
# Ramp Landings





Edge of ramp. Not control joint

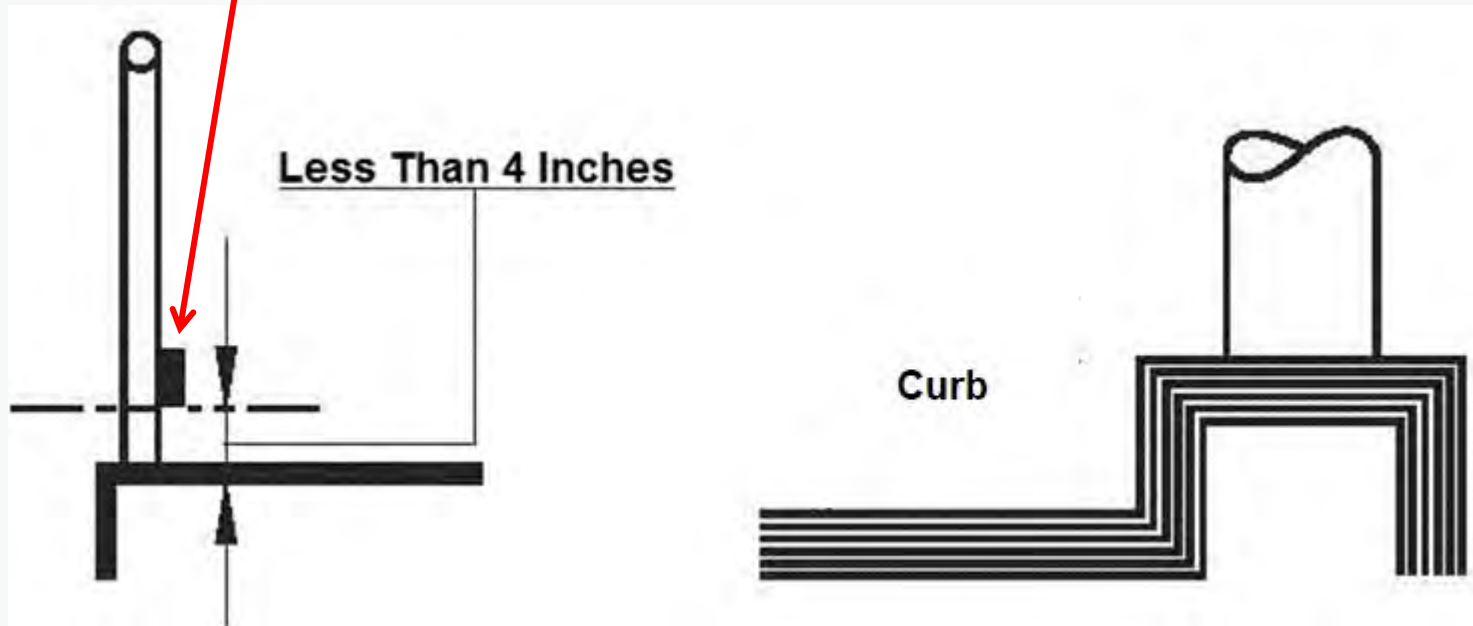
## Ramp Landings at Doors



Doorwidth Plus 42"

Should be located at least flush on the ramp side of the handrail to prevent wheels from being obstructed.

# Wheel Guides





**CBC**

Division 5

**GENERAL SITE AND  
BUILDING ELEMENTS**



# Parking

ACCESSIBLE

## Section 11B-502.2

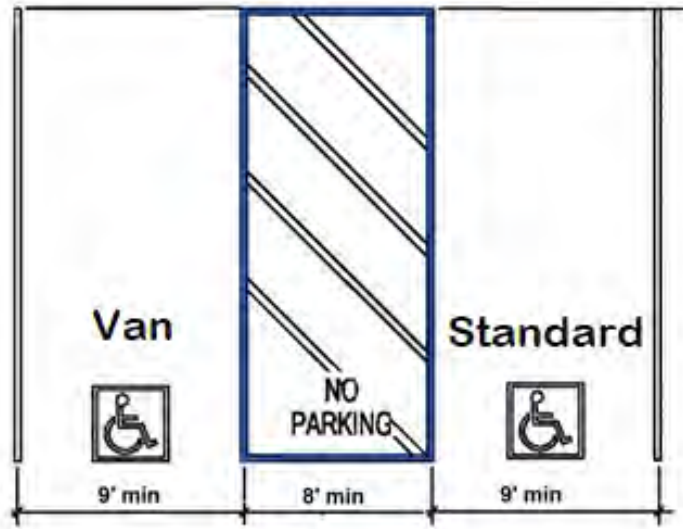
### Parking Spaces

- 18 feet long min.
- 9 feet min. for car spaces
- 12 feet min. for van spaces
  - Exception:** 9 feet min. for van spaces with an 8 foot min. access aisle

## Section 11B-502.4

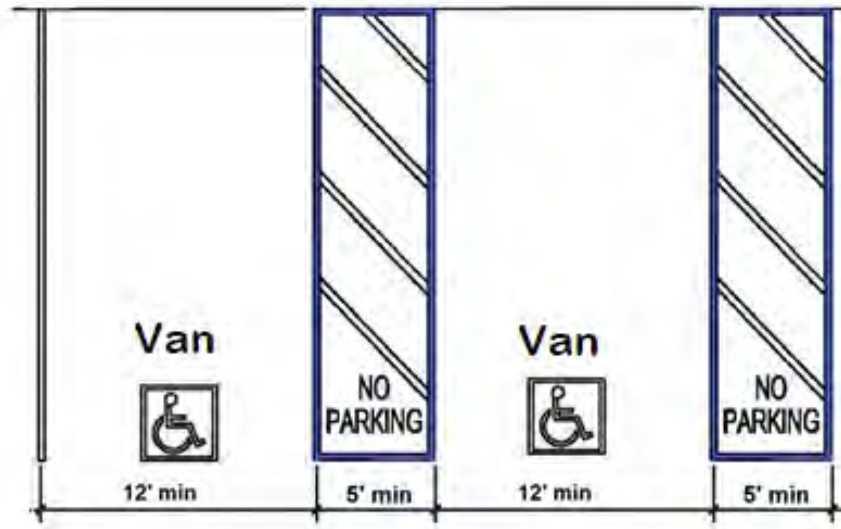
- Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.

**A**



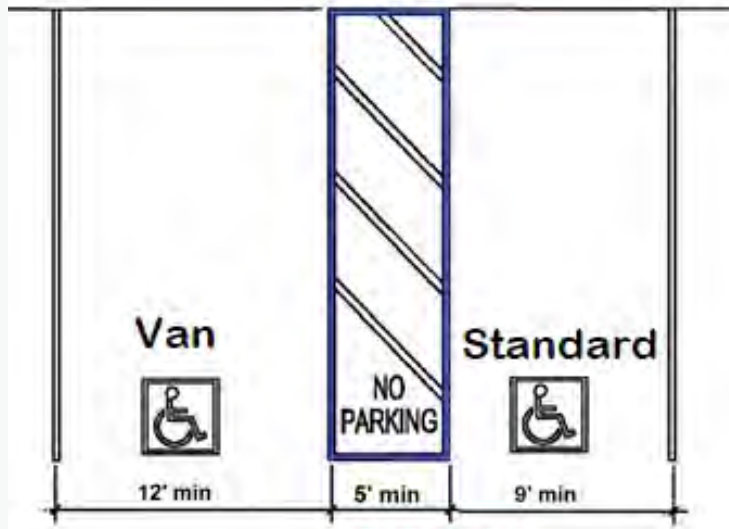
$$9+8+9=26$$

**C**



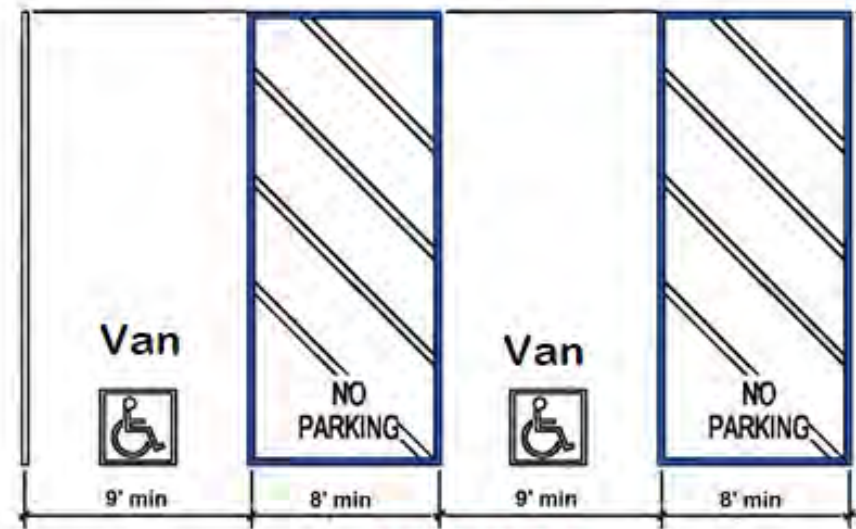
$$12+5+12+5=34$$

**B**



$$12+5+9=26$$

**D**



$$9+8+9+8=34$$

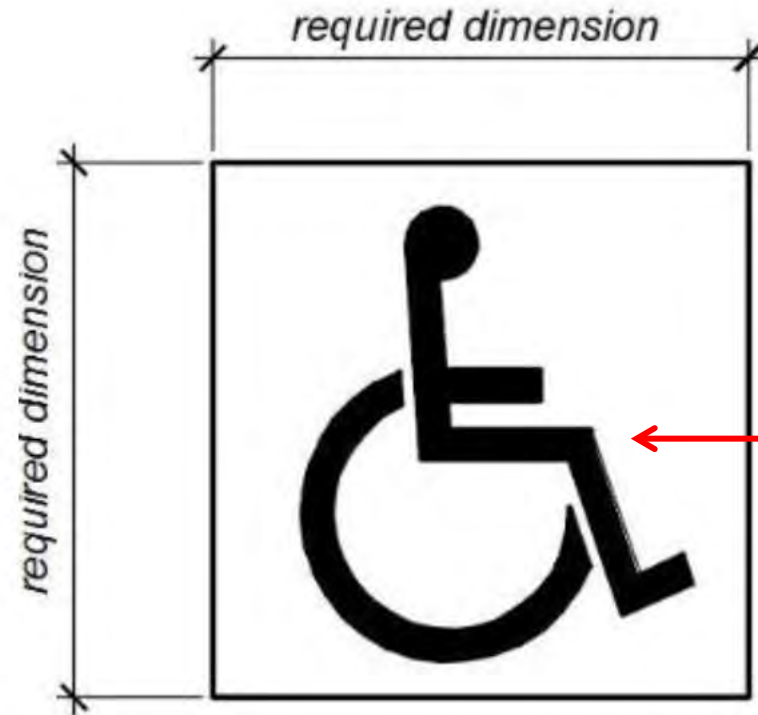


# Parking

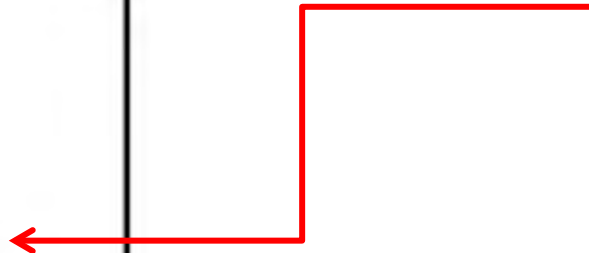
## Section 11B-502.3

### Access Aisles

- Adjoin an accessible route
- 60 inches wide min.
- Extend the full required length of parking space
- May not overlap vehicular ways
- Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.
- Permitted on either side of a standard accessible stall

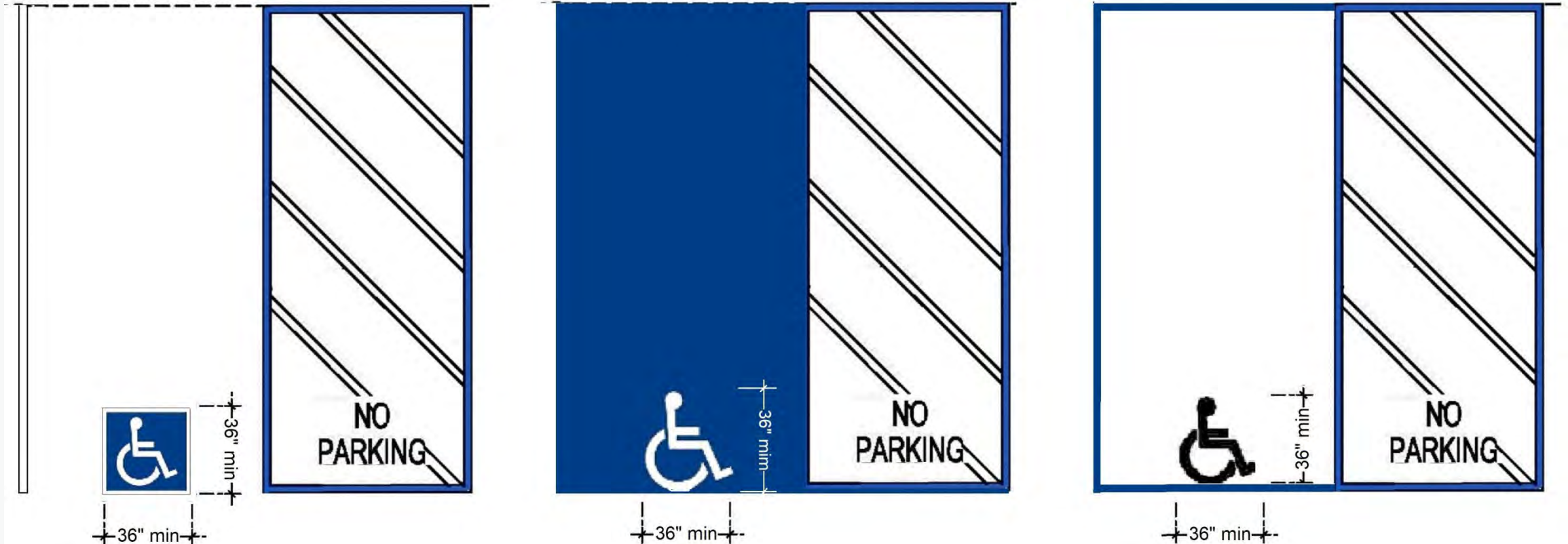


What is the required dimension of this?



**Figure 11B-703.7.2.1**  
**International Symbol of Accessibility**

# ISA Options



# Parking

ACCESSIBLE

## Section 11B-502.6.4

### Identification

#### Parking Space Marking

- 36 min. inches by 36 min. inches white ISA on blue background
  - 6 inches max. from the centerline of the parking space aligned at bottom of space

OR

- Space outlined in blue or painted blue
- 36 inches by 36 inches white (or suitable contrasting color) ISA
  - 6 inches max. from the centerline of the parking space aligned at bottom of space

*A border may be provided inside or outside of the minimum required International Symbol of Accessibility dimension (11B703.7.2.1)*

# Parking

## Section 11B-502.7

### Arrangement

- Cannot be compelled to travel behind other spaces than the one which they are parked
- Wheel stops or curb required **only** when necessary to prevent encroachment into accessible routes

## Section 11B-502.8

### Additional Signage

#### Tow-away

- 17 inches by 22 inches with min. 1 inch high lettering
  - Each entrance or each accessible space
  - Has the word “special”



# Handrails

ACCESSIBLE

## Section 11B-505.10

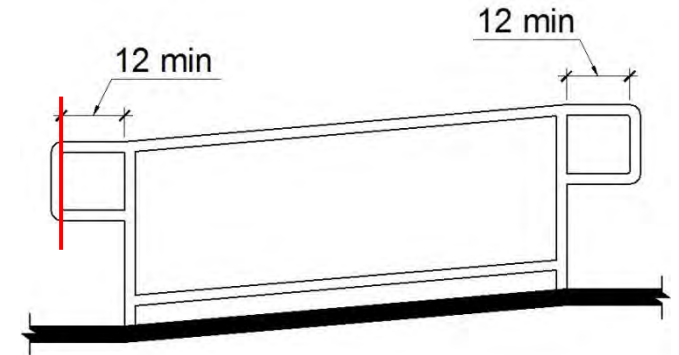
### Handrail Extensions

- Same direction of stair flight or ramp run
- Shall extend **horizontally** above the landing

### Ramps

- Return to a wall, guard, landing, or continuous to the handrail of an adjacent ramp

**Exception:** In alterations, where the extension would create a hazard - may be turned 90 degrees from the stair flight or ramp run.



# Handrails

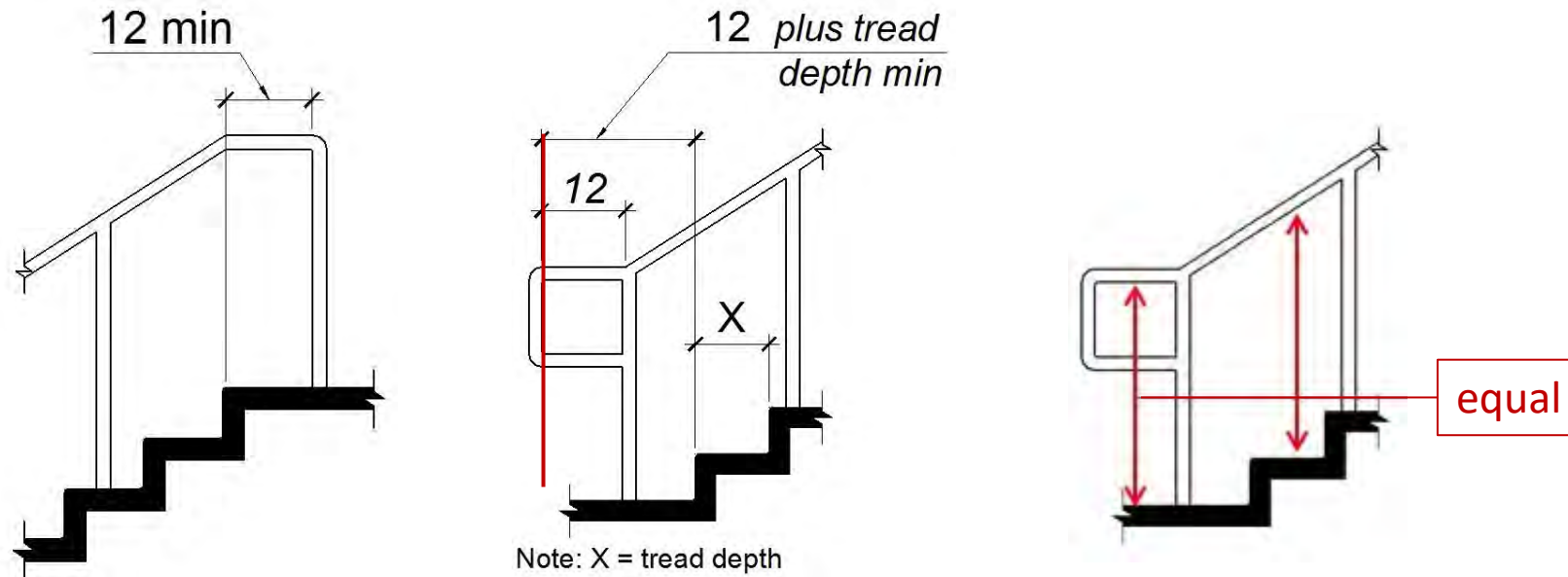
ACCESSIBLE

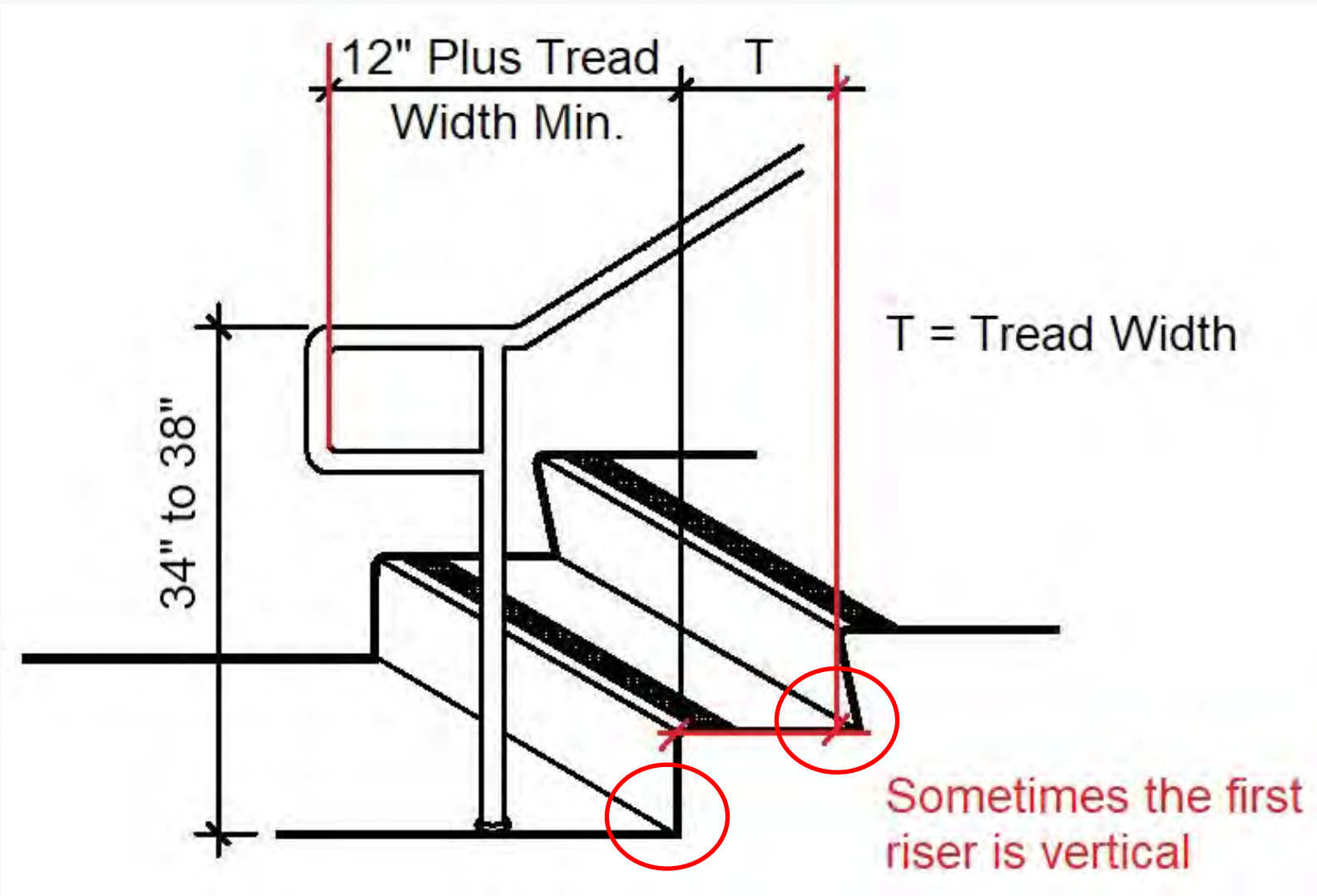
## Section 11B-505

### Handrail Extensions (cont'd)

#### Stairs

- Return to a wall, guard, landing, or continuous to the handrail of an adjacent stair flight







**CBC**

Division 6

**PLUMBING ELEMENTS  
AND FACILITIES**



# Drinking Fountains and Bottle Filling Stations

Section 11B-602.10

## Bottle Filling Stations

Where bottle filling stations are provided at a drinking fountain for standing persons

- The bottle filling station is not required to comply

### **Provided**

- A bottle filling station is located at the accessible drinking fountain



# Toilet and Bathing Rooms

## Section 11B-603.2

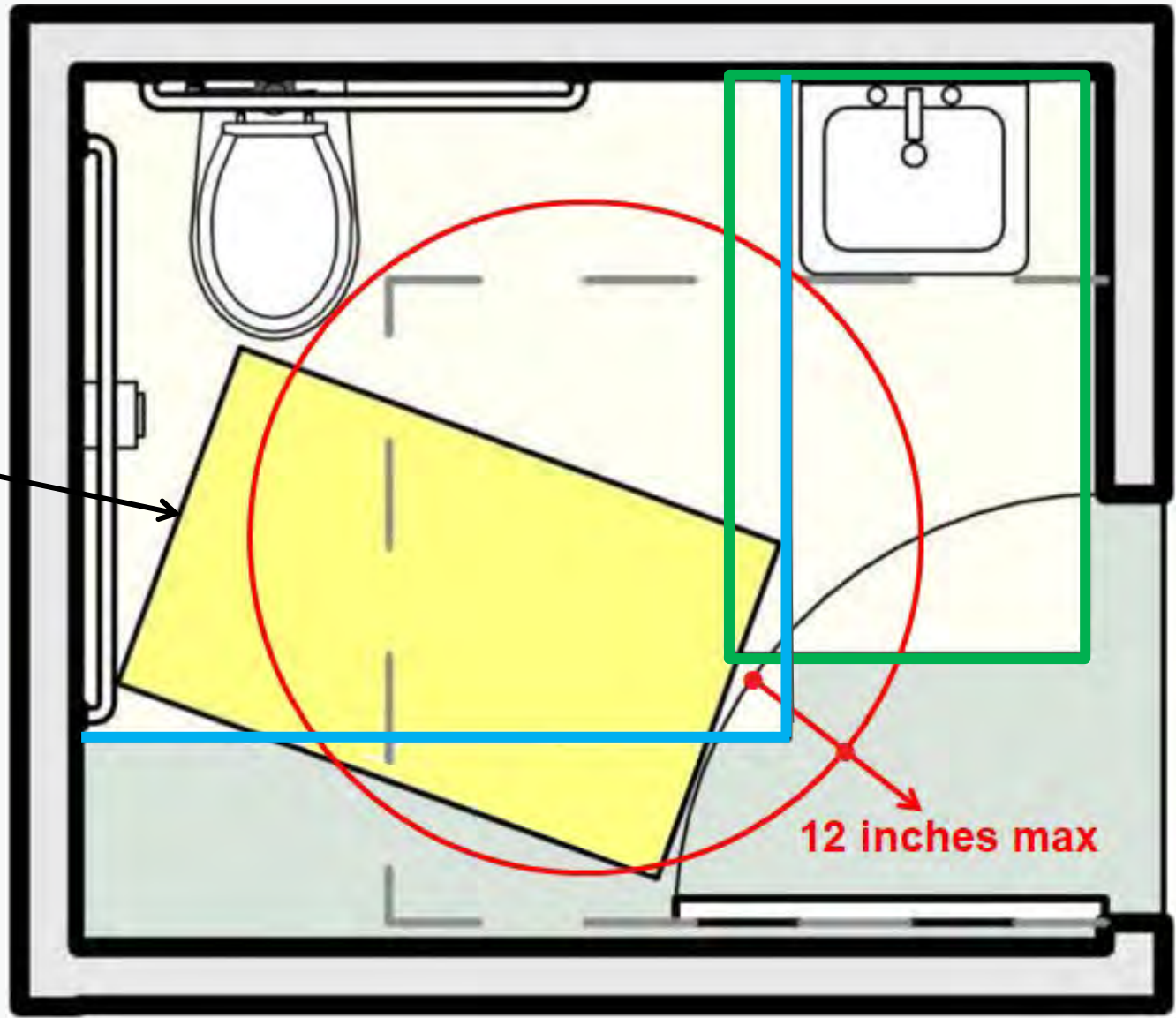
### Clearances

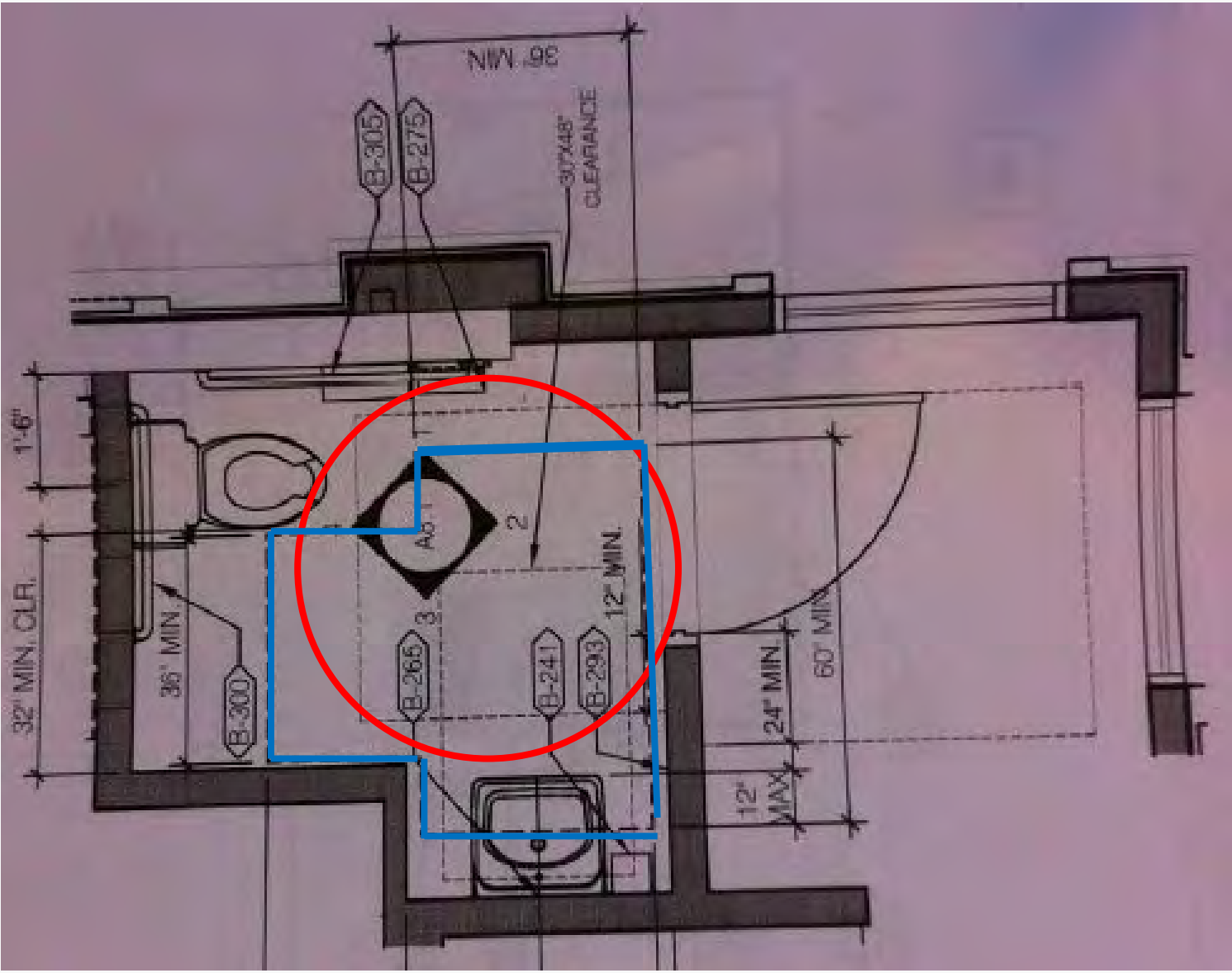
- Turning space is required within the room
- Clear floor spaces, clearance at fixtures and turning space is permitted to overlap
- Doors shall not swing into clear floor or clearance required for a fixture
- Doors are not permitted to encroach more than 12 inches into the turning space except doors to the accessible compartment

**Exception:** If the room is for individual use and a clear floor space is provided beyond the arc of the door swing

- Door may swing into clear floor space for fixtures

30" X 48" CFS located somewhere in the room located outside the door swing

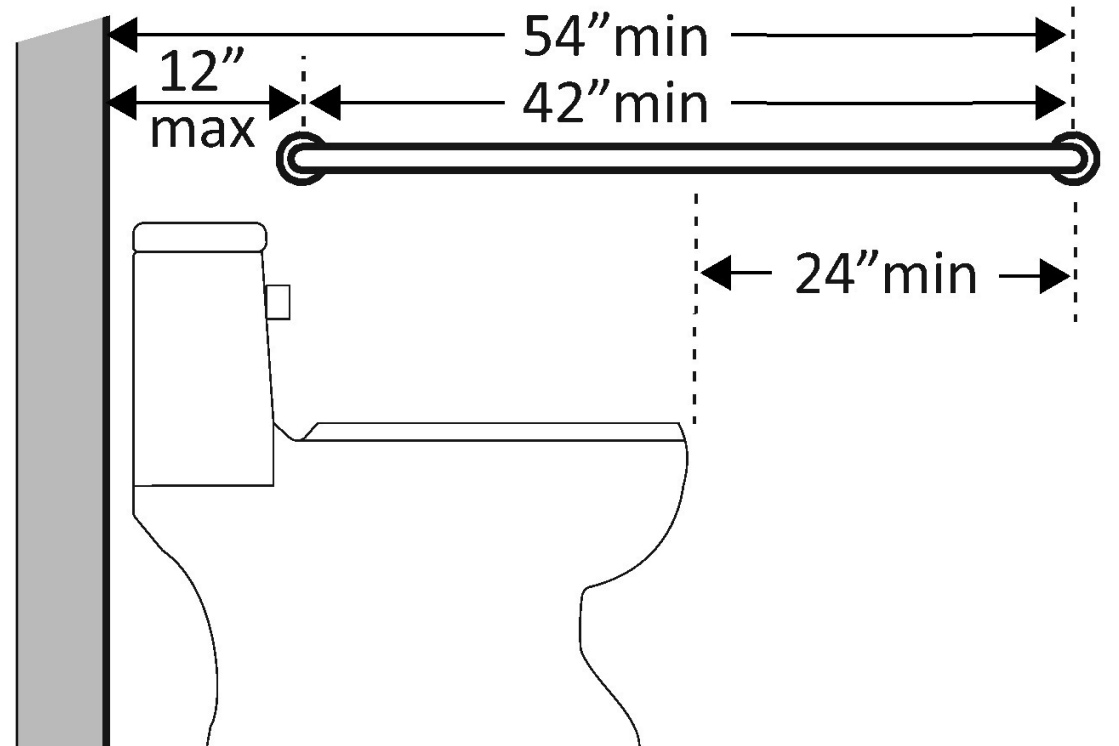




# Water Closets and Toilet Compartments

## Section 11B-604.5.1

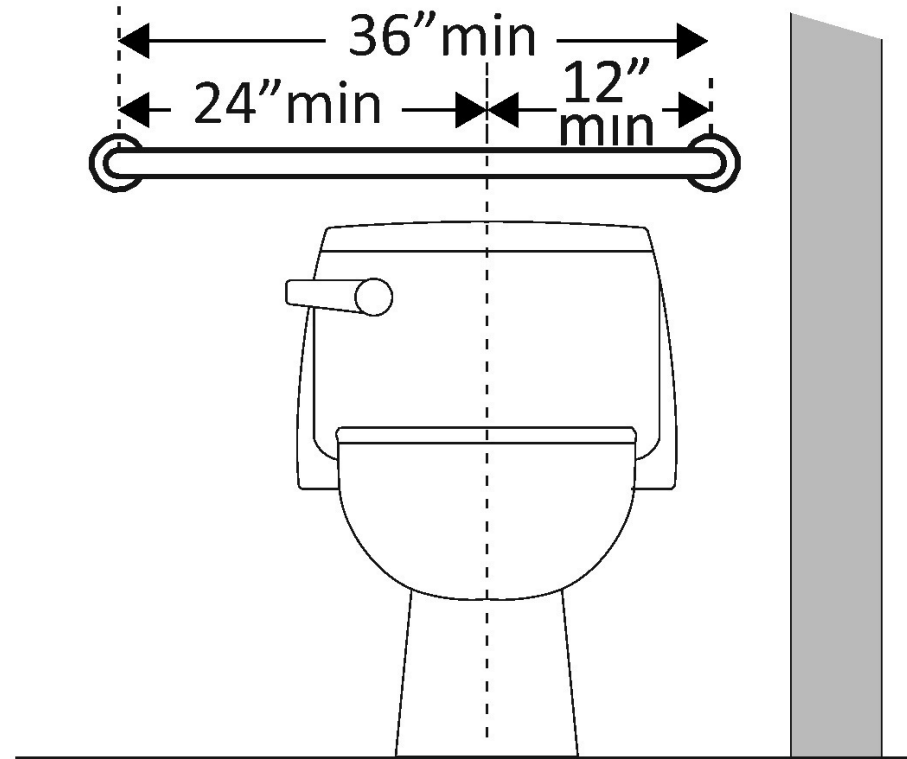
### Grab Bars – Side Wall



# Water Closets and Toilet Compartments

Section 11B-604.5.2

## Grab Bars – Rear Wall



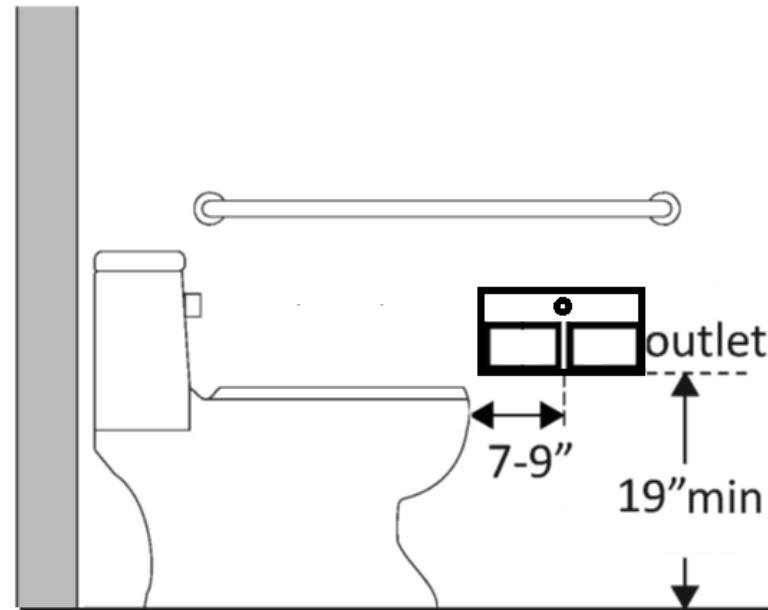
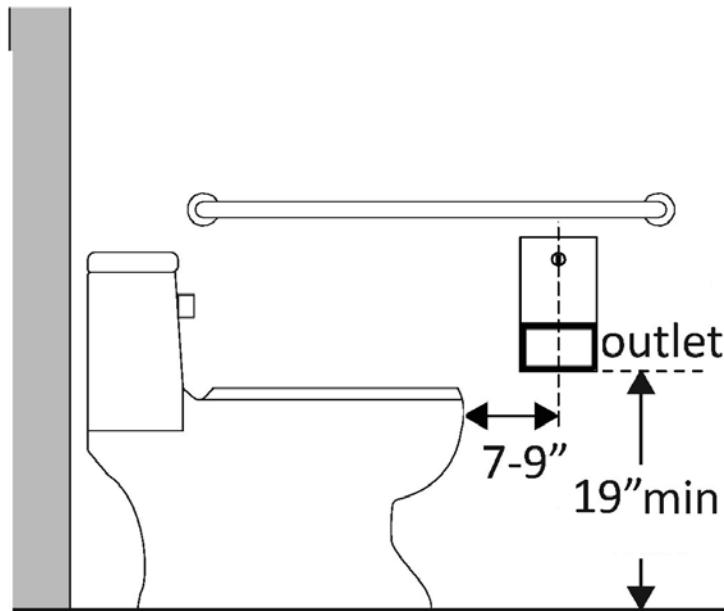




# Water Closets and Toilet Compartments

## Section 11B-604.7.1

### Toilet Paper Dispenser



**11B-604.7.1 Dispensers.** Toilet paper dispensers shall comply with 11B-309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser

# Water Closets and Toilet Compartments

## Section 11B-604.7.1

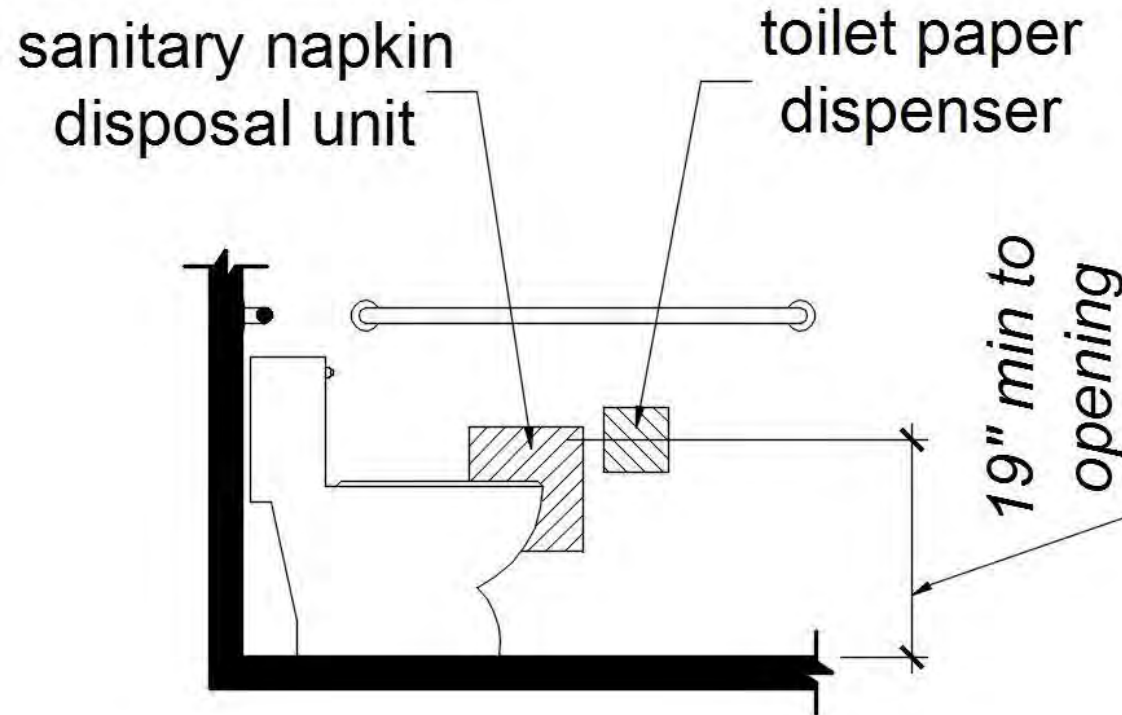
### Disposal Units

- If provided, shall be wall mounted
- Located
  - On the sidewall between the rear wall of the toilet and the toilet paper dispenser
  - Adjacent to the toilet paper dispenser
  - Below the grab bar
  - Opening 19 inches minimum above the finish floor.

# Water Closets and Toilet Compartments

Section 11B-604.7.2

## Disposal Units



# Water Closets and Toilet Compartments

Section 11B-604.8.1.2

## Wheelchair Accessible Compartments

### Doors

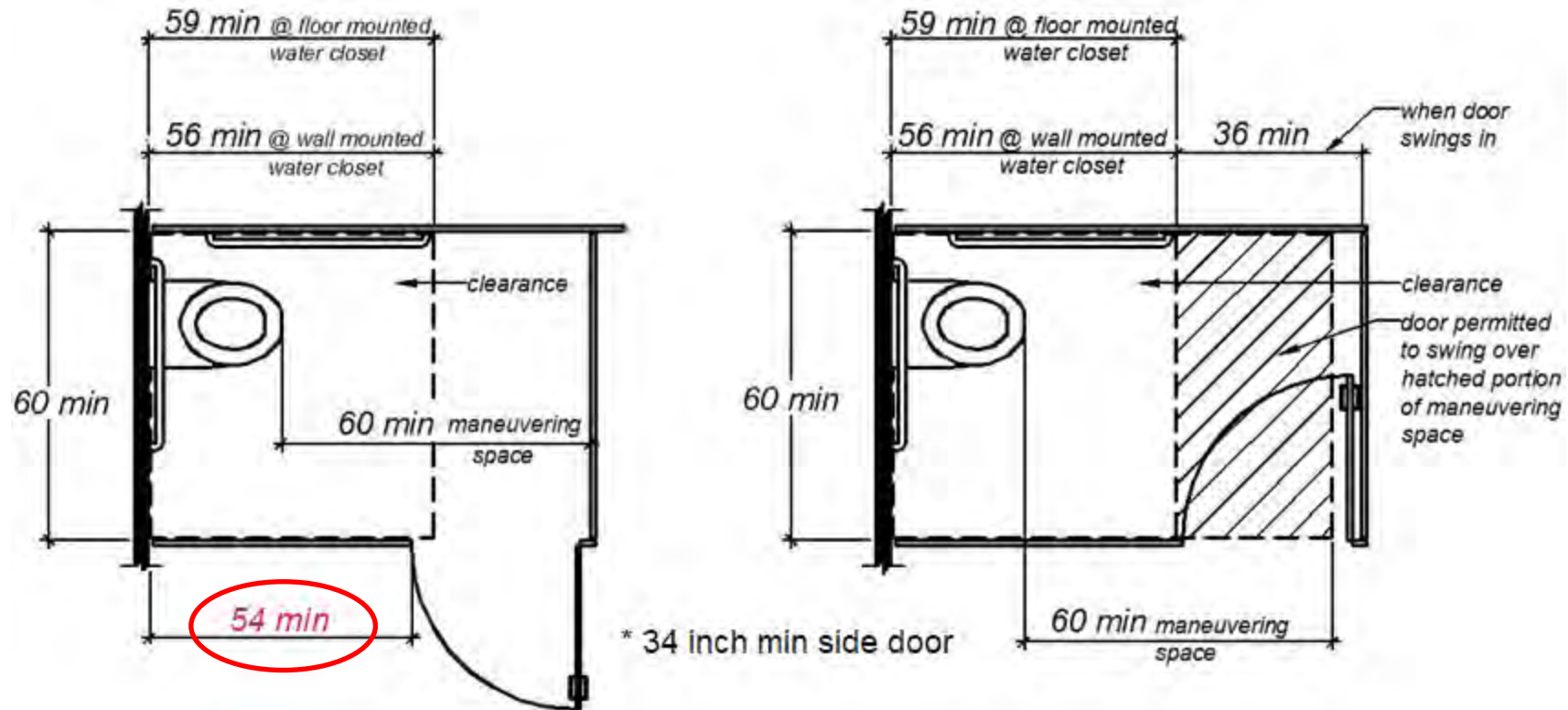
- Located on the front or side wall or partition farthest from water closet
- Self-closing
- Compliant operating hardware on both sides of door
- Where located in the **front** partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet
- Where located in the **side** partition, the door opening shall be 54 inches minimum from the rear wall



# Water Closets and Toilet Compartments

Section 11B-604.8

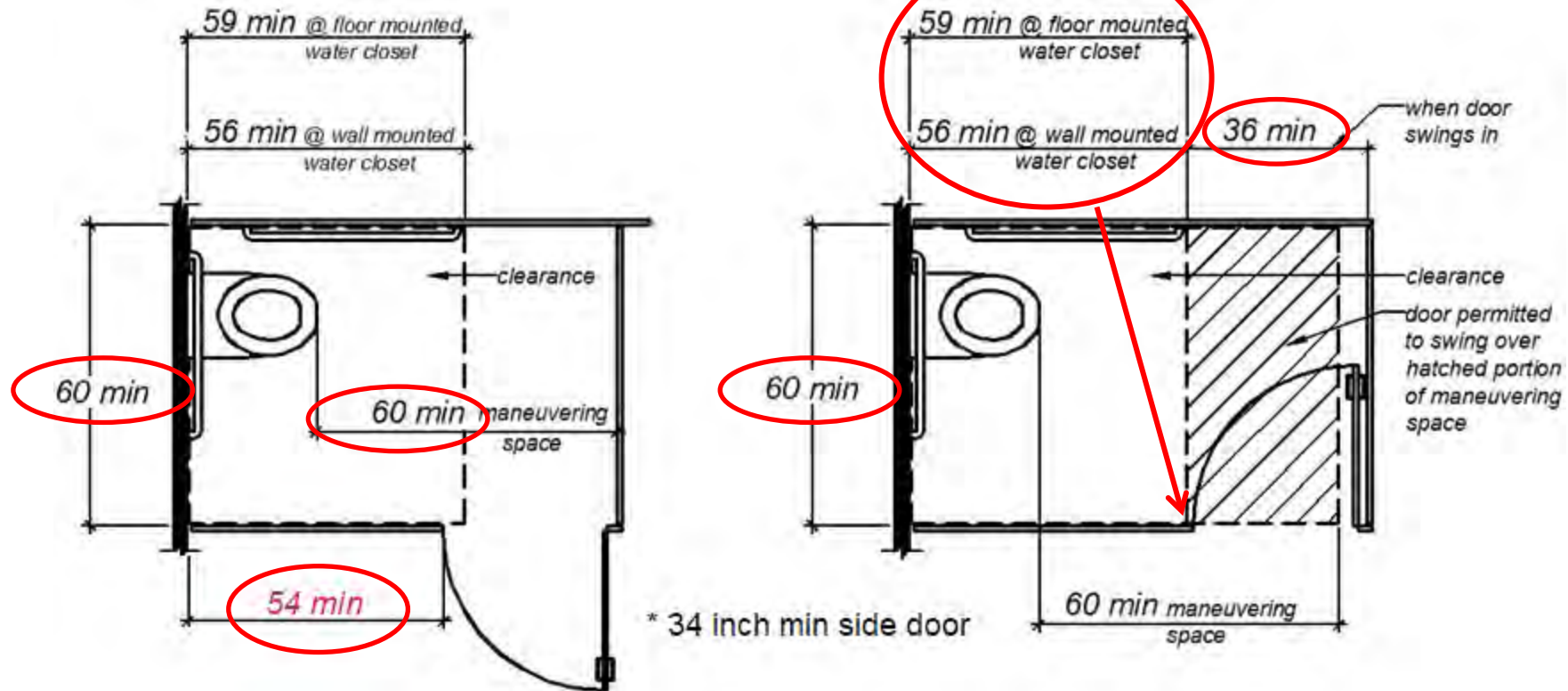
## Wheelchair Accessible Compartments Side Opening Doors



# Water Closets and Toilet Compartments

Section 11B-604.8

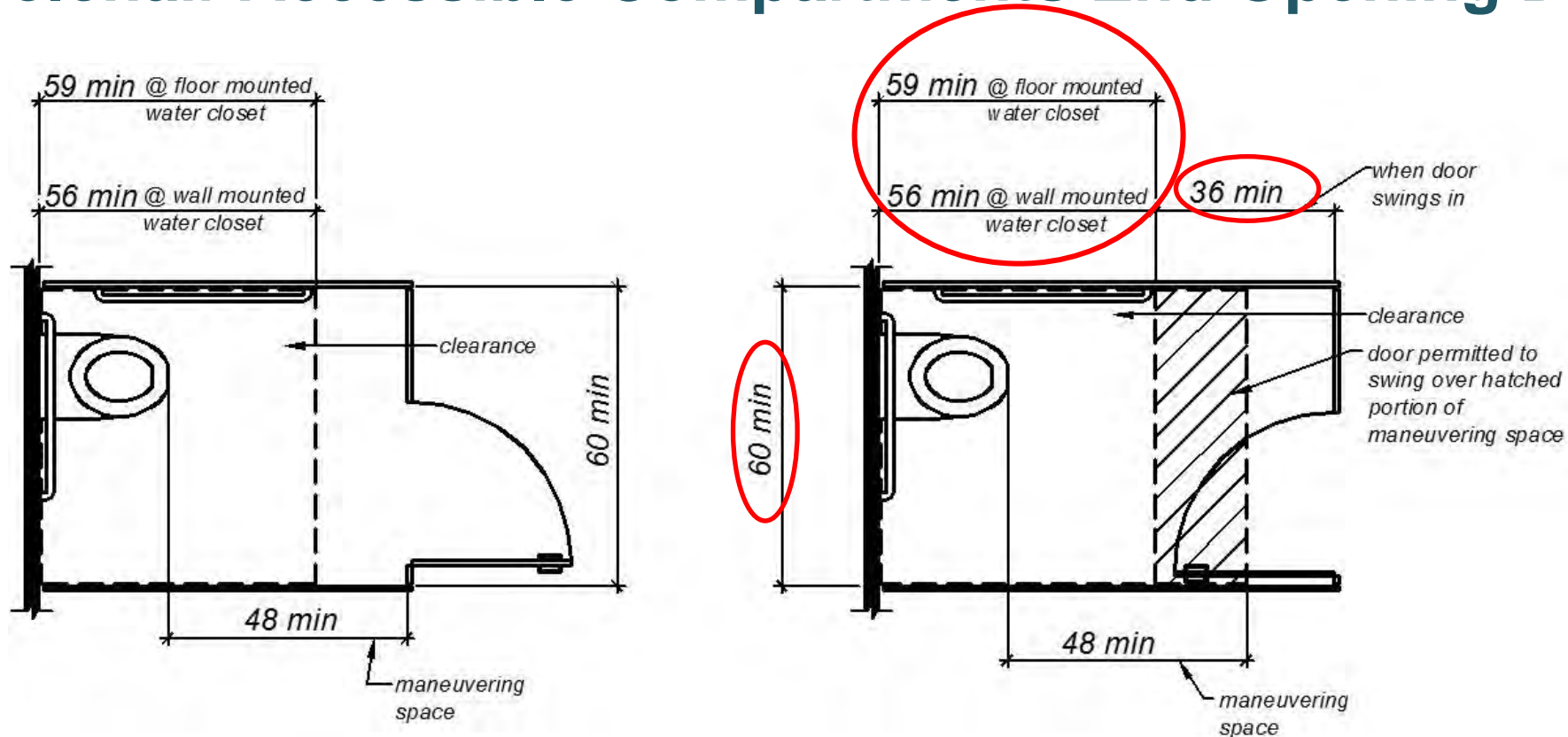
## Wheelchair Accessible Compartments Side Opening Doors



# Water Closets and Toilet Compartments

Section 11B-604.8

## Wheelchair Accessible Compartments End Opening Doors



# Water Closets and Toilet Compartments

Section 11B-604.8.1.4

## Wheelchair Accessible Compartments

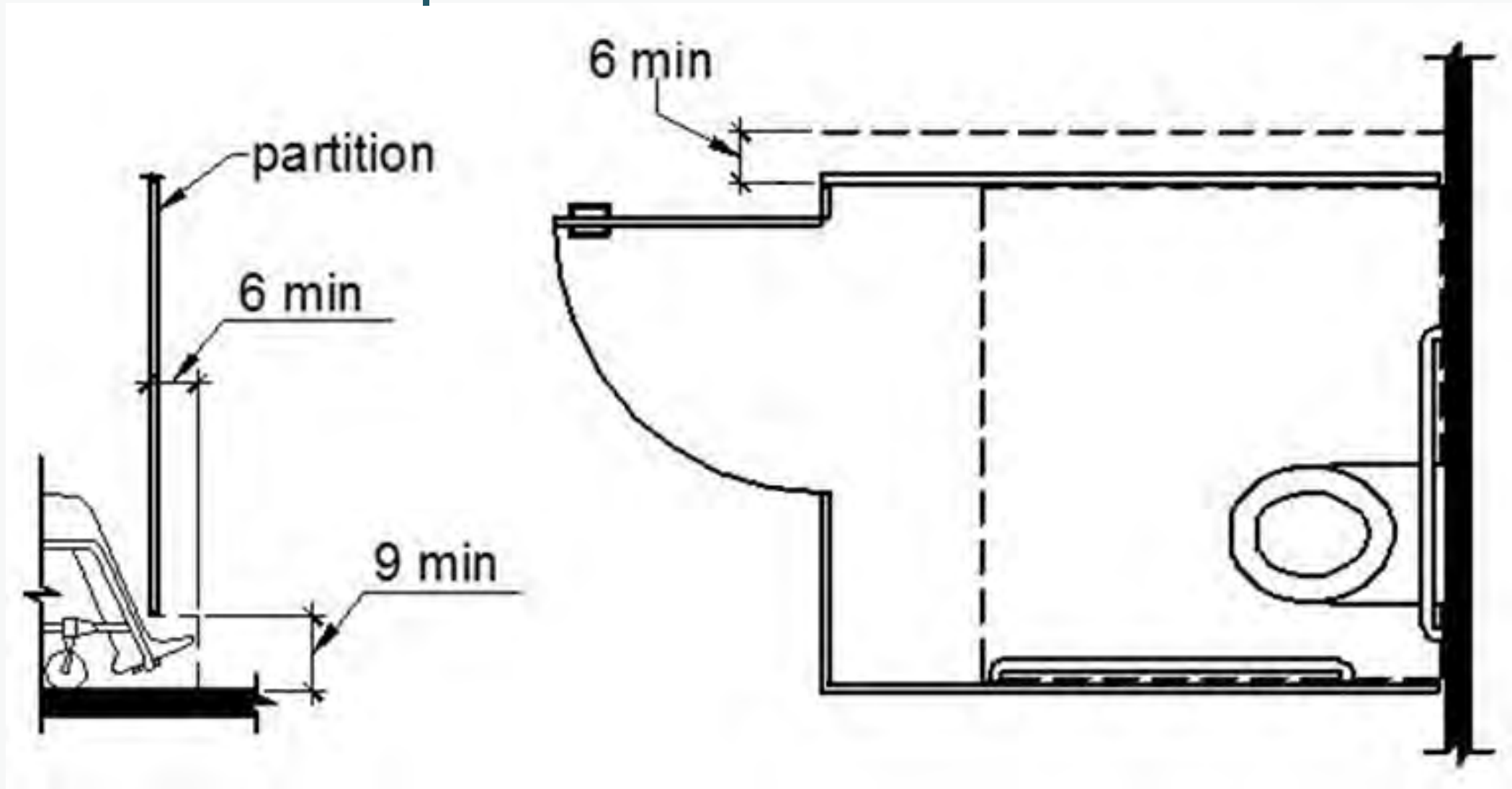
### Toe Clearance

- Min one side
  - 9 inches min. AFF
  - 6 inches min. beyond compartment

**Exception:** Toe clearance not required in a compartment greater than 66 inches wide.



## Compartments 66 inches wide or less



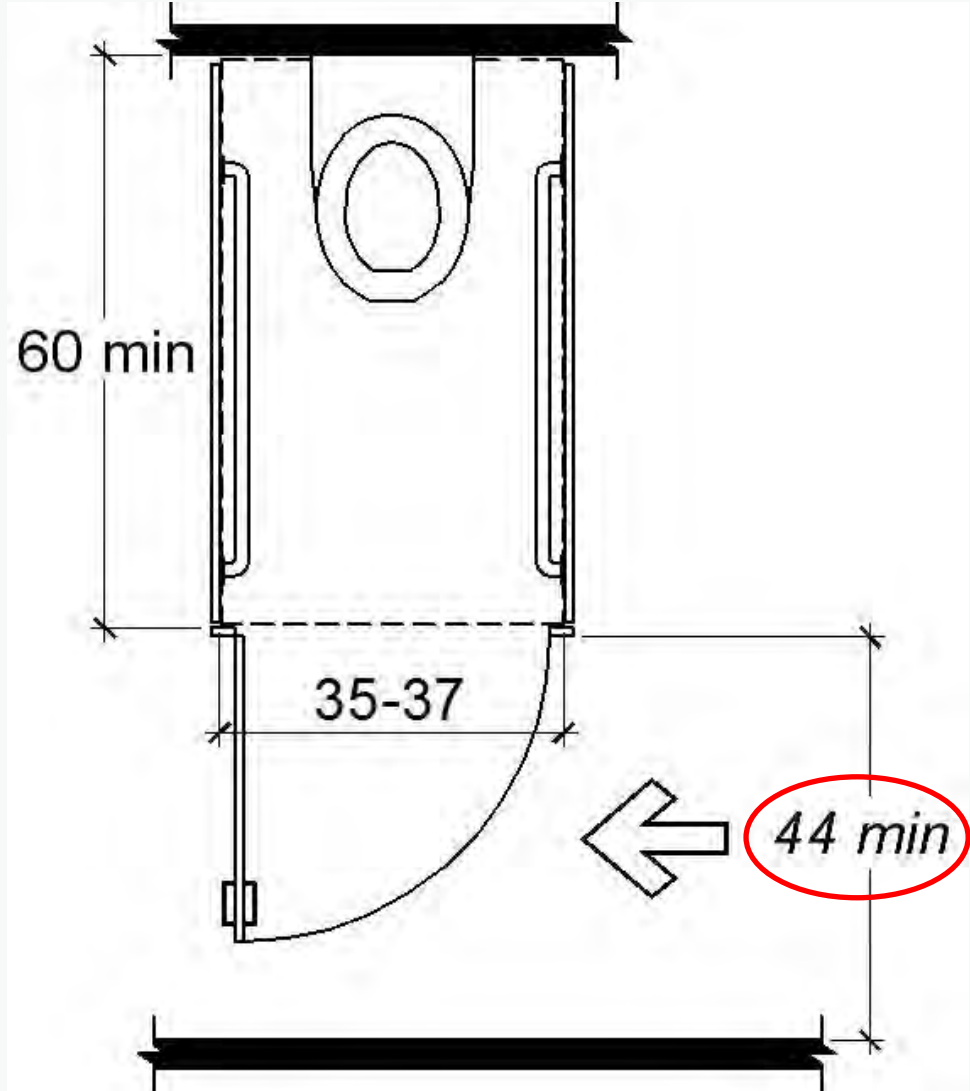


# Water Closets and Toilet Compartments

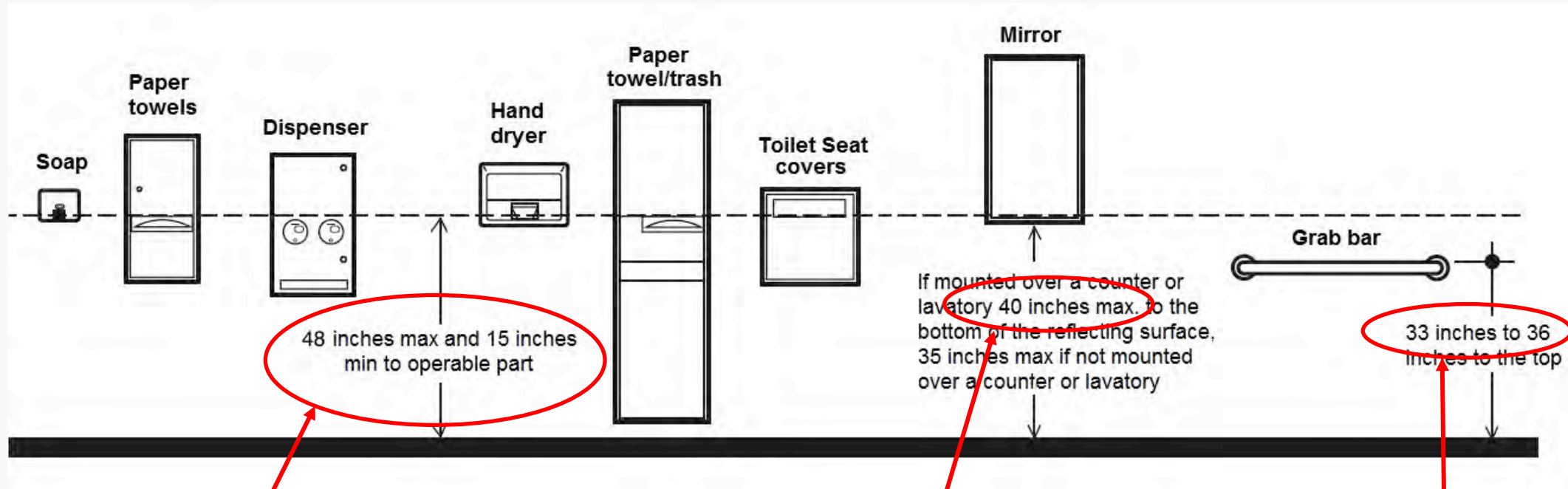
## Section 11B-604.8.2

### Ambulatory Accessible Compartments

- 60 inches min. deep
- 35 min. to 37 max. wide
- Door
  - Self closing
  - Cannot reduce min. depth
  - Hardware on both side
  - 44 inches min. if approach is from latch side



# Do not specify minimums or maximums



Specify 38" to operable parts here and you will comply with both ADA & CBC

Specify 38" to mirror surface here and you will comply with both ADA & CBC

Specify 35" to top of bar and you will comply with both ADA & CBC





# Lavatories and Sinks

## Section 11B-606.2

### Clear Floor Space

- Provides for forward approach
  - Knee and toe space required

**Exception:** A parallel approach is permitted to a kitchen sink if a cook top or conventional range is not provided, and to wet bars



# Lavatories and Sinks

Section 11B-606.3, 606.6

## Height

- 34 inches max. height of rim or counter

## Faucets

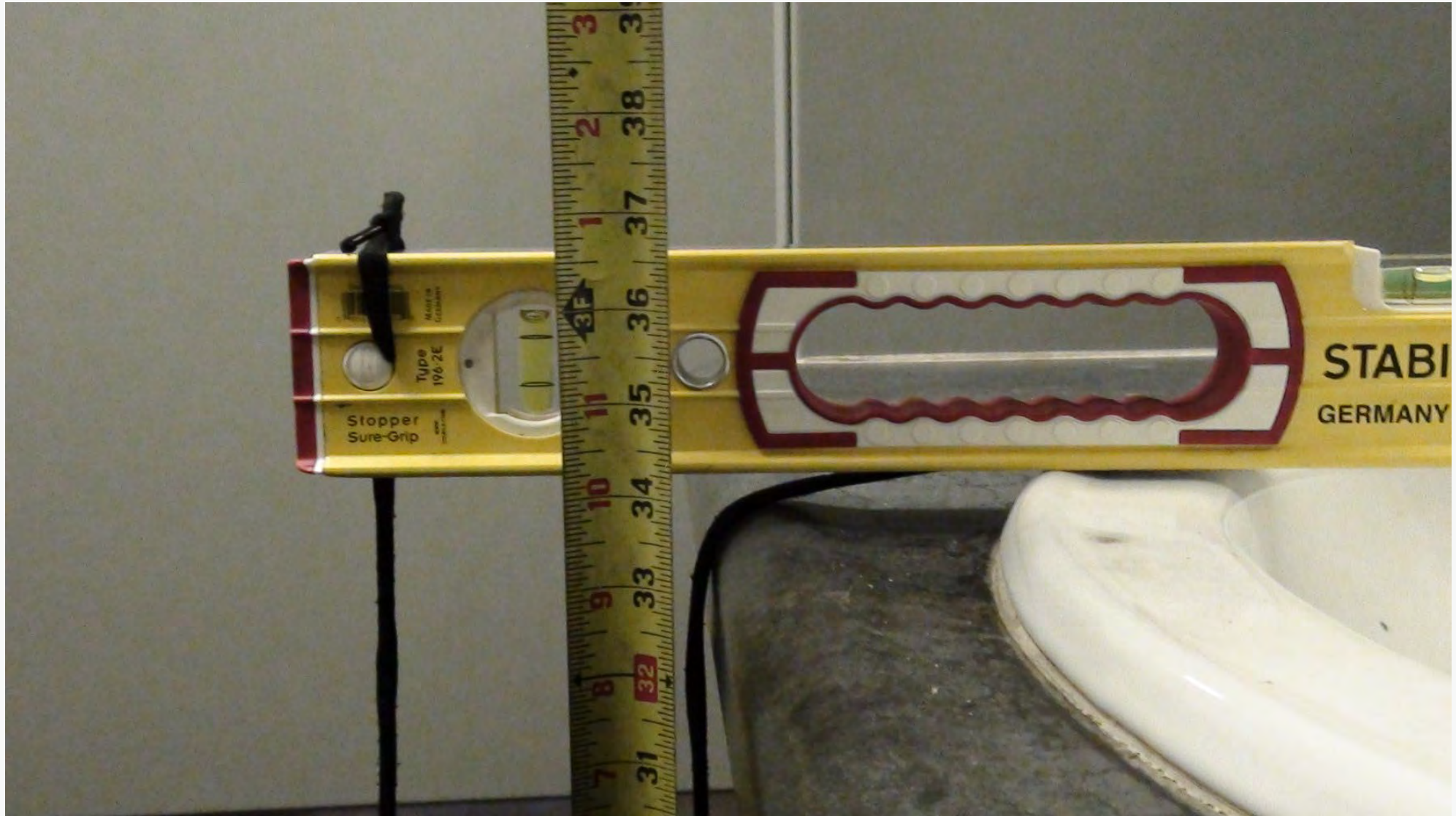
- Metering faucets to remain open for 10 seconds min.

## Exposed pipes

- Water supply and drain pipes under lavatories and sinks shall be insulated or configured to protect against contact

## Adjacent side Wall

- 18 inches min. to centerline



# Shower Compartments

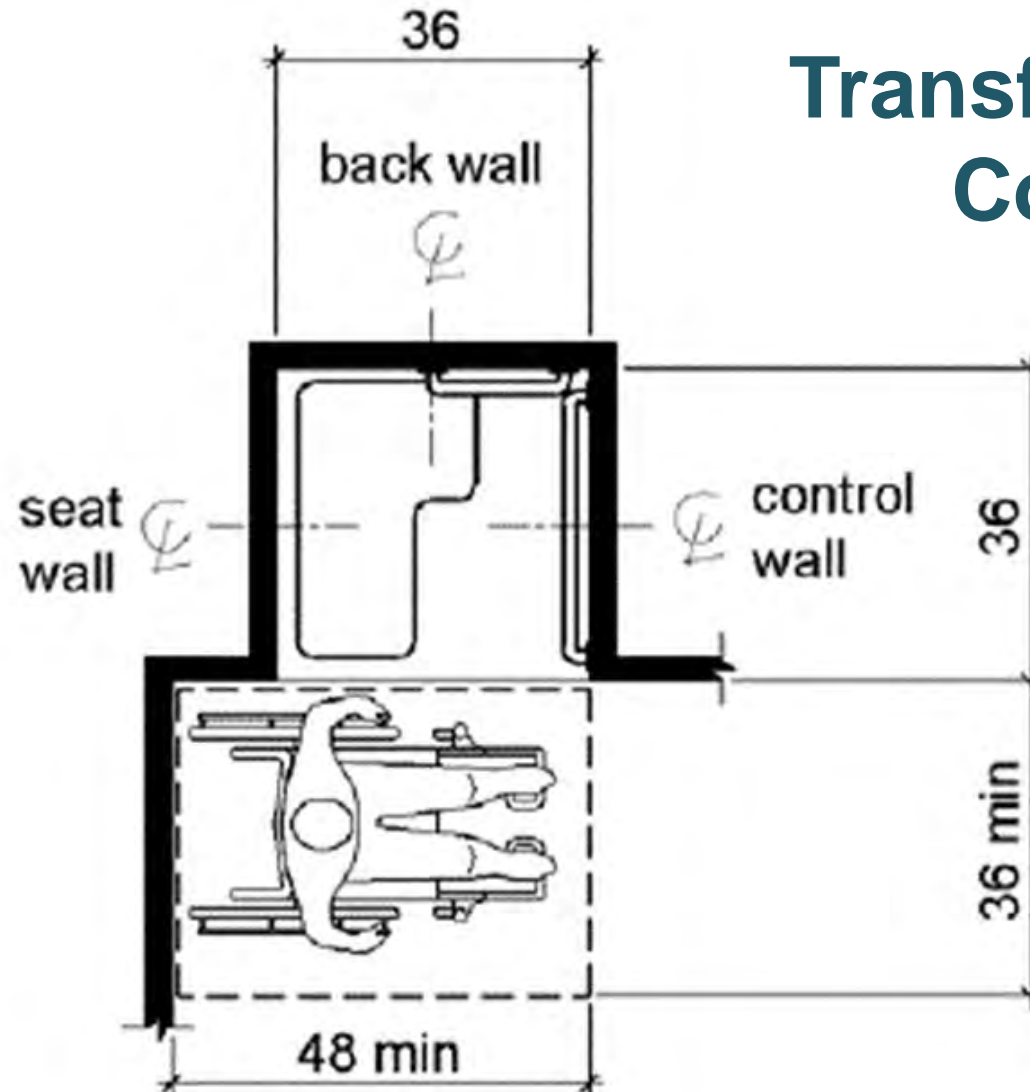
## Section 11B-608.2.1

### Transfer Type Shower Compartments

- Permitted ONLY in transient guest rooms, multi bedroom housing units in undergraduate student housing and residential dwelling units
- 36 inches by 36 inches
- 36 inch wide entry
- Clear floor space of 36 inches by 48 inches measured from the control wall side
- ½” max vertical threshold allowed
  - 2 inches high max permitted in existing facilities where provision of a ½ inch high threshold would disturb the structural reinforcement of the floor slab.
- A folding seat is required

# Shower Compartments

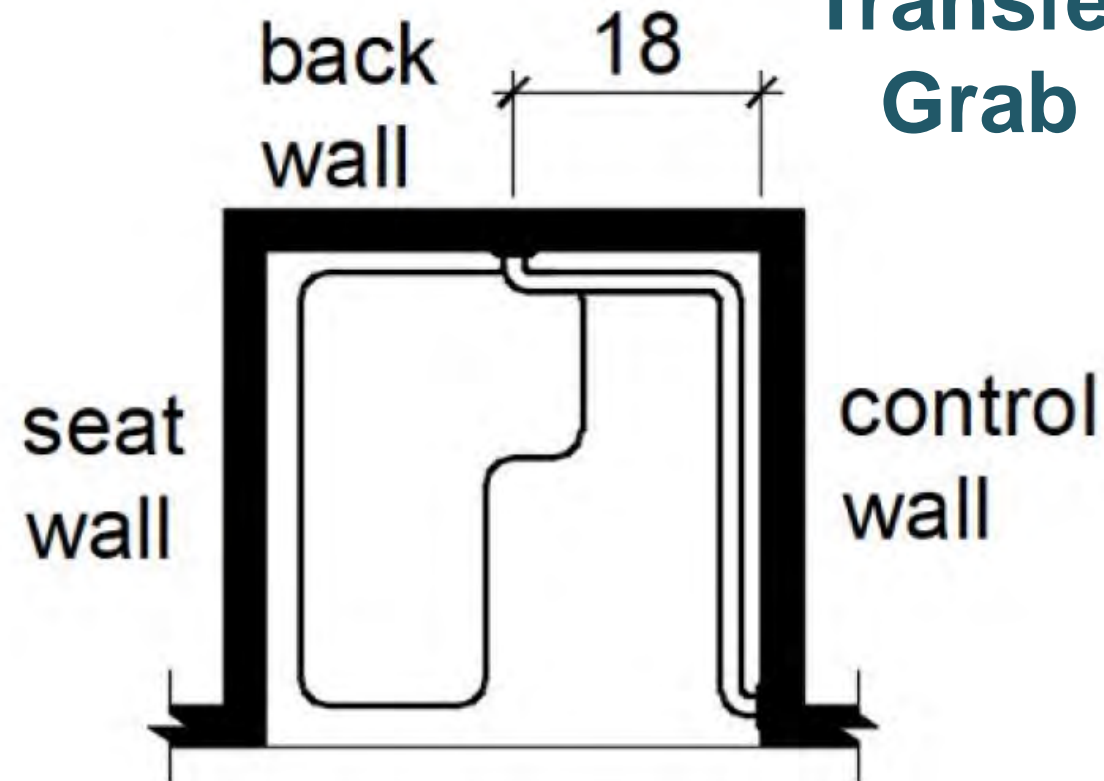
## Transfer Type Shower Configuration





# Shower Compartments

## Transfer Type Shower Grab Bar Location

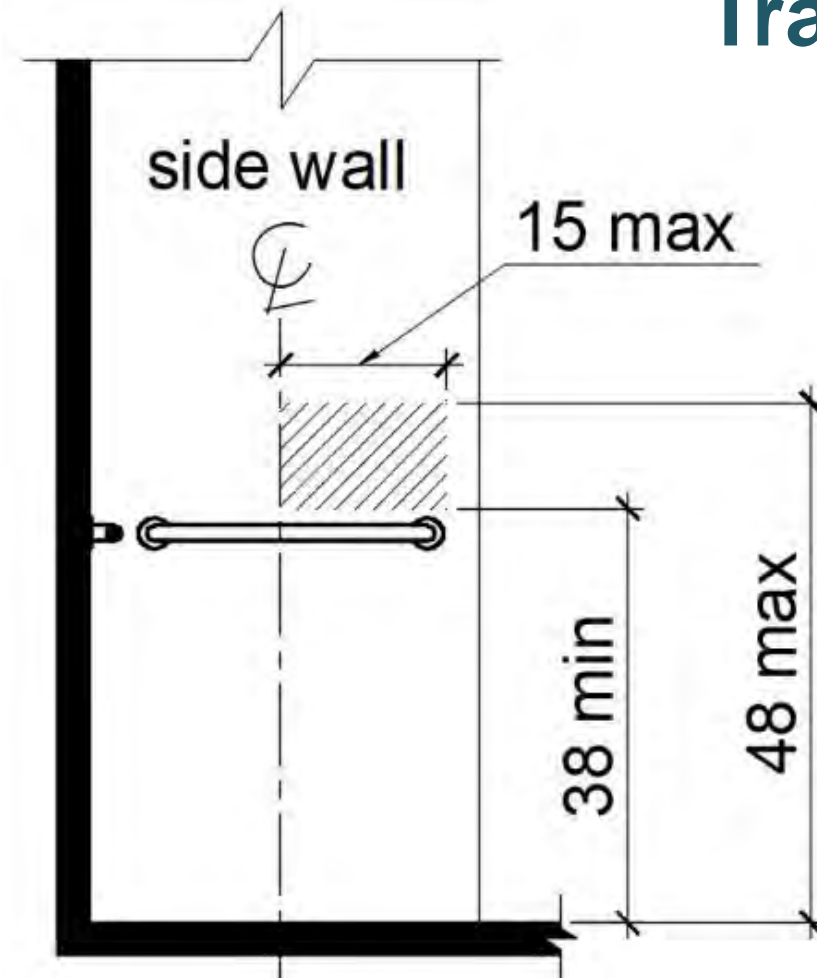


Grab bars shall be provided across the control wall and back wall to a point 18 inches from the control wall.



# Shower Compartments

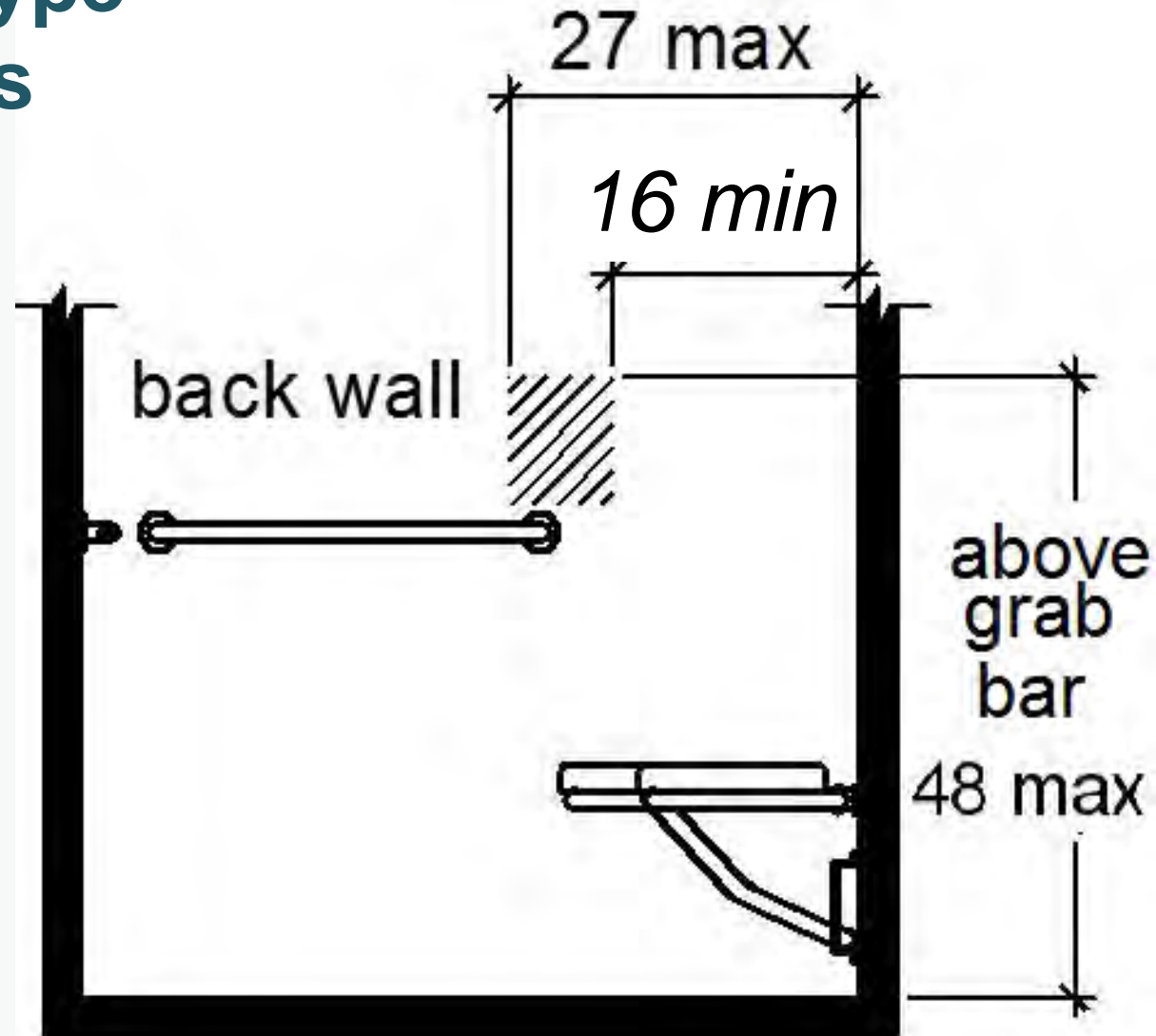
## Transfer Type Shower Controls



Controls and faucets shall allow the user to close and open the water supply.

# Standard Roll-In Type Shower Controls

Controls and faucets shall allow the user to close and open the water supply.





**CBC**

Division 7

**COMMUNICATION  
ELEMENTS AND FEATURES**



# Detectable Warnings

## Section 705.1.1.3

### Color and Contrast

- Detectable warnings shall be yellow and approximate FS 33538 of SAE AMS-STD-595A.

#### **Exceptions:**

1. Replacement of less than 20 percent of existing detectable warnings at a single contiguous location shall be permitted to be in-kind at existing curb ramps, islands, or cut-through medians
2. Existing installed detectable warnings at curb ramps, islands, or cut-through medians may be yellow or 70% contrasting

# Detectable Warnings

## Section 705.1.2.2.1

### Location

#### Platform Edges

- 24 inches wide and shall extend the full length of the public use areas

#### Perpendicular Curb Ramps

- On the ramp, 36 inches min. in the direction of travel
- Full width of the ramp run, less 2 inches, excluding any flared sides



# Detectable Warnings

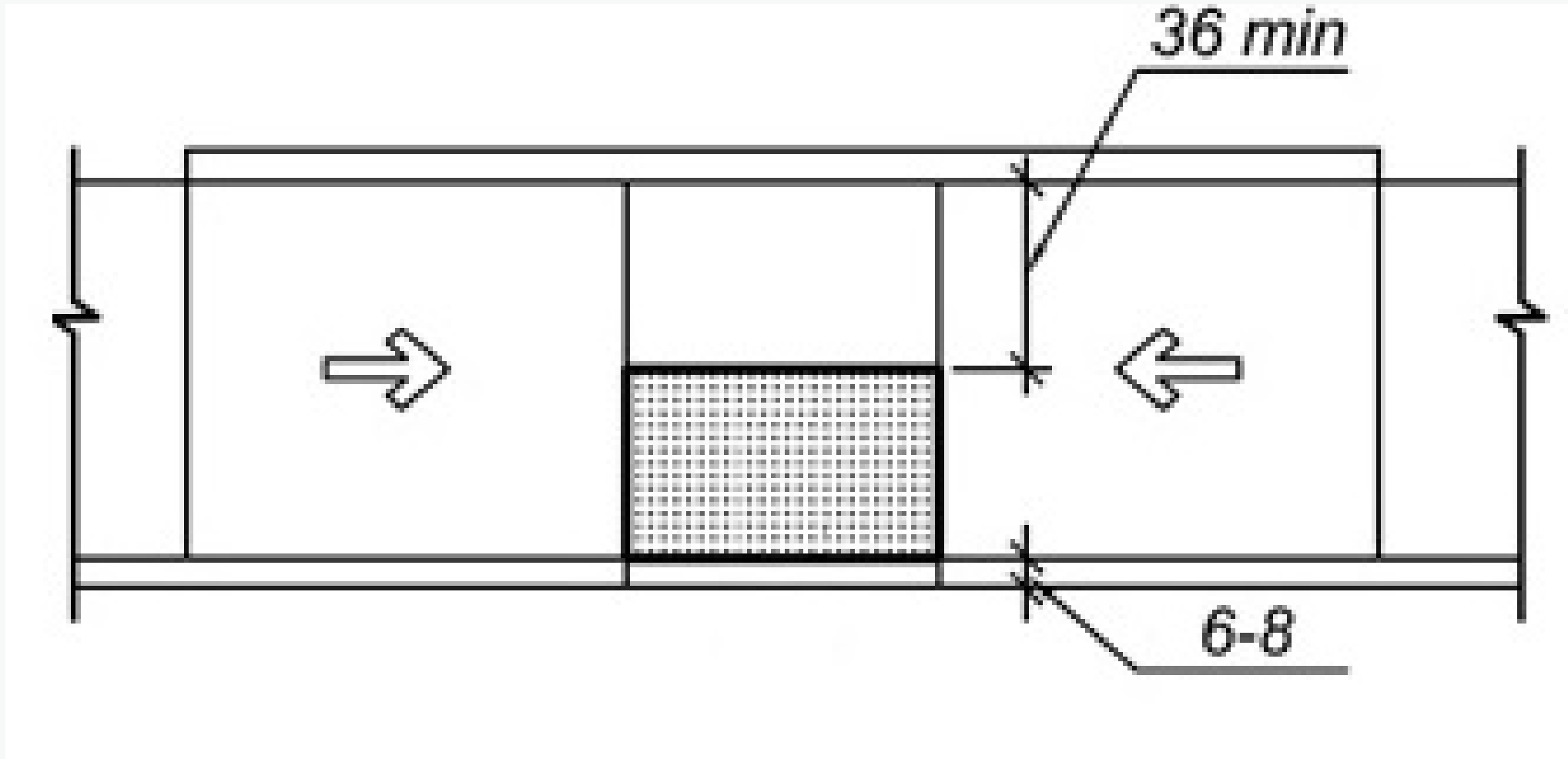
Section 705.1.2.2.2

## Location *(cont'd)*

### Parallel Curb Ramps

- Full width of the turning space less 2 inches
- The edge nearest the curb is 6 inches minimum and 8 inches maximum from the demarcation line

## Parallel Curb Ramps with one entrance/exit



# Detectable Warnings

## Section 705.1.2.2.2.1

### **Location** *(cont'd)*

#### **Parallel Curb Ramps** (one entrance/exit point other than sloped ramp)

Where the turning space has one entrance/exit point other than the sloped ramp segments

- Detectable warnings shall be 36 inches deep measured perpendicular to the curb
- The turning space shall provide a minimum 36 inches wide portion without detectable warnings

# Detectable Warnings

## Section 705.1.2.2.2.1

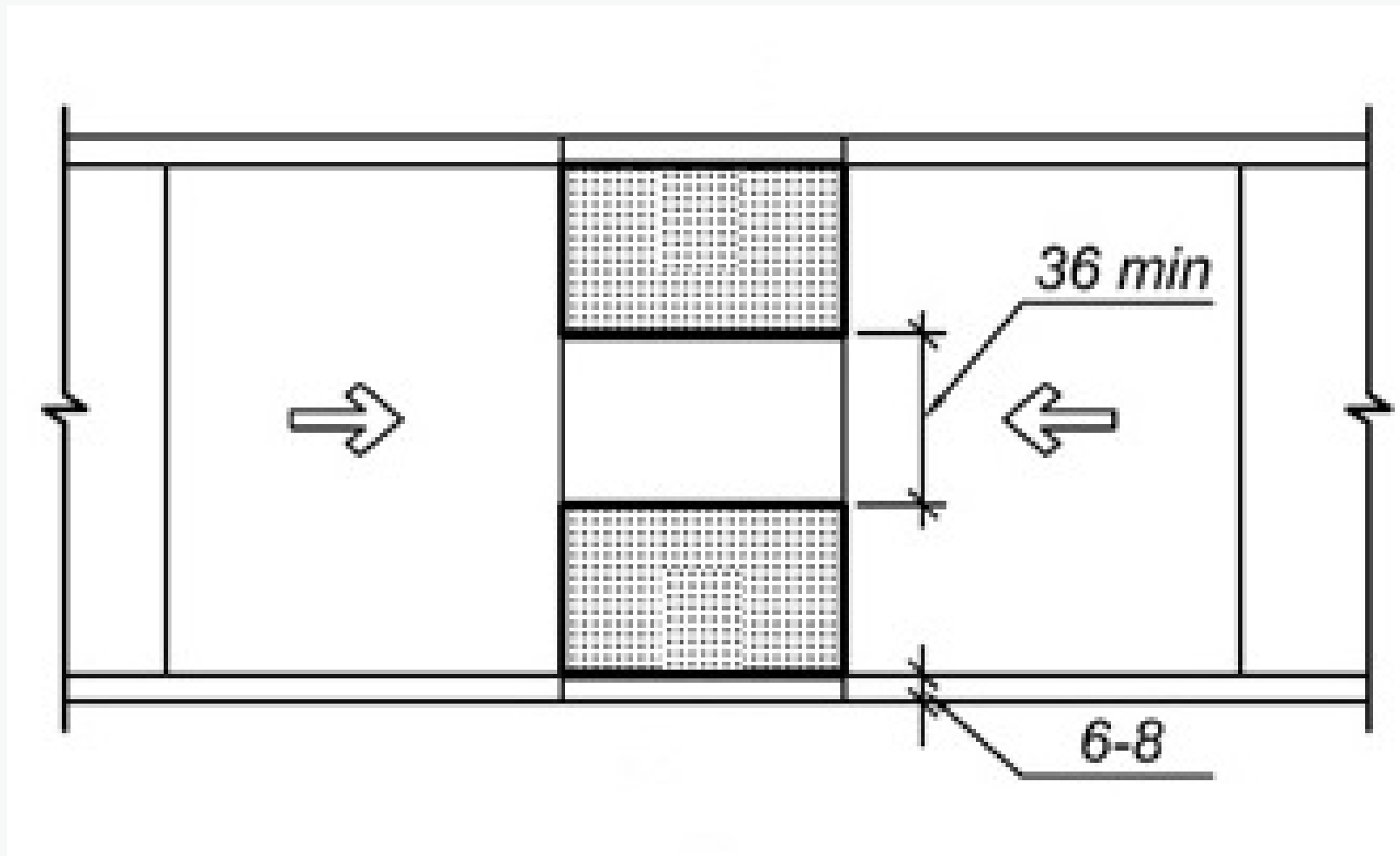
### **Location** *(cont'd)*

#### **Parallel Curb Ramps** (one entrance/exit point other than sloped ramp)

#### **Exceptions:**

1. Where it is technically infeasible to provide a minimum 72 inches (6 feet) wide turning space, as measured perpendicular to the curb, the depth of detectable warnings may be reduced to 24 inches minimum.
2. Existing parallel curb ramps with detectable warnings in compliance with the code requirements in effect at the time of installation shall not be required to provide a minimum 36 inches wide portion of the turning space without detectable warnings.

## Parallel Curb Ramps with two entrance/exit





# Detectable Warnings

## Section 705.1.2.2.2.2

### **Location** *(cont'd)*

#### **Parallel Curb Ramps** (two entrance/exit points other than sloped ramp)

Where the turning space has two entrance/exit points other than the sloped ramp segments

- Detectable warnings shall be 36 inches deep at both entrance/exit points measured perpendicular to the curb
- The turning space shall provide a minimum 36 inches wide portion without detectable warnings

# Detectable Warnings

## Section 705.1.2.2.2

### **Location** *(cont'd)*

#### **Parallel Curb Ramps (two entrance/exit points other than sloped ramp)**

##### Exceptions:

1. Where it is technically infeasible to provide a minimum 108 inches (9 feet) wide turning space, measured perpendicular to the curb, the depth of detectable warnings may be reduced to 24 inches minimum.
2. Existing parallel curb ramps with detectable warnings in compliance with the code requirements in effect at the time of installation shall not be required to provide a minimum 36 inches wide portion of the turning space without detectable warnings

# Detectable Warnings

## Section 705.1.2

### Location *(cont'd)*

#### **Bus Stops**

- 36 inches min. in depth, full width of the boarding/alighting area (unless there is a curb)

#### **Blended Transitions**

- 36 inches min. in depth

#### **Reflecting Pools**

- 24 inches min. to 36 inches max. in depth

#### **Track Crossings**

- 36 inches in the direction of pedestrian travel and extend the full width of circulation path



**CBC**

Division 8

**SPECIAL ROOMS,  
SPACES, AND  
ELEMENTS**



# Electrical Vehicle Charging Stations

## Section 812.7.2

### Access Aisle Markings

- Border and hatched lines a maximum of 36 inches on center
  - Contrasting color to the access aisle surface
  - Not in **Blue**  
**Exception:** If the EVCS shares access aisle with accessible parking stall it must be outlined in blue
- “NO PARKING” within each access aisle in letters a minimum of 12 inches in height







**Thank You!**