



Significant Changes In 2013 California Codes For CBC Chapter 11B Accessibility Standards

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The 2013 Standards went into effect on January 1, 2014.

In March 2012, The Division of State Architect's (DSA) made the decision to use the 2010 ADA Standards for Accessible Design (2010 ADA Standards) as the model accessibility code for California. This decision was made in large part to maintain consistency with the new Federal 2010 ADA Standards which became effective on March 15, 2012.

This means that the California Standards will have the format and organization of the 2010 ADA Standards but with the addition of California amendments to maintain the enhanced levels of accessibility provided by the existing California accessibility regulations. These California amendments are underlined in the text to identify those accessibility requirements which are specific to the State.

The entire Chapter 11B format and organization has been changed to resemble the 2010 ADA Standards. There are no longer specific requirements based on occupancy use. The Chapter has ten divisions, they are as follows:

- **Division 1:** Application and Administration.
This chapter contains scoping and technical requirements for accessibility to sites, facilities, buildings, and elements by individuals with disabilities.
- **Division 2:** Scoping requirements.
All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with these requirements. All reviews must start in this Division. Do not go immediately to the technical provisions of Divisions 3-10 prior to determining the scoping requirements found here.
- **Division 3:** Building Blocks.
These are the basic rules of accessibility common to most elements. They cover such basics as floor surfaces, minimum space requirements; standards reach ranges and clearances from obstructions.
- **Division 4:** Accessible Routes.
This covers all the technical requirements of components of an accessible route when required by Division 2. Accessible routes shall consist of one or more of the following components: walking surfaces not steeper than 1:20, doors, doorways, ramps, curb ramps, elevators and platform lifts.
- **Division 5:** General Site and Building Elements.
This covers the technical requirements of parking spaces, passenger loading and unloading zones, stairway and handrails.
- **Division 6:** Plumbing Elements and Facilities.

This covers the technical requirements of drinking fountains, clear floor space, operable parts toilet and bathing rooms, showers, bathtubs, washing machines and clothes dryers, and saunas and stem rooms.

- **Division 7: Communication Elements and Features.**

- * In this division fire alarms are addressed and referred to NFPA 72 for installation standards.
- * Technical information regarding the construction, of visual as well as tactile elements of signs is defined.
- * Telephone placement and specifics for providing for all users' needs are addressed.
- * Specific technical requirements for detectable warnings are listed.
- * Assistive listening systems, ATM and point- of-sale devices, and two-way communication systems are addressed by this section.

- **Division 8: Special rooms, spaces and elements.** This division addresses a large array of items when required by Division 2.

- * Wheelchair spaces, companion seats aisle seats, line of site and seat placement of seating in assembly areas.
- * Locker, Dressing, Fitting Rooms turning space, door swing, benches and coat hooks.
- * Kitchens and kitchenettes, there is specific information for accessibility including work surfaces, clear space, counter height, storage and appliances. Note that kitchen sinks is referred to 606 where an exception for parallel approach is allowed if the kitchen has no cook top or conventional range installed. This allows parallel approach to sinks in an employee break room w/o a range or cooktop. A micro-wave is not a cooktop or conventional oven.
- * Medical and long term care facilities turning space, clear floor space and toilet and bathrooms items.
- * Transient lodging guestrooms spaces, sleeping areas, toilet and bathing facilities, kitchen and kitchenette, communication features for guest rooms may be found here.
- * Holding and housing cell mobility requirements are addressed such as turning space, benches, beds, toilet and bathing facilities, communication feature such as alarms and telephones are included.
- * Residential dwelling accessible route, turning space kitchen and toilet and bathing facility requirements are found in this division. Note that this is for "Public Housing" (as defined) only.
- * Communication elements of residential housing units that must be accessible including alarm systems and door bells.
- * Transportation facilities including bus boarding areas, shelters and signage have references to the appropriate sections described.
- * Rail platforms items such as detectable warnings, signs at entrances, directories for routes and destinations, station names, clocks, escalators and gaps at track crossings are located here.
- * Some general rules for storage areas are also included in this section.

- **Division 9: Built-in Elements.**

This division covers the technical requirements of dining surfaces and work surfaces, benches, check out isles, sales and service counters and food service lines when required by Division 2.

- **Division 10: Recreation Facilities.**

This is the section where, when required by Division 2, the technical requirements of all outdoor recreation uses such as amusement parks, golf courses, boating facilities, boarding piers at boat launch ramps, playgrounds, and swimming pools and spas are clearly explained.

Some specific changes from the previous code:

All definitions are now in Chapter 2

There are no longer any occupancy group related requirements. Requirements are based on use only.

11B-108 Maintenance of accessible features

This requires a building owner to maintain the required accessible features.

11B-208.2.4 Van parking spaces

The ratio for van accessible parking has changed and now a van accessible space is required for every six or fraction of six required parking spaces. The previous code required one for every eight.

11B-216.8 Toilet rooms and bathing facilities

Geometric signs are the only signs referred to in this section. Pictograms on the door sign were never required by code.

11B-242.2 Swimming Pools

Two access points are required. There is an exception if the pool has a perimeter of less than 300 lineal feet: only one access is required.

11B-403.6 Handrails

If a handrail is provided on a walkway with a slope less than 1:20 it must comply with the requirements for a handrail on a ramp. Not completely true. See the various 11B-505 sections. For instance –

11B-505.2 only requires handrails on both sides of a stair or ramp. If it is neither a stair nor a ramp, only one would be needed.

11B-505.3 – continuity only required for stairs and ramps. Again, if it is not a stair or ramp, continuity is not required.

11B-505.10 – handrail extensions are only required for stairs and ramps.

11B-404.2.8.1 Door closers and gate closers

Doors shall close from a position of 90 degrees to 12 degrees in a minimum time of five seconds.

11B-404.2.8.2 Spring hinges

Doors with spring hinges shall close from 70 degrees open in a minimum of 1.5 seconds.

11B-407.4.1 Car Dimensions (elevators)

There is a new exception that allows an existing building where existing shaft or technical infeasibility does not allow for the required dimensions to be met. This allows a car to be 48 inches by 54 inches with a minimum of 18 square feet.

11B-502.2 Vehicle spaces

A van accessible space is 144 inches wide and an access aisle is 60 inches wide. There is an exception that allows a 108 inch wide space and a 96 inch access aisle.

11B-604.2 Location (for water closets)

The centerline of a toilet shall be between 17 and 18 inches of the adjacent wall.

11B-606.2 Clear floor space (lavatories)

Item 6 the dip of the overflow shall not be considered for determining knee or toe clearance.

11B-703.4.1 Height above finish floor or ground (signs)

Tactile characters on signs shall be installed a minimum of 48 inches from the lowest braille baseline and a maximum of 60 inches from the highest baseline of the raised characters.

You've left out some of the more important changes:

11B-202.3 Alterations

The exception for technical infeasibility resides here. Requires "...*equivalent facilitation or to comply with the requirements to the maximum extent feasible.*"

11B-202.4 Path of travel requirements in alterations, additions and structural repairs.

This is the old 1134B and now has 9 exceptions where there used to be 4.

Exception #2 – Does not require upgrades if certain listed elements met the immediately preceding edition of the CBC.

Exception #8 –

- Uses the term "adjusted construction cost" not "total construction cost". See the definition of "alteration". All those items excluded and that do not affect the primary function of the space may be deducted from the total project cost to determine the adjusted construction cost.
- "20% Rule"
 - If you are under the thresh hold, the 20% cap is automatic and does not require finding of an unreasonable hardship.
 - If you are above the thresh hold, you now have a 20% cap provided that if the AHJ determines that the cost of compliance is an "unreasonable hardship", as defined in Chapter 2, full compliance shall not be required. Compliance shall be provided by equivalent facilitation or to the greatest extent possible without creating an unreasonable hardship, BUT IN NO CASE shall the cost of compliance exceed 20% of the adjusted construction cost of the project. Detailed findings must be made and recorded into the appropriate files.
- Item #2 in the list of items to provide is "An accessible route to the altered area". Note that this is an accessible route, not a path of travel. Since stairs are by definition excluded from part of an accessible route, none of the 20% can be required to be spent on upgrading stairs even if the area of alteration is on an upper floor with only stairway access.

11B-203 General exceptions

14 items that are not required to be accessible. Cost of alterations to these areas may also be deducted from the projects total cost to determine the "adjusted construction cost" of 11B-202.3 exc. #8.