



# TITLE 24 ACCESSIBILITY COMPLIANCE NOTES

THESE PLANS SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE, BASED ON THE 2006 INTERNATIONAL BUILDING CODE, AND WITH ALL APPLICABLE CITY OF SAN DIEGO CODES AND ORDINANCES.

PROJECT  
**PK INDUSTRIES TENANT IMPROVEMENT**  
1527, 1533, 1539 OLIVELLA WAY  
OTAY MESA, CA 92154

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**REVISIONS:**


**SHEET TITLE:**  
**ADA & GENERAL NOTES**

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**SHEET:**  
**A0-2**

## FIRE PROTECTION SYSTEMS

**FIRE ALARM AND DETECTION SYSTEMS**  
Per section 907.3.2, the height of the manual fire alarm boxes shall be a minimum of 42 inches (1067 mm) and a maximum of 48 inches (1219 mm), measured vertically, from the floor level to the [DSA-AC] highest point of the activating handle or lever of the box. [DSA-AC] Manual fire alarm boxes shall also comply with Section 1117B.6 Item 4.  
**Exception:** [DSA-AC] In existing buildings there is no requirement to retroactively relocate existing manual fire alarm boxes to a minimum of 42 inches (1067 mm) and a maximum of 48 inches (1219 mm) from the floor level to the activating handle or lever of the box.

**907.9 Alarm notification appliances:**  
**907.9.1 Visible alarms.** Visible alarm notification appliances shall be provided in accordance with Sections 907.9.1.1 through 907.9.1.5.  
**Exceptions:**  
1. In other than Group I-2 and I-2.1, visible alarm notification appliances are not required in alterations, except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.  
2. Visible alarm notification appliances shall not be required in enclosed exit stairways, exterior exit stairs, and exterior exit ramps.

**907.9.1.1 Public and common use areas.** Visible alarm notification appliances shall be provided in public use areas and common use areas, including but not limited to:  
1. Sanitary facilities including restrooms, bathrooms and shower rooms  
2. Corridors  
3. Music practice rooms  
4. Band rooms  
5. Gymnasiums  
6. Multipurpose rooms  
7. Occupational shops  
8. Occupied rooms where ambient noise impairs hearing of the fire alarm  
9. Lobbies  
10. Meeting rooms  
11. Classrooms

**907.9.1.2 Employee work areas.** Where employee work areas have audible alarm coverage, the notification appliance circuits serving the employee work areas shall be initially designed with a minimum of 20 percent spare capacity to account for the potential of adding visible notification appliances in the future to accommodate hearing impaired employees.  
**907.9.1.3 Groups I-1 and R-1.** Group I-1 and R-1 sleeping units in accordance with Table 907.9.1.3 shall be provided with a visible alarm notification appliance, activated by both the in-room smoke alarm and the building fire alarm system.

TABLE 907.9.1.3 VISIBLE AND AUDIBLE ALARMS	
NUMBER OF SLEEPING UNITS	SLEEPING UNITS WITH VISIBLE AND AUDIBLE ALARMS
6 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1,000	5% of total
1,001 and over	50 plus 3 for each 100 over 1,000

[DSA-AC] Also see Chapter 11B, Section 1111B.4.5, Table 11B-3, and Table 11B-4.

**907.9.1.4 Group R-2.** In Group R-2 occupancies required by Section 907 to have a fire alarm system, all dwelling units and sleeping units shall be provided with the capability to support visible alarm notification appliances in accordance with NFPA 72.

**907.9.1.5 Group I-1, R-3.1 and R-4.** Protective social care facilities which house persons who are hearing impaired, shall be provided with notification appliances for the hearing impaired installed in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarms.

**907.9.2 Audible alarms.** Audible alarm notification appliances shall be provided and shall sound a distinctive sound that is not to be used for any purpose other than that of a fire alarm. The audible alarm notification appliances shall provide a sound pressure level of 15 decibels (dBA) above the average ambient sound level or 5 dBA above the maximum sound level having a duration of at least 60 seconds, whichever is greater. In every occupied space within the building. The minimum sound pressure levels shall be: 75 dBA in occupancies in Groups R and I-1; 90 dBA in mechanical equipment rooms and 60 dBA in other occupancies. The maximum sound pressure level for audible alarm notification appliances shall be 110 dBA at the minimum hearing distance from the audible appliance. Where the average ambient noise is greater than 95 dBA, visible alarm notification appliances shall be provided in accordance with NFPA 72 and audible alarm notification appliances shall not be required.  
In Group I-2 occupancies, audible appliances placed in patient areas shall be only chimes or similar sounding devices for alerting staff.

**Exception:** Visible alarm notification appliances shall be allowed in lieu of audible alarm notification appliances in patient areas of Group I-2 occupancies.

**907.9.2.1 Audible Alarm Signal.** The audible signal shall be the standard fire alarm evacuation signal, ANSI S3.41 Audible Emergency Evacuation Signal, "three pulse temporal pattern", as described in NFPA 72.

**Exception:** The use of the existing evacuation signaling scheme shall be permitted where approved by the enforcing agency.

## GENERAL MEANS OF EGRESS

**1003.1 Applicability.** The general requirements specified in Sections 1003 through 1013 shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in this chapter.  
[DSA-AC] In addition to the requirements of this chapter, means of egress, which provide access to, or egress from, buildings or facilities where accessibility is required for applications listed in Section 1002.2.1 regulated by the Department of Housing and Community Development, or Section 109.1 regulated by the Division of the State Architect-Access Compliance shall also comply with Chapter 11A or Chapter 11B, as applicable.

**1003.3.4 Clear width.** Protruding objects shall not reduce the minimum clear width of accessible routes as required in Chapter 11A or Chapter 11B, Section 1133B.8.6.

**1003.5 Elevation change.** . . .

**Exceptions:**  
1. A single step with a maximum riser height of 7 inches (178 mm) is permitted for buildings with occupancies in Groups F, H, R-2 and R-3, and Groups S and U at exterior doors not required to be accessible by Chapters 11A or 11B.  
2. A stair with a single riser or with two risers and a tread is permitted at locations not required to be accessible by Chapters 11A or 11B, provided that the risers and treads comply with Section 1009.3, the minimum depth of the tread is 13 inches (330 mm) and at least one handrail complying with Section 1012 is provided within 30 inches (762 mm) of the centerline of the normal path of egress travel on the stair.  
3. A step is permitted in aisles serving seating that has a difference in elevation less than 12 inches (305 mm) at locations not required to be accessible by Chapters 11A or 11B, provided that the risers and treads comply with Section 1025.11 and the aisle is provided with a handrail complying with Section 1025.13.  
Any change in elevation in a corridor serving nonambulatory persons in a Group I-2 occupancy shall be by means of a ramp or sloped walkway.

## ACCESSIBLE MEANS OF EGRESS

**1007.1 Accessible means of egress required.** Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by Section 1015.1 or 1019.1 from any accessible space, each accessible portion of the space shall be served by accessible means of egress [DSA-AC] in at least the same number as required by Section 1015.1 or 1019.1. In addition to the requirements of this chapter, means of egress, which provide access to, or egress from, buildings for persons with disabilities, shall also comply with the requirements of Chapters 11A or 11B, as applicable.

**Exceptions:**  
1. Accessible means of egress are not required in alterations to existing buildings.  
2. One accessible means of egress is required from an accessible mezzanine level in accordance with Section 1007.3, 1007.4 or 1007.5 and Chapters 11A or 11B, as applicable.  
3. In assembly spaces with sloped floors, one accessible means of egress is required from a space where the common path of travel of the accessible route for access to the wheelchair spaces meets the requirements in Section 1025.8 and Chapters 11A or 11B, as applicable.

**1007.2 Continuity and components.** Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

1. Accessible routes complying with Chapter 11A, Sections 1110A.1 and 1120A or Chapter 11B, Section 1114B.1.2, as applicable.
2. Stairways within vertical exit enclosures complying with Sections 1007.3, 1020 and Chapter 11A, Section 1123A or Chapter 11B, Section 1133B.4, as applicable.
3. Exterior exit stairways complying with Sections 1007.3, 1023 and Chapter 11A, Section 1115A or Chapter 11B, Section 1133B.4, as applicable.
4. Elevators complying with Section 1007.4 and Chapter 11A, Section 1124A or Chapter 11B, Section 1116B.1, as applicable.
5. Platform lifts complying with Section 1007.5 and Chapter 11A, Section 1124A or Chapter 11B, Section 1116B.2 and 1116B.3, as applicable.
6. Horizontal exits complying with Section 1021.
7. Ramps complying with Section 1010 and Chapter 11A, Sections 1114A and 1122A or Chapter 11B, Section 1133B.5, as applicable.
8. Areas of refuge complying with Section 1007.6.

**Exceptions:**  
1. Where the exit discharge is not accessible, an exterior area for assisted rescue must be provided in accordance with Section 1007.8.  
2. Where the exit stairway is open to the exterior, the accessible means of egress shall include either an area of refuge in accordance with Section 1007.6 or an exterior area for assisted rescue in accordance with Section 1007.8.

**1007.2.1 Elevators required.** In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4.

**Exceptions:**  
1. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a horizontal exit and located at or above the level of exit discharge.  
2. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a ramp conforming to the provisions of Section 1010.

**1007.3 Exit stairways.** In order to be considered part of an accessible means of egress, an exit stairway shall have a clear width of 48 inches (1219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit. [DSA-AC] In addition, exit stairways shall comply with Chapter 11A, Sections 1115A and 1123A or Chapter 11B, Section 1133B.4, as applicable.

**Exceptions:**  
1. Unenclosed exit stairways as permitted by Section 1020.1 are permitted to be considered part of an accessible means of egress.  
2. The area of refuge is not required at unenclosed exit stairways as permitted by Section 1020.1 in buildings or facilities that are equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.  
3. The clear width of 48 inches (1219 mm) between handrails is not required at exit stairways in buildings or facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.  
4. The clear width of 48 inches (1219 mm) between handrails is not required for exit stairways accessed from a horizontal exit.

5. Areas of refuge are not required at exit stairways serving open parking garages.  
**1007.4 Elevators.** In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A17.1. Standby power shall be provided in accordance with Sections 2702 and 3003. The elevator shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit.

**Exception:** Elevators are not required to be accessed from an area of refuge or horizontal exit in open parking garages.

**1007.5 Platform lifts.** Platform (wheelchair) lifts shall not serve as part of an accessible means of egress, except where allowed as part of a required accessible route in Chapter 11A, Section 1121A or Chapter 11B, Sections 1116B.2.1 through 1116B.2.4, as applicable. Standby power shall be provided in accordance with Section 2702.2.6 for platform lifts permitted to serve as part of a means of egress.  
[DSA-AC] See Chapter 11B, Section 1116B.3 for additional accessible means of egress requirements at platform or special access lifts.

**1007.5.1 Openness.** Platform lifts on an accessible means of egress shall not be installed in a fully enclosed or fire rated shaft.

**1007.6 Areas of refuge.** Every required area of refuge shall be accessible from the space it serves by an accessible means of egress. The maximum travel distance from any accessible space to an area of refuge shall not exceed the travel distance permitted for the occupancy in accordance with Section 1016.1. Every required area of refuge shall have direct access to an enclosed stairway complying with Sections 1007.3 and 1020.1 or an elevator complying with Section 1007.4. Where an elevator lobby is used as an area of refuge, the shaft and lobby shall comply with Section 1020.1.7 for smokeproof enclosures except where the elevators are in an area of refuge formed by a horizontal exit or smoke barrier.  
[DSA-AC] Areas of refuge shall comply with the requirements of this code and shall adjoin an accessible route of travel complying with Section 1114B.1.2.

**1007.6.1 Size.** Each area of refuge shall be sized to accommodate two wheelchair spaces that are not less than 30 inches by 48 inches (762 mm by 1219 mm) each. The total number of such 30-inch by 48-inch (762 mm by 1219 mm) spaces per story shall be not less than one for every 200 persons of calculated occupant load served by the area of refuge. Such wheelchair spaces shall not reduce the required means of egress width. Access to any of the required wheelchair spaces in an area of refuge shall not be obstructed by more than one adjoining wheelchair space.

**Exception:** [DSA-AC] The enforcing agency may reduce the size of each required area of refuge to accommodate one wheelchair space that is not less than 30 inches by 48 inches (762 mm by 1219 mm) on floors where the occupant load is less than 200.

**1007.6.2 Separation.** Each area of refuge shall be separated from the remainder of the story by a smoke barrier complying with Section 709 or a horizontal exit complying with Section 1021. Each area of refuge shall be designed to minimize the intrusion of smoke.  
**Exception:** Areas of refuge located within a vertical exit enclosure.

**1007.6.3 Two-way communication.** Areas of refuge shall be provided with a two-way communication system between the area of refuge and a central control point. If the central control point is not constantly attended, the area of refuge shall also have controlled access to a public telephone system. Location of the central control point shall be approved by the fire department. The two-way communication system shall include both audible and visible signals.

**1007.6.3.1 Visible communication method.** [DSA-AC] A button complying with Section 1117B.6 in the area of refuge shall activate both a light in the area of refuge indicating that rescue has been requested and a light at the central control point indicating that the rescue is being requested. A button at the central control point shall activate both a light at the central control point and a light in the area of refuge indicating that the request has been received.

**1007.6.4 Instructions.** In areas of refuge that have a two-way emergency communications system, instructions on the use of the area under emergency conditions shall be posted adjoining the communications system. The instructions shall include all of the following and shall comply with 1117B.5.1 Item 2:

1. Directions to find other means of egress.
2. Persons able to use the exit stairway do so as soon as possible, unless they are assisting others.
3. Information on planned availability of assistance in the use of stairs or supervised operation of elevators and how to summon such assistance.
4. Directions for use of the emergency communications system.

**1007.6.5 Identification.** Each door providing access to an area of refuge from an adjacent floor area shall be identified by a sign complying with Section 1117B.5.1 Item 2, stating: AREA OF REFUGE, and including the International Symbol of Accessibility. Where exit sign illumination is required by Section 1011.2, the area of refuge sign shall be illuminated. Additionally, tactile signage complying with Section 1117B.5.1 Item 1 shall be located at each door to an area of refuge.

**1007.7 Signage.** At exits and elevators serving a required accessible space but not providing an approved accessible means of egress, signage shall be installed indicating the location of accessible means of egress. [DSA-AC] Signs shall comply with Chapter 11A or Chapter 11B, Section 1117B.5.1 Items 2 and 3, as applicable.

**1007.8 Exterior area for assisted rescue.** The exterior area for assisted rescue must be open to the outside air and meet the requirements of Section 1007.6.1. Separation walls shall comply with the requirements of Section 704 for exterior walls. Where walls or openings are between the area for assisted rescue and the interior of the building, the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the floor level of the area for assisted rescue or to the roof line, whichever is lower.

**1007.8.1 Openness.** The exterior area for assisted rescue shall be at least 50 percent open, and the open area above the guards shall be so distributed as to minimize the accumulation of smoke or toxic gases.

**1007.8.2 Exterior exit stairway.** Exterior exit stairways that are part of the means of egress for the exterior area for assisted rescue shall provide a clear width of 48 inches (1219 mm) between handrails.

**1007.8.3 Identification.** Exterior areas for assisted rescue shall have identification as required for area of refuge that complies with Section 1007.6.5.

**1007.9 Alarms/emergency warning systems/accessibility.** [DSA-AC] If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems as part of the fire-alarm system shall be designed and installed in accordance with NFPA 72, as amended in Chapter 35.

## DOORS, GATES & TURNSTILES

Means of egress, which provide access to, or egress from, buildings or facilities where accessibility is required for applications listed in Section 109.1 regulated by the Division of the State Architect-Access Compliance shall also comply with Chapter 11A or Chapter 11B, Section 1133B.2, as applicable.

**Exceptions:**  
1. Other than those required to be accessible by Chapter 11B, door openings to resident sleeping units in Group I-3 occupancies shall have a clear width of not less than 28 inches (711 mm).  
2. In other than Group R-1 occupancies, the minimum widths shall not apply to interior egress doors within a dwelling unit or sleeping unit that is not required to be adaptable or accessible as specified in Chapters 11A or 11B, as applicable.  
3. Door openings required to be accessible within dwelling units shall have a minimum clear width as specified in Chapters 11A or 11B, as applicable.

**1008.1.6 Thresholds.** **Exception:** The threshold height shall be limited to 7.75 inches (197 mm) where the occupancy is Group R-2 or R-3; the door is an exterior door that is not a component of the required means of egress; the door, other than an exterior storm or screen door does not swing over the landing or step; and the doorway is not on an accessible route as required by Chapter 11A or 11B and is not part of an adaptable or accessible dwelling unit.

**1008.1.8.1 Hardware.** Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11A or Chapter 11B shall not require tight grasping, light pinching or twisting of the wrist to operate.

**1008.1.8.6 Delayed egress lock.** Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E and H occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 6 below. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an exit.

1. The doors unlock upon actuation of the automatic sprinkler system or automatic detection system.
2. The doors unlock upon loss of power controlling the lock or lock mechanism.
3. The door locks shall have the capability of being unlocked by a signal from fire command center.
4. The initiation of an irreversible process which will release the latch in not more than 15 seconds when a force of not more than 15 pounds (67 N) is applied for 1 second to the release device. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking shall be by manual means only. For applications listed in Section 109.1 regulated by the Division of the State Architect-Access Compliance, see Chapter 11B, Section 1133B.2.5.

**Exception:** Where approved, a delay of not more than 30 seconds is permitted.  
5. A sign shall be provided on the door located above and within 12 inches (305 mm) of the release device reading: "KEEP PUSHING. THIS DOOR WILL OPEN IN 15 [30] SECONDS. ALARM WILL SOUND". Sign lettering shall be at least 1 inch (25 mm) in height and shall have a stroke of not less than 1/8 inch (3.2 mm).

**5.1 A tactile sign shall also be provided in Braille and raised characters, which complies with Section 1117B.5.1 Item 1.**

## RAMPS

Means of egress, which provide access to, or egress from, buildings or facilities where accessibility is required for applications listed in Section 109.1 regulated by the Division of the State Architect-Access Compliance shall also comply with Chapter 11A or Chapter 11B, Section 1133B.5, as applicable.

**Exceptions:**  
1. Other than ramps that are part of the accessible routes providing access in accordance with Chapter 11A or Chapter 11B, ramped aisles within assembly rooms or spaces shall conform with the provisions in Section 1025.11.  
2. Curb ramps shall comply with Chapter 11A or 11B, Section 1127B.5, as applicable.

**1010.6.5 Doorways.** Where doorways are located adjacent to a ramp landing, maneuvering clearances required for accessibility are permitted to overlap the required landing area as specified in Chapter 11A or Chapter 11B, Section 1133B.5.

**1010.9 Edge protection**  
**Exceptions:**  
1. Edge protection is not required on ramps not required to have handrails, provided they have flared sides that comply with the Chapter 11A or Chapter 11B, Section 1127B.5.

## EXIT SIGNS

**1011.3 Tactile exit signs.** For the purposes of Section 1011.3, the term "tactile exit signs" shall mean those required signs that comply with Section 1117B.5.1 Item 1. Tactile exit signs shall be required at the following locations:

1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, EXIT.
2. Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:  
A. EXIT STAIR DOWN  
B. EXIT RAMP DOWN  
C. EXIT STAIR UP  
D. EXIT RAMP UP
3. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or by means of an exit passageway shall be identified by a tactile exit sign with the words, EXIT ROUTE.
4. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, EXIT ROUTE.
5. Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words, TO EXIT.

## HANDRAILS

Means of egress, which provide access to, or egress from, buildings or facilities where accessibility is required for applications listed in Section 109.1 regulated by the Division of the State Architect-Access Compliance shall also comply with Chapter 11A or Chapter 11B, Section 1133B.4.1, as applicable.

## GUARDS

**1013.1 Where required.** Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with Section 1607.7. Where glass is used to provide a guard or as a portion of the guard system, the guard shall also comply with Section 2407. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in Section 1607.7.

**Exception:** Guards are not required for the following locations:  
1. On the loading side of loading docks or piers.  
2. On the audience side of stages and raised platforms, including steps leading up to the stage and raised platforms.  
3. On raised stage and platform floor areas, such as runways, ramps and side stages used for entertainment or presentations.  
4. At vertical openings in the performance area of stages and platforms.  
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.  
6. Along vehicle service pits not accessible to the public.  
7. In assembly seating where guards in accordance with Section 1025.14 are permitted and provided.

**1013.2 Height.** Guards shall form a protective barrier not less than 42 inches (1067 mm) high, measured vertically above the leading edge of the tread, adjacent walking surface or adjacent seatboard.

**Exceptions:**  
1. For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, guards whose top rail also serves as a handrail shall have a height not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from the leading edge of the stair tread nosing.  
2. The height in assembly seating areas shall be in accordance with Section 1025.14.

**1013.3 Opening limitations.** Open guards shall have balusters or ornamental patterns such that a 4-inch diameter (102 mm) sphere cannot pass through any opening.

**Exceptions:**  
1. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches (152 mm) in diameter cannot pass through the opening.  
2. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall have balusters or be of solid materials such that a sphere with a diameter of 21 inches (533 mm) cannot pass through any opening.  
3. In areas that are not open to the public within occupancies in Group I-3, F, H or S, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a diameter of 21 inches (533 mm) to pass through any opening.  
4. In assembly seating areas, guards at the end of aisles where they terminate at a fascia of boxes, balconies and galleries shall have balusters or ornamental patterns such that a 4-inch-diameter (102 mm) sphere cannot pass through any opening up to a height of 26 inches (660 mm). From a height of 26 inches (660 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 8 inches (203 mm) in

diameter shall not pass.  
5. Within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies, openings for required guards on the sides of stair treads shall not allow a sphere of 4.375 inches (111 mm) to pass through.

## EXIT ACCESS

Means of egress, which provide access to, or egress from, buildings or facilities where accessibility is required for applications listed in Section 109.1 regulated by the Division of the State Architect-Access Compliance shall also comply with Chapter 11A or Chapter 11B, Section 1133B.6, as applicable.

**1014.4.1 Aisles in Groups B and M**  
**Exception:** Nonpublic aisles serving less than 50 people and not required to be accessible by Chapter 11B (see Sections 1103B.1 Exception 2 and 1123B.2 Exception) need not exceed 28 inches (711 mm) in width.

## VERTICAL EXIT ENCLOSURES

**1020.1.6 Stairway floor number signs**  
**1020.1.6.2 Tactile floor designation signs in stairways.** [DSA-AC] When accessibility is required, tactile floor designation signs that comply with 1117B.5.1 Item 1 shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways in buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters.

## BUILDING ACCESSIBILITY

**1103B.1 Scope.** Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified or enhanced by this chapter. Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them. When a building or facility contains more than one use, the occupancy specific accessibility provisions for each portion of the building or facility shall apply. An accessible route of travel complying with Section 1114B.1.2 shall connect all elements and spaces within a building or facility. Multistory buildings and facilities must provide access to each level, including mezzanines, by ramp or passenger elevator complying with Section 1116B. If more than one elevator is provided, each passenger elevator shall comply with Section 1116B.

**Exceptions:**  
1. Floors or portions of floors not customarily occupied,

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2. When the seating capacity exceeds 500, one additional wheelchair seating space shall be provided for each total seating capacity increase of 100.  
3. The ground or floor at spaces shall be level and shall comply with Section 1124B.  
**1104B.3.5 Placement of wheelchair locations.** Wheelchair areas shall be an integral part of any fixed seating plan, and shall be arranged so as to provide persons with disabilities a choice of admission prices and lines of sight comparable to those for members of the general public. Each wheelchair area shall adjoin an accessible route which shall also serve as a means of egress in case of emergency. At least one companion fixed seat shall be provided next to each wheelchair seating area. When the seating capacity exceeds 300, wheelchair spaces shall be provided in more than one location in addition to complying with Section 1104B.3.3.

**Exceptions:**  
1. Accessible viewing positions where seating capacity is less than 300 may be clustered for bleachers, balconies and other areas having sight lines that require slopes of greater than 5 percent. Equivalent accessible viewing positions may be located on levels having accessible egress.  
2. Where it is determined that dispersing accessible seating throughout an existing assembly area would create an unreasonable hardship, accessible seating areas may be clustered. Each accessible seating area shall have provisions for companion seating and shall be located on an accessible route that also serves as a means of emergency egress.

**1104B.3.6 Size of wheelchair location.** Each wheelchair location shall provide minimum clear floor or ground space as shown in Figure 11B-15, and shall adjoin an egress aisle on at least one side.  
**1104B.3.7 Removeable seats.** Readily removeable seats may be installed in these wheelchair spaces when such spaces are not required to accommodate wheelchair users.

**1104B.3.8 Seating for semi-ambulant individuals.** In addition to spaces provided for wheelchair users as noted in Sections 1104B.3.4 through 1104B.3.7 above, there shall be provided seating for semi-ambulant individuals. The number of such seating shall be equal to at least 1 percent of the total seating and shall be no fewer than two. Such seats shall provide at least 24 inches (610 mm) clear leg space between the front of the seat to the nearest obstruction or to the back of the seat immediately in front.

**1104B.3.9 Life safety.** In determining the location of seating for persons with disabilities, life safety shall be considered, and all seating provided must comply with the fire and panic safety requirements of the State Fire Marshal.

**1104B.3.10 Access to performing areas.** An accessible route shall connect wheelchair seating locations with performing areas, including stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers.  
**1104B.3.11 Stages, enclosed and unenclosed platforms, and orchestra pits.** Stages, enclosed and unenclosed platforms and orchestra pits shall be made accessible to persons with disabilities.

**Exceptions:**  
1. When the enforcing agency finds that requiring compliance with this code, for an enclosed or unenclosed platform or depressed area not more than 24 inches (610 mm) above or below an adjacent accessible level, would create an unreasonable hardship, the enclosed and unenclosed platform or depressed area shall be made accessible by a portable ramp with a slope not exceeding 1 unit vertical to 12 units horizontal (8.33% slope).  
2. In existing buildings and facilities, all stages, enclosed or unenclosed platforms, and orchestra pits need not be accessible when the enforcing agency determines that compliance with this code would create an unreasonable hardship.

**1104B.3.12 Ticket booths.** Customer and employee sides of ticket booths and of concession and refreshment sales facilities shall be made accessible to persons with disabilities.

**1104B.3.13 Miscellaneous areas.** Public toilets and other public areas shall be made accessible to persons with disabilities.

**1104B.4 Stadiums, Grandstands, Bleachers, Athletic Pavilions, Gymnasiums and Miscellaneous Sportrelated Facilities.**

**1104B.4.1 Spectator seating.** Spectator seating shall comply with Section 1104B.3.

**1104B.4.2 Ticket booth.** The customer side of a ticket booth shall be, and the employee side may be, accessible.

**1104B.4.3 Participation areas.** Participation areas shall be accessible to persons with disabilities, including the following listed and similar activity areas:

- Tennis, racquetball and handball courts.
- Gymnasium floor areas and general exercise rooms.
- Basketball, volleyball and badminton courts, and bowling lanes.
- Swimming pool deck areas must be accessible, and a mechanism to assist persons with disabilities in gaining entry into the pool and in exiting from the pool shall be provided. Such a mechanism may consist of a swimming pool lift device as long as the device meets all of the following criteria:
  - Have a seat that meets all of the following:
    - The seat must be rigid;
    - The seat must be not less than 17 inches (423 mm) and not more than 19 inches (483 mm), inclusive of any cushioned surface that might be provided, above the pool deck;
    - The seat must have two armrests. The armrest on the side of the seat by which access is gained shall be either removable or fold clear of the seat;
    - The seat must have a back support that is at least 12 inches (305 mm) tall;
    - The seat must have an occupant restraint for use by the occupant of the seat, and the restraint must meet the standards for operable controls in compliance with Section 1117B.6, items 1 through 4;
    - Be capable of unassisted operation from both the deck and water levels.
    - Be stable and not permit unintended movement when a person is getting into or out of the seat.
    - Be designed to have a live-load capacity of not less than 300 pounds.
    - Be positioned so that, if the pool has water of different depths, it will place the operator into water that is at least three feet (914 mm) deep.
    - Lower the operator at least 18 inches (457 mm) below the surface of the water.
- Athletic team rooms and facilities, playing fields and running tracks.

**1104B.4.4 Clubrooms.** Clubrooms shall be made accessible to persons with disabilities.

**1104B.4.5 Sanitary and locker facilities.** Where spectator and/or participant sanitary and/or locker facilities are provided, they shall conform with the requirements in Section 1115B.

**Exceptions:**  
1. Where the enforcing agency determines that compliance with these regulations would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided through the use of other methods or materials.

2. In existing buildings, when the enforcing agency finds that compliance with regulations would create an unreasonable hardship, an exception may be granted when all of the following minimum conditions are met:  
2.1 When the total seating does not exceed 5,000 at least 1 percent of such seating shall be accessible to and usable by persons with disabilities. When the total seating provided exceeds 5,000, one additional seat for each 2,000 seats provided over 5,000 shall be accessible to and usable by persons with disabilities.  
2.2 Sanitary facilities, ticket booths, clubrooms, concessions and refreshment facilities shall be accessible.  
2.3 One of each type of participation area is usable and accessible.

**1104B.5 Dining, Banquet and Bar Facilities.**

**1. General.** Dining, banquet, and bar facilities shall be made accessible to persons with disabilities as provided in this section.

**Exceptions:**  
1. In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.  
2. In existing buildings, these regulations shall not apply when legal or physical constraints would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship. See Section 109.1.5.

2. **Entrance.** Access to these facilities shall be provided at entrances and exits as required by Section 1133B.1.1.  
3. **Functional activity.** All dining areas, including raised or sunken dining areas, loggias, outdoor seating areas, and all areas where each type of functional activity occurs shall be accessible. For existing buildings see Section 1120B-Floors and Levels.

4. **Seating.** Each dining, banquet and bar area shall have one wheelchair seating space for each 20 seats, with at least one minimum wheelchair seating space per functional area. Such seating shall be designed and arranged to permit use by wheelchair occupants, and shall comply with Section 1122B, "Fixed or Built-In Seating, Tables, and Counters." Access to such seating spaces shall be provided with main aisles not less than 36 inches (914 mm) clear width. In establishments where separate areas are designated for smoking and non-smoking patrons, the required number of accessible fixed tables (or counters) shall be proportionally distributed between the smoking and nonsmoking areas. Accessible seating spaces shall be integrated with general seating to allow a reasonable selection of seating area and to avoid having one area specifically highlighted as the area for persons with disabilities. The ratio of accessible seating is based on the total number of seats provided. Where food or drink is served at counters exceeding 34 inches (865 mm) in height for consumption by customers seated or standing at the counter, a portion of the main counter which is 60 inches (1525 mm) in length minimum shall be provided in compliance with Section 1122B.

5. **Food service aisles.** Food service aisles shall be a minimum of 36 inches (914 mm) of clear width with a preferred width of 42 inches (1067 mm) where passage of stopped wheelchairs by pedestrians is desired. Tray slides shall be mounted no higher than 34 inches (864 mm) above the floor as shown in Figure 11B-16. If self-service shelves are provided, at least 50 percent of each type must be within the reach ranges in Sections 1118B.5 and 1118B.6.

6. **Tableware and condiment areas.** Self-service tableware, dishware, condiments, food and beverage display shelves, and dispensing devices shall comply with Sections 1118B and 1122B.4. See Figure 11B-17.

7. **Restrooms.** Restrooms and powder rooms shall conform to requirements in Section 1115B.

8. **Food preparation areas.** Access to food preparation areas shall comply with the provisions for entrance doors and doorways in Section 100B, and aisles in Sections 1014.4 and 1014.4.1.

**1104B.6 Religious Facilities.**  
**1104B.6.1 General.** Religious facilities shall be made accessible to persons with disabilities as provided in this section.

**Exception:** In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.

**1104B.6.2 Sanctuary.** Sanctuary areas shall be made accessible to persons with disabilities.

**1104B.6.2.1 Wheelchair seating spaces in these areas shall conform to the requirements in Section 1104B.3.1.**

**1104B.6.2.2 Wheelchair seating shall be provided to raised platforms, choir rooms, choir lofts, performing areas and other similar areas.**

**Exception:** In existing buildings, these regulations shall not apply to choir lofts when the enforcing agency determines that such compliance would create an unreasonable hardship.

**1104B.6.3 Assembly areas.** Assembly areas shall be made accessible to persons with disabilities. Enclosed and unenclosed platforms and stages in assembly areas shall conform to these requirements.

**1104B.6.4 Classrooms and offices.** Classrooms and offices shall have entry doors that conform to the requirements in Chapter 10.

**1104B.6.5 Sanitary facilities.** Sanitary facilities shall conform to the requirements in Section 1115B.

## ACCESSIBILITY FOR GROUP B OCCUPANCIES

Group B Occupancies shall be accessible as provided in this chapter. See also the general requirements in Section 1114B.1.1.

**Exceptions:**  
1. In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.  
2. In existing buildings, the provisions of this section shall not apply when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 109.1.5.

3. For floors and levels in new and existing buildings, see Section 1120B.

**1105B.1 General.** The provisions of this section apply to the specified types of facilities and identify specific requirements of accessibility and usability which shall be provided for each of the listed occupancy uses.

**1105B.2 Group B Occupancies.** Group B Occupancies used for assembly purposes shall conform to the requirements as specified in Section 1114B.1.1. For floors and levels in dining, banquet and bar facilities, see Section 1120B.

**1105B.3 Office Buildings and Personal and Public Service Facilities.** Office buildings and personal and public service facilities shall conform to the provisions of this section.

**1105B.3.1 Facilities covered.** Facilities covered in this section are those that are used by the public as customers, clients, visitors or which are potentially places of employment and shall include, but not be limited to, the following requirements:

- All types of general and specialized business professional offices, including those related to professional medicine or dentistry, insurance, real estate, attorneys, credit bureaus, consultants, counseling and accounting.
- All types of sales establishments, including outlets for all general and special merchandise and equipment, including personal and household furnishings and supplies, foods, sporting equipment, office supplies, vehicles and related parts and supplies, building materials, and pet shops.
- All personal and public service facilities, including banks, savings and loan companies, credit unions, newspaper and printing establishments, photographic studios, laundry mats, cleaning and laundry outlets, veterinarian clinics and hospitals, automobile rental agencies, travel bureaus, public utility facilities, police stations and detention facilities, courtrooms and fire stations.

4. In addition to the requirements of this section, all areas used for business transactions with the public shall comply with Sections 1110B.1 Sales and 1122B Fixed or Built in Seating, Tables, and Counters.

**1105B.3.2 Business and professional offices.** Areas to be made accessible include the following:

- Client and visitor areas and office areas, together with related toilet rooms.
- Conference rooms, counseling rooms or cubicles and similar areas.
- Employee work areas shall have a minimum of 36 inches (914 mm) clear width access, except as modified in other portions of these regulations. See Sections 1133B.6.1 and 1133B.6.2.
- Professional medical and dental offices shall be made accessible and shall also comply with Section 1109B.

**1105B.3.3 Personal and public service facilities.** Areas to be made accessible include the following:

- Client and visitor areas, office areas, and related toilet rooms shall be made accessible.
- Employee work areas shall have a minimum of 36 inches (914 mm) clear width access, except as modified in other portions of these regulations. See Sections 1133B.6.1 and 1133B.6.2.
- Automated teller machines used by a financial institution and its customers for the primary purpose of executing financial transactions shall be located on an accessible route of travel complying with Section 1114B.1.2 and shall comply with Section 1117B.7.

**1105B.3.4 Public utility facilities.** Areas to be made accessible include the following:

- Office areas, meeting rooms and similar areas together with related toilet rooms shall be made accessible.
- Public tour areas, to the extent that such public tours are conducted through or about a facility, or where the public is permitted to walk in such areas, shall provide accessibility in those portions of the facility and grounds where this occurs.

**Exceptions:**

- Facilities located in operational areas which would not have any reasonable availability to or usage by persons who use wheelchairs for mobility are not subject to the wheelchair accessibility requirements of these regulations.
- When the enforcing agency determines that compliance with this subsection would create an unreasonable hardship, an exception to such provision shall be granted when equivalent facilitation is provided.
- Visitor overlook facilities, orientation areas and similar public-use areas, and any sanitary facilities that serve these facilities shall be made accessible.
- Where public parking is provided, spaces shall be provided for persons with disabilities as specified in Sections 1129B and 1130B.

**1105B.3.5 Police department, law enforcement, fire department facilities and courtrooms.** Areas to be made accessible include the following:

- Office areas, conference rooms, classrooms, dispatch rooms and similar areas, along with related sanitary facilities, shall be made accessible.
- Detention-area visitor room shall be made accessible.
- At least one detention cell facility with supporting sanitary facilities shall be made accessible.
- Courtroom areas, including the judge's chambers and bench, counsel tables, jury box, witness stand and public seating area shall be made accessible.

**1105B.3.6 Miscellaneous general standards.**

- Circulation aisles and pedestrian ways shall be sized according to functional requirements and in no case shall be less than 36 inches (914 mm) in clear width.
- Storage areas. The doorway providing access to all such areas shall not be less than 32 inches (813 mm) in clear width. Storage areas shall be made accessible in the number and dimensions provided in Section 1125B.

## ACCESSIBILITY FOR GROUP E OCCUPANCIES

1106B.1 General. Group E Occupancies shall be accessible as provided in this chapter. See also the general requirements in Section 1114B.1.1.

**Exceptions:**

- In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.
- In existing buildings, where the enforcing agency determines that, because of physical constraints, compliance with these regulations or equivalent facilitation would create an unreasonable hardship, these regulations shall not apply. See Section 109.1.5.

**1106B.2 Laboratory Rooms.** Laboratory rooms shall have at least one workstation and at least 5 percent of all workstations accessible to and usable by persons with disabilities in compliance with Section 1118B, "Space Allowance and Reach Ranges" and Section 1122B, "Fixed or Built-In Seating, Tables, and Counters."

**Exception:** Where the enforcing agency determines that it would create an unreasonable hardship to require compliance with these regulations for special-use rooms such as laboratory preparation rooms, supply rooms, small research laboratories, and areas containing specialized equipment not readily usable by persons with particular disabilities, such facilities need not comply with these regulations, except that a clear width of 32 inches (813 mm) shall be maintained into such rooms.

**1106B.3 Teaching Facility Cubicles, Study Carrels, etc.** Teaching facility cubicles, study carrels, etc., shall have 5 percent, but always at least one cubicle or carrel in each group (language, dental, audiovisual, typing, drafting, darkrooms, etc.) made accessible to and usable by persons with disabilities in compliance with Section 1118B, "Space Allowance and Reach Ranges" and Section 1122B, "Fixed or Built-In Seating, Tables, and Counters."

**1106B.4 Library General Use Areas.**

1. **General.** Library general use areas such as those housing card files, book bins, periodicals, reading and study areas, reference areas, information desks, circulation counters, reserve areas, special facilities or collections, etc., shall be made accessible to persons with disabilities.

2. **Open book stacks.** Open book stacks (those available for customer use) shall be on an accessible route complying with Section 1114B.1.2, may be of normal height, and shall have main aisles no less than 44 inches (1118 mm) in clear width and side, range and end aisles no less than 36 inches (914 mm) in clear width.

In existing buildings, multilevel, closed book stacks (those restricted to employee use) are exempt from these

accessibility standards.  
3. **Height of book shelves.** Unless an attendant is available to assist persons with disabilities, all book shelving shall be located not more than 54 inches (1372 mm) above the floor.  
4. **Card catalogs and magazine displays.** Minimum clear aisle space and maximum reach heights at card catalogs and magazine displays shall comply with Section 1118B, with a height of 48 inches (1219 mm) preferred irrespective of reach allowed.

## FACTORIES AND WAREHOUSES

Factories and warehouses shall conform to the provisions of this section, Section 1103B.1 and Section 1103B.1.

**Exception 2.** For multistory buildings. See also the general requirements in Section 1114B.1.1.

**Exception:** In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.

**1107B.1 Factories.**

- Major or principal floor areas shall be made accessible.
- Office areas shall be made accessible.
- Sanitary facilities serving these areas shall be made accessible.

**1107B.2 Warehouses.**

- Miscellaneous warehousing areas which are located on the floor nearest grade and those areas on other floors that are otherwise provided with access by level entry, ramp or elevator shall be made accessible.
- Office areas shall be made accessible.
- Sanitary facilities serving these areas shall be made accessible.

## ACCESSIBILITY FOR GROUP H OCCUPANCIES

1108B.1 General. Group H Occupancies shall be accessible as provided in this chapter. See also the general requirements in Section 1114B.1.1.

**Exceptions:**

- In existing Group H Occupancies, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation and protection are provided.
- In existing Group H Occupancies, the provisions of this section shall not apply when legal or physical constraints prevent compliance with these building standards or the provisions of equivalent facilitation without creating an unreasonable hardship. See Section 109.1.5.

**1108B.2 Accessible Sanitation Facilities.** Accessible sanitation facilities in all Group H Occupancies shall be provided as specified in this chapter.

**1108B.3 Accessible Routes.** Entrances, stairs, ramps, doors, turnstiles, corridors, walks, sidewalks and hazards shall provide accessibility as specified in Section 1133B.

**1108B.4 Accessible Floors and Levels.** Accessible floors and levels shall comply with the requirements specified in this chapter.

**1108B.5 Employee Work Areas.** Employee work areas shall be accessible by means of a 36 inch-minimum (914 mm) aisle width and a 32 inch-minimum (813 mm) clear opening door width, as specified in Sections 1133B.6.1 and 1133B.6.2.

**1108B.6 Accessible facilities covered in this chapter** are those that are used by the public as customers, clients, visitors or which are potential places of employment.

## ACCESSIBILITY FOR GROUP I OCCUPANCIES

1109B.1 General. All Group I Occupancies shall be accessible as provided in this chapter. See also the general requirements in Section 1114B.1.1.

**Exception:** In existing buildings, when the enforcing agency determines that compliance with any regulation under this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.

**1109B.2 Entrance.** At least one accessible entrance shall be protected from the weather by canopy or roof overhang. Such entrances shall incorporate a passenger loading zone. Passenger loading zones shall provide an access aisle at least 60 inches (1524 mm) wide and 20 feet (6096 mm) long adjacent and parallel to the vehicle pullup space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with Chapter 11B shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1 unit vertical in 50 units horizontal (2% slope) in all directions. Minimum vertical clearance of 114 inches (2896 mm) at accessible passenger loading zones and along vehicle access routes to such areas from site entrances shall be provided.

**Exception:** Clinics and other medical facilities that are not intended for patient stays of 24 hours or more, and that are located above the first story of a building, and that do not have a dedicated entrance from the exterior of the building at the first story.

**1109B.3 Patient Bedrooms and Toilet Rooms.** Patient bedrooms and associated toilet facilities shall be made accessible as follows:

- Long-term-care facilities, including skilled nursing facilities, intermediate care facilities, bed and care, and nursing homes shall have at least 50 percent of patient bedrooms and toilet rooms, and all public-use and common-use areas, accessible.
- General-purpose hospitals, psychiatric facilities, and detoxification facilities shall have at least 10 percent of patient bedrooms and toilets, and all public-use and common-use areas, accessible.
- Hospitals and rehabilitation facilities that specialize in treating conditions that affect mobility, or units within either that specialize in treating conditions that affect mobility, shall have all patient bedrooms and toilets and all public-use and common-use areas accessible.

**1109B.4 Patient Bedroom Areas.** Accessible patient bedrooms shall comply with the following requirements:

- Each bedroom shall have a turning space measuring 60 inches (1524 mm) clear in diameter, or that is a T-shaped space complying with Figure 11B-12. In rooms with two beds, it is preferable that this space be located between beds.
- Each bedroom shall have a minimum clear floor space of 36 inches (914 mm) along each side of the bed, and shall provide an accessible route to each side of the bed.
- Each bedroom shall have an accessible door that complies with Section 1133B.2.

**1109B.5 Patient Toilet Rooms and Bathing Facilities.** Patient toilet rooms and bathing facilities required to be accessible shall comply with Section 1115B.

**1109B.6 Diagnostic and Treatment Areas.** Diagnostic and treatment areas and, where applicable, at least one dressing room, sanitary facility, etc., for each unit or suite, shall be made accessible.

**1109B.7 Waiting Areas, Offices and Sanitary Facilities.** Waiting areas, offices and sanitary facilities serving them shall be made accessible as covered in other portions of these standards.

**1109B.8 Offices and Suites.** In buildings that house offices and suites of physicians, dentists, etc., all such offices or suites shall be made accessible, subject to other provisions of these regulations.

## ACCESSIBILITY FOR GROUP M OCCUPANCIES

1110B.1 Sales.

**1110B.1.1 General Areas.** General sales, display and office areas together with related toilet rooms shall be made accessible. See also the general requirements in Section 1114B.1.1.

**Exceptions:**

- Minor specialized display areas that do not exceed 200 square feet (18.6 m<sup>2</sup>) in floor area and to which the general public is excluded need not be made accessible.
- Offices in sales facilities that do not exceed 5,000 square feet (465 m<sup>2</sup>) in total area, that are located on nonaccessible levels, need not be made accessible.

**1110B.1.2 Work Areas.** Sales employee workstations shall be located on accessible levels, and the customer side of aisles or check-out stations shall be accessible. Employee work areas shall be sized and arranged to provide access to employees in wheelchairs.

**1110B.1.3 Check stands.** In new construction, check stands, including service counters requiring a surface for transactions, shall be made accessible by providing a 36-inch (914 mm) minimum clear aisle width on the customer side of the check stand. Where check stands are provided, the number of check stands that are accessible shall be as shown in Table 11B-2.

TOTAL NUMBER OF CHECKSTANDS OF EACH DESIGN	NUMBER OF CHECKSTANDS OF EACH DESIGN TO BE ACCESSIBLE
1 to 4	1
5 to 9	2
9 to 15	3
over 15	3 plus 20% of additional aisles

In new and existing construction, accessible check stands shall provide a minimum clear checkout aisle width of 36 inches (914 mm) with a maximum adjoining counter height not exceeding 38 inches (965 mm) above the finish floor. The top of the counter lip shall not exceed 40 inches (1016 mm) above the finish floor. Accessible check-stands shall always be open to customers with disabilities and shall be identified by a sign clearly visible to those in wheelchairs. The sign shall display the International Symbol of Accessibility in white on a blue background and shall state "This check stand to be open at all times for customers with disabilities."

In existing buildings, at least one checkout aisle shall be accessible in facilities with less than 5,000 square feet (465 m<sup>2</sup>) of selling space. In facilities of 5,000 square feet (465 m<sup>2</sup>) or more of selling space, at least one of each design of checkout aisle shall be made accessible when altered until the number of accessible checkout aisles of each design equals the number required in new construction.

Examples of checkout aisles of different design include those which are specifically designed to serve different functions. Different design includes, but is not limited to, the following features: length of belt or no belt, or permanent signage designating the aisle as an express lane.

**1110B.1.4 Point-of-sale machines.** All point-of-sale machines used by customers for the primary purpose of executing transactions between the business entity and the customer shall comply with Section 1117B.7.

**1110B.1.5 Turnstiles.** See Section 1133B.2.3.4.

**1110B.1.6 Theft prevention barriers.** Where shopping cart theft prevention barriers are used, they shall conform to the following requirements:

- Each entrance and exit provided for public use shall be accessible to and usable by persons with disabilities.
- Shopping cart barriers located at a public entrance or exit shall be designed to provide a clear, unobstructed opening at least 32 inches (813 mm) in width for ingress and egress of persons with disabilities.

3. Where gates are used, they shall open in the direction of travel, provide a clear unobstructed opening 32 inches (813 mm) in width and be maintained unlocked during business hours. Gates shall not operate a publicly audible alarm system or require more than 5 foot-pounds of force (22.2 N-m).

4. Where a clear unobstructed opening is provided, a level area is required on both sides of the clear opening or gate which extends a minimum of 44 inches (1118 mm) on each side of the opening and is at least 48 inches (1219 mm) in width.

5. Where a gate is used, the level area on both sides of the clear opening or gate shall be a minimum of 60 inches (1524 mm) in width and extend a minimum of 60 inches (1524 mm) (measured from the gate in a closed position) in the direction of the gate swing. The level area opposite the gate swing shall be a minimum of 48 inches (1219 mm) in width and extend a minimum of 42 inches (1067 mm).

6. Where a gate is used, the bottom of the gate shall be within 3 inches (76 mm) of the surface of the path of travel. The surface of the gate on each side shall be smooth to present no hazard to persons with disabilities using the gate and shall be structurally adequate to allow it to be opened with the wheelchair foot pedals.

7. The path of travel to and through the clear opening or gate shall be designed to prevent barriers from obstructing it and shall be continuously maintained unobstructed during business hours. Also, the design shall specifically prevent parked vehicles from obstructing ingress and egress.

8. Interior and exterior pedestrian traffic barriers (posts, rails, turnstiles, etc.) shall allow unobstructed travel for persons with disabilities through a 32-inch (813 mm) clear opening.

**1110B.2 Miscellaneous General Standards.**

**1110B.2.1 Circulation.** Shelves or display units allowing self-service by customers in mercantile occupancies shall be located on an accessible route of travel complying with Section 1114B.1.2. Circulation aisles and pedestrian ways shall be sized according to functional requirements and in no case shall be less than 36 inches (914 mm) in clear width.

**1110B.2.2 Storage areas.** The doorway providing access to all such areas shall not be less than 32 inches (813 mm) in clear width. Storage areas shall be made accessible in the number and dimensions provided in Section

## ACCESSIBILITY FOR GROUP R OCCUPANCIES

1111B.1 General. Group R Occupancies shall be accessible or adaptable as provided in this chapter. Public-use and common-use areas serving adaptable guest and/or dwelling units shall be accessible. See also the general accessibility requirements in Sections 1114B.1.1 and 1115B.

**Exception:** When the enforcing agency determines that compliance with any regulation under this section would create an unreasonable

# TITLE 24 ACCESSIBILITY COMPLIANCE NOTES

THESE PLANS SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE, BASED ON THE 2006 BUILDING CODE, AND WITH ALL APPLICABLE CITY OF SAN DIEGO CODES AND ORDINANCES.

## ACCESSIBILITY FOR GROUP R OCCUPANCIES (CONT.)

- Doors.** Doors to accessible bathrooms shall comply with Section 1133B.2. Doors shall not swing into the floor space required for any fixture.
- Clear floor space.** All fixtures and controls shall be on an accessible route. There must be within the bathroom a clear floor space measuring 30 inches by 60 inches (762 mm by 1524 mm). The clear floor spaces at fixtures and controls, the accessible route, and the turning space may overlap.
- Water closets.** If a toilet compartment is provided, it shall comply with Section 1115B.3.1 or 1115B.3.2; its water closet shall comply with Section 1115B.4.1 of this code.
- Lavatory and mirrors.** If a lavatory and/or mirror is provided, they shall comply with Sections 1115B.4.3 and 1115B.8.1, as applicable.
- Controls and dispensers.** If controls, dispensers, receptacles, or other types of equipment are provided, then at least one of each shall be on an accessible route and shall comply with Section 1117B.6, "Controls and Operating Mechanisms."
- Bathing and shower facilities.** If tubs or showers are provided, then at least one accessible tub that complies with Section 1115B.4.5 or at least one accessible shower that complies with Section 1115B.4.4 of this code shall be provided.
- Toilet facilities.** Toilet facilities shall comply with Section 1111B.4.6, as modified for hotel, motel and dormitory accommodations.

**1111B.4.7 Dormitory rooms.** Dormitory rooms beyond those specified herein shall comply with the adaptability requirements of Section 1111B.5.  
**1111B.5 Buildings and Complexes Containing Publicly Funded Dwelling Units.**  
**1111B.5.1 General.** Buildings and complexes containing publicly funded dwelling units shall be accessible as required by Chapter 11A, Housing Accessibility, except that scoping requirements for covered multifamily dwellings include one or more publicly funded dwelling units, and is required to comply with Division IV - Accessibility for Existing Buildings, beginning with Section 1134B.

TOTAL NUMBER OF ROOMS	FULLY ACCESSIBLE ROOMS	PLUS ADDITIONAL ACCESSIBLE ROOMS WITH ROLL-IN SHOWERS
1 to 25	0	1
26 to 50	1	1
51 to 75	2	1
76 to 100	3	2
101 to 150	5	2
151 to 200	6	2
201 to 300	7	3
301 to 400	8	4
401 to 500	9	4 plus 1 for each additional 100 over 400
501 to 1,000	2% of total	4 plus 1 for each additional 100 over 400
1,001 and over	20 + 1 for each 100 over 1,000	

\*Provisions of this chapter are additional modifications to general requirements listed in Section 1114B.1.1.

TOTAL NUMBER OF ROOMS	NUMBER OF ROOMS EQUIPPED FOR HEARING IMPAIRED
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20 plus 1 for each 100 over 1,000

\*Provisions of this chapter are additional modifications to general requirements listed in Section 1114B.1.1. For Group I-1 and R-1 occupancies, also see Section 907.9.1.3.

## FACILITY ACCESSIBILITY

**1114B.1.2 Accessible route of travel.** When a building, or portion of a building, is required to be accessible or adaptable, an accessible route of travel complying with 1102B, 1114B, 1124B, 1133B.3, 1133B.5, 1133B.7, and 1133B.8.6 shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. Except within an individual dwelling unit, an accessible route of travel shall not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility. An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

Where more than one route of travel is provided, all routes shall be accessible.

**Exception:** Where an elevator is provided for vertical access, only one elevator is required. Where more than one elevator is provided, all elevators shall be accessible.

See Section 1114B.1.1 for a list of code sections applicable to accessible route of travel.

**1114B.1.3 Primary entry access.** All entrances and all exterior ground-level exits shall be accessible in compliance with Section 1133B.1.1.

**1114B.1.4 Signs.** See Section 1117B.5.

**1114B.1.5 Adaptable dwelling units.** See Section 1111B.

**1114B.2 Egress and Areas of Refuge.**

**1114B.2.1 General.** In buildings or facilities or portions of buildings or facilities required to be accessible, accessible means of egress shall be provided as required by Chapter 10, Section 1007.

**1114B.2.2 Alarms/emergency warning systems/accessibility.** If emergency warning systems are provided, they shall include both audible alarms and visual alarms complying with NFPA 72 and Chapter 9, Section 907.9.1 and 907.9.2.

## BATHING AND TOILET FACILITIES (SANITARY FACILITIES)

**1115B.1 General.** Bathing and toilet facilities that serve buildings, facilities or portions of buildings or facilities that are required by these standards to be accessible to persons with disabilities, shall be on an accessible route and shall conform to the following requirements.

The accessible fixtures and controls required in this section shall be on an accessible route. An unobstructed turning space complying with Section 1115B.3.1, Item 1 or 1115B.3.2, Item 1, as applicable, shall be provided within an accessible toilet facility. The clear floor spaces at fixtures and controls, the accessible route, and the turning space may overlap.

See Section 1111B.4.6 and Chapter 11A for bathrooms in residential occupancies.

**Exception:** In existing buildings and facilities, when the enforcing agency determines that compliance with any building standard under this section would create an unreasonable hardship, an exception to such standard may be granted when equivalent facilitation is provided. When equivalent facilitation is used, the following criteria shall apply:

- All sanitary facilities are not required to comply with these building standards when the enforcing agency determines that sanitary facilities are accessible to and usable by persons with disabilities within a reasonable distance of accessible areas.
- When existing sanitary facilities are not being altered to provide accessibility, signage complying with Sections 1117B.5.1, Items 2 and 3, and 1117B.5.8.1 shall be provided at such inaccessible facilities indicating the location of the nearest accessible sanitary facility.

**1115B.1.1 Separate and unisex facilities.** Where separate facilities are provided for persons of each sex, these facilities shall be accessible to persons with disabilities. Where unisex facilities are provided, these facilities shall be accessible to persons with disabilities.

**1115B.1.2 Used by children.** Where facilities are to be used solely by small children, the specific heights and clearances may be adjusted to meet their accessibility needs. See Table 1115B-1 for suggested mounting heights and clearances.

## TABLE 1115B-1 SUGGESTED DIMENSIONS FOR CHILDREN'S USE

The Division of the State Architect - Access Compliance recommends the following dimensions as adequately serving the needs of children in projects under our jurisdiction. These recommendations are based on the federal "Recommendations for Accessibility for Children in Elementary School" and other recognized publications on access for children:

A = Adult Dimensions (age 12 and over)  
 E = Elementary Dimensions  
 K = Kindergarten and Pre-school Dimensions

DIMENSION	SUGGESTED		
	A (Inches)	E (Inches)	K (Inches)
Toilet centering from wall	18	15	12
Toilet seat height/Dimensions to top of seat	17-19	15	10-12
Grab bar height (side)	33	27	20-22
Toilet paper in front of toilet	12 max	6 max	6 max
Napkin disposal in front of toilet	12 max	12 max	N/A
Dispenser or mirror height	40 max	36 max	32 max
Lavatory/sink top height	34 max	29 max	24 max
Lavatory/sink knee clearance	27 min	24 min	19 min
Urinal lip height	17 max	15 max	13 min
Urinal flush handle height	44 max	37 max	32 max
Drinking fountain bubbler height	39 max	32 max	30 max
Drinking fountain knee clearance	27 min	24 min	22 min
Ramp/stair handrail height	34-38	27	22

**1115B.2 Bathing and Shower Facilities.** Where facilities for bathing are provided for the public, clients or employees, including showers or bathtubs, at least one shower or bathtub and support facilities such as lockers, and not less than 1 percent of all facilities, shall be accessible and conform to the following standards:

- Shower areas.** Showers in all occupancies shall be finished as specified in Section 1115B.3.1 Item 6 to a height of not less than 70 inches (1778 mm) above the drain inlet. Materials other than structural elements used in such walls shall be of a type which is not adversely affected by moisture.
- Doors and panels.** Doors and panels of shower and bathtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged shower doors shall open outward.
- Glazing for shower and bathtub enclosures.** Glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch (3.2 mm) when fully tempered, or 1/4 inch (6.4 mm) when laminated, and shall pass the test requirements of Section 2406.
- Plastics.** Plastics used in doors and panels of showers and bathtub enclosures shall be of a shatter-resistant type.

**1115B.3 Toilet Facilities.**

**1115B.3.1 Multiple-accommodation toilet facilities.** Multiple-accommodation toilet facilities shall have the following:

- Wheelchair clearance.** A clear space measured from the floor to a height of 27 inches (686 mm) above the floor, within the sanitary facility room, of sufficient size to inscribe a circle with a diameter not less than 60 inches (1524 mm) in size. Other than the door to the accessible water closet compartment, a door, in any position, may encroach into this space by not more than 12 inches (305 mm).
- Clear floor space at fixtures.** Doors shall not swing into the clear floor space required for any fixture.

**3. Accessible water closet.** Provide a minimum of one accessible water closet in compliance with Section 1115B.4.1.

**4. Accessible water closet compartment.** Accessible water closet compartments shall comply with the following:

- The compartment shall be a minimum of 60 inches (1524 mm) wide.
- If the compartment has a side-opening door, a minimum 60 inches wide (1524 mm) and 60 inches deep (1524 mm) clear floor space shall be provided in front of the water closet.
- If the compartment has an end-opening door (facing the water closet), a minimum 60 inches wide (1524 mm) and 48 inches deep (1219 mm) clear floor space shall be provided in front of the water closet. The door shall be located in front of the clear floor space and diagonal to the water closet, with a maximum swing width of 4 inches (102 mm).
- The water closet compartment shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening width of 32 inches (813 mm) when located at the end and 34 inches (864 mm) when located at the side with the door positioned at an angle of 90 degrees from its closed position.

**4.5.** The inside and outside of the compartment door shall be equipped with a loop or U-shaped handle immediately below the latch. The latch shall be flip-over style, sliding, or other hardware not requiring the user to grasp or twist. Except for door-opening widths and door swings, a clear, unobstructed access of not less than 44 inches (1118 mm) shall be provided to water closet compartments designed for use by persons with disabilities. Maneuvering space at the compartment door shall comply with Sections 1133B.2.4.2 and 1133B.2.4.3 except that the space immediately in front of a water closet compartment shall not be less than 48 inches (1219 mm) as measured at right angles to compartment door in its closed position.

**5. Large toilet rooms.** Where six or more compartments are provided within a multiple-accommodation toilet room, at least one compartment shall comply with Items 3 and 4 above, and at least one additional ambulatory accessible compartment shall be 36 inches (914 mm) wide with an outward swinging self-closing door and parallel grab bars complying with Section 1115B.4.1 Item 3.

**6. Interior surfaces.** In other than dwelling units, toilet room floors shall have a smooth, hard, nonabsorbent surface such as Portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5 inches (127 mm). Walls within water closet compartments and walls within 24 inches (610 mm) of the front and sides of urinals shall be similarly finished to a height of 48 inches (1219 mm) and, except for structural elements, the materials used in such walls shall be a type which is not adversely affected by moisture.

**1115B.3.2 Single-accommodation toilet facilities.** Single-accommodation toilet facilities shall have the following:

- Wheelchair clearance.** There shall be sufficient space in the toilet room for a wheelchair measuring 30 inches (762 mm) wide by 48 inches (1219 mm) long to enter the room and permit the door to close. There shall be in the room a clear floor space of at least 60 inches (1524 mm) in diameter, or a T-shaped space complying with Figure 11B-12 (a) and (b). No door shall encroach into this space for more than 12 inches (305 mm). See Figure 11B-1A.
- Clear floor space at fixtures.** Doors shall not swing into the clear floor space required for any fixture.
- Accessible water closet.** Provide one accessible water closet in compliance with Section 1115B.4.1.
- Accessible Route.** All doors, fixtures and controls shall be on an accessible route. The minimum clear width of an accessible route shall be 36 inches (914 mm) except at doors (see Section 1133B.2). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Figure 11B-5E. See also Figure 11B-1A.

**5. Interior surfaces.** In other than dwelling units, toilet room floors shall have a smooth, hard, nonabsorbent surface such as Portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5 inches (127 mm). Walls within water closet compartments and walls within 24 inches (610 mm) of the front and sides of urinals shall be similarly finished to a height of 48 inches (1219 mm) and, except for structural elements, the materials used in such walls shall be a type which is not adversely affected by moisture.

**6. Accessible lavatory.** Provide one accessible lavatory in compliance with Section 1115B.4.3.

**7. Privacy latch.** The entrance door shall contain a privacy latch which complies with Section 1117B.6 - Controls and Operating Mechanisms.

For bathrooms serving residential occupancies, see Section 1111B.4.6 and Chapter 11A.

**Exception:** In an existing building, a single-accommodation toilet facility may have the water closet fixture located in an area which provides a clear space of not less than 36 inches (914 mm) wide by 48 inches (1219 mm) long in front of the water closet.

**1115B.4 Accessible Fixtures.**

**1115B.4.1 Accessible water closets.** Water closets required to be accessible shall comply with this subsection:

- The centerline of the water closet fixture shall be 18 inches (457 mm) from the side wall or partition. On the other side of the water closet, provide a minimum of 28 inches (711 mm) wide clear floor space if the water closet is adjacent to a fixture or a minimum of 32 inches (813 mm) wide clear floor space if the water closet is adjacent to a wall or partition. This clear floor space shall extend from the rear wall to the front of the water closet.
- A minimum 60 inches (1524 mm) wide and 48 inches (1219 mm) deep clear floor space shall be provided in front of the water closet.
- Grab bars for water closets not located within a compartment shall comply with Section 1115B.7 and shall be provided on the side wall closest to the water closet and on the rear wall. Grab bars for water closets located within a compartment shall comply with Section 1115B.7 and shall be provided on both sides of the compartment.

Grab bars shall not project more than 3 inches (76 mm) into the required clear floor space.

**3.1. Side wall.** The side grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet. The side grab bar shall be securely attached and centered 33 inches (838 mm) above and parallel to the floor.

**3.2. Rear wall.** The rear grab bar shall be 36 inches (914 mm) long minimum and extend from the

centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side. The rear grab bar shall be securely attached and centered 33 inches (838 mm) above and parallel to the floor, except that where a tank-type toilet is used which obstructs placement at 33 inches (838 mm), the grab bar may be as high as 36 inches (914 mm) and the space between the grab bar and the top of the tank shall be 1-1/2 inches (38 mm) minimum.

**4.** The height of accessible water closets shall be a minimum of 17 inches (432 mm) and a maximum of 19 inches (483 mm) measured to the top of a maximum 2-inch (51 mm) high toilet seat.

**Exception:** A 3-inch (76 mm) high seat shall be permitted only in alterations where the existing fixture is less than 15 inches (381 mm) high.

**5.** Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5-pound-force (lb) (22.2 N).

**6.** See the Section 1134A.7 for additional requirements for water closets in publicly funded housing and all nonresidential occupancies.

**7. Automatic "springs to lifted position" seats are not allowed.**

**1115B.4.2 Accessible urinals.** Urinals required to be accessible shall comply with this subsection.

**1.** Urinals shall be floor mounted, stall-type, or wall hung. Where one or more wall hung urinals are provided, at least one with an elongated rim projecting a minimum of 14 inches (356 mm) from the wall and a maximum of 17 inches (432 mm) from the wall and a maximum of 17 inches (432 mm) above the floor shall be provided.

**2.** Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5 lb (22.2 N). Electronic automatic flushing controls are acceptable and preferable.

**3.** Where urinals are provided, at least one shall have a clear floor space 30 inches by 48 inches (762 mm by 1219 mm) in front of the urinal to allow forward approach. This clear space shall comply with Section 1118B.4.

**1115B.4.3 Accessible lavatories.** Lavatories required to be accessible shall comply with this subsection. The requirements of this subsection shall apply to lavatory fixtures, vanities and built-in lavatories.

**1.** Faucet controls and operating mechanisms shall be operable with one hand in accordance with this chapter and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb (22.2 N). Lever-operated, push-type and electronically controlled mechanisms (preferable) are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

**2.** Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18 inches (457 mm) to the centerline of the fixture. All lavatories that are designated to be accessible shall be a minimum 17 inches (432 mm) in horizontal depth and mounted with the rim or counter edge no higher than 34 inches (864 mm) above the finished floor and with vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory of 29 inches (737 mm) reducing to 27 inches (686 mm) at a point located 8 inches (203 mm) back from the front edge. In addition, a minimum 9 inch (230 mm) high toe clearance must be provided extending back toward the wall to a distance no more than 6 inches (152 mm) from the back wall. The toe clearance space must be free of equipment or obstructions.

**3.** A clear floor space 30 inches by 48 inches (762 mm by 1219 mm) complying with Section 1118B.4 shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19 inches (483 mm) into knee and toe space underneath the lavatory. See Figure 11B-1D-Knee Clearance.

**4.** Hot water and drainpipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.

**1115B.4.4 Accessible showers.** Showers required to be accessible shall comply with this subsection:

**1115B.4.4.1 Size and clearances.** Accessible showers shall comply with one of the following:

**1.** Roll-in shower 60 inches (1524 mm) minimum in width between wall surfaces and 30 inches (762 mm) minimum in depth with a full opening width on the long side. Shower compartment size and clear floor space shall comply with Figure 11B-2A.

**2.** Alternate roll-in shower 60 inches (1524 mm) minimum in width between wall surfaces and 36 inches (914 mm) in depth with an entrance opening width of 36 inches (914 mm) minimum. Shower compartment size and clear floor space shall comply with Figure 11B-2B.

**3.** Alternate roll-in shower 60 inches (1524 mm) minimum in width between wall surfaces and 36 inches (914 mm) minimum in depth as long as the entrance opening width is a minimum 36 inches (914 mm). Shower compartment size and clear floor space shall comply with Figure 11B-2C.

**1115B.4.4.2 Thresholds.** Thresholds in roll-in type showers shall be 1/2 inch (12.7 mm) high maximum and shall comply with Section 1124B.2.

**1115B.4.4.3 Orientation.** Where, within the same functional area, two or more accessible showers are provided, there shall be at least one shower constructed opposite hand from the other or others (that is, one lefthand controls versus right-hand controls).

**1115B.4.4.4 Water controls.** Water controls shall be of a single-lever design, operable with one hand, and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb (22.2N). The centerline of the controls shall be located at 40 inches (1016 mm) above the shower floor.

**1.** Controls in a 60 inch (1524 mm) minimum by 30 inch (762 mm) minimum roll-in shower shall be located on the back wall of the compartment adjacent to the seat and the centerline of the controls shall be within a range of no less than 19 inches (457 mm) and no more than 27 inches (610 mm) from the seat wall as shown in Figure 11B-2A.

**2.** Controls in a 60 inch (1524 mm) minimum by 36 inch (914 mm) alternate roll-in shower shall be located on the side wall of the compartment adjacent to the seat and the centerline of the controls shall be within a range of no less than 19 inches (457 mm) and no more than 27 inches (610 mm) from the seat wall as shown in Figure 11B-2B.

**3.** Controls in a 60 inch (1524 mm) minimum by 36 inch (914 mm) minimum alternate roll-in shower with optional enclosure shall be located on the back wall of the compartment adjacent to the seat and the centerline of the controls shall be within a range of no less than 19 inches (457 mm) and no more than 27 inches (610 mm) from the seat wall as shown in Figure 11B-2C.

**1115B.4.4.5 Hand-held sprayer unit.** A flexible hand-held sprayer unit with a hose at least 60 inches (1524 mm) long that can be used both as a fixed shower head and as a hand-held shower shall be provided. This unit shall be mounted such that the top of the mounting bracket is at a maximum height of 48 inches (1219 mm) above the shower floor.

The hand-held sprayer unit in a 60 inch (1524 mm) minimum by 30 inch (762 mm) minimum roll-in shower shall be located on the back wall of the compartment adjacent to the seat and the centerline of the unit shall be no more than 27 inches (610 mm) from the seat wall as shown in Figure 11B-2A.

**2.** The hand-held sprayer unit in a 60 inch (1524 mm) minimum by 36 inch (914 mm) alternate roll-in shower shall be located on the side wall of the compartment adjacent to the seat and the centerline of the unit shall be 18 inches (457 mm) from the seat wall as shown in Figure 11B-2B.

**3.** The hand-held sprayer unit in a 60 inch (1524 mm) minimum by 36 inch (914 mm) minimum alternate roll-in shower with optional enclosure shall be located on the back wall of the compartment adjacent to the seat and the centerline of the unit shall be no more than 27 inches (610 mm) from the seat wall as shown in Figure 11B-2C.

**1115B.4.4.6 Sprayer unit alternative.** Except within guest rooms and suites in hotels, motels and similar transient lodging establishments where accessible shower facilities are provided in areas subject to excessive vandalism, in lieu of providing the fixed flexible hose, two wall mounted shower heads shall be installed. Each shower head shall be installed so that it can be operated independently of the other and shall have swivel angle adjustments, both vertically and horizontally. One shower head shall be located at a height of 48 inches (1219 mm) above the floor.

**1115B.4.4.7 Floor slope.** The maximum slope of the floor shall be 2 percent in any direction. Where drains are provided, grate openings shall be a maximum of 1/4 inch (6.4 mm) and located flush with the floor surface.

**1115B.4.4.8 Shower accessories.** Shower accessories shall include:

**1.** A folding seat mounted 18 inches (457 mm) above the floor, and with a minimum space of 1 inch (25 mm) and maximum space of 1-1/2 inches (38 mm) allowed between the edge of the seat and any wall. When folded, the seat shall not extend more than 6 inches (152 mm) from the mounting wall. The seat dimensions and mounting position shall comply with Figures 11B-2A, 11B-2B, 11B-2C and 11B-2D. The structural strength of seats and their attachments shall comply with 1115B.7.2.

**2.** Grab bars located on walls adjacent to and opposite the seat. Grab bars shall also comply with the diameter, loading and projection requirements of Section 1115B.7. Grab bars shall be mounted between a minimum of 33 inches (838 mm) and a maximum of 36 inches (914 mm) above the shower floor with an L-shaped grab bar mounted on walls opposite and adjacent to the front edge of the seat, but not extended to include that portion of wall over the seat. See Figure 11B-2A or 11B-2B.

**1115B.4.4.9 Soap dish.** When a soap dish is provided, it shall be located on the control wall at a maximum height of 40 inches (1016 mm) above the shower floor, and within reach limits from the seat.

**1115B.4.4.10 Enclosures.** Enclosures, when provided for shower compartments, shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats.

See Figures 11B-2A, 11B-2B, 11B-2C and 11B-2D.

**1115B.4.5 Accessible bathtubs.** Bathtubs required to be accessible shall comply with this subsection.

**1. Floor space.** Clear floor space at bathtubs shall be as shown in Figure 11B-9.

# TITLE 24 ACCESSIBILITY COMPLIANCE NOTES

THESE PLANS SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE, BASED ON THE 2006 INTERNATIONAL BUILDING CODE, AND WITH ALL APPLICABLE CITY OF SAN DIEGO CODES AND ORDINANCES.

## SPACE ALLOWANCE AND REACH RANGES

**1118B.1 Wheelchair Passage Width.** The minimum clear width for single wheelchair passage shall be 32 inches (813 mm) at a point and 36 inches (914 mm) continuously. See Figure 11B-10.

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**1118B.2 Width for Wheelchair Passing.** The minimum width for two wheelchairs to pass is 60 inches (1524 mm). See Figure 11B-11.

**1118B.3 Wheelchair Turning Space.** The space required for a wheelchair to make a 180 degree turn is a clear space of 60 inches (1524 mm) diameter [see Figure 11B-12 (a)] or a T-shaped space. See Figure 11B-12 (b).

**1118B.4 Clear Floor or Ground Space for Wheelchairs.**

**1. Size and approach.** The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by 48 inches (762 mm by 1219 mm). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be part of the knee space required under some objects. See Figure 11B-5A.

**2. Relationship of maneuvering clearances to wheelchair spaces.** One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or a part of three sides, additional maneuvering clearances shall be provided as shown in Figure 11B-5A (b).

**1118B.5 Forward Reach.** If the clear floor space allows only forward approach to an object, the maximum high forward reach allowed shall be 48 inches (1219 mm) [see Figure 11B-5C (a)]. The minimum low forward reach is 15 inches (381 mm). If the high forward reach is over an obstruction, reach and clearances shall be as shown in Figure 11B-5C (b).

**1118B.6 Side Reach.** If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 inches (1372 mm) and the low side reach shall be no less than 9 inches (229 mm) above the floor [see Figure 11B-5D (a) and (b)]. If the side reach is over an obstruction, the reach and clearances shall be as shown in Figure 11B-5D (c).

## GROUND AND FLOOR SURFACES

**1124B.1 General.** Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walks, ramps, stairs and curb ramps, shall be stable, firm, slip resistant, and shall comply with this section.

**1124B.2 Changes in Level.** Changes in level up to 1/4 inch (6.4 mm) may be vertical and without edge treatment [see Figure 11B-5E (c)]. Changes in level between 1/4 inch (6.4 mm) and 1/2 inch (12.7 mm) shall be beveled with a slope no greater than 1:2 [see Figure 11B-5E (d)]. Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a curb ramp, ramp, elevator, or platform lift that complies with Section 1127B.5, 1133B.5, 1116B.1, or 1116B.2, respectively.

**1124B.3 Carpet.** If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level-cut pile, or level-cut/uncut pile texture. The maximum pile height shall be 1/2 inch (12.7 mm). See Figure 11B-7E (b). Exposed edge of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 1124B.7.

**1124B.4 Gratings.** If gratings are located in walking surfaces, then they shall have spaces no greater than 1/2 inch (12.7 mm) wide in one direction [see Figure 11B-7E]. If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel [see Figure 11B-7E].

## EXTERIOR ROUTES OF TRAVEL

**1117B.1 General.** Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits, and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc. Access shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks. When more than one building or facility is located on a site, accessible routes of travel complying with Section 1114B.1.2 shall be provided between buildings and accessible site facilities, accessible elements, and accessible spaces that are on the same site. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities and the accessible entrance to the site. If access is provided for pedestrians from a pedestrian tunnel or elevated walkway, entrances to the building from each tunnel or walkway must be accessible.

**Exceptions:**

1. Where the enforcing agency determines that compliance with these regulations would create an unreasonable hardship because of topography, natural barriers, etc., an exception may be granted when equivalent facilitation is provided through the use of other methods and materials.

2. In existing buildings, this section shall not apply in those conditions where, due to legal or physical constraints, the site of the project would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship. See Section 109.1.5.

**1127B.2 Design and Construction.** When accessibility is required by this section, it shall be designed and constructed in accordance with this Building Code. See Section 1114B.1 for a list of applicable sections.

**1127B.3 Signs.** At every primary public entrance and at every major junction where the accessible route of travel diverges from the regular circulation path along or leading to an accessible route of travel, entrance, or facility, there shall be a sign displaying the International Symbol of Accessibility. Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements found in Sections 1117B.5.1 Item 2 and 1117B.5.8.1.

**1127B.4 Outside Stairways.** See Section 1133B.4.

**1127B.5 Curb Ramps.**

1. **General.** Curb ramps shall be constructed at each corner of street intersections and where a pedestrian way crosses a curb. Built-up curb ramps shall be located so that they do not project into vehicular traffic lanes. The preferred and recommended location for curb ramps is in the center of the crosswalk of each street corner. Where it is necessary to locate a curb ramp in the center of the curb return and the street surfaces are marked to identify pedestrian crosswalks, the lower end of the curb ramp shall terminate within such crosswalk areas. See Figure 11B-20C, Case E and Figure 11B-22.

2. **Width of curb ramps.** Curb ramps shall be a minimum of 4 feet (1219 mm) in width and shall lie, generally, in a single sloped plane, with a minimum of surface warping and cross slope.

3. **Slope of curb ramps.** The slope of curb ramps shall not exceed 1 unit vertical to 12 units horizontal (8.33% slope). The slope shall be measured as shown in Figure 11B-20E. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt change. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1 unit vertical to 20 units horizontal (5% slope) within 4 feet (1219 mm) of the top and bottom of the curb ramp. The slope of the fanned or flared sides of curb ramps shall not exceed 1 unit vertical to 10 units horizontal (10% slope).

4. **Level landing.** A level landing 4 feet (1219 mm) deep shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface, or the slope of the fanned or flared sides of the curb ramp shall not exceed 1 unit vertical to 12 units horizontal (8.33% slope).

5. **Finish.** The surface of each curb ramp and its flared sides shall comply with Section 1124B Ground and Floor Surfaces, and shall be of contrasting finish from that of the adjacent sidewalk.

6. **Border.** All curb ramps shall have a grooved border 12 inches (305 mm) wide at the level surface of the sidewalk along the top and each side approximately 3/4 inch (19 mm) on center. All curb ramps constructed between the face of the curb and the street shall have a grooved border at the level surface of the sidewalk. See Figures 11B-19A and 11B-19B.

7. **Detectable warnings.** Curb ramps shall have a detectable warning that extends the full width and depth of the curb ramp, excluding the flared sides, inside the grooved border. Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 inch (22.9 mm) at the base tapering to 0.45 inch (11.4 mm) at the top, a height of nominal 0.2 inch (5.08 mm) and a center-to-center spacing of nominal 2.35 inches (59.7 mm) in compliance with Figure 11B-23A. "Nominal" here shall be in accordance with Section 12-11A and B-102, State Referenced Standards Code. The detectable warning shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. The domes may be constructed in a variety of methods, including cast in place or stamped, or may be part of a prefabricated surface treatment.

Only approved DSA-AC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part 1, Articles 2, 3 and 4. Refer to CCR Title 24, Part 12, Chapter 12-11A and B, for building and facility access specifications for product approval for detectable warning products and directional surfaces.

Detectable warning products and directional surfaces installed after January 1, 2001, shall be evaluated by an independent entity, selected by the Department of General Services, Division of the State Architect-Access Compliance for all occupancies, including transportation and other outdoor environments, except that when products and surfaces are for use in residential housing evaluation shall be in consultation with the Department of Housing and Community Development. See Government Code Section 4460.

8. **Obstructions.** Curb ramps shall be located or protected to prevent their obstruction by parked vehicles.

9. **Diagonal curb ramps.** If diagonal (or corner-type) curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48 inches (1219 mm) minimum clear space as shown in Figure 11B-22 (c) and (d). If diagonal curb ramps are provided at marked crossings, the 48-inch (1219 mm) clear space shall be within the markings [see Figure 11B-22 (c) and (d)]. If diagonal curb ramps have flared sides, they shall also have at least a 24 inch long (610 mm) segment of straight curb located on each side of the curb ramp and within the marked crossing

## ACCESSIBLE PARKING REQUIRED

**1129B.1 General.** Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by this section. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel (complying with Section 1114B.1.2) from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. Table 11B-6 establishes the number of accessible parking spaces required.

**1129B.2 Medical Care Outpatient Facilities.** At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with this section shall be provided in accordance with Table 11B-6 except as follows:

1. **Outpatient units and facilities.** Ten percent of the total number of parking spaces provided serve each such outpatient unit or facility.

2. **Units and facilities that specialize in treatment or services for persons with mobility impairments.** Twenty percent of the total number of parking spaces provided serve each such unit or facility.

TABLE 11B-6. SPACES REQUIRED

Establishes the number of accessible parking spaces required.

TOTAL NUMBER OF PARKING SPACES IN LOT OR GARAGE	MINIMUM REQUIRED NUMBER OF SPACES
1-25	2
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	*
1,001 and over	**

\*Two percent of total.

\*\*Twenty plus one for each 100, or fraction over 1,001.

**1129B.3 Parking Space Size.** Accessible parking spaces shall be located as near as practical to a primary entrance and shall be sized as follows:

1. **Dimensions.** Where single spaces are provided, they shall be 14 feet (4267 mm) wide and lined to provide a 9-foot (2743 mm) parking area and a 5-foot (1524 mm) loading and unloading access aisle on the passenger side of the vehicle. When more than one space is provided in lieu of providing a 14-foot-wide (4267 mm) space for each parking space, two spaces can be provided within a 23-foot-wide (7010 mm) area lined to provide a 9-foot (2743 mm) parking area on each side of a 5-foot (1524 mm) loading and unloading access aisle in the center. See Figure 11B-18A. Parking access aisles shall be part of an accessible route of travel (complying with Section 1114B.1.2) to the building or facility entrance. Parked vehicle overhangs shall not reduce the clear width of an accessible route. The minimum length of each parking space shall be 18 feet (5486 mm). The words NO PARKING shall be painted on the ground within each five-foot (1524 mm) loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches (305 mm) high and located so that it is visible to traffic enforcement officials. See Figures 11B-18A, 11B-18B and 11B-18C.

2. **Van space(s).** One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches (2438 mm) wide minimum placed on the side opposite the driver's side when the vehicle is going forward into the parking space and shall be designated van accessible as required by Section 1129B.4. All such spaces may be grouped on one level of a parking structure. The words NO PARKING shall be painted on the ground within each eight-foot (2438 mm) loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches (305 mm) high and located so that it is visible to traffic enforcement officials. See Figures 11B-18A, 11B-18B and 11B-18C.

3. **Arrangement of parking space.** In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways which are accessible to persons with disabilities shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any accessible parking space or the adjacent access aisle. The maximum cross slope in any direction of an accessible parking space and adjacent access aisle shall not exceed 2%.

**Exceptions:** See Figures 11B-18A through 11B-18C.

1. Where the enforcing agency determines that compliance with any regulation of this section would create an unreasonable hardship, a variance or waiver may be granted when equivalent facilitation is provided.

2. Parking spaces may be provided which would require a person with a disability to wheel or walk behind other than accessible parking spaces when the enforcing agency determines that compliance with these regulations or providing equivalent facilitation would create an unreasonable hardship.

See Section 109.1.5.

4. **Slope of parking space.** Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed 1 unit vertical to 50 units horizontal (2% slope) in any direction.

**1129B.4 Identification of Parking Spaces for Off-Street Parking Facilities.** Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of the International Symbol of Accessibility in white on dark blue background. The sign shall not be smaller than 70 square inches (4516 mm<sup>2</sup>) in area and, when in a path of travel, shall be posted at a minimum height of 80 inches (2032 mm) from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space. Spaces complying with Section 1129B.3, Item 2 shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility. Signs identifying accessible parking spaces shall be located so they cannot be obscured by a vehicle parked in the space.

An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17 inches by 22 inches (432 mm by 559 mm) in size with lettering not less than 1 inch (25 mm) in height, which clearly and conspicuously states the following:  
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_."  
Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

In addition to the above requirements, the surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes:

1. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant; or

2. By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide (914 mm by 914 mm). See Figures 11B-18A through 11B-18C.

## GENERAL ACCESSIBILITY FOR ENTRANCES, EXITS AND PATHS OF TRAVEL

**1133B.1.1.1.1** All entrances and exterior ground-floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. Such entrances shall be connected by an accessible route (complying with Section 1114B.1.2) to public transportation stops, to accessible parking and passenger loading zones, and to public streets or sidewalks if available. Entrances shall be connected by an accessible route to all accessible spaces or elements within the building or facility. Doorways shall have a minimum clear opening of 32 inches (813 mm) with the door open 90 degrees, measured between the face of the door and the opposite stop [see Figure 11B-5B]. Openings more than 24 inches (610 mm) in depth shall comply with Section 1118B.

**Exceptions:**

1. Exterior ground-floor exits serving smoke-proof enclosures, stairwells and exit doors servicing stairs only need not be made accessible.

2. Exits in excess of those required by Chapter 10, and which are more than 24 inches (610 mm) above grade are not required to be accessible. Such doors shall have signs warning that they are not accessible. Warning signs shall comply with Section 1117B.5.1 Item 2.

3. In existing buildings where the enforcing agency determines that compliance with the building standards of this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided. Equivalent facilitation would require at least one entrance to be accessible to and usable by persons with disabilities.

4. These building standards shall not apply to existing buildings when legal or physical constraints will not allow compliance with the building standards or equivalent facilitation without creating an unreasonable hardship. See Section 109.1.5, Special Conditions for Persons with Disabilities Requiring Appeals Action Rationification.

**1133B.1.1.1.2 Temporary restrictions.** During periods of partial or restricted use of a building or facility, the entrances used for primary access shall be accessible to and usable by persons with disabilities.

**1133B.1.1.1.3 Recessed doorframes.** Recessed doorframes shall be adequately anchored to prevent interference with wheelchair traffic.

**1133B.1.1.1.4 Gates.** All gates, including ticket gates, shall meet all applicable specifications for doors.

**1133B.2 Doors.**

**1133B.2.1 Type of lock or latch.** See Chapter 10, Section 1008.1.8.

**1133B.2.2 Width and height.** Every required exit doorway shall be of a size as to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height.

When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exitway is not less than 32 inches (813 mm) measured between the face of the door and the opposite stop [see Figure 11B-5B]. In computing the exit width the net dimension of the exitway shall be used.

**Exception:** Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20 inches (510 mm) minimum.

**1133B.2.3 Hinged doors.** For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position.

**1133B.2.3.1 Pairs of doors.** Where a pair of doors is utilized, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches (813 mm) with the leaf positioned at an angle of 90 degrees from its closed position.

**1133B.2.3.2 Automatic and power-assisted doors.** If an automatic door is used, then it shall comply with BHMA A156.10. Slowly opening, low-powered, automatic doors shall comply with BHMA A156.19. Such doors shall not open to back check faster than 3 seconds and shall require no more than 15 lbf (66.72 N) to stop door movement. If a power-assisted door is used, its door-opening force shall comply with 1133B.2.5 and its closing shall conform to the requirements in BHMA A156.19. When an automatic door operator is utilized to operate a pair of doors, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches (813 mm) with the door positioned at an angle of 90 degrees from its closed position.

**Exceptions:**

1. The provisions of Section 1133B.2.3 shall not apply to existing buildings, except when otherwise required under conditions applicable to access for persons with disabilities. In existing buildings, the following shall apply:

Where the occupant load is less than 10, except Group I, Division 1 Occupancies, or where the occupant load is greater than 10 and it is determined that compliance with Section 1133B.2.3 would create an unreasonable hardship, a projection of 5/8 inch (16 mm) maximum will be permitted for the latch side stop.

2. In existing buildings, the provisions of this section shall not apply when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 109.1.5.

**1133B.2.3.3 Revolving doors.** Revolving doors shall not be used as a required entrance for persons with disabilities.

**1133B.2.3.4 Turnstiles, rails and pedestrian controls.** Where turnstiles and crowd control barriers are utilized in a facility for the purpose of providing fully controlled access, such as where an admission price is charged, a door or gate that is accessible to persons with disabilities shall be provided adjacent to each turnstile exit or entrance. This alternate passageway shall be maintained in an unlocked condition during business hours and the door or gate shall not activate a publicly audible alarm system. The door or gate may be latched where all gates are restricted and controlled by an attendant and a sign is posted stating, "All gates are restricted and controlled by an attendant". The accessible door or gate shall provide the same use pattern. Where posts, rails or other pedestrian controls are utilized to create crowd control aisles or lanes, a minimum of one lane shall be accessible and shall provide a minimum aisle width no less than indicated in Figure 11B-5E (a) and (b) with 32 inches (813 mm) of clear opening.

**Exception:** In existing buildings, Section 1133B.2.3 shall not apply when physical constraints or equivalent facilitation will not allow compliance with these building standards without creating an unreasonable hardship. See Section 109.1.5.

**1133B.2.4 Floor level at doors.** Regardless of the occupant load, there shall be a floor or landing on each side of a door.

**1133B.2.4.1 Thresholds.** The floor or landing shall not be more than 1/2 inch (12.7 mm) lower than the threshold of the doorway. Change in level between 1/4 inch (6 mm) and 1/2 inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal (50% slope). Change in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp. See Section 1133B.5.1.

**1133B.2.4.2 Maneuvering clearances at doors.** Minimum maneuvering clearances at doors shall be as shown in Figure 11B-26A and 11B-26B. The floor or ground area within the required clearances shall be level and clear. The level area shall have a length in the direction of door swing of at least 60 inches (1524 mm) and the length opposite the direction of door swing of 48 inches (1219 mm) as measured at right angles to the plane of the door in its closed position.

**Exception:** The length opposite the direction of door swing shall be a minimum of 44 inches (1118 mm) where the door has no closer approach to the door by a person in a wheelchair can be made from the latch side, or if the door has neither latch nor closer and approach can be made from the hinge side. See Figure 11B-26A and 11B-26B.

**1133B.3 Corridors, Hallways and Exterior Exit Balconies.**

**1133B.3.1 Corridor and hallway widths.** Every corridor and hallway serving an occupant load of 10 or more shall not be less than 44 inches (1118 mm) in width. Corridors and hallways serving an occupant load of less than 10 shall not be less than 36 inches (914 mm) in width.

**1133B.3.2 Corridors and hallways over 200 feet (60 960 mm).** Corridors and hallways that are located on an accessible route and exceed 200 feet (60 960 mm) in length shall have a minimum clear width of 60 inches (1524 mm), then passing spaces at least 60 inches by 60 inches (1524mm by 1524 mm) shall be located at reasonable intervals not to exceed 200 feet (60 960 mm). A "T" intersection of two corridors or walks is an acceptable passing place.

**Exceptions:**

1. In existing buildings, when the enforcing agency determines that compliance with any building standard under this section would create an unreasonable hardship, an exception to such building standard shall be granted when equivalent facilitation is provided.

2. In existing buildings, the provisions of this section shall not apply when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 109.1.5.

**1133B.4 Stairways.**

**1133B.4.1 Handrails.**

**1133B.4.1.1 Required handrails.** Stairways shall have handrails on each side, and every stairway required to be more than 88 inches (2235 mm) in width shall be provided with not less than one intermediate handrail for each 88 inches (2235 mm) of required width. Intermediate handrails shall be spaced approximately equally across the entire width of the stairway. Handrails shall be continuous along both sides of a stairway.

**1133B.4.2 Handrail configuration.**

**1133B.4.2.1** The top of handrail gripping surface shall be mounted between 34 to 38 inches (864 to 965 mm) above the nosing of the treads.

**1133B.4.2.2** Handrails shall extend a minimum of 12 inches (305 mm) beyond the top nosing and 12 inches (305 mm), plus the tread width, beyond the bottom nosing. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal. See Figures 11B-35 and 11B-37.

**Exceptions:**

1. In new construction, the inside handrail on switchback or dogleg stairs shall always be continuous.

2. In existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.

**1133B.4.2.3** Ends shall be returned smoothly to floor, wall or post.

**1133B.4.2.4** The orientation of at least one handrail shall be in the direction of the run of the stair and perpendicular to the direction of the stair nosing, and shall not reduce the minimum required width of the stairs.

**1133B.4.2.5** Handrails projecting from a wall shall have a space of 1-1/2 inches (38 mm) between the wall and the handrail.

Handrails may be located in a recess if the recess is a maximum of 3 inches (76 mm) deep and extends at least 18 inches (457 mm) above the top of the rail. Handrails shall not rotate in their fittings.

**1133B.4.2.6 Handgrips.** The handgrip portion of handrails shall be not less than 1-1/2 inches (32 mm) nor more than 1-1/2 inches (38 mm) in cross-sectional nominal dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top or sides) shall be uninterrupted by newel posts, other construction elements or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch (3.2 mm).

**Exceptions:**

1. In existing buildings when the enforcing agency determines that compliance with any requirement under Section 1133B.4.2 would create an unreasonable hardship, an exception to the requirement for persons with disabilities may be granted when equivalent facilitation is provided.

2. These regulations shall not apply in existing buildings where legal or physical constraints will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship. See Section 109.1.5.

**1133B.4.3 Tactile floor designation signs in stairways.** Tactile floor designation signs that comply with Section 1117B.5 Item 1 shall be located at each floor level landing in all enclosed stairways in buildings two or more stories

# TITLE 24 ACCESSIBILITY COMPLIANCE NOTES

THESE PLANS SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE, BASED ON THE 2006 INTERNATIONAL BUILDING CODE, AND WITH ALL APPLICABLE CITY OF SAN DIEGO CODES AND ORDINANCES.

## GENERAL ACCESSIBILITY FOR ENTRANCES, EXITS AND PATHS OF TRAVEL

**1133B.7.4 Changes in level.** Abrupt changes in level along any accessible route shall not exceed 1/2 inch (12.7 mm). When changes in level do occur, they shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal (50%), except that level changes not exceeding 1/4 inch (6 mm) may be vertical. When changes in levels greater than 1/2 inch (12.7 mm) are necessary, they shall comply with the requirements for curb ramps. See Section 1127B.5.

**1133B.7.5 Level areas.** Walks shall be provided with a level area not less than 60 inches by 60 inches (1524 mm by 1524 mm) at a door or gate that swings toward the walk, and not less than 48 inches wide by 44 inches (1219 mm by 1118 mm) deep at a door or gate that swings away from the walk. Such walks shall extend 24 inches (610 mm) to the side of the strike edge of a door or gate that swings toward the walk. (For example, see Figure 11B-26B.)

**1133B.7.6 Walks with continuous gradients.** All walks with continuous gradients shall have level areas at least 5 feet (1524 mm) in length at intervals of at least every 400 feet (121 920 mm).

**1133B.8 Hazards.**

**1133B.8.1 Warning curbs.** Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4 inches (102 mm) in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks or other pedestrian ways, shall be identified by curbs projecting at least 6 inches (152 mm) in height above the walk or sidewalk surface to warn the blind of a potential drop off. When a guard or handrail is provided, no curb is required when a guide rail is provided centered 3 inches (76 mm) plus or minus 1 inch (25 mm) above the surface of the walk or sidewalk, the walk is 5 percent or less gradient or no adjacent hazard exists.

**1133B.8.2 Overhanging obstructions.** Any obstruction that overhangs a pedestrian's way shall be a minimum of 80 inches (2032 mm) above the walking surface as measured from the bottom of the obstruction. Where a guy support is used parallel to a path of travel, including, but not limited to, sidewalks, a guy brace, sidewalk guy or similar device shall be used to prevent an overhanging obstruction as defined (see Figure 11B-28). Hazards such as drop-offs adjacent to walk ways or overhanging obstructions can be dangerous to persons with sight problems. This section addresses these situations.

**1133B.8.3 Detectable warnings at transit boarding platforms.** See Section 1121B.3.1, Item 8(a).

**1133B.8.4 Detectable directional texture at boarding platforms.** See Section 1121B.3.1, Item 8(b).

**1133B.8.5 Detectable warnings at hazardous vehicular areas.** If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36 inches (914 mm) wide, complying with Section 1121B.3.1 Item 8(a). Only approved DSA-AC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part 1, Articles 2, 3 and 4. Refer to CCR Title 24, Part 12, Chapter 12-11A and B, for building and facility access specifications for product approval for detectable warning products and directional surfaces.

Detectable warning products and directional surfaces installed after January 1, 2001, shall be evaluated by an independent entity, selected by the Department of General Services, Division of the State Architect-Access Compliance, for all occupancies, including transportation and other outdoor environments, except that when products and surfaces are for use in residential housing evaluation shall be in consultation with the Department of Housing and Community Development. See Government Code Section 4460.

**1133B.8.6 Protruding objects.**

**1133B.8.6.1 General.** Objects projecting from walls (for example, telephones) with their leading edges between 27 inches (686 mm) and 80 inches (2032 mm) above the finished floor shall protrude no more than 4 inches (102 mm) into walks, halls, corridors, passageways or aisles. Objects mounted with their leading edges at or below 27 inches (686 mm) above the finished floor may protrude any amount. Free-standing objects mounted on posts or pylons may overhang 12 inches (305 mm) maximum from 27 inches (686 mm) to 80 inches (2032 mm) above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space. See Figure 11B-7A.

**1133B.8.6.2 Head room.** Walks, halls, corridors, passageways, aisles or other circulation spaces shall have 80 inches (2032 mm) minimum clear head room. If vertical clearance of an area adjoining an accessible route is reduced to less than 80 inches (nominal dimension), a barrier to warn blind or visually-impaired persons shall be provided. See Figures 11B-7A and 11B-7C.

**1133B.8.6.3 Free-standing signs.** Wherever signs mounted on posts or pylons protrude from the posts or pylons and the bottom edge of the sign is at less than 80 inches (2032 mm) above the finished floor or ground level, the edges of such signs shall be rounded or eased and the corners shall have a minimum radius of 0.125 inches.

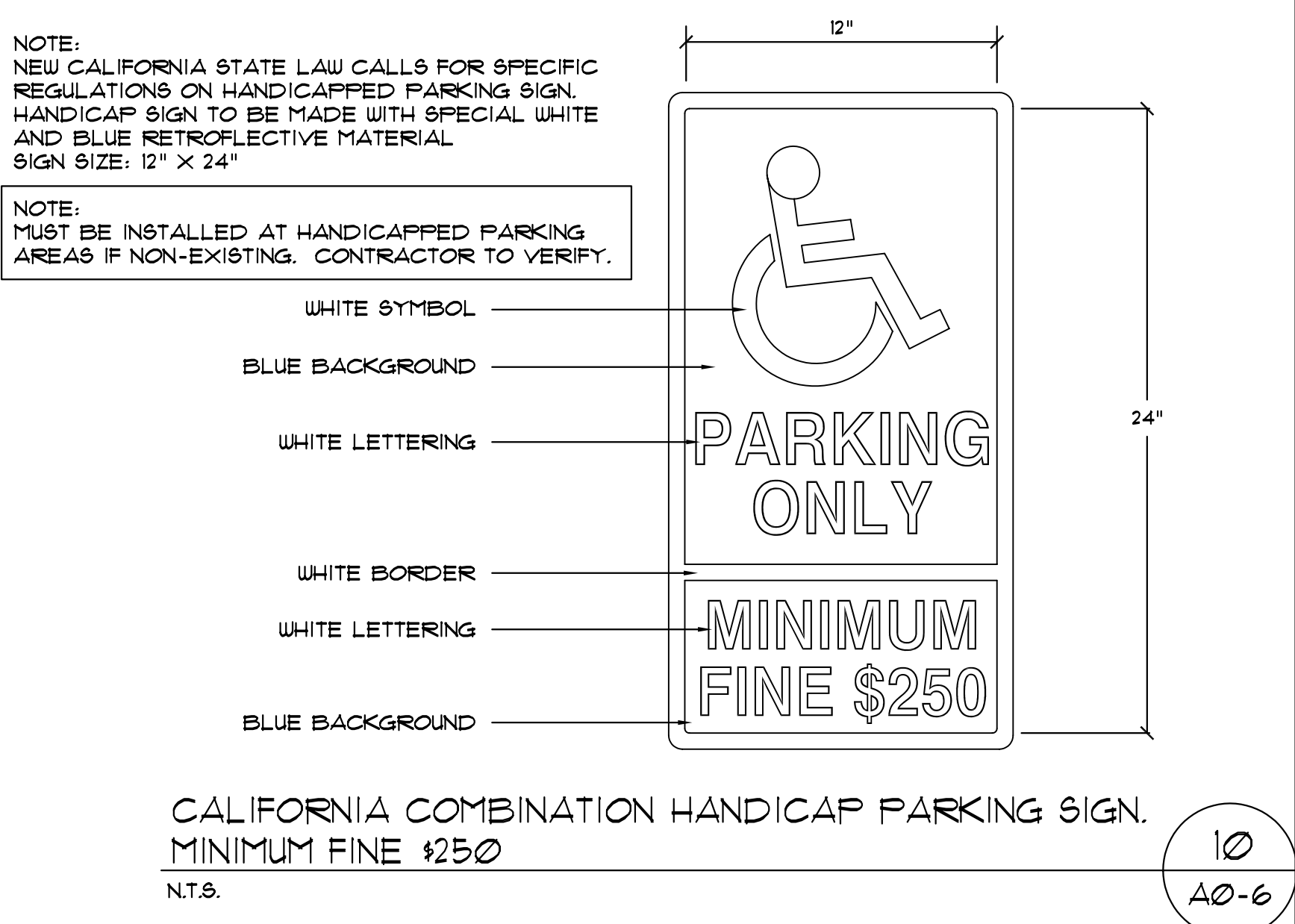
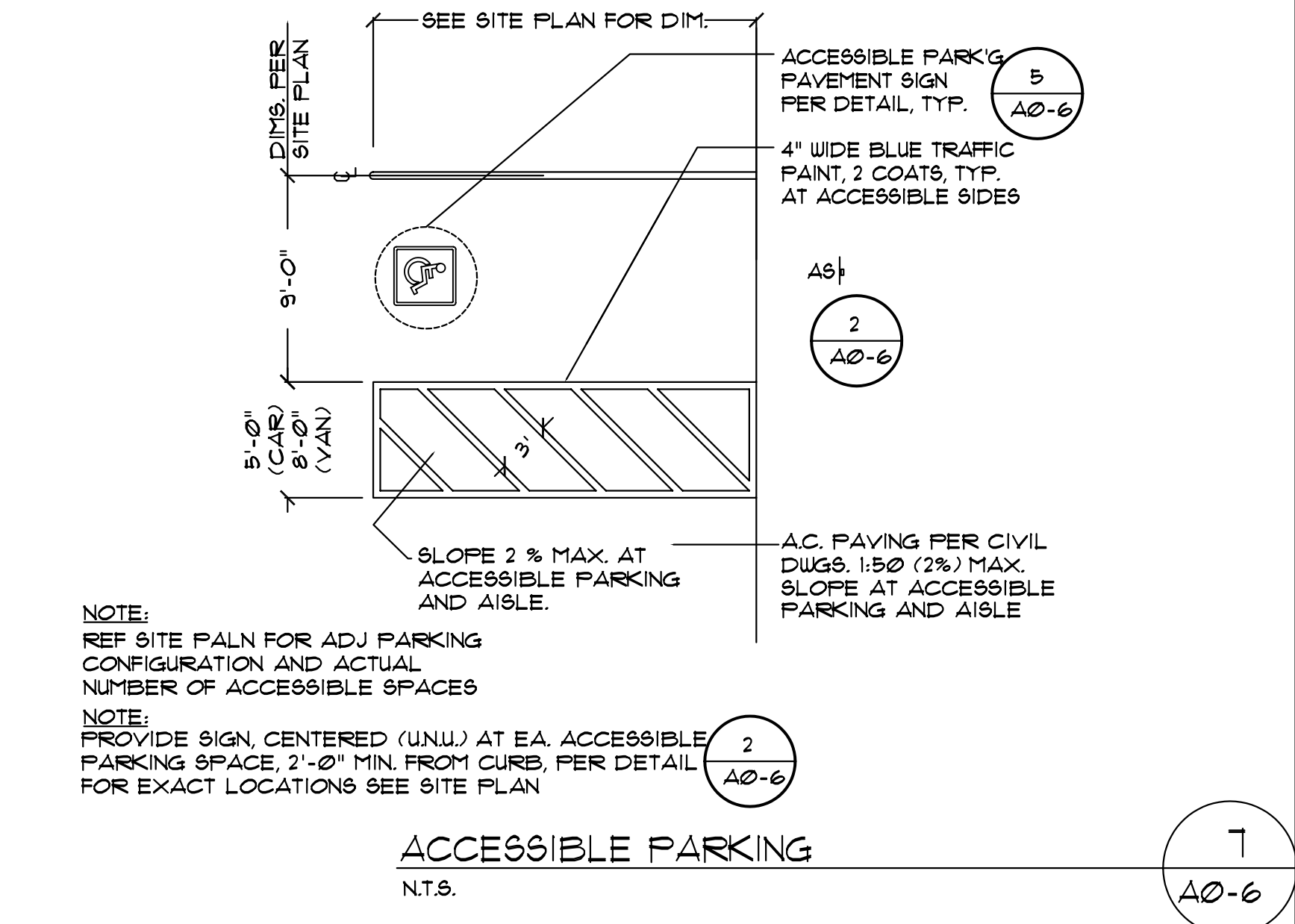
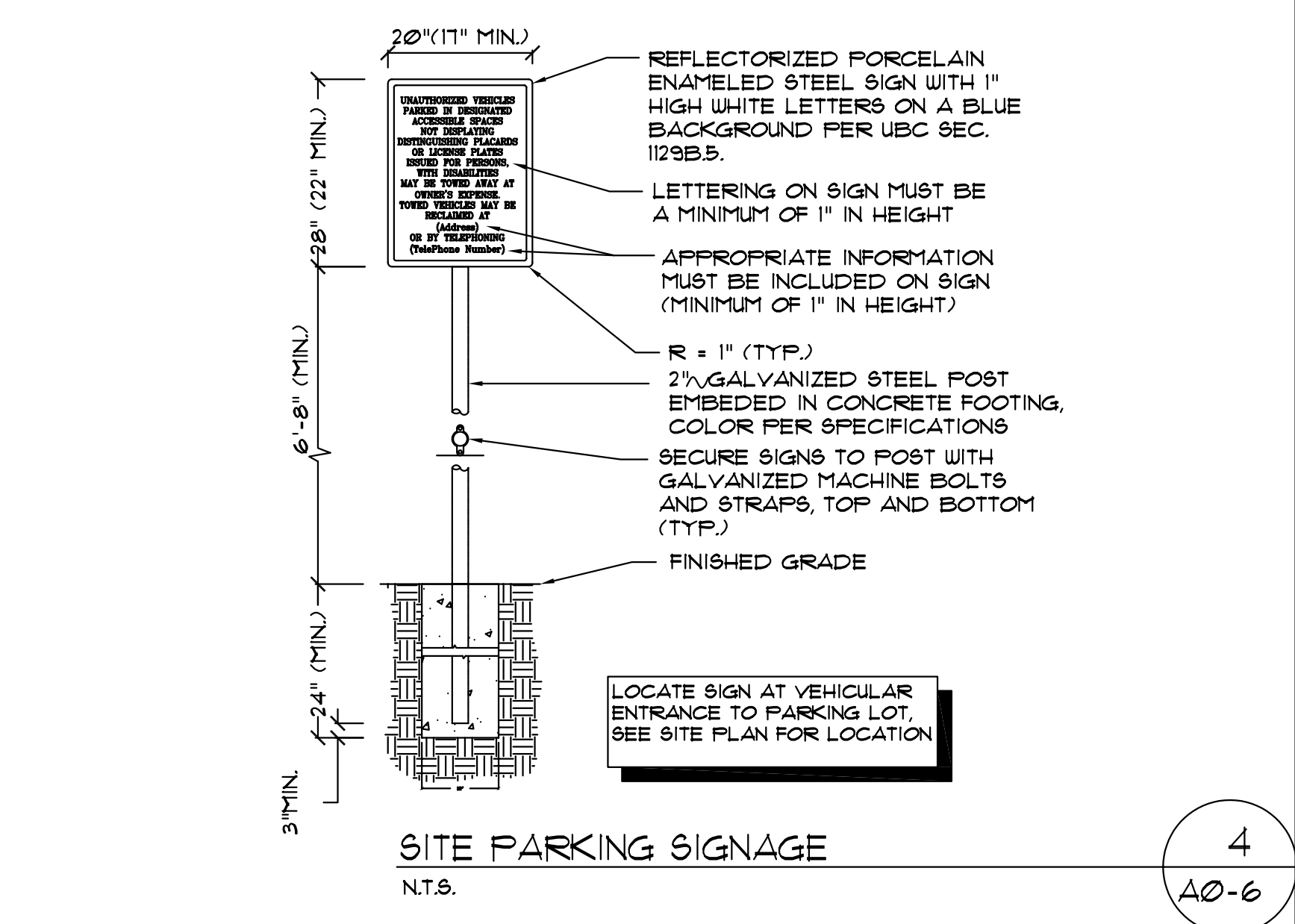
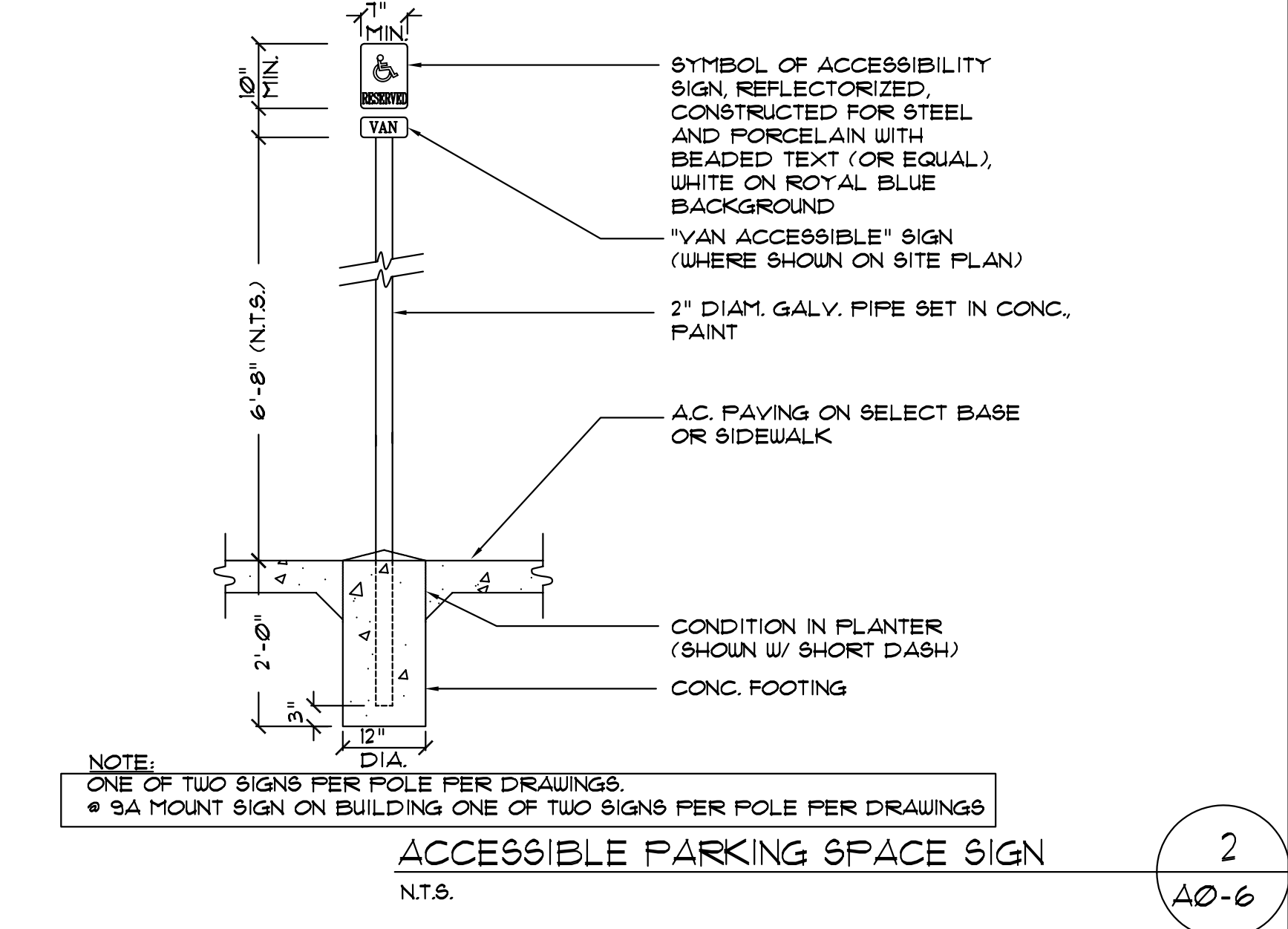
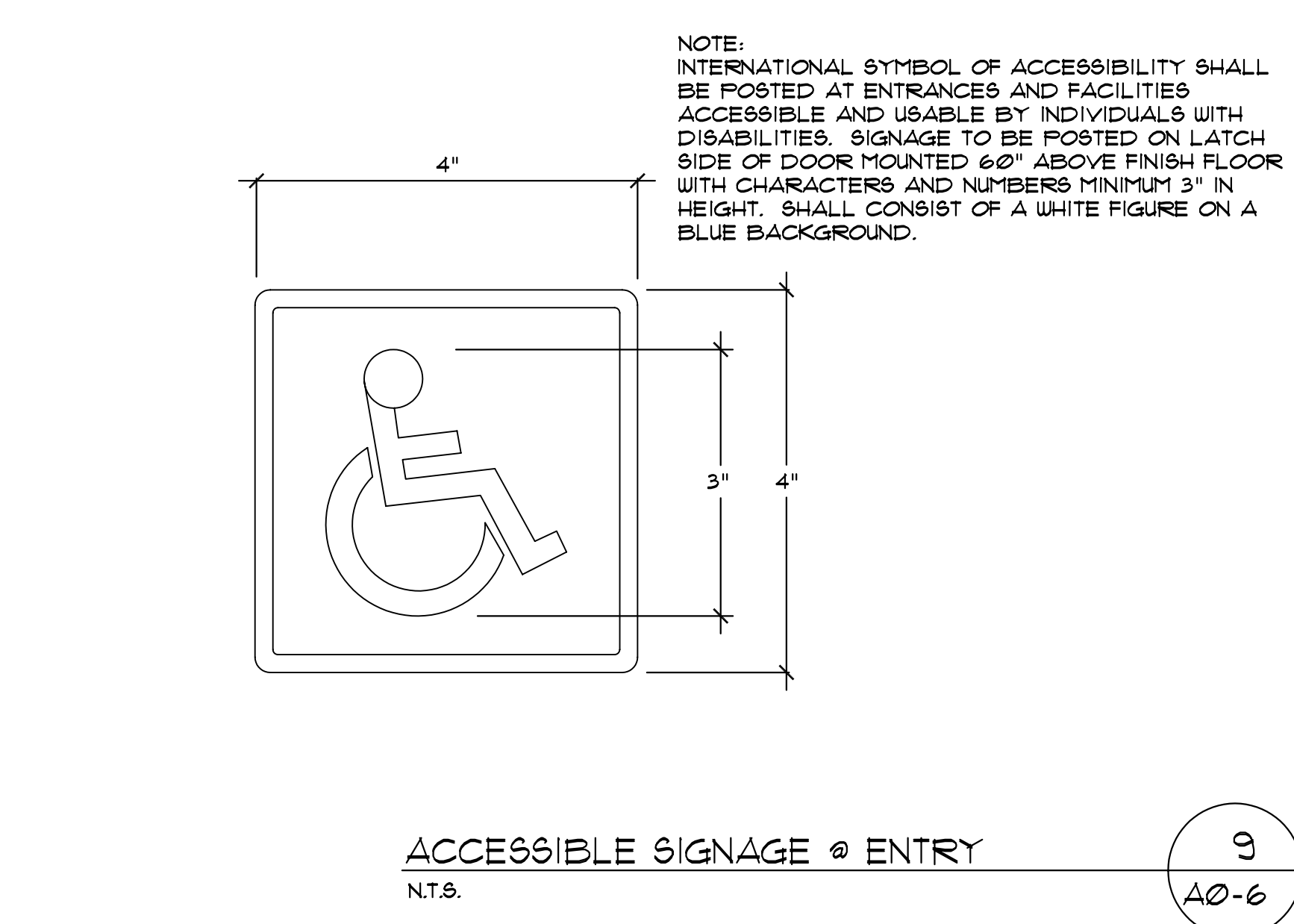
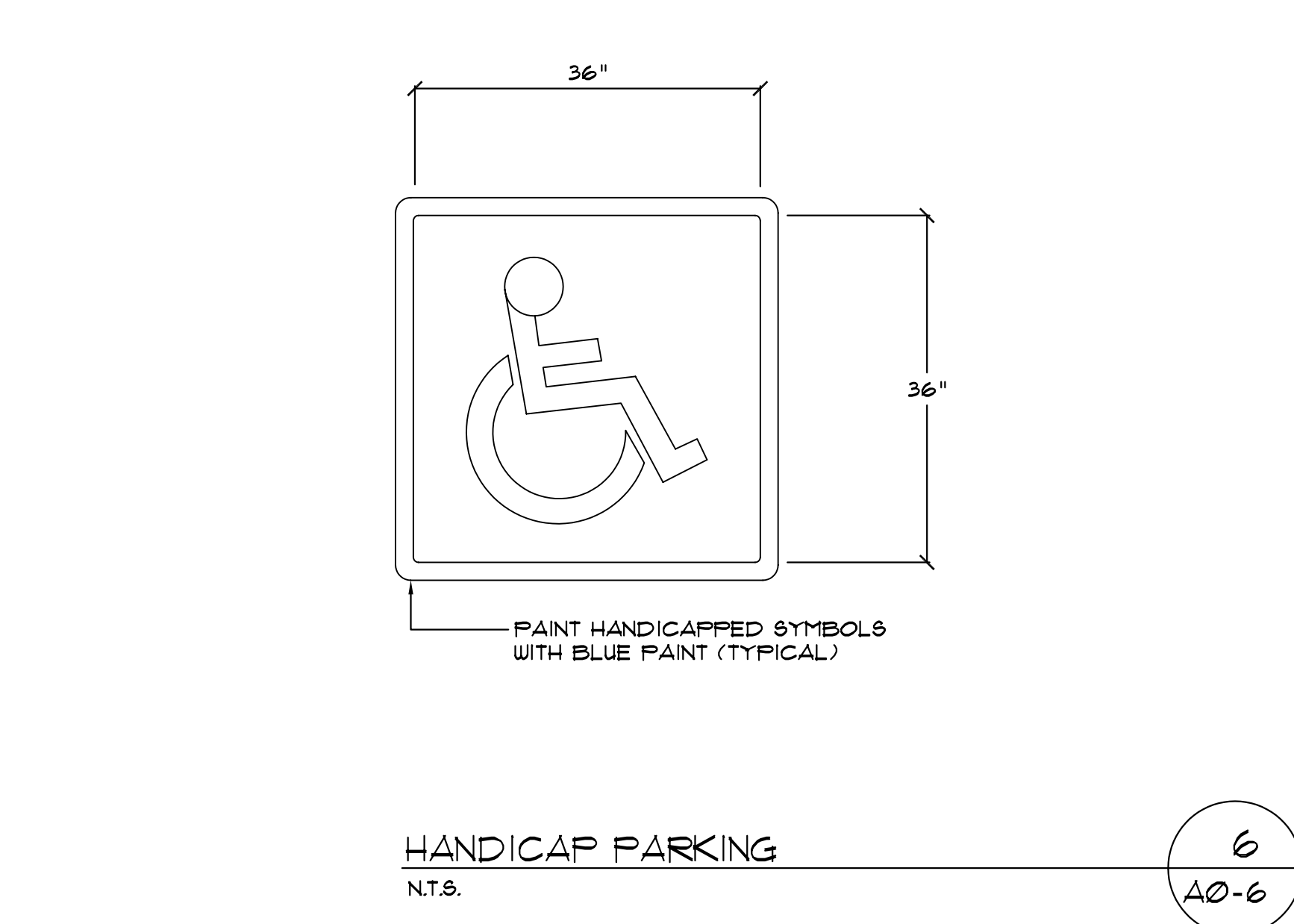
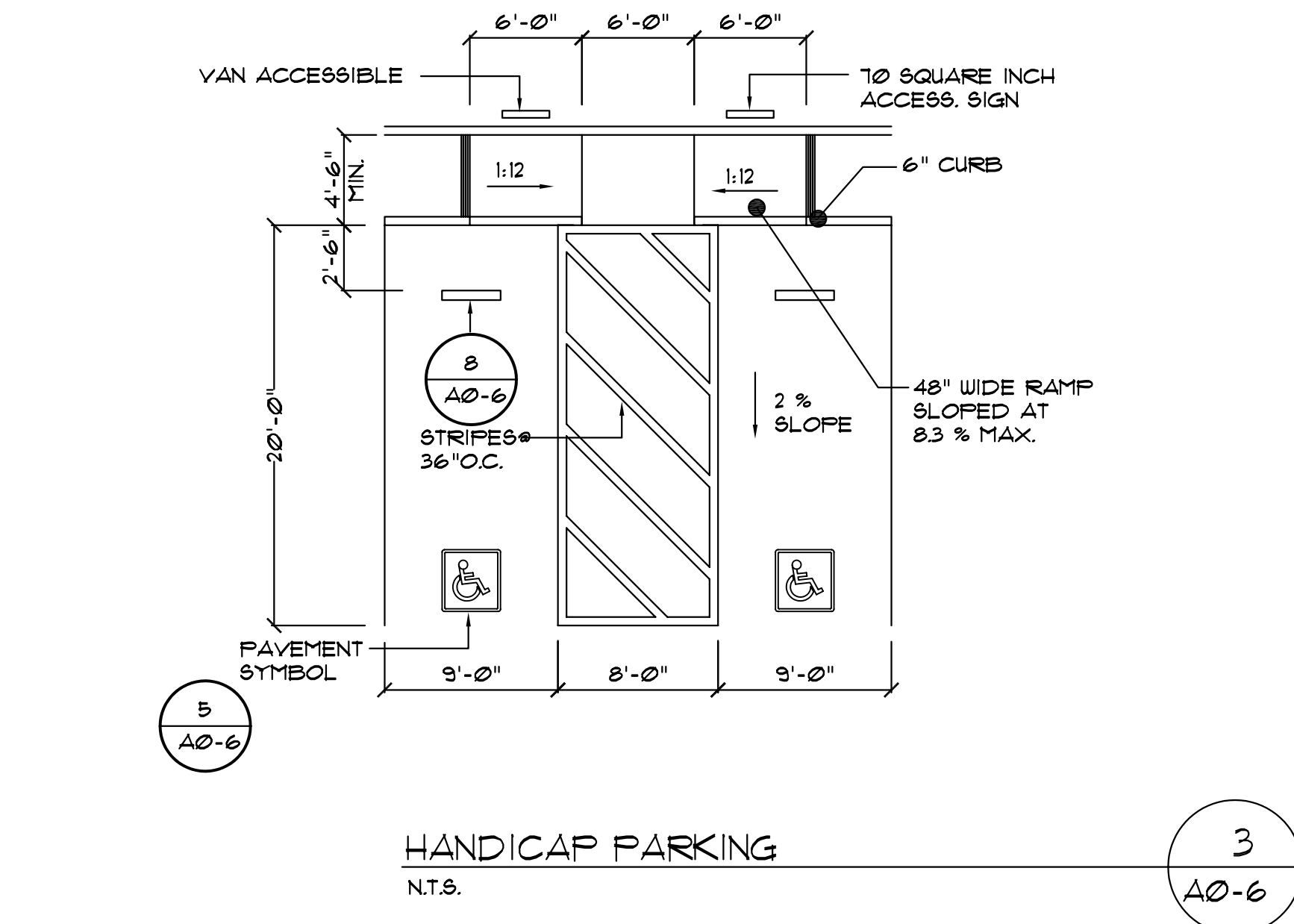
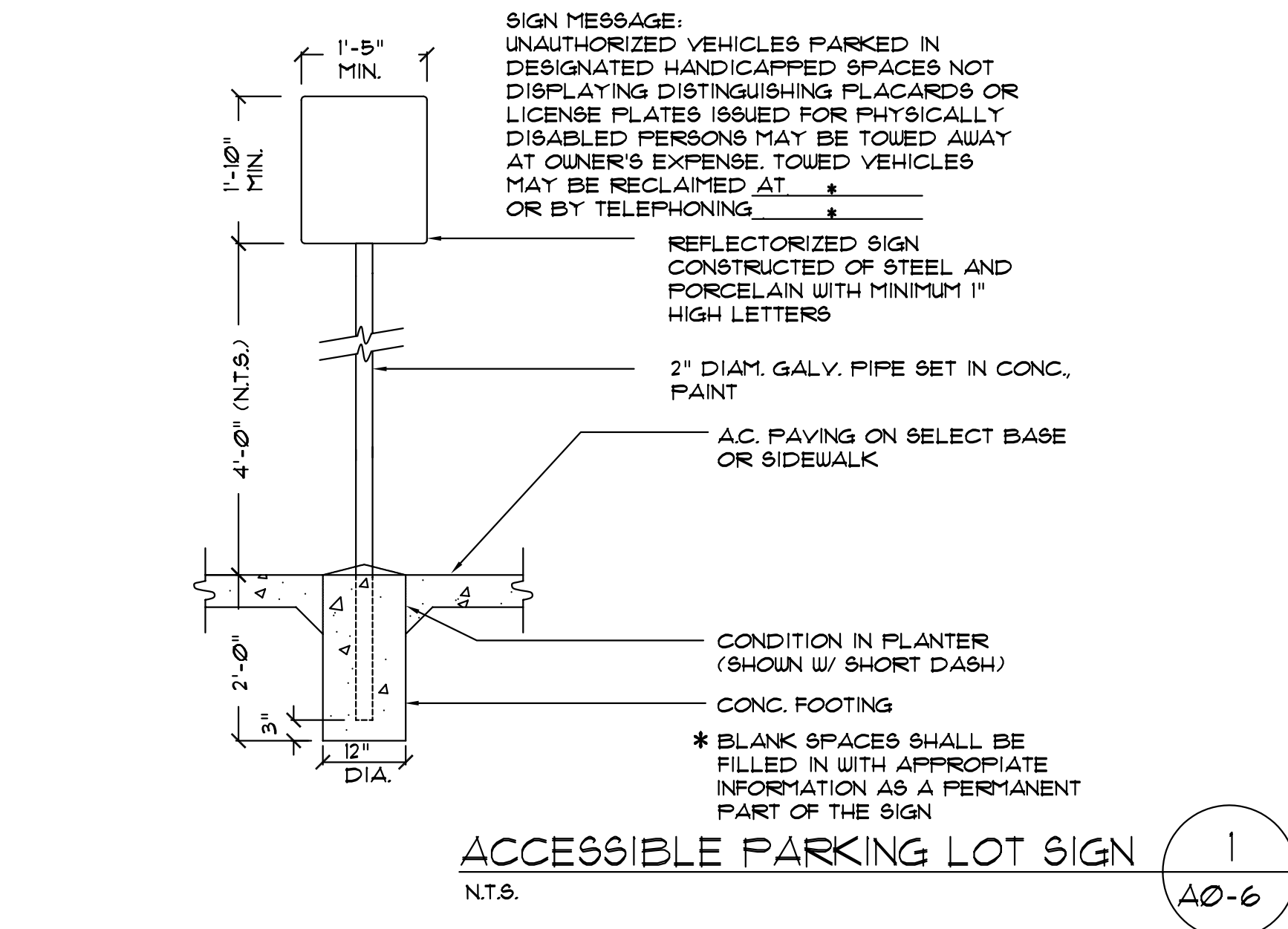
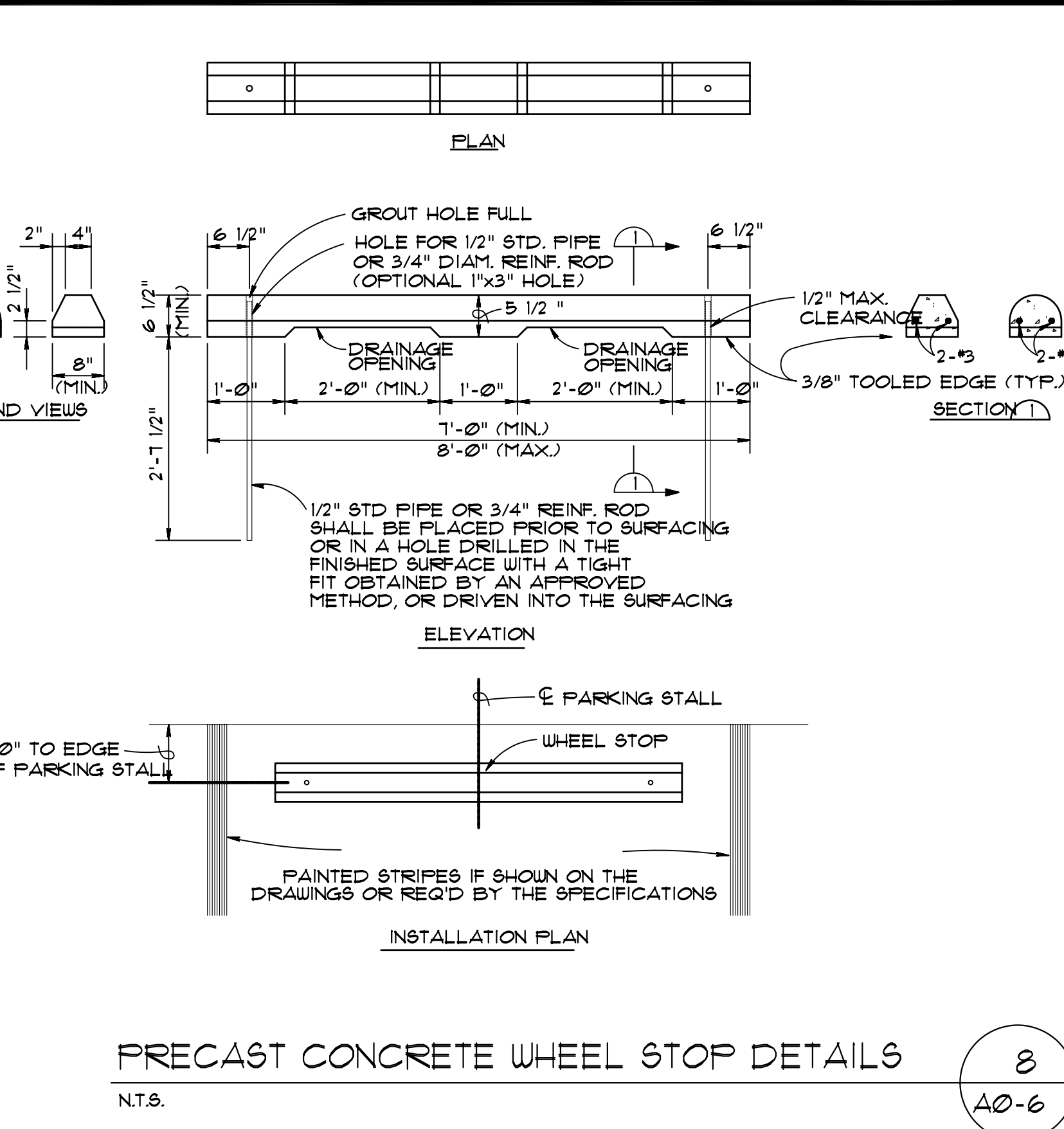
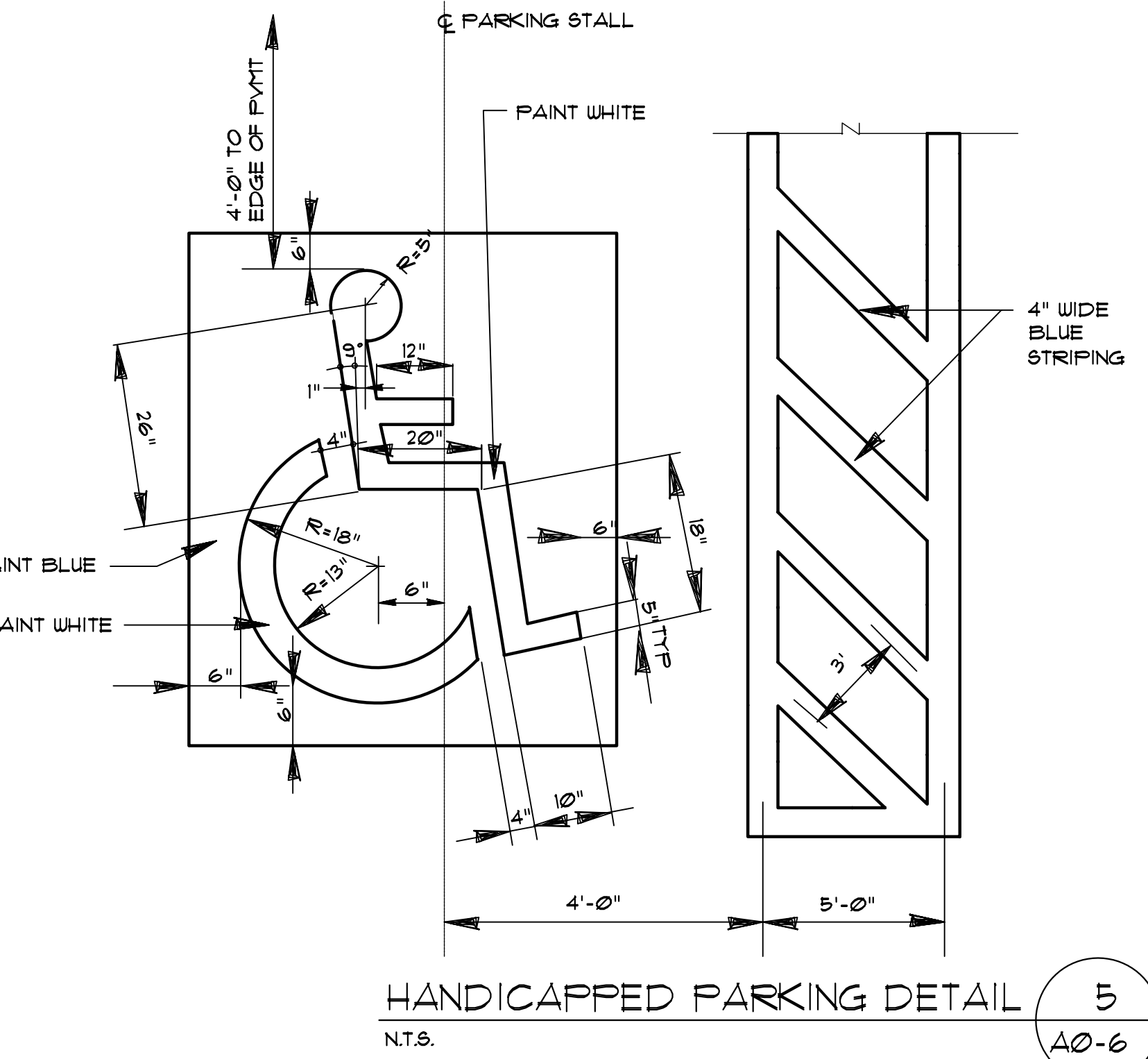
**3.6 Alteration solely for the purpose of removing barriers undertaken pursuant to the requirements of Sections 36.402 and 36.404 through 36.406 of Title III of the Department of Justice regulations promulgated pursuant to the Americans with Disabilities Act (Public Law 101-336, 28 C.F.R. Section 36.402, 28 C.F.R. Section 36.404, 28 C.F.R. Section 36.405, and 28 C.F.R. 36.406) or the accessibility requirements of this code as those requirements or regulations now exist or are hereafter amended, including the following:**

**3.6.1** Installing ramps  
**3.6.2** Making curb cuts in sidewalks and entrance  
**3.6.3** Repositioning shelves  
**3.6.4** Rearranging tables, chairs, vending machines, display racks, and other furniture  
**3.6.5** Repositioning telephones  
**3.6.6** Adding raised markings on elevator control buttons  
**3.6.7** Installing flashing alarm lights  
**3.6.8** Widening doors  
**3.6.9** Installing offset hinges to widen doorways  
**3.6.10** Eliminating a turnstile or providing an alternative accessible path  
**3.6.11** Installing accessible door hardware  
**3.6.12** Installing grab bars in toilet stalls  
**3.6.13** Rearranging toilet partitions to increase maneuvering space  
**3.6.14** Insulating lavatory pipes under sinks to prevent burns  
**3.6.15** Installing a raised toilet seat  
**3.6.16** Installing a full-length bathroom mirror  
**3.6.17** Repositioning the paper towel dispenser in a bathroom  
**3.6.18** Creating designated accessible parking spaces  
**3.6.19** Installing an accessible paper cup dispenser at an existing inaccessible water fountain  
**3.6.20** Removing high-pile, low-density carpeting  
**3.6.21** Installing vehicle hand controls.

**3.7** Altering existing parking lots by resurfacing and/or restriping.

**4. Projects which consist only of heating, ventilation, air conditioning, roofing, 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, office equipment, etc., are not considered alteration projects for the purposes of accessibility for persons with disabilities and shall not be subject to this code unless they affect the usability of the building or facility. For the purposes of this section, the term "construction cost" does not include building permit fees or discretionary permit fees. The only purpose of this exception is to exclude projects from activating the provisions of this section. The exceptions are not intended to relieve projects from complying with other applicable provisions of this code (e.g., replacement of carpet does not activate the provisions of this section; however, it still must comply with Section 1124B.3).**

**1134B.2.2** Where it is technically infeasible in the area of an alteration to make existing toilet facilities code compliant and to install separate toilet facilities for each sex, then the installation of at least one unisex toilet facility per floor being altered, located in the same area as existing toilet facilities, will be permitted. Such a facility shall meet the requirements of Section 1115B.3.2.



**PROJECT**

**PK INDUSTRIES TENANT IMPROVEMENT**

1527, 1533, 1539 OLIVELLA WAY OTAY MESA, CA 92154

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**CONSULTING ENGINEER**

**REVISIONS:**

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**SHEET TITLE:**

**ADA & GENERAL NOTES**

DATE: 09-19-09  
 SCALE: NTS  
 DRAWN BY: J.C.O.  
 PROJECT No: 00909

**SHEET:**

**A0-6**

### LAVATORIES AND FAUCETS

**GENERAL NOTE:** LAVATORIES ARE AVAILABLE IN VITREOUS CHINA, CAST ACRYLIC RESIN, EMAILED CAST IRON, ENAMELED STEEL, AND STAINLESS STEEL. THE MOST COMMONLY USED MEANS OF SUPPORT IS THE CHAIR OR WALL CARRIER WITH CONCEALED ARMS. CONSULT MANUFACTURER'S DATA FOR SPECIFIC FINISH DESIGN AND SUPPORT RECOMMENDATIONS.

**SLAB LAVATORY**  
CONCEALED ARM FOR SUPPORT

**CORNER LAVATORY**

**FLAT-BACK LAVATORY**  
FLOOR-MOUNTED

**SHIEL-BACK LAVATORY**

**WHEELCHAIR ACCESSIBLE LAVATORY**

**WALL-MOUNTED WASH SINK**

**NOTE:** Wash sinks are supported with concealed wall brackets or angle supports.

### GRAB BARS AND ACCESSIBLE BATHROOMS

**LOCATION OF ACCESSIBLE FIXTURES AND ACCESSORIES**

**GRAB BAR ATTACHMENT DETAILS**

**Notes:**

1. Depending on the configuration of clear floor space, the maximum height of the controls ranges from 3 ft 6 in. (1120 mm) to 4 ft 6 in. (1420 mm), and the minimum height ranges from 9 in. to 2 ft 10 in. (230 to 850 mm).
2. If the partition is greater than or equal to 2 ft 6 in. (810 mm) deep, toilet door clearances must be 3 ft 0 in. (915 mm) wide. If the partition is less than 3 ft 0 in. (915 mm) wide, the toilet door clearances must be 29 in. (735 mm) wide.

**Notes:**

1. Size: 1 1/2" or 1 1/4" I.D., with 1 1/2" in. clearance at wall.
2. Material: Stainless steel (chrome-plated brass with knurled finish (optional)).
3. Installation: Concealed or exposed fasteners, return all ends to the wall.
4. Other grab bars are available for particular situations.
5. Consult ANSI and ADAAG requirements, as well as applicable local and federal regulations.

### ACCESSIBLE TOILET ROOMS

**SHORT AND COMPACT**

**LAVATORY ON OPPOSITE WALL**

**LAVATORY ON SIDE WALL**

**General Notes:**

1. All dimensional criteria on this page are based on ANSI A117.1, and on adult entrepreneurs.
2. In new construction, all public and common use toilet rooms are generally required to be accessible.
3. Where multiple single-user toilet rooms or bathing rooms are clustered in a single location, and each serves the same population, only 5%, but not less than one, of the rooms must be accessible. The accessible room(s) must be a person if the opposite sex.
4. Showers must also be accessible. The accessible room(s) must be a person if the opposite sex.
5. Showers provided in toilet and bathing rooms are permitted to be located in the water closet and lavatory, changing the entry of the door and installing grab bars in previously reinforced walls.
6. Wheelchair turning space is required within accessible toilet and bathing rooms, except in single-user rooms, where a clear floor space is provided beyond the doorway.
7. Doors are not permitted to swing into the required clear floor space at any future, except in single-user rooms, where a clear floor space is provided beyond the doorway.

**Notes:**

1. Where toilet compartments are provided, at least one compartment must be wheelchair accessible.
2. Where six or more toilet compartments are provided in a toilet room, in addition to the wheelchair accessible compartment, a 36-in. (915 mm) wide ambulatory accessible compartment is required.

### REACH RANGES FOR ACCESSIBILITY

**UNOBSTRUCTED FORWARD REACH**

**OBSTRUCTED HIGH FORWARD REACH**

**OBSTRUCTED SIDE REACH**

**UNOBSTRUCTED SIDE REACH**

**PARALLEL SIDE REACH LIMITS**

**HIGH AND LOW SIDE REACH LIMITS**

**MAX. SIDE REACH OVER OBSTRUCTION**

### DRINKING FOUNTAINS AND ELECTRIC WATER COOLERS

**TYPICAL INTERIOR ELECTRIC WATER COOLERS**

**TYPICAL INTERIOR DRINKING FOUNTAINS**

**TYPICAL EXTERIOR DRINKING FOUNTAINS**

**Notes:**

1. Drinking fountains (DF) use only water at ambient temperature; electric water coolers (EWC) use an integral or remote cooler to cool water for drinking.
2. Use air-cooled condensers for normal room temperatures and water-cooled units for high room temperatures and larger capacities. Many models are available with hot and cold water supply, a cup-filling spout, or refrigerated compartments.
3. Install all required fountains as accessible, but design the water-cooled accessible fountain to not obstruct movement of the visually impaired.
4. Special explosion-proof fountains are recommended for use in hazardous atmospheres. Corrosion-resistant fountains are available for harsh environments.
5. Consult local building codes for the minimum number of drinking fountains required.

### ACCESSIBLE COMMUNICATIONS FEATURES

**SIGNS**

**DETECTABLE WARNINGS**

**ASSISTIVE LISTENING SYSTEMS**

**WHEELCHAIR ACCESSIBLE TELEPHONES**

**Notes:**

1. Detectable warnings are required at passenger transit platforms whose edges border a drop-off where no curb or guard is provided. The detectable warning should be a 24-in. (610 mm) wide strip of truncated domes, contrasting with the adjacent walking surface.
2. ADAAG requirements for detectable warnings at hazardous vehicular ways and reflecting pools are being suspended.
3. Fire Alarms: Fire alarm systems are not required by accessibility regulations, but they are required to include accessibility-related features. In-hall alarm notification appliances, intended to alert persons with hearing impairments, are the primary accessibility component of the alarm system. Criteria for the placement of each appliance, the intensity of the alarm throughout the covered area, and the cumulative effect of multiple appliances are all required in an attempt to ensure that the signal is immediately noticed, without creating false alarms or other safety hazards.
4. Assistive Listening Systems: Signs that provide directional information to, or information about, placement spaces are required to comply with specific requirements for visual characters. Minimum character heights are regulated both by the height of the sign above the floor and by the intended viewing distance. Consult the applicable regulations for signs required to identify specific accessible features, spaces, or elements.

### ACCESSIBLE ROUTES AND WALKING SURFACES

**CLEAR WIDTH AND ACCESSIBLE ROUTE**

**WHEELCHAIR TURNS**

**OPENING ON FLOOR OR GROUND SURFACES**

**CARPET ON FLOOR OR GROUND SURFACES**

**Requirements for Accessible Routes:**

Accessible routes are generally required to be:

- 1. Clear of obstructions.
- 2. Free of tripping hazards.
- 3. Free of protruding objects.
- 4. Free of loose or slippery surfaces.
- 5. Free of overhead obstructions.
- 6. Free of hazardous terrain.
- 7. Free of hazardous materials.
- 8. Free of hazardous conditions.
- 9. Free of hazardous situations.
- 10. Free of hazardous environments.
- 11. Free of hazardous conditions.
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- 93. Free of hazardous situations.
- 94. Free of hazardous environments.
- 95. Free of hazardous conditions.
- 96. Free of hazardous situations.
- 97. Free of hazardous environments.
- 98. Free of hazardous conditions.
- 99. Free of hazardous situations.
- 100. Free of hazardous environments.

### SPECIAL FLOORING AND FLOOR TREATMENT

**FLOOR COATING**

**Elastic Liquid Flooring**

**Magnesium Oxide Flooring**

**Notes:**

1. Elastic Liquid Flooring: This is a two-part system consisting of a resin and a hardener. It is applied in two coats, with the second coat applied after the first coat has cured. It is used for high-traffic areas and areas where a durable, slip-resistant surface is required.
2. Magnesium Oxide Flooring: This is a single-part system consisting of a magnesium oxide powder and a liquid carrier. It is applied in one coat and is used for high-traffic areas and areas where a durable, slip-resistant surface is required.

### REVISIONS:

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**DRAWN BY:** J.O.

**PROJECT No:** 00909

**SHEET:** A0-7

**PROJECT**

**PK INDUSTRIES**

**TENANT IMPROVEMENT**

1527, 1533, 1539  
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OTAY MESA, CA 92154

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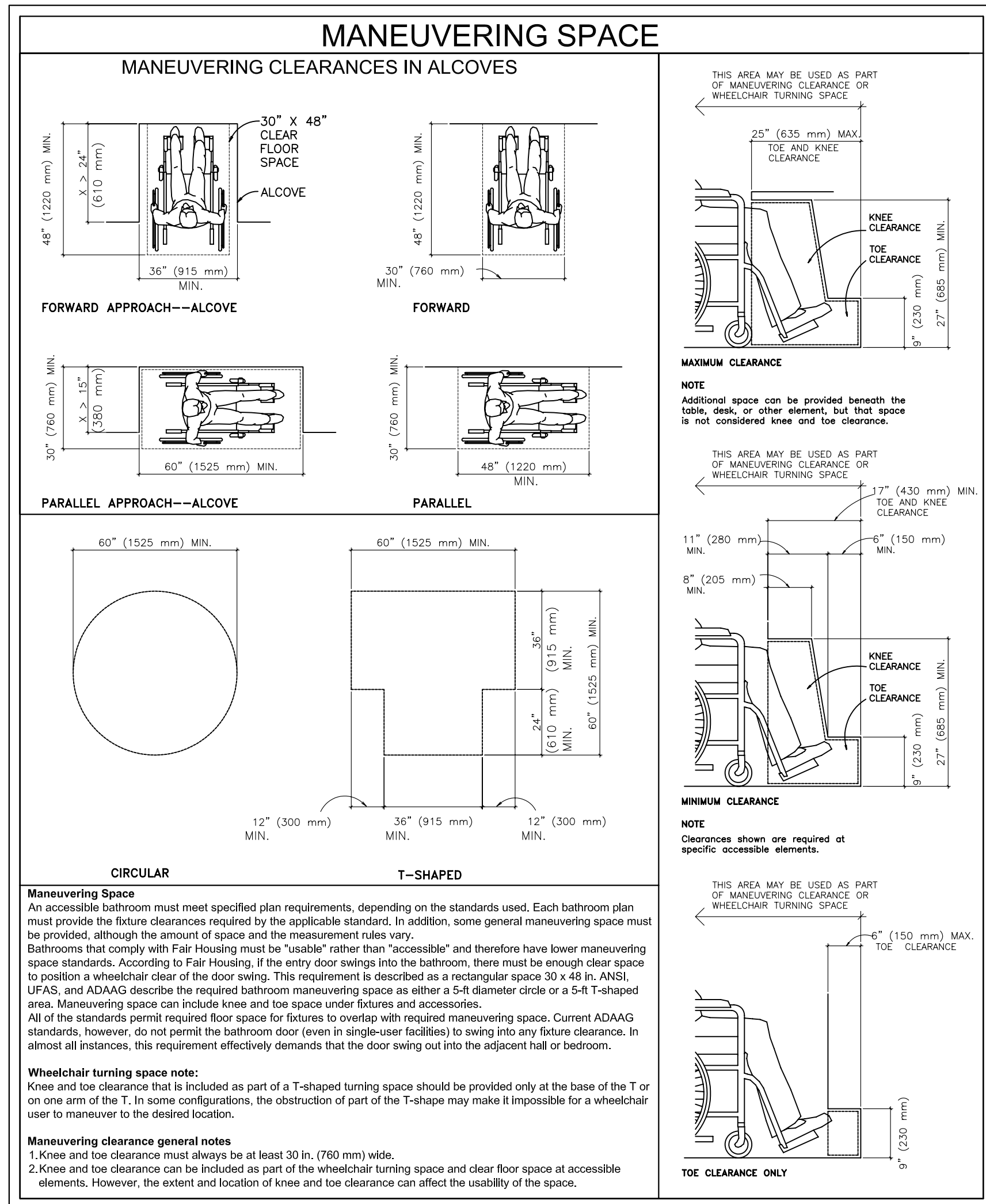
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### RESILIENT FLOORING

#### TYPICAL ACCESSORIES FOR RESILIENT FLOORING AND CARPETING

#### PREPARING OLD WOOD FLOORS

TYPE OF SUBFLOOR	COVER WITH
SINGLE WOOD FLOOR	TONGUE AND GROOVE NOT MORE THAN 3 IN.
DOUBLE WOOD FLOOR	STRIPS 3 IN. OR MORE
	STRIPS LESS THAN 3 IN TONGUE AND GROOVE
	HARDBOARD OR PLYWOOD 1/4 IN. OR HEAVIER
	PLYWOOD 1/2 IN. OR HEAVIER
	HARDBOARD OR PLYWOOD 1 IN. OR HEAVIER
	RENAL OR REPLACE LOOSE BOARDS REMOVE SURFACE IRREGULARITIES

#### RESILIENT FLOORING CHARACTERISTICS

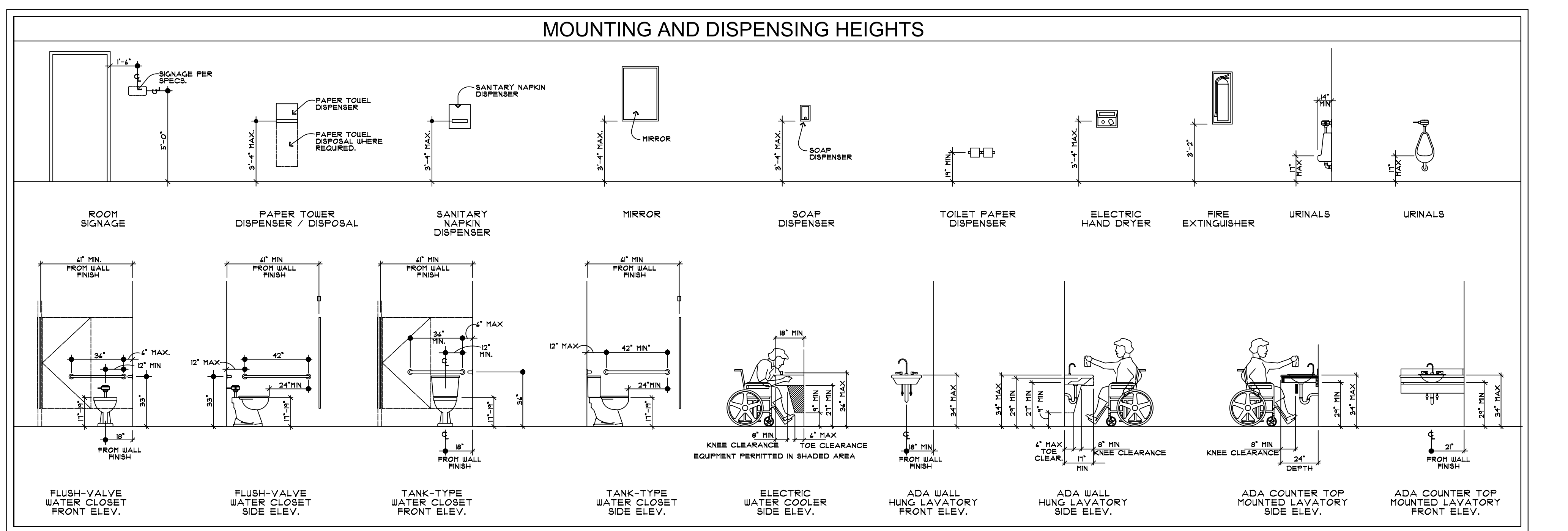
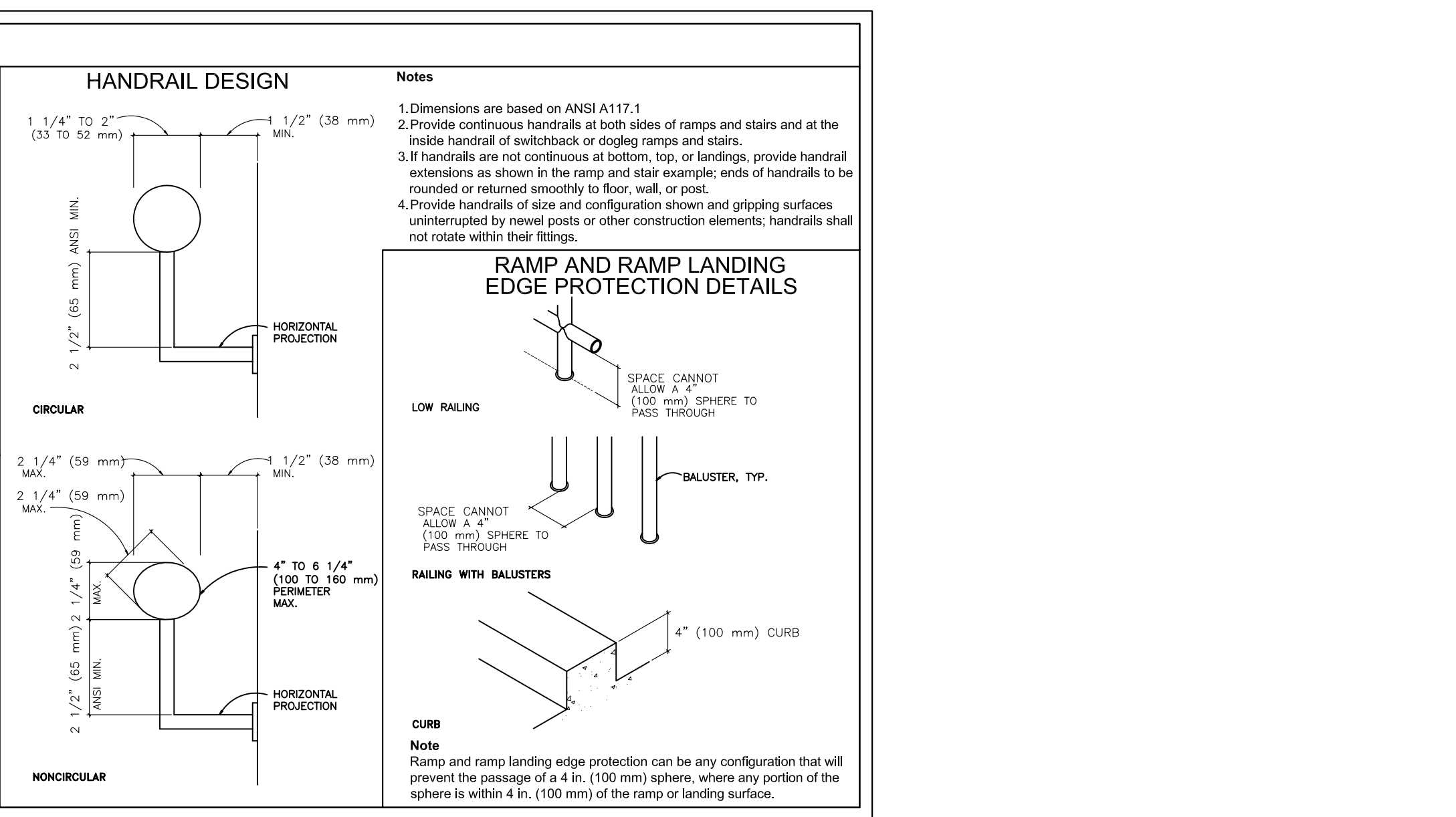
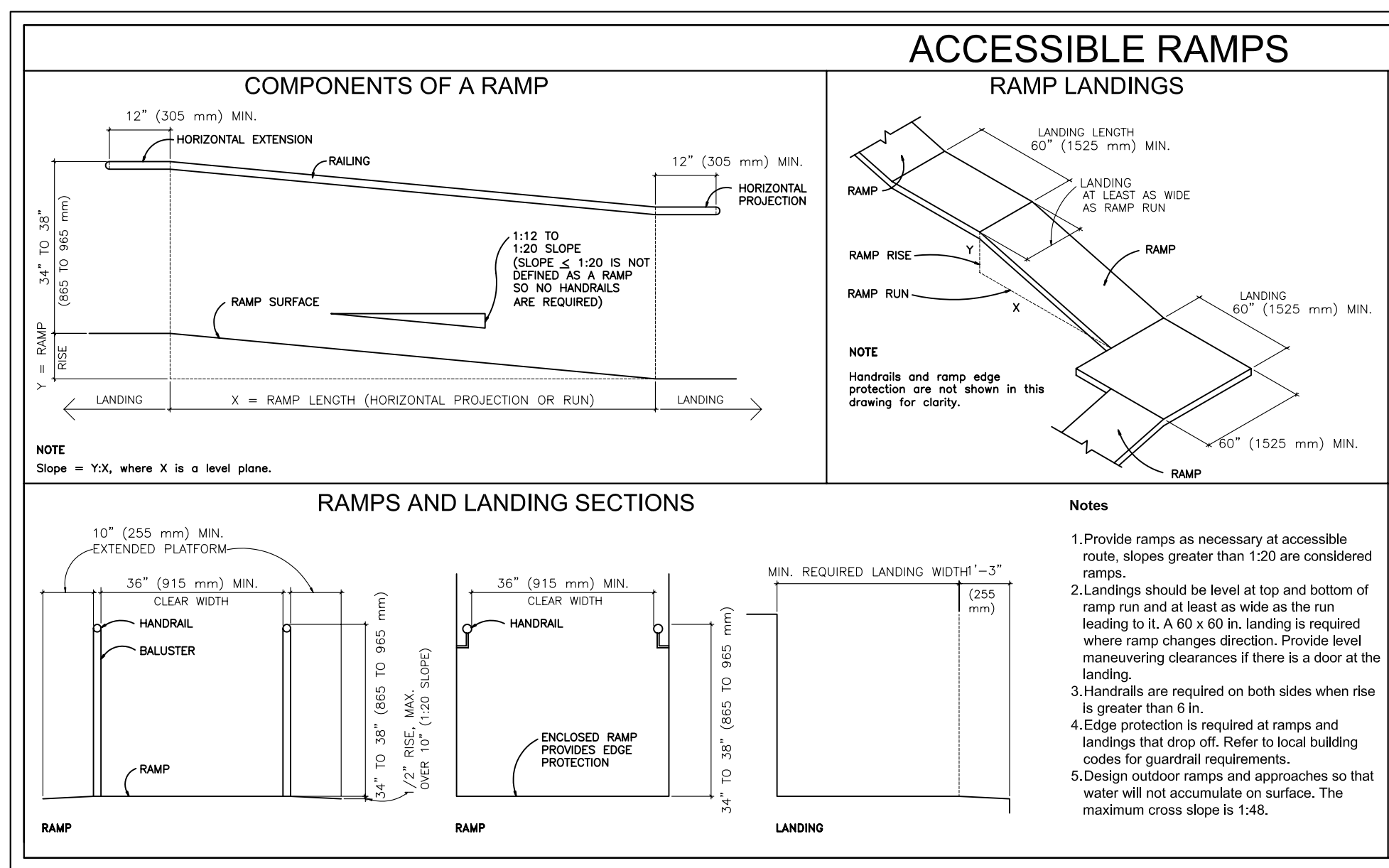
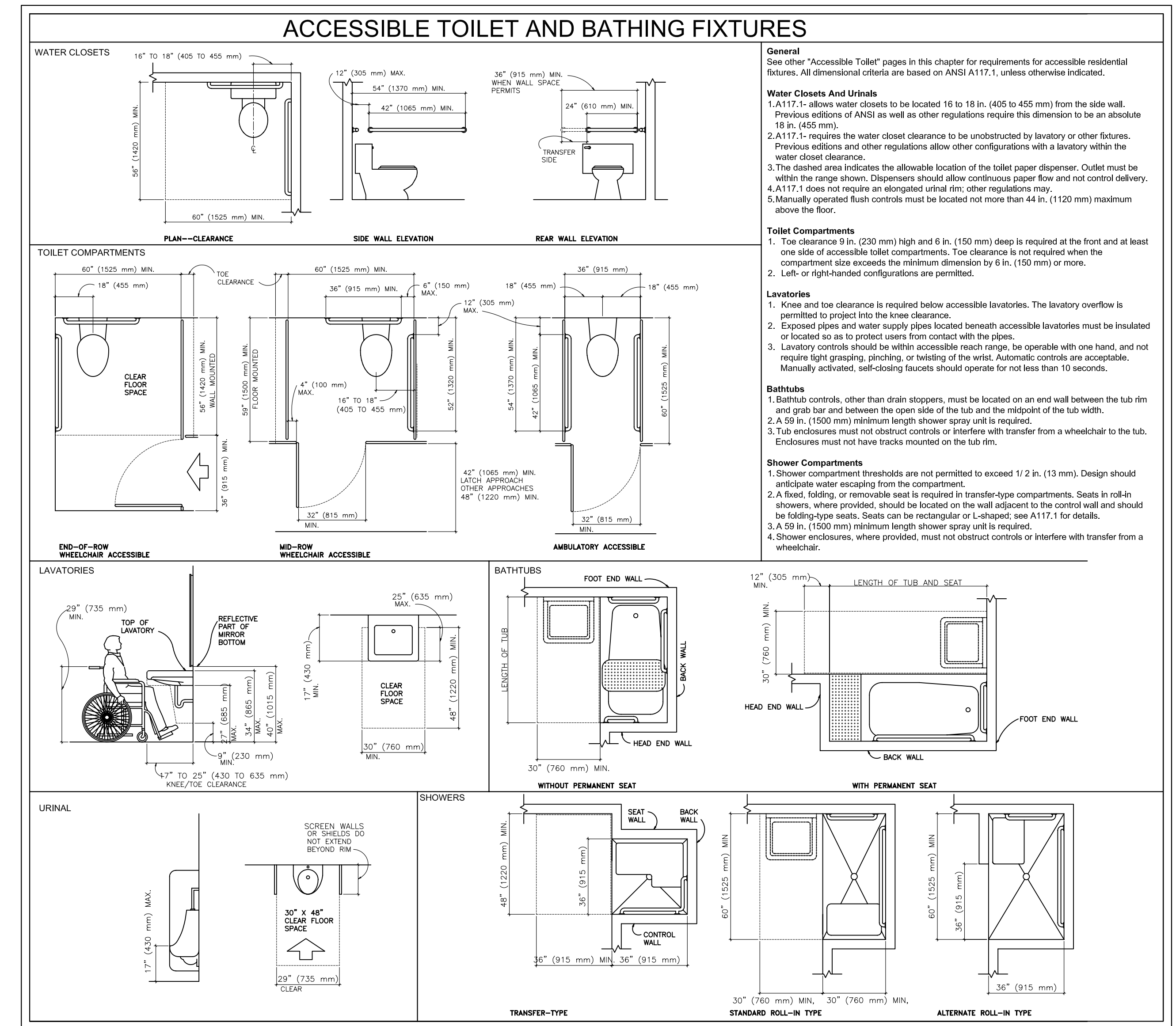
TYPE	BASIC COMPONENTS	SUBFLOOR APPLICATION	RECOMMENDED LOAD LIMIT (PSI)	DURABILITY	RESISTANCE TO HEEL DAMAGE	EASE OF MAINTENANCE	GREASE RESISTANCE	SURFACE ALKALI RESISTANCE	RESISTANCE TO STAINING	CIGARETTE BURN RESISTANCE	RESILIENCE	QUIETNESS
Homogeneous vinyl sheet	Vinyl resins and fillers	O S	125-750	1	1	2-4	2	1	2-4	3-4	3	3
Solid vinyl tile	Vinyl resins and fillers	O S	50-150	1-3	1	1-3	1-2	1	1-4	3	3	3
Vinyl composition tile	Vinyl resins and fillers	B O S	75	3	3	4	2	2	3	2	5	5
Rubber sheet without backing	Rubber compound, homogeneous or layered	O S	50-75	1-3	1	3	5	3	3	1-2	2	2
Cork tile	Cork particles and resins	O S	50-75	5	5	5	5	4	5	3	1	1
Rubber tile	Rubber compound, homogeneous or layered	O S	50-75	1-3	1	3	5	3	3	1-3	2	2
Lithium Sheet and tile	Lithium oil, resins, cork dust, wood flour, filler on a backing	S	75-250	3	4	3	2	5	3	1-3	3-4	2-3

**NUMERALS INDICATE SUBJECTIVE RATINGS RELATIVE RANK OF EACH FLOOR TO OTHERS LISTED ABOVE; '1' IS THE HIGHEST RATING**

**PREPARING THE BASE:** The primary issue concerning resilient flooring is preparation of an adequate base. Resilient flooring has no structural properties and will gradually conform to the topography of the underlying surface. Surface will "telegraph" through the flooring. Cracks in the substrate will result in cracks in the resilient flooring. Rising damp will delaminate resilient flooring. Properly cured slabs above grade are excellent substrates for resilient flooring. Slabs on grade and below grade must be provided against groundwater. Tips for preparation of various base types follow:

- New Concrete Floors: Allow a 30-day curing period. Apply sealer to the slab. Old Concrete Floors: Verify dampness. Remove all existing surface coatings. Wash and sweep dusty, porous surfaces, and apply primer.
- Lit Slabs: Remove curing compounds before resilient flooring is installed.

#### RESILIENT FLOORING DETAILS



PROJECT

**PK INDUSTRIES**

**TENANT IMPROVEMENT**

1527, 1533, 1539 OLIVELLA WAY OTAY MESA, CA 92154

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REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:

**ADA & GENERAL NOTES**

DATE: 09-18-09  
SCALE: N.T.S.  
DRAWN BY: J.O.  
PROJECT No: 00909

SHEET:

**A0-8**