

# California Architects

## MANDATORY 5-HOUR DISABILITY ACCESS COURSE

*Don't Let Your License Lapse!*

Updated  
for  
2018-2019

### What you will find inside:

**5-hour California  
Accessibility Course**

**Satisfies California  
Requirements**

**AIA Approved for  
HSW Credit**

**10 Question  
Final Exam**

**Only \$79**



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# Frequently Asked Questions

**Q: Why are you sending me this course?**

A: California requires 5 hours of disability access continuing education in order to renew your architect license. This book contains our 5 hour California Accessibility course, fully updated for 2018/2019, which completely satisfies your continuing education requirements. We have sent you this course for your convenience so you don't have to search for one. To learn more about us, visit our website at [www.pdhacademy.com](http://www.pdhacademy.com).

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A: After reviewing the material, you must complete the final exam on page 1 with a score of 80% or greater and pay for the courses. You can either pay online or mail in a check. There is no charge for retakes on the exam.

**Q: Is this course approved by the AIA?**

A: Yes. All of our courses are fully approved by the AIA for HSW Credits.

**Q: Do I need to be an AIA member to take this course?**

A: No. This course is designed for and fully satisfies California requirements for all licensed architects.

**Q: I am an AIA member – do you report my course results to the AIA or do I need to do that?**

A: For students who are AIA members we report all results directly to the AIA for you.

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*NOTE: California also requires that you (the architect) maintain a record of the course provider/instructor's qualifications. For your convenience this information will be included on your Certificate of Completion*

## PRICES

Course Title	Hours	Cost
□ 2018 California Accessibility Course	5	\$79

# ANSWER SHEET

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_ Date: \_\_\_\_\_

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\*\* See instructions on the cover page to submit your exams and pay for your course.

## California Accessibility Course Final Exam

1. (A) (B) (C) (D)

2. (A) (B) (C) (D)

3. (A) (B) (C) (D)

4. (A) (B) (C) (D)

5. (A) (B) (C) (D)

6. (A) (B) (C) (D)

7. (A) (B) (C) (D)

8. (A) (B) (C) (D)

9. (A) (B) (C) (D)

10. (A) (B) (C) (D)

# California Accessibility Course Final Exam

- Changes in the 2016 California building codes for accessibility that were amended by the Division of the State Architect took effect on what date?**
  - January 1, 2017
  - January 1, 2016
  - July 15, 2016
  - January 1, 2014
- Some of the more significant amendments to Chapter 11B are the regulations regarding:**
  - Signs
  - Parking Spaces
  - Electric Vehicle Charging Stations
  - Parking Facilities
- Under Chapter 11B which section and title addresses and provides detailed technical requirements for geometric symbols at restrooms?**
  - 11B-703.7.2.6.4 Edges and Vertices on Geometric Symbols
  - 11B-505.2.1 Orientation
  - 11B-502.6.4.2 Marking
  - 11B-707.7.1 Visibility
- In Chapter 11B of California Building Code, what section provides exceptions to technical provisions to clarify requirements for ATMs, fare machines, and point-of-sale machines?**
  - Door Swing
  - Marking
  - Dome Size
  - Operable Parts
- Which of the following are part of the 8 Interpretations of Regulations under the category of Access?**
  - Detectable Warnings at Curb Ramps
  - Requirements for Accessible Parking Spaces
  - Beveled Lip at Curb Ramps
  - All of the above
- In regards to beveled lip curb ramps, the American with Disabilities Act Standards for Accessible Design:**
  - Allow a beveled lip at the lower end of a curb ramp
  - Do not allow a beveled lip at the lower end of a curb ramp
  - The lower end of each ramp shall have ½ inch lip beveled at 45 degrees
  - None of the above
- What is the paint color to be used for striping requirements for the border of the loading and unloading access aisle, under the IR Requirements for Accessible Parking Spaces:**
  - Yellow
  - Blue
  - White
  - Orange
- Which document is used to set forth the procedures requesting cost hardship grants for Access Compliance and Fire Life Safety work?**
  - 2016 California Access Compliance Advisory Reference Manual
  - Division of the State Architect
  - Plan Submittal for Modernization Projects Checklist Template
  - All of the above
- Access Compliance Inspection Items:**
  - Are not important
  - Do not require receipt of documentation beyond the approved construction documents
  - Do not need to be inspected or verified for compliance with the approved construction documents
  - None of the above
- For Parking within the access Compliance Inspection Items, what are the main items that need to be inspected?**
  - Location, Dimensions, Visual Requirements, and Special Equipment
  - Location, Surfaces, Tactile Requirements, and Visual Requirements
  - Dimensions, Surfaces, Special Equipment, and Tactile Requirements
  - Dimensions, Emergency Features, Surfaces and Visual Requirements

# CONTINUING EDUCATION for Architects

## California Disability Access

**5.0 PDH / 5 CE Hours / 5 AIA LU/HSW  
AIAPDH155**

### COURSE DESCRIPTION

This recently revised 5 CE hour California Accessibility Course discusses many of the issues facing architects when working with both new and existing facilities. The Division of the State Architect (DSA) promulgates California Building Code (CBC) provisions to address accessibility for persons with disabilities. DSA has updated its CBC Advisory Manual and the Expanded Table of Contents to include the provisions adopted by the California Building Standards Commission for the 2016 CBC triennial code adoption cycle on January 19th, 2016. The 2016 CBC was published on July 1, 2016, and became effective on January 1, 2017. The advisory manual includes the provisions adopted by DSA for access compliance, pertinent advisories developed by DSA and advisories from the US Department of Justice from the 2010 ADA Standards for Accessible Design.

### COURSE OBJECTIVES

1. Upon completion of this course, the student will be aware of accessibility updates of the 2016 Building Code that provide enhanced clarity and consistency in application.
2. The student will be familiar with the DSA Interpretations of Regulations for accessibility that will help them with acceptable methods for achieving compliance with applicable building codes and regulations.
3. The student will become familiar with the Modernization ADA checklist and the procedures that need to be followed when requesting hardship grants for Access Compliance.
4. The student will know the Access Compliance Inspection Items that are strictly inspection items, and do not have any requirements for receipt of documentation beyond the approved construction documents.

## CALIFORNIA DISABILITY ACCESS COURSE

The Division of the State Architect (DSA) promulgates California Building Code (CBC) provisions to address accessibility for persons with disabilities. These provisions are applicable to State and local government buildings and facilities, privately owned public accommodations and commercial facilities, and public housing.

DSA has updated its CBC Advisory Manual and the Expanded Table of Contents to include the provisions adopted by the California Building Standards Commission for the 2016 CBC triennial code adoption cycle on January 19th, 2016. The 2016 CBC was published on July 1, 2016 and became effective on January 1, 2017. The advisory manual includes the provisions adopted by DSA for access compliance, pertinent advisories developed by DSA and advisories from the US Department of Justice from the 2010 ADA Standards for Accessible Design.

The ADA requires companies providing goods and services to the public to take certain limited steps to improve access to existing places of business. This mandate includes the obligation to remove barriers from existing buildings when it is readily achievable to do so. Readily achievable means easily accomplishable and able to be carried out without much difficulty or expense.

Many building features that are common in older facilities such as narrow doors, a step or a round door knob at an entrance door, or a crowded check-out or store aisle are barriers to access by people with disabilities. Removing barriers by ramping a curb, widening an entrance door, installing visual alarms, or designating an accessible parking space is often essential to ensure equal opportunity for people with disabilities. Because removing these and other common barriers can be simple and inexpensive in some cases and difficult and costly in others, the regulations for the ADA provide a flexible approach to compliance. This practical approach requires that barriers be removed in existing facilities only when it is readily achievable to do so. The ADA does not require existing buildings to meet the ADA's standards for newly constructed facilities.

The ADA states that individuals with disabilities may not be denied the full and equal enjoyment of the “goods, services, facilities, privileges, advantages, or accommodations” that the business provides – in other words, whatever type of good or service a business provides to its customers or clients. A business or other private entity that serves the public must ensure equal opportunity for people with disabilities.

The following updated material will be addressed in this 2018-2019 California Disability Access course:

1. Summary of 2016 CA Building Code Changes for Accessibility
2. DSA Interpretations of Regulations
3. Modernization of ADA Checklist
4. Access Compliance Inspections Items

### Part 1: Summary of 2016 California Building Code Changes for Accessibility

Introduction: Changes in the 2016 California building codes (California Code of Regulations, Title 24) amended by the Division of the State Architect (DSA) that are effective January 1, 2017, provide enhanced clarity and consistency in application.

The following changes in the 2016 California building codes (California Code of Regulations, Title 24) amended by the Division of the State Architect are specific to accessibility.

- The table includes the amendments in:
  - Chapter 2 – Definitions
  - Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing.
- The significant amendments to Chapter 11B are the regulations for electric vehicle charging stations.

#### California Building Code – Chapter 2 - Definitions

DEFINITION	NOTES
<b>Adjusted Construction Cost</b>	New and explicit definition to provide specific costs included in the adjusted construction for determining the application of the valuation threshold.
<b>Drive-up electric vehicle charging station</b>	New definition for electric vehicle charging station that functions similar to a gasoline filling island.
<b>Electric Vehicle (EV)</b>	New definition for vehicles powered by electricity that are or are not considered electric vehicles for the purpose of Chapter 11B.
<b>Electric Vehicle (EV) charger</b>	New definition for equipment used to charge electric vehicles.
<b>Electric Vehicle charging space (EV space)</b>	New definition for the space intended for charging electric vehicles.
<b>Electric Vehicle charging station (EVCS)</b>	New definition for one or more EV charging spaces served by an electric vehicle charger.
<b>Electric vehicle (EV) connector</b>	New definition for the device that connects to the electric vehicle for the purpose of charging. Device is part of the electric vehicle coupler.

California Building Code – Chapter 2 - Definitions, continued

DEFINITION	NOTES
<b>Area of Sport Activity</b>	Amends prior model code definition to clarify “areas of sport activity” can be either indoor or outdoor areas.
<b>Public Use Areas</b>	Amends prior model code definition to clarify that public use areas include areas associated with “buildings” such as exterior areas associated with the broader term “facility.”
<b>Sign</b>	Clarification of terminology regarding accessibility requirements for “signs” as individual building elements as opposed to “signage”, which may refer to a way finding program.

California Building Code – Chapter 11B

SECTION	TITLE	NOTES
<b>11B-202.4</b>	Path of Travel Requirements in Alterations, Additions and Structural Repairs	Amendments include: <ul style="list-style-type: none"> <li>• Clarification that the list of barrier removal items in Exception 4 is not all inclusive and that other items not specifically listed may qualify for the exception.</li> <li>• Addition of the words “as defined” after the term “adjusted construction cost” to ensure code users are made aware of the related definition.</li> <li>• Clarification that the Exception 8 priority list Item 3 can be one single user or family toilet room available to all genders (unisex).</li> <li>• Correction of the miss-spelling of the word “disproportionality” in Exception 9.</li> <li>• Correction of the miss-spelling of the word “preceding” in Exception 2.</li> <li>• Related code amendment, adds Exception 10, which limits the costs of path of travel upgrades to 20% of the adjusted construction cost when EVCS are added to facilities where vehicle fueling, recharging, parking or storage is a primary function.</li> </ul>
<b>11B-208.1</b>	Parking Spaces General	Related code amendment, Section 11B-208.1 General to provide that EVCS are not considered parking for purposes of computing the required number of accessible parking spaces.
<b>11B-208.2.3.1</b>	Parking for Residents	Amends section to provide explicit requirements for the provision of accessible parking in situations where there is less than one parking space for each residential unit.
<b>11B-209</b>	Passenger drop-off and loading zones and bus stops	Amends current language to clarify requirements apply to both passenger loading and unloading zones.
<b>11B-213.2</b>	Toilet rooms and bathing rooms.	Amends Exception 1 to clarify that a unisex toilet available to all genders can be one single user or family toilet room.
<b>11B-213.3.1</b>	Toilet compartments	Corrects drafting error in prior code adoption to require that the fixture count for determining when additional accessible toilet compartments are required includes both water closets and urinals and not just water closets.
<b>11B-216.5.2</b>	Parking facilities.	Clarifies that Section 11B-216.5.2.1 applies to signs intended for use by pedestrians that must comply with Section 11B-216.
<b>11B-216.6</b>	Entrances	Removes redundant exceptions for providing an ISA for specific entrances which are not required to be accessible.
<b>11B-216.8.1</b>	Geometric symbols.	Provides Exceptions 1 and 2 for locations where geometric symbols are not required.
<b>11B-216.13</b>	Variable message signs	Removes current voluntary provisions for use of the Cleaner Air Symbol. Section title is changed to variable message signs.
<b>11B-220.1</b>	Automatic teller machines and fare machines.	Corrects code references for technical requirements where more than one ATM and fare machines are provided.
<b>11B-220.2</b>	Point-of-sale devices.	Corrects code references for applicable technical requirements for point-of-sale devices, and adds requirement for point-of-sale devices at electric vehicle charging stations.

California Building Code – Chapter 11B continued

SECTION	TITLE	NOTES
11B-221.2	Wheelchair spaces.	The building code applies only to buildings and fixed elements attached to buildings or facilities. Removes operational guidance on the use of removable seats when wheelchair spaces are not occupied by individuals in wheelchairs. Guidance is provided as an advisory note.
11B-224	Transient lodging guest rooms, housing at a place of education and social service center establishments	Corrects publishing error to state scoping requirements related to housing at a place of education as a positive provision, instead of an exception.
11B-228	Depositories, vending machines, change machines, mail boxes, fuel dispensers, and electric vehicle charging stations	Section title is revised to include electric vehicle charging stations (EVCS).
11B-228.3	Electric vehicle charging stations	Provides new scoping section for electric vehicle charging stations.
11B-233.3.1.2.4	Multi-story residential dwelling units.	Relocates existing exception to clarify its applicability.
11B-233.3.4	Alterations.	Clarifies in the exception the technical requirements for accessible residential dwelling units when alterations are made to existing public housing facilities are technically infeasible.
11B-245	Public accommodations located in private residences	Amends the title from commercial facilities to public accommodations in private residences.
11B-309	Operable parts	Adds to existing exception for 5 lb. maximum operating force requirement for electric vehicle connectors, similar to exception for gasoline filler nozzles.
11B-404.2.9	Door and gate opening force.	Repeals current Exception 1 for spaces not required to be accessible by general exceptions in Section 11B-203.
Figure 11B-407.2.3.1	Floor designation.	Revises the braille designation on the figure to correctly indicate the number 1 and revises figure title.
11B-411.1.2	Car designations.	Clarifies requirements that each elevator capable of responding to a hall call console shall have a unique alphabetic designation.
11B-411.2.1 11B-411.2.1.2 11B-411.2.1.2.2	Hall call consoles. Required features. Touch screen.	Amends the provision which addresses technical requirements for touch screens. Requirements are addressed in detail in subsequent technical provisions.
11B-411.2.1.2.4	Display screen.	Amends requirements so that operating instructions are specific to the building.
11B-411.2.1.2.5	Audio output.	Amends requirements so that operating instructions are specific to the building.
11B-411.2.1.3.4	Position	Clarifies requirements for sloping of screen and keypad elements to minimize glare.
Figure 11B-411.2.3	Signs on jambs of elevator Hoistway entrances.	Revises figure title.
11B-502.6	Identification	Amends current regulations to require the International Symbol of Accessibility at accessible parking spaces to be white on a blue background.
11B-502.6	Identification	Amends exception; requires parking space signs to be 80 inches above the ground when located in circulation paths.
11B-502.6.4.2	Marking	Clarifies that accessible parking spaces should be outlined in blue or painted in blue.
11B-503.6 Repealed.	Identification	Removes requirements for ISA sign at passenger loading zones.
11B-505.2.1	Orientation.	Adds requirement that at least one handrail must be in direction of travel, perpendicular to the stair nosing.

California Building Code – Chapter 11B continued

SECTION	TITLE	NOTES
11B-603.2.3	Door swing.	Clarifies that doors to accessible toilet compartments are allowed to encroach over required turning space without limitation.
11B-603.2.3	Door swing.	Adds Exception 3 to allow door swings in residential use to encroach over required turning space without limitation.
11B-604.9	Water closets and toilet compartments for children's use.	Clarifies that when the suggested dimensions for children are used, the requirements for a single age group shall be applied consistently to the installation of a water closet and all associated components.
11B-608.6	Shower spray unit and water.	Corrects prior drafting error by limiting the types of facilities that are allowed to use the vandalism prone area exception and requiring one of the two shower heads to be a maximum of 48 inches above the finish floor.
Repealed 11B-703.7.2.5	Reserved.	Repeals technical provisions for use of the cleaner air symbol.
11B-703.7.2.6.4	Edges and vertices on geometric symbols	Provides detailed technical requirements for geometric symbols at restrooms.
11B-705.1.1.2	Dome size	Aligns California Building Code dimensional requirements for detectable warning dome heights with federal ADA Standards.
11B-707.3	Operable parts.	Provides exceptions to technical provisions to clarify requirements for ATMs, fare machines, and point-of-sale machines.
11B-707.7.1	Visibility.	Amends technical requirements to correct slope range overlap in requirements for display screens.
11B-707.9.1 11B-707.9.2	Point-of-sale devices.	Removes and relocates to 11B-707.3 requirements specific to operable parts.
11B-812	Electric vehicle charging stations	Provides new section with technical provisions for electric vehicle charging stations.

## Part 2: DSA Interpretations of Regulations

Introduction: The Interpretation of Regulations (IR) was created by the Division of the State Architect for use as a documentation of acceptable methods for achieving compliance with applicable building codes and regulations. Its purpose is to promote uniform statewide criteria in plan review and monitoring of construction of public school, community college and essential services building projects.

Please Note: This Interpretation of Regulations (IR) is intended for use by the Division of the State Architect (DSA) staff and as a resource for design professionals, to promote more uniform statewide criteria for plan

review and construction inspection of projects within the jurisdiction of DSA which includes State of California public elementary and secondary schools (grades K-12), community colleges and state-owned or state-leased essential services buildings. These IRs indicate an acceptable method for achieving compliance with applicable codes and regulations, although other methods proposed by design professionals may be considered by DSA.

These IRs are reviewed on a regular basis and are subject to revision at any time. Please check DSA's website for currently effective IRs. Only IRs listed on the web page at [www.dgs.ca.gov/dsa/Resources/IRManual.aspx](http://www.dgs.ca.gov/dsa/Resources/IRManual.aspx) at the time of plan submittal to DSA are considered applicable.

The following are the eight IR's under the category Access:

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## BEVELED LIP AT CURB RAMPS

# IR 11B-2

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References:

2001 California Building Code, Sections 1127B.5 Items 3 & 5, and 1117A.4.5 (prior to the 10/12/06 Supplement, effective 5/2/07).  
California Government Code, Sections 4451(d) & (f)  
Americans with Disabilities Act Standards for Accessible Design, Section 4.7.2

Revised 01-01-11  
Revised 11-01-07  
Issued 01-26-05  
See IR 11B-3

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Discipline: Access Compliance

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**Purpose:** This interpretation clarifies acceptable design and installation requirements for curb ramps under Division of the State Architect (DSA) jurisdiction, which includes state-funded buildings and facilities, State of California public elementary and secondary schools (grades K-12), community colleges, and universities. (In the 2007 and 2010 CBC this issue has been addressed by removing the requirement for a beveled lip at curb ramps.)

**General:** California Building Code (CBC) Section 1127B.5 Item 3 states: "Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes, except that curb ramps shall comply with Item 5...." CBC Section 1127B.5 Item 5 states: "The lower end of each curb ramp shall have a 1/2 inch (13 mm) lip beveled at 45 degrees as a detectable way-finding edge for persons with visual impairment."

However, the Americans with Disabilities Act Standards for Accessible Design Section 4.7.2 does not allow a

beveled lip at the lower end of a curb ramp and states: "Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes."

**Design Requirements:** Per California Government Code 4451(d), until such building standards are published in the California Building Standards Code that meet or exceed the requirements of the federal Americans with Disabilities Act, and specifically in this case the Americans with Disabilities Act Standards for Accessible Design Section 4.7.2, the DSA will accept curb ramp designs which indicate that the lower end of each curb ramp is flush and free of abrupt changes, without a beveled lip. All such curb ramp designs shall incorporate a detectable warning surface (truncated domes) as indicated in other sections of the CBC, and Access Compliance IR 11B-3.

**Note:** The October 12, 2006 Supplement to the 2001 CBC removed from Chapter 11A the requirement for a beveled lip at curb ramps.

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## DETECTABLE WARNINGS AT CURB RAMPS

# IR 11B-3

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References:

2001 California Building Code, Sections 1127B.5 Item 8 and 1117A.4.7 (prior to the 10/12/06 Supplement, effective 5/2/07).  
California Government Code, Section 4451(d)  
Americans with Disabilities Act Standards for Accessible Design, Section 4.7.7

Revised 01-01-11  
Revised 11-01-07  
Issued 01-26-05

See IR 11B-2 and 11B-4

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Discipline: Access Compliance

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**Purpose:** This interpretation clarifies acceptable design and installation requirements of detectable warnings at curb ramps under Division of the State Architect (DSA) jurisdiction, which includes state-funded buildings and facilities, State of California public elementary and secondary schools (grades K-12), community colleges, and universities. (In the 2007 and 2010 CBC this issue has been addressed in Section 1127B.5 Item 7).

**General:** California Building Code Sections 1127B.5 Item 8 and 1117A.4.7 state "a curb ramp shall have a detectable warning....when the ramp slope is less than 1 unit vertical to 15 units horizontal (6.7% slope)."

However, the Americans with Disabilities Act Standards for Accessible Design Section 4.7.7 indicates that curb ramps shall have a detectable warning surface without regard to the slope of the ramp.

**Design Requirements:** Per California Government Code 4451(d), until such building standards are published in the California Building Standards Code that meet or exceed the requirements of the federal Americans with Disabilities Act, and specifically in this case the Americans with Disabilities Act Standards for Accessible Design Section 4.7.7, the DSA will accept curb ramp designs which indicate detectable warnings at curb ramps regardless of slope.

**DETECTABLE WARNINGS****IR 11B-4****References:**

2001 California Building Code (CBC), Sections 1117A.4.5, 1127B.5 Item 8, 1133B.8.3, and 1133B.8.5  
 2007/2010 CBC, Sections 1112A.9, 1121B.3.1 Item 8(a), 1127B.5 Item 7, 1133B.8.5 and Figure 11B-23A  
 California Government Code, Sections 4451(d) & (f)

Revised 11-18-11  
 Revised 11-01-07  
 Issued 01-26-05  
 See IR 11B-3

**Discipline: Access Compliance**

**Purpose:** This interpretation clarifies acceptable alternative design and installation requirements for detectable warnings under Division of the State Architect (DSA) jurisdiction, which includes state funded buildings and facilities, State of California public elementary and secondary schools (grades K-12), community colleges, and universities. (In the 2010 California Building Code, item 1 below has been addressed by removing the requirement for a “staggered” pattern from Section 1121B.3.1 Item 8(a) and revising Figure 11B-23A consistently.)

**General:** The California Building Code indicates technical criteria for detectable warning surfaces (truncated domes). The technical criteria include dome pattern, dome spacing and dimensional placement.

The U.S. Access Board develops the minimum design standards for complying with the ADA, and has also developed and considered detailed research studies regarding pedestrians and the use of detectable warning surfaces. Under the Access Board, the Public Rights-of-Way Access Advisory Committee was established in 1999 to develop additional ADAAG provisions. The advisory committee reached agreement on recommended accessibility standards for new and altered public rights-of-way covered by the ADA. The standards proposed by the committee were presented in a report titled Building a True Community. The draft guidelines issued by the Access Board, consistent with the advisory committee’s recommendations, include revised technical criteria for detectable warnings.

The U.S. Department of Transportation (USDOT) is a designated agency responsible for enforcing the standards and implementing regulations of the ADA Title II (State and Local Government Services). The Federal Highway Administration (FHWA), under the USDOT,

is the enforcement authority for overseeing pedestrian discrimination issues under the Title II implementing regulations. Both FHWA and the Access Board are encouraging the use of the new technical criteria for detectable warnings over the original ADA design standard.

**Acceptable Alternative Designs:** The Division of the State Architect (DSA) recognizes the federal research effort and that the new technical criteria provide substantially equivalent or greater access and usability as modified and specifically indicated below.

Regarding the dome pattern and dome spacing for detectable warnings, the DSA will accept, as an acceptable alternative design, detectable warning surfaces that comply with all of the following:

1. Pattern: Detectable warnings consisting of a surface with truncated domes that are aligned in a square grid (in-line) pattern.
2. Dome Spacing: Truncated domes aligned in a square grid (in-line) pattern shall have a center-to-center spacing of 1.67 inches (42.4 mm) to 2.35 inches (59.7 mm).

In addition to the above criteria regarding detectable warning design, the DSA will accept, as an acceptable alternative design, dimensional placement of detectable warning surfaces at curb ramps that comply with the following criteria:

3. Dimensional Placement at Curb Ramps: The detectable warning surface shall extend 36 inches (914.4 mm) minimum in the direction of travel for the full width of the curb ramp. For curb ramps, also see IR 11B-2 and 11B-3.

**MECHANICAL ONLY PROJECTS  
EXEMPT FROM ACCESSIBILITY REVIEW****IR 11B-6**

References:  
California Building Code, Section 1134B.2.1, Exception 4

Revised 01-01-11  
Issued 02-04-08

Discipline: Access Compliance

**Purpose:** The purpose of this Interpretation of Regulations (IR) is to clarify that mechanical only projects do not require DSA Access Compliance review.

**Discussion:** Mechanical only means projects where all work is undertaken solely for the purpose of heating, ventilation or air conditioning (HVAC). California Building Code (CBC) Section 1134B.2 indicates that all existing buildings and facilities, when alterations, structural repairs or additions are made to such buildings or facilities, shall comply with all provisions of Division I, New Buildings.

However, the building code also states that for existing buildings, projects which consist only of HVAC are not considered alteration projects for the purposes of accessibility for persons with disabilities and are not subject to the accessibility provisions of the code.

DSA Access Compliance considers structural work that is required solely for the purpose of performing the mechanical work to be incidental to the mechanical project which is exempt work per CBC Section 1134B.2.1, Exception 4.

**Exemption from DSA Access Compliance Review:** Mechanical only projects are exempt by accessibility code provisions and do not require DSA Access Compliance review or approval. This includes mechanical only projects that contain incidental structural upgrades required solely for the purpose of performing mechanical only work. It should be noted that compliance with the building code is still required (i.e. the height of thermostats shall be installed 48" above the finish floor to the operating handle).

**REQUIREMENTS FOR  
ACCESSIBLE PARKING SPACES****IR 11B-7**

References:  
2007/2010 California Building Code, Sections 1129B.3 and 1129B.4,  
Figures 11B-18A, 11B-18B and 11B-18C

Revised 01-01-11  
Revised 08-01-09  
Issued 07-15-08

Discipline: Access Compliance

**Purpose:** The purpose of this Interpretation of Regulations (IR) is to clarify requirements for accessible parking.

**Background:** On October 10, 2007 the Governor of California approved Assembly Bill (A.B.) 1531 (2007). A.B. 1531 does the following:

- Amends the requirements for signage and striping at accessible parking spaces,
- Directs that the initial regulations to implement these provisions shall be adopted as emergency regulations,
- Provides that the adoption of these regulations shall be considered by the Department of General Services (DGS) to be an emergency necessary for the immediate preservation of the public peace, health and safety, or general welfare.

On May 21, 2008 the California Building Standards Commission approved amended regulations proposed by DGS implementing A.B. 1531. The amended regulations became effective July 1, 2008 and on January 1, 2009 were published in the 2007 California Building Code, Sections

1129B.3 and 1129B.4, and Figures 11B-18A, 11B-18B and 11B-18C.

**Scope:** The amended regulations apply to all new construction projects and alterations to existing buildings and facilities covered by California Building Code, Chapter 11B. Construction documents submitted to DSA for review and approval on or after July 1, 2008 must indicate compliance with the amended regulations.

**1. Signage Requirements:** The amended regulations indicate that the signage at accessible parking spaces shall include "Minimum Fine \$250" below the International Symbol of Accessibility as either an additional sign or additional language. This fine posting requirement is in addition to other signage regulations contained in the California Building Code for accessible parking spaces.

**2. Striping Requirements:** The revised regulations indicate that the accessible parking space striping shall be as follows:

- The border (perimeter) of the loading and unloading access aisle shall be painted blue.

- The hatching within the loading and unloading access aisle shall be painted a suitable contrasting color to the parking space at 3'-0" maximum on center. Blue or white paint is preferred.

The amended regulations for the border and hatching at the loading and unloading access aisle are in addition to other requirements indicated in the California Building Code for accessible parking spaces.

The requirement that the hatching at the loading and unloading access aisle be a suitable contrasting color to the parking space is intended to ensure that the hatching is visually distinct from the background to which it is applied, and thus can be more easily seen. As hatching is generally recognized as a no-parking area, this difference in contrast assists drivers in providing a conspicuous visual deterrent to parking in the loading and unloading access aisle.

**3. Acceptable Designs:** Asphalt is often the parking surface material used at accessible parking spaces. Asphalt is generally considered to be fairly dark in appearance. In order to provide a suitable contrasting color at the hatched area of the loading and unloading access aisle, a light color hatching must be used at locations where asphalt is the parking surface material. Although white paint is preferred (and traditionally the color most often used), its use is not mandatory under the CBC.

In order to provide a suitable contrast at the hatching of the loading and unloading access aisle in locations where light concrete is used as the parking surface material (such as at concrete parking garages), a dark color hatching must be used. Although blue paint is preferred, its use is not mandatory under the CBC

**USE OF PREDETERMINED CONSTRUCTION TOLERANCE GUIDELINES FOR ACCESSIBILITY**

**IR 11B-8**

References: 2007/2010 California Building Code, Section 1101B.5

Revised 01-01-11  
Issued 11-19-09

Discipline: Access Compliance

**Purpose:** This Interpretation of Regulation clarifies DSA's position regarding the use of construction tolerance guidelines related to accessibility provisions contained in the California Building Code.

**Background:** Often, the subject of construction tolerance arises with regard to provisions for accessibility as indicated in California Building Code Section 1101B.5. Requests have been received for DSA to predetermine guidelines for what is considered an acceptable construction tolerance for various architectural components.

**1. LEGAL ISSUES:** According to the California Attorney General's office, developing guidelines for construction tolerances "...unnecessarily encourages contractors and others to deviate from the access regulations found in the California Building Code..."<sup>1</sup>

The California Attorney General's office also indicated "we are concerned that local building officials and members of the general public, when they consult Construction Tolerance Guidelines,...may assume that they have been adopted by a state agency and therefore, have the force of state law, which they do not. Such reliance, in our view, may result in violations of the California Building Code and, possibly, litigation against local building officials and/or property owners."<sup>1</sup>

Separately, a United States District Court case discussed the term "conventional building industry tolerances" as follows:

*"What is an acceptable 'dimensional tolerance' obviously will vary, depending in part upon the purpose for the standard and the technological capacity to closely adhere to the target dimensions."*<sup>2</sup>

**2. REGULATORY BUILT-IN TOLERANCES:** California Building Code Section 1101B.5 indicates all dimensions are subject to conventional industry tolerances except where the requirement is stated as a range with specific minimum and maximum end points. Where a California Building Code requirement states a specified range, such as in Section 1133B.4.2.1 where handrails must be installed between 34 inches and 38 inches above the nosing, the regulation itself already provides an adequate tolerance and therefore no further tolerance outside of the range at either limit is permitted. In such cases, the technological capacity to achieve literal compliance with the dimensional requirements is quite easy to accomplish.

**3. MINIMUMS, MAXIMUMS AND SPECIFYING AT THE LIMIT:** Where an element is to be installed at the minimum or maximum permitted dimension, such as "48 inches maximum", it is not good practice to specify 48 inches, although it is allowed. 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.

In other words, dimensions noted in accessibility provisions as "maximum" or "minimum" should not be considered dimensions for design, because they represent

the absolute limits of a requirement. To be sure that field tolerances result in usable construction, notes and dimensions in construction documents should identify and incorporate *expected* tolerances so that a required dimensional range is not exceeded by the addition of a finish material or a variation in construction practice, to the maximum extent feasible.

Specifying dimensions for design in the manner described above will better ensure that facilities and elements accomplish the level of accessibility intended by the requirements. It will also more often produce an end result of strict and literal compliance with the stated requirements and eliminate enforcement difficulties and issues that might otherwise arise.

On the other hand, by voluntarily choosing to specify the exact maximum limit or the exact minimum limit of a requirement for design, field construction based on such specification may unnecessarily fail to achieve the compliance that is required. In such cases the failure is not necessarily a consequence of field tolerance, but rather it is a result of the decision to design at the very edge of the prescribed limit.

**4. ABSOLUTE DIMENSIONS:** In the few cases where absolute dimensions are indicated, the application of construction tolerances is most likely to be influenced. In construction, the technological capacity to achieve an exact and precise placement of an architectural element in some cases can be quite difficult. In addition, the technological capacity to place one particular architectural element at a specific distance may not be the same for a different architectural element. For instance, consider the requirement that water closets (toilets) be an absolute 18" from the adjacent wall to the centerline. Variations in wall finish thicknesses or structural members could easily influence the final constructed condition, especially in concrete slab construction.

In such water closet installations, it would not be unusual to see minor ½" deviations (17½" to 18½") based on these field conditions. Therefore, it is reasonable to assume that at least some minor deviation from absolute dimensions could be expected for water closets.

In recent projects however, water closet centerline dimensions in newly constructed toilet rooms for adults measured as much as 21" and as little as 15" from the adjacent wall. In both cases the amount of variation equaled or even exceeded the entire thickness of the combined wall finishes. Under analysis, it was clear that the lack of care and coordination exercised in the planned placement of the wall, the rough plumbing, and the wall finish was the cause of the deviation, rather than any field condition or manufacturing variant.

While acceptance of a ½" water closet centerline variance may be allowed as a DSA jurisdictional building code approval, it should be noted that such acceptance may not necessarily have effect or provide immunity under a judicial review.

**5. ESTABLISHING TOLERANCE GUIDELINES:** In conclusion, establishing predetermined construction tolerances guidelines related to the requirements for accessibility contained in the California Building Code is inappropriate.

As previously stated, the California Attorney General's office has indicated that construction tolerance guidelines "*may wrongfully be viewed by some to have the effect of law*"<sup>1</sup> and "*unnecessarily encourages contractors and others to deviate from the access regulations contained in the California Building Code.*"<sup>1</sup>

The use of predetermined construction tolerance guidelines allows a blanket acceptance of departures from the building code requirements with no analysis as to the reason the use of a tolerance is either justified or warranted. As a result, the guidelines are then arbitrarily substituted for building code requirements, without taking into account the specific facts of each circumstance.

It is preferred that construction tolerance acceptance be on a case-by-case basis, with the degree of departure from the literal requirements coupled with the specific reason that the requirement was unable to be achieved as the basis to be utilized for analysis. Many times when questions arise regarding tolerances, it is often found after analysis that neither field conditions nor manufacturing variables contributed to the deviation, but rather there was simply a lack of proper planning or coordination. Inadequate planning and coordination are not justifications for the use of construction tolerances.

#### Endnotes

<sup>1</sup> Letter from the State of California Department of Justice to the Orange Empire Chapter of the International Conference of Building Officials dated August 22, 2002.

<sup>2</sup> Independent Living Resources v. Oregon Arena Corporation

# Accessibility Requirements for Solar Photovoltaic Systems at School Sites

References: California Code of Regulations (CCR) Title 24  
Part 1: California Administrative Code  
Section 4-3335  
Part 2: California Building Code, Chapter 2 Definitions  
Part 2: California Building Code, Chapter 11B

**Purpose:** This Interpretation of Regulations clarifies DSA's position regarding the installation of solar photovoltaic electric (PV) systems and the accessibility provisions applicable to those projects.

**Background:** When PV systems are proposed for installation at public school sites, the project documentation is first reviewed from a scoping perspective to determine the required accessibility features and then to verify that the technical information for any required features are included within the project scope.

For PV systems at existing school facilities, the key question is whether or not their installation is an alteration which could trigger accessibility upgrades to related "Path of Travel" elements. Attachment B – Code References provides the definitions of "Alteration" from both the 2010 and 2013 editions of the California Building Code (CBC) and the provisions of 2013 CBC Chapter 11B Section 11B-202.4 Path of Travel Requirements in Alterations, Additions and Structural Repairs.

**1. Project Categories:** This IR covers the following categories of PV system projects:

- Roof Mounted
- Elevated
- Ground Level
- Parking Facility

Unique situations that cannot be easily categorized should be discussed with the DSA Supervising Architect and, if a resolution is still unclear, referred to DSA Access Code and Policy for a determination.

**1.1 Balance of System (BOS) Equipment** - The BOS equipment, along with the area or enclosure housing it, qualifies for the machinery space and path of travel exceptions as long as the installation does not require an addition to or additional alteration of an existing school building to house the BOS equipment.<sup>1</sup>

**2. Educational Uses:** Areas of PV systems on a school site that will be used by teachers, students, staff or the general public for teaching, educational, demonstration or informational purposes shall be made accessible in compliance with the applicable requirements of the California Building Code.

For example, while roof top solar panels with access restricted to operations and service personnel do not have to be accessible, any BOS equipment used for teaching purposes or demonstration of renewable energy production must be accessible.

### 3. Roof Mounted PV Systems

- a. Roof mounted PV systems qualify for the machinery space exception; there are no accessibility requirements for the area of work on the roof.<sup>2</sup>
- b. Roof mounted PV systems are not considered alteration projects that would trigger path of travel accessibility work elsewhere in the facility.<sup>3,4</sup>
- c. To qualify for the machinery space and path of travel exceptions, access to rooftop areas with PV systems must be by ladders or narrow passageways<sup>5</sup> or otherwise restricted to operations and maintenance personnel.<sup>6</sup>
- d. The BOS equipment, which may be located away from the rooftop equipment, also qualifies for the machinery space and path of travel exceptions, see 1.1 above.

<sup>1</sup> 2013 California Building Code **§11B-202.4 Path of travel requirements in alterations, additions and structural repairs. Exceptions: 7.** "Projects consisting only of . . . electrical work not involving the placement of switches or receptacles . . . shall not be required to comply with 11B-202.4, unless they affect the usability of the building or facility."

<sup>2</sup> 2013 California Building Code **§11B-203.5 Machinery spaces.** "Spaces frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment shall not be required to comply with these requirements or to be on an accessible route. Machinery spaces include, but are not limited to, . . . mechanical, electrical or communications equipment rooms; . . ."

<sup>3</sup> Op. cit. p. 2. 2013 California Building Code **§11B-202.4 Path of travel requirements in alterations, additions and structural repairs. Exceptions: 7.**

<sup>4</sup> 2013 California Building Code §202 definition of Alterations provides that ". . . changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility."

<sup>5</sup> 2013 California Building Code **§11B-203.4 Limited access spaces.** "Spaces not customarily occupied and accessed only by ladders, catwalks, crawl spaces or very narrow passageways shall not be required to comply with these requirements or to be on an accessible route."

<sup>6</sup> Op. cit. p. 2. 2013 California Building Code **§11B-203.5 Machinery spaces.**

## 4. Overhead PV Systems

Overhead PV systems can be attached to, adjacent to or remote from school buildings and accessible outdoor areas. The area beneath an overhead PV system elevated components can be either 1) restricted to operations and service personnel or 2) available to teachers, students, staff and the general public. For purposes of accessibility compliance, overhead PV systems fall into one of the three following types:

**4A – Restricted Access:** The PV system is located within a secure enclosure. Access to the PV system is limited to operations and service personnel:

- a. There are no accessibility requirements in the area of work.<sup>7</sup>
- b. The project is not an alteration that would trigger path of travel upgrades.<sup>8</sup>
- c. An accessible route to the enclosure's entrance shall not be required.<sup>9</sup>
- d. To qualify for the machinery space and path of travel exceptions, signage must be posted indicating the area is to be entered only by operations and service personnel.

**4B - Unrestricted Access with No Change in Use** - If access to the area below the PV system is not physically restricted and there is no proposed change of use of the area below the elevated PV system components:

- a. The area below the elevated PV system components must be accessible consistent with the CBC accessibility provisions applicable to the current use of that area.<sup>10</sup>
- b. If the current use of the area below the elevated PV system components requires that area to be on an accessible route, one shall be provided.
- c. The project, including incidental work to implement a) and b) above, is not an alteration that would trigger path of travel upgrades;<sup>11</sup>
- d. When located on sloping ground (running slope exceeds 5%) the area below the elevated PV system components need not be made accessible.

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<sup>7</sup> Op. cit. p. 2. 2013 California Building Code **§11B-203.5 Machinery spaces.**

<sup>8</sup> Op. cit. p. 2. 2013 California Building Code **§11B-202.4 Path of travel requirements in alterations, additions and structural repairs. Exception 7** and 2013 California Building Code §202 definition of Alterations.

<sup>9</sup> Op. cit. p. 2. 2013 California Building Code **§11B-203.5 Machinery spaces.**

<sup>10</sup> For example, if the area beneath the PV system elevated components is being used as an outdoor lunch area, scoping provisions for dining surfaces in 11B-226 and technical provisions for dining surfaces in 11B-902 will apply.

<sup>11</sup> Op. cit. p. 2. 2013 California Building Code **§11B-202.4 Path of travel requirements in alterations, additions and structural repairs. Exceptions: 7.**

## 4C - Unrestricted Access with Change in Use

- If access to the area below the PV system elevated components is not physically restricted and there will be a change of use or other alterations to that area:

- a. The area under the PV system elevated components must be made accessible consistent with the proposed use of that area and must be on an accessible route to other areas of the facility.
- b. Upgrades of path of travel elements serving the area undergoing a change in use or other alterations may be required.
- c. See Section 7 - Path of Travel Requirements and Adjusted Construction Cost for policy guidance on the adjusted construction cost for compliance with path of travel requirements.

## 5. Ground Level PV Systems

Ground level PV systems will have components other than vertical supports installed less than 80 inches above the ground or floor surface. For purposes of accessibility compliance, ground level PV systems fall into one of the two following types:

**5A – Restricted Access:** The PV system components are located within a secure enclosure with access to the area where the PV system is installed limited to operations and service personnel.:

- a. There are no accessibility requirements within the area of work.<sup>12</sup>
- b. The project is not an alteration that would trigger path of travel upgrades.<sup>13</sup>
- c. An accessible route to the enclosure's entrance shall not be required.<sup>14</sup>
- d. To qualify for the machinery space and path of travel exceptions, signage must be posted indicating the area is to be entered only by operations and service personnel.

**5B – Unrestricted or Limited Access:** There will be use of the area or portion of the area of the ground level PV system by teachers, students, staff, and the general public:

- a. The areas available for use shall be made accessible.
- b. The project is an alteration that could trigger upgrades of path of travel elements serving that area.
- c. The area should be on an accessible route.

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<sup>12</sup> Op. cit. p. 2. 2013 California Building Code **§11B-203.5 Machinery spaces.**

<sup>13</sup> Op. cit. p. 2. 2013 California Building Code **§11B-202.4 Path of travel requirements in alterations, additions and structural repairs. Exceptions: 7.**

<sup>14</sup> Op. cit. p. 2. 2013 California Building Code **§11B-203.5 Machinery spaces.**

- d. Special attention should be paid to potential obstructions within accessible areas or on accessible routes.
- e. See Section 7 - Path of Travel Requirements and Adjusted Construction Cost for policy guidance on the adjusted construction cost for compliance with path of travel requirements.

## 6. PV Systems at Parking Facilities

PV systems are frequently installed over existing parking facilities. Shaded or covered parking is considered an amenity or user convenience<sup>15</sup>, the provision of which could allow accessible parking to be located in different parts of a parking facility or in different parking facilities on a single site.<sup>16</sup> After installation of a PV system, even if not all the parking spaces are shaded or covered, the parking lot will be considered a single parking facility.<sup>17</sup>

The access compliance requirements for these projects will be determined by the following considerations:

- Whether or not the existing parking meets the accessibility requirements.
- Whether or not a reasonable portion of accessible parking will be shaded or covered by the PV system elevated components.
- Whether or not new accessible parking provided under the PV system elevated components will be located on the shortest accessible route to a facility entrance.

There are different options for meeting the accessibility requirements triggered by the addition of a PV system over existing and new parking facilities, based upon the extent of coverage of the parking by the PV system (full or partial) and the level of accessibility of the existing parking facility (accessible or not accessible).

### 6.1 Required Elements for Accessible Parking

Parking at school facilities shall be considered accessible when the following elements are provided in compliance with the CBC edition in effect at the time of the installation of a solar PV project:

- a. Accessible parking in compliance with the CBC;
- b. An accessible route from the accessible parking to the building served by the parking facility.
- c. An accessible primary entrance into the building being served by the parking facility.

<sup>15</sup> 2010 ADA Standards **Advisory 208.3.1 General Exceptions 2**. "Factors that could affect 'user convenience' include, but are not limited to, protection from the weather, security, lighting, and comparative maintenance of the alternative parking site."

<sup>16</sup> 2013 California Building Code **§11B-208.3.1 General, EXCEPTIONS: 2** "Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience."

<sup>17</sup> This is analogous to a parking structure in which parking spaces on the ground and lower levels are covered and the parking spaces on the upper deck are not covered, providing different levels of user convenience in different areas of the facility.

- d. If the parking facility does not serve a specific building or facility, the accessible parking should be on the shortest accessible route to an accessible pedestrian entrance to the parking facility.

Path of travel upgrades other than those required for exterior site elements mentioned above shall not be triggered by PV projects at parking facilities

## 6.2 PV Systems at Existing Parking Facilities

**6.2A – Parking Fully Covered** - The PV system covers all of the standard parking, accessible parking, or code compliant location for accessible parking.

- a. **Existing facility has accessible parking** - No additional access compliance work required.
- b. **Existing facility does not have accessible parking** – If the elements listed in 6.1 above are not fully accessible, the scope of the project must include upgrades to bring them into compliance with the current standards.

**6.2B – Standard Parking Covered, Accessible Parking Not Covered** - The proposed PV system covers all existing standard parking spaces, however existing accessible parking or the code compliant location for accessible parking is not shaded or covered by the PV system. The following approaches for providing access compliance are acceptable:

- a. **Existing facility has accessible parking** - Construct a shade structure over all existing accessible parking.
- b. **Existing facility does not have accessible parking** – Provide accessible parking in accordance with the CBC and construct a shade structure over the new accessible parking spaces.
- c. **Option** - Applicants have the option to construct the required number of covered accessible parking spaces beneath the PV system elevated components. These parking spaces shall comply with the shortest route requirements of 11B-208.3.1. If the existing uncovered accessible parking is closer to the facility entrance than the new covered accessible parking, it should remain in service to provide users a choice between proximity to an entrance and shade.

**6.2 C – Standard Parking Partially Covered, Accessible Parking Fully Covered** - The proposed PV system covers a portion of the total parking. The covered portion includes the existing accessible parking or a code compliant location for accessible parking.

- a. **Existing facility has accessible parking** – PV system covers the existing accessible spaces. As the accessible parking is provided with the additional amenity of weather protection (shade or cover) no new accessible spaces are required in the uncovered portion of the parking facility.
- b. **Existing facility does not have accessible parking** – Provide the required number of accessible parking spaces beneath the PV system

elevated components, based on the total number of both covered and uncovered parking spaces. Similar to a. above, no new accessible spaces are required in the uncovered portion of the parking facility.

### 6.3 PV Systems at Newly Constructed Parking Facilities

**6.3D – New Construction, Standard / Accessible Parking Fully Covered** - Provide accessible parking in accordance with the CBC.

**6.3E – New Construction, Standard / Accessible Parking Partially Covered** - Provide accessible parking, covered by the solar PV array, in accordance with the CBC. If the code compliant location for accessible parking is not covered by the PV system, the project can either:

- a. Provide a shade cover over a pro-rata share of the accessible parking or;
- b. Provide a pro-rata share of the accessible parking covered under the PV system elevated components. Shaded or covered accessible parking spaces should be located on the shortest accessible route to the accessible pedestrian entrance of the shaded portion of the parking facility.

Attachment A - Tables 1 and 2 summarize possible configurations of PV systems at both existing parking facilities and as part of new construction.

### 7. Path of Travel Requirements and Adjusted Construction Cost

Specific exceptions within the CBC provide that PV system projects are not alterations for purposes of accessibility. These include exceptions for machinery spaces<sup>18</sup>, exceptions for electrical projects<sup>19</sup>, and exceptions for changes to mechanical or electrical systems<sup>20</sup>. Additionally, alterations solely for the purpose of compliance with certain accessibility requirements of the code are limited to the scope of work of the project and shall not be required to comply with the alteration provisions.<sup>21</sup> For projects qualifying for these exceptions, there shall be no further path of travel upgrades beyond those specifically required by this IR.

When minor elective alterations incidental to the primary scope of installing a PV system are included as part of the project, the adjusted construction cost for purposes of complying with the 2013 California Building Code **§11B-202.4 Path of travel requirements in alterations, additions and structural repairs. Exception 8** shall be limited to the cost of those minor alterations; the costs directly associated with the solar PV system shall not be included.

For the addition of a new parking lot in conjunction with the installation of a PV system at an existing facility, the adjusted construction cost for purposes of complying with the 2013 California Building Code **§11B-202.4 Path of travel requirements in alterations, additions and structural repairs. Exception 8** shall be limited to the cost of the non-solar system improvements; the costs directly associated with the PV

system shall not be included.

When a PV system is included as part of the construction of a new facility, there will be no path of travel requirements, as all aspects of the new facility must comply with the accessibility requirements of the current edition of the CBC.

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<sup>18</sup> Op. cit. p. 2. 2013 California Building Code **§11B-203.5 Machinery spaces.**

<sup>19</sup> Op. cit. p. 2. 2013 California Building Code **§11B-202.4 Path of travel requirements in alterations, additions and structural repairs. Exception 7.**

<sup>20</sup> Op. cit. p. 2. 2013 California Building Code §202 definition of Alterations

<sup>21</sup> 2013 California Building Code **§11B-202.4 Path of travel requirements in alterations, additions and structural repairs. Exception 4** Item 18 Creating Designated accessible parking spaces.

# Attachment A

## Table 1 – Accessibility Guidelines for PV Systems over Existing Parking

Project Type	Parking Currently Accessible? <sup>22</sup>	Proposed Solar Photovoltaic (PV) Installation Project	
		Initial Scope of PV Work	Required Accessibility Work
6.2A	Yes	<b>Parking Fully Covered</b> - PV system over all existing standard and accessible parking.	Verify compliance of existing elements and accessible route to facility served by the parking. If current accessibility requirements met, no further access work required.
	No	<b>Parking Fully Covered</b> - PV system over all existing standard parking and code compliant location for accessible parking.	Upgrades for accessible parking and accessible route from the parking in compliance with current requirements.
6.2B	Yes	<b>Standard Parking Covered, Accessible Parking Not Covered</b> - PV system covers all standard parking, location of existing accessible parking not suitable for solar panels.	Shade cover over all existing accessible parking; <sup>23</sup>
	No	<b>Standard Parking Covered, Location for Accessible Parking Not Covered</b> - PV system covers all standard parking, code compliant location for accessible parking not suitable for solar panels.	Accessible parking under a shade cover with an accessible route from that parking to the facility;
6.2C	Yes	<b>Standard Parking Partially Covered, Accessible Parking Fully Covered</b> -- PV system covers existing accessible parking and a portion of existing standard spaces.	Verify compliance of existing elements and accessible route to facility. If current accessibility requirements met, no further access work required.
	No	<b>Standard Parking Partially Covered, Location for Accessible Parking Fully Covered</b> - PV system covers code compliant location for accessible parking and a portion of existing standard parking.	Upgrades for accessible parking and accessible route to facility in compliance with current requirements. Dispersion of accessible parking to uncovered area not required.

<sup>22</sup> Existing parking is accessible when it meets both scoping and technical requirements within the code, see 6.1 Required Elements for Accessible Parking.

<sup>23</sup> When existing accessible parking will not be under the solar PV system elevated components, covered accessible parking could be provided as equivalent facilitation by a shade structure over the existing accessible spaces.

**Table 2 – Accessibility Guidelines for PV systems over New Parking**

Project Type	Proposed Solar PV Installation.		
	Description	Initial Scope of Project	Required Accessibility Work
6.3D	New on-grade parking lot with PV system as part of larger project or as a separate concurrent project.	<b>Parking Fully Covered</b> - PV system over both standard and accessible parking, all parking covered.	Accessible parking spaces under PV system elevated components.
6.3E	New on-grade parking lot with PV system as part of larger project or as a separate concurrent project.	<b>Parking Partially Covered</b> - PV system over both standard and accessible parking, not all parking covered.	<p>All accessible parking spaces under PV system elevated components, based on total number of covered and uncovered parking spaces<sup>24</sup></p> <p>or</p> <p>Pro-rata shares of accessible parking under the PV system elevated components and in the uncovered area, based upon the number of spaces within each area;</p> <p>or</p> <p>Shade cover over pro-rata share of new accessible parking in lieu of new accessible parking under the PV system elevated components.</p>

<sup>24</sup> If the full number of required accessible spaces can be located under the solar PV array and they are located closest to the facility on the shortest accessible route, under the principle of equivalent facilitation the provision of uncovered accessible spaces shall not be required.

## Attachment B – Code References

### 2010 CBC Chapter 2, Section 202 Definitions:

**ALTERATION or ALTER [DSA-AC]** “Alteration or Alter” is any change, addition or modification in construction or occupancy or structural repair or change in primary function to an existing structure made by, on behalf of, or for the use of a public accommodation or commercial facility. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions.

### 2013 CBC Chapter 2, Section 202 Definitions:

**ALTERATION [DSA-AC]** A change, addition or modification in construction, change in occupancy or use, or structural repair to an existing building or facility. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

**2013 CBC Chapter 11B. Section 11B-202.4 Path of Travel Requirements in Alterations, Additions and Structural Repairs.** When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include:

1. *A Primary Entrance To The Building Or Facility.*
2. *Toilet And Bathing Facilities Serving The Area.*
3. *Drinking Fountains Serving The Area.*
4. *Public Telephones Serving The Area, And*
5. *Signs.*

### EXCEPTIONS:

1. Residential dwelling units shall comply with 11B-233.3.4.2.

2. If the following elements of a path of travel have been constructed or altered in compliance with the accessibility requirements of the immediately preceding edition of the California Building Code, it shall not be required to retrofit such elements to reflect the incremental changes in this code solely because of an alteration to an area served by those elements of the path of travel:

1. A primary entrance to the building or facility,
2. Toilet and bathing facilities serving the area,

3. Drinking fountains serving the area,
4. Public telephones serving the area, and
5. Signs

3. Additions or alterations to meet accessibility requirements consisting of one or more of the following items shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4:

1. Altering one building entrance.
2. Altering one existing toilet facility.
3. Altering existing elevators.
4. Altering existing steps.
5. Altering existing handrails.

4. Alterations solely for the purpose of barrier removal undertaken pursuant to the requirements of the Americans with Disabilities Act (Public Law 101-336, 28 C.F.R., Section 36.304) or the accessibility requirements of this code as those requirements or regulations now exist or are hereafter amended consisting of one or more of the following items shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4:

1. Installing ramps.
2. Making curb cuts in sidewalks and entrance.
3. Repositioning shelves.
4. Rearranging tables, chairs, vending machines, display racks, and other furniture.
5. Repositioning telephones.
6. Adding raised markings on elevator control buttons.
7. Installing flashing alarm lights.
8. Widening doors.
9. Installing offset hinges to widen doorways.
10. Eliminating a turnstile or providing an alternative accessible route.
11. Installing accessible door hardware.
12. Installing grab bars in toilet stalls.
13. Rearranging toilet partitions to increase maneuvering space.
14. Insulating lavatory pipes under sinks to prevent burns.
15. Installing a raised toilet seat.
16. Installing a full-length bathroom mirror.
17. Repositioning the paper towel dispenser in a bathroom.
18. Creating designated accessible parking spaces.
19. Removing high-pile, low-density carpeting.

5. Alterations of existing parking lots by resurfacing and/or restriping shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4.

6. The addition or replacement of signs and/or identification devices shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4.

7. Projects consisting only of heating, ventilation, air conditioning, reroofing, electrical work not involving placement of switches and receptacles, cosmetic work that does not affect items regulated by this code, such as painting, equipment not considered to be a part of the architecture of the building or area, such as computer terminals and office equipment shall not be required to comply with 11B-202.4. unless they affect the usability of the building or facility.

8. When the adjusted construction cost is less than or equal to the current valuation threshold, as defined in Chapter 2, Section 202, the cost of compliance with 11B-202.4 shall be limited to 20 percent of the adjusted construction cost of alterations, structural repairs or additions. When the cost of full compliance with 11B-202.4 would exceed 20 percent, compliance shall be provided to the greatest extent possible without exceeding 20 percent.

When the adjusted construction cost exceeds the current valuation threshold, as defined in Chapter 2, Section 202, and the enforcing agency determines the cost of compliance with 11B-202.4 is an unreasonable hardship, as defined in Chapter 2, Section 202, full compliance with 11B-202.4 shall not be required. Compliance shall be provided by equivalent facilitation or to the greatest extent possible without creating an unreasonable hardship; 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. The details of the finding of unreasonable hardship shall be recorded and entered into the files of the enforcing agency and shall be subject to Chapter 1, Section 1.9.1.5, Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.

For the purposes of this exception, the adjusted construction cost of alterations, structural repairs or additions shall not include the cost of alterations to path of travel elements required to comply with 11B-202.4.

In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex;
4. Accessible telephones;
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, storage and alarms.

If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

9. Certain types of privately funded, multistory buildings and facilities were formerly exempt from accessibility requirements above and below the first floor under this code, but as of, April 1, 1994, are no longer exempt due to more restrictive provisions in the federal Americans with Disabilities Act. In alteration projects involving buildings and facilities previously approved and built without elevators, areas above and below the ground floor are subject to the 20-percent disproportionality provisions described in Exception 8, above, even if the value of the project exceeds the valuation threshold in Exception 8. The types of buildings and facilities are:

1. Office buildings and passenger vehicle service stations of three stories or more and 3,000 or more square feet (279 m<sup>2</sup>) per floor.
2. Offices of physicians and surgeons.
3. Shopping centers.
4. Other buildings and facilities three stories or more and 3,000 or more square feet (279 m<sup>2</sup>) per floor if a reasonable portion of services sought and used by the public is available on the accessible level.

For the general privately funded multistory building exception applicable to new construction and alterations, see Division 11B-206.2.3, Exception 1.

The elevator exception set forth in this section does not obviate or limit in any way the obligation to comply with the other accessibility requirements in this code. For example, floors above or below the accessible ground floor must meet the requirements of this section except for elevator service. If toilet or bathing facilities are provided on a level not served by an elevator, then toilet or bathing facilities must be provided on the accessible ground floor.

### **2013 CBC Chapter 11B. Section 11B-203.5 Machinery Spaces.**

**11B-203.5 Machinery Spaces.** Spaces frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment shall not be required to comply with these requirements or to be on an accessible route. Machinery spaces include, but are not limited to, elevator pits or elevator penthouses; mechanical, electrical or communications equipment rooms; piping or equipment catwalks; water or sewage treatment pump rooms and stations; electric substations and transformer vaults; and highway and tunnel utility facilities.

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# SCOPING AND PATH OF TRAVEL UPGRADE REQUIREMENTS FOR FACILITY ALTERATION, ADDITION AND STRUCTURAL REPAIR PROJECTS

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**Disciplines:** Accessibility

**History:**

Revised 04-18-17

Issued 04-27-15

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**PURPOSE:** This Interpretation of Regulations (IR) provides guidance for projects submitted for accessibility review to the Division of the State Architect (DSA) on the upgrade of path of travel elements to the current edition of the California Building Code (CBC) when the area they serve is altered, added to or structurally repaired.

**BACKGROUND:** A project at an existing site is an alteration of that facility and subject to the requirements of CBC Section 11B-202.4: Path of travel requirements in alterations, additions and structural repairs. This applies to 1) alteration or structural repair of an existing building or feature on the site or 2) addition of a new building or new elements to an existing building, facility or site.

## INTERPRETATION:

### 1. SCOPING CONSIDERATIONS FOR

**ALTERATION PROJECTS:** A project at an existing facility is an alteration of that facility. This applies when either 1) existing elements are altered or 2) new elements, up to and including new buildings, are added.

**1.1 Maintenance and Repair Projects:** Projects limited to maintenance or repair are not alterations and do not trigger accessibility requirements. Definitions related to alteration projects are included in Attachment 1 of this IR.

**1.2 Compliance with New Construction Requirements:** The basic work of any project, whether new construction, an addition to an existing building or facility or an alteration of an existing building or facility, must comply with the following CBC requirements for new construction:

- **11B-201.1 Scope.** *All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with these requirements.*<sup>1</sup>
- **11B-202.3 Alterations.** *Where existing elements or spaces are altered, each altered element or space shall comply with the applicable requirements of Division 2, including Section 11B-202.4.*

**1.3 General Exceptions:** The code then provides general exceptions to the requirements in CBC Section 11B-203.<sup>2</sup> Many of these exceptions are applicable to public school, community college and higher education projects.

**1.4 Accessible Route Requirements:** For additions, the new construction provisions require an accessible route from the area of the addition to other accessible areas of the building, site or facility:

- **CBC 11B-206.2.2 Within a Site.** *At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.*

**1.5 Accessible Route Requirements for Campus Settings:** For campus-style school facilities with multiple buildings and functional areas, the accessible route/path of travel situation can become more complex. The following factors may apply to projects on existing campus facilities:

- New construction on an existing site must be connected, as part of the basic project scope, with an accessible route to existing on-site accessible routes.
- When multiple paths of travel to a specific area of alteration, addition or structural repair are present but not code compliant, CBC Section 11B-202.4 requires the upgrade of only a single primary path of travel to the project area. Upgrades of secondary paths of travel shall not be required.
- Path of travel (POT) upgrades only apply to existing construction; any new accessible elements or accessible routes being provided as part of the basic project scope are not considered path of travel upgrades.
- The cost of new accessible elements or a new accessible route is part of the project's adjusted construction cost and cannot be used to satisfy the 20 percent cost limitation for path of travel upgrades on projects with an adjusted construction cost below the valuation threshold. See Section 4.1 of this IR.

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<sup>1</sup>“These requirements” means the accessibility provisions of Chapter 11B and related sections within the California Building Code, current edition.

<sup>2</sup>“11B-203.1 General. Sites, buildings, facilities and elements are exempt from these requirements to the extent specified by Section 11B-203.”

**1.6 Vehicular Way Exception:** Again, there are exceptions to these general requirements. For example, if the only means of access between accessible buildings, accessible facilities, accessible elements and accessible spaces on a site is a vehicular way not providing pedestrian access, an accessible route connecting them is not required.<sup>3, 4</sup> CBC Section 11B-203 exceptions also apply to the extent specified.

## 2. PATH OF TRAVEL UPGRADE REQUIREMENTS FOR ALTERATION PROJECTS

**2.1 Path of Travel Elements:** Under the CBC, alteration, addition and structural repair projects may trigger requirements for upgrades to accessibility elements outside the project's area of work. These "path of travel" upgrade requirements are found in:

- **11B-202.4 Path of travel requirements in alterations, additions and structural repairs.** *When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided.*
- *The primary path of travel 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.

CBC Section 11B-202.4 then provides nine exceptions to the path of travel requirements.

**2.2 Path of Travel Exterior Elements:** In addition to the five specific items listed above, the path of travel also includes an exterior approach to the project area. This requirement must be evaluated on a project- and site-specific basis and could include parking, site arrival points, bus loading zones and the accessible route connecting them with the primary entrance to the project's area of work.

## 3. ADJUSTED CONSTRUCTION COST

**3.1 Costs Included:** For the purposes of CBC Section 11B-202.4, the adjusted construction cost for a project shall include:

- All direct or "hard" costs directly associated with the contractor's construction of the project including labor, material, equipment, services, utilities, contractor financing, contractor overhead and profit.
- All fees and reimbursable expenses paid to construction managers, if any.

The direct or "hard" costs shall not be reduced by the value of components, assemblies, building equipment or construction not directly associated with accessibility or usability.

**3.2 Cost Not Included:** The adjusted construction cost shall not include:

- Project management fees and expenses.
- Architectural and engineering fees.
- Testing and inspection fees.
- Utility connection or service district fees.

## 4. DISPROPORTINATE COST LIMITATIONS

**4.1 Projects with Adjusted Construction Costs At or Below the Valuation Threshold:** CBC Section 11B-202.4, Exception 8 addresses the issue of costs of path of travel improvements for smaller projects.

- *"When the adjusted construction cost is less than or equal to the current valuation threshold, as defined in Chapter 2, Section 202, the cost of compliance with Section 11B-202.4 shall be limited to 20 percent of the adjusted construction cost of alterations, structural repairs or additions. When the cost of full compliance with Section 11B-202.4 would exceed 20 percent, compliance shall be provided to the greatest extent possible without exceeding 20 percent."*

**4.2 Projects with Adjusted Construction Costs Above the Valuation Threshold:** Projects with an adjusted construction cost above the valuation threshold must comply with the path of travel upgrade requirements, whatever the cost, to provide a single accessible path of travel to the specific area of alteration. However, CBC Section 11B-202.4 Exception 8 addresses the cost of path of travel improvements for projects where full compliance would be an unreasonable hardship, and provides:

- *"When the adjusted construction cost exceeds the current valuation threshold, as defined in Chapter 2, Section 202, and the enforcing agency determines the cost of compliance with Section 11B-202.4 is an unreasonable hardship, as defined in Chapter 2, Section 202, full compliance with Section 11B-202.4 shall not be required."*

- CBC Chapter 2, defines Unreasonable Hardship as:

*When the enforcing agency (DSA) finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:*

1. *The cost of providing access.*
2. *The cost of all construction contemplated.*

<sup>3</sup> **11B-206.2.1 Site arrival points Exception 2.** An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

<sup>4</sup> **11B-206.2.2 Within a site Exception.** An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements and accessible spaces on a site if the only means of access between them is a vehicular way not providing pedestrian access.

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.*

*The details of any finding of unreasonable hardship shall be recorded and entered in the files of the enforcing agency.*

- CBC Section 11B-202.4 Exception 8 additionally provides:

*“Compliance shall be provided by equivalent facilitation or to the greatest extent possible without creating an unreasonable hardship; 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.”<sup>5</sup> “The details of the finding of unreasonable hardship shall be recorded and entered into the files of the enforcing agency and shall be subject to Chapter 1, Section 1.9.1.5, Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.”*

- The adjusted construction cost shall not include the cost of alterations to path of travel elements.

**4.3 Finding of Unreasonable Hardship:** A finding of unreasonable hardship is appropriate only when the cost of full compliance with CBC Section 11B-202.4 is significantly above the 20percent required minimum of the adjusted construction cost and would make the project financially infeasible. A finding of unreasonable hardship may be made by the enforcing agency and should be based upon a detailed project-specific analysis. For projects within DSA’s jurisdiction, a finding of unreasonable hardship must be approved by the access supervisor and the regional manager.

**4.4 Three Year History:** For areas that have been previously altered without providing an accessible path of travel to those areas, the adjusted construction cost of any alterations to areas served by the same path of travel during a preceding three-year period shall be considered in determining whether the cost of making improvements to the path of travel is disproportionate to the adjusted construction cost.

**4.5 Upgrades in Compliant Facilities:** For projects where the path of travel elements serving the area of alteration, addition or structural repair are compliant with current accessibility requirements, it shall not be required that the full 20 percent of the adjusted construction cost be spent.

## **5. COMPLIANCE WITH IMMEDIATELY PRECEDING EDITION:**

**5.1 Path of Travel Upgrades Not Required: CBC Section 11B-202.4 Exception 2** does not require path of travel upgrades for specified elements that have been previously constructed or altered in compliance with the accessibility requirements of the immediately preceding edition of the California Building Code. Retrofit to reflect incremental changes in the code solely because of an alteration to an area served by the following elements shall not be required:

- 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.

**5.2 Immediately Preceding Edition:** The immediately preceding edition of the code includes:

- The initially adopted and published code;
- Intervening Code Cycle Amendments adopted and issued as Supplements;
- Emergency Amendments, if any, adopted and issued as Supplements;
- Errata.

Compliance with any version of the immediately preceding code edition qualifies an element for this exception. CBC Section 202.4 Exception 2 provisions in the immediately preceding edition of the CBC shall not be permitted to iteratively utilize provisions in earlier editions of the CBC.

## **6. WHEN FULL COMPLIANCE CANNOT BE REQUIRED**

**6.1 Priority List:** For projects where full compliance of the path of travel elements cannot be required, based on the disproportionate cost limitations as identified herein in Item 4, CBC Section 11B-202.4, Exception 8 establishes the following priority list:

- “In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:
  1. An accessible entrance;
  2. An accessible route to the altered area;
  3. At least one accessible restroom for each sex;
  4. Accessible telephones;
  5. Accessible drinking fountains; and
  6. When possible, additional accessible elements such as parking, storage and alarms.”

<sup>5</sup>As long as there are noncompliant elements that need to be corrected, the cost of the path of travel upgrades cannot fall below 20 percent, as that is a requirement of the both the 2013 CBC and the 2010 ADA Standards.

**6.2 Additional Accessible Elements:** The obligation to upgrade the additional accessible elements in Item 6 applies only to those elements within the primary path of travel serving the project-specific area of alteration. Typically, Item 6 will come into play only when all of the elements in the preceding items either 1) are in compliance with the requirements, 2) have been included in the project's path of travel upgrades scope of work or 3) are discretionary items, such as public telephones, and not present as existing elements.

**6.3 Operational Considerations:** In situations where a fully compliant path of travel cannot be required, from a civil rights perspective the public agency operating the facility still has an obligation to make its programs and services accessible. The fact that the building code did not require full compliance does not remove this **program delivery** obligation. However, this is an operational consideration outside of the building code and shall not be used as a condition of approval for projects under DSA's jurisdiction.

## REFERENCES:

California Code of Regulations (CCR) Title 24  
Part 2, California Building Code, Section 11B-202.4

## Definitions

### See CBC Chapter 2, Section 202

The CBC defines "Alteration" as:

- "A change, addition or modification in construction, change in occupancy or use, or structural repair to an existing building or facility. Alterations include but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements,

and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility."

The CBC defines "Facility" as:

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

The underlying premise is clear: alterations are not limited to projects within buildings and can occur anywhere on a facility or site.

The CBC defines "path of travel" as:

- "An identifiable accessible route within an existing site, building or facility by means of which a particular area may be approached, entered and exited, and which connects a particular area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility, and other parts of the facility. When alterations, structural repairs or additions are made to existing buildings or facilities, the term "path of travel" also includes the toilet and bathing facilities, telephones, drinking fountains and signs serving the area of work."

The CBC defines "adjusted construction cost" as:

- All costs directly related to the construction of a project, including labor, material, equipment, services, utilities, contractor financing, contractor overhead and profit, and construction management costs. The costs shall not be reduced by the value of components, assemblies, building equipment or construction not directly associated with accessibility or usability. The adjusted construction cost shall not include: project management fees and expenses, architectural and engineering fees, testing and inspection fees, and utility connection or service district fees.



## PROCEDURE: MODERNIZATION GRANT FOR ACCESSIBILITY AND FIRE/LIFE SAFETY REQUIREMENTS

**Purpose:** The purpose of this document is to set forth the procedures that need to be followed for districts requesting cost hardship grants for Access Compliance and Fire Life Safety work, with the passage of new regulations revising the program. The procedure addresses new, current and approved construction projects under DSA review.

**1. Background:** The State Allocation Board (SAB) approved amendments to the School Facility Program (SFP) regulations revising the excessive cost hardship grant for accessibility and fire/life safety requirements on August 23, 2006.

The SAB approved the regulations and they were subsequently submitted to the Office of Administrative Law (OAL) for approval. Districts will have the option of choosing the existing three percent base grant augmentation or the actual minimum accessibility and fire/life safety work necessary as determined by the Division of the State Architect (DSA). The Office of Public School Construction (OPSC) will notify districts once these regulations have been approved by OAL and are in effect. The regulations are anticipated to be approved by OAL sometime in April or May 2007.

**2. New Projects:** In order to request the grant, the architect of record must complete a detailed checklist, including costs, of all of the accessibility and fire/life safety work included in the contract documents regardless of the grant option chosen. OPSC and DSA have created a checklist template for the school districts/architects use. The checklist is available on the DSA and OPSC web sites. The detailed checklist must be submitted to DSA with the plans and specifications of the project. DSA will review the checklist and verify the reported work included in the project is the minimum work necessary to receive approval from DSA Access Compliance or DSA Fire/Life Safety. DSA will sign the checklist. This checklist must then be submitted with the complete SFP modernization grant request to OPSC for review. Such projects will not be subject to a DSA hourly fee charge for the checklist review.

**3. Projects Currently Submitted to DSA for Review:** DSA will accept the checklist for review as described above if the construction documents are already submitted to the DSA. The district may subsequently request the grant and submit a request for modernization funding to OPSC once the new OAL regulations are approved. Such projects will not be subject to a DSA hourly fee charge for the checklist review.

**4. Projects Previously DSA Approved:** For projects that have already received DSA approval and have not been submitted to OPSC, the approved projects can be resubmitted to DSA with the checklist for review as described above. Such projects will be subject to a DSA hourly fee charge for the checklist review.

For projects that have already received DSA approval and have been submitted to OPSC, a district may request the grant only if the project application is first withdrawn from OPSC or rescinded, and then resubmitted to DSA with the checklist described above. The project may then be resubmitted to OPSC once the checklist is approved by DSA and the new regulations are approved from OAL as indicated above. Such projects will be subject to a DSA hourly fee charge for the checklist review.

**5. Following is the Checklist Template: You can also access this checklist at an Internet Location**  
The checklist template is located on the internet at:

[http://www.documents.dgs.ca.gov/opsc/Forms/Checklists/Mod\\_ADA\\_Checklist.xls](http://www.documents.dgs.ca.gov/opsc/Forms/Checklists/Mod_ADA_Checklist.xls)

For specific questions related to funding, **OPSC submittal**, or the approval of OPSC's regulations, please contact OPSC.

### DSA Access Compliance

#### Plan Submittal for Modernization Projects

**To be completed for modernization projects only.** This form must be completed and submitted to the Division of the State Architect (DSA) if the excessive cost hardship grant for accessibility and fire code requirements pursuant to School Facility Program (SFP) Regulation Section 1859.83(f) is going to be requested for this project. Check the appropriate box(es) in each category for all accessibility work shown in the submitted plans and specifications. Identify the location of the work on the plans in the Plan Reference Column. Insert the estimated quantity, unit type (i.e. square foot, linear foot, etc.) unit cost, and total cost to complete the work. If the work indicated exceeds the minimum work necessary to receive the DSA approval, identify the quantity of the excess work and cost to complete the additional work. Lines have been provided for any additional work not listed. Examples of work that would be eligible compared to work that would not be eligible include:

**Example 1:** When replacing an existing water closet to comply with the required height of 17" to 19" for an accessible water closet, only the costs associated with the water closet(s) required to be accessible are eligible for supplemental funding; other water closets may be replaced as part of a modernization project but the associated costs are not eligible for supplemental funding.

**Example 2:** When conducting a modernization project at a school gymnasium, alterations to make the gymnasium toilet rooms accessible are triggered by the gymnasium work and would be eligible for supplemental funding. However, upgrades to toilet rooms that do not serve the school gymnasium (i.e. toilet rooms in a library building undergoing

no alterations) are not triggered by the gymnasium work; these other toilet rooms may be upgraded as part of a modernization project but the associated costs are not eligible for supplemental funding.

The additional work, like the work to the toilet rooms in the library as cited in example two, would need to be identified as work exceeding the minimum work necessary and the total costs for both the minimum and excess work would need to be identified. School districts may still use modernization funds to complete the additional access compliance work.

This form will be reviewed and signed by the DSA and will be required to be submitted to the OPSC with the district's complete application for modernization funding if the excessive cost hardship grant is requested.

**DSA Access Compliance**  
Plan Submittal for Modernization Projects

Project Name:  
District:  
County:  
DSA Number:

	Plan Ref.	Quantity			Unit Cost	Total Cost	
		Minimum Work	Additional Work	Unit		Minimum Work	Additional Work
<b>A. Accessible Route of Travel</b>							
<input type="checkbox"/>	1.	Grind down or build up surface to ¼" vertical or ½" beveled transitions				\$	\$
<input type="checkbox"/>	2.	Provide guardrails at >30" dropoffs				\$	\$
<input type="checkbox"/>	3.	Provide warning curbs at >4" dropoffs				\$	\$
<input type="checkbox"/>	4.	Alter/replace gratings with >½" openings in the direction of travel				\$	\$
<input type="checkbox"/>	5.	Relocate or modify wall mounted objects with the bottom edge between 27" and 80" AFF which protrude more than 4" into the pedestrian circulation area				\$	\$
<input type="checkbox"/>	6.	Relocate or modify post or pylon mounted objects with the bottom edge between 27" and 80" AFF which overhang more than 12"				\$	\$
<input type="checkbox"/>	7.					\$	\$
<input type="checkbox"/>	8.					\$	\$
<input type="checkbox"/>	9.					\$	\$
<input type="checkbox"/>	10.					\$	\$
<b>B. Accessible Parking, Passenger Loading, and Bus Stops</b>							
<input type="checkbox"/>	1.	Restripe, reconfigure, or reconstruct parking to provide required number of compliant standard- and van-accessible stalls				\$	\$
<input type="checkbox"/>	2.	Restripe or reconfigure parking so accessible stalls are on the shortest accessible route to the accessible entrance				\$	\$
<input type="checkbox"/>	3.	Restripe or reconfigure parking which serves accessible entrances to several buildings or areas so accessible stalls are dispersed.				\$	\$
<input type="checkbox"/>	4.	Restripe or reconfigure parking so PWDs need not travel behind parked cars other than their own				\$	\$
<input type="checkbox"/>	5.	Restripe or reconfigure parking to provide 5' or 8' wide access aisles				\$	\$
<input type="checkbox"/>	6.	Remove built-up ramps within parking access aisles				\$	\$
<input type="checkbox"/>	7.	Provide accessible parking stall signs				\$	\$
<input type="checkbox"/>	8.	Provide site entrance / "towaway" signs				\$	\$
<input type="checkbox"/>	9.	Remove barriers to provide 98" minimum vertical clearance at accessible parking stalls and at the vehicle routes to and from these stalls				\$	\$
<input type="checkbox"/>	10.	Restripe, reconfigure, or reconstruct passenger loading zones to provide at least one accessible passenger loading zone				\$	\$
<input type="checkbox"/>	11.	Remove built-up ramps within accessible passenger loading zone				\$	\$
<input type="checkbox"/>	12.	Provide identifying signage at accessible passenger loading zone				\$	\$
<input type="checkbox"/>	13.	Provide a 36" deep band of detectable warning surface at blended transitions				\$	\$
<input type="checkbox"/>	14.	Alter existing bus stop to provide an accessible route to the bus stop pad and an 8' long x 5' wide bus stop pad with a maximum 2% cross slope.				\$	\$
<input type="checkbox"/>	15.	Alter existing bus stop shelter to provide 30" x 48" clear floor space completely within the shelter, an accessible route to the bus stop pad, and an accessible route connecting to an accessible site circulation accessible route				\$	\$
<input type="checkbox"/>	16.	Provide on-street accessible parking per Caltrans Std. Plans A90A and A90B				\$	\$
<input type="checkbox"/>	17.					\$	\$
<input type="checkbox"/>	18.					\$	\$
<input type="checkbox"/>	19.					\$	\$
<input type="checkbox"/>	20.					\$	\$

**C. Curb Ramps and Pedestrian Crossings**

<input type="checkbox"/>	1.	Provide a 36" deep band of detectable warning surface at blended transitions / hazardous vehicular locations	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	2.	Provide compliant detectable warning surface at existing curb ramp	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	3.	Remove built-up ramps which project into vehicular traffic lanes	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	4.	Construct or reconstruct compliant curb ramp	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	5.	Alter upper and/or lower landing area at existing curb ramp	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	6.	Construct new or alter existing clear ground space at existing pedestrian signal push button	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	7.	Relocate existing pedestrian signal push button to accessible height or location	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	8.	Replace existing pedestrian signal push button with accessible unit	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	9.	_____	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	10.	_____	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	11.	_____	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____
<input type="checkbox"/>	12.	_____	_____	_____	_____	_____	\$ _____	\$ _____	\$ _____

**D. Walks and Sidewalks**

<input type="checkbox"/>	1.	Grind down or build up surface to ¼" vertical or ½" beveled transitions	_____	_____
<input type="checkbox"/>	2.	Replace existing walk or sidewalk in non-compliant areas	_____	_____
<input type="checkbox"/>	3.	Alter existing walk or sidewalk to provide 60" x 60" or T-shaped passing space(s) at reasonable intervals not to exceed 200'	_____	_____
<input type="checkbox"/>	4.	Alter existing walk or sidewalk at driveway to provide 48" min. surface with 2% max. cross slope	_____	_____
<input type="checkbox"/>	5.	Replace existing walk with a ramp where the running slope exceeds 5%	_____	_____
<input type="checkbox"/>	6.	Provide level maneuvering areas at existing doors and gates	_____	_____
<input type="checkbox"/>	7.	Provide guardrails at >30" drop offs	_____	_____
<input type="checkbox"/>	8.	Provide warning curbs at >4" drop offs	_____	_____
<input type="checkbox"/>	9.	Alter/replace gratings with >½" openings in the direction of travel	_____	_____
<input type="checkbox"/>	10.	_____	_____	_____
<input type="checkbox"/>	11.	_____	_____	_____
<input type="checkbox"/>	12.	_____	_____	_____
<input type="checkbox"/>	13.	_____	_____	_____

**E. Accessible Ramps**

<input type="checkbox"/>	1.	Provide new compliant ramp	_____	_____
<input type="checkbox"/>	2.	Replace existing non-compliant ramp	_____	_____
<input type="checkbox"/>	3.	Alter existing non-compliant ramp	_____	_____
<input type="checkbox"/>	4.	Alter existing non-compliant ramp landing	_____	_____
<input type="checkbox"/>	5.	Provide level landing / maneuvering area at doors and gates	_____	_____
<input type="checkbox"/>	6.	Alter or replace existing non-compliant handrails	_____	_____
<input type="checkbox"/>	7.	Alter handrail extension so it does not project into the accessible route of travel or create a hazard	_____	_____
<input type="checkbox"/>	8.	Provide guardrails at >30" drop offs	_____	_____
<input type="checkbox"/>	9.	Alter existing guardrail so a 4" diameter sphere can not pass	_____	_____
<input type="checkbox"/>	10.	Provide warning curbs or guide rail at >4" drop offs	_____	_____
<input type="checkbox"/>	11.	_____	_____	_____
<input type="checkbox"/>	12.	_____	_____	_____
<input type="checkbox"/>	13.	_____	_____	_____
<input type="checkbox"/>	14.	_____	_____	_____

**F. Doors and Gates**

<input type="checkbox"/>	1.	Alter existing door/gate to provide accessible threshold, hardware and/or closer	_____	_____
<input type="checkbox"/>	2.	Alter existing door/gate to provide 10" smooth surface at bottom of push side	_____	_____
<input type="checkbox"/>	3.	Install offset hinges to provide 32" clear width	_____	_____
<input type="checkbox"/>	4.	Provide an accessible door/gate adjacent to existing revolving door or turnstile	_____	_____
<input type="checkbox"/>	5.	When a required exit is not accessible, provide directional signage indicating nearest accessible exit or area of refuge	_____	_____
<input type="checkbox"/>	6.	Alter or reconstruct existing floor to provide required level landing/maneuvering space on each side of door	_____	_____
<input type="checkbox"/>	7.	Adjust existing door closer to achieve compliant door operating pressure	_____	_____
<input type="checkbox"/>	8.	Install automatic or power-assisted door operator and push button operator in compliant location	_____	_____
<input type="checkbox"/>	9.	Relocate existing automatic or power-assisted door operator to a compliant location	_____	_____
<input type="checkbox"/>	10.	_____	_____	_____
<input type="checkbox"/>	11.	_____	_____	_____
<input type="checkbox"/>	12.	_____	_____	_____
<input type="checkbox"/>	13.	_____	_____	_____

**G. Corridors, Hallways, and Vestibules**

- 1. Grind down or build up surface to ¼" vertical or ½" beveled transitions \_\_\_\_\_
- 2. Replace existing corridor, hallway, or vestibule in non-compliant areas \_\_\_\_\_
- 3. Alter existing corridor, hallway, or vestibule to provide 60" x 60" or T-shaped passing space(s) at reasonable intervals not to exceed 200' \_\_\_\_\_
- 4. If the existing corridor, hallway, or vestibule has a running slope exceeding 5%, alter to comply with all requirements for ramps \_\_\_\_\_
- 5. Provide level maneuvering areas at existing doors \_\_\_\_\_
- 6. Relocate or modify wall mounted objects with the bottom edge between 27" and 80" AFF which protrude more than 4" into the pedestrian circulation area \_\_\_\_\_
- 7. Relocate or modify post or pylon mounted objects with the bottom edge between 27" and 80" AFF which overhang more than 12" \_\_\_\_\_
- 8. Alter or relocate existing vestibule door(s) to provide 48" min. between two hinged or pivoted doors swinging into the space \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_
- 12. \_\_\_\_\_

**H. Stairs and Steps**

- 1. Alter or reconstruct existing stair to provide required width, rise, run, nosing, contrasting strip, headroom, handrails, and guards \_\_\_\_\_
- 2. Alter existing interior stair to provide required contrasting strip at top landing and bottom tread \_\_\_\_\_
- 3. Alter existing exterior stair to provide required contrasting strip at top landing and all treads \_\_\_\_\_
- 4. Replace existing handrails with new compliant handrails \_\_\_\_\_
- 5. Relocate existing handrails to correct height \_\_\_\_\_
- 6. Modify handrail to provide required extension at the top and bottom \_\_\_\_\_
- 7. Modify handrail extension so it does not project into the accessible route of travel or create a hazard \_\_\_\_\_
- 8. Provide guardrails at >30" drop offs \_\_\_\_\_
- 9. Alter existing guardrail so a 4" diameter sphere can not pass \_\_\_\_\_
- 10. Install cane-detectable barrier when existing stair creates a hazardous overhead obstruction \_\_\_\_\_
- 11. \_\_\_\_\_
- 12. \_\_\_\_\_
- 13. \_\_\_\_\_
- 14. \_\_\_\_\_

**I. Elevators**

- 1. Modify existing architecture to provide accessible route to existing elevator \_\_\_\_\_
- 2. Install new elevator \_\_\_\_\_
- 3. Modify existing elevator to increase cab size \_\_\_\_\_
- 4. Modify existing elevator to provide handrail within cab \_\_\_\_\_
- 5. Modify existing elevator to relocate controls to an accessible height \_\_\_\_\_
- 6. Modify existing elevator to provide illuminated control buttons \_\_\_\_\_
- 7. Modify existing elevator to provide tactile sign information \_\_\_\_\_
- 8. Modify existing elevator to provide audible signal \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_
- 12. \_\_\_\_\_

**J. Wheelchair Lifts**

- 1. Modify existing architecture to provide accessible route to existing lift \_\_\_\_\_
- 2. Install new lift \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

**K. Public Telephones**

- 1. Relocate telephone or alter architecture to provide an accessible route to, and clear floor space, including alcove space if applicable, at the required accessible telephones \_\_\_\_\_
- 2. Provide cane detectable warning where an existing telephone protrudes into pedestrian circulation area \_\_\_\_\_
- 3. Provide new telephone with volume control \_\_\_\_\_
- 4. Provide new text telephone (TTY), shelf, and electrical outlet \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_

L. Drinking Fountains

- 1. Relocate drinking fountain or alter architecture to provide an accessible route to, and clear floor space, including alcove space if applicable, at the required accessible drinking fountain
- 2. Replace existing single drinking fountain with new hi-low drinking fountain \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

M. Sanitary Facilities

- 1. Alter architecture to provide an accessible route, turning space, and clear floor spaces at accessible fixtures \_\_\_\_\_
- 2. Reconfigure existing toilet partitions and partition door to create an accessible toilet compartment \_\_\_\_\_
- 3. Reconfigure existing toilet partitions and partition door to create a semi-ambulant toilet compartment \_\_\_\_\_
- 4. Remove a toilet and reconfigure existing toilet partitions and partition door to create an accessible toilet compartment \_\_\_\_\_
- 5. Replace toilet \_\_\_\_\_
- 6. Replace toilet controls \_\_\_\_\_
- 7. Provide new or relocate existing grab bars in an accessible or semi-ambulant toilet compartment \_\_\_\_\_
- 8. Replace or relocate existing accessories within an accessible toilet compartment \_\_\_\_\_
- 9. Reconfigure existing partitions to provide compliant clearance at urinal \_\_\_\_\_
- 10. Relocate or replace urinal \_\_\_\_\_
- 11. Alter, replace, or relocate existing counter and/or lavatory \_\_\_\_\_
- 12. Alter or replace existing lavatory controls \_\_\_\_\_
- 13. Replace or relocate existing toilet room accessories \_\_\_\_\_
- 14. Alter or replace existing shower enclosure, controls, and hand-held sprayer unit \_\_\_\_\_
- 15. Replace or relocate existing seat and grab bars in accessible shower \_\_\_\_\_
- 16. Alter or replace existing bathtub, controls, and hand-held sprayer unit \_\_\_\_\_
- 17. Replace or relocate existing seat and grab bars in accessible bathtub \_\_\_\_\_
- 18. Alter, replace, or install new, accessible lockers \_\_\_\_\_
- 19. Alter, replace, or install new accessible dressing bench \_\_\_\_\_
- 20. Alter architecture to provide an accessible route, turning space, and clear floor spaces at accessible lockers and dressing bench \_\_\_\_\_
- 21. \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_

N. Alarms

- 1. Provide new or relocate existing visual alarm signals to comply with NFPA 72 as amended in Title 24, Part 2, Chapter 35 and the ADA Standards \_\_\_\_\_
- 2. Provide new or relocate existing visual alarm signals in all common-use areas \_\_\_\_\_
- 3. Provide new or relocate existing fire alarm initiating device (pull box) at appropriate height, on an accessible route, and where a person in a wheelchair would not be forced to reach of an obstruction greater than 10" deep. \_\_\_\_\_
- 4. Replace existing fire alarm initiating device (pull box) with model that does not require tight grasping, pinching, or twisting of the wrist \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_

O. Signage

- 1. Provide directional signs indicating the direction to accessible parking, buildings, or outside facilities \_\_\_\_\_
- 2. Provide "Tow-away" signs at parking lot entrance (or at stall) \_\_\_\_\_
- 3. Provide accessible parking signs, including van signs \_\_\_\_\_
- 4. Provide International Symbol of Accessibility (ISA) at accessible passenger loading zones \_\_\_\_\_
- 5. Provide International Symbol of Accessibility at all accessible entrances \_\_\_\_\_
- 6. Provide directional signage at all inaccessible entrances, directing persons to the nearest accessible entrance \_\_\_\_\_
- 7. Provide Assistive Listening System (ALS) sign indicating availability of ALS, posted in a prominent place such as reception counter or ticket booth \_\_\_\_\_
- 8. Provide raised letters/California Contracted Grade 2 Braille EXIT signs at all exit doors (in addition to the overhead/low-level illuminated exit signs) \_\_\_\_\_



3. Stadiums, Grandstands, Bleachers, Athletic Pavilions, Gymnasiums, and Miscellaneous Sport-Related Facilities

a) In fixed or semi-permanent seating areas, provide wheelchair spaces, companion seats, semi-ambulant seats, and transfer or aisle seats

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

EXCEPTION: At folding bleachers where wheelchair spaces are provided by a cut back in the first rows, and when DSA finds that integrated companion fixed seats cannot be obtained:

- 1) Provide a 24"x48" clear space for companion seating next to each 33"x48" wheelchair space, with identifying signage on the companion seat
- 2) Provide an ISA on the floor or on the front face of the lowest bleacher row in front of space to identify the wheelchair space
- 3) The number of wheelchair accessible seats must be dispersed equally for each side and cannot be clustered into one location

b) Where the seating capacity in fixed or semi-permanent seating areas exceeds 300, provide accessible wheelchair spaces in more than one location

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

c) Provide accessible routes of travel from wheelchair spaces to all participation and activity areas including:

- 1) Tennis, racquetball and handball courts
- 2) Gymnasium floor areas and general exercise rooms
- 3) Basketball, volleyball, badminton courts, and bowling lanes
- 4) Swimming pool deck areas and swimming pools
- 5) Athletic team rooms and facilities, playing fields and running tracks
- 6) Club rooms (home and guest)
- 7) Sanitary and locker facilities (home and guest)
- 8) Baseball/softball player dugout

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

d) Modify existing ticket booths, refreshment stands, and concession stands to make the employee and customer sides accessible.

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

e) Provide pool lift with rigid seat and armrests or ramp to independently access and egress the swimming pool

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

f) Provide vertical access to press boxes, announcer booths and similar facilities

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

g) Provide perimeter guardrails, or walls, or fences (42" min high) at elevated seating areas that are more than 30" above the ground.

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

EXCEPTION: Guardrails at the front of the front row of seats that are not located at the end of an aisle and where there is no cross aisle may have a height of 26" and need not meet the 4" max spacing requirement, however, a mid-rail shall be installed

h) Modify existing bleachers / grandstands to the open vertical space between footboards does not exceed 9" when footboards are more than 30" above the ground

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

i) \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

j) \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

4. Dining, Banquet, and Bar Facilities

a) Provide new ramps for accessibility to all floors, levels, and mezzanines

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

b) Provide 1 accessible seating space for each 20 seats per functional area

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

c) Where accessible seating is designed for fixed tables and counters, provide knee clearance

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

d) Where food or drink is served at counters exceeding 34" in height, provide a minimum length of 60" accessible seating

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

e) Provide accessible maneuvering space behind each wheelchair space

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

f) Provide accessible route of travel to wheelchair seating space

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

g) Provide 36" min. wide (42" preferred) foodservice aisles

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

h) At food service aisles, provide tray slides at 34" AFF max.

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

i) Provide at least 50% of each type of self-service shelves to be within reach ranges

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

j) Provide accessible doors to all food preparation areas

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

k) Provide accessibility at all toilets, locker and powder rooms

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

l) \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

5 Religious Facilities

a) Provide access to sanctuaries, assembly areas, platforms, choir rooms, performing areas, and sanitary facilities

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

b) Provide access to raised platforms, choir rooms, choir lofts, performing areas, and other similar areas.

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

c) Provide accessible doors to all classrooms and offices

\_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

d) \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

e) \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$

**Q. Business and Mercantile Use Areas**

1. Office Buildings, Personal and Public Service Facilities				
a) Business and Professional Office Facilities				
<input type="checkbox"/>	1) Provide accessibility to and in client, visitor, office areas and related sanitary facilities	_____	_____	_____
<input type="checkbox"/>	2) Provide accessibility to and in conference rooms, counseling rooms or cubicles and similar areas	_____	_____	_____
<input type="checkbox"/>	3) Provide 36" min. wide clear access in employee work areas	_____	_____	_____
<input type="checkbox"/>	4) Provide accessibility to and in professional medical and dental offices	_____	_____	_____
<input type="checkbox"/>	5) _____	_____	_____	_____
<input type="checkbox"/>	6) _____	_____	_____	_____
b) Personal and Public Service Facilities				
<input type="checkbox"/>	1) Provide accessibility to and in client, visitor, office areas and related sanitary facilities	_____	_____	_____
<input type="checkbox"/>	2) Provide 36" min. wide clear access in employee work areas	_____	_____	_____
<input type="checkbox"/>	3) Provide accessibility to and at automated teller machines	_____	_____	_____
<input type="checkbox"/>	4) _____	_____	_____	_____
<input type="checkbox"/>	5) _____	_____	_____	_____
c) Public Utility Facilities				
<input type="checkbox"/>	1) Provide accessibility to and in office areas, meeting rooms and similar areas, and related sanitary facilities	_____	_____	_____
<input type="checkbox"/>	2) Provide accessibility to and in public tour areas where the public tours proceed through or about a facility, or where the public is permitted to walk.	_____	_____	_____
<input type="checkbox"/>	3) Provide accessibility to and at visitor overlook facilities, orientation areas and similar public-use areas, and related sanitary facilities	_____	_____	_____
<input type="checkbox"/>	4) _____	_____	_____	_____
<input type="checkbox"/>	5) _____	_____	_____	_____
d) Police Department, Law Enforcement, Fire Department, and Courtrooms				
<input type="checkbox"/>	1) Provide accessibility to and at office areas, conference rooms, classrooms, dormitories, dispatch rooms and similar areas, and related sanitary facilities	_____	_____	_____
<input type="checkbox"/>	2) Provide accessibility to and at detention-area visitor rooms	_____	_____	_____
<input type="checkbox"/>	3) Provide accessibility to and in at least one detention cell facility and supporting sanitary facilities	_____	_____	_____
<input type="checkbox"/>	4) Provide accessibility to and at courtroom areas including the judge's chambers and bench, counsel tables, jury box, witness stand, and public seating area	_____	_____	_____
<input type="checkbox"/>	5) _____	_____	_____	_____
<input type="checkbox"/>	6) _____	_____	_____	_____
e) Sales Establishments				
<input type="checkbox"/>	1) Provide accessibility to and at general sales, display, and office areas, and related sanitary facilities.	_____	_____	_____
<input type="checkbox"/>	2) Provide wheelchair access to sales employee work stations and customer sides of sales or checkout stations	_____	_____	_____
<input type="checkbox"/>	3) Provide required accessible sales and service counters, teller windows, and information counters at 28" – 34" AFF, 36" width	_____	_____	_____
<input type="checkbox"/>	4) Where seated service is conducted, provide counters and fixed tables with required knee and toe clearances	_____	_____	_____
<input type="checkbox"/>	5) Remove or modify theft-prevention barriers and any other device used to prevent the removal of shopping carts which is a barrier to access or egress to people in wheelchairs	_____	_____	_____
<input type="checkbox"/>	6) Provide 5%, but not less than one, accessible fitting / dressing rooms for each type of use in each cluster of dressing rooms	_____	_____	_____
<input type="checkbox"/>	7) Provide 36" min. wide circulation aisles when displays and similar fixtures and equipment are only on one side of the aisle.	_____	_____	_____
<input type="checkbox"/>	8) Provide 44" min. wide circulation aisles when displays and similar fixtures and equipment are on both sides of the aisle.	_____	_____	_____
<input type="checkbox"/>	9) Provide 32" min. clear door opening at all storage areas.	_____	_____	_____
<input type="checkbox"/>	10) _____	_____	_____	_____
<input type="checkbox"/>	11) _____	_____	_____	_____

**R. Educational Use Areas**

<input type="checkbox"/>	1. Provide access to all laboratories, preparatory rooms, dark rooms, computer rooms, equipment rooms, equipment rooms, teaching facility cubicles, study carrels, libraries, and similar areas.	_____	_____	_____
<input type="checkbox"/>		_____	_____	_____
<input type="checkbox"/>		_____	_____	_____
2. Area-specific Requirements				
a) Laboratories				
<input type="checkbox"/>	1) Modify existing or install new workstation(s) to provide 5% accessible workstations of each type used in labs, science, home economics and other similar specialized classrooms	_____	_____	_____

<input type="checkbox"/>	2) Modify existing or install new workstation(s) to provide 5% accessible workstations of each type used in laboratories, preparation rooms, supply rooms, dry rooms, cold rooms, walk-in freezers, sterile rooms, small research laboratories, and other areas containing specialized equipment	_____	
<input type="checkbox"/>	3) Modify existing or install new fixture(s) and/or equipment to provide at least one of each type of sink and other specialized equipment (fume hoods, microscopes, emergency eyewash/showers, etc) to be accessible	_____	
<input type="checkbox"/>	4) Modify existing or install new station to provide at least one of each type of teaching or demonstration station to be accessible	_____	
<input type="checkbox"/>	5) _____	_____	_____
<input type="checkbox"/>	6) _____	_____	_____
b) Teaching Facility Cubicles, Study Carrels, Computer Classrooms and Darkrooms			
<input type="checkbox"/>	1) Modify existing or install new workstation(s) to provide 5% accessible workstations of each type used in teaching facilities (cubicles, study carrels, computer stations, language labs, medical and dental stations, audio-visual, typing labs, art studios, vocational shops, spray booths, darkrooms, etc.)		
<input type="checkbox"/>	2) Modify existing or install new station to provide at least one of each type of teaching or demonstration station to be accessible	_____	
<input type="checkbox"/>	3) Modify existing or install new accessible darkroom door	_____	_____
<input type="checkbox"/>	4) _____	_____	_____
<input type="checkbox"/>	5) _____	_____	_____
c) Libraries			
<input type="checkbox"/>	1) Modify existing or install new workstation(s) to provide 5% accessible workstations of each type used in libraries (cubicles, reading/study carrels, computer stations, etc.)		
<input type="checkbox"/>	2) Modify existing or install new item(s) to provide accessible service/information/checkout counters, book drop, book stacks, shelves, display tables/cabinets, card files, equipment, copy machines, etc.	_____	_____
<input type="checkbox"/>	3) _____	_____	_____
<input type="checkbox"/>	4) _____	_____	_____
d) Playgrounds			
<input type="checkbox"/>	1) Modify existing or provide new accessible route to playground and play equipment	_____	_____
<input type="checkbox"/>	2) Modify existing or provide new accessible surface under and around playground equipment	_____	_____
<input type="checkbox"/>	3) Modify existing or provide new accessible play components	_____	_____
<input type="checkbox"/>	4) _____	_____	_____
<input type="checkbox"/>	5) _____	_____	_____

I certify as the architect of record for the project or the appropriate design professional, that the information provided on this form represents architectural plans for access compliance and includes the minimum work necessary in order for the project to be approved by the DSA.

Architect of record or Design Professional (print name)

License Number

Signature

Date

**To be completed by DSA Only:**

Per my review, the following items exceed the minimum amount work necessary for the project to be approved:

The DSA Access Compliance has reviewed this project and acknowledges that the accessibility scope of work as indicated in the list the construction documents submitted, and that such scope contains only the minimum work necessary (unless otherwise noted) in accordance with DSA/Access Compliance.

DSA Reviewer:

Date

Note: DSA does not verify accuracy of the listed construction costs related to the indicated scope of work.

# DSA Fire and Life Safety

## Plan Submittal for Modernization Projects

### To be completed for modernization projects

**only.** This form must be completed and submitted to the Division of the State Architect (DSA) if the excessive cost hardship grant for accessibility and fire code requirements pursuant to School Facility Program (SFP) Regulation Section 1859.83(f) is going to be requested for this project. Check the appropriate box(es) in each category for all fire and life safety work shown in the submitted plans and specifications. Identify the location of the work on the plans in the Plan Reference column. Insert the estimated

quantity, unit type (i.e. square foot, linear foot, etc.) unit cost and total cost to complete the work. If the work indicated exceeds the minimum work necessary to receive the DSA approval, identify the quantity of the excess work and estimated cost to complete the excess work. Lines have been provided for any additional categories not listed. School districts may still use modernization funds to complete the additional fire and life safety work that is above the minimum work required.

This form will be reviewed and signed by the DSA and will be required to be submitted to the OPSC with the district's complete application for modernization funding if the excessive cost hardship grant is requested.

DSA Fire and Life Safety  
Plan Submittals for Modernization Projects

Project Name:  
District:  
County:  
DSA Number:

\* NEW CAMPUS = Campus established after 1 July 2002  
\* OLD CAMPUS = Campus established prior to 1 July 2002

Note: Modernizations include additions to existing buildings and complete new buildings on "new" campuses

The following items may require or cause repair, additions or reconfigurations, additional materials and/or labor, other items may also generate these requirements. Variations and Scope of Work will determine if additional requirements are needed. Contact the DSA for verification of required items not defined below.

Plan Ref.	Quantity			Total Cost	
	Minimum Work	Additional Work	Unit	Unit Cost	Additional Work
<b>Part 1 Possible requirements on any Modernization project:</b>					
<input type="checkbox"/>	1.01	Fire Alarm upgrade in area being modernized		\$	\$
		1. If modernization is to a New Campus, then all areas being worked in will be required to have an automatic detection (Heat and Smoke Detection) fire alarm system.		\$	\$
<input type="checkbox"/>		a. Requires additional/new fire alarm Battery Backup and Voltage Drop Calculations		\$	\$
<input type="checkbox"/>		2. If modernization is to an Existing Campus and the construction value is \$200,000.00 or more, then all areas being affected by the modernization shall have the automatic fire alarm system upgrade or reconfiguration.		\$	\$
<input type="checkbox"/>		a. Requires additional/new fire alarm Battery Backup and Voltage Drop Calculations		\$	\$
<input type="checkbox"/>	1.02	Fire Alarm upgraded or added to new campus or in area being added (includes new building(s)).		\$	\$
<input type="checkbox"/>		1. Requires new fire alarm Battery Backup and Voltage Drop Calculations and complete fire alarm submittal including component package		\$	\$
<input type="checkbox"/>	1.03	Wall reconfigured or moved - Fire Resistive Construction required		\$	\$
<input type="checkbox"/>	1.04	Ceiling reconfigured or replaced - Fire Resistive Construction Required		\$	\$
<input type="checkbox"/>	1.05	New exit doors or systems required		\$	\$
<input type="checkbox"/>	1.06	New exit hardware required on new doors		\$	\$
<input type="checkbox"/>	1.07	New exit hardware required on existing doors		\$	\$
<input type="checkbox"/>	1.08	If campus has Kitchen Hood Fire Suppression System (Type I Commercial Hood) it must be upgraded to UL 300 compliant system (Wet-chemical system is most common).		\$	\$
<input type="checkbox"/>	1.09	Change of Occupancy Type may require change of Construction Type.		\$	\$
<input type="checkbox"/>				\$	\$
<input type="checkbox"/>				\$	\$
<input type="checkbox"/>				\$	\$
<input type="checkbox"/>				\$	\$

**Part 2 Automatic Fire Sprinkler System existing or being added: Complete Building Additions to a "New Campus" must have Automatic Fire Sprinkler Systems.**

Additions or modernizations to existing buildings with an existing Automatic Fire Sprinkler System, must have Automatic Fire Sprinkler Systems reconfigured to serve new configurations or additions.

<input type="checkbox"/>	2.01	Civil Plans:		\$	\$
<input type="checkbox"/>		A Additional Fire Hydrant(s) needed and locations(s)? (Min. Private main size = 6")		\$	\$
<input type="checkbox"/>		B Additional Fire Department access gates needed?		\$	\$
<input type="checkbox"/>		C Type of hardware and locks on all vehicle and pedestrian gates correct? (See Specs.)		\$	\$
<input type="checkbox"/>		D Type of hardware on gates in Path of Egress have Panic Hardware		\$	\$
<input type="checkbox"/>		E Soils report is provided for Thrust Blocks?		\$	\$
<input type="checkbox"/>		F Correct clearance is provided around hydrants? (Minimum 3 feet around)		\$	\$
<input type="checkbox"/>		1. Move Hydrant(s) required.		\$	\$
<input type="checkbox"/>		G Water mains, thrust blocks and hydrants provided and correct size?		\$	\$
<input type="checkbox"/>		1. Add mains		\$	\$
<input type="checkbox"/>		2. Add hydrants		\$	\$
<input type="checkbox"/>		3. Add thrust blocks		\$	\$
<input type="checkbox"/>		4. Add Post Indicator Valves (PIV) and Fire Department Connections (FDC)		\$	\$
<input type="checkbox"/>		5. Label PIV/FDC'S - indicate building being served.		\$	\$
<input type="checkbox"/>		H New or Existing Underground Piping required to be wrapped (highly corrosive soils)		\$	\$
<input type="checkbox"/>		I New backflow preventer(s) or double detector check valve(s) required?		\$	\$
<input type="checkbox"/>		J Protected walls and openings required? (Distances to Real, Assumed, or New Property Lines.)		\$	\$
<input type="checkbox"/>		K Modernization affects the building fronting directly on a public street or an exit discharge not less than 20' in width?		\$	\$
<input type="checkbox"/>		1. Provide additional exit discharge width		\$	\$
<input type="checkbox"/>		2. Add additional exits/entry ways to building to front on public way or exit discharge		\$	\$
<input type="checkbox"/>		3. Add or change door hardware, type and size.		\$	\$
<input type="checkbox"/>		L Side yards compromised with area separation wall, fire wall or party wall.		\$	\$
<input type="checkbox"/>		1. Not allowed to build in required sideyard - relocate new building or remove obstruction feature(s)		\$	\$
<input type="checkbox"/>		2. Existing building or feature must be removed or relocated		\$	\$

**2.02 Architectural Plans: Occupancy Changes**

<input type="checkbox"/>	A Occupancy separations or fire barriers for walls, ceilings, floors, openings provided as needed?	_____	_____	_____	_____
<input type="checkbox"/>	1. Add new fire resistive construction or different construction type	_____	_____	_____	_____
<input type="checkbox"/>	2. Add new or upgrade fire protection for openings	_____	_____	_____	_____
<input type="checkbox"/>	3. Add new Occupancy Separations or Fire Barriers Walls, Ceilings, Floors, to meet new or reconfigured spaces.	_____	_____	_____	_____
<input type="checkbox"/>	B Adequate exits for types of occupancies and occupant loads?	_____	_____	_____	_____
<input type="checkbox"/>	1. Add additional exits and space correctly.	_____	_____	_____	_____
<input type="checkbox"/>	2. Add or change door hardware including self-closures as needed. (Panic Hardware?)	_____	_____	_____	_____
<input type="checkbox"/>	3. Add new Occupancy Separations or Fire Barriers Walls, Ceilings, Floors, to meet new or reconfigured spaces.	_____	_____	_____	_____
<input type="checkbox"/>	4. Exit doors swing in the correct direction?	_____	_____	_____	_____
<input type="checkbox"/>	5. Exit Corridor required	_____	_____	_____	_____
<input type="checkbox"/>	6. Exit Passageway required	_____	_____	_____	_____
<input type="checkbox"/>	7. Exit balcony required	_____	_____	_____	_____
<input type="checkbox"/>	8. Exit stairway required	_____	_____	_____	_____
<input type="checkbox"/>	9. Change Rating of doors/add fire resistive doors and smoke seals.	_____	_____	_____	_____

**2.03 Means of Egress:**

<input type="checkbox"/>	A <b>General:</b>		
<input type="checkbox"/>	1. Additional exits required?	_____	_____
<input type="checkbox"/>	2. Where more than one exit is required the additional exits are spaced correctly apart?	_____	_____
<input type="checkbox"/>	3. Is the required exit widths accommodated by the existing size and number of exit doors?	_____	_____
<input type="checkbox"/>	4. Travel distance to exits are within maximum allowable travel distances?	_____	_____
<input type="checkbox"/>	5. Exiting through adjoining rooms is within CBC and other requirements?	_____	_____
<input type="checkbox"/>	B <b>Corridors:</b>		
<input type="checkbox"/>	1. Fire resistance rated? (Does modernization affect existing corridor or create new corridor?)	_____	_____
<input type="checkbox"/>	2. Penetrations/openings into corridor protected?	_____	_____
<input type="checkbox"/>	a. Doors with smoke seals and self-closures?	_____	_____
<input type="checkbox"/>	b. Windows	_____	_____
<input type="checkbox"/>	c. HVAC	_____	_____
<input type="checkbox"/>	d. Other	_____	_____
<input type="checkbox"/>	e. Transoms are removed and infilled as fire-resistive construction.	_____	_____
<input type="checkbox"/>	f. Doors exiting into corridor 20 minute rated?	_____	_____
<input type="checkbox"/>	3. Fire/Smoke dampers in HVAC Ducts:	_____	_____
<input type="checkbox"/>	a. Required at Occupancy, Fire Partition, Fire Barrier, Smoke Barrier Walls, or other rated walls, floors, ceilings or assemblies.	_____	_____
<input type="checkbox"/>	b. Required at Area Separation, Party, and Fire Walls.	_____	_____
<input type="checkbox"/>	c. Required wherever a duct penetrates and serves the corridor.	_____	_____
<input type="checkbox"/>	d. Fire/Smoke Dampers are powered in the open position - Provided dedicated electrical circuit.	_____	_____
<input type="checkbox"/>	4. Exit signs and directional exit signs are adequate and in the correct locations?	_____	_____
<input type="checkbox"/>	5. Emergency lighting if serving a room with 100 occupant load or more?	_____	_____
<input type="checkbox"/>	6. Interior finishes and flame spread development within allowable limits?	_____	_____
<input type="checkbox"/>	7. Doors opening into Corridor must not block more than half of Corridor width.	_____	_____
<input type="checkbox"/>	a. Doors may be recessed into adjoining room/space with an alcove.	_____	_____
<input type="checkbox"/>	8. Rated doors are provide where necessary to provide separate atmospheres for exiting?	_____	_____
<input type="checkbox"/>	C <b>Stairways:</b> Items that may cause repair, additions or reconfigurations		
<input type="checkbox"/>	1. Rise and run correct?	_____	_____
<input type="checkbox"/>	2. Landings are correct dimensions and locations?	_____	_____
<input type="checkbox"/>	3. Width is calculated with occupant loads served for each floor?	_____	_____
<input type="checkbox"/>	4. Emergency lighting provided if required on floor?	_____	_____
<input type="checkbox"/>	5. Interior finishes and flame spread development are within allowable?.	_____	_____
<input type="checkbox"/>	6. If located on exterior of more than 2 stories, are openings protected as per CBC 1003.3.3.10?	_____	_____
<input type="checkbox"/>	7. If more than four stories in height, are the stairways identified?	_____	_____
<input type="checkbox"/>	8. If more than four stories in height, is there a roof access in at least one stairway? (Is it identified?)	_____	_____
<input type="checkbox"/>	9. Enclosed usable space under stairway?	_____	_____
<input type="checkbox"/>	a. One-Hour Fire-Resistive Construction required, includes floor/ceiling assembly.	_____	_____
<input type="checkbox"/>	10. An approved barrier is indicated to prevent entrance to basement from stairwell?	_____	_____
<input type="checkbox"/>	D <b>Horizontal Exit:</b>		
<input type="checkbox"/>	1. The wall serving the horizontal exit is constructed as per a two-hour occupancy separation?	_____	_____
<input type="checkbox"/>	2. Openings in horizontal exit are protected by one and one-half hour (90 minute) door assemblies?	_____	_____
<input type="checkbox"/>	3. Assemblies are maintained self-closing or automatic closing by smoke detector? Both sides.	_____	_____
<input type="checkbox"/>	E <b>Exit Passageways:</b>		
<input type="checkbox"/>	1. Construction a minimum of one-hour fire-resistive construction (399 feet or less in length)?	_____	_____
<input type="checkbox"/>	2. Construction a minimum of two-hour fire-resistive construction (400 feet or more in length)?	_____	_____
<input type="checkbox"/>	3. Doors with one and one-half hour fire-protection rating?	_____	_____
<input type="checkbox"/>	4. Required width maintained?	_____	_____
<input type="checkbox"/>	5. Only normally occupied rooms exit into the Exit Passageway?	_____	_____
<input type="checkbox"/>	a. Additional exiting may be required.	_____	_____
<input type="checkbox"/>	b. Existing exiting may be reconfigured.	_____	_____
<input type="checkbox"/>	F <b>Path of Egress (Exterior Exit Path):</b>		
<input type="checkbox"/>	1. All requirements from Section 2.01 D plus the required width is maintained to a public way or to Safe Dispersal Area?	_____	_____
<input type="checkbox"/>	a. Additional width required.	_____	_____
<input type="checkbox"/>	b. Additional Safe Dispersal Areas required, with Path of Egress included.	_____	_____
<input type="checkbox"/>	c. Panic Hardware provided on all gates in Path of Egress.	_____	_____
<input type="checkbox"/>	G <b>Ramps:</b>		
<input type="checkbox"/>	1. Width correct?	_____	_____
<input type="checkbox"/>	2. Slope correct?	_____	_____
<input type="checkbox"/>	3. Landings correct?	_____	_____
<input type="checkbox"/>	4. Handrails correct?	_____	_____
<input type="checkbox"/>	5. Guardrails required and built correctly?	_____	_____
<input type="checkbox"/>	H <b>Exit Court:</b>		
<input type="checkbox"/>	1. Exit width Minimum of 44" ?	_____	_____
<input type="checkbox"/>	2. If serving 10 or more and less than 10' wide:	_____	_____
<input type="checkbox"/>	a. Court walls protected up to 10' high with a minimum of 1 hour fire-resistive construction?	_____	_____
<input type="checkbox"/>	b. Openings in the court walls protected by 3/4-hour fire-protection?	_____	_____
<input type="checkbox"/>	c. Exit way, walls and ceiling (if so configured) 1-hour rated.	_____	_____

- 2.04 Roof:**
- A Rating is correct for new roof or repair area? \_\_\_\_\_
  - B Area Separation parapet is constructed correctly? (Min. 30" high.) \_\_\_\_\_
  - C Openings near parapet are correct distances away and correct rating if needed? \_\_\_\_\_
  - 1. Move openings (vents, drains, etc) \_\_\_\_\_
  - D Roof overhang is not encroaching within unallowable area to property line or side yards? \_\_\_\_\_
  - 1. No more than 1/3 the distance to the real or assumed property lines. \_\_\_\_\_
  - 2. May not encroach more than 12 inches where opening protection is required \_\_\_\_\_
  - (must be 1-hour rated or Heavy Timber construction if within opening protection requirement). \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- Part 3 Grandstand/Bleachers:**
- A Row spacing correct? \_\_\_\_\_
  - B Rise between rows correct? \_\_\_\_\_
  - C Aisles provided as per CBC 1008.5.4.1 & 1008.5.4.3? \_\_\_\_\_
  - D Dead end aisles with backrests does not exceed 20 feet. \_\_\_\_\_
  - E Cross aisles required where rows exceed 16 in bleachers without backrests \_\_\_\_\_
  - (first row at grade level not counted in row calculation).
  - F A cross aisle of a minimum of 54" is provided? \_\_\_\_\_
  - G Height of bleachers is within the allowable? \_\_\_\_\_
  - H Construction type is within the allowable? \_\_\_\_\_
  - I Storage or other usable space allowed under seats? (Min. 1-hour rated construction.) \_\_\_\_\_
  - J Roof height a minimum of 15' above highest aisle or aisle access way? CBC 1008.7 \_\_\_\_\_
  - K Exits within maximum travel distance? \_\_\_\_\_
  - L Emergency lighting provided? \_\_\_\_\_
  - M Safe dispersal areas provided as required? \_\_\_\_\_
  - N Adequate number and width of exits provided? \_\_\_\_\_
  - O Correct hardware on exits and exit gates? (Sliding / oversized gates allowed if constantly manned \_\_\_\_\_
  - during events or occupied)
  - P Emergency notification system in place as required? (Fire Alarm) \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- Part 4 Legitimate Stage:**
- 4.01 Basic Construction:**
- A Within allowable area for type of construction? CBC 405.3 \_\_\_\_\_
  - B Within allowable height? (50' or more) \_\_\_\_\_
  - C Occupancy separation provided as required? (Proscium curtain / wall.) \_\_\_\_\_
  - D Adequate exits and exit widths? \_\_\_\_\_
  - E Location of exits as per CBC? \_\_\_\_\_
  - G If in excess of 1,000 square feet or stage height is 50 feet or greater, a smoke \_\_\_\_\_
  - removal system is in place?
  - H Two or more roof vents are provided near the center of the stage area? \_\_\_\_\_
  - 1. Manual operating system provided. \_\_\_\_\_
  - I Rigging is noted as deferred approval? \_\_\_\_\_
  - J Fire Curtain installed? \_\_\_\_\_
  - K Audience curtain flame retardant? \_\_\_\_\_
  - 1. All Curtains have State Fire Marshal seal sewn into hem of fabric? \_\_\_\_\_
- 4.02 Misc. Requirements:**
- A A proscium wall is provided? \_\_\_\_\_
  - B Gridirons, fly galleries and pinrails are as per code? \_\_\_\_\_
  - C Back drops and curtain materials are flame-retardant with CSFM seal? \_\_\_\_\_
  - 1. Back drops and curtain materials do not obstruct exits. \_\_\_\_\_
  - 2. Back drops and curtain materials do not obstruct fire alarm appliances (visual and/or audible). \_\_\_\_\_
  - D If in excess of 1,000 square feet or stage height is greater than 50 feet, an automatic \_\_\_\_\_
  - sprinkler system is required.
  - E A Class II Standpipe is provided on each side of the stage if audience is + 1,000. \_\_\_\_\_
  - F Portable fire extinguishers are provided on each side of the stage. \_\_\_\_\_
  - G Exiting from stage is adequate? \_\_\_\_\_
  - H If storage space is provided beneath the stage, is it constructed correctly? (Min. 1-hour or AFSS) \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- Part 5 Conversion to make Multi-Purpose Room**
- 5.01 General Construction Requirements:**
- A One-hour Occupancy separation walls provided where required? \_\_\_\_\_
  - 1. Between Cooking Kitchen/Multi-Purpose Room ( \_\_\_\_\_
  - 2. See CBC Table 3-B for other Occupancy Separation requirements. \_\_\_\_\_
  - 3. Warming Kitchens/Multi-Purpose Room 1-hour separation not required \_\_\_\_\_
  - B Rated assemblies provided in openings to occupancy separations? \_\_\_\_\_
  - C Calculated occupant load includes bleacher seating? \_\_\_\_\_
  - D Adequate exits and exiting width? \_\_\_\_\_
  - E Emergency lighting is provided to public way? \_\_\_\_\_
  - F Exit and exit directional signs are provided and have back-up emergency power supply? \_\_\_\_\_
  - G Interior finish is within allowable flame spread? \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- 5.02 Misc. Requirements:**
- A A maximum occupant load sign is provided and in correct location? \_\_\_\_\_
  - 1. Required in every area with an Occupant Load of 50 or more regardless of classification. \_\_\_\_\_
  - B Fire extinguishers are provided in correct rating and locations? \_\_\_\_\_
  - 1. One in each classroom. \_\_\_\_\_
  - 2. One on each side of a stage or platform. \_\_\_\_\_
  - 3. Type 4A;40B:C required for: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

<input type="checkbox"/>	a. Science Laboratories				\$	\$	\$
<input type="checkbox"/>	b. Wood, Metal, Auto Shops or other areas with higher hazards.				\$	\$	\$
<input type="checkbox"/>	4. Type "K" required for Cooking Kitchens				\$	\$	\$
<input type="checkbox"/>					\$	\$	\$
<input type="checkbox"/>					\$	\$	\$
<input type="checkbox"/>					\$	\$	\$
<input type="checkbox"/>					\$	\$	\$

**Part 6 Upgrading Hood to include UL300 Fire Suppression System:**

**6.01 Hood Fire Suppression Systems**

<input type="checkbox"/>	A Verify existing hood system is a Class I system and has a one-hour duct enclosure.				\$	\$	\$
<input type="checkbox"/>	B Verify the vent to the outside is in acceptable location.				\$	\$	\$
<input type="checkbox"/>	C Verify that cleanouts are provided along the length of the duct.				\$	\$	\$
<input type="checkbox"/>	D Convert Dry-Chemical System to Wet-Chemical System.				\$	\$	\$

**6.02 UL 300 Hood Fire Suppression System**

<input type="checkbox"/>	A Verify that the system is a listed UL 300 system.				\$	\$	\$
<input type="checkbox"/>	B Check the drawings and Specs for:				\$	\$	\$
<input type="checkbox"/>	1. Location of piping and discharge nozzles				\$	\$	\$
<input type="checkbox"/>	2. Type and number of nozzles.				\$	\$	\$
<input type="checkbox"/>	3. Mounting height from the hazard.				\$	\$	\$
<input type="checkbox"/>	4. Direction of flow from nozzle.				\$	\$	\$
<input type="checkbox"/>	5. Verify a minim of 6 inches overhang on all sides of the hazards is provided.				\$	\$	\$
<input type="checkbox"/>	6. Verify correct size, & type of all pipe lengths and fittings.				\$	\$	\$
<input type="checkbox"/>	7. Verify adequate propellant is provided.				\$	\$	\$
<input type="checkbox"/>	8. Verify adequate extinguishing agent is provided.				\$	\$	\$
<input type="checkbox"/>	9. Verify flow point numbers do not exceed allowable for pipe size, extinguishment, & equipment.				\$	\$	\$
<input type="checkbox"/>	10. Verify protective caps are provided for the discharge nozzles.				\$	\$	\$
<input type="checkbox"/>	11. Verify that the manual pull alarm is located within 30 feet of cooking equipment and connected to main alarm panel and sound an alarm throughout and to the Central Station if applicable.				\$	\$	\$
<input type="checkbox"/>	C Check floor plan of kitchen:				\$	\$	\$
<input type="checkbox"/>	1. Verify location of manual activation device is in correct location and height in path of egress.				\$	\$	\$
<input type="checkbox"/>	2. Verify gas/electric shut off valve when system is activated.				\$	\$	\$
<input type="checkbox"/>	3. Verify that a Type "K" portable fire extinguisher is provided and located correctly. (Within 30)				\$	\$	\$
<input type="checkbox"/>					\$	\$	\$
<input type="checkbox"/>					\$	\$	\$
<input type="checkbox"/>					\$	\$	\$
<input type="checkbox"/>					\$	\$	\$

**Part 7 Portable Buildings:**

**7.01 Temporary (3 years or less):**

<input type="checkbox"/>	A May be on a temporary or permanent foundation.				\$	\$	\$
<input type="checkbox"/>	B Manual Pull Fire Alarm and two way communication if 20' or more from other buildings or in a cluster.				\$	\$	\$
<input type="checkbox"/>	1. Automatic Detection System may be installed to match existing system.				\$	\$	\$
<input type="checkbox"/>	2. May be a "Stand Alone" (Manual or Fully Automatic Detection) system.				\$	\$	\$
<input type="checkbox"/>	C Need to go to State Allocation Board (SAB) via OPSC after 3 years for an extension of up to an additional three years.				\$	\$	\$
<input type="checkbox"/>	1. If extension is granted, portable building(s) has/have no other requirements until extension expires.				\$	\$	\$
<input type="checkbox"/>	2. If extension is denied or extension expires:				\$	\$	\$
<input type="checkbox"/>	a. Portable Building(s) must be removed from site (moving the portable building to another location on the same site is not allowed)				\$	\$	\$
<input type="checkbox"/>	i. If the Portable Building is moved to a different campus then a new "Temporary" (3 years or less) status is initiated.				\$	\$	\$
<input type="checkbox"/>	b. If on an "Existing" campus Automatic Detection (Heat and Smoke Detection) for Fire Alarm is Required to be installed/retrofitted.				\$	\$	\$
<input type="checkbox"/>	c. If on an "New" campus, Automatic Detection (Heat and Smoke Detection) and an Automatic Fire Sprinkler System is required to be installed/retrofitted.				\$	\$	\$

**7.02 Permanent (3 years or more):**

<input type="checkbox"/>	A If on a "New" campus, Automatic Fire sprinkler system and Automatic Fire Detection Fire Alarm system installation is required.				\$	\$	\$
<input type="checkbox"/>	B If on an "Existing" campus, Automatic Fire Detection system Fire Alarm system installation is required.				\$	\$	\$
<input type="checkbox"/>	1. If more than 25 feet from other buildings, two way communication, permanently mounted, must be provided with the main administration office.				\$	\$	\$
<input type="checkbox"/>	2. If less than 25 feet from other buildings, the system must be incorporated into the existing Fire Alarm System.				\$	\$	\$
<input type="checkbox"/>					\$	\$	\$
<input type="checkbox"/>					\$	\$	\$
<input type="checkbox"/>					\$	\$	\$
<input type="checkbox"/>					\$	\$	\$

I certify as the architect of record for the project or the appropriate design professional, that the information provided on this form represents all the work shown on the architectural plans for fire and life safety and includes the minimum work necessary in order for the project to be approved by the DSA.

Architect of record or Design Professional (print name)	License Number
Signature	Date

To be completed by DSA Only:

Per my review, the following items exceed the minimum amount work necessary for the project to be approved:

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The DSA Fire and Life Safety has reviewed this project and acknowledges that the fire and life safety scope of work as indicated in the list above appears to be contained in the construction documents submitted, and that such scope contains only the minimum work necessary (unless otherwise noted) in order to approve the project by the DSA/Fire and Life Safety.

DSA Reviewer:	Date
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Note: DSA does not verify accuracy of the listed construction costs related to the indicated scope of work.

## Part 4: Access Compliance Inspection Items

**Introduction:** This section of the course is Chapter 4 titled “Access Compliance Inspection Items” of the DSA 152 Inspection Card Manual. This manual provides detailed descriptions of documentation and inspection requirements to properly fill in the DSA 152 Project Inspection Card (IC). Proper inspection of construction work is a crucial component in the Division of the State Architect (DSA) certification process that ensures compliance with the DSA approved construction documents. Project inspectors play a significant role in construction inspection. Duties and responsibilities for inspectors and others involved in the construction process for projects under DSA jurisdiction are outlined in California Code of Regulations, Title 24, Part 1. Procedure PR 13-01 provides specific required duties of the project inspector and others with respect to relevant portions of Title 24, Part 1, and the IC. The DSA has also issued IR A-8, which provides further performance requirements of the project inspector. (Additional information regarding construction phase duties for others involved in the construction process is provided in IR A-24.) For projects in which an assistant inspector is deemed necessary, refer to IR A-7 and IR A-12 for additional information and inspector approval requirements. Construction projects under DSA jurisdiction require constant inspection of construction. To facilitate proper inspection and documentation for DSA construction projects, the DSA requires the use of the IC, similar in nature to many building department building inspection cards. The definitions provided in PR 13-01 apply to this document.

Broadly speaking, building construction inspection entails: 1) building component verification, and 2) building component installation verification, both in accordance with the DSA approved construction documents. Building component verification ensures that the proper specified component is used in construction. Building component installation verification ensures that the specified component is properly installed. These lead to two categorical elements that are required prior to initialing the sections and blocks on the IC for a given building or site:

- I. Receipt of documentation for constructed elements, including:
  - I.A. Material/structural tests
  - I.B. Special inspections or other observations
- II. Inspection of items associated with constructed elements.

This document provides a detailed list of those documentation and inspection items based on the different DSA review disciplines of Structural Safety, Fire/Life Safety, and Accessibility. An additional category, Other Building Systems, is also provided, which captures other necessary inspections to ensure proper building functioning. All of these are broken up further into specific inspection areas frequently associated with construction projects under DSA jurisdiction. Based on the particular applicable elements for a given project, all of the applicable documentation items shall be collected and all applicable inspections listed shall be made by the project inspector.

If construction does not comply with the approved construction documents, DSA may issue a Stop Work Order, or similar type of action, to halt work on the construction (IR A-13). Improper inspection or inspection related documentation can lead to rescinding of a project inspector’s certification (IR A-7).

For the following chapter, **Access Compliance Inspection Items:** Due to the nature of the accessibility inspection items, there are no requirements for receipt of documentation beyond the approved construction documents. Therefore, the items listed below are strictly inspection items that are to be **verified for compliance with the approved construction documents.**



**Figure 4-1: Path Of Travel at Site – Missing Items**

## 4.1 Site

### I. Inspection of the following items:

- I.A. Location
  - I.A.1. An accessible route of travel between all buildings and accessible site facilities, including parking serving (see Figure 4-1):
    - I.A.1.1. Area of new work
    - I.A.1.2. Public right-of-way.
- I.B. Key features of an accessible path of travel (POT):
  - I.B.1. Dimensions
    - I.B.1.1. Slope/cross-slopes
    - I.B.1.2. Level changes leading to additional accessible features (e.g. ramps, stairs, etc.).
    - I.B.1.3. Maintenance of specified clear width and height
      - I.B.1.3.1. Projections into path
        - I.B.1.3.1.1 Overhanging obstructions
    - I.B.1.4. Warning Curbs
  - I.B.2. Surfaces
    - I.B.2.1. Materials on and along POT.
  - I.B.3. Tactile Requirements
    - I.B.3.1. Tactile indicators along POT.
  - I.B.4. Visual Requirements
    - I.B.4.1. Visual indicators along POT.
- I.C. Civil Engineering work related to accessibility.

## 4.1.1 Parking

### I. Inspection of the following items:

- I.A. Location
  - I.A.1. Location and layout of accessible parking on the site
  - I.A.2. Number of accessible spaces per lot for multiple lots.
  - I.A.3. POT connection for:
    - I.A.3.1. Ramps at accessible spaces.
    - I.A.3.2. Passenger or Bus Loading zones.
      - I.A.3.2.1. Verify “drop-off/pick-up” areas do not encroach into fire lane (see 3.1 Site Issues subsection II.A.4.1 on page 179 for additional information).
- I.B. Dimensions
  - I.B.1. Parking Spaces
  - I.B.2. Access Aisles
  - I.B.3. Paint and required markings.
  - I.B.4. Vertical clearance at parking spaces.
  - I.B.5. Parking Structures
    - I.B.5.1. Special dimensions and clearance requirements per approved construction documents.
- I.C. Visual Requirements
  - I.C.1. Paint and required markings.
  - I.C.2. Signage at each type of space.
  - I.C.3. ‘Tow-away’ sign at lot entrances.
- I.D. Special equipment, where occurs per requirements:
  - I.D.1. Parking lot ticket dispensers.
  - I.D.2. Electric vehicle charging station.



**Figure 4-2: Example Parking Signage**

### 4.1.2 Signage

#### I. Inspection of the following items:

##### I.A. Location

- I.A.1. "Tow-away" sign(s) at parking lot entrance(s).
- I.A.2. At accessible parking spaces (see Figure 4-2).
  - I.A.2. 1. Van Signs
  - I.A.2. 2. International symbol of accessibility (ISA) at accessible spaces.

##### I.B. Dimensions

- I.B.1. Sign size
- I.B.2. Height
- I.B.3. Text Dimensions

##### I.C. Visual Requirements

- I.C.1. Text of "Tow-away" sign(s) at parking lot entrance(s).

##### I.D. When specified in approved construction documents, verify directional signs.

### 4.1.3 Walks

#### I. Inspection of the following items:

##### I.A. Location

- I.A.1. See 4.1 Site on page 218 for location information.
- I.A.2. Edge protection if sloping adjacent grade occurs.

##### I.B. Dimensions

- I.B.1. Walk/POT Width
- I.B.2. Distance between landings on sloping walks.
- I.B.3. Passing Spaces
- I.B.4. Slope/cross-slope
  - I.B.4.1. At door and gate landings.
- I.B.5. Warning Curbs

##### I.C. Surfaces

- I.C.1. Texture and slip- resistance, including at level changes.
- I.C.2. Transition of new walk to existing walk.
- I.C.3. Drainage gratings (see Figure 4-3)
  - I.C.3.1. Locations
  - I.C.3.2. Type
  - I.C.3.3. Opening size/orientation.

##### I.D. Tactile Requirements

- I.D.1. Tactile indicators along POT.

##### I.E. Visual Requirements

- I.E.1. Visual indicators along POT.

##### I.F. Civil Engineering work related to accessibility.



**Figure 4-3: Incorrect Grating Type**

### 4.1.4 Curb Ramps

#### I. Inspection of the following items:

##### I.A. Location

- I.A.1. See 4.1 Site on page 218 for location information.
- I.A.2. Crossings at vehicular ways.
- I.A.3. Configuration (see Figure 4-4).

##### I.B. Dimensions

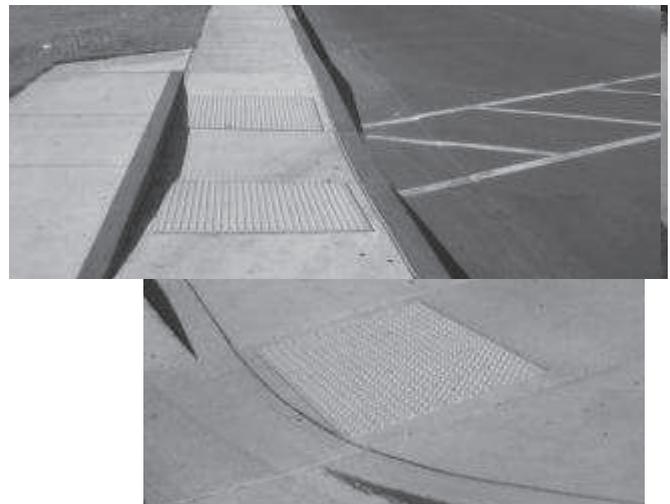
- I.B.1. Landings at top and bottom.
- I.B.2. Slope

##### I.C. Surfaces

- I.C.1. Border Grooves
- I.C.2. Detectable Warnings
- I.C.3. Slip-resistance

##### I.D. Visual Requirements

- I.D.1. Finish/contrast versus adjacent sidewalk.



**Figure 4-4: Curb Ramp Examples**

### 4.1.5 Ramps and Landings

#### I. Inspection of the following items:

##### I.A. Location

I.A.1. New and existing ramps on accessible POT.

##### I.A.2. Landings

I.A.2. 1. Top

I.A.2. 2. Bottom

I.A.2. 3. Intermediate

I.A.2. 3.1. Between level landings.

I.A.2. 3.2. Change of direction

I.A.2. 4. At door or gate.

I.A.3. Guards, if required.

##### I.B. Dimensions

I.B.1. Slope/cross-slope of ramp and landings.

I.B.1.1. Sloped to prevent standing water.

##### I.B.2. Ramp

I.B.2.1. Slope/cross-slope

I.B.2.1.1. Sloped to prevent standing water.

I.B.2.2. Length

I.B.2.3. Width

I.B.3. Landings (top/bottom/intermediate)

I.B.3.1. Slope/cross-slope

I.B.3.1.1. Sloped to prevent standing water.

I.B.3.2. Length

I.B.3.3. Width

I.B.3.4. Distance between level landings.

##### I.B.4. Handrails

I.B.4.1. Handrail Location

I.B.4.2. Handrail Extensions

I.B.5. Guide Curb or Rails

##### I.C. Surfaces

I.C.1. Surfaces behind handrails per requirements.

##### I.B.2. Treads

I.B.2.1. Markings for the visually-impaired.

##### I.B.3. Risers

##### I.B.4. Landings

I.B.4.1. Sloped to prevent standing water.

##### I.B.5. Handrails

I.B.5.1. Handrail Location

I.B.5.2. Handrail Extensions

##### I.C. Surfaces

I.C.1. Slip-resistance

I.C.1.1. Treads

I.C.1.2. Landings

I.C.2. Surfaces behind handrails per requirements.

##### I.D. Visual Requirements

I.D.1. Markings for the visually-impaired.

### 4.1.7 Gates

#### I. Inspection of the following items:

##### I.A. Location

I.A.1. Configuration

##### I.B. Dimensions

I.B.1. Strike-side clearance.

I.B.2. Push-side clearances.

I.B.3. Level landings

I.B.3.1. Width

I.B.3.2. Depth

I.B.4. Hardware (see Figure 4-5).

##### I.C. Gate Construction

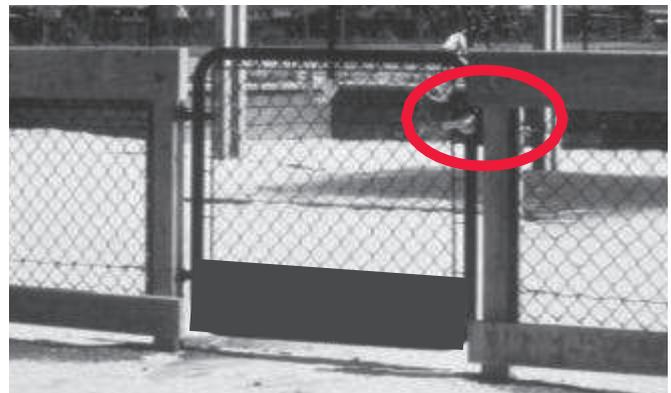


Figure 4-5: Gates

### 4.1.6 Stairs and Landings

#### I. Inspection of the following items:

##### I.A. Location

I.A.1. New stairs/stairways, existing modified stairs/stairways.

##### I.B. Dimensions

I.B.1. Stair/stairway width.

## 4.2 Building

### I. Inspection of the following items:

- I.A. Location on site.
- I.B. Proximity to accessible features.

#### 4.2.1 Signage

### I. Inspection of the following items:

- I.A. Locations
  - I.A.1. ISA
  - I.A.2. Room Identification Signs
  - I.A.3. Tactile Exit Signs
  - I.A.4. Elevator or platform lift identification, way-finding
  - I.A.5. Stairway Signage
    - I.A.5.1. Directional Signage (see Figure 4-6).
  - I.A.6. Area of refuge
  - I.A.7. Building directory
  - I.A.8. Text Telephone (if applicable).
  - I.A.9. Signage at special-use areas
    - I.A.9.1. Assistive Listening Systems
    - I.A.9.2. Restroom Doors (see Figure 4-7).
- I.B. Dimensions
  - I.B.1. Mounting height
    - I.B.1.1. Room Identification Signs
    - I.B.1.2. Tactile Exit Signs
- I.C. Visual Requirements
  - I.C.1. Type/font
    - I.C.1.1. Size
    - I.C.1.2. Style
    - I.C.1.3. Raised Text
    - I.C.1.4. Color contrast
    - I.C.1.5. Texture of sign
- I.D. Tactile Requirements
  - I.D.1. Corresponding braille text for visual signs.



*Figure 4-6: Example of Stair and Directional Signage*



*Figure 4-7: Example of Restroom Signage*

#### 4.2.2 Hallways, Corridors, Vestibules

### I. Inspection of the following items:

- I.A. Location
  - I.A.1. POT to area of new work.
- I.B. Dimensions
  - I.B.1. Widths of:
    - I.B.1.1. Halls
    - I.B.1.2. Corridors
    - I.B.1.3. Exit Balconies
  - I.B.2. Passing spaces (if required) at longhalls/corridors.
  - I.B.3. Maneuvering clearances at

- I.B.3.1. Turns
- I.B.3.2. Switchbacks
- I.B.3.3. Doors
  - I.B.3.3.1. Door swing clearances at vestibules.
- I.B.3.4. Gates
- I.C. Guards at balconies and other required areas.

- I.A.1. New stairs/stairways, existing modified stairs/stairways.

- I.B. Dimensions
  - I.B.1. Stair/stairway width.
  - I.B.2. Treads
    - I.B.2.1. Markings for the visually-impaired.
  - I.B.3. Risers
  - I.B.4. Landings
    - I.B.4.1. Sloped to prevent standing water.
  - I.B.5. Handrails
    - I.B.5.1. Handrail Location
    - I.B.5.2. Handrail Extensions
- I.C. Surfaces
  - I.C.1. Slip-resistance
    - I.C.1.1. Treads
    - I.C.1.2. Landings
  - I.C.2. Surfaces behind handrails per requirements.
- I.D. Visual Requirements
  - I.D.1. Markings for the visually-impaired.

#### **4.2.3 Ramps and Landings**

- I. Inspection of the following items:
  - I.A. Location
    - I.A.1. New and existing ramps on accessible path of travel.
    - I.A.2. Landings
      - I.A.2. 1. Top
      - I.A.2. 2. Bottom
      - I.A.2. 3. Intermediate
        - I.A.2. 3.1. Between level landings.
        - I.A.2. 3.2. Change of direction
      - I.A.2. 4. At door or gate.
    - I.A.3. Guards, if required.
  - I.B. Dimensions
    - I.B.1. Ramp
      - I.B.1.1. Slope/cross-slope
      - I.B.1.2. Length
      - I.B.1.3. Width
    - I.B.2. Landings (top/bottom/intermediate)
      - I.B.2.1. Slope/cross-slope
      - I.B.2.2. Length
      - I.B.2.3. Width
      - I.B.2.4. Distance between level landings.
    - I.B.3. Handrails
      - I.B.3.1. Handrail Location
      - I.B.3.2. Handrail Extensions
    - I.B.4. Guide Curb or Rails
  - I.C. Surfaces
    - I.C.1. Surfaces behind handrails per requirements.

#### **4.2.5 Elevators and Lifts**

- I. Inspection of the following items:
  - I.A. Location:
    - I.A.1. Passenger/Freight Elevators
    - I.A.2. Hall lantern fixtures.
    - I.A.3. Door jamb markings.
  - I.B. Emergency Features
    - I.B.1. Emergency operation
    - I.B.2. Intercom System
    - I.B.3. Signaling Devices
    - I.B.4. Door re-opening sensors.
  - I.C. Dimensions
    - I.C.1. Height of centerline of hall call buttons in elevator lobby or hall.
    - I.C.2. Clear Opening Width
    - I.C.3. Interior Of Cab
      - I.C.3.1. Handrail type and location.
    - I.C.4. In-car controls (see Figure 4-8).
      - I.C.4.1. Configuration
      - I.C.4.2. Identification
  - I.D. Surfaces

#### **4.2.4 Stairs and Landings**

- I. Inspection of the following items:
  - I.A. Location

I.D.1. Surfaces behind handrails per requirements.

I.E. Visual Requirements

I.E.1. In-car controls

I.E.1.1. Button style and dimensions.

I.F. Tactile Requirements

I.F.1. In-car controls

I.F.1.1. Braille text for buttons.



**Figure 4-8: Elevator In-Car Controls**

I.D.1. Operational Effort

I.D.1.1. Maximum effort to operate door(s).

I.D.2. Closer

I.D.3. Kick Plate

I.D.4. Anchorage of doormats, grills, and carpets.

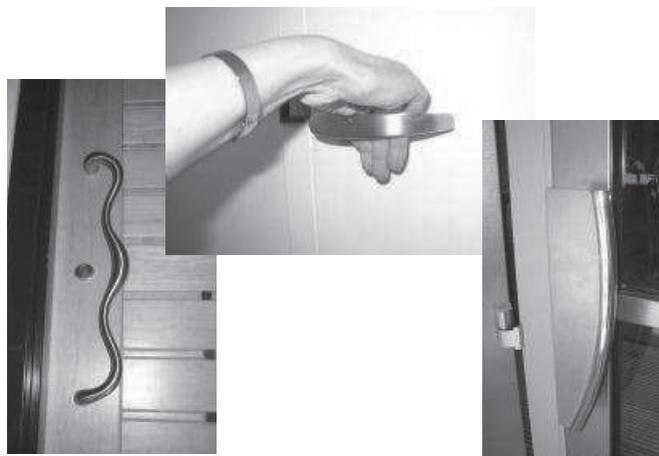
I.D.5. Automatic doors

I.D.5.1. Fire Doors

I.D.6. Locations/types of:

I.D.6.1. Door Stops

I.D.6.2. Hold-Open Devices



**Figure 4-9: Door Handles**

#### 4.2.6 Doors and Hardware

I. Inspection of the following items:

I.A. Location

I.A.1. All Doors

I.A.1.1. Main Entry

I.A.1.2. Passage Doors

I.A.1.3. Single or double leaf.

I.B. Dimensions

I.B.1. Width

I.B.1.1. Clear Opening

I.B.2. Height

I.B.3. Clearances at:

I.B.3.1. Strike-side

I.B.3.2. Push-side

I.B.3.3. Approach

I.B.4. Threshold

I.B.5. Hardware Mounting Height

I.C. Hardware

I.C.1. Hardware Group

I.C.2. Type of hardware (see Figure 4-9).

I.D. Additional door/door related features

#### 4.2.7 Plumbing Fixtures

I. Inspection of the following items:

I.A. Dimensions

I.A.1. Counter height and knee clearance at sink(s)  
(refer to 4.2.8 Cabinets and Counters on page 229 for additional requirements)

I.A.2. Clear floor space for approach and use.

I.B. Operational Effort

I.B.1. Fixture operating force required.

##### 4.2.7.1 Drinking Fountains

I. Inspection of the following items:

I.A. Location

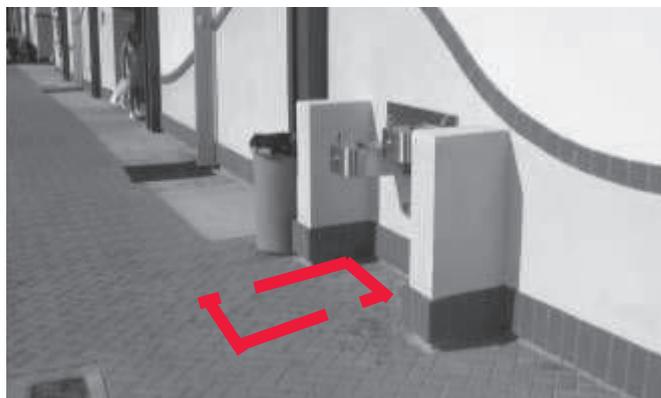
I.A.1. High-Low combination

I.A.2. Number of drinking fountains.

I.B. Dimensions

I.B.1. Approach and clear space for use  
(see Figure 4-11 and Figure 4-10).

- I.B.2. Alcove or space at ‘wing walls’ (see Figure 4-11).
- I.B.2.1. Width
- I.B.2.2. Depth
- I.B.3. Height of bubbler.
- I.B.4. Clear height of:
  - I.B.4.1. Knee space
  - I.B.4.2. Toe space.
- I.B.5. Location of bubbler on unit.
  - I.B.5.1. Water flow height.
- I.B.6. Alternate dimensions for children, if applicable.



**Figure 4-11: Drinking Fountains**



**Figure 4-10: “Convenience” Drinking Fountain Causing Accessibility Violations**

#### 4.2.8 Cabinets and Counters

- I. Inspection of the following items:
  - I.A. Location
    - I.A.1. Clear access at employee work areas and work stations.
    - I.A.2. Accessibility at storage cabinets and built-in

equipment (see Figure 4-12).

#### I.B. Dimensions

##### I.B.1. Countertop (accessible knee space)

###### I.B.1.1. Height

I.B.1.1.1. Maximum height at ‘customer’ side.

###### I.B.1.2. Depth

###### I.B.1.3. Width

I.B.1.3.1. Minimum width of circulation space(s) at casework).

###### I.B.1.4. Minimum counter length.

###### I.B.1.5. Clearance at theft protection barriers.

#### I.C. Visual Requirements

##### I.C.1. ISA at locations, if required.



**Figure 4-12: Example Accessible Lab Equipment**

#### 4.2.9 Alarms and Fire Extinguishers

##### I. Inspection of the following items:

###### I.A. Location

I.A.1. Coordinate with Fire/Life Safety requirements (refer to 3.3.1 Fire/Smoke Alarms on page 185 and 3.3.3 Other Extinguishing Systems on page 194).

###### I.B. Dimensions

I.B.1. Front/parallel approach to alarm initiating device, on accessible route.

###### I.B.2. Height of:

###### I.B.2.1. Mounting of:

I.B.2.1.1. Audible Devices

I.B.2.1.2. Visual Devices  
(see Figure 4-13)

I.B.2.2. Extinguisher Handle

I.B.2.3. Cabinet Handle

I.C. Operational Effort

I.C.1. Force required to initiate alarm device.

I.D. Visual Requirements

I.D.1. Visual Devices



**Figure 4-13: Example of Visual Fire Alarm**

#### 4.2.10 Public Telephones

I. Inspection of the following items:

I.A. Location

I.A.1. Number and location of pay or closed-circuit telephones.

I.A.2. Location of telephone book, if provided.

I.A.3. Location of signage for accessible phones.

I.B. Dimensions

I.B.1. Access path and clear space at accessible telephones.

I.B.2. Knee Clearances

I.B.3. Height of operable parts.

I.B.3.1. Shelf Height

I.B.4. Cord length.

I.C. Visual Requirements

I.C.1. Location of signage for accessible phones.

I.D. Volume control provided or text telephones.

#### 4.2.11 Restrooms

I. Inspection of the following items:

I.A. Location

I.A.1. Clear path of travel to accessible fixtures.

I.B. Dimensions

I.B.1. Clear Entry Width

I.C. Visual Requirements

I.C.1. Room Identification Signage

I.C.2. Door Symbols

##### 4.2.11.1 Water Closet and Water Closet Compartments

I. Inspection of the following items:

I.A. Dimensions

I.A.1. Compartment door required clear space side or end entry.

I.A.2. Clear maneuvering space within compartment (see Figure 4-14).

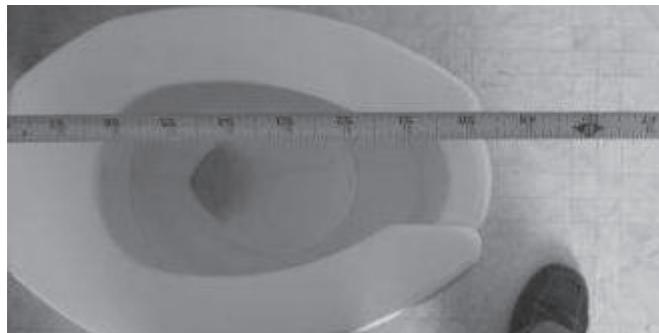
I.A.3. Location of flush valve.

I.A.4. Height of toilet seat.

I.A.5. Dimension to centerline of fixture from adjacent wall (see Figure 4-15).

I.A.6. Ambulatory accessible stall requirements.

I.B. Compartment door hardware.



**Figure 4-14: Example Measurement of Maneuvering Clearances**



**Figure 4-15: Example Measurement of Water Closet Centerline From Adjacent Wall**

#### 4.2.11.2 Grab Bars

##### I. Inspection of the following items:

- I.A. Location within stall relative to toilet.
- I.B. Dimensions
  - I.B.1. Length
  - I.B.2. Diameter
  - I.B.3. Space from wall.
  - I.B.4. Mounting height (by 'user group').
  - I.B.5. Position relative to toilet.

#### 4.2.11.3 Accessories

##### I. Inspection of the following items:

- I.A. Location
  - I.A.1. Location and mounting heights of dispensers/disposal units.
  - I.A.2. Allowable types of dispensers/disposal units.
- I.B. Dimensions
  - I.B.1. Maximum projection of dispensers and equipment.
  - I.B.2. Heights of operable parts of accessories.
  - I.B.3. Mounting heights of mirrors.

#### 4.2.11.4 Lavatories

##### I. Inspection of the following items:

- I.A. Location
  - I.A.1. Total Number
- I.B. Dimensions
  - I.B.1. Height of:
    - I.B.1.1. Mounting
    - I.B.1.2. Rim Height (see Figure 4-16).
  - I.B.2. Centering from wall (see Figure 4-17).
  - I.B.3. Knee Clearances
  - I.B.4. Clear floor space for approach and use.
- I.C. Insulation/protection under lavatories.



*Figure 4-16: Example Measurement of Lavatory*



*Figure 4-17: Example Measurement of Lavatory Centerline From Adjacent Wall*

#### 4.2.11.5 Urinals

##### I. Inspection of the following items:

- I.A. Location
  - I.A.1. Number and location of accessible urinals.
- I.B. Dimensions
  - I.B.1. Clear floor space for approach and use.
  - I.B.2. Height of:
    - I.B.2.1. Mounting
    - I.B.2.2. Rim
    - I.B.2.3. Flush Controls (if applicable).

- I.B.3. Projection from wall.
- I.B.4. Clearance if located in alcove.

#### 4.2.11.6 Showers and Locker Areas

##### I. Inspection of the following items:

###### I.A. Location

- I.A.1. Number and location of accessible showers.
- I.A.2. Bench near accessible locker.

###### I.B. Dimensions

- I.B.1. Based on specific type of shower unit.
- I.B.2. Height of:
  - I.B.2.1. Mounting of controls.
  - I.B.2.2. Hand-held sprayer/hose.
  - I.B.2.3. Grab Bars
  - I.B.2.4. Seat
  - I.B.2.5. Soap Dish
  - I.B.2.6. Threshold, if applicable.
- I.B.3. Maximum Floor Slope
- I.B.4. Accessible mirror
- I.B.5. Bench near accessible locker (see Figure 4-18)
  - I.B.5.1. Locker clear space.

###### I.C. Accessible hardware at locker

###### I.D. Visual Requirements

- I.D.1. Locker with ISA on door.



**Figure 4-18: Various Accessible Locker Types**

## RESOURCES

### State of California

The Division of the State Architect (DSA) provides access compliance services for public schools and state-funded construction; develops and maintains vital reference resources to assist clients in meeting accessibility standards; assists in the administration of Certified Access Specialist program (CASp) and other programs; and develops access-related building code amendments. To view the DSA's California Access Compliance go to: <http://www.dgs.ca.gov/dsa/Programs/progAccess.aspx>

### ADA Information Resource

See the following material for information on the 2010 ADA Standards for Accessible Design: <https://www.ada.gov/regs2010/2010ADAStandards/2010ADAStandards.pdf>

#### *ADA Information Line:*

ADA Specialists are available to provide ADA information and answers to technical questions on Monday, Tuesday, Wednesday, and Friday from 9:30 a.m. until 5:30 p.m. or on Thursday from 12:30 p.m. until 5:30 p.m. (Eastern Time). Calls are confidential.

800-514-0301 (Voice)

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