



ADA UPDATE FOR COMMERCIAL BUILDINGS

Title 24

Title 24 is enforced by California Building officials but not ADA, which still must be complied with. Housing (except single family residences) is under California and Federal "Fair Housing" acts and not Title 24 or ADA.

Application CBC 1134B

A primary entrance to the building or facility and the primary path of travel to the specific area of alteration, structural repair or addition and sanitary facilities, drinking fountains and public telephones serving the area.

Exceptions:

When the total construction cost of the project does not exceed a valuation of \$85,282, and the cost of providing the additional items as listed above exceeds 20% of the cost of the project, an unreasonable hardship exists. Under this condition an additional 20% of the project's base budget must be allocated to these accessibility features. All accessible elements that can be provided without incurring a disproportionate cost shall be provided with priority given to those features that will provide the greatest access in the following order:

- 1.1. An accessible entrance.
- 1.2. An accessible route to the altered area.
- 1.3. Accessible restrooms
- 1.4. Accessible telephones.
- 1.5. Accessible drinking fountains.
- 1.6. When possible, additional accessible elements such as storage and alarm.

The obligation to provide access may not be evaded by performing a series of small alterations to the area served by a single path of travel. All alterations, repairs and additions will be tracked over a three year period and the accumulated costs will be used to determine if a disproportionate cost exist.

If a hardship exists full accessibility must still be provided by at least equivalent facilitation. If equivalent facilitation is utilized, total compliance with new building standards may be required on future projects if the accumulated costs of improvements over a three year period exceeds any disproportionate cost justifications.

ADA/CBC SPECIFICATIONS

WALKS AND SIDEWALKS (CBC 1023)

Width:	Min. 48" (May be reduced to 36" for right-of-way restriction, natural barriers, or other existing conditions)
Slope:	Max. 1:20 (5/8" per foot) or it shall be designed as a ramp
Change in Level:	Max. 1/2", no step allowed
Cross Slope:	Max. 2% (1/4" per foot)

RAMPS (CBC 1007)

Ramp Design:	Any path of travel with slope greater than 5% (5/8" per foot) Ramps shall always start and end with a level landing Slope of ramp in the direction of travel shall not exceed 8.33% (1" per foot) Surface cross slope shall not exceed 2% (1/4" per foot)
Handrails:	Required on both sides, continuous for full length Extension: 12" beyond top and bottom landing with returned ends. Height: 34" - 38" above ramp surface

CORRIDORS AND EXTERIOR EXIT BALCONIES (CBC 1005)

Width:	Min. 36" serving occupant load of less than 10 Min. 44" serving occupant load of 10 or more
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STAIRWAYS (CBC 1006)

Handrails:	On both sides of stairway Height: 34" - 38" above nosing tread. Extension: 12" past top nosing and 12" + tread width beyond bottom nosing The handrail extension shall not project into the public right-of-way
Striping:	Min. 2" color contrasting stripe
Risers:	Open risers not permitted

DOORS AND LANDINGS (CBC 1004)

Min. Width:	32" clear
Lock & Latch:	Must be operable with a single effort (lever type, panic bars, or push-pull bars)
Thresholds:	Maximum height 1/2"
Strike Side Clearance:	Pull Side: Exterior Door—24" and Interior Door—18" Push Side: Exterior Door and Interior Door—12" Door lever hardware shall be located between 30 inches and 44 inches above finished floor

TOILET FACILITIES (CBC 115B & CPC Chapter 15)

General: Sanitary facilities that serve the specific area of alteration, structural repair, or addition, shall comply with these regulations

Exception: In existing buildings or facilities exception may be granted when an unreasonable hardship exists and equivalent facilitation is provided according to the following criteria. All sanitary facilities are not required to comply with these standards when accessible sanitary facilities are within a reasonable distance (less than 200' path of travel)

Grab Bars: Height: 33" above & parallel to floor (may be 36" for tank-type).
Side bar: Min. 42" long with 24" in front of water closet
Back bar: Min. 36" long

Lavatories: Min. 1 required
Clear Space: Min. 30" x 48" for front approach
Wall Hung: Min. 18" from wall to center line
Rim Height: Max 34" above floor
Knee Space: Min. 29" high, 30" wide & 8" deep
Toe Clearance: Min. 9" high, 30" wide & 17" deep
Pipes: Insulated

Water Closets: Faucet Controls: Lever or push type, or electronic controlled
Seat Height: 17" - 19"
Flush Controls: Max. 5lbs. lever or push type, located on clear side
Control Height: Max. 44" above floor

Urinals: Min. 1 required.
Clear Space: Min. 30" x 48" for front approach

MULTIPLE ACCOMMODATION TOILETS (CBC 1115B.71)

Wheelchair Clearance: Dimension: 60" circle or 56" x 63" space.
Height: From floor to 27" above floor
Doors shall not swing into the floor space required for any fixture

Accessible Compartment: Min. One
Where 6 or more stalls are provided, one additional stall shall be 36" wide with an outward swinging self-closing door and parallel grab bars
Aisle to Accessible Compartment:
Min. 44" aisle width
Min. 48" in front of accessible compartment

BATHING FACILITIES (Showers CBC)

Compartment Showers: Dimension: 42" wide by 48" deep with 36" entrance opening
Thresholds: Max. 1/2" in height with 45° bevel

ACCESSIBLE ELEVATORS (CBC CHAPTER 30)

Multistory buildings must provide access by elevator

Exceptions:

1. Floors not customarily occupied such as, elevator pits, piping and equipment catwalks and machinery rooms
2. Multistoried office buildings (other than the professional office of a health care provider) and passenger vehicle service stations less than 3 stories or less than 3000sq. ft. per story.
3. Other building(s) that is not a shopping center, shopping mall, or health provider, and is less than 3 stories or less than 3000sq.ft. per story if a reasonable portion of all facilities, normally used by the public are accessible

CAR DIMENSIONS:

Center Opening Door: Min. 80" x 54"
Side-Slide Opening Door: Min. 68" x 54"
Door Clearance: 36"

GENERAL RULE FOR EXISTING BUILDINGS WITHOUT ELEVATORS

- Elevator is not required if the building is two stories or less and the tenants' use is not open to the public
- Elevator is required if the use is open to public school, medical, church, shopping center, or the building is three stories or more, and greater than 3,000sf per floor (Hardship may be applied for if the elevator cost is greater than 20% of the total construction cost.)

The foregoing information is to be used only as a general reference guide. It is not intended to be a complete listing of all regulations. Please refer to the actual law for completeness and accuracy.