



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 1

Date Reviewed: May 3, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): CBC, Chapter 2 Definitions

Topic: Multi-bedroom Housing Unit

CURRENT CODE LANGUAGE

MULTI-BEDROOM HOUSING UNIT. [DSA-AC] *A housing unit, intended for use by students at a place of education, with a kitchen and/or toilet and bathing rooms within the unit, such as an apartment or dormitory. Multi-bedroom housing units are separate from one another and from common use spaces within a building.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

MULTI-BEDROOM HOUSING UNIT. [DSA-AC] *A housing unit, intended for use by students at a place of education, with a kitchen and/or ~~toilet and bathing rooms~~ bathroom(s) within the unit, such as an apartment or dormitory. Multi-bedroom housing units are separate from one another and from common use spaces within a building.*

CODE TEXT IF ADOPTED

MULTI-BEDROOM HOUSING UNIT. [DSA-AC] *A housing unit, intended for use by students at a place of education, with a kitchen and/or bathroom(s) within the unit, such as an apartment or dormitory. Multi-bedroom housing units are separate from one another and from common use spaces within a building.*

STATEMENT OF REASONS

DSA proposes to change the term “toilet and bathing room” for “bathroom” in the definition for consistency and clarity. The term “bathroom” is used and defined in both the California Building Code and the Fair Housing Act, and this amendment defines the applicable design requirements for bathrooms as stated in the definition.

DSA COMMENTS

This item is related to Items 11 and 15.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
DSA Tracking Number: 2
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-213.2
Topic: Toilet and Bathing Rooms in Transient Lodging Facilities

CURRENT CODE LANGUAGE

11B-213.2 Toilet rooms and bathing rooms. Where toilet rooms are provided, each toilet room shall comply with *Section 11B-603*. Where bathing rooms are provided, each bathing room shall comply with *Section 11B-603*.

Exceptions:

1. In alterations ...
2. **Reserved.**
3. Where multiple ...
4. Where multiple ...
5. *Where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-213.2 Toilet rooms and bathing rooms. Where toilet rooms are provided, each toilet room shall comply with *Section 11B-603*. Where bathing rooms are provided, each bathing room shall comply with *Section 11B-603*.

Exceptions:

1. In alterations ...
2. **Reserved.**
3. Where multiple ...
4. Where multiple ...
5. ~~*Where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.*~~

CODE TEXT IF ADOPTED

11B-213.2 Toilet rooms and bathing rooms. Where toilet rooms are provided, each toilet room shall comply with *Section 11B-603*. Where bathing rooms are provided, each bathing room shall comply with *Section 11B-603*.

Exceptions:

1. In alterations ...
2. **Reserved.**
3. Where multiple ...
4. Where multiple ...

STATEMENT OF REASONS

DSA is proposing to remove the language of Section 11B-213.2 exception 5 to eliminate duplicative language. The exception is duplicated at Section 11B-603.6. Duplication is a violation of Health and Safety Code 18930(a)(1), also known as item one of the nine-point criteria for building standards. Furthermore, there are no references in Section 11B-224 specific to transient lodging that reference any requirement in Section 11B-213.2.

DSA COMMENTS

This item is related to Item 8.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 3
 Date Reviewed: May 3, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-224
 Topic: Transient Lodging Facilities

CURRENT CODE LANGUAGE

11B-224.1 General. *Hotels, motels, inns, dormitories, resorts and similar transient lodging facilities shall provide guest rooms in accordance with Sections 11B-224.1 through 11B-224.6.*

...

11B-224.1.2 Guest room doors and doorways. Entrances, doors and doorways providing user passage into and within guest rooms that are not required to provide mobility features complying with *Section 11B-806.2* shall comply with *Section 11B-404.2.3*. *Bathrooms doors shall be either sliding or hung to swing in the direction of egress from the bathroom.*

Exception: Shower and sauna doors in guest rooms that are not required to provide mobility features complying with *Section 11B-806.2* shall not be required to comply with *Section 11B-404.2.3*.

...

11B-224.1.4 Guest room toilet and bathing rooms. *Where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.*

11B-224.2 Guest rooms with mobility features. In transient lodging facilities guest rooms with mobility features complying with *Section 11B-806.2* shall be provided in accordance with *Table 11B-224.2*, as follows.

11B-224.2.1 Fifty or less guest room facilities. *Facilities that are subject to the same permit application on a common site that each have fifty or fewer guest rooms may be combined for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.*

11B-224.2.2 More than fifty guest room facilities. Facilities with more than fifty guest rooms shall be treated separately for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-224.1 General. Hotels, motels, inns, ~~dormitories~~, resorts and similar transient lodging facilities, and housing at a place of education, shall provide guest rooms in accordance with Sections 11B-224.1 through 11B-224.6.

...

11B-224.1.2 Guest room doors and doorways. Entrances, doors and doorways providing user passage into and within guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall comply with Section 11B-404.2.3. In transient lodging facilities, Bathroom-bathroom doors shall be either sliding or hung to swing in the direction of egress from the bathroom.

Exception: Shower and sauna doors in guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall not be required to comply with Section 11B-404.2.3.

...

11B-224.1.4 Guest room toilet and bathing rooms. In transient lodging facilities, Where/where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.

11B-224.2 Guest rooms with mobility features. In transient lodging facilities and housing at a place of education, guest rooms with mobility features complying with Section 11B-806.2 shall be provided in accordance with Table 11B-224.2, as follows. In transient lodging facilities, Table 11B-224.2 shall be applied as follows:

11B-224.2.1 Fifty or less guest room facilities. Facilities that are subject to the same permit application on a common site that each have fifty or fewer guest rooms may be combined for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.

11B-224.2.2 More than fifty guest room facilities. Facilities with more than fifty guest rooms shall be treated separately for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.

CODE TEXT IF ADOPTED

11B-224.1 General. Hotels, motels, inns, resorts and similar transient lodging facilities, and housing at a place of education, shall provide guest rooms in accordance with Sections 11B-224.1 through 11B-224.6.

...

11B-224.1.2 Guest room doors and doorways. Entrances, doors and doorways providing user passage into and within guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall comply with Section 11B-

404.2.3. *In transient lodging facilities, bathroom doors shall be either sliding or hung to swing in the direction of egress from the bathroom.*

Exception: Shower and sauna doors in guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall not be required to comply with Section 11B-404.2.3.

...

11B-224.1.4 Guest room toilet and bathing rooms. *In transient lodging facilities, where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with Section 11B-806.2, toilet and bathing fixtures shall only be required to comply with Section 11B-603.6.*

11B-224.2 Guest rooms with mobility features. *In transient lodging facilities and housing at a place of education, guest rooms with mobility features complying with Section 11B-806.2 shall be provided in accordance with Table 11B-224.2. In transient lodging facilities, Table 11B-224.2 shall be applied as follows:*

11B-224.2.1 Fifty or less guest room facilities. *Facilities that are subject to the same permit application on a common site that each have fifty or fewer guest rooms may be combined for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.*

11B-224.2.2 More than fifty guest room facilities. *Facilities with more than fifty guest rooms shall be treated separately for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.*

STATEMENT OF REASONS

DSA proposes to amend scoping requirements for Section 11B-224 applicable to transient lodging facilities and housing at a place of education. In the 2010 ADA Standards, the requirement for housing at a place of education to follow the requirements of 224 for transient lodging facilities is in regulation in Section 35.151 of 28 CFR Part 35 for Title II entities and Section 36.406(e) of Subpart D of 28 CFR Part 36 for Title III entities, and not in the text of Section 224. In order to appropriately determine the required scope for these facilities, specific requirements for housing at a place of education is necessary in Section 11B-224. However, where all the requirements in Section 11B-224 are applicable to transient lodging facilities, not all the requirements of Section 11B-224 are applicable to housing at a place of education. To distinguish the requirements for each, DSA proposes to remove “dormitories” as an example of “similar transient lodging facilities” and to include “housing at a place of education” in Section 11B-224.1.

DSA proposes to amend Section 11B-224.1.2 by adding “In transient lodging facilities” to the requirement for bathroom doors to be either sliding or hung to swing in the direction of egress from the bathroom. This requirement is not applicable to housing at a place of education which requires compliance to the more restrictive requirements of the Fair Housing Act for residential dwelling units with adaptable features. Additionally, this requirement in the 2010 CBC and prior editions was specific to transient lodging facilities only.

DSA proposes to amend Section 11B-224.1.4 by adding “In transient lodging facilities” to the requirement to provide all toilet and bathing fixtures in a location that allows a person using a wheelchair to touch the wheelchair to any sanitary fixture. This requirement is not applicable to housing at a place of education which requires compliance to the more restrictive requirements

of the Fair Housing Act for residential dwelling units with adaptable features. Additionally, this requirement in the 2010 CBC and prior editions was specific to transient lodging facilities only. DSA proposes to amend Section 11B-224.2 to include “housing at a place of education” to provide applicable scoping to the requirements of Section 11B-806.2. Additionally, DSA proposes to clarify that only transient lodging facilities are subject to the scoping requirements of Sections 11B-224.2.1 and 11B-224.2.2, which are in regulation in Section 36.406(c) of Subpart D of 28 CFR Part 36 applicable to transient lodging facilities of Title III entities. DSA confirmed with the US Department of Justice (USDOJ) this proposed language is in keeping with the USDOJ regulations.

DSA COMMENTS

This item is related to Item 10.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: 10/31/2023
DSA Tracking Number: 4 (23-015)
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-228.3.2
Topic: EVCS Minimum number exception

CURRENT CODE LANGUAGE

11B-228.3.2 Minimum number. EVCS complying with Section 11B-812 shall be provided in accordance with Section 11B-228.3.2 for each combination of charging level and EV connector type integral to the EV charger. Each combination of charging level (such as: AC Level 1, AC Level 2, DC Fast Charge) and EV connector type shall be considered as a facility. Where EVCS are provided in more than one facility on a site, the number of EVCS complying with Section 11B-228.3.2 provided on the site shall be calculated according to the number required for each facility. In public housing facilities, EVCS provided for common use of residents shall comply with Section 11B-228.3.2. Where an EV charger can simultaneously charge more than one vehicle, the number of EV chargers provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

Exceptions:

1. EVCS not available to the general public and intended for use by a designated vehicle or driver shall not be required to comply with Section 11B-228.3.2. Examples include, but are not limited to, EVCS serving public or private fleet vehicles and EVCS assigned to an employee.
2. In public housing facilities, EVCS intended for use by an EV owner or operator at their residence shall not be required to comply with Section 11B-228.3.2.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-228.3.2 Minimum number. EVCS complying with Section 11B-812 shall be provided in accordance with Section 11B-228.3.2 for each combination of charging level and EV connector type integral to the EV charger. Each combination of charging level (such as: AC Level 1, AC Level 2, DC Fast Charge) and EV connector type shall be considered as a facility. Where EVCS are provided in more than one facility on a site, the number of EVCS complying with Section 11B-228.3.2 provided on the site shall be calculated according to the number required for each facility. In public housing facilities, EVCS provided for common use of residents shall comply with Section 11B-228.3.2. Where an EV charger can simultaneously charge more than one vehicle, the number of EV chargers provided shall be considered equivalent to the number of electric vehicles

that can be simultaneously charged.

Exceptions:

1. ~~EVCS not available to the general public and intended for use by a designated specifically for use by a vehicle or driver an individual EV driver shall not be required to comply with Section 11B-228.3.2. Examples include, but are not limited to, EVCS serving public or private fleet vehicles and EVCS assigned to an employee.~~
2. ~~In public housing facilities, EVCS intended for use by an EV owner or operator at their residence shall not be required to comply with Section 11B-228.3.2. EVCS not available to the general public and serving only fleet vehicles shall not be required to comply with Section 11B-228.3.2.~~

CODE TEXT IF ADOPTED

11B-228.3.2 Minimum number. EVCS complying with Section 11B-812 shall be provided in accordance with Section 11B-228.3.2 for each combination of charging level and EV connector type integral to the EV charger. Each combination of charging level (such as: AC Level 1, AC Level 2, DC Fast Charge) and EV connector type shall be considered as a facility. Where EVCS are provided in more than one facility on a site, the number of EVCS complying with Section 11B-228.3.2 provided on the site shall be calculated according to the number required for each facility. In public housing facilities, EVCS provided for common use of residents shall comply with Section 11B-228.3.2. Where an EV charger can simultaneously charge more than one vehicle, the number of EV chargers provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

Exceptions:

1. EVCS not available to the general public and designated specifically for an individual EV driver shall not be required to comply with Section 11B-228.3.2.
2. EVCS not available to the general public and serving only fleet vehicles shall not be required to comply with Section 11B-228.3.2.

STATEMENT OF REASONS

DSA proposes to amend the exceptions in Section 11B-228.3.2, which are not clear to code users and enforcement entities, leading to variant interpretations and enforcement. The term “public” is used with two distinct meanings within this section, adding to the lack of clarity. DSA proposes to remove the current exception 2 as the proposed amended language at exception 1 covers a specific driver, an employee, and a resident in public housing. The proposed exception 2 covers charging facilities where employees are charging fleet vehicles. This exception aligns with 11B-203.9 and 11B-206.2.8 which limit requirements for employee work areas. The proposed amendment separates the types of drivers and vehicles that are exempted from the section to provide clarity for the code user.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: October 31, 2023
DSA Tracking Number: 5 (23-024)
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-233.3
Topic: Public Housing Facilities

CURRENT CODE LANGUAGE

11B-233.3 Public housing facilities. *Public housing facilities with residential dwelling units shall comply with Section 11B-233.3.*

Note: Senior citizen housing ...

11B-233.3.1 Minimum number: new construction. Newly constructed facilities...

Exception: Where facilities contain 15 or fewer residential dwelling units, ...

11B-233.3.1.1 Residential dwelling units with mobility features. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with Sections 11B-809.2 through 11B-809.4 and shall be on an accessible route as required by Section 11B-206.

11B-233.3.1.2 Residential dwelling units with adaptable features. *In facilities with residential dwelling units, adaptable residential dwelling units complying with Sections 11B-809.6 through 11B-809.12 shall be provided as required by Sections 11B-233.3.1.2.1 through 11B-233.3.1.2.6. Adaptable residential dwelling units shall be on an accessible route as required by Section 11B-206.*

Exception: ...

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-233.3 Public housing facilities. *Public housing facilities with residential dwelling units shall comply with Section 11B-233.3 and Section 11B-809.*

Note: Senior citizen housing ...

11B-233.3.1 Minimum number: new construction. Newly constructed facilities...

Exception: Where facilities contain 15 or fewer residential dwelling units, ...

11B-233.3.1.1 Residential dwelling units with mobility features. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with ~~Sections 11B-809.2~~ 11B-809.1 through 11B-809.4 and shall be on an accessible route as required by Section 11B-206.

11B-233.3.1.2 Residential dwelling units with adaptable features. *In facilities with residential dwelling units, adaptable residential dwelling units shall complying with Sections 11B-809.6 ~~through 11B-809.12~~ and shall be provided as required by Sections 11B-233.3.1.2.1 through 11B-233.3.1.2.6. Adaptable residential dwelling units shall be on an accessible route as required by Section 11B-206.*

Exception: ...

CODE TEXT IF ADOPTED

11B-233.3 Public housing facilities. *Public housing facilities with residential dwelling units shall comply with Section 11B-233.3 and Section 11B-809.*

Note: *Senior citizen housing ...*

11B-233.3.1 Minimum number: new construction. Newly constructed facilities...

Exception: Where facilities contain 15 or fewer residential dwelling units, ...

11B-233.3.1.1 Residential dwelling units with mobility features. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with Sections 11B-809.1 through 11B-809.4 and shall be on an accessible route as required by Section 11B-206.

11B-233.3.1.2 Residential dwelling units with adaptable features. *In facilities with residential dwelling units, adaptable residential dwelling units shall comply with Section 11B-809.6 and shall be provided as required by Sections 11B-233.3.1.2.1 through 11B-233.3.1.2.6. Adaptable residential dwelling units shall be on an accessible route as required by Section 11B-206.*

Exception: ...

STATEMENT OF REASONS

Currently there is no language directing code users to Section 11B-809 from the scoping sections for public housing at 11B-233. This proposed amendment for Section 11B-233.3 adds this additional reference to 11B-809. Section 11B-809.6 requires residential dwelling units with adaptable features to comply with 11B-809.7 through 11B-809.12 therefore referencing directly to 11B-809.6 for the requirements and providing needed clarity.

DSA COMMENTS

This item is related to Item 12.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: December 4, 2023
DSA Tracking Number: 6 (23-025)
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-233.3.1.2.6.1
Topic: Public Housing Site Impracticality

CURRENT CODE LANGUAGE

11B-233.3.1.2.6.1 Single building with one common (lobby) entrance. *The following may only be used for determining required access to multifamily dwelling units, in a single building with one common (lobby) entrance located on a site with difficult terrain conditions or unusual characteristics:*

...and all remaining ground floor dwelling units shall comply with the features listed in Section 11B-233.3.1.2.6.2 unless exempted by Test No. 3, Unusual Characteristics Test.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-233.3.1.2.6.1 Single building with one common (lobby) entrance. *The following may only be used for determining required access to multifamily dwelling units, in a single building with one common (lobby) entrance located on a site with difficult terrain conditions or unusual characteristics:*

...and all remaining ground floor dwelling units shall comply with the features listed in Section ~~11B-233.3.1.2.6.2~~ 11B-233.3.1.2.6.5 unless exempted by Test No. 3, Unusual Characteristics Test.

CODE TEXT IF ADOPTED

11B-233.3.1.2.6.1 Single building with one common (lobby) entrance. *The following may only be used for determining required access to multifamily dwelling units, in a single building with one common (lobby) entrance located on a site with difficult terrain conditions or unusual characteristics:*

...and all remaining ground floor dwelling units shall comply with the features listed in Section 11B-233.3.1.2.6.5 unless exempted by Test No. 3, Unusual Characteristics Test.

STATEMENT OF REASONS

DSA proposes to correct the reference in Section 11B-233.1.2.6.1 which incorrectly references Section 11B-233.3.1.2.6.2, a different unusual characteristic test of site impracticality. This correction should appropriately reference Section 11B-233.3.1.2.6.5, which lists features with which remaining ground floor dwelling units are required to comply.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: November 13, 2023
DSA Tracking Number: 7 (23-011, 23-029)
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-233.3.1.2.6.5
Topic: Public Housing Site Impracticality Additional Requirements

CURRENT CODE LANGUAGE

11B-233.3.1.2.6.5 Additional requirements.

1. ...
2. Interior door opening width complying with Section 11B-404.3.1.
3. ...
4. Door signal devices complying with Section 11B-809.8.1.
5. ...

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-233.3.1.2.6.5 Additional requirements. *In buildings without elevators and where site impracticality test numbers one, two, or three reduce the required number of residential dwelling units with adaptable features, the remaining units shall provide the following:*

1. ...
2. Interior door opening width complying with Section ~~11B-404.3.1~~ 11B-404.2.3.
3. ...
4. Door signal devices complying with Section ~~11B-809.8.1~~ 11B-809.8.4.
5. ...

CODE TEXT IF ADOPTED

11B-233.3.1.2.6.5 Additional requirements. *In buildings without elevators and where site impracticality test numbers one, two, or three reduce the required number of residential dwelling units with adaptable features, the remaining units shall provide the following:*

1. ...
2. Interior door opening width complying with Section 11B-404.2.3.
3. ...
4. Door signal devices complying with Section 11B-809.8.4.
5. ...

STATEMENT OF REASONS

DSA proposes to provide additional information about the applicability of this section with the introductory language. DSA also proposes to correct the references for clarity. Item number 2 in Section 11B-233.3.1.2.6.5 should reference the requirements for manual doors in Section 11B-404.2.3 and not the requirements in Section 11B-404.3.1 which are applicable to a subsection of automatic and power-assisted doors and gates. Item number 4 in Section 11B-233.3.1.2.6.5 should reference the requirements for Section 11B-809.8.4 for door signaling devices and not the requirements in Section 11B-809.8.1 for thresholds.

DSA COMMENTS

This item is related to Item 6.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
DSA Tracking Number: 8
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-603.6
Topic: Guest room toilet and bathing rooms in transient lodging facilities

CURRENT CODE LANGUAGE

11B-603.6 Guest room toilet and bathing rooms. Toilet and bathing rooms within guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall provide all toilet and bathing fixtures in a location that allows a person using a wheelchair measuring 30 inches by 48 inches (762 mm by 1219 mm) to touch the wheelchair to any lavatory, urinal, water closet, tub, sauna, shower stall and any other similar sanitary installation, if provided.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-603.6 Guest room toilet and bathing rooms. In transient lodging facilities, ~~Toilet toilet~~ and bathing rooms within guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall provide all toilet and bathing fixtures in a location that allows a person using a wheelchair measuring 30 inches by 48 inches (762 mm by 1219 mm) to touch the wheelchair to any lavatory, urinal, water closet, tub, sauna, shower stall and any other similar sanitary installation, if provided.

CODE TEXT IF ADOPTED

11B-603.6 Guest room toilet and bathing rooms. In transient lodging facilities, toilet and bathing rooms within guest rooms that are not required to provide mobility features complying with Section 11B-806.2 shall provide all toilet and bathing fixtures in a location that allows a person using a wheelchair measuring 30 inches by 48 inches (762 mm by 1219 mm) to touch the wheelchair to any lavatory, urinal, water closet, tub, sauna, shower stall and any other similar sanitary installation, if provided.

STATEMENT OF REASONS

DSA proposes to amend Section 11B-603.6 to clarify a California-specific requirement only applicable to transient lodging facilities, and not to housing at a place of education. The requirements for bathrooms in residential dwelling units with adaptable features in housing at a place of education are required to comply with the Fair Housing Act, which provides greater accessibility to bathrooms in units that are not required to provide mobility features.

DSA COMMENTS

This item is related to Item 2.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
DSA Tracking Number: 9
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-705.1.2 Locations
Topic: Detectable Warnings

CURRENT CODE LANGUAGE

11B-705.1.2 Locations. *Detectable warnings at the following locations shall comply with Section 11B-705.1.*

11B-705.1.2.1 Platform edges. ...

11B-705.1.2.2 Curb ramps. ...

11B-705.1.2.3 Islands or cut-through medians. ...

11B-705.1.2.4 Bus stops. ...

11B-705.1.2.5 Blended transitions. *Detectable warnings at blended transitions shall be 36 inches (914 mm) in width.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-705.1.2 Locations. *Detectable warnings at the following locations shall comply with Section 11B-705.1.*

11B-705.1.2.1 Platform edges. ...

11B-705.1.2.2 Curb ramps. ...

11B-705.1.2.3 Islands or cut-through medians. ...

11B-705.1.2.4 Bus stops. ...

11B-705.1.2.5 Blended transitions. *Detectable warnings at blended transitions shall be 36 inches (914 mm) in width depth and extend the entirety of the transition separating the walk or sidewalk from the vehicular way.*

CODE TEXT IF ADOPTED

11B-705.1.2 Locations. *Detectable warnings at the following locations shall comply with Section 11B-705.1.*

11B-705.1.2.1 Platform edges. ...

11B-705.1.2.2 Curb ramps. ...

11B-705.1.2.3 Islands or cut-through medians. ...

11B-705.1.2.4 Bus stops. ...

11B-705.1.2.5 Blended transitions. *Detectable warnings at blended transitions shall be 36 inches (914 mm) in depth and extend the entirety of the transition separating the walk or sidewalk from the vehicular way.*

STATEMENT OF REASONS

DSA proposes to clarify requirements for detectable warning surfaces at blended transitions that are lengthy and continuous, such as occurs at the entrance to large retail facilities. At these locations, the perspective of “width” and “depth” is relative because pedestrian traffic can be parallel to the blended transition or perpendicular to the transition. The proposed language orients the code user in application of the requirements.

DSA COMMENTS

In DSA’s analysis of section 11B-705.1 Detectable warnings found the word depth was consistently used to describe this dimension of the detectable warnings.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 10
 Date Reviewed: May 3, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-806.2.3.1
 Topic: Personal lift device floor space

CURRENT CODE LANGUAGE

11B-806.2.3 Sleeping areas. At least one sleeping area shall provide a 36 inch (914 mm) by 48 inch (1219 mm) minimum clear space on both sides of a bed. The clear space shall be positioned for parallel approach to the side of the bed.

Exception: Where a single clear floor space complying with Section 11B-305 positioned for parallel approach is provided between two beds, a clear floor or ground space shall not be required on both sides of a bed.

11B-806.2.3.1 Personal lift device floor space. *There shall be a clear space under the bed for the use of a personal lift device. The clear space shall extend under the bed parallel to the long side and be adjacent to an accessible route. The clear space shall extend to points horizontally 30 inches (762 mm), vertically 7 inches (178 mm) and not more than 12 inches (305 mm) from the head and foot end of the bed.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-806.2.3 Sleeping areas. At least one sleeping area shall provide a 36 inch (914 mm) by 48 inch (1219 mm) minimum clear space on both sides of a bed. The clear space shall be positioned for parallel approach to the side of the bed.

Exception: Where a single clear floor space complying with Section 11B-305 positioned for parallel approach is provided between two beds, a clear floor or ground space shall not be required on both sides of a bed.

11B-806.2.3.1 Personal lift device floor space. *~~There shall be~~ In transient lodging facilities, clearance a clear space under the bed for the use of a personal lift device shall be provided under the bed(s) and adjacent to the clear floor space required by Section 11B-806.2.3. ~~The clearance clear space shall extend under the bed~~ be parallel to the long side of the bed and be adjacent to an accessible route. ~~The clear space shall extend under the bed~~ to points horizontally 30 inches (762 mm), vertically 7 inches (178 mm) and not more than 12 inches (305 mm) from the head and foot end of the bed.*

CODE TEXT IF ADOPTED

11B-806.2.3 Sleeping areas. At least one sleeping area shall provide a *36 inch (914 mm) by 48 inch (1219 mm) minimum* clear space on both sides of a bed. The clear space shall be positioned for parallel approach to the side of the bed.

Exception: Where a single clear floor space complying with *Section 11B-305* positioned for parallel approach is provided between two beds, a clear floor or ground space shall not be required on both sides of a bed.

11B-806.2.3.1 Personal lift device floor space. *In transient lodging facilities, a clearance for the use of a personal lift device shall be provided under the bed(s) and adjacent to the clear floor space required by Section 11B-806.2.3. The clearance shall be parallel to the long side of the bed and extend under the bed to points horizontally 30 inches (762 mm), vertically 7 inches (178 mm) and not more than 12 inches (305 mm) from the head and foot end of the bed.*

STATEMENT OF REASONS

DSA proposes to amend the technical requirements for personal lift device clear floor space to clarify that this requirement is applicable to transient lodging where many hotel owners block the underside of the bed. This requirement is not applicable to housing at a place of education which requires compliance with Fair Housing Act design requirements and also requires a place of education to provide reasonable modification for a student upon request.

DSA COMMENTS

This item is related to Item 3.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 11

Date Reviewed: May 3, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-806.2.4.1

Topic: Transient lodging facilities and housing at a place of education

CURRENT CODE LANGUAGE

11B-806.2.4.1 Vanity counter top space. If vanity counter top space is provided in non-accessible guest toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest toilet or bathing rooms.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-806.2.4.1 Vanity counter top space. If vanity counter top space is provided in non-accessible guest bathrooms, toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest bathrooms, toilet or bathing rooms.

CODE TEXT IF ADOPTED

11B-806.2.4.1 Vanity counter top space. If vanity counter top space is provided in non-accessible guest bathrooms, toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest bathrooms, toilet or bathing rooms.

STATEMENT OF REASONS

This requirement in Section 11B-806.2.4.1 applies to both transient lodging facilities, which uses the term “toilet or bathing rooms” and to housing at a place of education, where the requirements for the defined term “bathroom” apply. DSA proposes to use both terms in this section to denote applicability in both types of facilities.

DSA COMMENTS

This item is related to Items 1 and 15.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: October 31, 2023
DSA Tracking Number: 12 (23-024)
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-809.1
Topic: Door Signal Device and Viewing Device

CURRENT CODE LANGUAGE

11B-809 Residential dwelling units

11B-809.1 General. *When located within public housing facilities, residential dwelling units shall comply with Section 11B-809. Residential dwelling units required to provide mobility features shall comply with Sections 11B-809.2 through 11B-809.4. Residential dwelling units required to provide communication features shall comply with Section 11B-809.5.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809 Residential dwelling units

11B-809.1 General. *When located within public housing facilities, residential dwelling units shall comply with Section 11B-809. Residential dwelling units required to provide mobility features shall comply with Section 11B-809.1.1 through Section 11B-809.1.3, and Sections 11B-809.2 through 11B-809.4. Residential dwelling units required to provide communication features shall comply with Section 11B-809.5. Residential dwelling units with adaptable features shall comply with Section 11B-809.6.*

11B-809.1.1 Door signal devices. *In buildings with three or more residential dwelling units, the primary entry door to the dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall comply with Section 11B-309 and shall be connected to permanent wiring.*

11B-809.1.2 Viewing devices. *Where primary entry doors to residential dwelling units are provided with a viewing device for a standing person, the primary entry door to a residential dwelling unit with mobility features shall also provide a lower viewing device 42 inches (1067 mm) minimum and 43 inches (1092 mm) maximum above the finish floor or ground, measured to the top of the device. The viewing device shall allow for a minimum 180 degree range of view.*

11B-809.1.3 Washing machines and clothes dryers. *Where washing machines and clothes dryers are provided in residential dwelling units with mobility features, they shall comply with Section 11B-611. Washing machines and clothes dryer shall be front loading and shall be the same or equivalent type as provided in comparable dwelling units not required to provide mobility features.*

CODE TEXT IF ADOPTED

11B-809 Residential dwelling units

11B-809.1 General. *When located within public housing facilities, residential dwelling units shall comply with Section 11B-809. Residential dwelling units required to provide mobility features shall comply with Section 11B-809.1.1 through Section 11B-809.1.3, and Sections 11B-809.2 through 11B-809.4. Residential dwelling units required to provide communication features shall comply with Section 11B-809.5. Residential dwelling units with adaptable features shall comply with Section 11B-809.6.*

11B-809.1.1 Door signal devices. *In buildings with three or more residential dwelling units, the primary entry door to the dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall comply with Section 11B-309 and shall be connected to permanent wiring.*

11B-809.1.2 Viewing devices. *Where primary entry doors to residential dwelling units are provided with a viewing device for a standing person, the primary entry door to a residential dwelling unit with mobility features shall also provide a lower viewing device 42 inches (1067 mm) minimum and 43 inches (1092 mm) maximum above the finish floor or ground, measured to the top of the device. The viewing device shall allow for a minimum 180 degree range of view.*

11B-809.1.3 Washing machines and clothes dryers. *Where washing machines and clothes dryers are provided in residential dwelling units with mobility features, they shall comply with Section 11B-611. Washing machines and clothes dryers shall be front loading and shall be the same or equivalent type as provided in comparable dwelling units not required to provide mobility features.*

STATEMENT OF REASONS

DSA proposes to amend Section 11B-809.1 to clarify the references for residential units with mobility features, add a reference for residential units with adaptable features, and add additional subsections. Section 11B-809.1.1 is proposed to clarify that door signal devices in buildings with three or more dwelling units are required. This amendment brings consistency with the requirements of public housing units with adaptable features. DSA also proposes Section 11B-809.1.2 Viewing devices to include a lower viewing device where viewing devices are provided, to bring consistency to residential dwelling units. These are companion proposals (Item 5) amending scoping requirements in 11B-233.3, which are proposed to state that residential dwelling units in public housing facilities are to comply with Section 11B-809.

DSA additionally proposes to add Section 11B-809.1.3 to provide the same requirement for residential dwelling units with mobility features as is provided in Section 11B-809.11, which requires residential dwelling units with adaptable features to provide one of each type of washing machines and clothes dryers within the unit, where such appliances are provided. This provision is a requirement of the Fair Housing Act. There is currently no scoping for clothes washing and drying machines for residential dwelling units with mobility features when these units are provided in newly constructed multifamily dwellings in public housing.

DSA COMMENTS

This item is related to Item 5.

Height derived from Figure A3 Dimensions of Adult Sized Wheelchairs, as provided by the Federal Department of Justice.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 13

Date Reviewed: May 3, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-809.6

Topic: Residential Dwelling Units with Adaptable Features

CURRENT CODE LANGUAGE

11B-809.6 Residential dwelling units with adaptable features. Multi-family residential dwelling units with adaptable features shall comply with Sections 11B-809.7 through 11B-809.12.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.6 Residential dwelling units with adaptable features. ~~Multi-family residential~~ Residential dwelling units with adaptable features shall comply with Sections 11B-809.7 through 11B-809.12.

CODE TEXT IF ADOPTED

11B-809.6 Residential dwelling units with adaptable features. Residential dwelling units with adaptable features shall comply with Sections 11B-809.7 through 11B-809.12.

STATEMENT OF REASONS

DSA proposes to remove reference to “multifamily” from the residential dwelling units with adaptable features in Section 11B-809.6. As written, the term defines the unit and not a multi-family building. In the 2022 Intervening Code Cycle, DSA proposed and adopted clarifying scoping requirements in Section 11B-233.3.1.2, which clarified the requirement that newly constructed buildings with three or more residential dwelling units must provide residential dwelling units with adaptable features; therefore, the reference to “multifamily” in Section 11B-809.6, which is intended to provide scoping and is thereby misplaced in the technical requirements, is proposed to be removed to provide greater consistency and eliminate confusion.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
DSA Tracking Number: 14
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-809.8 through 11B-809.8.4
Topic: Accessible Door Components

CURRENT CODE LANGUAGE

11B-809.8 Doors. *Primary entry doors, required exit doors, secondary exterior doors and interior doors intended for user passage shall comply with this section and Section 11B-404.2. Doors to small mechanical closets specifically dedicated to furnaces or hot water heaters shall not be required to comply with this section.*

Exceptions: *At primary entry doors, required exit doors, secondary exit doors and interior doors the following exceptions apply:*

1. *The floor or landing at primary entry doors, required exit doors, and secondary exit doors where a change in elevation occurs between the interior and the exterior surface of the floor or landing, shall comply with the following:*
 - a. *Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.*
 - b. *Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.*
 - c. *Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (102 mm). Changes in height greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 11B-405 or by means of a platform constructed to the level of the floor as illustrated in Figure 11B-809.8(c).*
 - d. *Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch (25 mm), provided a ramp with a maximum slope of 1:8 is permanently installed as illustrated in Figure 11B-809.8(d).*

11B-809.8.1 Door thresholds. Secondary exterior door thresholds, including sliding door tracks, shall be ¾ inch (19.1 mm) high maximum with a 1:2 maximum slope.

11B-809.8.2 Door opening force. The opening force for primary entry exterior doors and secondary exterior doors shall be 8.5 pounds (38 N) maximum.

11B-809.8.3 Door maneuvering clearance.

1. At the dwelling unit side of the primary entry doors, secondary exterior doors, and required exit doors maneuvering clearances shall be 44 inches (1118 mm) minimum in length measured perpendicular to the face of the door in the closed position. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.
2. At interior doors maneuvering clearances shall be 42 inches (1067 mm) minimum in length on both sides of the door measured perpendicular to the face of the door in the closed position. A 39-inch (991 mm) minimum length is allowed at interior doors when a clear opening width of 34 inches (864 mm) minimum is provided. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.

11B-809.8.4 Door signal devices. Every primary entrance to a residential dwelling unit with adaptable features shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted 48 inches (1219 mm) maximum above the floor and connected to permanent wiring.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.8 Doors. Primary entry doors, required exit doors, secondary exterior doors and interior doors ~~intended for user passage shall comply with this section and Section 11B-404.2~~**11B-809.8.** Doors to small mechanical closets specifically dedicated to furnaces or hot water heaters shall not be required to comply with this section.

Exceptions: ~~At primary entry doors, required exit doors, secondary exit doors and interior doors the following exceptions apply:~~

- ~~1. The floor or landing at primary entry doors, required exit doors, and secondary exit doors where a change in elevation occurs between the interior and the exterior surface of the floor or landing, shall comply with the following:~~
 - ~~a. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.~~
 - ~~b. Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.~~
 - ~~c. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (102 mm). Changes in height greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 11B-405 or by means of a platform constructed to the level of the floor as illustrated in Figure 11B-809.8(c).~~

~~d. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch (25 mm), provided a ramp with a maximum slope of 1:8 is permanently installed as illustrated in Figure 11B-809.8(d).~~

1. The clear width of doors shall comply with Section 11B-404.2.3.
2. Door hardware shall comply with Section 11B-404.2.7.
3. Door surfaces shall comply with Section 11B-404.2.10.
4. Doors in series shall comply with Section 11B-404.2.6.

11B-809.8.1 Door thresholds. Primary entry doors, required exit doors, and interior doors intended for user passage shall have thresholds complying with Section 11B-404.2.5. Secondary exterior door thresholds, including sliding door tracks, shall be ¾ inch (19.1 mm) high maximum with a 1:2 maximum slope.

11B-809.8.2 Door opening force. Doors shall comply with Section 11B-404.2.9.

Exception: The opening force for primary entry exterior doors and secondary exterior doors shall be 8.5 pounds (38 N) maximum.

11B-809.8.3 Door maneuvering clearance. Minimum maneuvering clearances at doors shall comply with Section 11B-809.8.3. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

1. At the dwelling unit side of the primary entry doors, secondary exterior doors, and required exit doors maneuvering clearances shall be 44 inches (1118 mm) minimum in length measured perpendicular to the face of the door in the closed position. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.
2. At interior doors maneuvering clearances shall be 42 inches (1067 mm) minimum in length on both sides of the door measured perpendicular to the face of the door in the closed position. A 39-inch (991 mm) minimum length is allowed at interior doors when a clear opening width of 34 inches (864 mm) minimum is provided. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.

11B-809.8.3.1 Floor or ground surface. Floor or ground surface within required maneuvering clearances shall not have slopes exceeding 1:48.

Exceptions: The floor or landing at primary entry doors, required exit doors, and secondary exit doors where a change in elevation occurs between the interior and the exterior surface of the floor or landing, shall comply with the following:

1. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.
2. Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.

3. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (102 mm). Changes in height greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 11B-405 or by means of a platform constructed to the level of the floor as illustrated in Figure 11B-809.8.3.1(3).

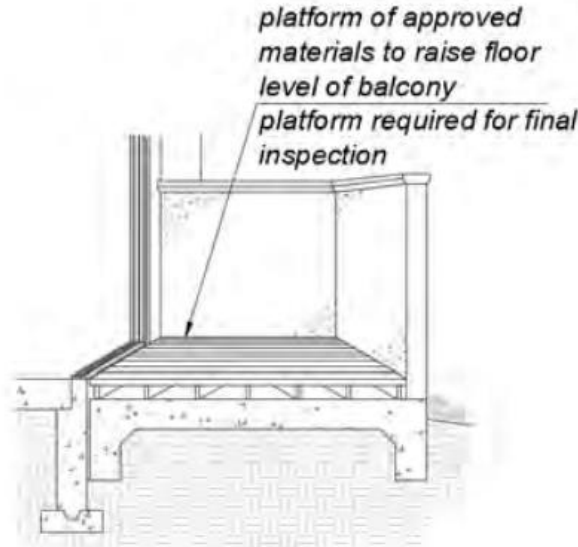


FIGURE 11B-809.8.3.1 (3) FIGURE 11B-809.8 Ex. 1(c)
PLATFORM AT SECONDARY EXTERIOR DOOR

4. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch (25 mm), provided a ramp with a maximum slope of 1:8 is permanently installed as illustrated in Figure 11B-809.8.3.1(4).

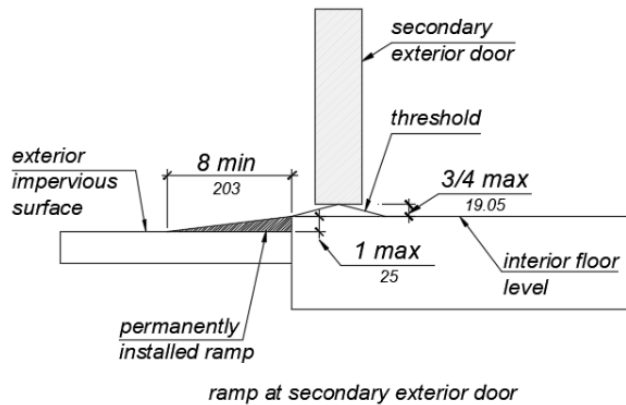


FIGURE 11B-809.8.3.1 (4) FIGURE 11B-809.8 Ex. 1(d)
RAMP AT SECONDARY EXTERIOR DOOR

11B-809.8.4 Door signal devices. Every primary entrance to a residential dwelling unit with adaptable features shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted 48 inches (1219 mm) maximum above the floor and connected to permanent wiring.

11B-809.8 Doors. Primary entry doors, required exit doors, secondary exterior doors and interior doors shall comply with Section 11B-809.8. Doors to small mechanical closets specifically dedicated to furnaces or hot water heaters shall not be required to comply with this section.

1. The clear width of doors shall comply with Section 11B-404.2.3.
2. Door hardware shall comply with Section 11B-404.2.7.
3. Door surfaces shall comply with Section 11B-404.2.10.
4. Doors in series shall comply with Section 11B-404.2.6.

11B-809.8.1 Door thresholds. Primary entry doors, required exit doors, and interior doors intended for user passage shall have thresholds complying with Section 11B-404.2.5. Secondary exterior door thresholds, including sliding door tracks, shall be $\frac{3}{4}$ inch (19.1 mm) high maximum with a 1:2 maximum slope.

11B-809.8.2 Door opening force. Doors shall comply with Section 11B-404.2.9.

Exception: The opening force for primary entry exterior doors and secondary exterior doors shall be 8.5 pounds (38 N) maximum.

11B-809.8.3 Door maneuvering clearance. Minimum maneuvering clearances at doors shall comply with Section 11B-809.8.3. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

1. At the dwelling unit side of the primary entry doors, secondary exterior doors, and required exit doors maneuvering clearances shall be 44 inches (1118 mm) minimum in length measured perpendicular to the face of the door in the closed position. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.
2. At interior doors maneuvering clearances shall be 42 inches (1067 mm) minimum in length on both sides of the door measured perpendicular to the face of the door in the closed position. A 39-inch (991 mm) minimum length is allowed at interior doors when a clear opening width of 34 inches (864 mm) minimum is provided. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door.

11B-809.8.3.1 Floor or ground surface. Floor or ground surface within required maneuvering clearances shall not have slopes exceeding 1:48.

Exceptions: The floor or landing at primary entry doors, required exit doors, and secondary exit doors where a change in elevation occurs between the interior and the exterior surface of the floor or landing, shall comply with the following:

1. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than $\frac{1}{2}$ inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.
2. Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than $\frac{1}{2}$ inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 11B-809.7.2.

- Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (102 mm). Changes in height greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 11B-405 or by means of a platform constructed to the level of the floor as illustrated in Figure 11B-809.8.3.1(3).

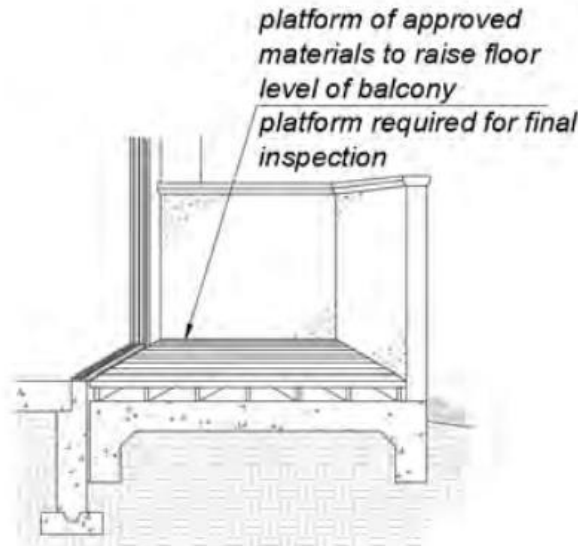


FIGURE 11B-809.8.3.1 (3)
PLATFORM AT SECONDARY EXTERIOR DOOR

- Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch (25 mm), provided a ramp with a maximum slope of 1:8 is permanently installed as illustrated in Figure 11B-809.8.3.1(4).

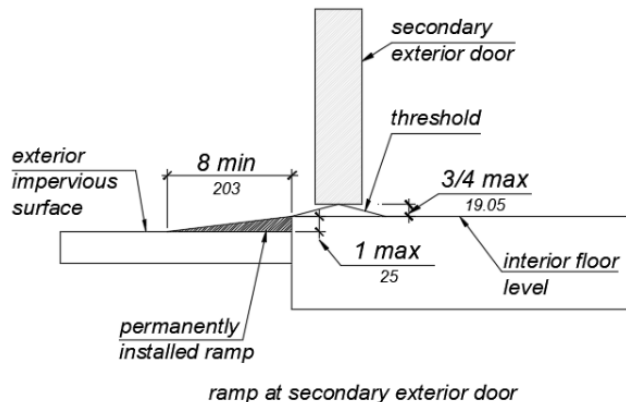


FIGURE 11B-809.8.3.1 (4)
RAMP AT SECONDARY EXTERIOR DOOR

11B-809.8.4 Door signal devices. Every primary entrance to a residential dwelling unit with adaptable features shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted 48 inches (1219 mm) maximum above the floor and connected to permanent wiring.

STATEMENT OF REASONS

DSA proposes to amend the requirements of 11B-809.8 to provide clarity for interior doors within residential dwelling units with adaptable features. Existing language in the code required interior doors to comply with Section 11B-404.2, yet subsequent requirements in the section provided a list of specific requirements for interior doors that conflicted with Section 11B-404.2 and created an invalid exception to the requirements. Conflicting requirements are a violation of Health and Safety Code 18930(a)(1), also known as item one of the nine-point criteria for building standards. This created confusion to the code user. The proposed language lists the specific requirements of Section 11B-404.2 which are applicable to interior doors in residential dwelling units with adaptable features and provides greater clarity to the requirements that are specific to interior doors in residential dwelling units with adaptable features provided in Section 11B-809.8.

To further clarify the requirements, the existing exceptions in Section 11B-809.8 are proposed to move to the more appropriate location in Section 11B-809.8.3.1.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
DSA Tracking Number: 15
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-809.10
Topic: Bathrooms and powder rooms in residential dwelling units with adaptable features

CURRENT CODE LANGUAGE

11B-809.10 Toilet and bathing rooms.

11B-809.10.1 General. All toilet and bathing rooms on an accessible route within residential dwelling units with adaptable features shall comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.6.4, 11B-809.10.7.3 and 11B-809.12.

11B-809.10.2 Number of complying bathing rooms and fixtures. One bathing room and one fixture of each type within the dwelling unit shall be designed to comply with the following:

1. Maneuvering space in toilet, bathing and shower rooms shall comply with Section 11B-809.10.4.
2. Bathtubs complying with Section 11B-809.10.5.
3. Showers complying with Section 11B-809.10.6.
4. Water closets complying with Section 11B-809.10.7.
5. Lavatories, vanities, mirrors and towel bars complying with Section 11B-809.10.8. When two or more lavatories are provided, at least one shall comply with Section 11B-809.10.8.
6. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Where two or more bathrooms are provided, when a bathtub is installed in the first bathroom in compliance with Section 11B-809.10.5 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with Section 11B-809.10.6.

11B-809.10.3 Powder rooms. Powder rooms shall be designed to comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.5.2, 11B-809.10.6.4, 11B-809.10.7.3 and 11B-809.12. When the powder room is the only toilet facility located on an accessible level it shall, in addition, comply with Sections 11B-809.10.4, 11B-809.10.7 and 11B-809.10.8.

11B-809.10.4 Sufficient maneuvering space. Where doors swing into the toilet and bathing or powder rooms required to comply with Section 11B-809.10, a clear

maneuvering space of 30 inches (762 mm) by 48 inches (1219 mm) minimum shall be provided outside the arc of the door swing. The clear maneuvering space shall be permitted to include knee and toe clearance under bathroom fixtures. Doors shall be permitted to encroach into the clear floor space or clearance for fixtures where clear maneuvering space is provided outside the arc of the door swing. A turning space is not required within the room.

...

11B-809.10.8 Lavatories, vanities, mirrors and towel bars. Bathing rooms or powder rooms required to comply with Section 11B-809.10 shall provide lavatories complying with this section. Where mirrors or towel bars are provided, no less than one of each shall comply with this section.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.10 Toilet and bathing rooms. Bathrooms and powder rooms.

11B-809.10.1 General. All ~~toilet and bathing rooms~~ bathrooms on an accessible route within residential dwelling units with adaptable features shall comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.5.2, 11B-809.10.6.4, 11B-809.10.7.3 and 11B-809.12.

11B-809.10.2 Number of complying ~~bathing rooms~~ bathrooms and fixtures. One ~~bathing room~~ bathroom and one fixture of each type within the dwelling unit shall be designed to comply with the following:

1. Maneuvering space in ~~toilet, bathing and shower rooms~~ bathrooms shall comply with Section 11B-809.10.4.
2. Bathtubs ~~complying shall comply~~ with Section 11B-809.10.5.
3. Showers ~~complying shall comply~~ with Section 11B-809.10.6.
4. Water closets ~~complying shall comply~~ with Section 11B-809.10.7.
5. Lavatories, vanities, mirrors and towel bars ~~complying shall comply~~ with Section 11B-809.10.8. When two or more lavatories are provided, at least one shall comply with Section 11B-809.10.8.
6. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Where two or more bathrooms are provided, when a bathtub is installed in the first bathroom in compliance with Section 11B-809.10.5 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with Section 11B-809.10.6.

11B-809.10.3 Powder rooms. Powder rooms shall be designed to comply with Sections 11B-809.7, 11B-809.8, ~~11B-809.10.5.2, 11B-809.10.6.4~~, 11B-809.10.7.3 and 11B-809.12. When the powder room is the only toilet facility located on an accessible level it shall, in addition, comply with Sections 11B-809.10.4, 11B-809.10.7 and 11B-809.10.8.

11B-809.10.4 Sufficient maneuvering space. Where doors swing into the ~~toilet and bathing~~ bathrooms or powder rooms required to comply with Section 11B-809.10, a clear maneuvering space of 30 inches (762 mm) by 48 inches (1219 mm) minimum shall be provided outside the arc of the door swing. The clear maneuvering space shall be permitted to include knee and toe clearance under bathroom fixtures. Doors shall be permitted to encroach into the clear floor space or clearance for fixtures where clear maneuvering space

is provided outside the arc of the door swing. A turning space is not required within the room.

...

11B-809.10.8 Lavatories, vanities, mirrors and towel bars. ~~Bathing rooms~~ Bathrooms or powder rooms required to comply with Section 11B-809.10 shall provide lavatories complying with this section. Where mirrors or towel bars are provided, no less than one of each shall comply with this section.

CODE TEXT IF ADOPTED

11B-809.10 Bathrooms and powder rooms.

11B-809.10.1 General. All bathrooms on an accessible route within residential dwelling units with adaptable features shall comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.5.2, 11B-809.10.6.4, 11B-809.10.7.3 and 11B-809.12.

11B-809.10.2 Number of complying bathrooms and fixtures. One bathroom and one fixture of each type within the dwelling unit shall be designed to comply with the following:

1. Maneuvering space in bathrooms shall comply with Section 11B-809.10.4.
2. Bathtubs shall comply with Section 11B-809.10.5.
3. Showers shall comply with Section 11B-809.10.6.
4. Water closets shall comply with Section 11B-809.10.7.
5. Lavatories, vanities, mirrors and towel bars shall comply with Section 11B-809.10.8. When two or more lavatories are provided, at least one shall comply with Section 11B-809.10.8.
6. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Where two or more bathrooms are provided, when a bathtub is installed in the first bathroom in compliance with Section 11B-809.10.5 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with Section 11B-809.10.6.

11B-809.10.3 Powder rooms. Powder rooms shall be designed to comply with Sections 11B-809.7, 11B-809.8, 11B-809.10.7.3 and 11B-809.12. When the powder room is the only toilet facility located on an accessible level it shall, in addition, comply with Sections 11B-809.10.4, 11B-809.10.7 and 11B-809.10.8.

11B-809.10.4 Sufficient maneuvering space. Where doors swing into the bathrooms or powder rooms required to comply with Section 11B-809.10, a clear maneuvering space of 30 inches (762 mm) by 48 inches (1219 mm) minimum shall be provided outside the arc of the door swing. The clear maneuvering space shall be permitted to include knee and toe clearance under bathroom fixtures. Doors shall be permitted to encroach into the clear floor space or clearance for fixtures where clear maneuvering space is provided outside the arc of the door swing. A turning space is not required within the room.

...

11B-809.10.8 Lavatories, vanities, mirrors and towel bars. Bathrooms or powder rooms required to comply with Section 11B-809.10 shall provide lavatories complying with this

section. Where mirrors or towel bars are provided, no less than one of each shall comply with this section.

STATEMENT OF REASONS

DSA proposes to change all reference to “toilet and bathing rooms” to “bathrooms” for Section 11B-809.10, which is applicable solely to residential dwelling units with adaptable features. The variant terms create confusion for the code user. California Building Code (CBC) Chapter 2 has a definition for “bathroom” which defines applicable requirements under the Fair Housing Act but does not contain a definition for “toilet and bathing rooms”. By using “bathrooms”, the definition enforces the requirements that all fixtures must be in one bathroom or compartmented interconnected bathrooms.

DSA proposes to amend Section 11B-809.10.1 to include reference to Section 11B-809.10.5.2 which requires backing for grab bars at bathtubs. This reference was omitted in prior rulemaking.

DSA proposes to amend Section 11B-809.10.2 to create consistency and clarity with no regulatory effect.

DSA proposes to amend Section 11B-809.10.3 to remove the reference for Section 11B-809.10.5.2, grab bars in bathtubs, and 11B-809.10.6.4, grab bars in showers, from the powder room requirements. Powder rooms, by the definition in CBC Chapter 2, may only include a toilet and a lavatory. The appropriate references for grab bars and showers are provided in Section 11B-809.10.1. Inclusion of these requirements was an error in prior rulemaking.

DSA COMMENTS

This item is related to Items 1 and 11.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 16
 Date Reviewed: May 3, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): CBC Chapter 11B, Section 11B-809.10.6.1
 Topic: Size of transfer showers in residential dwelling units with adaptable features

CURRENT CODE LANGUAGE

11B-809.10.6 Showers. Showers required by Section 11B-809.10 shall comply with this section.

11B-809.10.6.1 Size. When one or more shower stalls are provided within the same dwelling unit, as least one shower stall shall comply with one of the following:

1. A transfer type shower compartment 36 inches (914 mm) wide by 36 inches (914 mm) deep with an entrance opening 36 inches (914 mm) complying with Section 11B-608.1; or
2. A shower stall 30 inches (762 mm) deep minimum by 60 inches (1524 mm) wide ...
3. A shower stall 36 inches (914 mm) deep by 60 inches (1524 mm) wide ...

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.10.6 Showers. Showers required by Section 11B-809.10 shall comply with this section.

11B-809.10.6.1 Size. When one or more shower stalls are provided within the same dwelling unit, as at least one shower stall shall comply with one of the following:

1. A transfer type shower compartment 36 inches (914 mm) wide by 36 inches (914 mm) deep clear inside dimensions measured at center points of opposing sides with an entrance opening 36 inches (914 mm) ~~complying with Section 11B-608.1~~ wide; or
2. A shower stall 30 inches (762 mm) deep minimum by 60 inches (1524 mm) wide ...
3. A shower stall 36 inches (914 mm) deep by 60 inches (1524 mm) wide ...

CODE TEXT IF ADOPTED

11B-809.10.6 Showers. Showers required by Section 11B-809.10 shall comply with this section.

11B-809.10.6.1 Size. *When one or more shower stalls are provided within the same dwelling unit, at least one shower stall shall comply with one of the following:*

1. *A transfer type shower compartment 36 inches (914 mm) wide by 36 inches (914 mm) deep clear inside dimensions measured at center points of opposing sides with an entrance opening 36 inches (914 mm) wide; or*
2. *A shower stall 30 inches (762 mm) deep minimum by 60 inches (1524 mm) wide*
...
3. *A shower stall 36 inches (914 mm) deep by 60 inches (1524 mm) wide ...*

STATEMENT OF REASONS

DSA proposes to amend Section 11B-809.10.6.1 Item number 1 which requires compliance with Section 11B-608.1, incorrectly including all requirements for fully accessible showers, when the requirement should reference only the shower size requirements. In the 2022 Intervening Rulemaking Cycle, DSA attempted to clarify this requirement; however, the Building Standards Commission requested that DSA provide further study because many individuals with disabilities wanted to preserve the clear floor space requirement referenced in Section 11B-608.1, instead of the clear floor space requirement of Section 11B-809.10.6.3.

This proposal brings forth the applicable requirements of Section 11B-608.1 specific to size into Section 11B-809.10.6.1. A companion proposal included in this rulemaking increases the clear floor space for all shower types in residential dwelling units with adaptable features and defines positioning requirements for the clear floor space at a transfer shower, thereby providing clarity to the requirements in the section specific to residential dwelling units with adaptable features and eliminating the need for reference to Section 11B-608.1. (See companion proposal for Section 11B-809.10.6.3.)

DSA COMMENTS

This item is related to Item 17.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:

DSA Tracking Number: 17

Date Reviewed: May 3, 2024

Status:

APPLICABLE CODE

Applicable Code Section(s): CBC Chapter 11B, Section 11B-809.10.6.3

Topic: Clear floor space at showers in residential dwelling units with adaptable features

CURRENT CODE LANGUAGE

11B-809.10.6.3 Floor space. *A clear maneuvering space 30 inches (762 mm) wide minimum by 48 inches (1219 mm) minimum in length shall be located outside the shower, with the width flush with the control wall and the length parallel to the length of the shower.*

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-809.10.6.3 Clearance Floor space. *A clearance of clear maneuvering space 30 inches (762 mm) 36 inches (914 mm) wide minimum by 48 inches (1219 mm) long minimum measured from in length shall be located outside the shower, with the width flush with the control wall shall be provided outside and the length parallel to the length of the shower as illustrated in Figure 11B-809.10.6.3.*

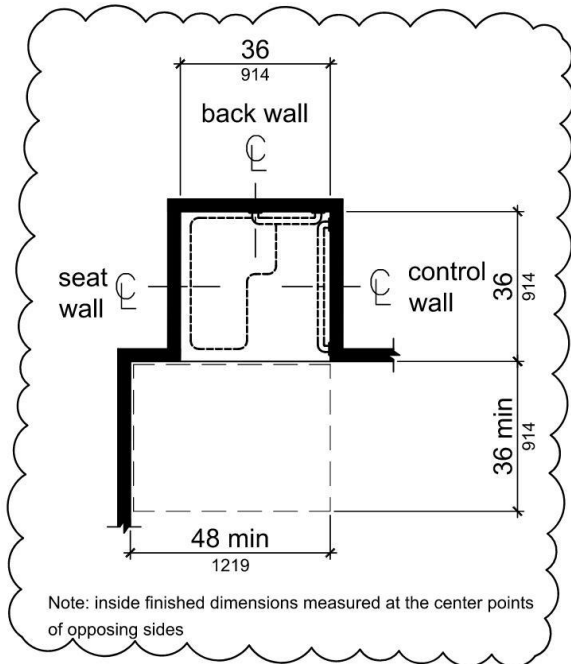
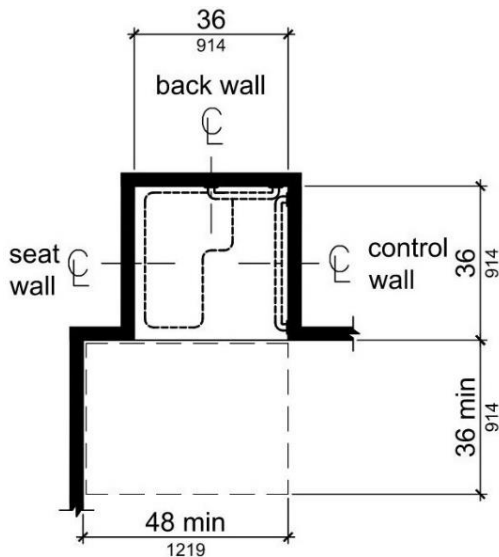


FIGURE 11B.809.10.6.3
TRANSFER TYPE SHOWER CLEARANCE

CODE TEXT IF ADOPTED

11B-809.10.6.3 Clearance. A clearance of 36 inches (914 mm) wide minimum by 48 inches (1219 mm) long minimum measured from the control wall shall be provided outside the shower as illustrated in Figure 11B-809.10.6.3.



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE 11B.809.10.6.3
TRANSFER TYPE SHOWER CLEARANCE

STATEMENT OF REASONS

DSA proposes to amend Section 11B-809.10.6.3 to increase the clear floor space width from 30 inches to 36 inches at showers in residential dwelling units with adaptable features. In the 2022 Intervening

Rulemaking Cycle, DSA attempted to clarify in Section 11B-809.10.6.1 the reference to Section 11B-608.1, which specifies the size for transfer showers. In addition to the size, the reference provided for a 36" x 48" clear floor space at the shower fixture, and a subsequent reference in Section 11B-809.10.6.3 which specifies a 30" x 48" floor space, provided for conflicting requirements. While the 30" minimum clear floor space width is the minimum permitted by the Fair Housing Act, individuals with disabilities acknowledged the minimum clear floor space requirements were insufficient. The Building Standards Commission did not approve the proposal and requested that DSA provide further study. DSA advances this proposal to increase to 36" wide the clear floor space at all showers in residential dwelling units with adaptable features. A referenced figure is necessary to illustrate the position of the clear floor space relative to the control wall of the shower and ensure the ability to enforce the elements clarified in the figure. (See companion proposal for Section 11B-809.10.6.1.)

DSA COMMENTS

This item is related to Item 16.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
DSA Tracking Number: 18 (23-028)
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 11B-902.2
Topic: Clear Floor Space at Dining Surfaces

CURRENT CODE LANGUAGE

11B-902.2 Clear floor or ground space. A clear floor space complying with *Section 11B-305* positioned for a forward approach shall be provided. Knee and toe clearance complying with *Section 11B-306* shall be provided.

SUGGESTED TEXT OF PROPOSED AMENDMENT

11B-902.2 Clear floor or ground space. A clear floor space complying with *Section 11B-305* positioned for a forward approach shall be provided. Knee and toe clearance complying with *Section 11B-306* shall be provided.

11B-902.2.1 Overlap. *The clear floor space at dining surfaces shall not overlap the accessible route.*

CODE TEXT IF ADOPTED

11B-902.2 Clear floor or ground space. A clear floor space complying with *Section 11B-305* positioned for a forward approach shall be provided. Knee and toe clearance complying with *Section 11B-306* shall be provided.

11B-902.2.1 Overlap. *The clear floor space at dining surfaces shall not overlap the accessible route.*

STATEMENT OF REASONS

DSA proposes to amend Section 11B-902.2 to indicate that in dining areas, where an accessible route is required, the accessible route shall be maintained clear so as not to require a diner to reposition to make clear the accessible route. This amendment is needed to prohibit overlap, so as not to conflict with the requirement in Section 11B-305.6, which permits a clear floor space to overlap an accessible route except where prohibited.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received: March 1, 2024
DSA Tracking Number: 19
Date Reviewed: May 3, 2024
Status:

APPLICABLE CODE

Applicable Code Section(s): 1511.9.6
Topic: Raised-Deck System Egress and Accessibility

CURRENT PROPOSED MODEL CODE LANGUAGE

1511.9.6 Accessibility and egress. The raised-deck system shall be accessible in accordance with Chapter 11 and means of egress shall be provided in accordance with Chapter 10.

SUGGESTED TEXT OF PROPOSED AMENDMENT

1511.9.6 Accessibility and egress. The raised-deck system shall be accessible in accordance with ~~Chapter 11~~ Chapter 11A or Chapter 11B, as applicable, and means of egress shall be provided in accordance with Chapter 10.

CODE TEXT IF ADOPTED

1511.9.6 Accessibility and egress. The raised-deck system shall be accessible in accordance with *Chapter 11A or Chapter 11B, as applicable*, and means of egress shall be provided in accordance with Chapter 10.

STATEMENT OF REASONS

DSA proposes to amend a provision in the 2024 International Building Code (IBC). Section 1511.9.6 is a new code section that will be adopted for the CBC when the BSC adopts the 2024 IBC as model code. This proposal replaces the ICC reference to Chapter 11 with a reference to Chapter 11A and Chapter 11B, as applicable.

DSA COMMENTS



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 20
 Date Reviewed: May 3, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): Existing Building Code Part 10, Section 306
 Topic: Accessibility for Existing Buildings

CURRENT CODE LANGUAGE

[DSA-AC] Buildings or facilities where accessibility is required for applications listed in Title 24, Part 2, California Building Code, Chapter 1, Section 1.9.1 regulated by the Division of the State Architect-Access Compliance shall comply with Title 24, Part 2, California Building Code, Chapter 11A or Chapter 11B, as applicable.

306.1 Scope. ...

Note: [HCD 1-AC] Accessibility requirements for covered multifamily dwellings, as defined in Chapter 2 of the California Building Code, are promulgated under HCD authority and are located in Chapter 11A of the California Building Code.

306.2 General. ...

306.3 Design. ...

306.4 Extent of application. ...

306.5 Change of occupancy. ...

306.6 Additions. ...

306.6.1 Accessible means of egress. ...

306.6.1.1 Additions for elevators. ...

306.7 Alterations. ...

306.7.1 Alterations affecting an area containing a primary function. ...

Exceptions:

1. ...
2. ...
3. ...
4. ...
5. ...

- 306.7.2 Accessible means of egress. ...
- 306.7.3 Alteration of Type A units. ...
- 306.7.4 Type B units. ...
- 306.7.5 Entrances. ...
- 306.7.6 Accessible route. ...
- 306.7.7 Elevators. ...
- 306.7.8 Limited-use/limited-application elevators. ...
- 306.7.9 Platform lifts. ...
- 306.7.10 Stairways and escalators in existing buildings. ...
- 306.7.11 Determination of number of units. ...
 - 306.7.11.1 Accessible dwelling or sleeping units. ...
 - 306.7.11.2 Type A dwelling or sleeping units. ...
 - 306.7.11.3 Type B dwelling or sleeping units. ...
- 306.7.12 Toilet rooms. ...
- 306.7.13 Bathing rooms. ...
- 306.7.14 Additional toilet and bathing facilities. ...
- 306.7.15 Adult changing stations. ...
- 306.7.16 Dressing, fitting and locker rooms. ...
- 306.7.17 Amusement rides. ...
- 306.7.18 Historic structures. ...
 - Exceptions:
 - 1. ...
 - 2. ...
 - 306.7.18.1 Site arrival points. ...
 - 306.7.18.2 Multiple-level buildings and facilities. ...
 - 306.7.18.3 Entrances. ...
 - 306.7.18.4 Toilet facilities. ...
 - 306.7.18.5 Bathing facilities. ...
 - 306.7.18.6 Type A units. ...
 - 306.7.18.7 Type B units. ...

SUGGESTED TEXT OF PROPOSED AMENDMENT

[DSA-AC] Buildings or facilities where accessibility is required for Public buildings, public accommodations, commercial facilities, and public housing applications listed in regulated by the Division of the State Architect-Access Compliance in Title 24, Part 2, California Building Code, Chapter 1, Section 1.9.1-regulated by the Division of the State Architect-Access

~~Compliance shall comply with Title 24, Part 2, California Building Code, Chapter 11A or Chapter 11B, as applicable.~~

[Reserved for HCD Note]

DSA proposes to not print 2024 IEBC Sections 306.1 through 306.7.18.7

CODE TEXT IF ADOPTED

[DSA-AC] *Public buildings, public accommodations, commercial facilities, and public housing regulated by the Division of the State Architect-Access Compliance in Title 24, Part 2, California Building Code, Chapter 1, Section 1.9.1 shall comply with California Building Code Chapter 11B.*

[Reserved for HCD Note]

STATEMENT OF REASONS

DSA does not adopt Title 24 Part 10 California Existing Building Code (CEBC), Section 306 Accessibility for Existing Buildings. DSA has historically added a banner indicating that projects under DSA authority for accessibility should refer to Part 2 California Building Code (CBC) Chapter 11B.

DSA proposes to remove the text of CEBC Section 306 et seq. and amend the banner to state that public buildings, public accommodations, commercial facilities, and public housing are required to comply with Chapter 11B. This creates clarity from the requirements for housing in the note provided by HCD regarding housing required to comply with Chapter 11A.

DSA has received inquiries from code users regarding the application of CEBC Section 306 to projects that are covered by CBC Chapter 11B. Printing both CEBC Section 306 and CBC Chapter 11B is duplicative and conflicting, creating an unnecessary ambiguousness for code users. Duplicative and conflicting requirements are a violation of Health and Safety Code 18930(a)(1), also known as item one of the nine-point criteria for building standards.

DSA COMMENTS

This item is related to Item 21.



DSA CODE AMENDMENT DEVELOPMENT

TRACKING

Date Received:
 DSA Tracking Number: 21
 Date Reviewed: May 3, 2024
 Status:

APPLICABLE CODE

Applicable Code Section(s): Existing Building Code Part 10, Chapter 16, Referenced Standards

Topic: ICC A117.1

MODEL CODE LANGUAGE

ICC

...

ICC A117.1-17: Accessible and Usable Buildings and Facilities

306.3, 306.7, 306.7.11, 306.7.12, 306.7.13, 502.6, 503.18, 1011.4, 1101.6

...

SUGGESTED TEXT OF PROPOSED AMENDMENT

ICC

...

ICC A117.1-17: Accessible and Usable Buildings and Facilities

~~306.3, 306.7, 306.7.11, 306.7.12, 306.7.13, 502.6, 503.18, 1011.4, 1101.6~~

...

CODE TEXT IF ADOPTED

ICC

...

ICC A117.1-17: Accessible and Usable Buildings and Facilities

502.6, 503.18, 1011.4, 1101.6

...

STATEMENT OF REASONS

DSA proposes to amend the referenced standard provided in Chapter 16 of the ICC Existing Building Code (IEBC), eliminating the Section 306 subsections that reference ICC A117.1. The IEBC is proposed to be adopted as model code for the California Existing Building Code. DSA

does not adopt either Section 306 or ICC A117.1 for accessibility requirements, and instead adopts Chapter 11B, which is based on the 2010 Americans with Disabilities Act Standards. DSA does not propose to strike the remaining sections; Sections 502.6, 503.18, 1011.4 and 1101.6 relate to general room acoustics. The 2010 Americans with Disabilities Act Standards and the CBC Chapter 11B scoping does not include room acoustics scoping requirements.

DSA COMMENTS

This item is related to Item 20.