

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

Project Name: Waterfront Towers City Project

Project Location: 501-509 West Weber Avenue
Stockton, CA

Contact Person: Jamie Henderson Vilinkas, Economic Development Analyst City of Stockton
Economic Development Department
400 E. Main Street, 4th Floor
Stockton, CA 95202
www.AdvantageStockton.com Jamie.Vilinkas@stocktonca.gov | 209.937.5075

CASp Inspector: **Gary D. Layman, CASp #-073, Expires 9/2021**

Dear Sirs:

This is a site accessibility evaluation of the Waterfront Towers, 501-509 West Weber Avenue, Stockton, CA was completed on May 27, 2020. This property has a five-story office type facility with stairs and elevators which was originally permitted to be constructed and designed using the 1979 Uniform Building Code for occupancy Type B-2 and was constructed as a Type II-FR building in 1982-83. before January 26, 1992. Automatic fire sprinklers are provided in the in the first floors of both buildings with standpipes provided in the stairwell to the upper floors in both buildings. Therefore, areas of refuge are required or fully sprinkle the building to exempt the requirement for areas of refuge. Title II program accessibility should be considered in the design for the alterations for existing buildings.

These buildings are currently in the process of partial alteration with proposed change in occupants and possible room layouts; however, it does not appear to be a change in use from the existing use of the buildings which consist of office and assembly meeting type businesses. For the assembly type conference rooms, not all are required to be accessible as long as there are accessible conference rooms that can be made available upon the request for accessibility and shall be indicated in the City of Stockton's ADA Self-Evaluation and transition plan. A minimum of four portable assisted listening devices shall be provided that are compatible with the sound systems being used with signage at the front lobbies notifying of their availability upon request. This review includes meetings with the authority having jurisdiction and the design team to review the report and site to determine fixes and elements for the alterations.

Title II 2010 ADA Standard requires state and local governmental entities to ensure Program Access and to make all new construction, additions, and alterations comply with the 2010 ADA Standard accessibility guidelines (and prior to 2012 with the ADAAG).

EXISTING FACILITIES AND PROGRAM ACCESS

2010 ADA Standard section 35 makes the following requirements for Program Access in existing buildings and facilities:

a) General. A public entity shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities. This paragraph does not –

(1) Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;

(2) Require a public entity to take any action that would threaten or destroy the historic significance of a historic property; or

(3) Require a public entity to take any action that can demonstrate what would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens.

(b) (1) Methods. A public entity may comply with the requirements of this section through means such as the redesign of equipment, reassignment of services to accessible buildings, assignment of aides to beneficiaries, home visits, delivery of services at alternate accessible sites, alteration of existing facilities and construction of new facilities, use of accessible rolling stock or other conveyances, or any other methods that result in making its services, programs, or activities readily accessible to and usable by individuals with disabilities. A public entity is not required to make structural changes in existing facilities where other methods are effective in achieving compliance with this section. In the making of alterations to existing buildings, a public entity shall

meet the accessibility requirements of {35.151}. In choosing among available methods for meeting the requirements of this section, a public entity shall give priority to those methods that offer services, programs, and activities to qualified individuals with disabilities in the most integrated setting appropriate.

(b) (2) (i) Safe Harbor. Elements that have not been altered in existing facilities on or after March 15, 2012, and that comply with the corresponding technical and scoping specifications for those elements in either the 1991 Standards or in the Uniform Federal Accessibility Standards (UFAS), Appendix A to 41 CFR part 101–19.6 (July 1, 2002 ed.), 49 FR 31528, app. A (Aug. 7, 1984) are not required to be modified in order to comply with the requirements set forth in the 2010 Standards.

(c) Time period for compliance. Where structural changes in facilities are undertaken to comply with the obligations established under this section, such changes shall be made within three years of January 26, 1992, but in any event as expeditiously as possible.

(d) Transition plan.

(1) In the event that structural changes to facilities will be undertaken to achieve program accessibility, a public entity that employs 50 or more persons shall develop, within six months of January 26, 1992, a transition plan setting forth the steps necessary to complete such changes. A public entity shall provide an opportunity to interested persons, including individuals with disabilities or organizations representing individuals with disabilities, to participate in the development of the transition plan by submitting comments. A copy of the transition plan shall be made available for public inspection.

(2) If a public entity has responsibility or authority over streets, roads, or walkways, its transition plan shall include a schedule for providing curb ramps or other sloped areas where pedestrian walks cross curbs, giving priority to walkways serving entities covered by the Act, including State and local government offices and facilities, transportation, places of public accommodation, and employers, followed by walkways serving other areas.

(3) The plan shall, at a minimum—

(i) Identify physical obstacles in the public entity's facilities that limit the accessibility of its programs or activities to individuals with disabilities;

(ii) Describe in detail the methods that will be used to make the facilities accessible;

(iii) Specify the schedule for taking the steps necessary to achieve compliance with this section and, if the time period of the transition plan is longer than one year, identify steps that will be taken during each year of the transition period; and

(iv) Indicate the official responsible for implementation of the plan.

(4) If a public entity has already complied with the transition plan requirement of a Federal agency regulation implementing section 504 of the Rehabilitation Act of 1973, then the requirements of this paragraph (d) shall apply only to those policies and practices that were not included in the previous transition plan.

The areas evaluated included the site entrance signage, exterior accessible routes, accessible parking, interior accessible route, interior restrooms, interior elements, and automated teller machine (ATM) when provided. No evaluation of the public right-of-way was made as part of this evaluation. There was also no review of or efforts to identify any public funding sources which may or may not affect the compliance standards applicable to the property.

Compliance with applicable state and federal access laws requires facilities which existed as of January 26, 1992 to remove architectural barriers to access. A facility built since January 26, 1992 must generally be built in accordance with applicable accessibility requirements at the time of construction. In the event there has been any alteration, remodel or renovation to the public portion of a facility, additional obligations may apply which would not otherwise be applicable at the time of construction. Restriping of the parking lot is considered to be an alteration which triggers compliance with the accessibility requirements for the parking lot at the time of restriping. New and existing facilities must also remove architectural barriers to access based on the amendments to the accessibility requirements of the American with Disabilities Act (ADA) which became effective March 15, 2012.

It is important to note that the ADA and its implementing regulations and guidelines create an affirmative duty to remove barriers to access. In contrast, the CBC generally only requires improvements to access when an alteration is made to a facility. The obligation to provide accessibility to this property requires that the most restrictive or stringent provisions of either the ADA or CBC be met. This evaluation did not include text spelling of Braille signs, it is recommended that someone familiar with Braille Text review the spelling of the Braille signs.

This evaluation identified items that do not comply with the accessibility requirements of the ADA and the CBC. Alterations to comply with the applicable accessibility requirements are recommended to be undertaken at this time regardless of whether such accessibility requirement could arguably be delayed under the CBC until some other alteration to the property triggers CBC compliance. This recommendation is based upon the fact that there continues to be a significant number of accessibility lawsuits filed in Northern California, and recent revisions to the ADA became effective March 15, 2012.

This report is based on Title II and program accessibility.” A determination of whether removal of a particular barrier is readily achievable must be made on a case-by-case basis. Removal of a barrier is considered to be technically feasible and includes program accessibility. All barriers identified in this evaluation report that are in my opinion considered technically feasible and should be removed as soon as possible. Unless otherwise indicated, no evaluation has been made in this report as to whether or not removal of a particular barrier is readily achievable.

In addition to removal of identified barriers, the ADA requires an implementation of policies, procedures and training so that employees and operators of the business are aware of requirements to make and maintain property accessibility for persons with disabilities. Development of such policies, procedures and training are beyond the scope of this evaluation; however, it is recommended that these items be implemented as soon as possible.

In order to maintain the property in an accessible condition, periodic maintenance will be required of the accessible components of the property. These accessible components include routes of travel from public right-of-way, parking lot markings, parking lot signage, door operation, door landings, route of travel and clear space requirements in the public portions of the property. It is recommended that periodic review be undertaken to ensure all accessible components are in compliance with applicable accessibility requirements.

Mandatory Requirements

Architectural plans are to be provided by a California State Licensed Architect or Engineer.

All barriers shall be removed within 90 days unless other dates are provided by the owner.

Proper permits and plans shall be obtained for barrier removal per local building codes.

ADA policy and procedures shall be provided for staff with a maintenance check list.

This report shall be inserted into the City of Stockton's ADA Self-Evaluation and transition plan. If the City of Stockton does not have an ADA Self-Evaluation and transition plan it is highly recommended that the City of Stockton obtain an ADA Self-Evaluation and transition plan.

This Site is in an Inspected by a CASp status when approved dates of barrier removal is provided.

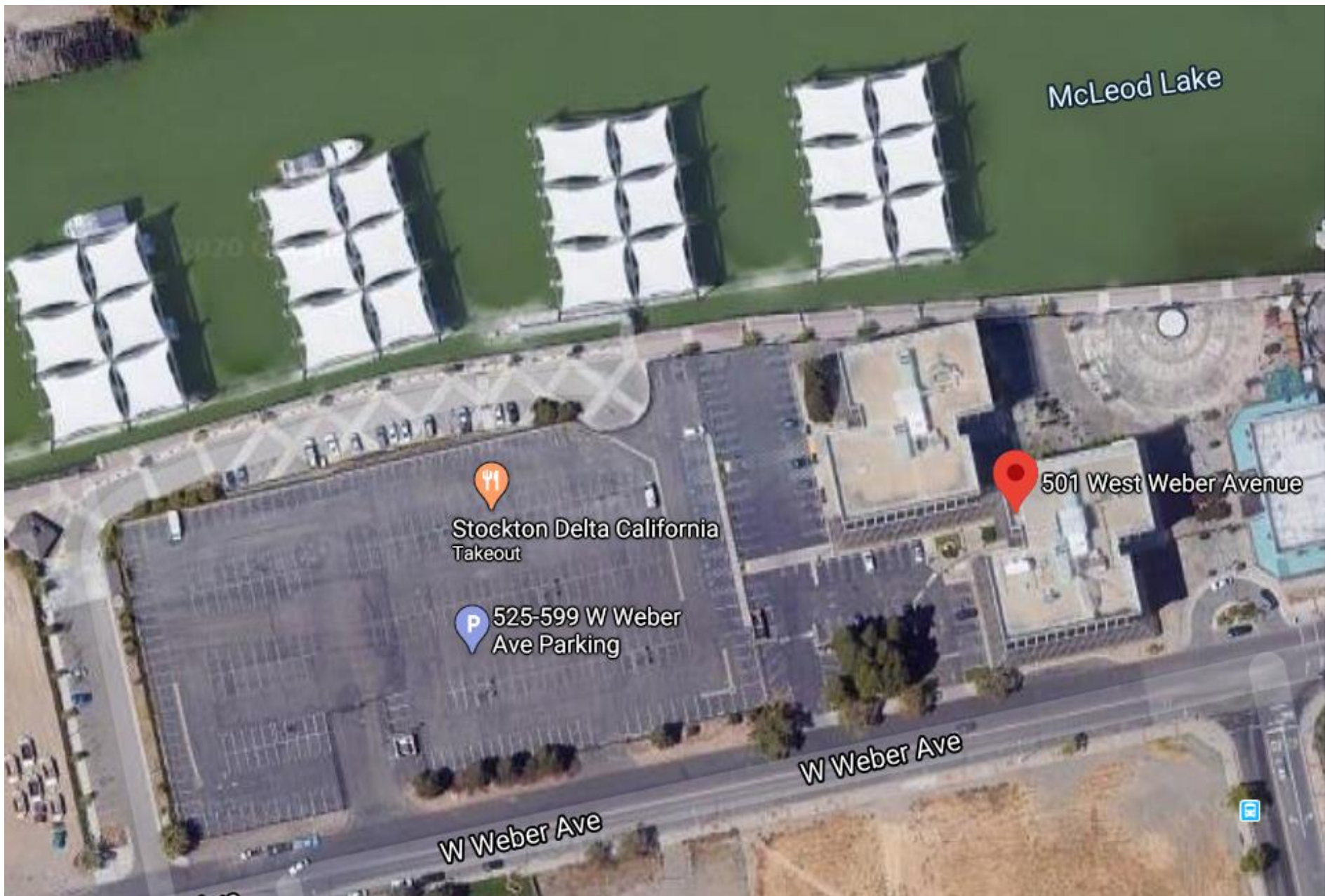
NOTICE TO PRIVATE PROPERTY OWNER/TENANT:

YOU ARE ADVISED TO KEEP IN YOUR RECORDS ANY WRITTEN INSPECTION REPORT AND ANY OTHER DOCUMENTATION CONCERNING YOUR PROPERTY SITE THAT IS GIVEN TO YOU BY A CERTIFIED ACCESS SPECIALIST.

IF YOU BECOME A DEFENDANT IN A LAWSUIT THAT INCLUDES A CLAIM CONCERNING A SITE INSPECTED BY A CERTIFIED ACCESS SPECIALIST, YOU MAY BE ENTITLED TO A STAY (TEMPORARY STOPPAGE) OF THE CLAIM AND AN EARLY EVALUATION CONFERENCE.

IN ORDER TO REQUEST THE STAY AND EARLY EVALUATION CONFERENCE, YOU WILL NEED TO VERIFY THAT A CERTIFIED ACCESS SPECIALIST HAS INSPECTED THE SITE THAT IS THE SUBJECT OF THE CLAIM. YOU WILL ALSO BE REQUIRED TO PROVIDE THE COURT AND THE PLAINTIFF WITH THE COPY OF A WRITTEN INSPECTION REPORT BY THE CERTIFIED ACCESS SPECIALIST, AS SET FORTH IN CIVIL CODE SECTION 55.54. THE APPLICATION FORM AND INFORMATION ON HOW TO REQUEST A STAY AND EARLY EVALUATION CONFERENCE MAY BE OBTAINED AT <http://www.courtinfo.ca.gov/selfhelp/>.

YOU ARE ENTITLED TO REQUEST, FROM A CERTIFIED ACCESS SPECIALIST WHO HAS CONDUCTED AN INSPECTION OF YOUR PROPERTY, A WRITTEN INSPECTION REPORT AND OTHER DOCUMENTATION AS SET FORTH IN CIVIL CODE SECTION 55.53. YOU ARE ALSO ENTITLED TO REQUEST THE ISSUANCE OF A DISABILITY ACCESS INSPECTION CERTIFICATE, WHICH YOU MAY POST ON YOUR PROPERTY.





- Repair the concrete section that exceeds 2.08% cross slope
- Provide sign directing to the accessible entrance
- Repair the existing top landing that exceeds 2.08% slope and provide handrails and wheel guides for the existing ramp
- Provide cane detection under the existing fire hose connectors
- Repair approximately 70.5' X 13.5' section of concrete that exceeds 2.08% cross slope to have a cross slope and maintain proper access from the accessible parking area
- Provide proper signage and pavement markings for a minimum of one van and one standard accessible parking area in the area that does not exceed 2.08% slope
- Repair the existing paver area that is uneven and has vertical lips greater than 1/4" high
- Provide a barrier around the existing water fountain/pond area
- Repair approximately 90.5' X 14' section of concrete that exceeds 2.08% cross slope to have a cross slope
- Provide cane detection under the existing fire hose connectors
- Provide proper barrier between the accessible route and the vehicular way
- Properly mark the accessible parking spaces and provide proper signage for the existing accessible parking in the area that does not exceed 2.08% slope

Repair the existing accessible parking area where it exceeds 2.08% slope and properly mark the pavement accessible parking area

- = Accessible Parking Area
- = Cane Detection
- = Concrete Repair Area
- = Site Directional Sign
- = Barrier

This Site reference view is not to be used as construction plans. See a licensed architect for proper construction plans

This inspection was for the exterior and interior common areas. Tools used were a twenty-four inches (24") long Stabila electronic level calibrated prior to inspection, twenty-five feet (25') tape measure, door pressure gauge, note pad, camera and writing utensil.

This survey is based off the 1991/2010 ADA Standards for Title II Facilities and program accessibility, and 2019 California Building Code for alterations to existing buildings. This report is for accessibility only, no structural, fire or life safety has been reviewed as part of the inspection. Portions of the building were not accessible during the inspection, not occupied and/or currently under a rehab demo type status.

Please note: based off the information provided the existing conditions are to be altered to provide a government city hall and council area that will be open to the public. All altered areas shall comply with the applicable version of the California Building code at the time of the alteration and all plans for construction shall be reviewed and approved prior to the issuance of a building permit.

Original building appears to have been constructed before January 1992.

Proper permits shall be retained with approval from the local Building Official for the jurisdiction having authority.

Below is the list of repairs that shall be provided based off the applicable codes.

"HSC 19957. In cases of practical difficulty, unnecessary hardship, or extreme differences, a building department responsible for the enforcement of this part may grant exceptions from the literal requirements of the standards and specifications required by this part or permit the use of other methods or materials, but only when it is clearly evident that equivalent facilitation and protection are thereby secured.

This is under the following chapter and part of the HSC:"

This determination did not include an assessment of Technically Infeasible.

The Americans with Disabilities Act (ADA) established in 1990, requires all properties open to the public to be made accessible to persons with disabilities. California has its own very similar version of the federal ADA.

As of January 1, 2017, California is taking ADA requirements to a new level for commercial leases. If you are a commercial property owner or landlord, pay attention.

Existing Leases:

Existing California law requires a commercial property owner or landlord to state on every lease signed after July 1, 2013, whether the property has been determined by a CASp inspector to meet construction-related accessibility standards. A CASp inspector is a Certified Access Specialist (CASp), an ADA expert certified by the State. CASp specialists inspect and provide reports on whether commercial buildings meet accessibility requirements.

So for almost four years, commercial property owners and landlords have been required to include a statement on every lease whether the property has been inspected by a CASp specialist for compliance with construction-related accessibility standards.

Notices after January 1, 2017:

As of January 1st, if the property has undergone a CASp inspection, the property owner or landlord must provide the CASp Report to the tenant before the lease is signed.

The prospective tenant has a right to review any CASp Report before signing the lease. If it is not provided to the tenant at least 48 hours prior to signing the lease, the tenant may cancel the lease for 72 hours after signing.

If the CASp Report concludes the building meets all applicable ADA requirements, the owner or landlord must provide the Disability Access Inspection Certificate (Clearance) to the tenant within seven days of when the lease is signed.

No CASp Inspection:

If the property has not had a CASp inspection, the owner or landlord must include this notice on a commercial lease:

“A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises.”

Exterior Common Areas Serving Building 501 and 509

Refer to Section 2 pages 66-68 **Site Entrance Signage**

- 1) Provide proper tow warning sign. See photos and details in section 2 and page 7 of this report.

Refer to Section 3 pages 69-78 **Accessible Parking**

- 2) Repair the accessible parking area that exceeds two point zero-eight percent (2.08%) slope and properly mark the accessible parking area, the existing accessible parking area serving building 501, 509 and the parking lot area is not of proper size because the width of the parking stall shall be nine feet (9') wide and the width of the access aisle is less than eight feet (8') wide and fully outline the access aisle See photos and details in section 3 and page 7 of this report.
- 3) Provide signage near the parking entrance area directing to the accessible parking area. See photos and details in section 3 and page 7 of this report.
- 4) Provide a minimum of eight (8) accessible parking spaces with a minimum of two (2) of them being Van Accessible for the parking lot area addressed as 525-599 West Weber Avenue in the area that does not exceed two point zero-eight percent (2.08%) slope. See photos and details in section 3 and page 7 of this report.

- 5) Provide a minimum of three (3) accessible parking spaces with a minimum of one (1) of them being Van Accessible for the parking areas in front of buildings 501-509 West Weber Avenue in an area that does not exceed two point zero-eight percent (2.08%) slope. See photos and details in section 3 and page 7 of this report.

Refer to Section 4 pages 79-96
Exterior Accessible Routes

- 6) Provide signage at the South/West corner of building 501 directing to the front accessible entrances and routes. See photos and details in section 4 and page 7 of this report.
- 7) Repair the existing concrete area by the South/West corner of building 501 where the cross slope exceeds two point zero-eight percent (2.08%) slope. See photos and details in section 4 and page 7 of this report.
- 8) Repair the existing concrete areas along the accessible route for buildings 501-509 that exceeds two point zero-eight percent (2.08%) cross slope to have a cross slope of less than two point zero-eight percent (2.08%) slope. See photos and details in section 4 and page 7 of this report.
- 9) Provide cane detection under the existing fire hose connection riser pipes along the accessible route that protrude more than four inches (4") into the circulation area for both building 501 and 509. See photos and details in section 4 and page 7 of this report.
- 10) Repair the existing pavers in front of building 501 entrance that have settled to be un-even and have a vertical lip greater than one-quarter inches (1/4") high. See photos and details in section 4 and page 7 of this report.
- 11) Repair the gaps along the accessible route between building 501 and 509 where the wood concrete spacer has decayed and created a gap greater than one-half inches (1/2"). See photos and details in section 4 and page 7 of this report.
- 12) Provide a barrier around the existing water fountain/pond. See photos and details in section 4 and page 7 of this report.
- 13) Provide a barrier between the accessible route and the vehicular way/parking area. See photos and details in section 4 and page 7 of this report.
- 14) Remove the truncated domes from within the vehicular way at the most Eastern gate coming from the parking lot area to the entrance to building 509. See photos and details in section 4 and page 7 of this report.
- 15) Repair the existing top landing and provide handrails and wheel guides for the ramp in the back common exterior lowered area between the water front and the buildings. See photos and details in section 4 and page 7 of this report.

Refer to Section 5 pages 97-105
Accessible Exterior Gates

- 16) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 7 of this report.
- 17) Maintain a minimum of 24" strike side clearance for exterior gates. Strike side clearances shall be a minimum of 60" deep on the pull side of all doors. See photos and details in section 7 of this report.

Interior Common Areas Serving Building 501 First Floor

Refer to Section 6 pages 107-118
Accessible Doors

- 18) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 6 of this report.
- 19) Provide signage at the non-accessible entrances directing to the accessible entrance. See photos and details in section 6 of this report.
- 20) Provide the symbol of accessibility on the accessible entrance door. See photos and details in section 6 of this report.
- 21) Provide a low-level push pad with the centerline of the push plate shall be seven inches (7") minimum and eight inches (8") maximum above the floor or ground surface on both the interior and exterior of the door. See photos and details in section 6 of this report.
- 22) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 6 of this report.
- 23) Provide exit braille signage for the exit doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 6 of this report.
- 24) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 6 of this report.
- 25) Lower or remove the viewing windows to be forty-three inches (43") maximum above the floor to the window. This is typical of all doors with viewing windows. See photos and details in section 6 of this report.

- 26) Remove the existing latch or closure on the Women's restroom door to provide proper strike side clearance on the push side of the door. See photos and details in section 6 of this report.

Refer to Section 7 pages 119-122
Accessible Route from Accessible Entrances

- 27) Maintain a minimum 36" wide circulation throughout and a minimum 32" wide at points not to exceed 24" long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 7 of this report.
- 28) Maintain a minimum eighty inches (80") clear head room along the circulation route including at protruding objects that protrude greater than four inches (4") between twenty-seven inches and eighty inches (27"-80") above the floor. See photos and details in section 7 of this report.

Refer to Section 8 pages 123-126
Accessible Stairs

- 29) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 8 of this report.
- 30) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 8 of this report.
- 31) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4") into the circulation route.
- 32) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 8 of this report.
- 33) Provide signage directing to the accessible means of egress. See photos and details in section 8 of this report.
- 34) Provide proper lever type door handles.

Section 9 pages 127-137
Counters/Fire Extinguishers/ATM Machines

- 35) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 9 of this report.
- 36) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas. See photos and details in section 9 of this report.
- 37) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 9 of this report.
- 38) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 9 of this report.
- 39) Lower the paper towels and other dispensers/elements in the break rooms shall be forty-eight inches (48") maximum high. See photos and details in section 9 of this report.
- 40) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 9 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for exiting building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 10 pages 138-148
Men's Restroom

- 41) Remove the wall sign that is not required. See photos and details in section 10 of this report.
- 42) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch.
- 43) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 10 of this report.
- 44) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 10 of this report.
- 45) Maintain the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 10 of this report.
- 46) Repair the floor slope where it exceeds two point zero-eight percent (2.08%) slope and provide a drain cover that is flush with the floor surface. See photos and details in section 10 of this report.
- 47) Lower the urinal to be a maximum of seventeen inches (17") high to the rim of the urinal and the flush controls to be forty-four inches (44") high maximum. See photos and details in section 10 of this report.
- 48) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 10 of this report.
- 49) Relocate the toilet seat cover dispenser to be forty inches (40") maximum high to the operable parts and on an accessible route. See photos and details in section 10 of this report.
- 50) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 10 of this report.

Section 11 pages 149-154
Women's Restroom

- 51) Remove the wall sign that is not required. See photos and details in section 11 of this report.
- 52) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 11 of this report.

- 53) Remove the door stop from the bottom of the door. See photos and details in section 11 of this report.
- 54) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 11 of this report.
- 55) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 11 of this report.
- 56) Maintain the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 11 of this report.
- 57) Provide a napkin machine with controls that do not require pinching and twisting to operate or remove the machines. See photos and details in section 11 of this report.
- 58) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 11 of this report.
- 59) Relocate the toilet seat cover dispenser to be forty inches (40") maximum high to the operable parts and on an accessible route. See photos and details in section 11 of this report.
- 60) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 11 of this report.
- 61) Repair the floor slope where it exceeds two point zero-eight percent (2.08%) slope and provide a drain cover that is flush with the floor surface. See photos and details in section 11 of this report.

Refer to Section 12 pages 155-159
Elevators

- 62) Provide proper floor identification number two inches (2") in size and a minimum two inches (2") star on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 12 of this report.
- 63) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 12 of this report.
- 64) Provide two-way communication on all floors above and below the first floor in the lobby areas.

Interior Common Areas Serving Building 501 Second Floor

Refer to Section 13 pages 161-169

Accessible Doors

- 65) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 13 of this report.
- 66) Where room identification signs are provided, provide braille signage identifying the doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 13 of this report.
- 67) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 13 of this report.
- 68) Provide exit braille signage for the exit doors to be forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 13 of this report.
- 69) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 13 of this report.
- 70) Lower or remove the viewing windows to be forty-three inches (43") maximum above the floor to the window. This is typical of all doors with viewing windows. See photos and details in section 13 of this report.

Refer to Section 14 pages 170-175

Accessible Route from Accessible Entrances

- 71) Maintain a minimum 36" wide circulation throughout and a minimum 32" wide at points not to exceed 24" long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 14 of this report.
- 72) Maintain a minimum eighty inches (80") clear head room along the circulation route including at protruding objects that protrude greater than four inches (4") between twenty-seven inches and eighty inches (27"-80") above the floor. See photos and details in section 14 of this report.

Refer to Section 15 pages 176-180
Accessible Stairs

- 73) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 8 of this report.
- 74) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 15 of this report.
- 75) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4") into the circulation route.
- 76) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 15 of this report.
- 77) Provide signage directing to the accessible means of egress. See photos and details in section 15 of this report.

Section 16 pages 181-191
Counters/Fire Extinguishers/ATM Machines

- 78) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 16 of this report.
- 79) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas. See photos and details in section 16 of this report.
- 80) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 16 of this report.
- 81) Lower the paper towels and other dispensers/elements in the break room shall be forty-eight inches (48") maximum high. See photos and details in section 16 of this report.

- 82) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 23 of this report.
- 83) Electrical outlets and switches for existing conditions in common areas and when not altered shall be between nine inches to fifty-four inches (9"-54") high and operable without pinching and twisting of the wrist. When altered or in new construction areas the heights shall be between fifteen inches (15") to the bottom of the box and forty-eight inches (48") to the top of the box. See photos and details in section 16 of this report.
- 84) Electrical outlets and switches for existing counters in common areas and when not altered shall be between nine inches to forty-four inches (9"-44") high and operable without pinching and twisting of the wrist. Where reach ranges are over a counter with side approach and the counter exceeds the twenty-four inches (24") then extension adaptors shall be provided to reduce the reach to no greater than the twenty-four inches (24") over a counter at thirty-four inches (34") maximum high. See photos and details in section 16 of this report.
- 85) Relocate the paper towel and sanitizer dispensers to be a maximum of forty-eight inches (48") high with a clear floor area in front of the dispensers. See photos and details in section 16 of this report.
- 86) Relocate the mechanical conditioning controls to be forty-eight inches (48") maximum above the finish floor. See photos and details in section 16 of this report.
- 87) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 16 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for exiting building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 17 pages 192-202 **Men's Restroom**

- 88) Remove the wall sign that is not required. See photos and details in section 17 of this report.

- 89) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch.
- 90) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 17 of this report.
- 91) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 17 of this report.
- 92) Maintain the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 17 of this report.
- 93) Repair the floor slope where it exceeds two point zero-eight percent (2.08%) slope and provide a drain cover that is flush with the floor surface. See photos and details in section 17 of this report.
- 94) Lower the urinal to be a maximum of seventeen inches (17") high to the rim of the urinal and the flush controls to be forty-four inches (44") high maximum. See photos and details in section 17 of this report.
- 95) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 17 of this report.
- 96) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 17 of this report.

Section 18 pages 203-209
Women's Restroom

- 97) Remove the wall sign that is not required. See photos and details in section 18 of this report.
- 98) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 18 of this report.
- 99) Provide a minimum forty-eight inches (48") in front of the accessible stall door. See photos and details in section 18 of this report.
- 100) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 18 of this report.
- 101) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 18 of this report.

- 102) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 18 of this report.
- 103) Provide a napkin machine with controls that do not require pinching and twisting to operate or remove the machines. See photos and details in section 18 of this report.
- 104) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 18 of this report.
- 105) Repair the floor slope where it exceeds two point zero-eight percent (2.08%) slope and provide a drain cover that is flush with the floor surface. See photos and details in section 18 of this report.

Refer to Section 19 pages 210-213
Elevators

- 106) Relocate the floor identification number on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 19 of this report.
- 107) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 19 of this report.
- 108) Provide two-way communication on all floors above and below the first floor in the lobby areas.

Interior Common Areas Serving Building 501 Third Floor

Refer to Section 20 pages 215-222
Accessible Doors

- 109) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 20 of this report.
- 110) Where room identification signs are provided, provide braille signage identifying the doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 20 of this report.
- 111) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 20 of this report.

- 112) Provide exit braille signage for the exit doors to be forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 20 of this report.
- 113) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 20 of this report.
- 114) Lower or remove the viewing windows to be forty-three inches (43") maximum above the floor to the window. This is typical of all doors with viewing windows. See photos and details in section 20 of this report.

Refer to Section 21 pages 223-227
Accessible Route from Accessible Entrances

- 115) Maintain a minimum 36" wide circulation throughout and a minimum 32" wide at points not to exceed 24" long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 21 of this report.
- 116) Maintain a minimum eighty inches (80") clear head room along the circulation route including at protruding objects that protrude greater than four inches (4") between twenty-seven inches and eighty inches (27"-80") above the floor. See photos and details in section 21 of this report.

Refer to Section 22 pages 228-232
Accessible Stairs

- 117) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 22 of this report.
- 118) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 22 of this report.
- 119) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4") into the circulation route. See photos and details in section 22 of this report.
- 120) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 22 of this report.

121) Provide signage directing to the accessible means of egress. See photos and details in section 22 of this report.

Section 23 pages 233-243
Counters/Fire Extinguishers/ATM Machines

122) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 23 of this report.

123) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas. See photos and details in section 23 of this report.

124) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 23 of this report.

125) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 23 of this report.

126) Lower the paper towels and other dispensers/elements in the break rooms shall be forty-eight inches (48") maximum high. See photos and details in section 23 of this report.

127) Electrical outlets and switches for existing conditions in common areas and when not altered shall be between nine inches to fifty-four inches (9"-54") high and operable without pinching and twisting of the wrist. When altered or in new construction areas the heights shall be between fifteen inches (15") to the bottom of the box and forty-eight inches (48") to the top of the box. See photos and details in section 23 of this report.

128) Electrical outlets and switches for existing counters in common areas and when not altered shall be between nine inches to forty-four inches (9"-44") high and operable without pinching and twisting of the wrist. Where reach ranges are over a counter with side approach and the counter exceeds the twenty-four inches (24") then extension adaptors shall be provided to reduce the reach to no greater than the twenty-four inches (24") over a counter at thirty-four inches (34") maximum high. See photos and details in section 23 of this report.

129) Relocate the paper towel and sanitizer dispensers to be a maximum of forty-eight inches (48") high with a clear floor area in front of the dispensers. See photos and details in section 23 of this report.

130) Relocate the mechanical conditioning controls to be forty-eight inches (48") maximum above the finish floor. See photos and details in section 23 of this report.

- 131) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 23 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for exiting building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 24 pages 244-253

Men's Restroom

- 132) Remove the wall sign that is not required. See photos and details in section 25 of this report.
- 133) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch.
- 134) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 24 of this report.
- 135) Properly protect the plumbing under the lav. See photos and details in section 24 of this report.
- 136) Maintain the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 24 of this report.
- 137) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 24 of this report.
- 138) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 24 of this report.
- 139) Lower the urinal to be a maximum of seventeen inches (17") high to the rim of the urinal and the flush controls to be forty-four inches (44") high maximum. See photos and details in section 24 of this report.

- 140) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 24 of this report.
- 141) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 24 of this report.
- 142) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 24 of this report.
- 143) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 24 of this report.

Section 25 pages 254-258
Women's Restroom

- 144) Remove the wall sign that is not required. See photos and details in section 25 of this report.
- 145) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 25 of this report.
- 146) Provide a minimum forty-eight inches (48") in front of the accessible stall door. See photos and details in section 25 of this report.
- 147) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 25 of this report.
- 148) Maintain the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 25 of this report.
- 149) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 25 of this report.
- 150) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 25 of this report.
- 151) Provide a napkin machine with controls that do not require pinching and twisting to operate or remove the machines. See photos and details in section 25 of this report.

- 152) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 25 of this report.
- 153) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 25 of this report.
- 154) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 25 of this report.

Refer to Section 26 pages 259-262
Elevators

- 155) Relocate the floor identification number on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 26 of this report.
- 156) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 26 of this report.
- 157) Provide two-way communication on all floors above and below the first floor in the lobby areas.

Interior Common Areas Serving Building 501 Fourth Floor

Refer to Section 27 pages 264-271
Accessible Doors

- 158) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 27 of this report.
- 159) Where room identification signs are provided, provide braille signage identifying the doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 27 of this report.
- 160) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 27 of this report.

- 161) Provide exit braille signage for the exit doors to be forty-eight inches – sixty inches (48”-60”) above the surface and nine inches (9”) to center from the latch side door jamb portion of the door. See photos and details in section 27 of this report.
- 162) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10”) high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 27 of this report.
- 163) Lower or remove the viewing windows to be forty-three inches (43”) maximum above the floor to the window. This is typical of all doors with viewing windows. See photos and details in section 27 of this report.

Refer to Section 28 pages 272-276
Accessible Route from Accessible Entrances

- 164) Maintain a minimum 36” wide circulation throughout and a minimum 32” wide at points not to exceed 24” long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 28 of this report.
- 165) Maintain a minimum eighty inches (80”) clear head room along the circulation route including at protruding objects that protrude greater than four inches (4”) between twenty-seven inches and eighty inches (27”-80”) above the floor. See photos and details in section 28 of this report.

Refer to Section 29 pages 277-281
Accessible Stairs

- 166) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 29 of this report.
- 167) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 29 of this report.
- 168) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4”) into the circulation route. See photos and details in section 29 of this report.
- 169) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 29 of this report.

170) Provide signage directing to the accessible means of egress. See photos and details in section 29 of this report.

Section 30 pages 282-292
Counters/Fire Extinguishers/ATM Machines

171) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 30 of this report.

172) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas. See photos and details in section 30 of this report.

173) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 30 of this report.

174) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 30 of this report.

175) Lower the paper towels and other dispensers/elements in the break rooms shall be forty-eight inches (48") maximum high. See photos and details in section 30 of this report.

176) Electrical outlets and switches for existing conditions in common areas and when not altered shall be between nine inches to fifty-four inches (9"-54") high and operable without pinching and twisting of the wrist. When altered or in new construction areas the heights shall be between fifteen inches (15") to the bottom of the box and forty-eight inches (48") to the top of the box. See photos and details in section 30 of this report.

177) Electrical outlets and switches for existing counters in common areas and when not altered shall be between nine inches to forty-four inches (9"-44") high and operable without pinching and twisting of the wrist. Where reach ranges are over a counter with side approach and the counter exceeds the twenty-four inches (24") then extension adaptors shall be provided to reduce the reach to no greater than the twenty-four inches (24") over a counter at thirty-four inches (34") maximum high. See photos and details in section 30 of this report.

178) Relocate the paper towel and sanitizer dispensers to be a maximum of forty-eight inches (48") high with a clear floor area in front of the dispensers. See photos and details in section 30 of this report.

179) Relocate the mechanical conditioning controls to be forty-eight inches (48") maximum above the finish floor. See photos and details in section 30 of this report.

180) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 30 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for exiting building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 31 pages 293-302 **Men's Restroom**

- 181) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch.
- 182) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 31 of this report.
- 183) Properly protect the plumbing under the lav. See photos and details in section 31 of this report.
- 184) Provide a coat hook at forty-eight inches (48") maximum high. See photos and details in section 31 of this report.
- 185) Maintain the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 31 of this report.
- 186) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 31 of this report.
- 187) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 31 of this report.
- 188) Lower the urinal to be a maximum of seventeen inches (17") high to the rim of the urinal and the flush controls to be forty-four inches (44") high maximum. See photos and details in section 31 of this report.

- 189) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 31 of this report.
- 190) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 31 of this report.
- 191) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 31 of this report.
- 192) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 31 of this report.
- 193) Repair the floor slope where it exceeds two point zero-eight percent (2.08%) slope and provide a drain cover that is flush with the floor surface. See photos and details in section 31 of this report.
- 194) Provide a minimum forty-eight inches (48") in front of the accessible stall door. See photos and details in section 31 of this report.

Section 32 pages 303-307
Women's Restroom

- 195) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 32 of this report.
- 196) Provide a minimum forty-eight inches (48") in front of the accessible stall door. See photos and details in section 32 of this report.
- 197) Provide a coat hook at forty-eight inches (48") maximum high. See photos and details in section 32 of this report
- 198) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 32 of this report.
- 199) Maintain the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 32 of this report.
- 200) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 32 of this report.
- 201) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 32 of this report.

- 202) Provide a napkin machine with controls that do not require pinching and twisting to operate or remove the machines. See photos and details in section 32 of this report.
- 203) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 32 of this report.
- 204) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 32 of this report.
- 205) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 32 of this report.
- 206) Repair the floor slope where it exceeds two point zero-eight percent (2.08%) slope and provide a drain cover that is flush with the floor surface. See photos and details in section 31 of this report.

Refer to Section 33 pages 308-311
Elevators

- 207) Relocate the floor identification number on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 33 of this report.
- 208) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 33 of this report.
- 209) Provide two-way communication on all floors above and below the first floor in the lobby areas.

Interior Common Areas Serving Building 501 Fifth Floor

Refer to Section 34 pages 313-320
Accessible Doors

- 210) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 34 of this report.

- 211) Where room identification signs are provided, provide braille signage identifying the doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 34 of this report.
- 212) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 34 of this report.
- 213) Provide exit braille signage for the exit doors to be forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 34 of this report.
- 214) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 34 of this report.
- 215) Lower or remove the viewing windows to be forty-three inches (43") maximum above the floor to the window. This is typical of all doors with viewing windows. See photos and details in section 34 of this report.

Refer to Section 33 pages 321-325
Accessible Route from Accessible Entrances

- 216) Maintain a minimum 36" wide circulation throughout and a minimum 32" wide at points not to exceed 24" long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 35 of this report.
- 217) Maintain a minimum eighty inches (80") clear head room along the circulation route including at protruding objects that protrude greater than four inches (4") between twenty-seven inches and eighty inches (27"-80") above the floor. See photos and details in section 35 of this report.

Refer to Section 36 pages 326-331
Accessible Stairs

- 218) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 36 of this report.
- 219) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 36 of this report.

- 220) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4") into the circulation route. See photos and details in section 36 of this report.
- 221) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 36 of this report.
- 222) Provide signage directing to the accessible means of egress. See photos and details in section 36 of this report.

Section 37 pages 332-342
Counters/Fire Extinguishers/ATM Machines

- 223) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 37 of this report.
- 224) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas. See photos and details in section 37 of this report.
- 225) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 37 of this report.
- 226) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 37 of this report.
- 227) Lower the paper towels and other dispensers/elements in the break rooms shall be forty-eight inches (48") maximum high. See photos and details in section 37 of this report.
- 228) Electrical outlets and switches for existing conditions in common areas and when not altered shall be between nine inches to fifty-four inches (9"-54") high and operable without pinching and twisting of the wrist. When altered or in new construction areas the heights shall be between fifteen inches (15") to the bottom of the box and forty-eight inches (48") to the top of the box. See photos and details in section 37 of this report.
- 229) Electrical outlets and switches for existing counters in common areas and when not altered shall be between nine inches to forty-four inches (9"-44") high and operable without pinching and twisting of the wrist. Where reach ranges are over a counter with side approach and the counter exceeds the twenty-four inches (24") then extension adaptors shall be provided to reduce the reach to no greater than the twenty-four inches (24") over a counter at thirty-four inches (34") maximum high. See photos and details in section 37 of this report.
- 230) Relocate the paper towel and sanitizer dispensers to be a maximum of forty-eight inches (48") high with a clear floor area in front of the dispensers. See photos and details in section 37 of this report.

- 231) Relocate the mechanical conditioning controls to be forty-eight inches (48") maximum above the finish floor. See photos and details in section 37 of this report.
- 232) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 37 of this report.
- 233) Lower the existing drinking fountain so the spout is thirty-six inches (36") maximum high with proper water flow and maintain proper knee and toe clearance in the process and provide a high level drinking fountain with a spout between thirty-eight inches to forty-three inches (38"-43") high or remove the drinking fountains. See photos and details in section 37 of this report.
- 234) Provide proper alcove/barrier for the drinking fountain that protrudes out into the accessible circulation area. See photos and details in section 37 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for exiting building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 38 pages 343-354 **Men's Restroom**

- 235) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch.
- 236) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 38 of this report.
- 237) Properly protect the plumbing under the lav. See photos and details in section 38 of this report.

- 238) Maintain the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 38 of this report.
- 239) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 38 of this report.
- 240) Repair the floor slope where it exceeds two point zero-eight percent (2.08%) slope and provide a drain cover that is flush with the floor surface. See photos and details in section 38 of this report.
- 241) Maintain the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 38 of this report.
- 242) Lower the urinal to be a maximum of seventeen inches (17") high to the rim of the urinal and the flush controls to be forty-four inches (44") high maximum. See photos and details in section 38 of this report.
- 243) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 38 of this report.
- 244) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 38 of this report.
- 245) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 38 of this report.
- 246) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 38 of this report.
- 247) Maintain a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 38 of this report.

Section 39 pages 355-359
Women's Restroom

- 248) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 39 of this report.
- 249) Provide a minimum forty-eight inches (48") in front of the entrance door. See photos and details in section 39 of this report.

- 250) Provide a coat hook at forty-eight inches (48") maximum high. See photos and details in section 39 of this report.
- 251) Repair the floor slope where it exceeds two point zero-eight percent (2.08%) slope and provide a drain cover that is flush with the floor surface. See photos and details in section 38 of this report.
- 252) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 39 of this report.
- 253) Maintain the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 39 of this report.
- 254) Maintain the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 39 of this report.
- 255) Maintain the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 39 of this report.
- 256) Provide a napkin machine with controls that do not require pinching and twisting to operate or remove the machines. See photos and details in section 39 of this report.
- 257) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 39 of this report.
- 258) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 39 of this report.
- 259) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 39 of this report.
- 260) The accessible toilet stall shall be a minimum sixty inches (60") wide. See photos and details in section 39 of this report.

Section 40 pages 360-364
Conference Room #525 Restroom

- 261) Provide proper door signage. See photos and details in section 40 of this report.
- 262) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 40 of this report.

- 263) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 39 of this report.
- 264) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 40 of this report.
- 265) Remove the storage shelves out of the restroom area to provide proper clear floor area in front of the toilet. See photos and details in section 40 of this report.
- 266) Provide a coat hook at forty-eight inches maximum high. See photos and details in section 40 of this report.

Refer to Section 41 pages 365-368
Elevators

- 267) Relocate the floor identification number on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 41 of this report.
- 268) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 41 of this report.
- 269) Provide two-way communication on all floors above and below the first floor in the lobby areas.

Interior Common Areas Serving Building 509 First Floor

Refer to Section 42 pages 370-380
Accessible Doors

- 270) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 42 of this report.
- 271) Provide signage at the non-accessible entrances directing to the accessible entrance. See photos and details in section 42 of this report.
- 272) Provide the symbol of accessibility on the accessible entrance door. See photos and details in section 42 of this report.

- 273) Provide a low-level push pad with the centerline of the push plate shall be seven inches (7") minimum and eight inches (8") maximum above the floor or ground surface on both the interior and exterior of the door. See photos and details in section 42 of this report.
- 274) Provide a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the doors. This is typical of all doors with door. See photos and details in section 42 of this report.
- 275) Where room identification signs are provided, provide braille signage identifying the doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 42 of this report.
- 276) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 42 of this report.
- 277) Provide exit braille signage for the exit doors to be forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 42 of this report.
- 278) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 42 of this report.
- 279) Lower or remove the viewing windows to be forty-three inches (43") maximum above the floor to the window. This is typical of all doors with viewing windows. See photos and details in section 42 of this report.

Refer to Section 43 pages 381-385
Accessible Route from Accessible Entrances

- 280) Maintain a minimum 36" wide circulation throughout and a minimum 32" wide at points not to exceed 24" long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 43 of this report.
- 281) Maintain a minimum eighty inches (80") clear head room along the circulation route including at protruding objects that protrude greater than four inches (4") between twenty-seven inches and eighty inches (27"-80") above the floor. See photos and details in section 43 of this report.

Refer to Section 44 pages 386-390
Accessible Stairs

- 282) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 43 of this report.
- 283) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required

for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 44 of this report.

- 284) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4") into the circulation route. See photos and details in section 44 of this report.
- 285) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 44 of this report.

Section 45 pages 391-401 **Counters/Fire Extinguishers/ATM Machines**

- 286) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 45 of this report.
- 287) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-34") high in all common areas. See photos and details in section 45 of this report.
- 288) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 45 of this report.
- 289) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-34") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 44 of this report.
- 290) Lower the paper towels and other dispensers/elements in the break rooms shall be forty-eight inches (48") maximum high. See photos and details in section 45 of this report.
- 291) Electrical outlets and switches for existing conditions in common areas and when not altered shall be between nine inches to fifty-four inches (9"-54") high and operable without pinching and twisting of the wrist. When altered or in new construction areas the heights shall be between fifteen inches (15") to the bottom of the box and forty-eight inches (48") to the top of the box. See photos and details in section 45 of this report.
- 292) Electrical outlets and switches for existing counters in common areas and when not altered shall be between nine inches to forty-four inches (9"-44") high and operable without pinching and twisting of the wrist. Where reach ranges are over a counter with side approach and the counter exceeds the twenty-four inches (24") then extension adaptors shall be provided to reduce the reach to no greater than the twenty-four inches (24") over a counter at thirty-four inches (34") maximum high. See photos and details in section 45 of this report.

- 293) Relocate the paper towel and sanitizer dispensers to be a maximum of forty-eight inches (48") high with a clear floor area in front of the dispensers. See photos and details in section 45 of this report.
- 294) Relocate the mechanical conditioning controls to be forty-eight inches (48") maximum above the finish floor. See photos and details in section 45 of this report.
- 295) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 45 of this report.
- 296) Lower the existing drinking fountain so the spout is thirty-six inches (36") maximum high with proper water flow and maintain proper knee and toe clearance in the process and provide a high level drinking fountain with a spout between thirty-eight inches to forty-three inches (38"-43") high or remove the drinking fountains. See photos and details in section 45 of this report.
- 297) Provide proper alcove/barrier for the drinking fountain that protrudes out into the accessible circulation area. See photos and details in section 45 of this report.
- 298) Provide a clear floor area in front of the mail box's near the elevator. See photos and details in section 45 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for exiting building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 46 pages 402-412 **Men's Restroom**

- 299) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 46 of this report.

- 300) Provide proper door hardware that does not require pinching and twisting to operate. The existing key lock type hardware requires pinching and twisting to operate. See photos and details in section 46 of this report.
- 301) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 46 of this report.
- 302) Properly protect the plumbing under the lav. See photos and details in section 46 of this report.
- 303) Provide proper faucet controls that do not require pinching and twisting, the existing controls require pinching and twisting to operate. See photos and details in section 46 of this report.
- 304) Maintain the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 46 of this report.
- 305) Lower the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 46 of this report.
- 306) Maintain the soap dispenser to be forty inches (40") maximum high to the controls when the lav is raised. See photos and details in section 46 of this report.
- 307) Lower the urinal to be a maximum of seventeen inches (17") high to the rim of the urinal and the flush controls to be forty-four inches (44") high maximum. See photos and details in section 46 of this report.
- 308) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 46 of this report.
- 309) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 46 of this report.
- 310) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 46 of this report.
- 311) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 46 of this report.
- 312) Provide a minimum forty-four inches (44") wide route to the toilet stall. See photos and details in section 46 of this report.

- 313) Maintain a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 46 of this report.
- 314) Repair the floor where the slope exceeds two point zero-eight percent (2.08%) slope to have a maximum slope of less than exceeds two point zero-eight percent (2.08%). See photos and details in section 46 of this report.
- 315) Modify this restroom into a single user restroom for proper clearances to fixtures and clear floor areas. See photos and details in section 46 of this report.

Section 47 pages 413-418
Women's Restroom

- 316) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 47 of this report.
- 317) Provide proper door hardware that does not require pinching and twisting to operate. The existing key lock type hardware requires pinching and twisting to operate. See photos and details in section 47 of this report.
- 318) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 47 of this report.
- 319) Properly protect the plumbing under the lav. See photos and details in section 47 of this report.
- 320) Provide proper faucet controls that dot require pinching and twisting, the existing controls require pinching and twisting to operate. See photos and details in section 47 of this report.
- 321) Lower the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 47 of this report.
- 322) Lower the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 47 of this report.
- 323) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 47 of this report.
- 324) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 47 of this report.

- 325) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 47 of this report.
- 326) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 47 of this report.
- 327) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 47 of this report.
- 328) Provide a minimum forty-four inches (44") wide route to the toilet stall. See photos and details in section 47 of this report.
- 329) Maintain a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 47 of this report.
- 330) Repair the floor where the slope exceeds two point zero-eight percent (2.08%) slope to have a maximum slope of less than exceeds two point zero-eight percent (2.08%). See photos and details in section 47 of this report.
- 331) Provide a napkin machine with controls that do not require pinching and twisting to operate or remove the machines. See photos and details in section 47 of this report.
- 332) Modify this restroom into a single user restroom for proper clearances to fixtures and clear floor areas. See photos and details in section 47 of this report.

Refer to Section 48 pages 419-424
Elevators

- 333) Relocate the floor identification number on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 48 of this report.
- 334) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 48 of this report.

Interior Common Areas Serving Building 509 Second Floor

Refer to Section 49 pages 426-434

Accessible Doors

- 335) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 49 of this report.
- 336) Replace and provide proper lever type door handles on the exit stair doors, break room door and all doors that have rounded door handles. See photos and details in section 49 of this report.
- 337) Where room identification signs are provided, provide braille signage identifying the doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 49 of this report.
- 338) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 49 of this report.
- 339) Provide exit braille signage for the exit doors to be forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 49 of this report.
- 340) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 49 of this report.

Refer to Section 50 pages 435-440

Accessible Route from Accessible Entrances

- 341) Maintain a minimum 36" wide circulation throughout and a minimum 32" wide at points not to exceed 24" long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 50 of this report.
- 342) Maintain a minimum eighty inches (80") clear head room along the circulation route including at protruding objects that protrude greater than four inches (4") between twenty-seven inches and eighty inches (27"-80") above the floor. See photos and details in section 50 of this report.
- 343) Provide bane detection under the existing TV in the conference room where it protrudes into the circulation path or relocate so it does not protrude into the circulation path. See photos and details in section 50 of this report.

Refer to Section 51 pages 441-445

Accessible Stairs

- 344) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 51 of this report.
- 345) Replace the existing door handle with a lever type accessible door handle that can be operated without pinching and twisting of the wrist. See photos and details in section 51 of this report.
- 346) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 51 of this report.
- 347) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4") into the circulation route. See photos and details in section 51 of this report.
- 348) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 51 of this report.

Section 52 pages 446-456

Counters/Fire Extinguishers/ATM Machines

- 349) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 52 of this report.
- 350) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-34") high in all common areas. See photos and details in section 52 of this report.
- 351) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 52 of this report.
- 352) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-34") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 52 of this report.

- 353) Lower the paper towels and other dispensers/elements in the break rooms shall be forty-eight inches (48") maximum high. See photos and details in section 52 of this report.
- 354) Electrical outlets and switches for existing conditions in common areas and when not altered shall be between nine inches to fifty-four inches (9"-54") high and operable without pinching and twisting of the wrist. When altered or in new construction areas the heights shall be between fifteen inches (15") to the bottom of the box and forty-eight inches (48") to the top of the box. See photos and details in section 52 of this report.
- 355) Electrical outlets and switches for existing counters in common areas and when not altered shall be between nine inches to forty-four inches (9"-44") high and operable without pinching and twisting of the wrist. Where reach ranges are over a counter with side approach and the counter exceeds the twenty-four inches (24") then extension adaptors shall be provided to reduce the reach to no greater than the twenty-four inches (24") over a counter at thirty-four inches (34") maximum high. See photos and details in section 52 of this report.
- 356) Relocate the paper towel and sanitizer dispensers to be a maximum of forty-eight inches (48") high with a clear floor area in front of the dispensers. See photos and details in section 52 of this report.
- 357) Relocate the mechanical conditioning controls to be forty-eight inches (48") maximum above the finish floor. See photos and details in section 52 of this report.
- 358) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 52 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for exiting building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 53 pages 457-468
Men's Restroom

- 359) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 53 of this report.
- 360) Maintain the mirror to be forty inches (40") maximum high to the reflective parts. See photos and details in section 53 of this report.
- 361) Lower the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 53 of this report.
- 362) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 53 of this report.
- 363) Lower the urinal to be a maximum of seventeen inches (17") high to the rim of the urinal and the flush controls to be forty-four inches (44") high maximum. See photos and details in section 53 of this report.
- 364) Provide a grab bar at forty-eight inches (48") maximum above the floor. See photos and details in section 53 of this report.
- 365) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 53 of this report.
- 366) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 53 of this report.
- 367) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 53 of this report.
- 368) Provide a minimum forty-four inches (44") wide route to the toilet stall. See photos and details in section 53 of this report.
- 369) Maintain a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 53 of this report.
- 370) Recommend to modify this restroom into a single user restroom for proper clearances to fixtures and clear floor areas. See photos and details in section 53 of this report.

Section 54 pages 469-474

Women's Restroom

- 371) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 54 of this report.
- 372) Lower the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 54 of this report.
- 373) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 54 of this report.
- 374) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 54 of this report.
- 375) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 54 of this report.
- 376) Provide a coat hook at forty-eight inches (48") maximum above the floor. See photos and details in section 54 of this report.
- 377) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 54 of this report.
- 378) Provide a minimum forty-four inches (44") wide route to the toilet stall. See photos and details in section 54 of this report.
- 379) Maintain a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 54 of this report.
- 380) Provide a napkin machine with controls that do not require pinching and twisting to operate or remove the machines. See photos and details in section 54 of this report.
- 381) Modify this restroom into a single user restroom for proper clearances to fixtures and clear floor areas. See photos and details in section 54 of this report.

Refer to Section 55 pages 475-479

Elevators

- 382) Relocate the floor identification number on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 55 of this report.

- 383) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 55 of this report.
- 384) Provide two-way communication on all floors above and below the first floor in the lobby areas.

Interior Common Areas Serving Building 509 Third Floor

Refer to Section 56 pages 481-489 **Accessible Doors**

- 385) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 56 of this report.
- 386) Replace and provide proper lever type door handles on the exit stair doors, break room door and all doors that have rounded door handles. See photos and details in section 56 of this report.
- 387) Widen the double leaf door in the hall way or provide a single leaf that has a clear opening of great tan Thirty-two inches (32") wide clear opening. See photos and details in section 56 of this report.
- 388) Where room identification signs are provided, provide braille signage identifying the doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 56 of this report.
- 389) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 56 of this report.
- 390) Provide exit braille signage for the exit doors to be forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 56 of this report.
- 391) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 56 of this report.
- 392) Lower or remove the viewing windows to be forty-three inches (43") maximum above the floor to the window. This is typical of all doors with viewing windows. See photos and details in section 56 of this report.

Refer to Section 57 pages 490-494
Accessible Route from Accessible Entrances

- 393) Maintain a minimum 36" wide circulation throughout and a minimum 32" wide at points not to exceed 24" long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 57 of this report.
- 394) Maintain a minimum eighty inches (80") clear head room along the circulation route including at protruding objects that protrude greater than four inches (4") between twenty-seven inches and eighty inches (27"-80") above the floor. See photos and details in section 57 of this report.
- 395) Replace the mail trays at the office doors that protrude more than four inches into the hall way with mail trays that are smaller in dimension than four inches. See photos and details in section 57 of this report.

Refer to Section 58 pages 495-499
Accessible Stairs

- 396) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 58 of this report.
- 397) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 58 of this report.
- 398) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4") into the circulation route. See photos and details in section 58 of this report.
- 399) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 58 of this report.

Section 59 pages 500-510
Counters/Fire Extinguishers/ATM Machines

- 400) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 59 of this report.

- 401) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas. See photos and details in section 59 of this report.
- 402) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 59 of this report.
- 403) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-24") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 59 of this report.
- 404) Lower the paper towels and other dispensers/elements in the break rooms shall be forty-eight inches (48") maximum high. See photos and details in section 59 of this report.
- 405) Electrical outlets and switches for existing conditions in common areas and when not altered shall be between nine inches to fifty-four inches (9"-54") high and operable without pinching and twisting of the wrist. When altered or in new construction areas the heights shall be between fifteen inches (15") to the bottom of the box and forty-eight inches (48") to the top of the box. See photos and details in section 59 of this report.
- 406) Electrical outlets and switches for existing counters in common areas and when not altered shall be between nine inches to forty-four inches (9"-44") high and operable without pinching and twisting of the wrist. Where reach ranges are over a counter with side approach and the counter exceeds the twenty-four inches (24") then extension adaptors shall be provided to reduce the reach to no greater than the twenty-four inches (24") over a counter at thirty-four inches (34") maximum high. See photos and details in section 59 of this report.
- 407) Relocate the sanitizer dispensers to be a maximum of forty-eight inches (48") high with a clear floor area in front of the dispensers. See photos and details in section 59 of this report.
- 408) Relocate the mechanical conditioning controls to be forty-eight inches (48") maximum above the finish floor. See photos and details in section 59 of this report.
- 409) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 59 of this report.
- 410) Lower the existing drinking fountain so the spout is thirty-six inches (36") maximum high with proper water flow and maintain proper knee and toe clearance in the process and provide a high level drinking fountain with a spout between thirty-eight inches to forty-three inches (38"-43") high or remove the drinking fountains. See photos and details in section 59 of this report.
- 411) Provide proper alcove/barrier for the drinking fountain that protrudes out into the accessible circulation area. See photos and details in section 59 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for exiting building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 60 pages 511-522 **Men's Restroom**

- 412) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 60 of this report.
- 413) Provide proper triangle door sign for the restroom. See photos and details in section 60 of this report.
- 414) Reverse the door to swing out of the restroom area and to have only a latch or a closure but not both due to inadequate side and maneuvering clearance. See photos and details in section 60 of this report.
- 415) Shorten the side wall for the urinal alcove to be less than twenty-four inches deep for proper access width to the urinal. See photos and details in section 60 of this report.
- 416) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 60 of this report.
- 417) Properly protect the plumbing under the lav. See photos and details in section 60 of this report.
- 418) Lower the mirror to be forty inches (40") maximum high to the reflective parts. See photos and details in section 60 of this report.
- 419) Lower the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 60 of this report.
- 420) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 60 of this report.

- 421) Lower the urinal to be a maximum of seventeen inches (17") high to the rim of the urinal and the flush controls to be forty-four inches (44") high maximum. See photos and details in section 60 of this report.
- 422) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 60 of this report.
- 423) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 60 of this report.
- 424) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 60 of this report.
- 425) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 60 of this report.
- 426) Raise the toilet seat to be between seventeen inches – nineteen inches (17"-19") high. See photos and details in section 60 of this report.
- 427) Provide a coat hook at forty-eight inches (48") maximum high. See photos and details in section 60 of this report.

Section 61 pages 523-529
Women's Restroom

- 428) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 61 of this report.
- 429) Provide proper circle door sign for the restroom. See photos and details in section 61 of this report.
- 430) Reverse the door to swing out of the restroom area and to have only a latch or a closure but not both due to inadequate side and maneuvering clearance. See photos and details in section 61 of this report.
- 431) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 61 of this report.
- 432) Properly protect the plumbing under the lav. See photos and details in section 61 of this report.

- 433) Lower the mirror to be forty inches (40") maximum high to the reflective parts. See photos and details in section 61 of this report.
- 434) Lower the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 61 of this report.
- 435) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 61 of this report.
- 436) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 61 of this report.
- 437) This side grab bar shall be a minimum of forty-two inches (42") long mounted between thirty-three inches to thirty-six inches (33"-36") to the top of the grab bar and within twelve inches (12") from the back wall to no less than fifty-four inches (54") from the back wall and twenty-four inches (24") in front of the toilet. See photos and details in section 61 of this report.
- 438) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 61 of this report.
- 439) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 61 of this report.
- 440) Provide a minimum forty-four inches (44") wide route to the toilet stall. See photos and details in section 61 of this report.
- 441) Maintain a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 61 of this report.
- 442) Repair the floor where the slope exceeds two point zero-eight percent (2.08%) slope to have a maximum slope of less than exceeds two point zero-eight percent (2.08%). See photos and details in section 61 of this report.
- 443) Provide a napkin machine with controls that do not require pinching and twisting to operate or remove the machines. See photos and details in section 61 of this report.
- 444) Recommend to modify this restroom into a single user restroom for proper clearances to fixtures and clear floor areas. See photos and details in section 61 of this report.

Refer to Section 62 pages 530-535
Elevators

- 445) Relocate the floor identification number on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 62 of this report.

- 446) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 62 of this report.
- 447) Provide two-way communication on all floors above and below the first floor in the lobby areas.

Interior Common Areas Serving Building 509 Fourth Floor

Refer to Section 63 pages 537-545 **Accessible Doors**

- 448) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 63 of this report.
- 449) Replace and provide proper lever type door handles on the exit stair doors, break room door and all doors that have rounded door handles. See photos and details in section 63 of this report.
- 450) Where room identification signs are provided, provide braille signage identifying the doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 63 of this report.
- 451) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 63 of this report.
- 452) Provide exit braille signage for the exit doors to be forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 63 of this report.
- 453) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 63 of this report.

Refer to Section 64 pages 546-550 **Accessible Route from Accessible Entrances**

- 454) Maintain a minimum 36" wide circulation throughout and a minimum 32" wide at points not to exceed 24" long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 64 of this report.
- 455) Maintain a minimum eighty inches (80") clear head room along the circulation route including at protruding objects that protrude greater than four inches (4") between twenty-seven inches and eighty inches (27"-80") above the floor. See photos and details in section 64 of this report.

Refer to Section 65 pages 551-555

Accessible Stairs

- 456) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 65 of this report.
- 457) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 65 of this report.
- 458) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4") into the circulation route. See photos and details in section 65 of this report.
- 459) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 65 of this report.

Section 66 pages 556-566

Counters/Fire Extinguishers/ATM Machines

- 460) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 66 of this report.
- 461) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-34") high in all common areas. See photos and details in section 66 of this report.
- 462) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 66 of this report.
- 463) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-34") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 66 of this report.
- 464) Lower the paper towels and other dispensers/elements in the break rooms shall be forty-eight inches (48") maximum high. See photos and details in section 66 of this report.

- 465) Electrical outlets and switches for existing conditions in common areas and when not altered shall be between nine inches to fifty-four inches (9"-54") high and operable without pinching and twisting of the wrist. When altered or in new construction areas the heights shall be between fifteen inches (15") to the bottom of the box and forty-eight inches (48") to the top of the box. See photos and details in section 66 of this report.
- 466) Electrical outlets and switches for existing counters in common areas and when not altered shall be between nine inches to forty-four inches (9"-44") high and operable without pinching and twisting of the wrist. Where reach ranges are over a counter with side approach and the counter exceeds the twenty-four inches (24") then extension adaptors shall be provided to reduce the reach to no greater than the twenty-four inches (24") over a counter at thirty-four inches (34") maximum high. See photos and details in section 66 of this report.
- 467) Relocate the sanitizer dispensers to be a maximum of forty-eight inches (48") high with a clear floor area in front of the dispensers. See photos and details in section 66 of this report.
- 468) Relocate the mechanical conditioning controls to be forty-eight inches (48") maximum above the finish floor. See photos and details in section 66 of this report.
- 469) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 66 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for existing building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 67 pages 567-579 **Men's Restroom**

- 470) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 67 of this report.

- 471) Provide proper triangle door sign for the restroom. See photos and details in section 67 of this report.
- 472) Reverse the door to swing out of the restroom area and to have only a latch or a closure but not both due to inadequate side and maneuvering clearance. See photos and details in section 67 of this report.
- 473) Raise the lav to provide proper knee and toe clearances and maintain a maximum of thirty-four inches (34") high to the rim of the lav. See photos and details in section 67 of this report.
- 474) Properly offset the toilet to be seventeen inches to eighteen inches (17"-19") to center from the side wall. See photos and details in section 67 of this report.
- 475) Provide a coat hook at forty-eight inches maximum high. See photos and details in section 67 of this report.
- 476) Provide a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 67 of this report.
- 477) Lower the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 67 of this report.
- 478) Lower the soap dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 67 of this report.
- 479) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 67 of this report.
- 480) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 60 of this report.
- 481) Provide a coat hook at forty-eight inches (48") maximum high. See photos and details in section 60 of this report.

Section 68 pages 580-586
Women's Restroom

- 482) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 68 of this report.
- 483) Provide proper circle door sign for the restroom. See photos and details in section 68 of this report.
- 484) Reverse the door to swing out of the restroom area. See photos and details in section 68 of this report.

- 485) Maintain a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 68 of this report.
- 486) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 68 of this report.
- 487) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 68 of this report.
- 488) Properly offset the toilet to be seventeen inches to eighteen inches (17"-19") to center from the side wall. See photos and details in section 68 of this report.
- 489) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 68 of this report.
- 490) Provide a napkin machine with controls that do not require pinching and twisting to operate or remove the machines. See photos and details in section 68 of this report.

Refer to Section 69 pages 587-591
Elevators

- 491) Relocate the floor identification number on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 69 of this report.
- 492) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 69 of this report.
- 493) Provide two-way communication on all floors above and below the first floor in the lobby areas.

Interior Common Areas Serving Building 509 Fifth Floor

Refer to Section 70 pages 593-600

Accessible Doors

- 494) Have all door operation pressures tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. Required fire doors in the corridor areas shall be 15lbs operating force. See photos and details in section 70 of this report.
- 495) Where room identification signs are provided, provide braille signage identifying the doors mounted at forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 70 of this report.
- 496) Maintain a minimum of eighteen inches (18") strike side for interior doors and twenty-four inches (24") strike side clearance for exterior doors. Strike side clearances shall be a minimum of sixty inches (60") deep on the pull side of all doors. See photos and details in section 70 of this report.
- 497) Provide exit braille signage for the exit doors to be forty-eight inches – sixty inches (48"-60") above the surface and nine inches (9") to center from the latch side door jamb portion of the door. See photos and details in section 70 of this report.
- 498) Remove the door stops from the bottom of the doors to maintain a minimum ten inches (10") high smooth solid surface on the bottom of the push side of the door. This is typical of all doors with door stops. See photos and details in section 70 of this report.
- 499) Move the door down to the end of the wall line for the office door at the most N/W corner of the fifth floor and have the door swing into the office area to provide proper side clear floor area. See photos and details in section 70 of this report.
- 500) Lower or remove the viewing windows to be forty-three inches (43") maximum above the floor to the window. This is typical of all doors with viewing windows. See photos and details in section 70 of this report.

Refer to Section 71 pages 601-606

Accessible Route from Accessible Entrances

- 501) Maintain a minimum 36" wide circulation throughout and a minimum 32" wide at points not to exceed 24" long maximum or forty-four inches wide for corridors with an occupant load of more than 10 and areas where there are elements on both sides. This shall be maintained when new walls, partitions and/or elements are installed. See photos and details in section 71 of this report.
- 502) Maintain a minimum eighty inches (80") clear head room along the circulation route including at protruding objects that protrude greater than four inches (4") between twenty-seven inches and eighty inches (27"-80") above the floor. See photos and details in section 71 of this report.

Refer to Section 72 pages 607-613

Accessible Stairs

- 503) Provide proper Braille sign at the stairway entrance door on both the interior and exterior side of the door. See photos and details in section 72 of this report.
- 504) Areas of refuge are required with proper signage or fully sprinkle the building to exempt the requirement for areas of refuge. Automatic fire sprinklers are in the basement of Building 2 and in the first floors of both buildings, dry standpipes are provided via stairwell to the upper floors in both buildings, however, this does not constitute a fully sprinkled building to exempt the areas of refuge. This is for safety purposes only and is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing buildings due to the accessible route to the area of alteration will also serve as the accessible means of egress, however, proper signage shall be provided directing to the accessible means of egress. This is inclusive of handrails, step and risers and the stairs in a whole since they were constructed prior to the ADA Standards and its application process. See photos and details in section 72 of this report.
- 505) Provide cane detection under the fire hose connector to the standpipe where it exceeds four inches (4") into the circulation route. See photos and details in section 72 of this report.
- 506) Provide proper handrails and handrail extensions on both sides of the stairs. This is for safety purposes only but is not required for accessibility requirements because the stairs are for egress purposes and accessible egress is not required for existing building due to the accessible route to the area of alteration will also serve as the accessible means of egress. See photos and details in section 72 of this report.
- 507) The interior stairs between the fourth and fifth floors in the center of the floors do not have proper guard rails height, handrails, riser heights and tread depths. For program accessibility these stairs do not require replacement because there is an elevator for the persons with mobility restrictions can use. See photos and details in section 72 of this report.

Section 73 pages 614-624

Counters/Fire Extinguishers/ATM Machines

- 508) Provide a policy and procedure manual directing staff to provide information on how to use the card reader for the visually impaired when card readers are provided. See photos and details in section 73 of this report.
- 509) Existing counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-34") high in all common areas. See photos and details in section 73 of this report.
- 510) Counters with a sink that does not have a cook top appliance do not required forward approach with knee and toe clearance, therefore, in this review the sinks in the break rooms/dining areas do not have cook top appliances and the knee and toe clearance requirements was exempt. See photos and details in section 73 of this report.

- 511) Existing customer service counters shall be a maximum of thirty-six inches (36") and new or altered counters shall be between twenty-eight inches and thirty-four inches (28"-34") high in all common areas for a minimum length of thirty-six inches (36") portion of the counter. See photos and details in section 73 of this report.
- 512) Lower the paper towels and other dispensers/elements in the break rooms shall be forty-eight inches (48") maximum high. See photos and details in section 73 of this report.
- 513) Electrical outlets and switches for existing conditions in common areas and when not altered shall be between nine inches to fifty-four inches (9"-54") high and operable without pinching and twisting of the wrist. When altered or in new construction areas the heights shall be between fifteen inches (15") to the bottom of the box and forty-eight inches (48") to the top of the box. See photos and details in section 73 of this report.
- 514) Electrical outlets and switches for existing counters in common areas and when not altered shall be between nine inches to forty-four inches (9"-44") high and operable without pinching and twisting of the wrist. Where reach ranges are over a counter with side approach and the counter exceeds the twenty-four inches (24") then extension adaptors shall be provided to reduce the reach to no greater than the twenty-four inches (24") over a counter at thirty-four inches (34") maximum high. See photos and details in section 73 of this report.
- 515) Relocate the paper towel and sanitizer dispensers to be a maximum of forty-eight inches (48") high with a clear floor area in front of the dispensers. See photos and details in section 73 of this report.
- 516) Relocate the mechanical conditioning controls to be forty-eight inches (48") maximum above the finish floor. See photos and details in section 73 of this report.
- 517) Provide clear floor area for the fire extinguisher near the front door area and properly mount the fire extinguishers at forty-eight inches (48") maximum high when installed or maintained during the transition for new tenants. See photos and details in section 73 of this report.
- 518) Lower the existing drinking fountain so the spout is thirty-six inches (36") maximum high with proper water flow and maintain proper knee and toe clearance in the process and provide a high level drinking fountain with a spout between thirty-eight inches to forty-three inches (38"-43") high or remove the drinking fountains. See photos and details in section 73 of this report.
- 519) Provide proper alcove/barrier for the drinking fountain that protrudes out into the accessible circulation area. See photos and details in section 73 of this report.

RESTROOMS

In multi-story buildings, accessibility to the required toilet facilities shall not exceed one vertical story. Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. Toilet facilities accessible only to private offices shall not be counted to determine compliance with this section. (CPC 422.4.1), and Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (152 m) (CPC 422.4).

Fixture counts do not apply to accessible restrooms and when it is technically infeasible to provide an additional single user accessible restroom, it is my opinion that by reducing the number of fixtures should not prevent converting multi-user restrooms into a single user accessible restroom for each sex or to eliminate a stall to provide proper stall sizes which would be considered technically feasible, if fixture counts are a concern then providing accessible restrooms on alternating floors would be acceptable for exiting building and Title II program accessibility and would meet both the ADA Standards and California Building Code for accessibility, however, this shall be reviewed and approved by the local authority having jurisdiction.

Refer to Section 74 pages 625-636
Men's Restroom

- 520) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 74 of this report.
- 521) Remove the wall sign. See photos and details in section 74 of this report.
- 522) Reverse the door to swing out of the restroom area. See photos and details in section 74 of this report.
- 523) Lower the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 74 of this report.
- 524) Lower the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 74 of this report.
- 525) Lower the soap dispenser to be forty inches (40") maximum high to the controls when the lav is raised. See photos and details in section 74 of this report.
- 526) Widen the alcove for the urinal to be a minimum of thirty inches wide. See photos and details in section 74 of this report.
- 527) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 74 of this report.
- 528) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 74 of this report.
- 529) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 74 of this report.
- 530) Maintain a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 74 of this report.

531) Modify the toilet plumbing so it does not obstruct the use of the rear grab bar. See photos and details in section 74 of this report.

532) Provide a coat hook at 48" maximum high. See photos and details in section 74 of this report.

Section 75 pages 637-643
Women's Restroom

533) Have the door operation pressure tested by a door professional for proper door operational forces. Have all door operation pressures adjusted to be 5lbs maximum operating pressure and a closing speed to be at least five (5) seconds from an open position of ninety degrees (90°) to a position twelve degrees (12°) from the latch. See photos and details in section 75 of this report.

534) Remove the wall sign. See photos and details in section 75 of this report.

535) Reverse the door to swing out of the restroom area. See photos and details in section 75 of this report.

536) Lower the mirror to be forty inches (40") maximum high to the reflective parts when the lav is raised. See photos and details in section 75 of this report.

537) Lower the paper towel dispenser to be forty inches (40") maximum high to the controls. See photos and details in section 75 of this report.

538) Lower the soap dispenser to be forty inches (40") maximum high to the controls when the lav is raised. See photos and details in section 75 of this report.

539) Widen the alcove for the urinal to be a minimum of thirty inches wide. See photos and details in section 75 of this report.

540) Relocate the rear grab bar to be a minimum of twelve inches (12") from the center of the toilet on the narrow side and twenty-four inches (24") from the center of the toilet on the wide side of the toilet at thirty-three inches-thirty-six inches (33"-36") to the top of the bar above the floor. See photos and details in section 75 of this report.

541) Relocate the toilet paper dispenser to be seven inches-nine inches (7"- 9") to center in front of the toilet and a minimum of nineteen inches (19") above the floor. See photos and details in section 75 of this report.

542) The accessible toilet stall shall be a minimum sixty inches (60") wide and forty-eight inches (48") in front of the toilet. See photos and details in section 75 of this report.

543) Maintain a minimum forty-eight inches (48") in front of the accessible stall door when the stall is modified. See photos and details in section 75 of this report.

544) Modify the toilet plumbing so it does not obstruct the use of the rear grab bar. See photos and details in section 75 of this report.

545) Provide a coat hook at 48" maximum high. See photos and details in section 75 of this report.

Refer to Section 76 pages 644-648
Elevators

546) Relocate the floor identification number on each side of the elevator on the door jambs mounted at sixty inches (60") to center above the surface. This is typical of both elevators. See photos and details in section 76 of this report.

547) Repair the audible notifications to indicate up/down movement. This is typical of both elevators. See photos and details in section 76 of this report.

548) Provide two-way communication on all floors above and below the first floor in the lobby areas. See photos and details in section 76 of this report.

Code reference in this section is general and not in line with Statements

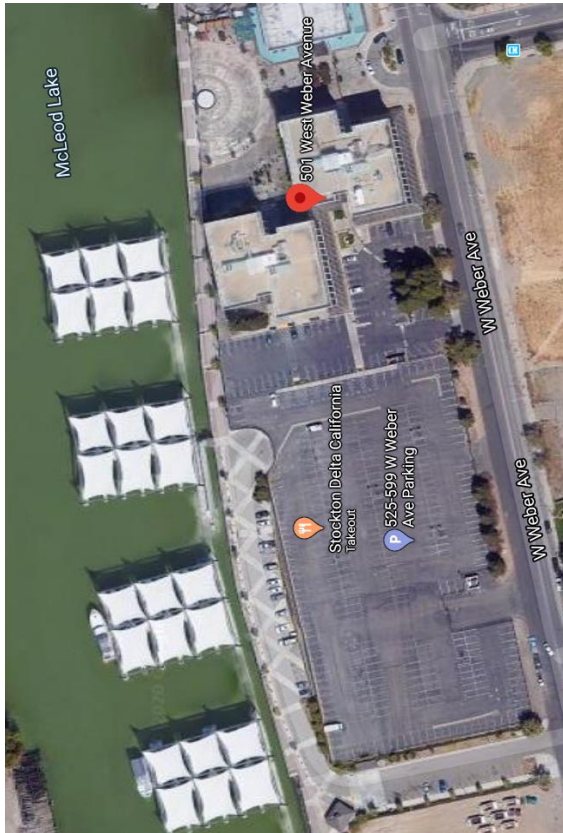
**CBC
Ch.3**



**2010 ADA
Standards**

Site Information
Section 1

- a) This is a review of two five (5) story freestanding Buildings. Each building is provided with two (2) elevators and two (2) stair enclosures and are fully sprinkled.
- b) This is a business type facility open to the public which appears was originally constructed before January, 1992.

This survey is based off the 1991/2010 ADA Standards and 2019 California Building Code.



<p>Code reference in this section is general and not in line with Statements</p> <p>2019 CBC 11B-101.1</p> <p>2019 CBC 11B-502.8</p> <p>Ca. MUTCD R100B(CA)</p> <p>2019 CBC 11B-216.6</p> <p>1991 ADA 4.3</p> <p>2019 CBC 11B-703.7</p> <p>2010 ADA 101.1</p>	<p style="text-align: center;"><u>Section 2</u> <u>Site Entrance Signage</u></p> <p>a) Warning signage regarding unauthorized use of disabled parking spaces shall be posted at each entrance to off-street parking facilities or immediately adjacent to and visible from each stall.</p> <p>b) Warning signage shall state:</p> <p style="text-align: center;">“Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or Special license plates issued for persons with disabilities will be towed away at the owner’s expense.</p> <p style="text-align: center;">Towed vehicles may be reclaimed at <u>Stockton Police Dept.</u> or by telephoning</p> <p>c) Blank spaces on the sign shall be filled in with appropriate information as a permanent part of the sign.</p> <p>d) The sign shall be White with Black Border and Legend that complies with the R-100(b) shown below.</p> <p>e) Sign(s) shall not be less than 24” X 24” in size.</p> <p>f) The size of lettering on signage shall be a minimum of 1” in height.</p> <p>g) All accessible paths shall be marked with directional signage.</p> <p>h) Signage shall not be in path of travel.</p> <p>i) Signs shall comply with the regulations issued by the Department of Justice and the Department of Transportation under the Americans with Disabilities Act.</p>	 <p style="text-align: center;">Provide proper tow warning sign</p> 
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R100B (CA)

COLORS: BORDER & LEGEND - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)

7/1/08



<p>Code reference in this section is general and not in line with Statements</p> <p>2019 CBC TABLE 208.2</p> <p>CBC 1129B.3</p> <p>2010 ADA 502</p> <p>1984 CSAS 2-7102</p> <p>1991 ADA 4.1 & 4.6</p> <p>2019 CBC 11B-208</p> <p>CBC 1129B.4</p> <p>CBC 1129B.4</p> <p>2010 ADA 101.1</p>	<p style="text-align: center;"><u>Section 3</u> <u>Accessible Parking</u></p> <p>a) Provide proper number of parking spaces provided for customers.</p> <p>b) The ratio for Van accessible spaces shall be 1:6 with a minimum of one with an 8' wide access aisle.</p> <p>c) Parking Stalls shall be properly sized; 9' wide x 18' deep with a 5' wide access aisle.</p> <p>d) Accessible parking spaces shall be the shortest route of travel to an accessible entrance(s) from the parking area.</p> <p>e) The words "NO PARKING" shall be painted in white on the ground within each access aisle 12" high and visible to traffic enforcement officials.</p> <p>f) The access aisle shall be on the passenger side of the vehicle and outlined in blue.</p> <p>g) A bumper or curb shall be provided to prevent encroachment of cars over the required width of walkways.</p> <p>h) The space shall be located so persons with disabilities are not required to walk behind parked cars other than their own.</p> <p>i) The accessible parking spaces shall be marked with a vertical sign displaying the International Symbol of Accessibility.</p> <p>j) The vertical sign color shall be white symbol on dark blue background and stating Minimum Fine \$250.</p> <p>k) The sign size shall be a minimum of 70 square inches.</p>	 <p>This accessible parking width and slope are compliant</p>  <p>This signage is not compliant</p>  <p>Van accessible access aisle shall be 8' wide minimum</p>
--	---	---

2010 ADA 307	l) The accessible parking signs shall be a minimum of 60" to bottom of sign above surface if mounted on a wall or 80" minimum to bottom of sign if mounted on a pole.
CBC 1129B.4	m) If the space is van accessible, there shall be an additional sign mounted below the symbol of accessibility stating "van accessible".
2019 CBC 11B-216.5	n) The surface of each accessible parking space shall have a 36" x 36" profile view of a wheelchair with occupant painted white on blue background.
CBC 1127B.5	o) The profile view shall be located so it is visible when a vehicle is properly parked in the space.
CBC 1133B.7	p) The centerline of the profile view shall be a maximum of 6 inches (152 mm) from the centerline of the parking space with its sides parallel to the length of the parking space and its lower side or corner aligned with the end of the parking space length.
2019 CBC 11B-502	q) When curb ramps are used, it shall be clear of the accessible parking stall and access aisles.
CBC 1133B.8	r) The accessible parking spaces and access aisles shall be located in a portion of the parking lot that does not exceed 2% maximum slope (1:50 gradient) in any direction.
2019 CBC 11B-303	s) There shall be a paved route that is a minimum of 48" wide from the accessible parking stalls to the nearest accessible entrance.



This accessible parking length and slope are compliant



This symbol size does not meet MUTC requirements



This signage is not compliant



This slope and latter height are compliant



Properly mark and maintain the accessible parking areas



This slope and cross hatch spacing are compliant



Properly mark and maintain the accessible parking areas



This signage is not compliant



This section of slope exceeds 2.08% maximum allowed



This section of slope is compliant



This accessible access aisle width and slope are compliant



Properly mark and maintain the accessible parking areas



This section of slope exceeds 2.08% maximum allowed



This section of slope exceeds 2.08% maximum allowed



This accessible parking width and cross slope are compliant



This section of slope exceeds 2.08% maximum allowed



This section of slope is compliant



This section of slope and letter height are compliant



This sign is compliant



Properly mark and maintain the accessible parking areas



This section of slope exceeds 2.08% maximum allowed



Properly mark and maintain the accessible parking areas



Van Access aisle shall be 8' wide minimum



Properly mark and maintain the accessible parking areas



This accessible parking width and cross slope are compliant



Properly mark and maintain the accessible parking areas



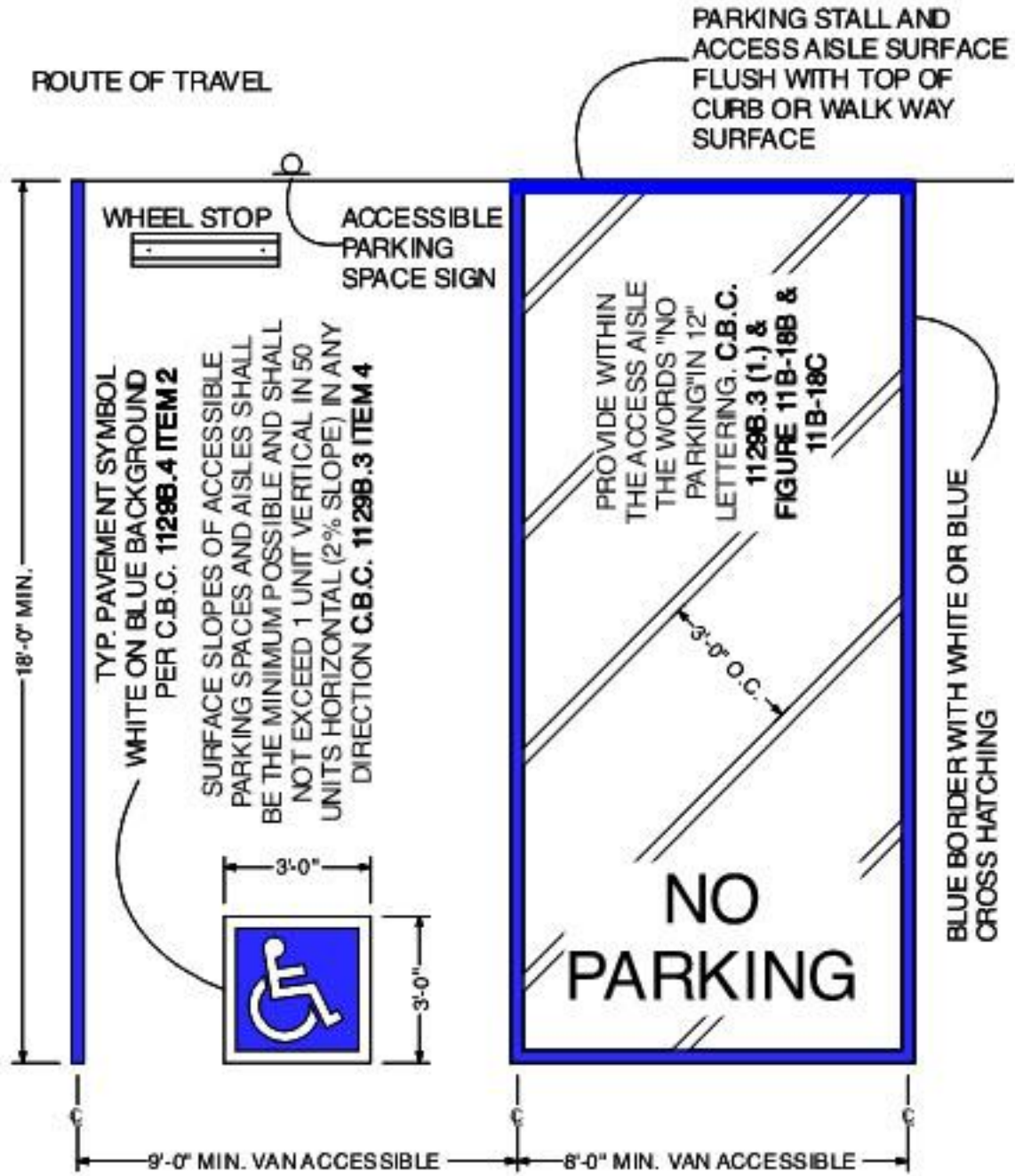
Properly mark and maintain the accessible parking areas



This accessible parking access aisle widths are not 60" wide to center of lines



This accessible parking access aisle width is not 60" wide to center of lines





R99 (CA)

NOTE: For symbol details, see Standard Highway Signs, Appendix, "Handicapped".

COLORS: BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

7/1/08



R99B (CA)

COLORS: BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

7/1/08

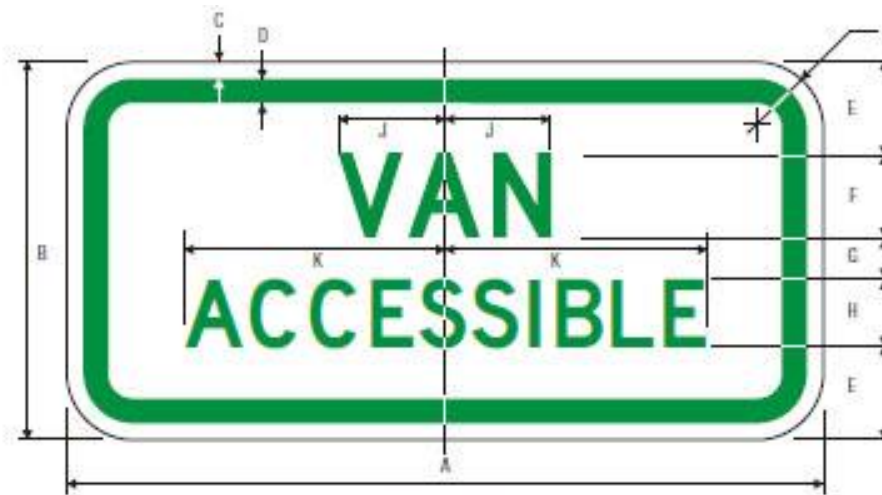


R99C (CA)

NOTE: For symbol details, see Standard Highway Signs, Appendix, "Handicapped".

COLORS: BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

7/1/08



R7-8a
VAN ACCESSIBLE



R7-8b
VAN ACCESSIBLE

A	B	C	D	E	F	G	H	J	K	L
12	6	.375	.438	1.5	1.5 D	.5	1 D	1.071	3.869	1.5
C 18	9	.375	.438	2.25	2 D	1	1.5 D	2.493	5.784	1.5

PARKING APPLICATION

COLORS: LEGEND — GREEN (RETROREFLECTIVE) OR BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

DIRECTIONAL APPLICATION

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — BLUE (RETROREFLECTIVE)

Code reference in this section is general and not in line with Statements

2019 CBC 11B-206.2

2010 CBC 1127B.3

2010 CBC 1127B.5

2010 CBC 1133B.7

2010 ADA 406

2010 ADA 402

2010 ADA 403

2019 CBC 11B-302

Section 4
Exterior Accessible Routes

- a) There shall be a compliant accessible route to all the accessible features and buildings on the same lot.
- b) There shall be signs at every primary entrance and major junction in the accessible route directing toward the accessible entrance.
- c) Curb ramps shall be provided at street crossings or where a pedestrian way crosses a curb.
- d) The side walk or walking area shall be minimum 48" wide.
- e) If walk area is greater than 200 feet, it shall be provided with a 60"x 60" wheel chair passing area not exceeding 200 foot intervals.
- f) For surfaces less than 6% slope it shall be of medium salted type slip resistance finish.
- g) For surfaces greater than 6% slope it shall be of slip resistance type finish.
- h) The slopes of the accessible paths shall be max 5% or 8.33% for ramps with maximum cross slopes of 2%.
- i) The accessible route shall be free from abrupt changes in level of more than 1/4" (Accessible routes cannot have steps or stairs).
- j) If there is a vertical level change along this route, a ramp shall be provided.
- k) The ramp slope shall be less than 1:12 (8.33%) and cross slope less than 2%.
- l) Handrails shall be provided on both sides of the ramp.



This section slope and width are compliant



Provide sign directing to the accessible route/entrance



Provide sign directing to the accessible route/entrance

2019 CBC
11B-405

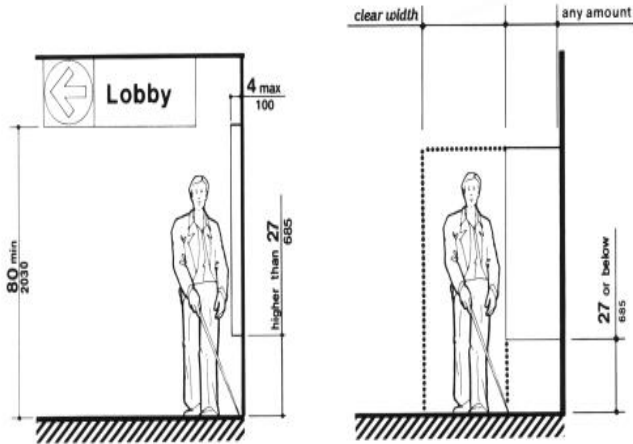
2019 CBC
11B-303

2019 CBC
11B-210

2019 CBC
11B-403

2019 CBC
11B-504

- m) The ramp shall be a minimum of 48" wide.
- n) The ramp rise shall be less than 30" high or run less than 30" in length between level landings.
- o) The landing length shall be a minimum of 72" in length and width of the ramp at the bottom of the ramps.
- p) For ramps without handrails, the minimum length shall be 60" long at the bottom of the ramps.
- q) There shall be a minimum 60" long landing at the top of the ramps.
- r) There shall be at least 80" of clear headroom along the accessible route.
- s) Cane detection shall be provided for items that protrude more than 4" into the accessible route.



Provide sign directing to the accessible route/entrance



This section slope and width are compliant



This section slope and width are compliant



This section of cross slope exceeds 2.08%



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section of cross slope exceeds 2.08%



Provide cane detection under the fire riser connection



This section slope and width are compliant



This section of cross slope exceeds 2.08%



Provide cane detection under the fire riser connection



This section of cross slope exceeds 2.08%



This section of cross slope exceeds 2.08%



This is the width of the route to be repaired



This is the length of the route to be repaired



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



Repair the damaged wood gap



Repair the uneven surface and gap



This section slope and width are compliant



This section slope and width are compliant



Provide a barrier at the fountain edge



This section slope and width are compliant



This section of cross slope exceeds 2.08%



This section slope and width are compliant



Provide a barrier at the fountain edge



This section slope and width are compliant



This section of cross slope exceeds 2.08%



This section of cross slope exceeds 2.08%



Provide cane detection under the fire riser connection



Provide cane detection under the fire riser connection



This is the length of route that needs repaired



This is the width of the route to be repaired



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



Provide a barrier between the accessible route and parking



Remove the domes in the vehicular area



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



This section slope and width are compliant



Provide a barrier between the accessible route and parking



This ramp does not have handrails



This section slope and width are compliant



These domes are compliant



This ramp does not have handrails



This top landing exceeds 2.08% cross slope



This ramp does not have handrails

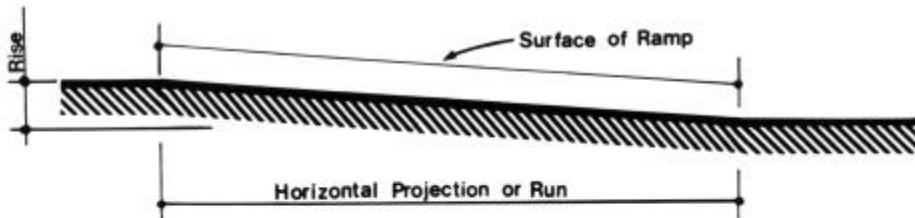


This section of slope and width are compliant

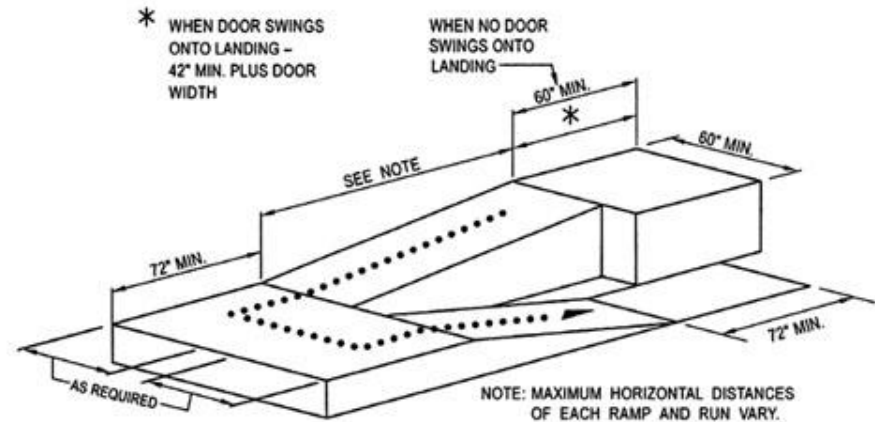


This section of slope and width are compliant

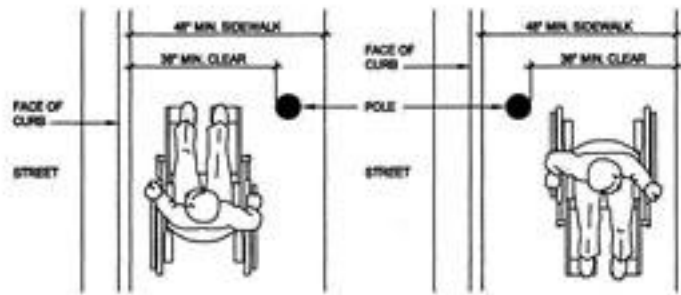
SLOPE	MAXIMUM RISE	MAXIMUM LENGTH
1:12	30 inches (762 mm)	30 feet (9144 mm)
1:13	30 inches (762 mm)	32.5 feet (9906 mm)
1:14	30 inches (762 mm)	35 feet (10668 mm)
1:15	30 inches (762 mm)	37.5 feet (11430 mm)
1:16	30 inches (762 mm)	40 feet (12192 mm)
1:17	30 inches (762 mm)	42.5 feet (12954 mm)
1:18	30 inches (762 mm)	45 feet (13716 mm)
1:9	30 inches (762 mm)	47.5 (14478 mm)



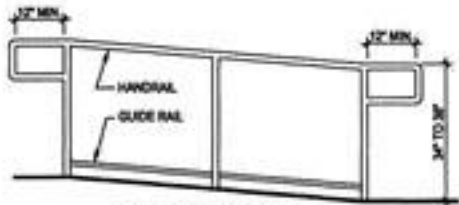
Slope	Maximum Rise		Maximum Horizontal Projection	
	in	mm	ft	m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12



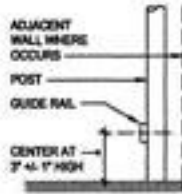
(a) RAMP WITH INTERMEDIATE SWITCH BACK LANDING



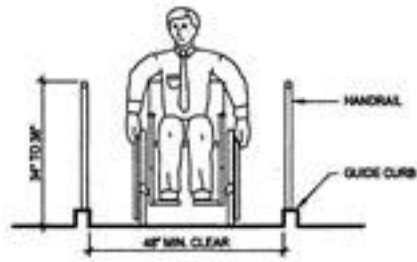
(a) SIDEWALK OBSTRUCTIONS



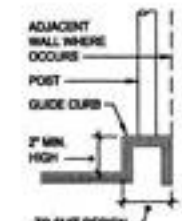
(b) HANDRAIL AND GUIDE RAIL



GUIDE RAIL DETAIL

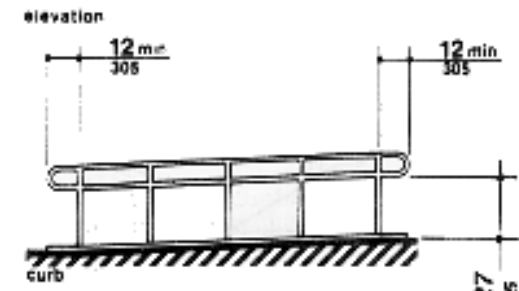


(c) GUIDE CURB



GUIDE CURB DETAIL

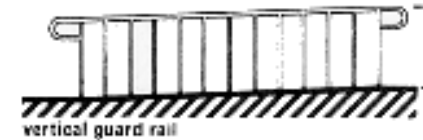
FIGURE 11B-27--RAMPS AND SIDEWALKS



curb



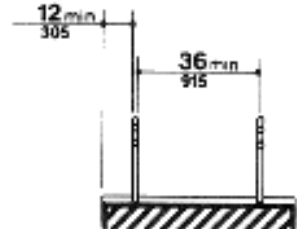
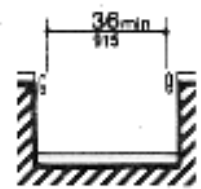
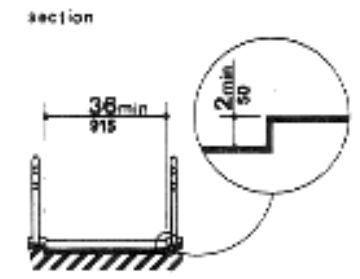
wall

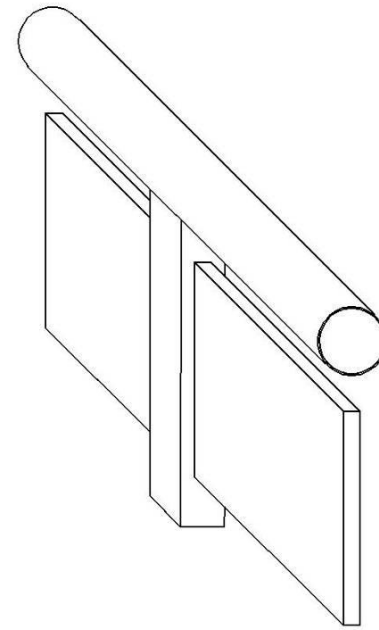
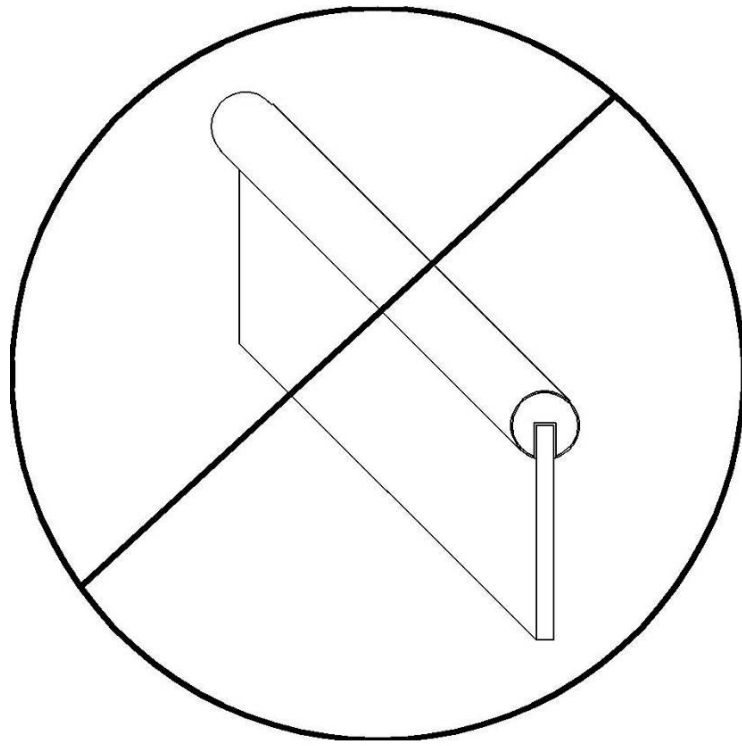


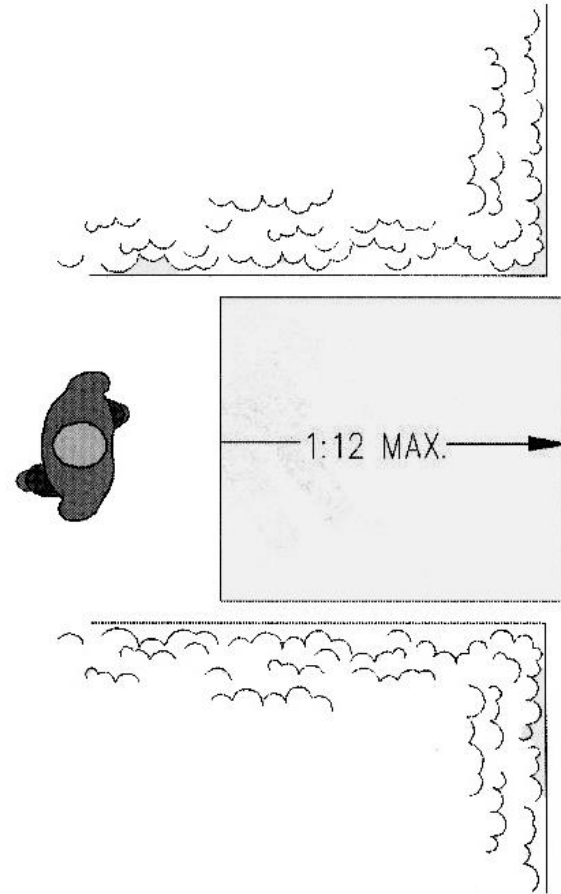
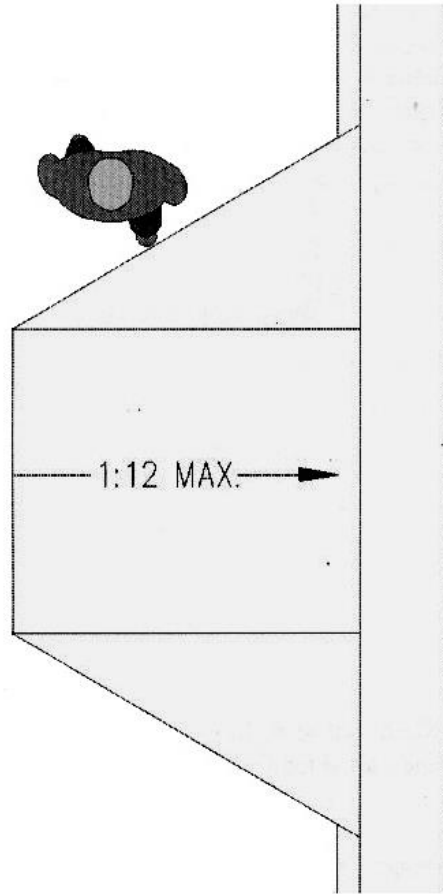
vertical guard rail

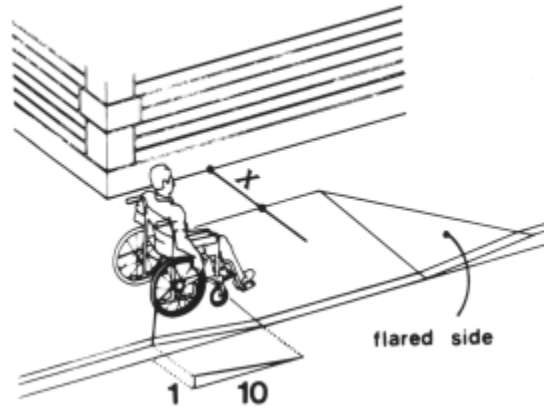


railing with extended platform









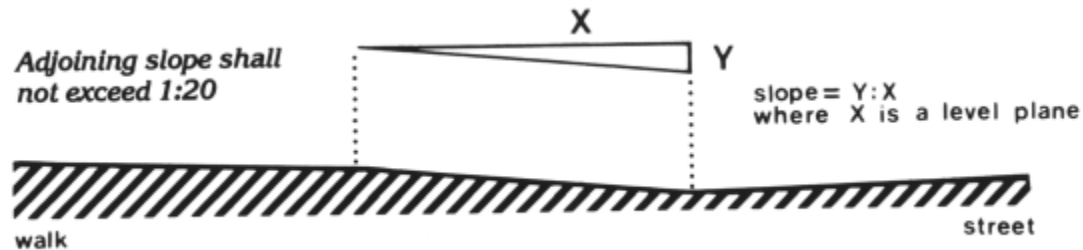
Sides of Curb Ramps Flared Sides

Note: If X is less than 48 inches, then the slope of the flared side shall not exceed 1:12.

If the landing depth at the top of a curb ramp is less than 48 inches, then the slope of the flared side shall not exceed 1:12.

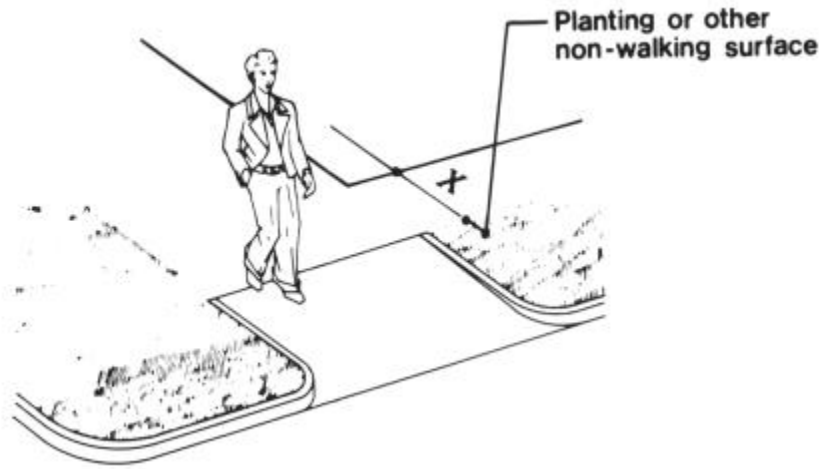
Curb Ramps shall not be less than 48" wide with Truncated domes at the bottom flat area 36" in the direction of travel full width of ramp landing and 12" wide grooved border on the top level area of the walking surface.

Curb ramps shall be a minimum of 48" wide.



Measurement of Curb Ramp Slopes

The ramp slope is a ratio equal to the vertical rise divided by the horizontal run. The adjoining slope at walk or street shall not exceed 1:20.



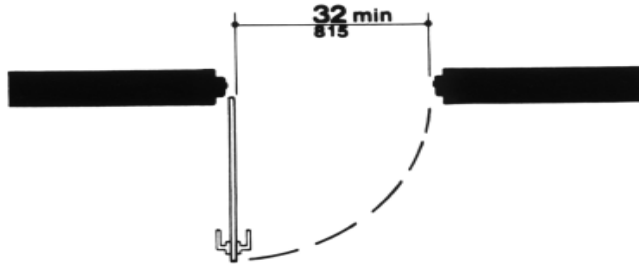
**Sides of Curb Ramps
Returned Curb**

If X is less than 48 inches, then the slope of the flared side shall not exceed 1:12 (8.33%). Curb Ramps shall not be less than 48" wide with Truncated domes at the bottom flat area 36" in the direction of travel full width of ramp landing and 12" wide grooved border on the top level area of the walking surface.

Code reference in this section is general and not in line with statements

Section 5 Exterior Accessible Gates

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



2019 CBC
11B-404

2019 CBC
11B-
404.2.9,
Exc 2(c)

2010 ADA
404

- b) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.
- c) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.
- d) The doors or gates threshold shall be less than 1/4" or 1/2" high.
- e) The hand-activated hardware shall be centered between 34" and 44" above the floor.
- f) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.
- g) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

2019 CBC
11B-404

2019 CBC
11B-202.3



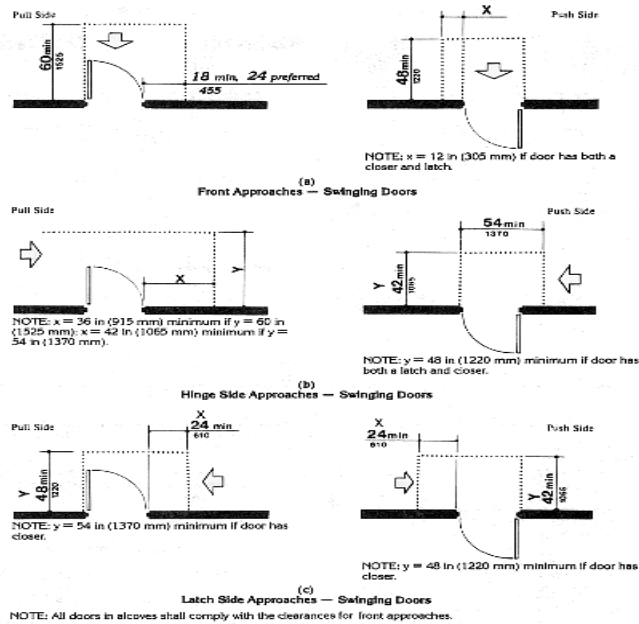
This door hardware and slope are compliant



This door closing speed exceeds allowable



This door hardware and slope are compliant



This door closing speed exceeds allowable

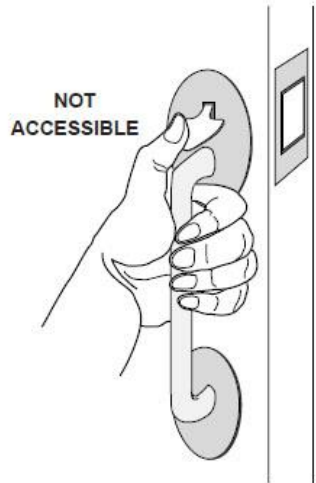
- h) The door or gate shall require 5 lbs. or less for interior, 8 ½ lbs. for exterior and 15 lbs. for fire rated doors of force to open.
- i) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- j) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- k) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- l) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional

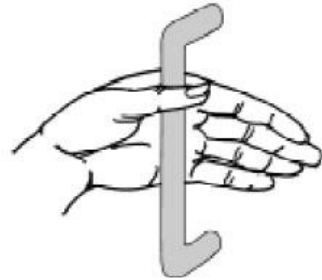
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

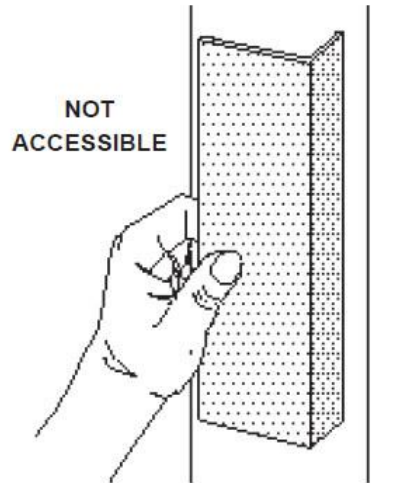
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



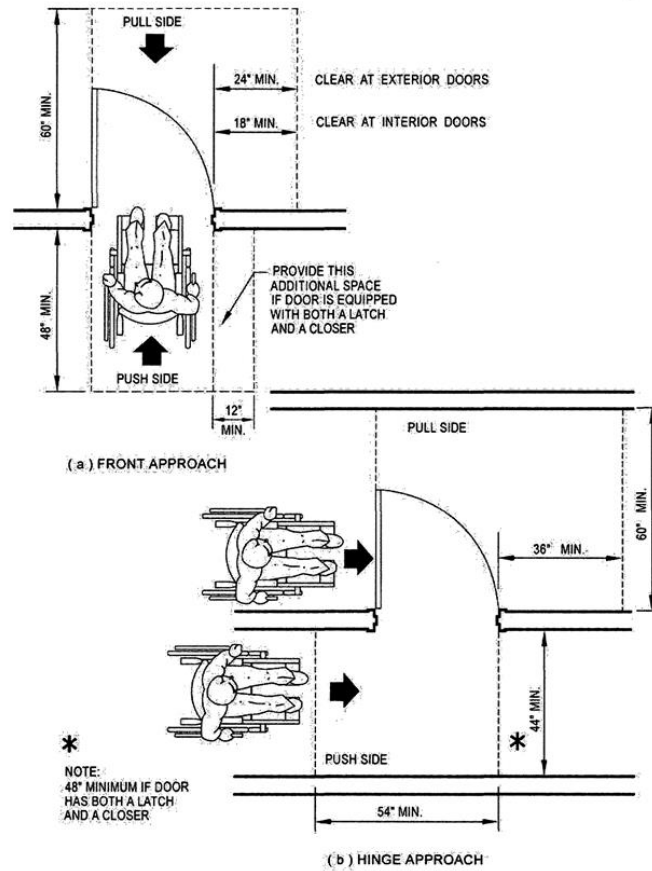
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



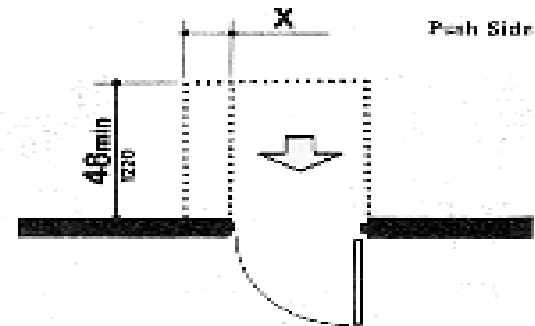
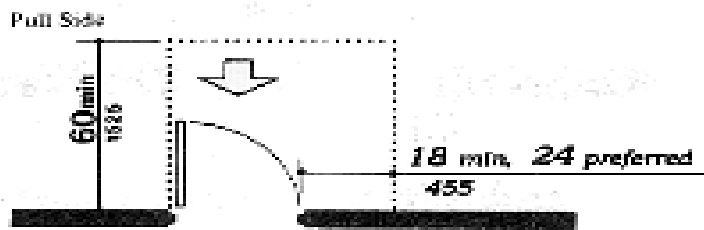
A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.



* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

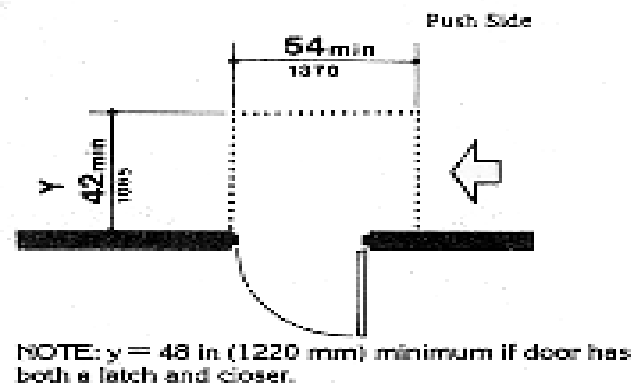
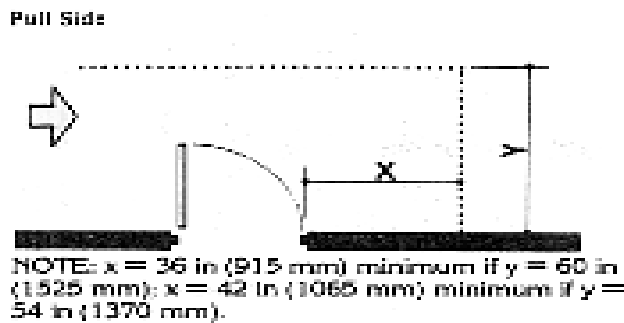
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS
(continued)

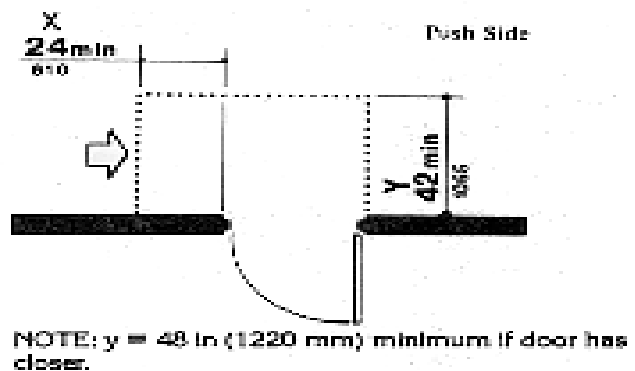
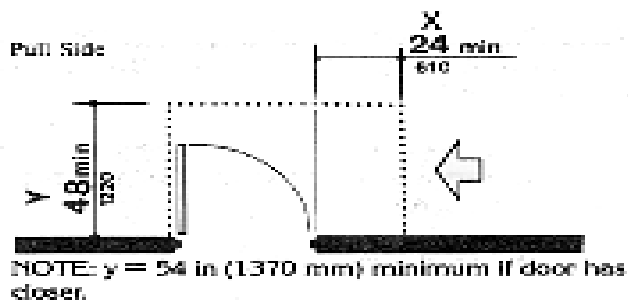


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

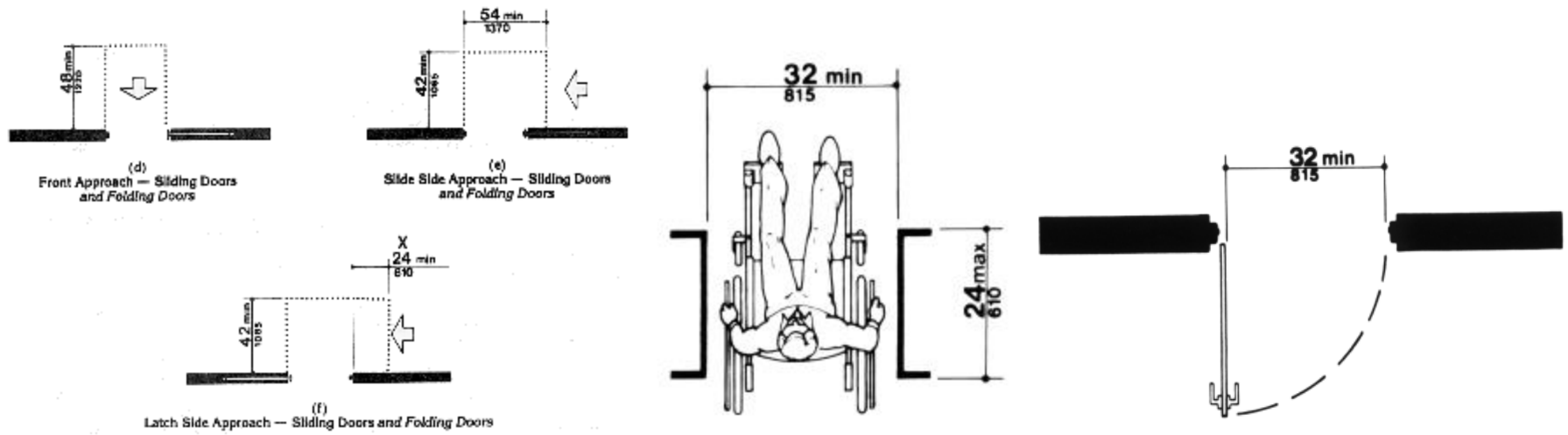


(b)
Hinge Side Approaches — Swinging Doors

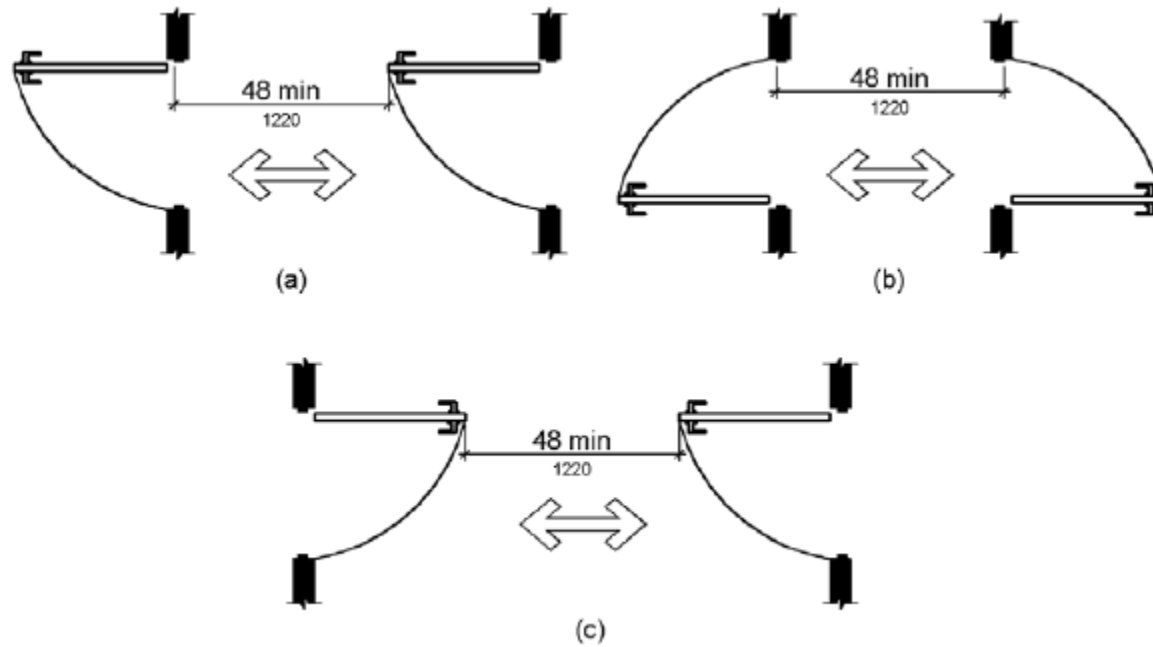


(c)
Latch Side Approaches — Swinging Doors

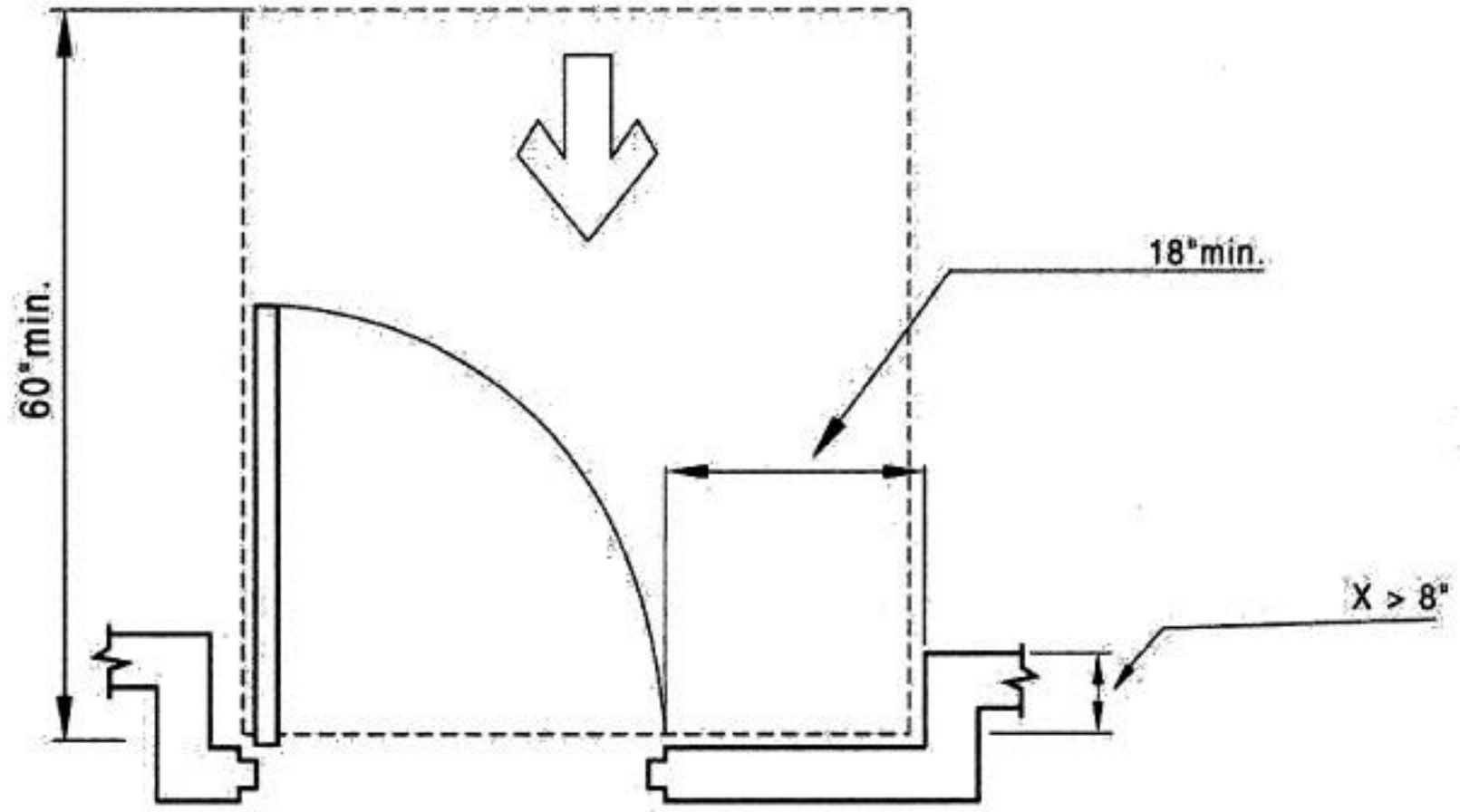
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



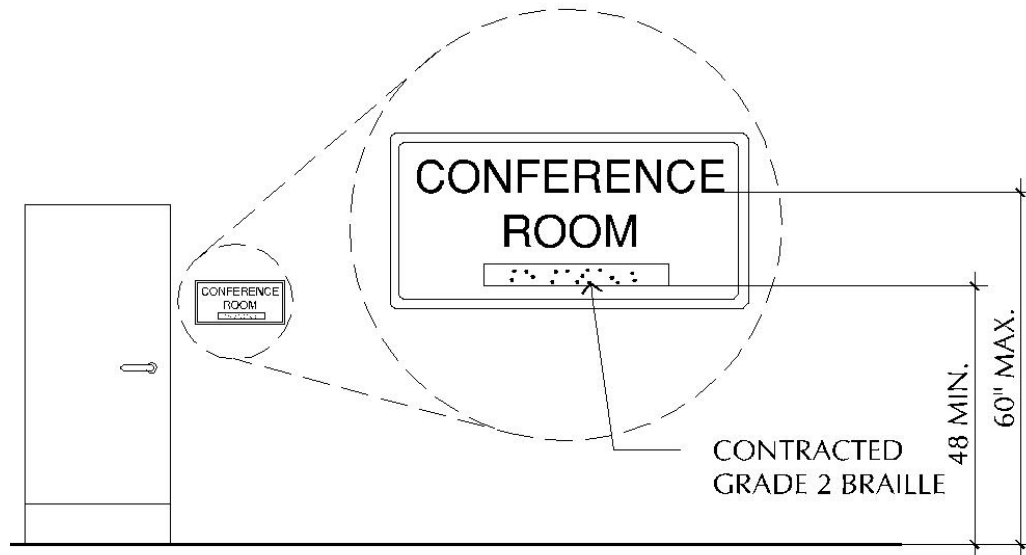
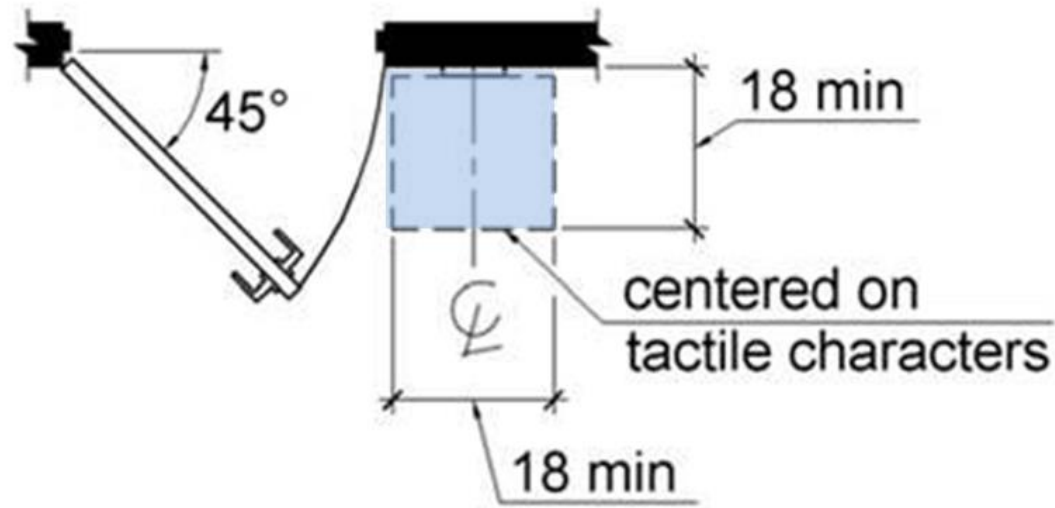
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

501 FIRST FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 501 First Floor

Project Location: 501 West Weber Avenue
Stockton, CA

CASp Inspector: **Gary D. Layman**

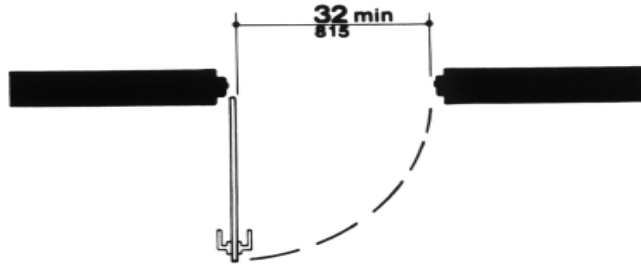
A handwritten signature in red ink that reads "Gary D. Layman".

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 6 Accessible Doors

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



2019 CBC
11B-404

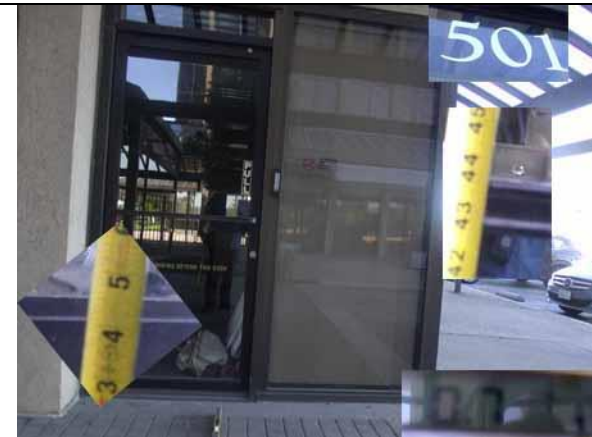
2019 CBC
11B-
404.2.9,
Exc 2(c)

2010 ADA
404

- b) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.
- c) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.
- d) The doors or gates threshold shall be less than 1/4" or 1/2" high.
- e) The hand-activated hardware shall be centered between 34" and 44" above the floor.
- f) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.
- g) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

2019 CBC
11B-404

2019 CBC
11B-202.3



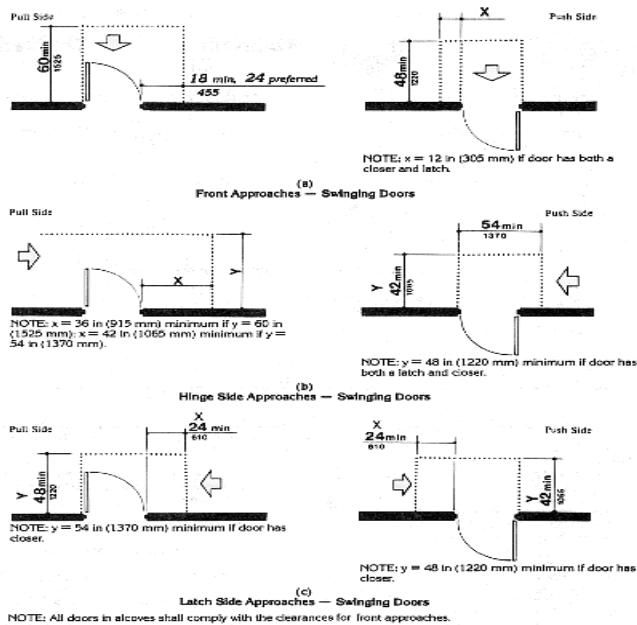
This door kick plate is not 10" high minimum



This door handle is compliant



This door handle is compliant



- h) The door or gate shall require 5 lbs. or less for interior, 8 ½ lbs. for exterior and 15 lbs. for fire rated doors of force to open.
- i) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- j) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- k) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- l) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional



Provide signage directing to the accessible entrance door



This door hardware and slope are compliant



This door width is compliant



This door handle is compliant



This push pad height is compliant



This push pad is compliant



This door hardware and slope are compliant



This door handle is compliant



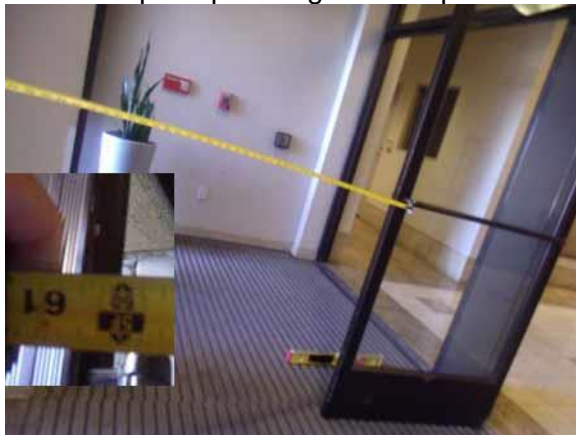
Provide low level push pad both sides of door



This push pad height is compliant



This power assisted door is functional



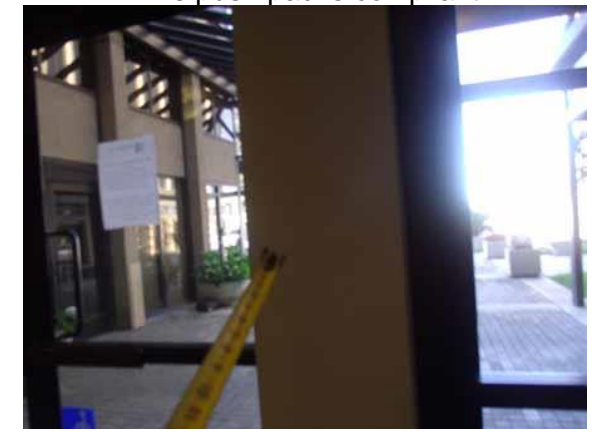
This distance between doors in series is compliant



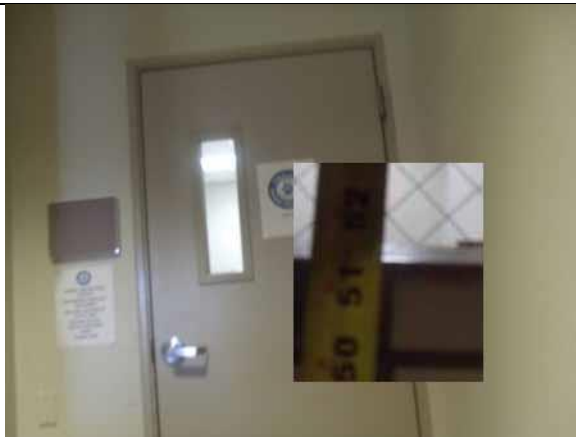
This push pad is compliant



This distance between doors in series is compliant



Provide proper exit braille signage Typical of all exit doors



Lower the viewing windows to 43" maximum high typical



Maintain a minimum 18" strike side clearance



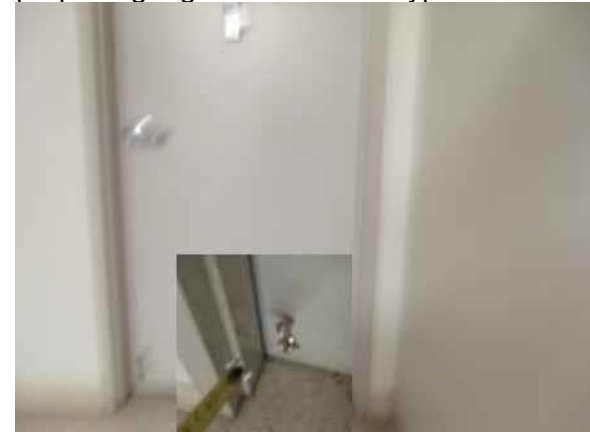
Remove the door stop from the bottom of the doors



Provide proper exit braille signage Typical of all exit route doors



Provide proper signage for the stairs Typical of all stair doors



Remove the door stop from the bottom of the doors



Provide proper signage for the stairs Typical of all stair doors

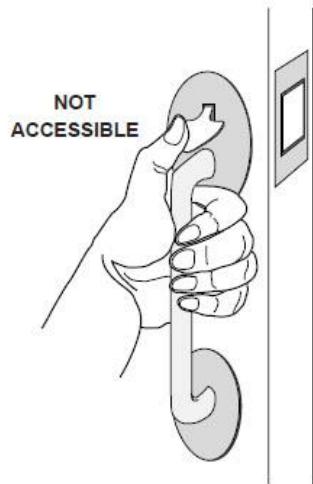


Provide proper exit braille signage Typical of all exit doors

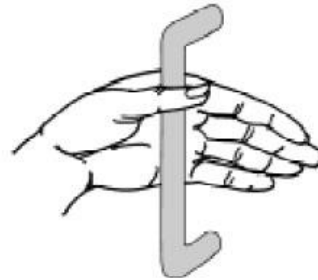
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

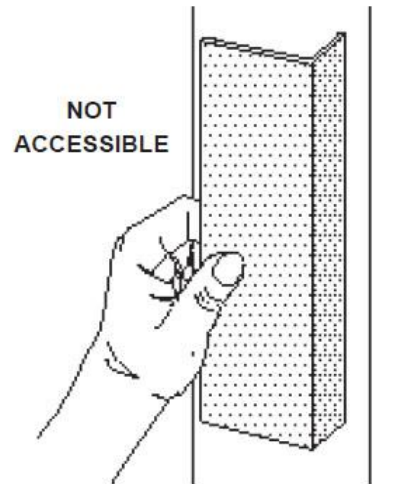
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



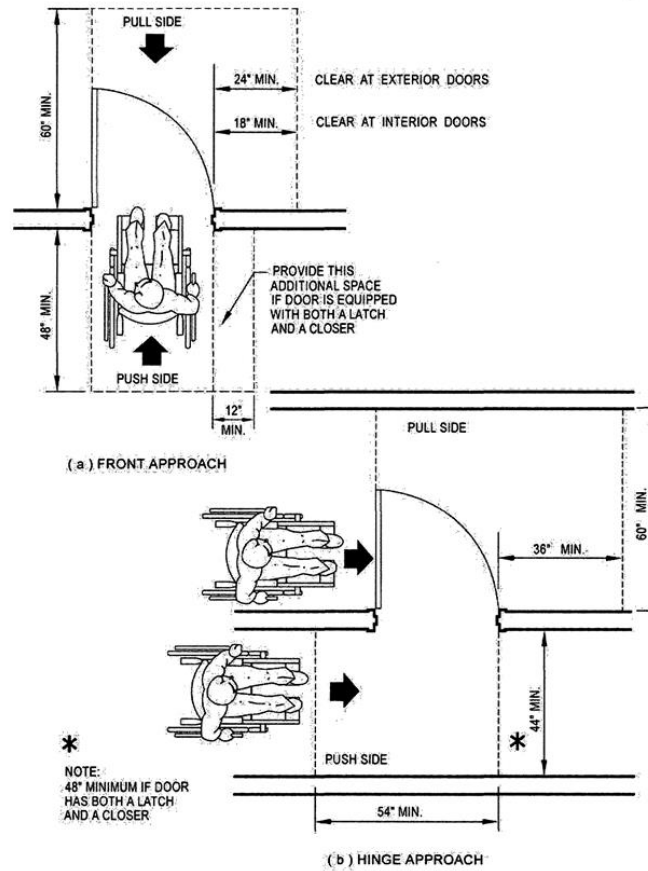
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

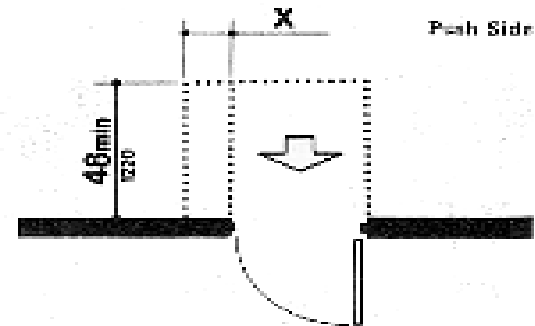
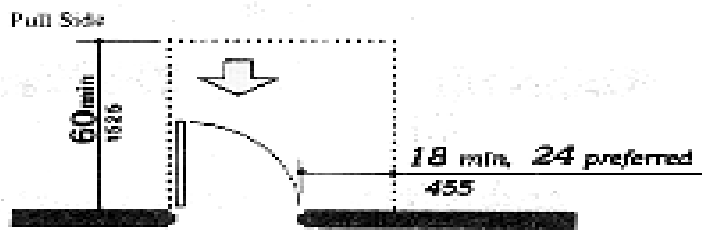


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

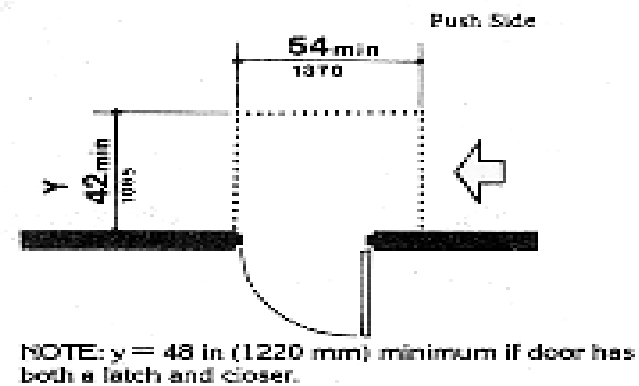
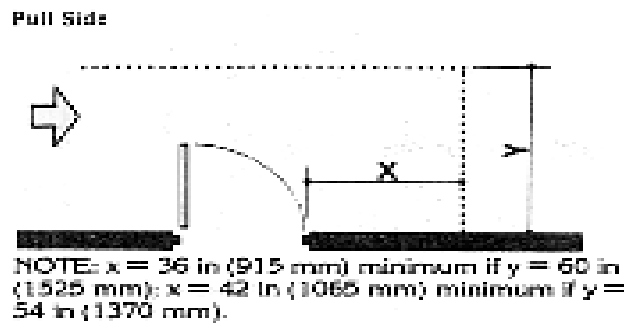
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)

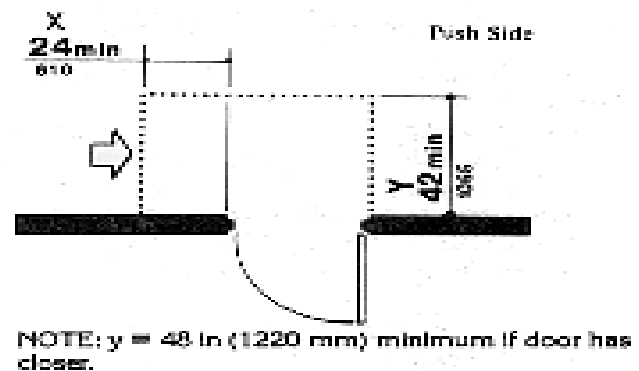
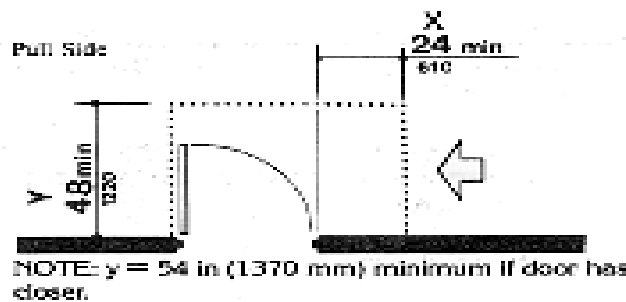


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

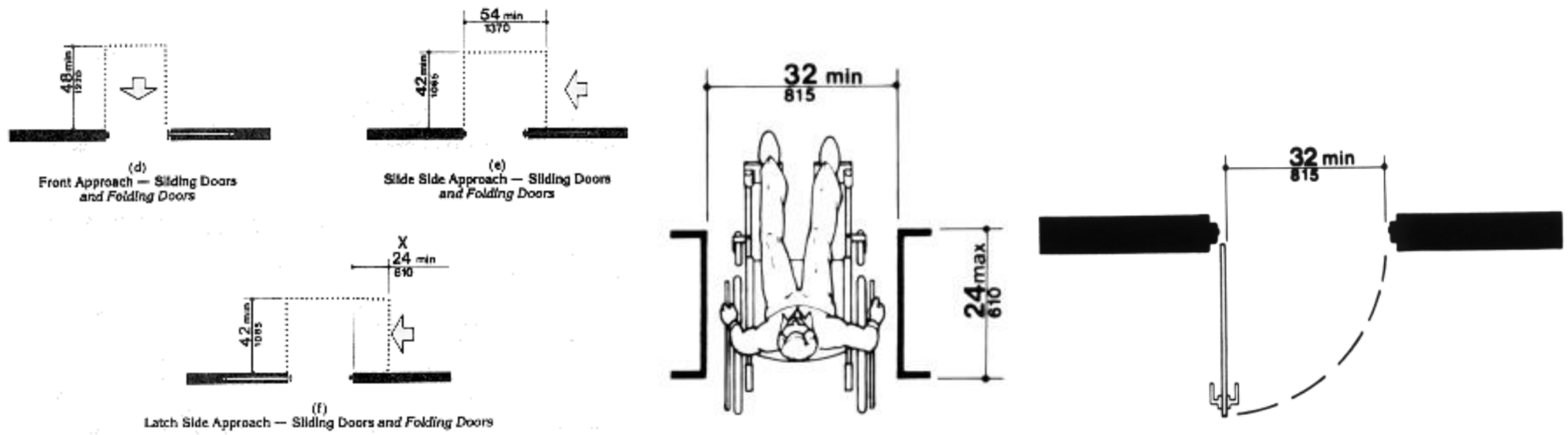


(b)
Hinge Side Approaches — Swinging Doors

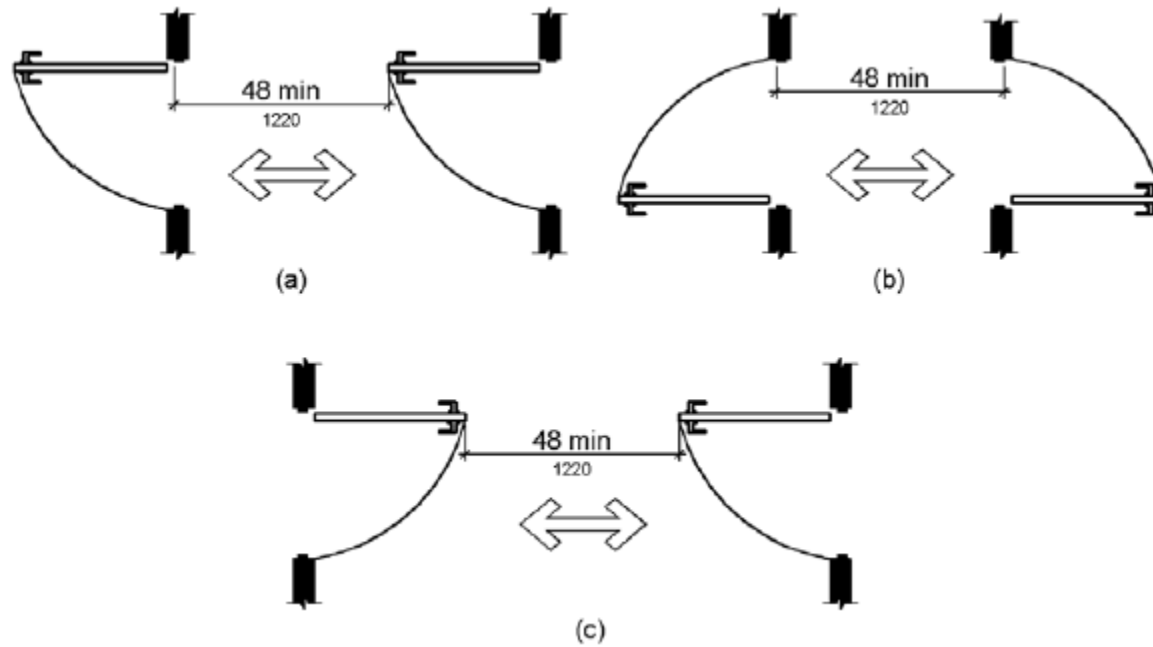


(c)
Latch Side Approaches — Swinging Doors

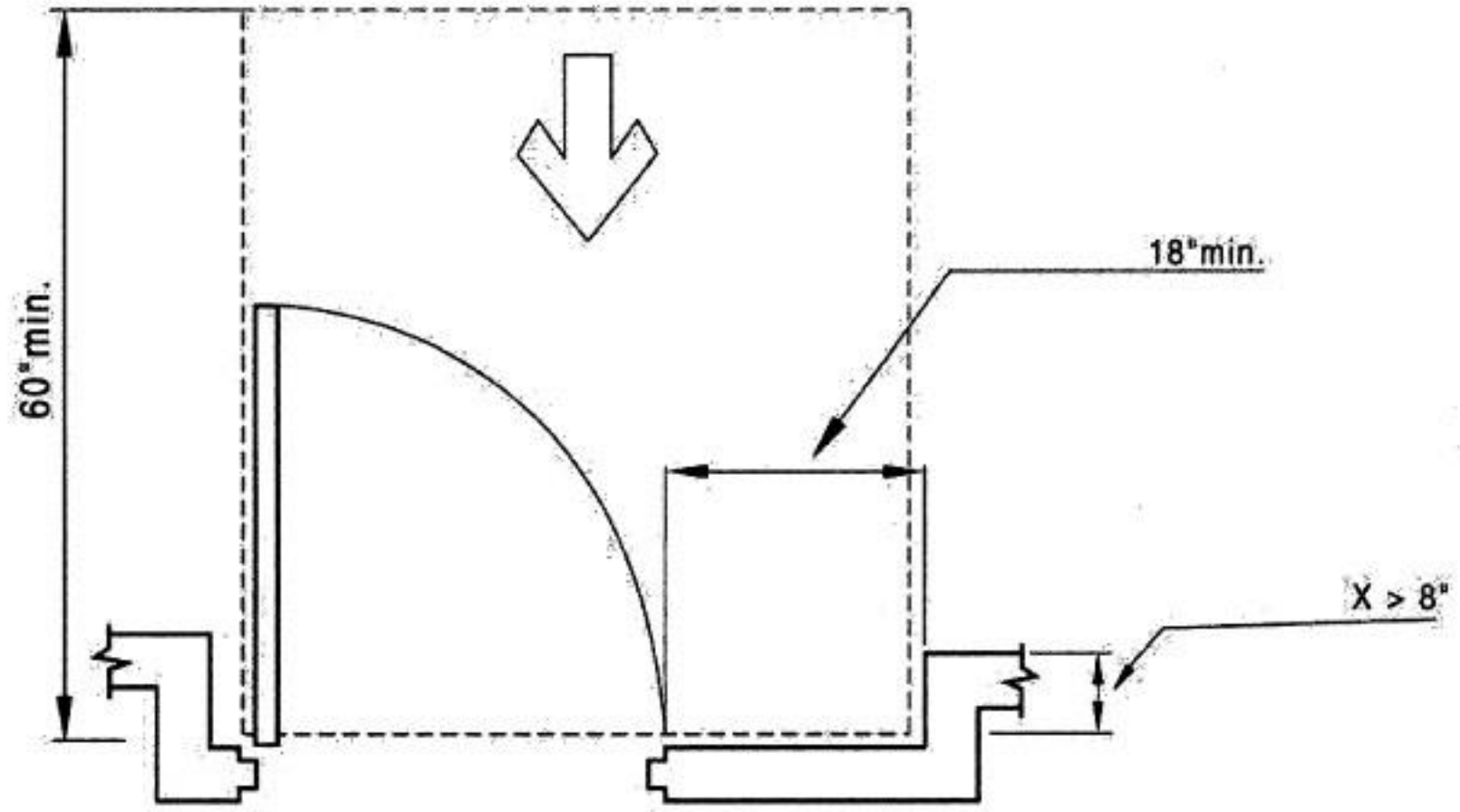
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



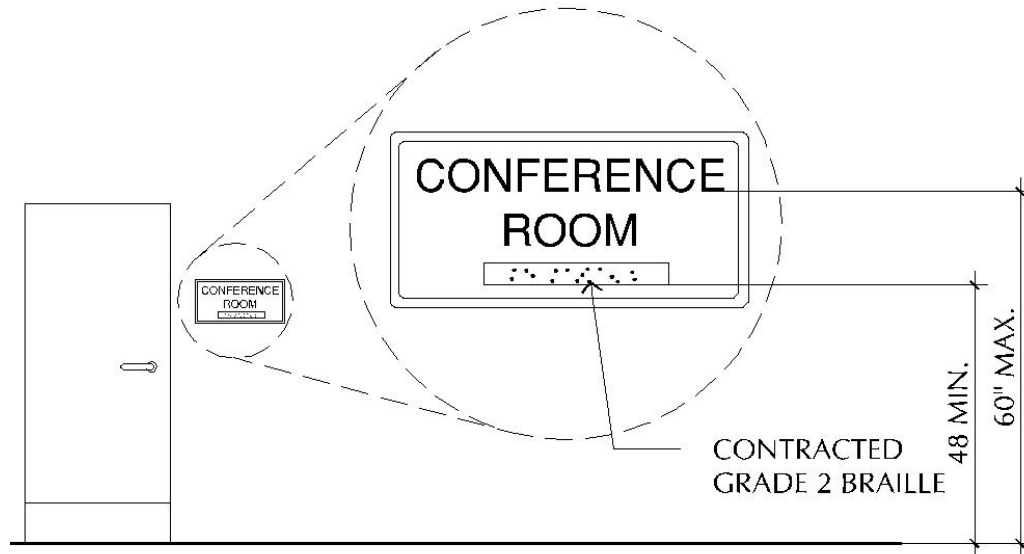
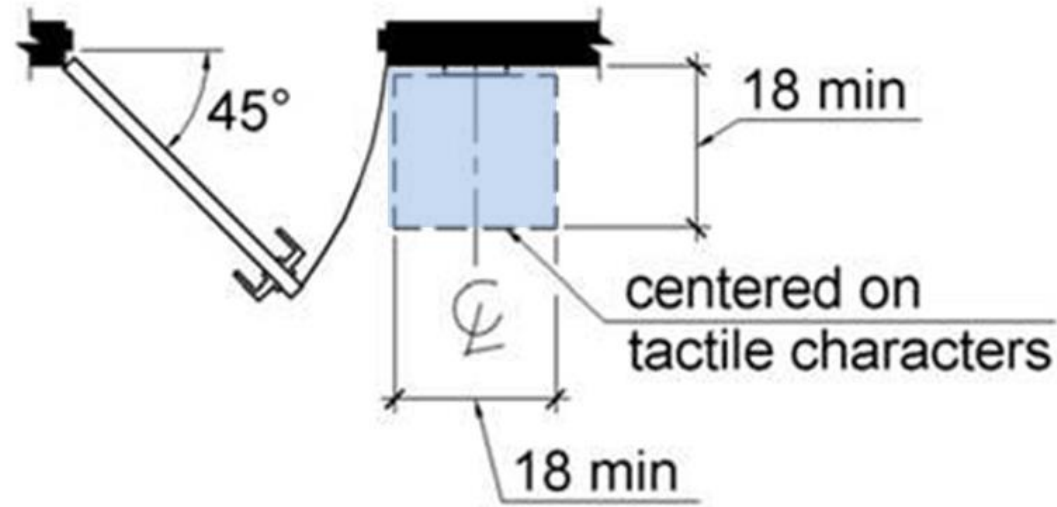
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1984 CSAS 2-522(f)

2010 ADA 403

1984 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

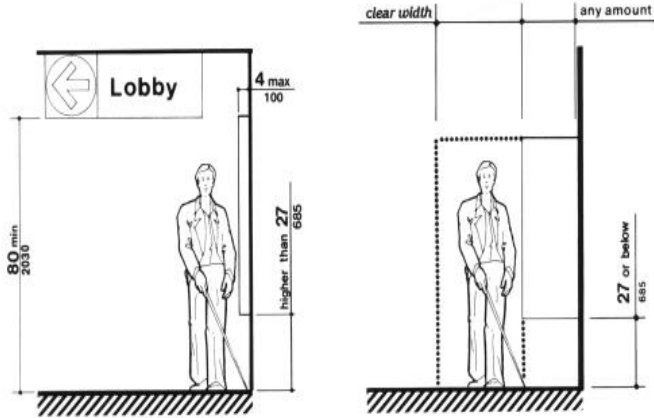
2019 CBC 11B-404

2019 CBC 11B-403

Section 7

Accessible Route from Accessible Entrances

- a) The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.

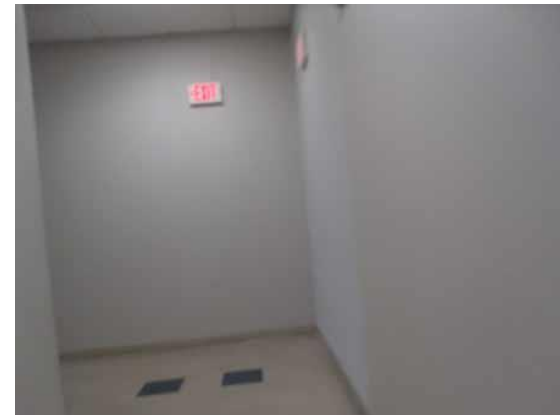


- b) There shall be at least 80" of clear headroom along the accessible route.
- c) The Accessible route to rooms and areas shall be clear and unobstructed.
- d) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- e) Emergency devices shall be on an accessible route.
- f) A 60" clear wheel chair area shall be provided.

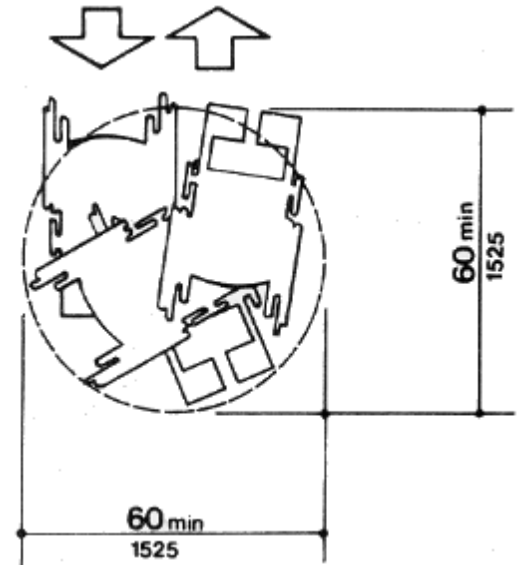
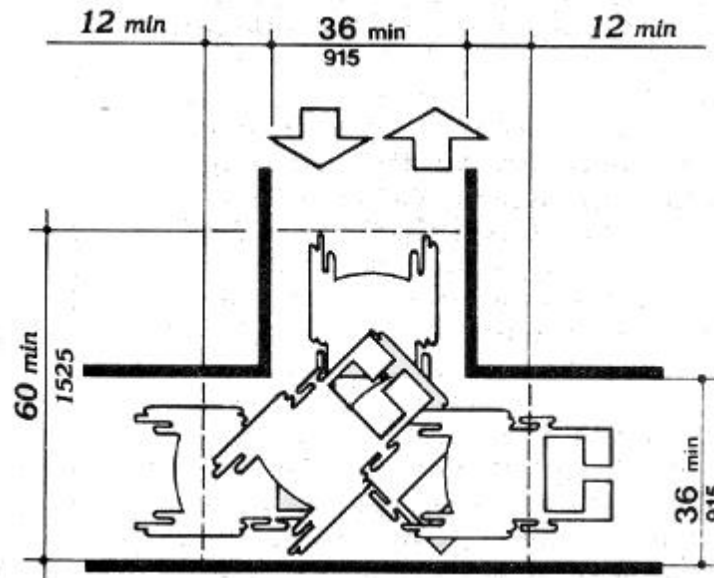
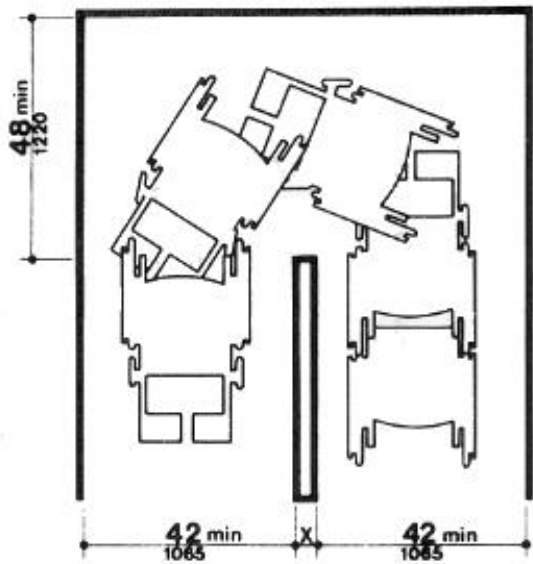
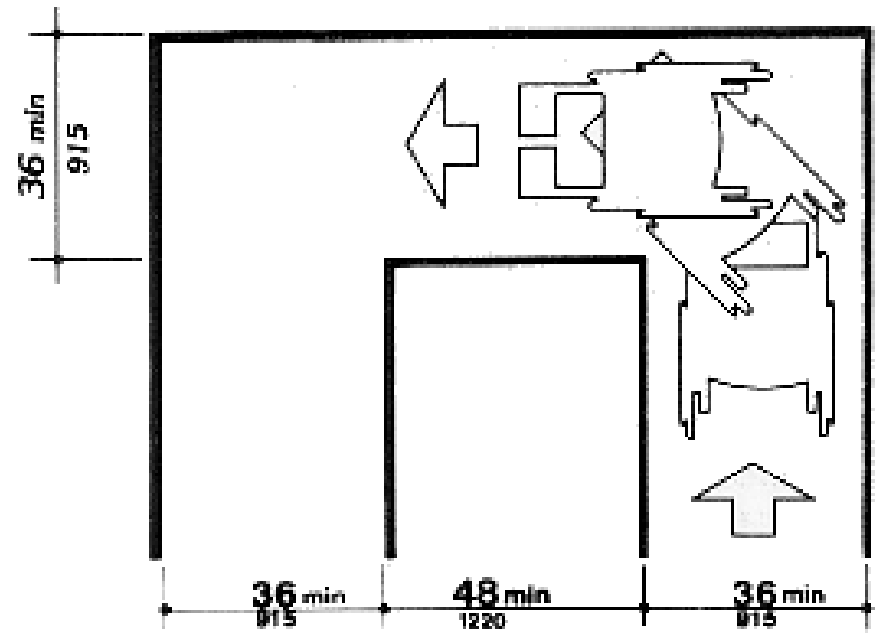
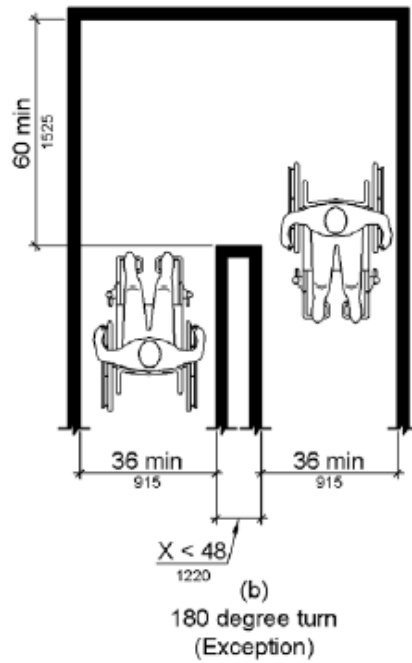
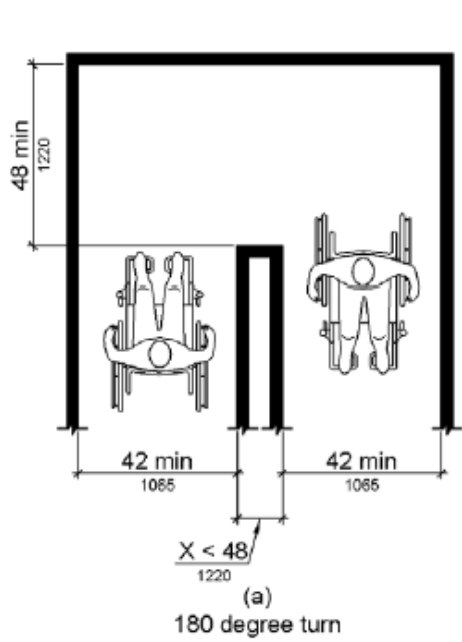
Maintain a min 36" wide route or 32" min for 24" long max



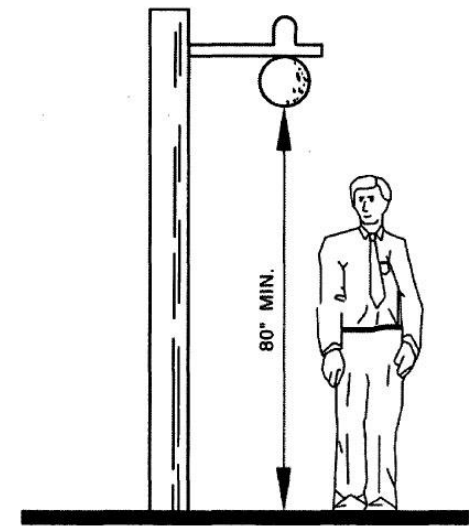
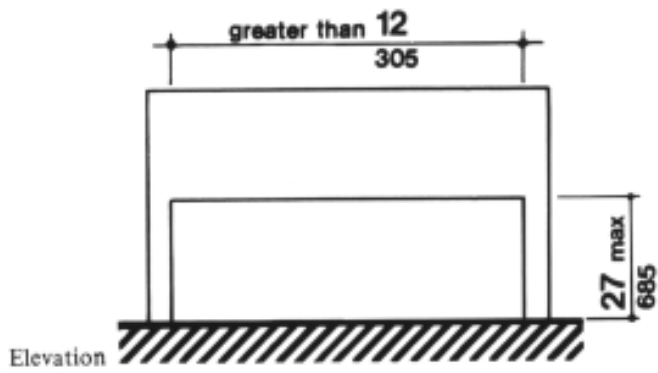
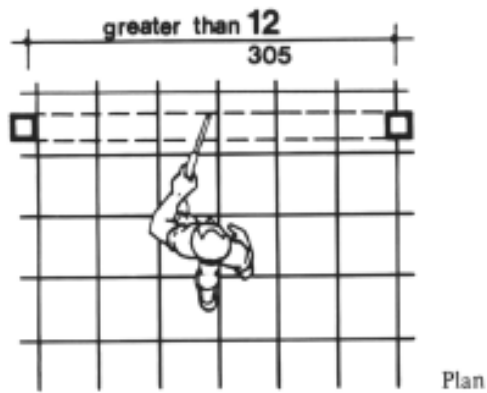
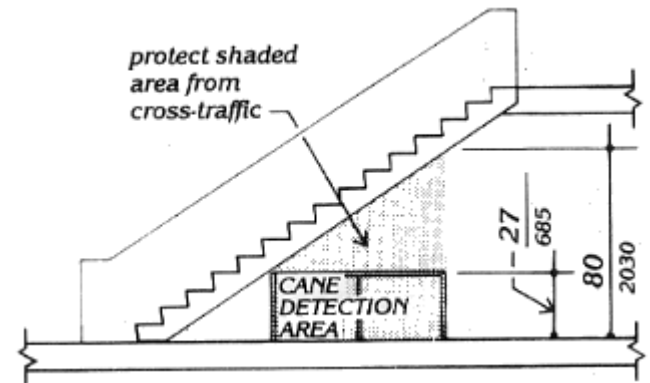
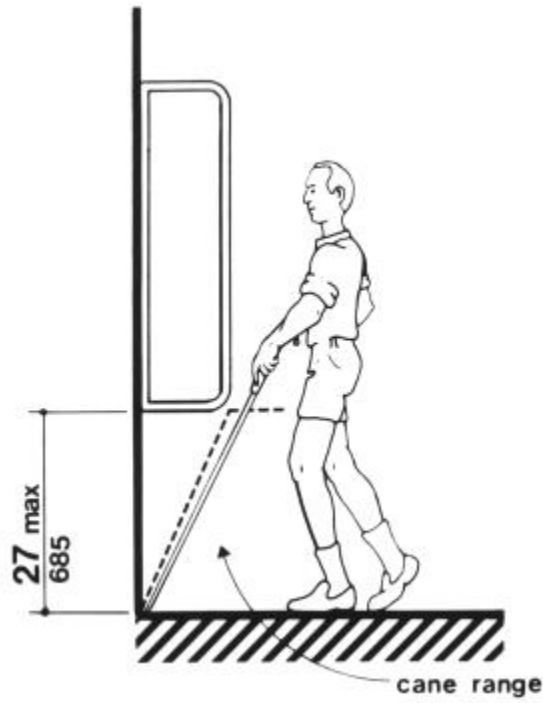
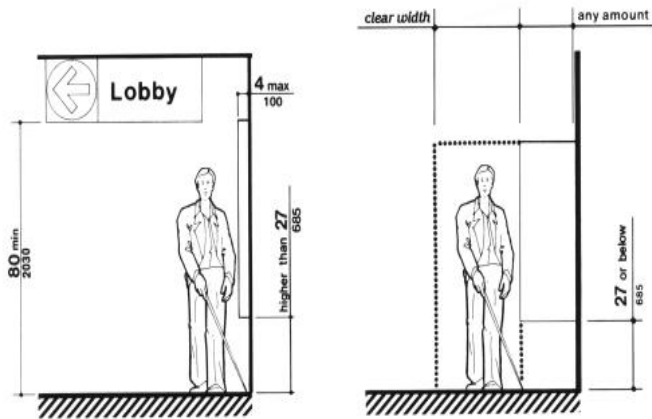
Maintain a min 44" wide route or 32" min for 24" long max

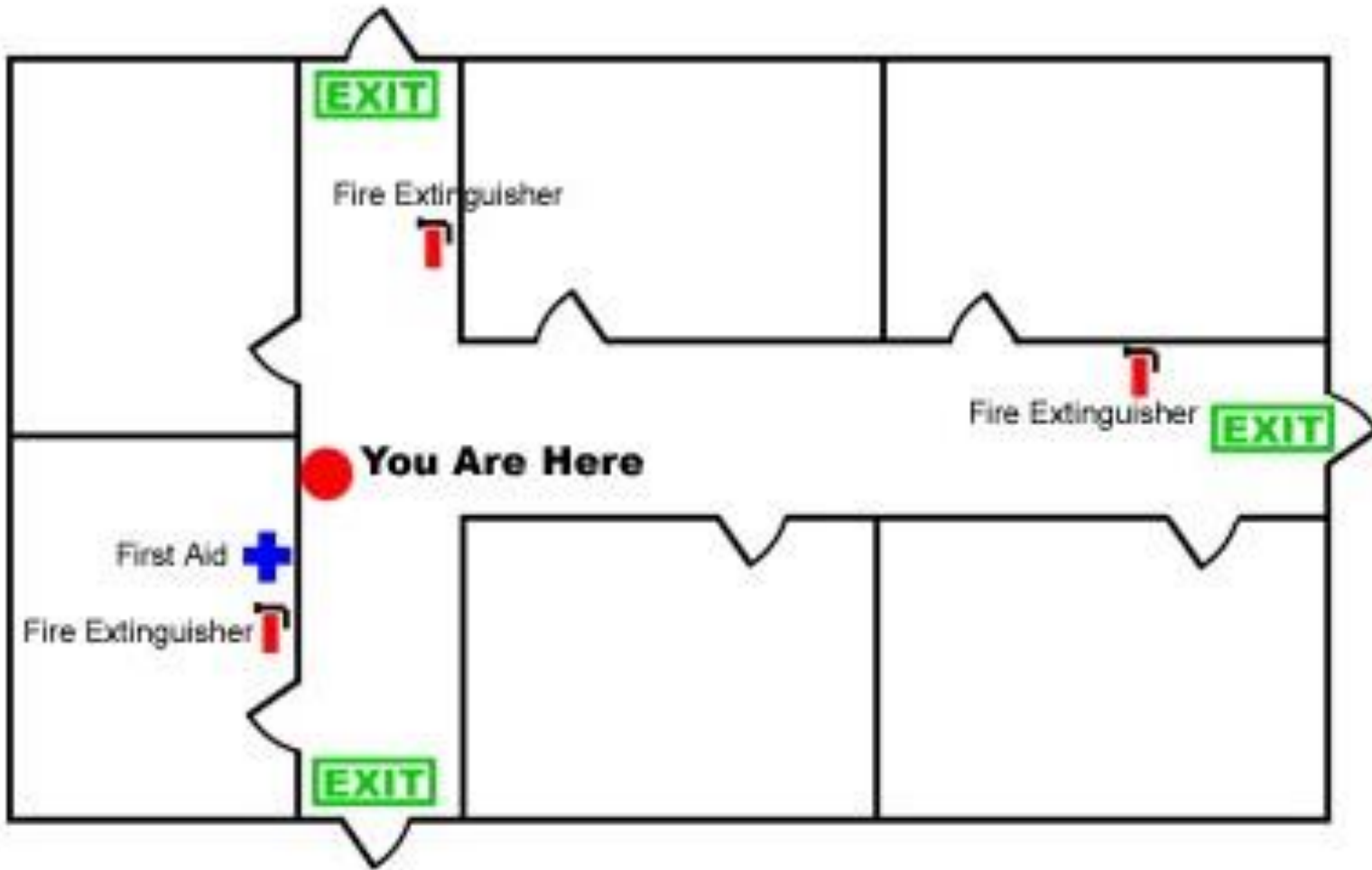


Maintain a min 44" wide route or 32" min for 24" long max



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements

Section 8
Accessible Stairs

- a) All stair cases shall be properly identified with Tactile Braille signage.
- b) Proper head room clearance of 80" shall be provided in the stair enclosure.
- c) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.
- d) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".
- e) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.
- f) The landings shall have a minimum length the same as the width of the stairs.
- g) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.
- h) The stair treads shall be slip resistant.
- i) The stair risers shall be closed.
- j) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.
- k) There shall be minimum 1 ½" space between handrails and walls.
- l) The stairs shall comply with the code at time of construction.

2019
CBC 1007.3

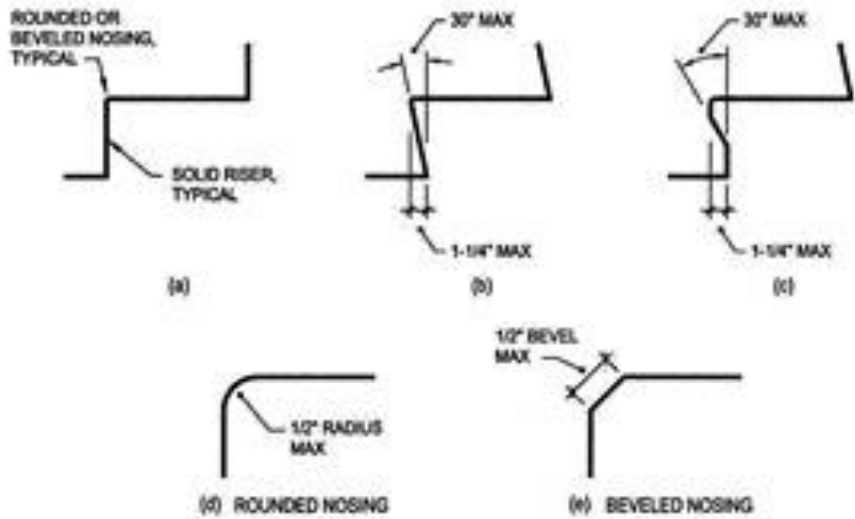
CBC
1133B.4

CBC
1009.4

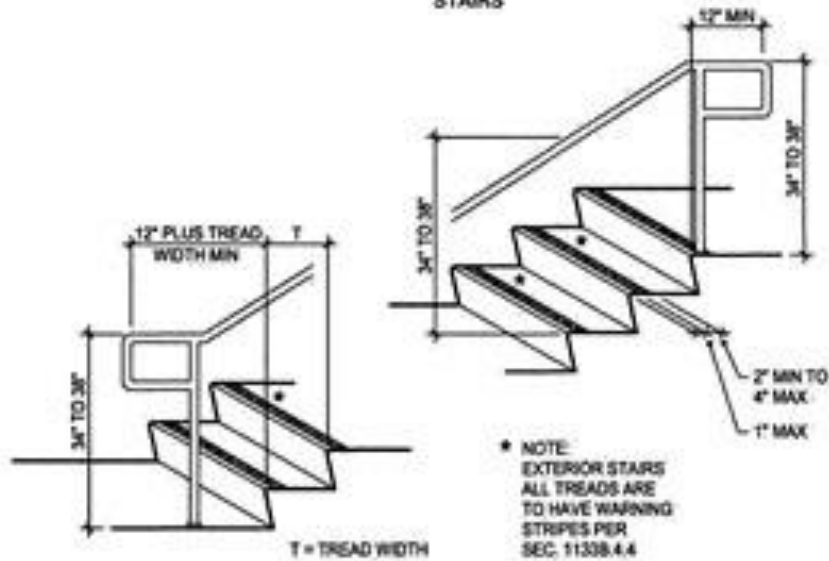


Provide proper signage for the stairs

m) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.	
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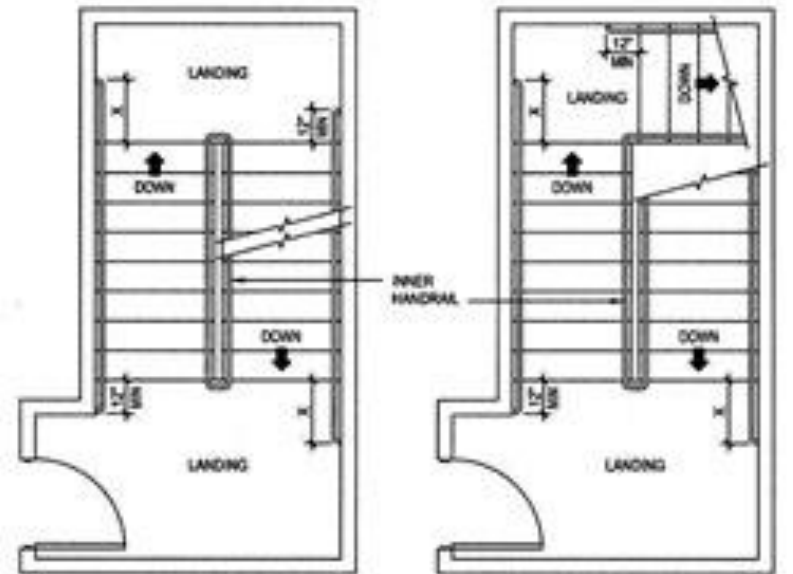


STAIRS



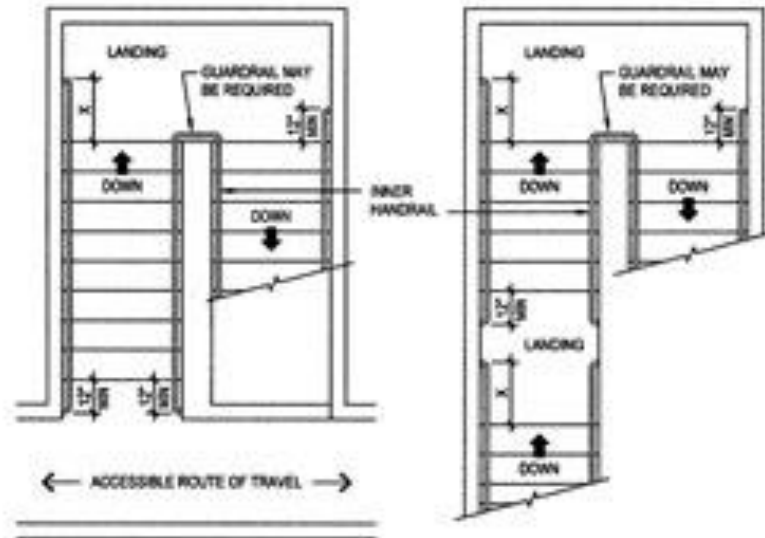
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

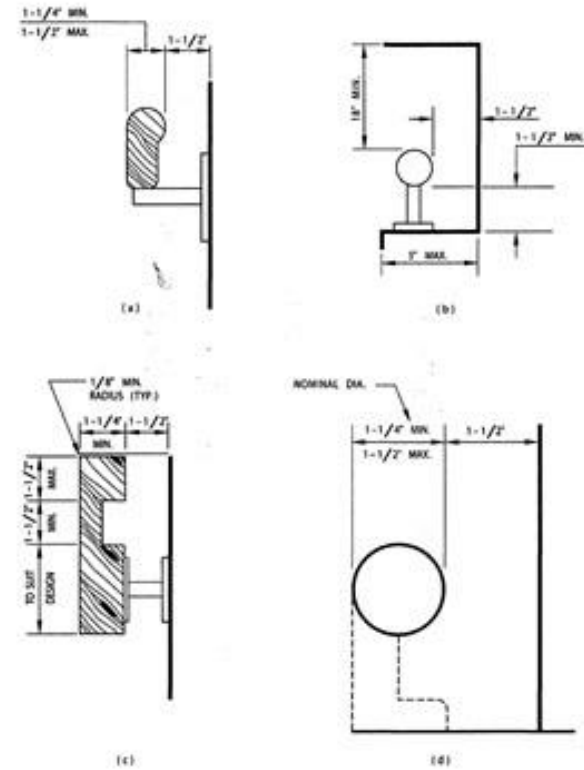
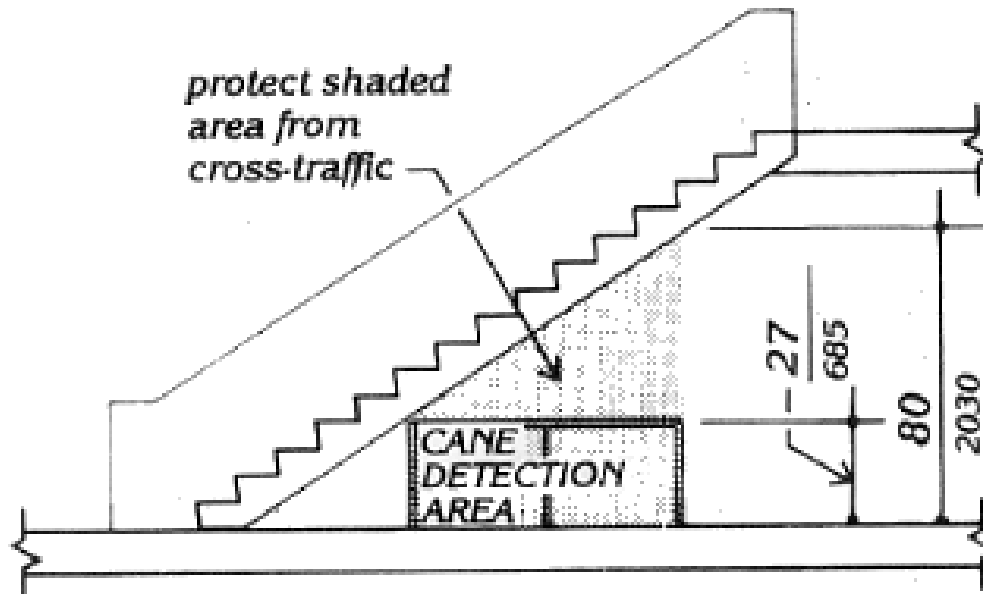


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 9
Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.



This counter exceeds 34" high

<p>2019 CBC 11B-309</p>	<p>l) The electric controls shall not be located higher than 48 inches or lower than 15 inches above the finished floor.</p>	
<p>2010 ADA 309</p>	<p>m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.</p>	
<p>2010 ADA 904</p>	<p>n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.</p>	
<p>2019 CBC 11B-228.2</p>	<p>o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")</p>	
<p>2019 CBC 11B-228.2</p>	<p>p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?</p>	
<p>2019 CBC 11B-228.2</p>	<p>q) At least one of each type of facility provided shall comply with this section for reach ranges.</p>	
<p>2019 CBC 11B-302.2</p>	<p>r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.</p>	
<p>2019 CBC 11B-302.2</p>	<p>s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.</p>	
<p>2019 CBC 11B-302.2</p>	<p>t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.</p>	
<p>2019 CBC 11B-302.2</p>	<p>u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.</p>	
<p>2019 CBC 11B-302.2</p>	<p>v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.</p>	

ATM Machines

**2019 CBC
11B-707.2**

- a) A clear floor or ground space shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

- b) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

- c) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

- d) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

- e) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

- f) Speech shall be recorded or digitized human, or synthesized.

**2019 CBC
11B-707.5**

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.
2. Advertisements and other similar information shall not be required to be audible unless they convey

**2019 CBC
11B-707.6**

information that can be used in the transaction being conducted.
3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.

- g) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.
- h) EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.
- i) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

**2019 CBC
11B-707.8**

EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.

- j) At least one tactilely discernible input control shall be provided for each function.
- k) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.
- l) Where membrane keys are the only method of input, each shall be tactilely discernable from surrounding surfaces and adjacent keys.
- m) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.

- n) The number five key shall be tactilely distinct from the other keys.
- o) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.
- p) Visual contrast shall be either light-on-dark or dark-on-light.

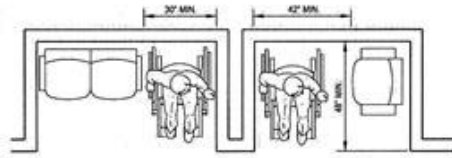
EXCEPTION: Tactile symbols

- q) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

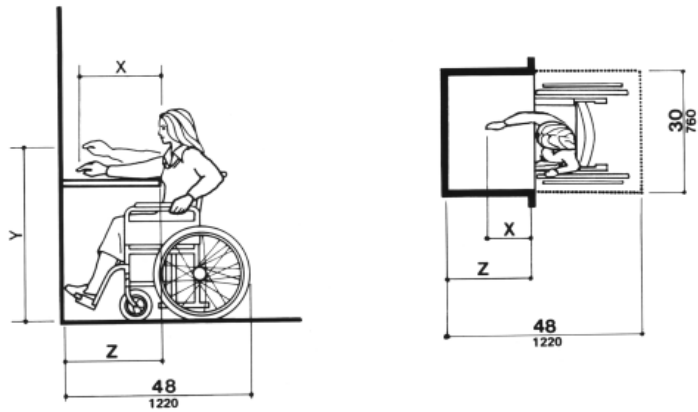
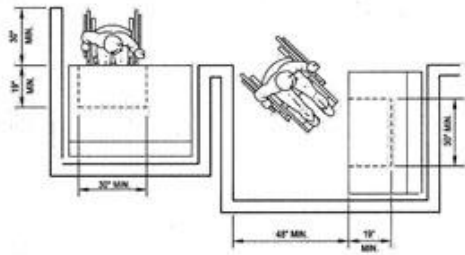
- r) The display screen shall comply.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

- s) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.
- t) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".
- u) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.
- v) Braille instructions for initiating the speech mode shall be provided.



← ACCESSIBLE PATH OF TRAVEL →



The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)

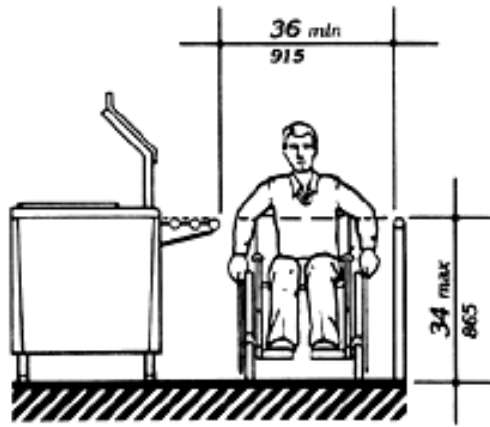
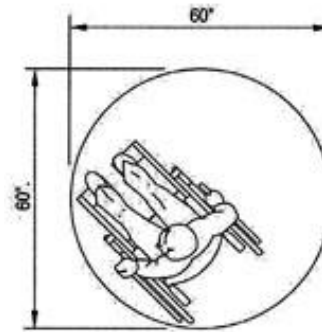
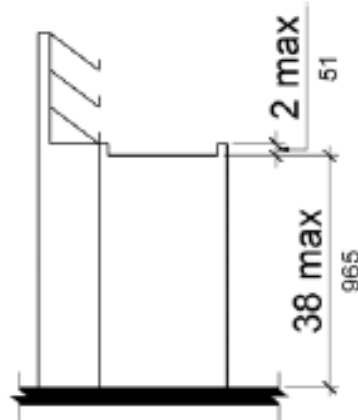
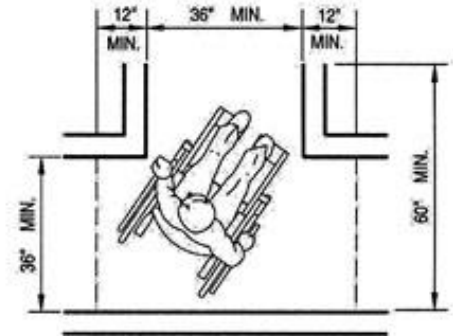


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

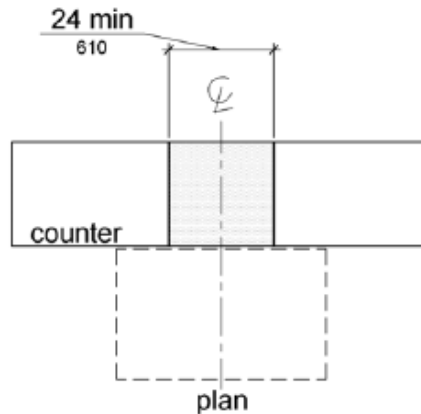


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

1. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
2. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

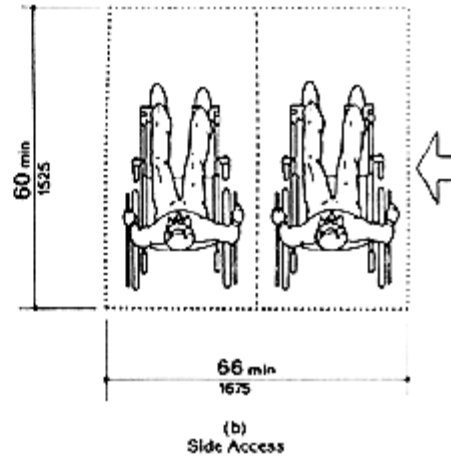
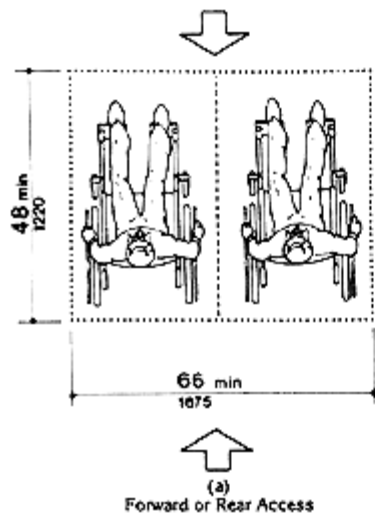
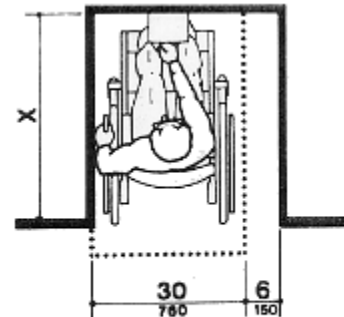
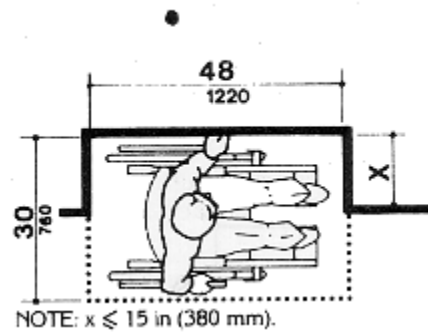
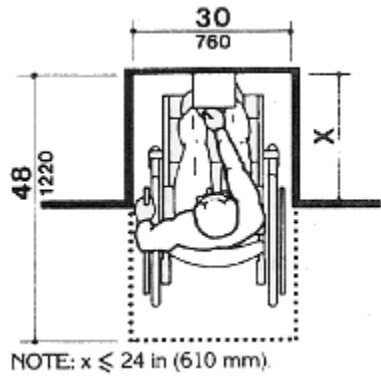
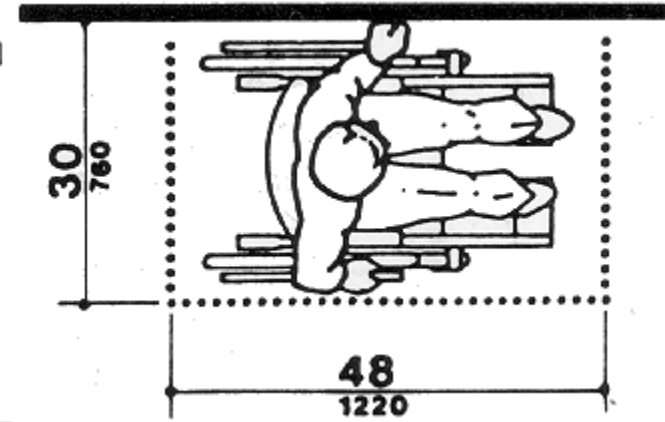
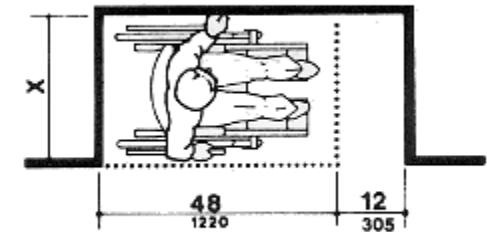


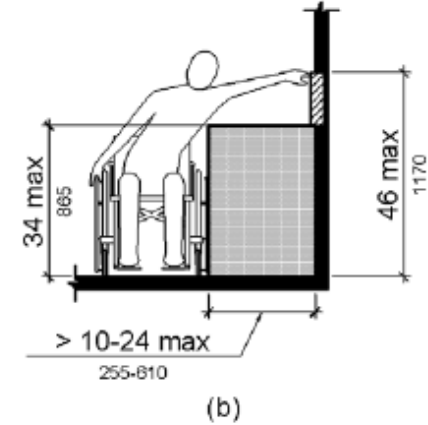
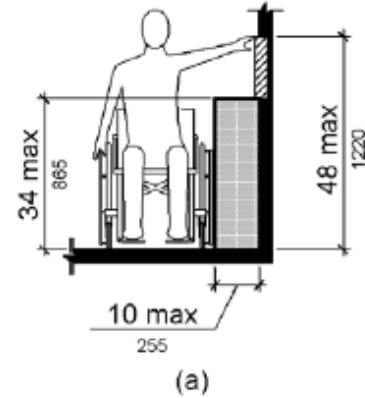
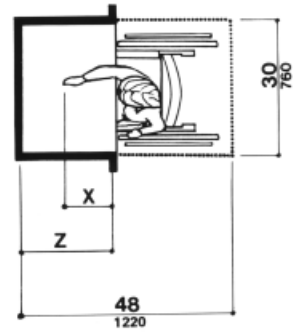
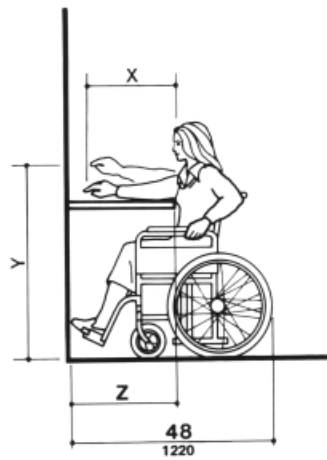
Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series



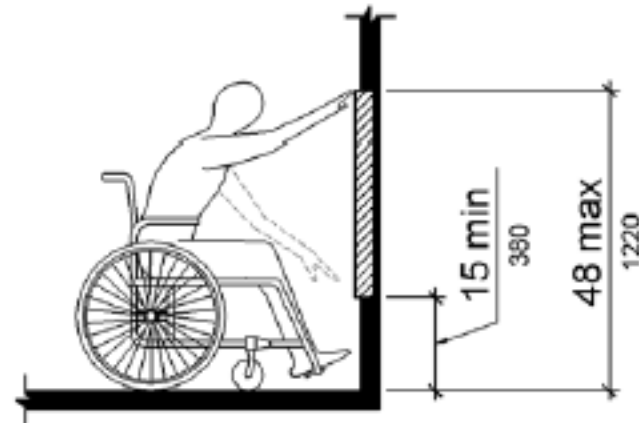
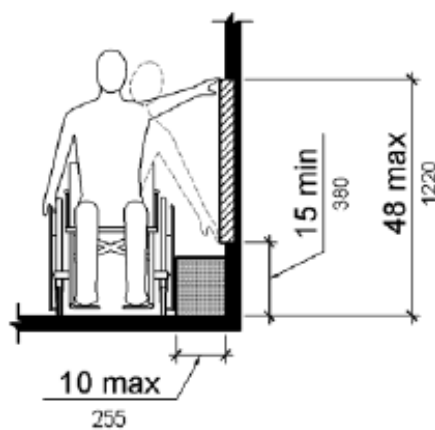
NOTE: If $x > 24$ in (610 mm), then an additional maneuvering clearance of 6 in (150 mm) shall be provided as shown.



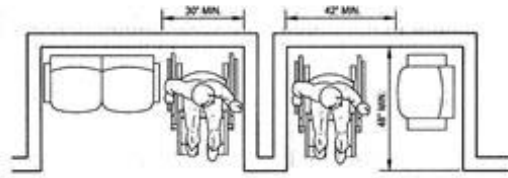
NOTE: If $x > 15$ in (380 mm), then an additional maneuvering clearance of 12 in (305 mm) shall be provided as shown.



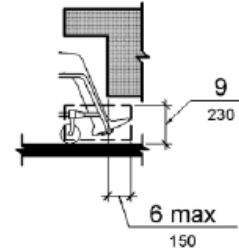
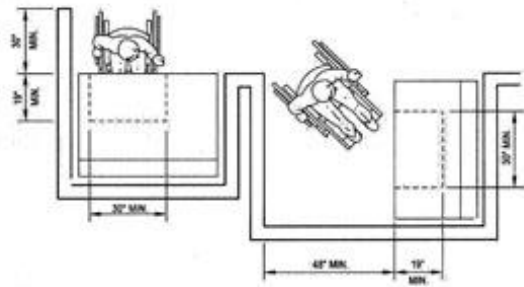
The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



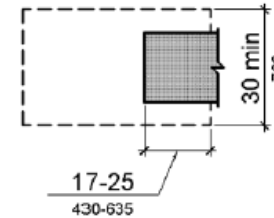
The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



◀ ACCESSIBLE PATH OF TRAVEL ▶



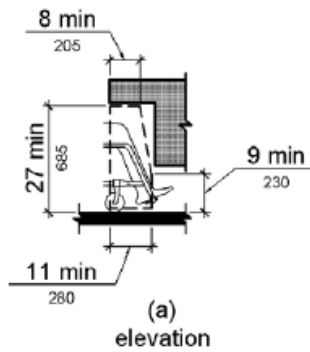
(a) elevation



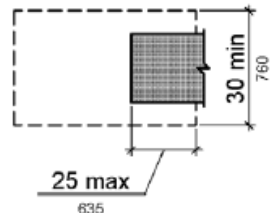
(b) plan

Figure 306.2 Toe Clearance

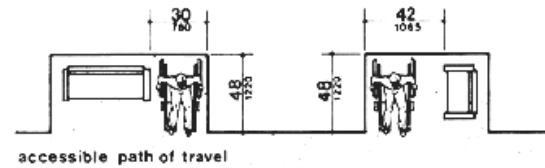
Knee and toe clearance shall be thirty inches (30”) inches wide minimum.



(a) elevation



(b) plan



accessible path of travel

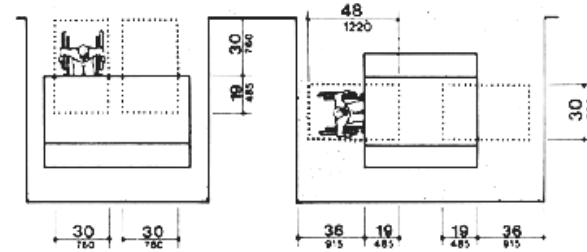


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

Section 10
Men's Restroom

1989 CSAS 2-511

CBC 1117B.5

1989 CSAS 2-3304

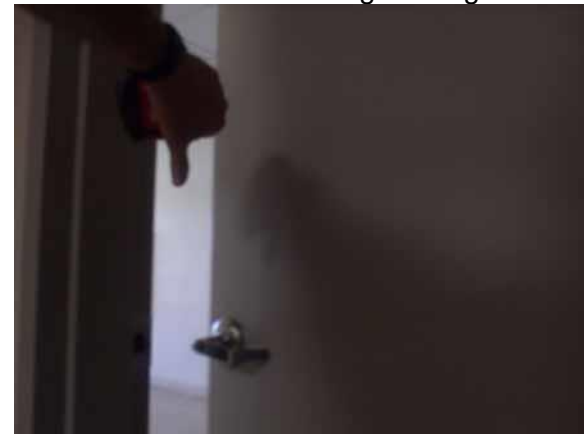
2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



Remove the existing wall sign



Door closing speed and adjustment is compliant



Provide proper knee clearance under the lav

2010
ADA 604

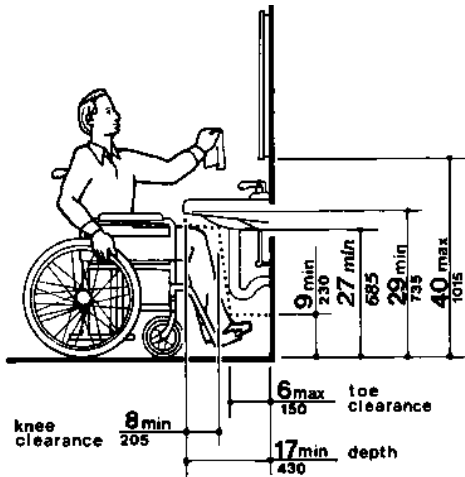
Lavatories

- a) The lavatory counter height shall be a maximum of 34" above the floor surface.
- b) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- c) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- d) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- e) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- f) The faucet shall be operated without tight grasping or twisting of the wrist.



This lav offset is compliant



This soap dispenser location is compliant



This paper towel dispenser is compliant

g) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

a) The top of the toilet seat height shall be 17" to 19" from the floor.

b) The centerline of the toilet shall be 16"-18" from the wall or partition.

c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.

d) The flush valve shall be located on the wide side of the toilet area.

e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.

f) Grab bars shall not rotate in their fittings.

g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.

h) The rear grab bar shall be placed within 6" of the side wall.

i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.

j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.

k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



This toilet seat cover dispenser location is compliant



This toilet seat height is compliant



Properly offset the toilet 17"-18" to center from side wall

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.
- q) The stile width shall be 4" or less on the hinge side of the door.

**CBC
1115B.4**

- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.
- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.

**CBC
1115B.4**

- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



These heights are compliant



This side grab bar location is compliant



Properly locate the rear grab bar

Toilet Transfer Area

**1989
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



Overall shot of entering



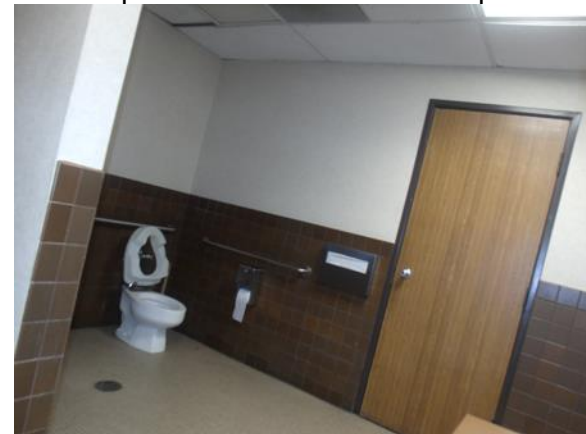
Overall shot lavs



Lower the urinal to be 17" maximum high to top of rim



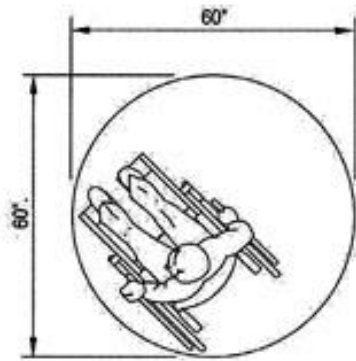
This push side clear area is compliant



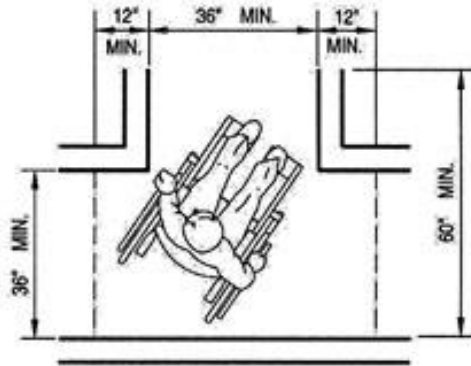
Overall shot of toilet area



Repair the floor slope where it exceeds 2.08% slope



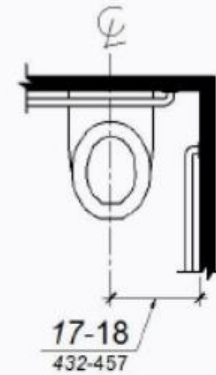
(a) 60 INCHES DIAMETER SPACE



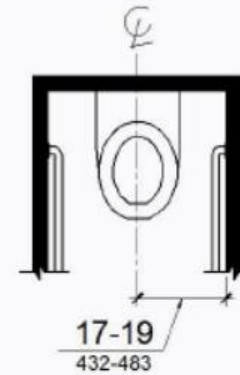
(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



(a) wheelchair accessible water closets



(b) ambulatory accessible water closets

FIGURE 11B-604.2 WATER CLOSET LOCATION

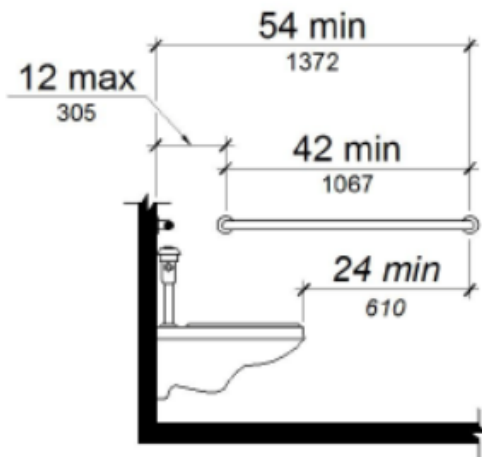


FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

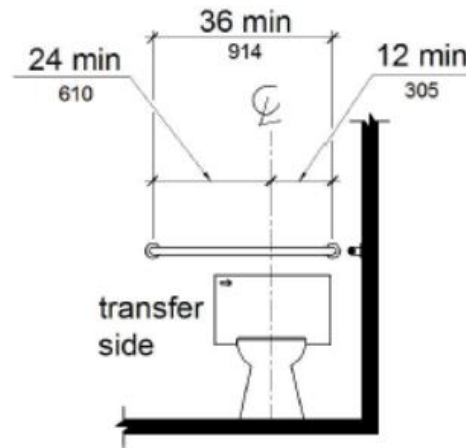


FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

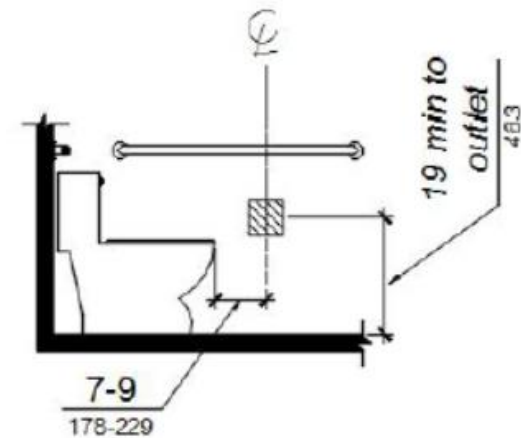


FIGURE 11B-604.7.1 DISPENSER OUTLET LOCATION

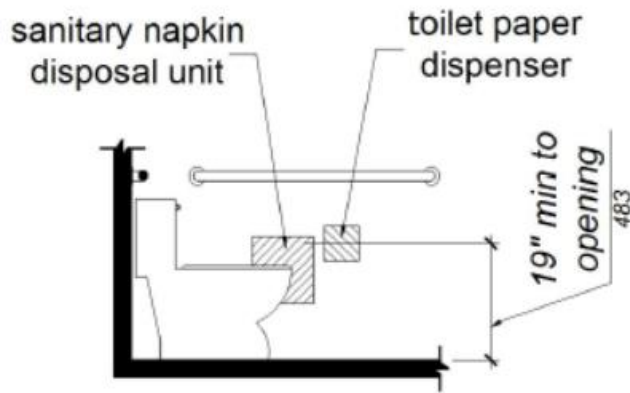


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

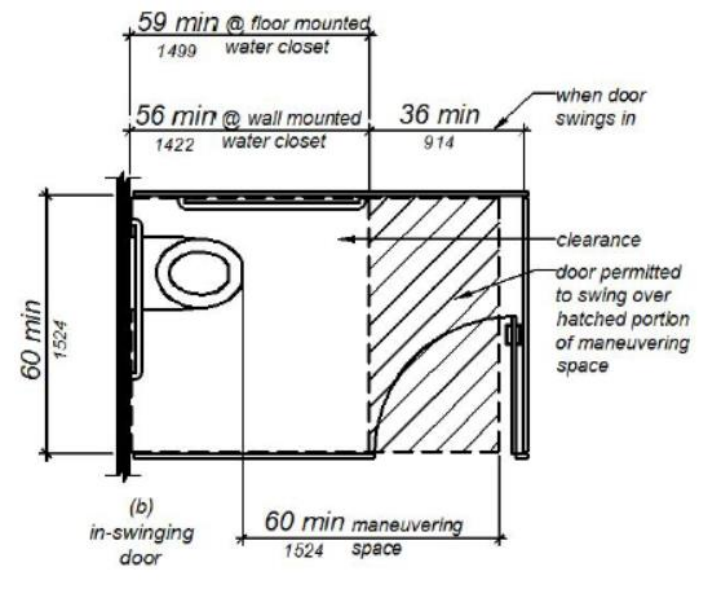
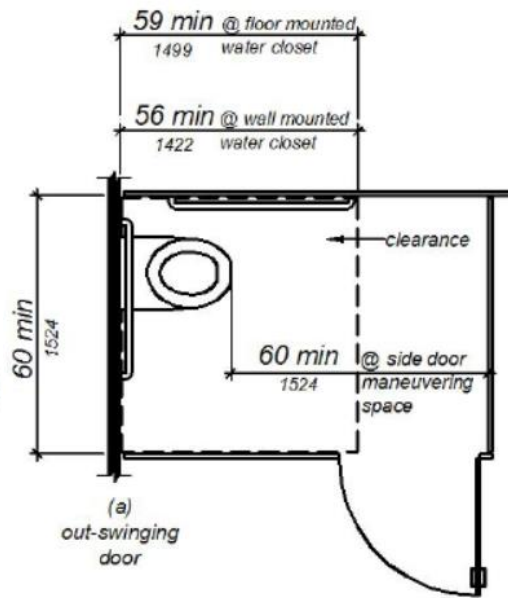


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

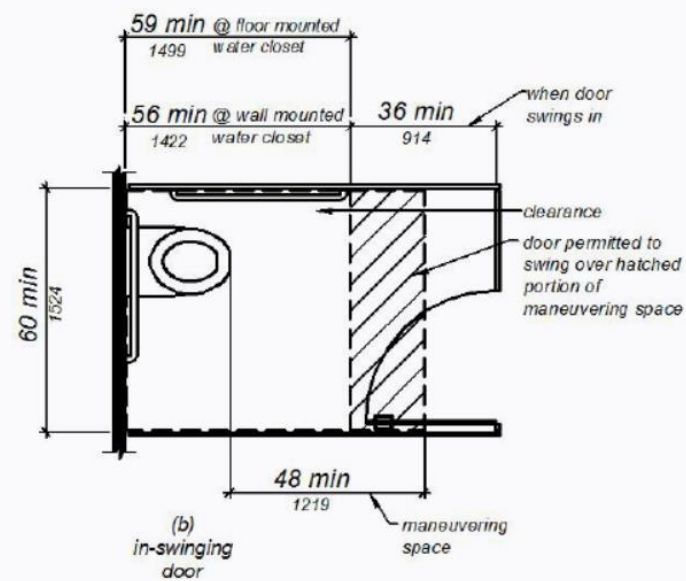
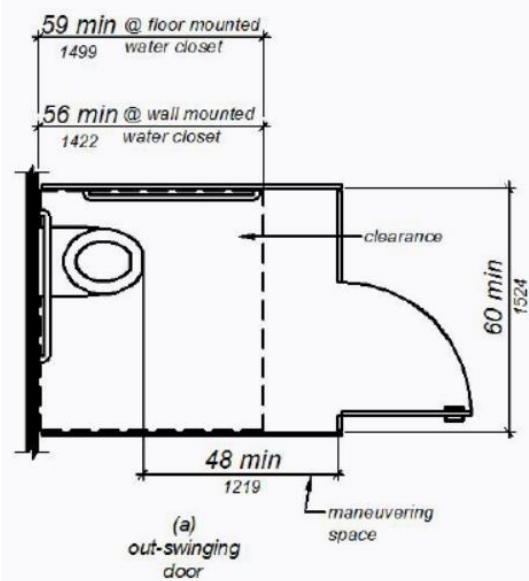


FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

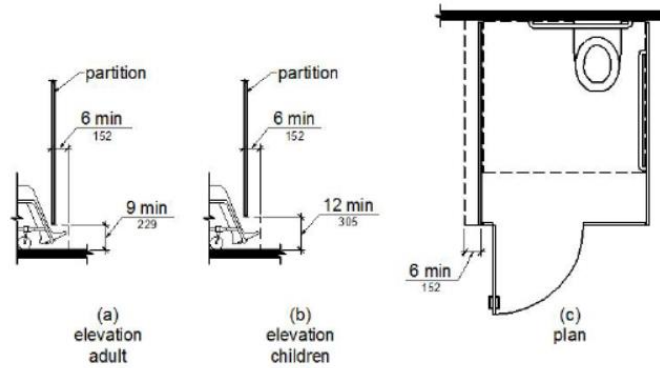
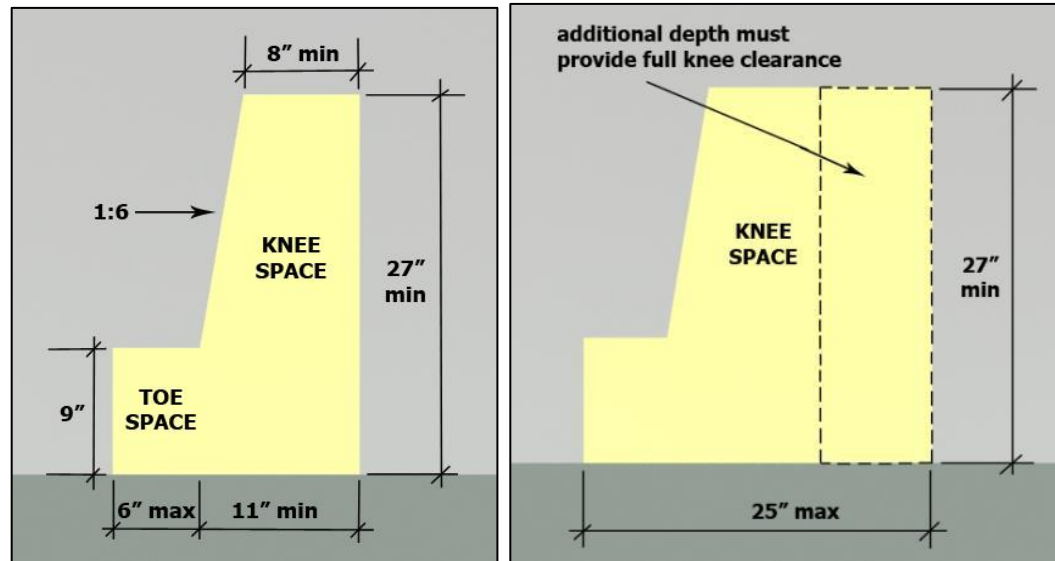


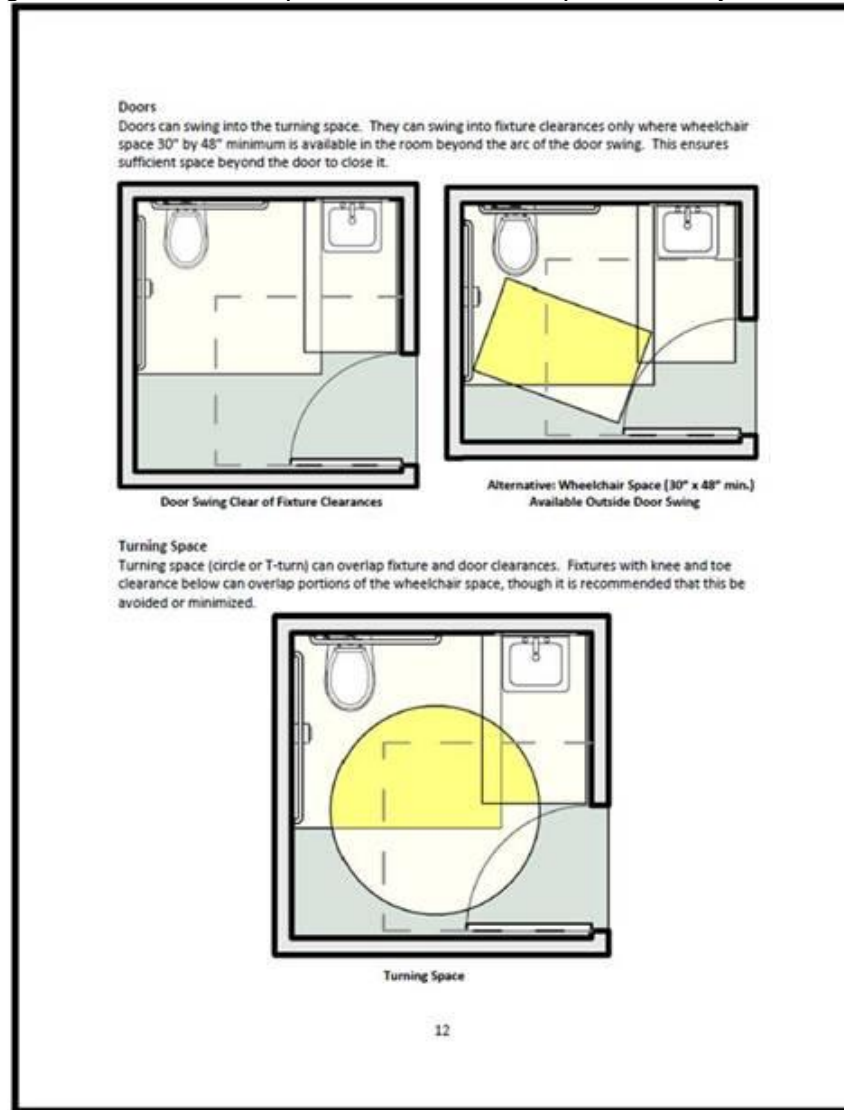
FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

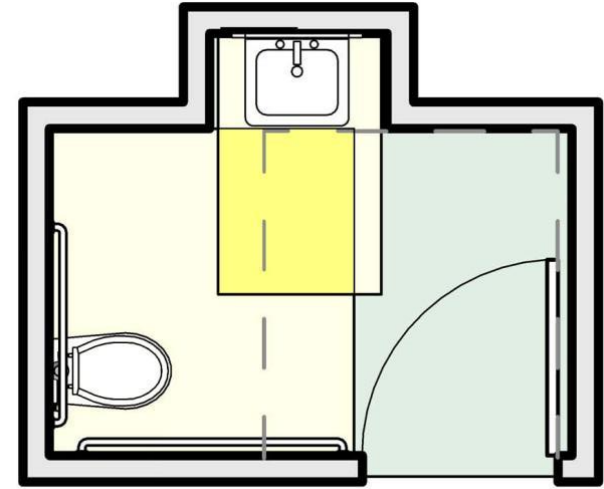
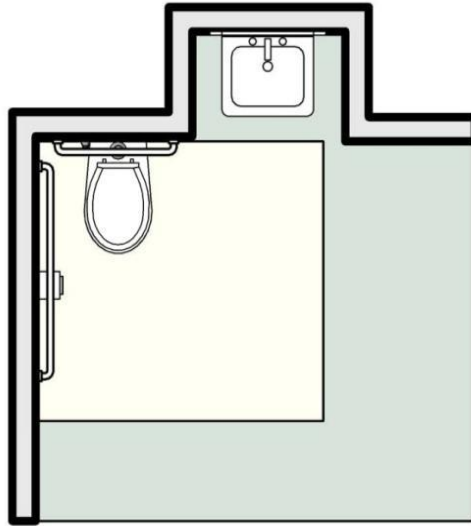
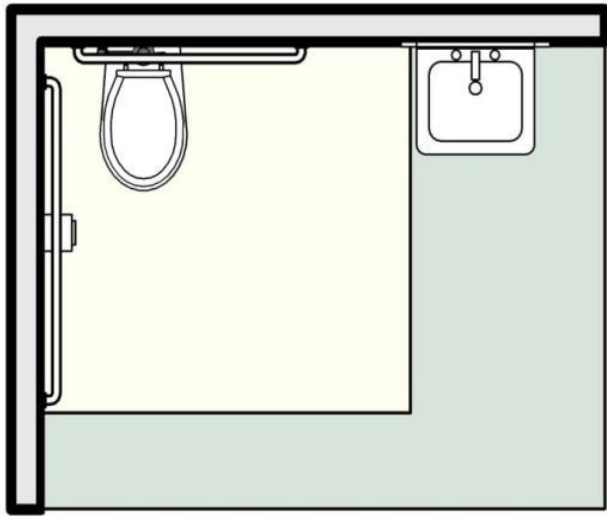


ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

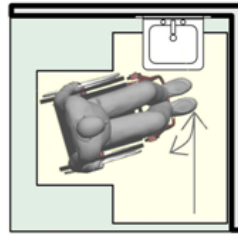
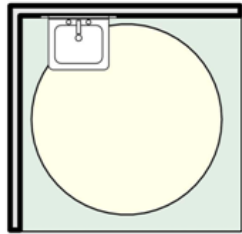
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



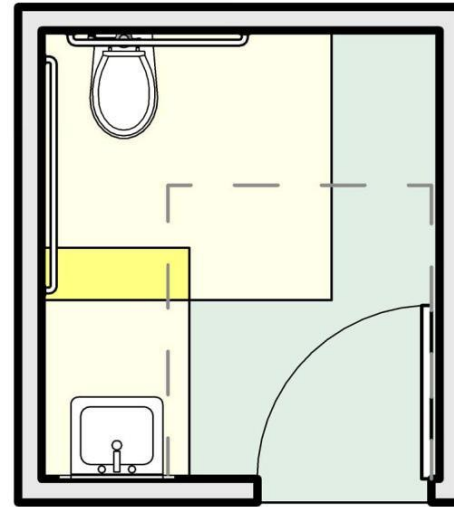


Turning Space

60" Diameter circle or "T" turn
(elements with knee/toe clearance can overlap)



T-Turn: overlap limited to one segment



Code reference in this section is general and not in line with statements

Section 11
Women's Restroom

1989 CSAS 2-511

CBC 1117B.5

1989 CSAS 2-3304

2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



Remove the existing wall sign



This door operation forces is not compliant



Provide proper knee clearance under the lav

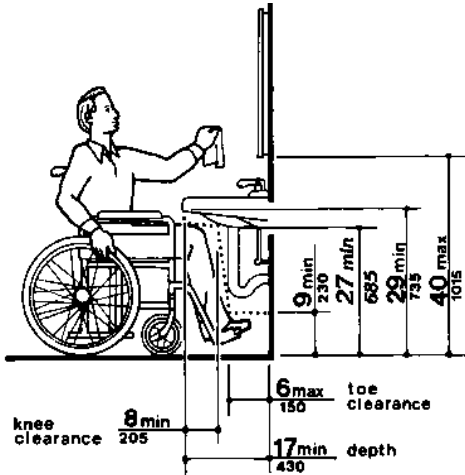
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



This lav offset is compliant



This mirror height is compliant



This paper towel dispenser location is compliant

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

a) The top of the toilet seat height shall be 17" to 19" from the floor.

b) The centerline of the toilet shall be 16"-18" from the wall or partition.

c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.

d) The flush valve shall be located on the wide side of the toilet area.

e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.

f) Grab bars shall not rotate in their fittings.

g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.

h) The rear grab bar shall be placed within 6" of the side wall.

i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.

j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.

k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



This toilet seat cover dispenser location is compliant



These heights are compliant



Properly locate the toilet paper

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This toilet seat height is compliant



This toilet offset is compliant



This side grab bar placement is compliant

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

**1989
CSAS
2-11(a)8**

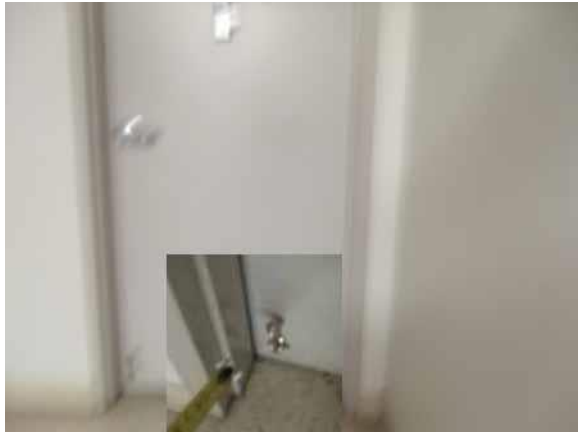
**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



Remove the door stop from the bottom of the door



Over all entrance area



Properly locate the rear grab bar



Properly locate the rear grab bar



This push side clearance is compliant



Over all lav area



Over all toilet area



Over all toilet area



Repair the floor slope where it exceeds 2.08% slope

Code reference in this section is general and not in line with statements

2010 CBC 1116B

2019 CBC 407

2010 ADA 407

Section 12
Elevators

- a) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.
- b) Visual elements shall be at least 2-1/2 inches in the smallest dimension.
- c) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.
- d) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.
- e) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.
- f) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.
- g) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.
- h) Door reopening devices shall remain effective for 20 seconds minimum.
- i) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.
- j) The platform lifts shall have low-energy power-operated doors or gates.



This call button height is compliant



Braille and star exceeds 60" high



This requires a 2" star for the ground floor identification

- k) Doors shall remain open for 20 seconds minimum.
- l) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.
- m) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- n) The handrails shall be smooth, and the inside surface at least 11/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



This dimension is compliant



This dimension is compliant without base molding



This opening width is compliant

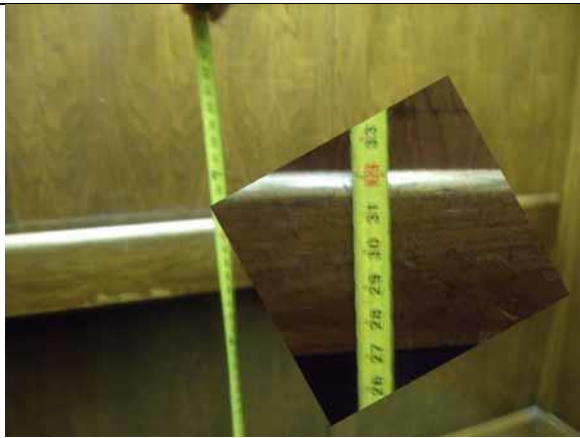


These heights are compliant



This height is compliant

The elevator audible notification is not working



This grab bar is compliant

Table 407.4.1 Elevator Car Dimensions (text version)

Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) ₁	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) ₁	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) ₁	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂

1. A tolerance of minus 5/8 inch (16 mm) is permitted.

2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

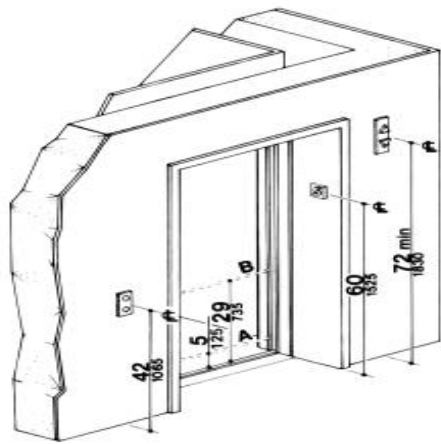


Figure 21

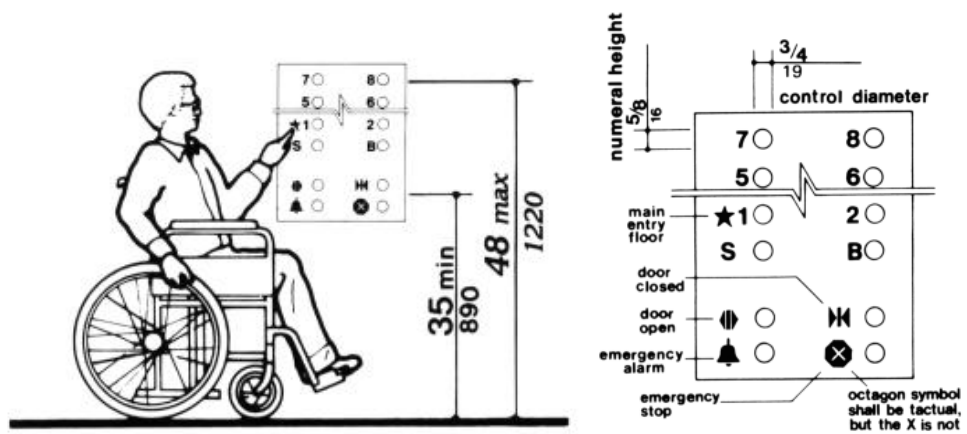
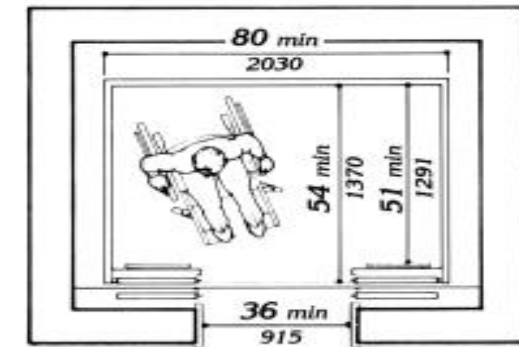
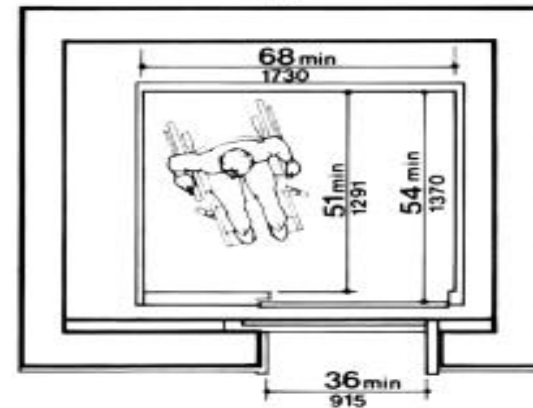


Figure 23(a)(b)

Table 407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells



(a)



(b)

Diagram (a) illustrates an elevator with a door providing a 36 inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36 inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

501 SECOND FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 501 Second Floor

Project Location: 501 West Weber Avenue
Stockton, CA

CASp Inspector: **Gary D. Layman**

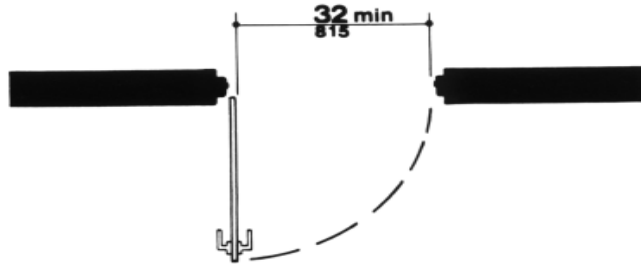
A handwritten signature in red ink, appearing to read "Gary D. Layman", is written over the printed name.

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 13 Accessible Doors

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



2019 CBC
11B-404

2019 CBC
11B-
404.2.9,
Exc 2(c)

2010 ADA
404

- b) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.
- c) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.
- d) The doors or gates threshold shall be less than ¼" or ½" high.
- e) The hand-activated hardware shall be centered between 34" and 44" above the floor.
- f) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.
- g) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

2019 CBC
11B-404

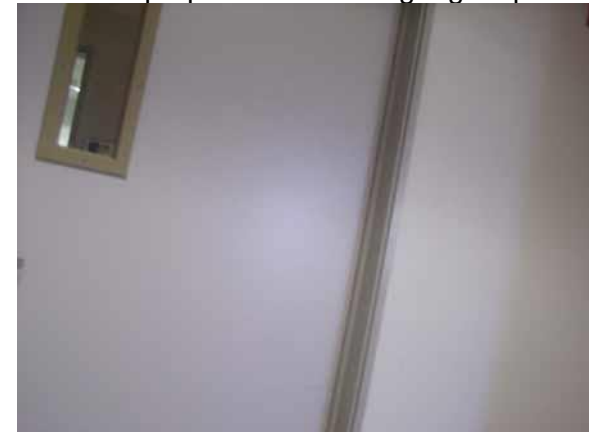
2019 CBC
11B-202.3



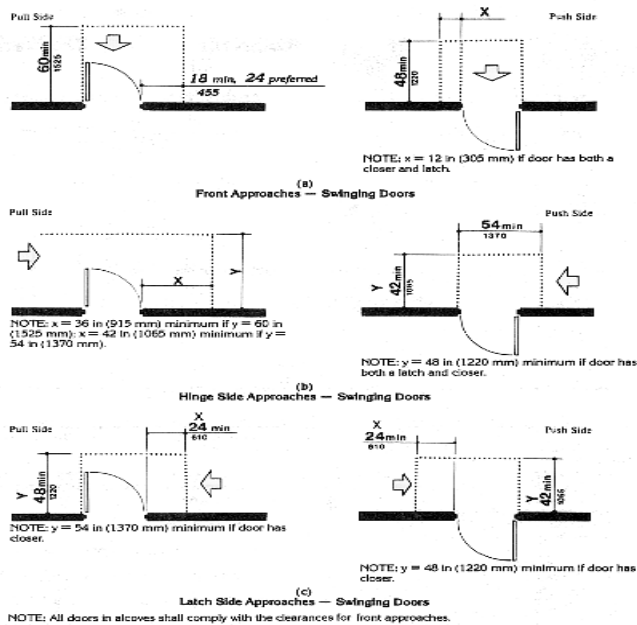
Provide proper room identification braille signage Typical



Provide proper exit braille signage Typical



Viewing windows exceed 43" above the floor typical



- h) The door or gate shall require 5 lbs. or less for interior, 8 ½ lbs. for exterior and 15 lbs. for fire rated doors of force to open.
- i) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- j) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- k) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- l) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional



Viewing windows exceed 43" above the floor typical



Provide proper stair exit braille signage Typical



Viewing windows exceed 43" above the floor typical



Viewing windows exceed 43" above the floor typical

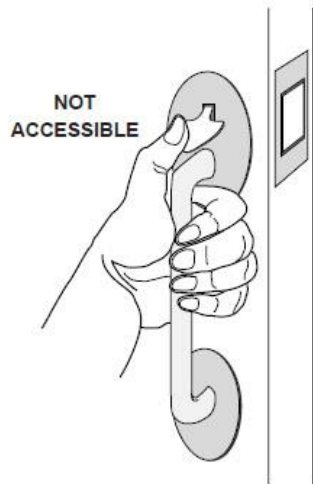


Provide proper stair exit braille signage Typical

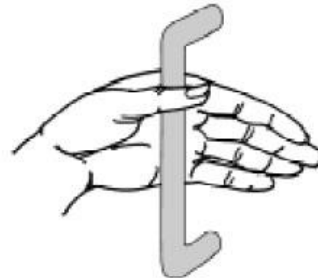
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

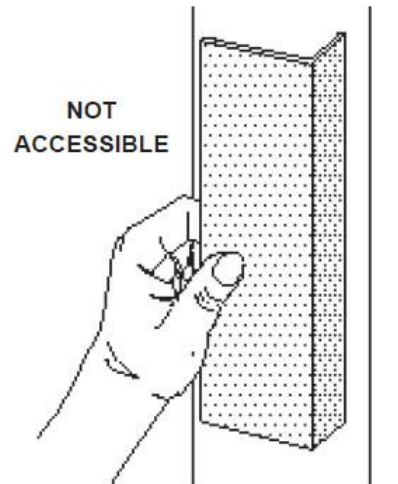
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



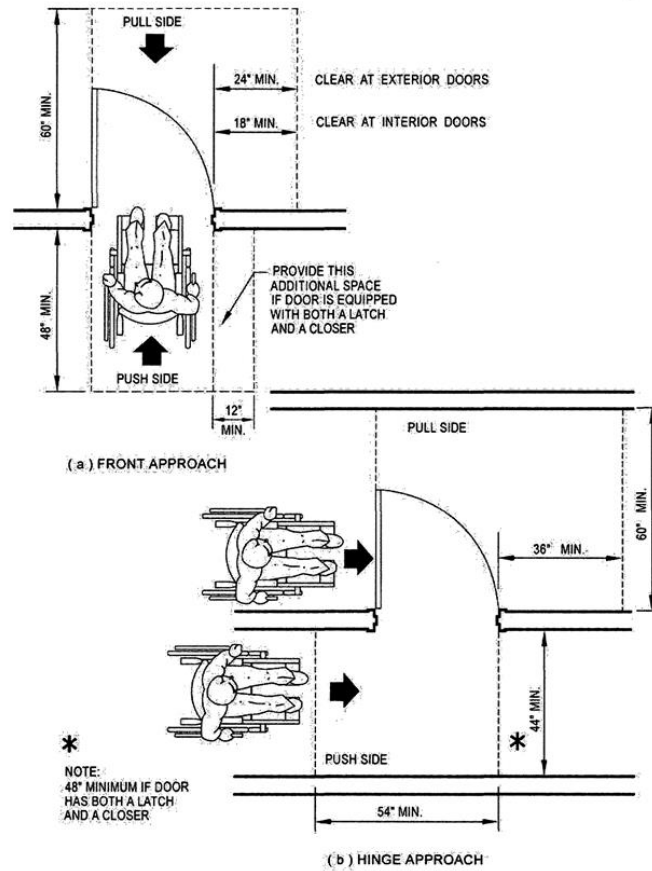
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

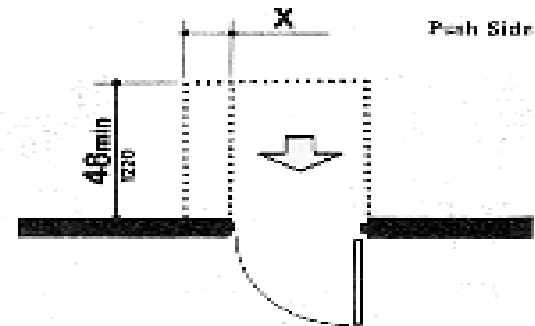
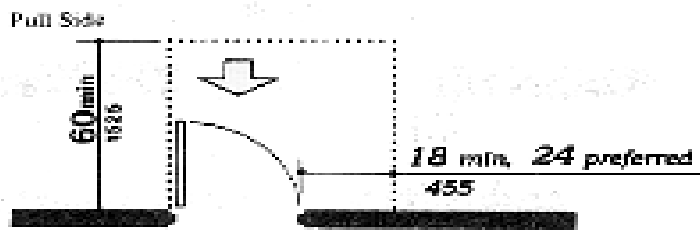


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

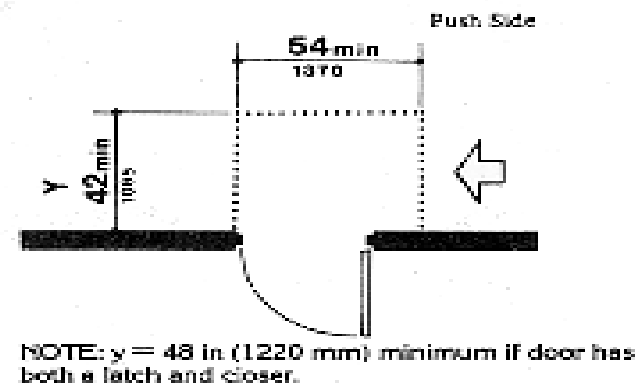
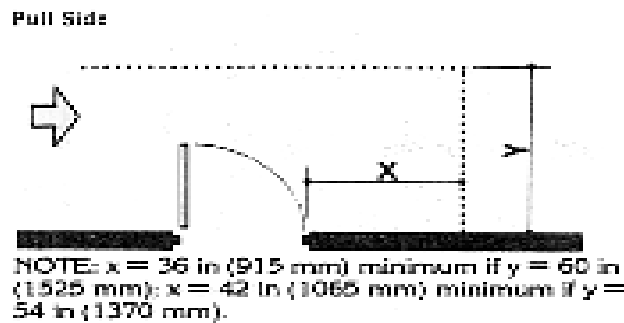
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)

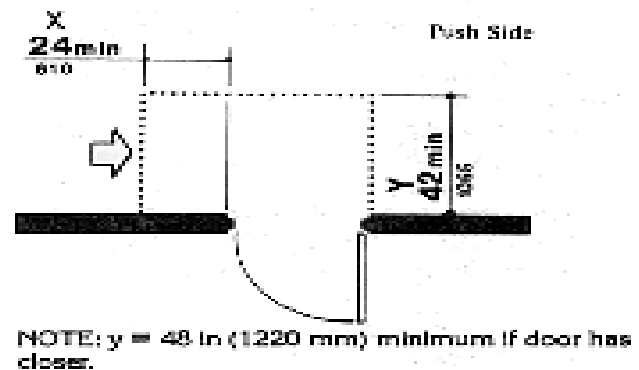
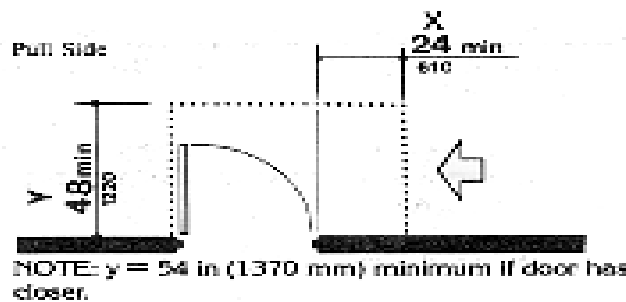


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

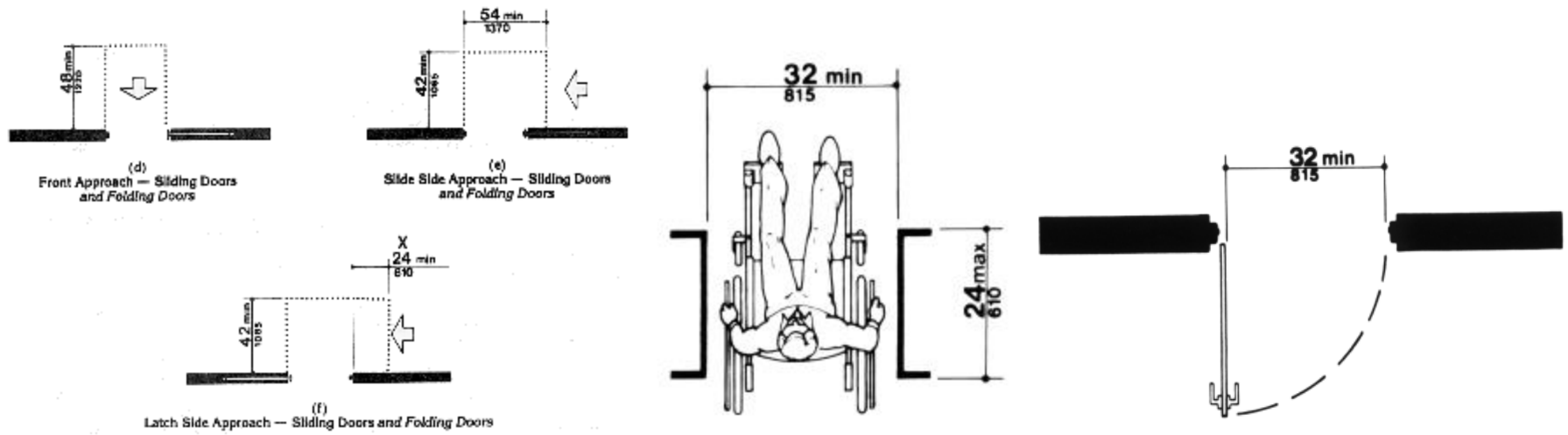


(b)
Hinge Side Approaches — Swinging Doors

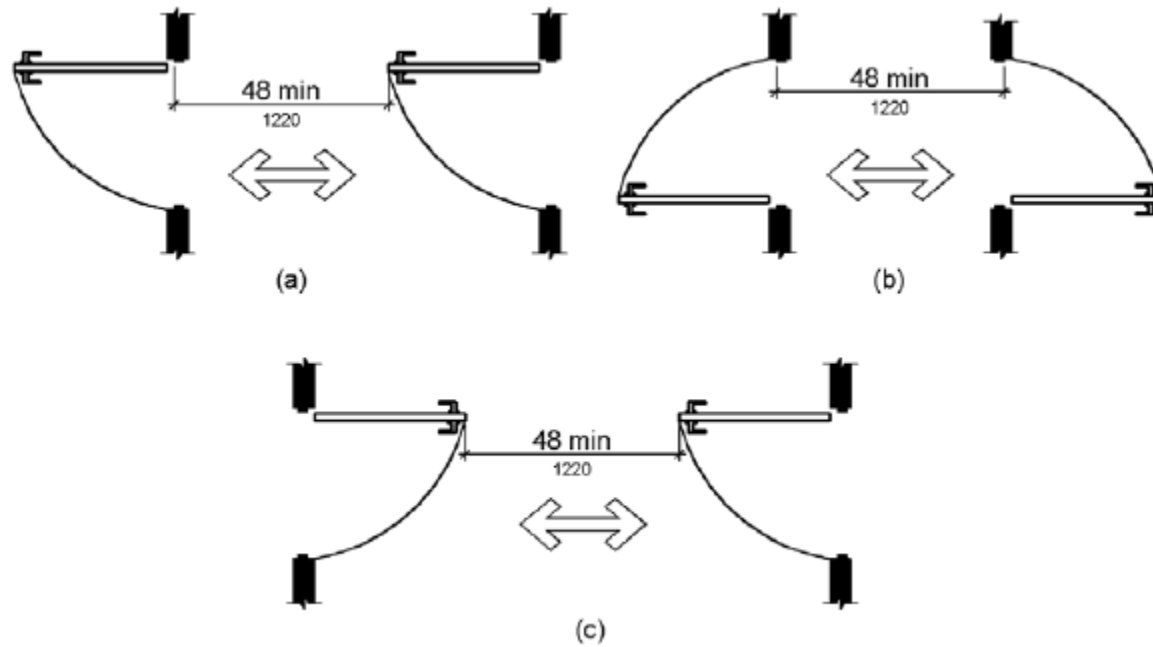


(c)
Latch Side Approaches — Swinging Doors

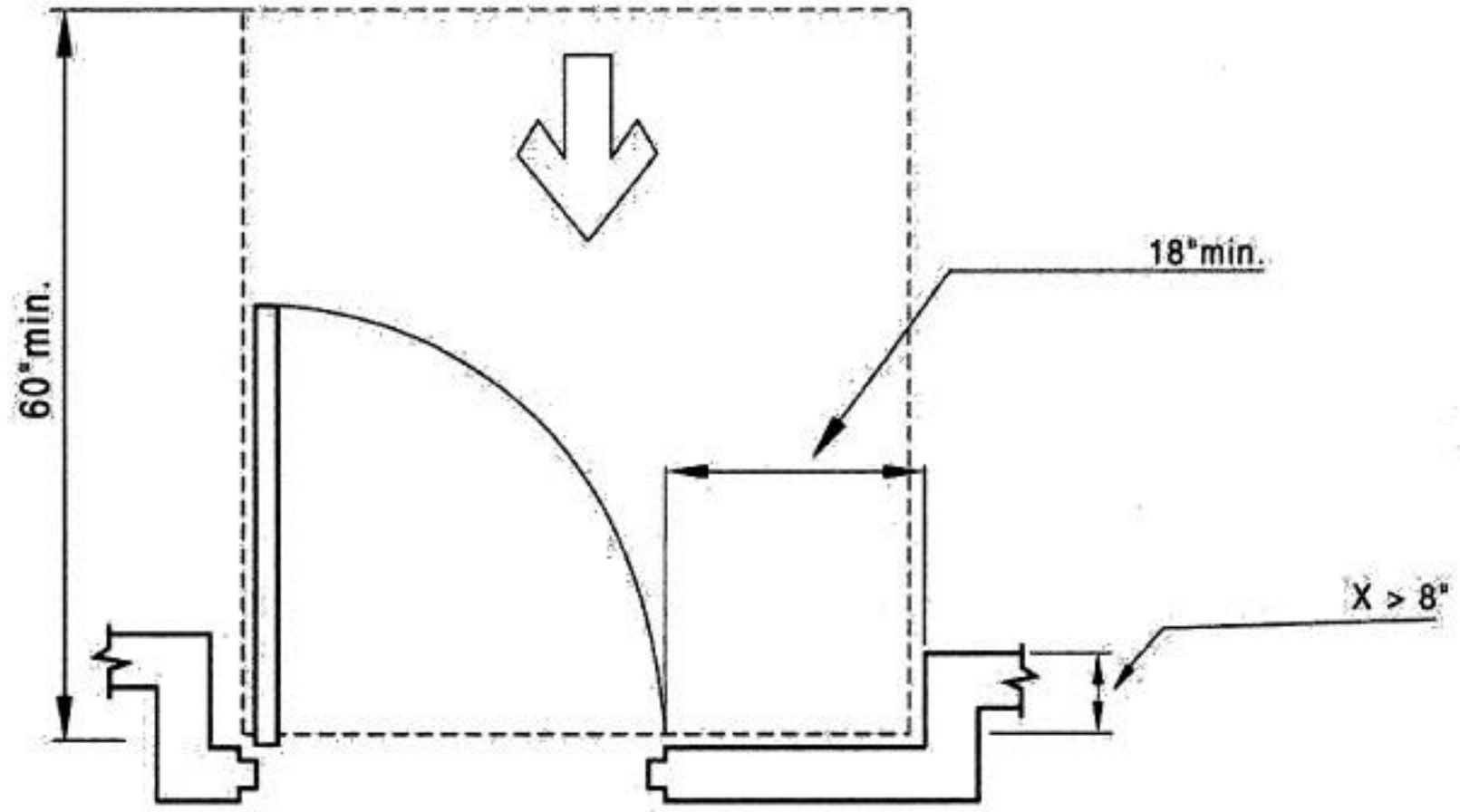
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



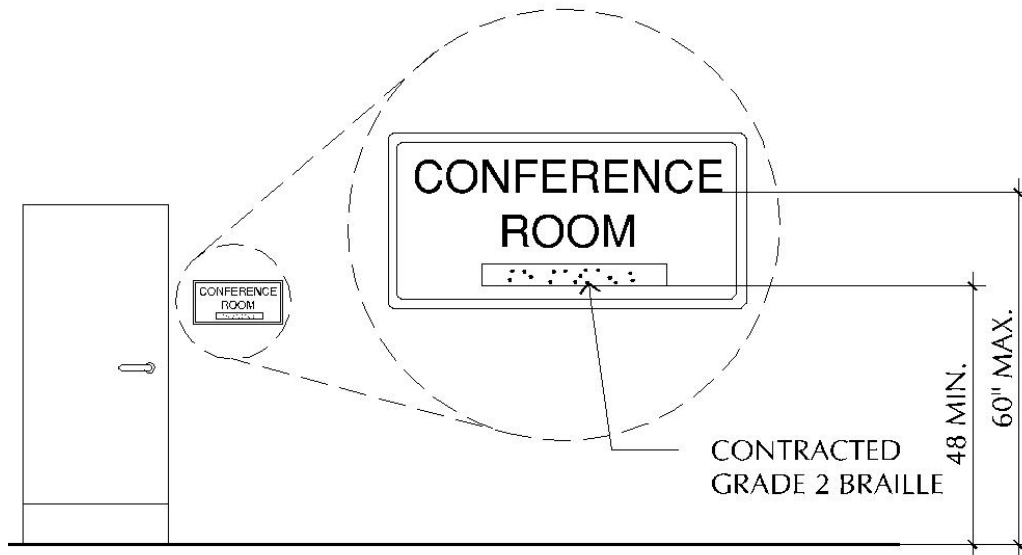
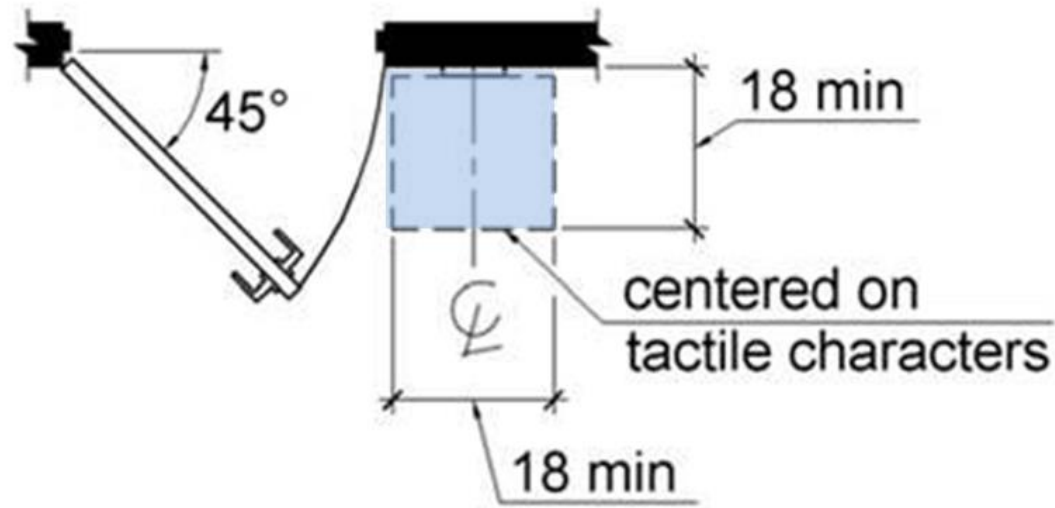
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1984 CSAS 2-522(f)

2010 ADA 403

1984 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

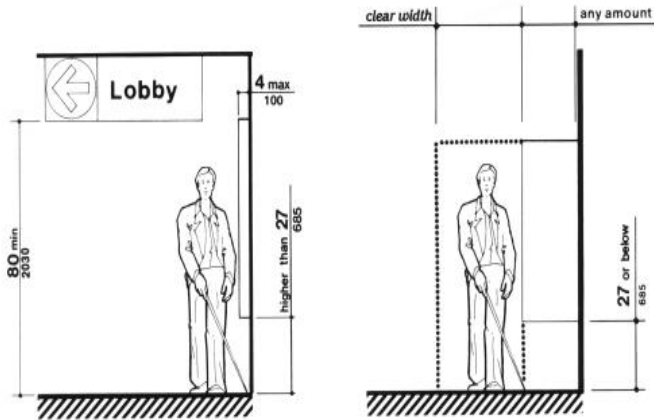
2019 CBC 11B-404

2019 CBC 11B-403

Section 14

Accessible Route from Accessible Entrances

- g) *The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.*



- h) There shall be at least 80" of clear headroom along the accessible route.
- i) The Accessible route to rooms and areas shall be clear and unobstructed.
- j) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- k) Emergency devices shall be on an accessible route.
- l) A 60" clear wheel chair area shall be provided.

Maintain a min 36" wide route or 32" min for 24" long max



Maintain 44"-36" wide route when walls are installed



Maintain 36" wide route to work areas and seating areas



Provide exit route braille signage typical of the accessible route



Maintain 44"-36" wide route when walls are installed



Maintain 36" wide route to work areas and seating areas



Maintain 44"-36" wide route when walls are installed



Maintain 44"-36" wide route when walls are installed



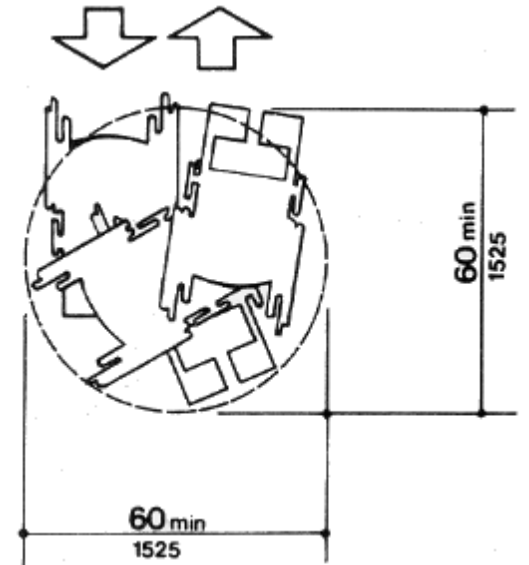
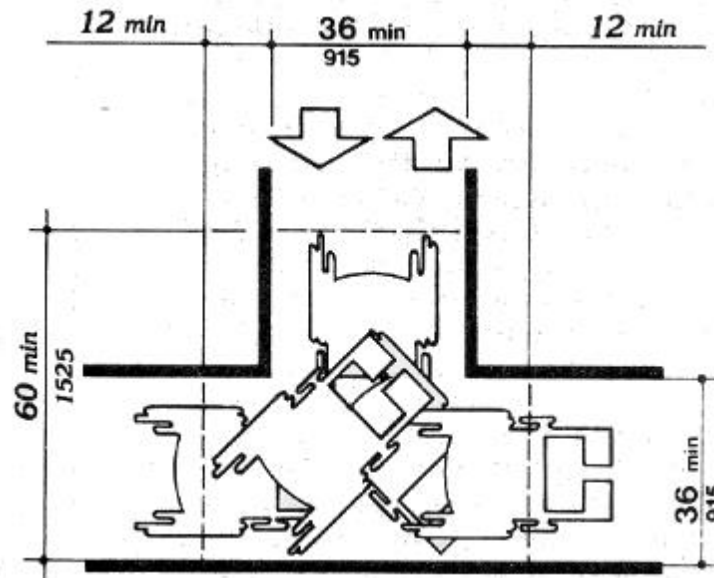
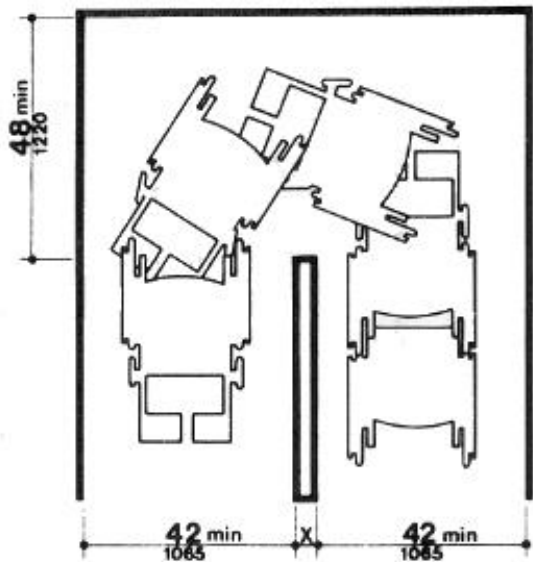
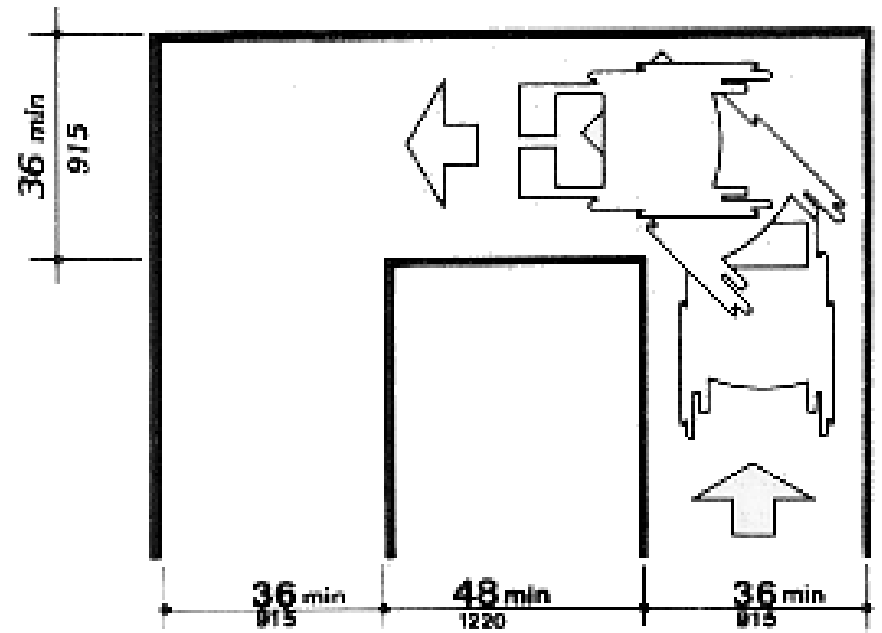
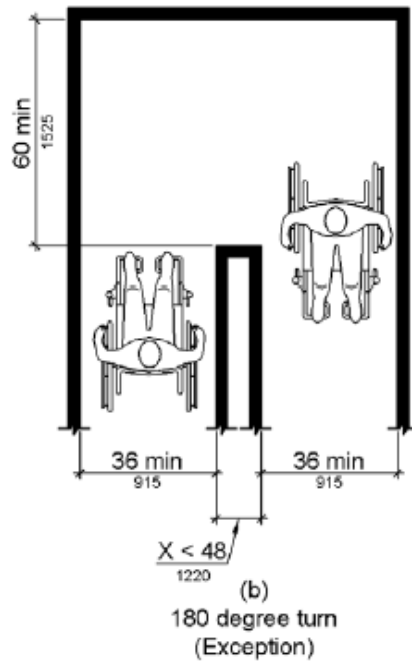
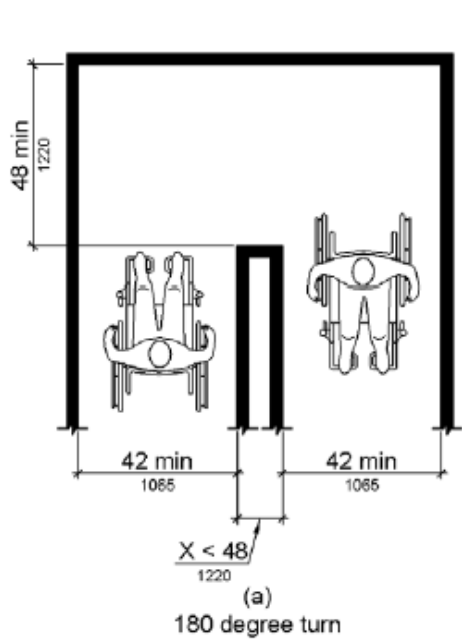
Maintain 44"-36" wide route when walls are installed



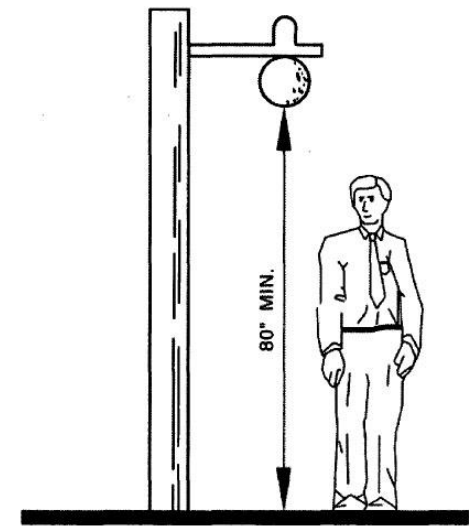
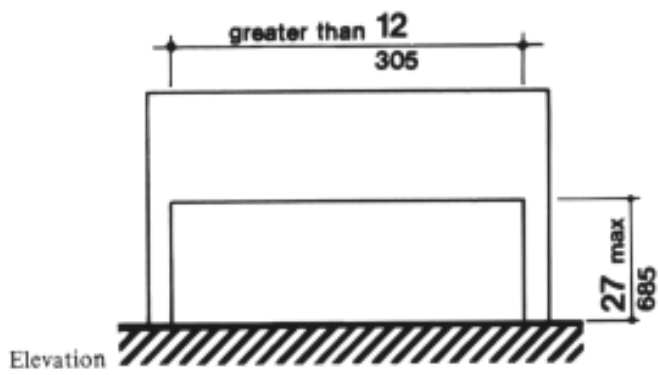
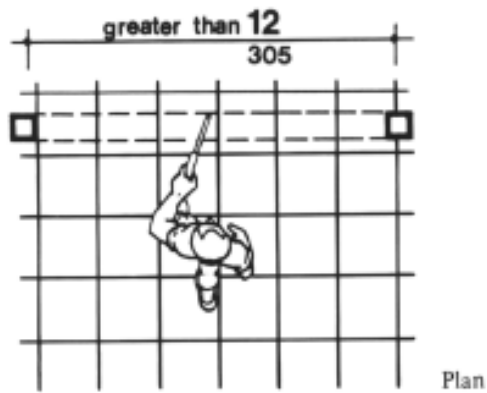
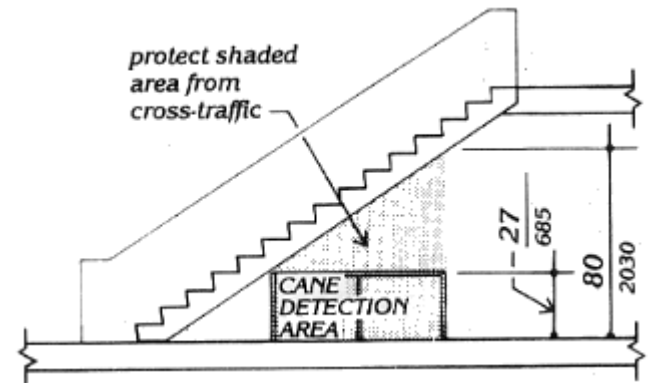
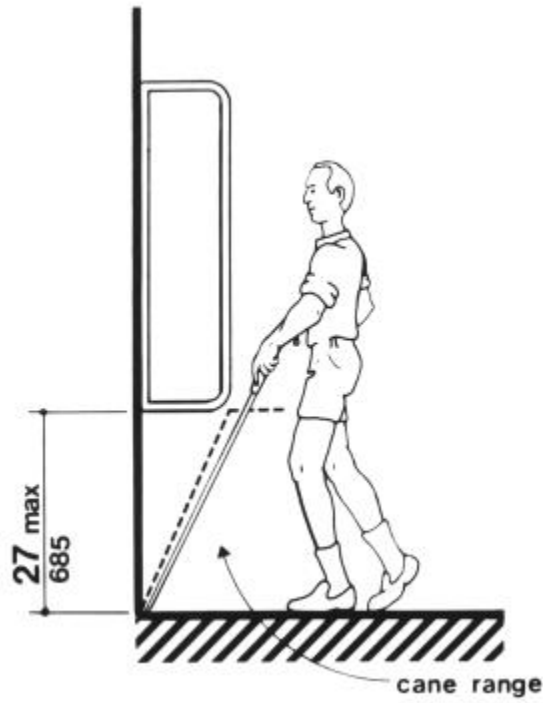
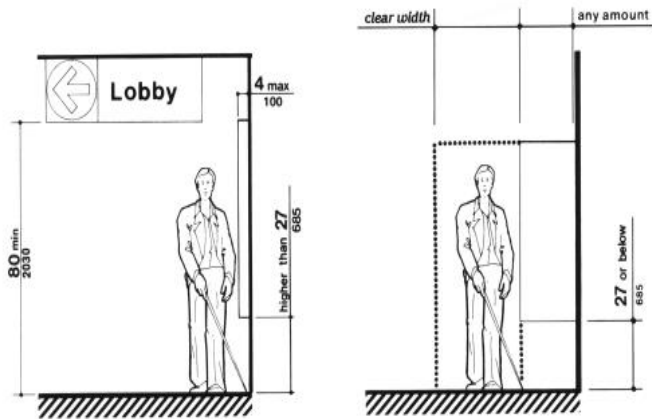
Maintain 44"-36" wide route when walls are installed

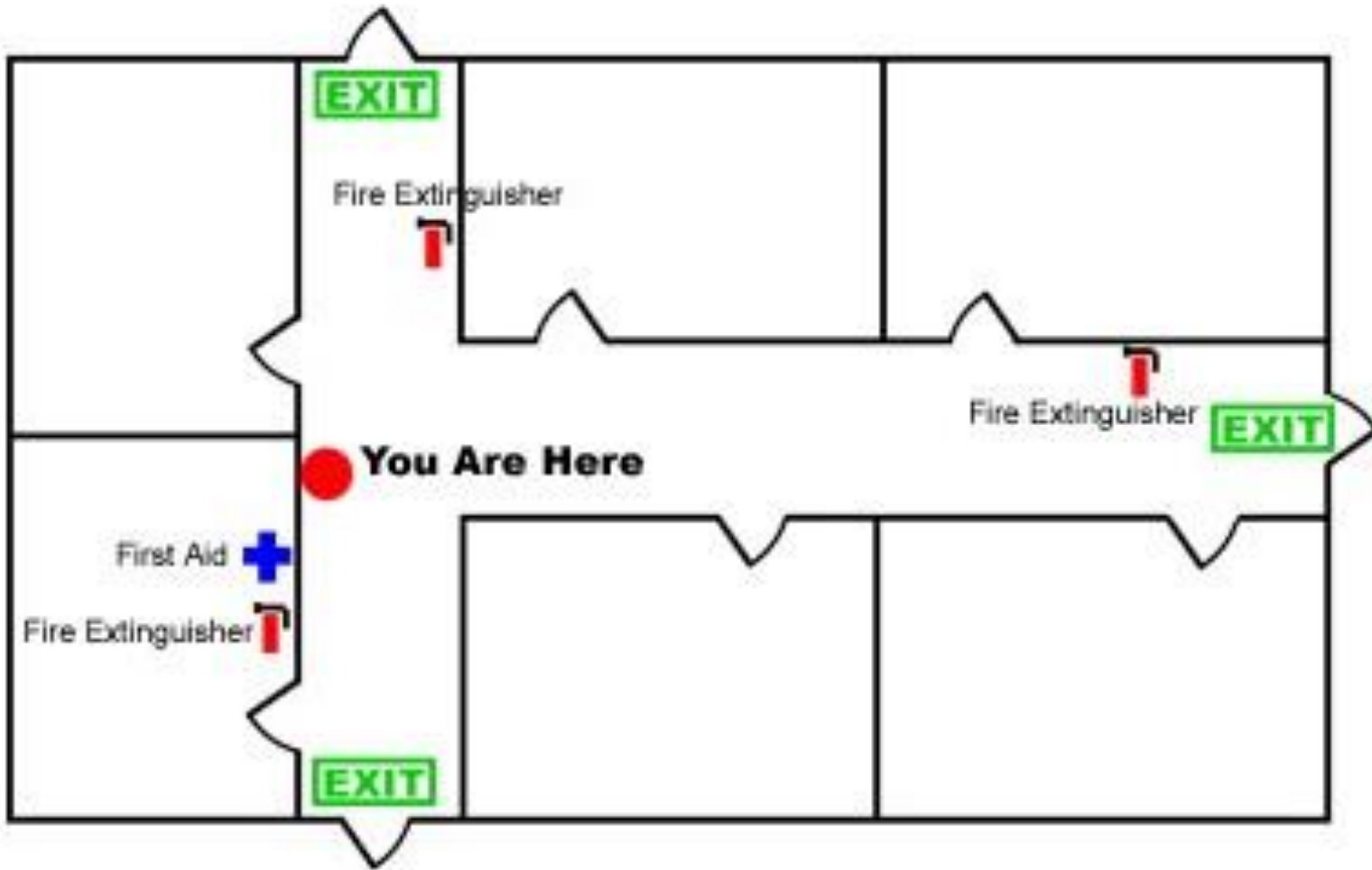


Maintain 44"-36" wide route when walls are installed



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements

2019
CBC 1007.3

CBC
1133B.4

CBC
1009.4

Section 15
Accessible Stairs

- a) All stair cases shall be properly identified with Tactile Braille signage.
- b) Proper head room clearance of 80" shall be provided in the stair enclosure.
- c) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.
- d) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".
- e) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.
- f) The landings shall have a minimum length the same as the width of the stairs.
- g) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.
- h) The stair treads shall be slip resistant.
- i) The stair risers shall be closed.
- j) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.
- k) There shall be minimum 1 ½" space between handrails and walls.
- l) The stairs shall comply with the code at time of construction.
- m) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.



This riser height is compliant



This riser height is compliant



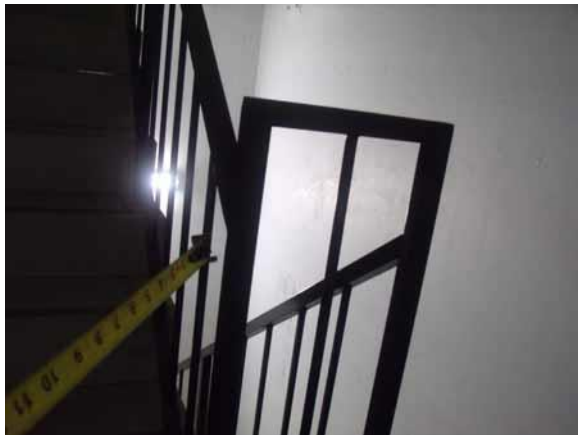
This step depth is compliant



This meets time of construction



Provide handrails on both sides of stairs



Provide proper handrail extensions



This step depth is compliant



This handrail height is compliant/size is not compliant



Gaurdrails is not 42" high minimum



Provide cane detection for protruding water valve Typical



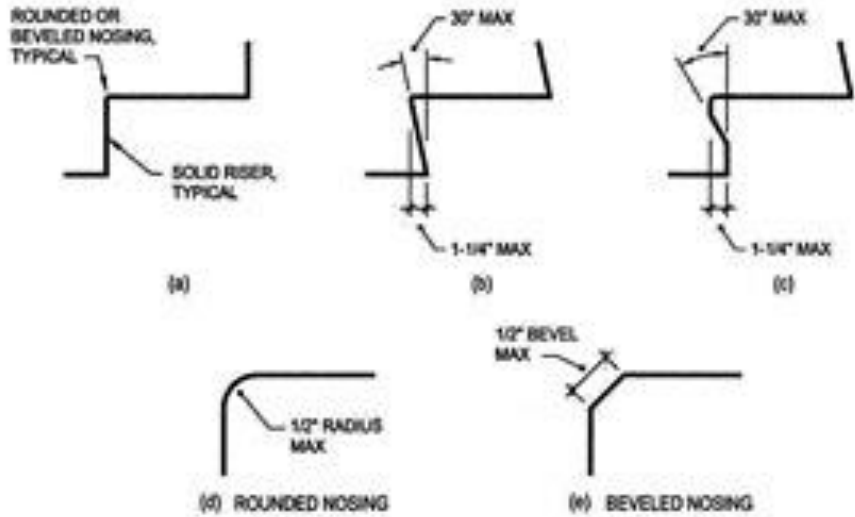
Stair width meets time of construction



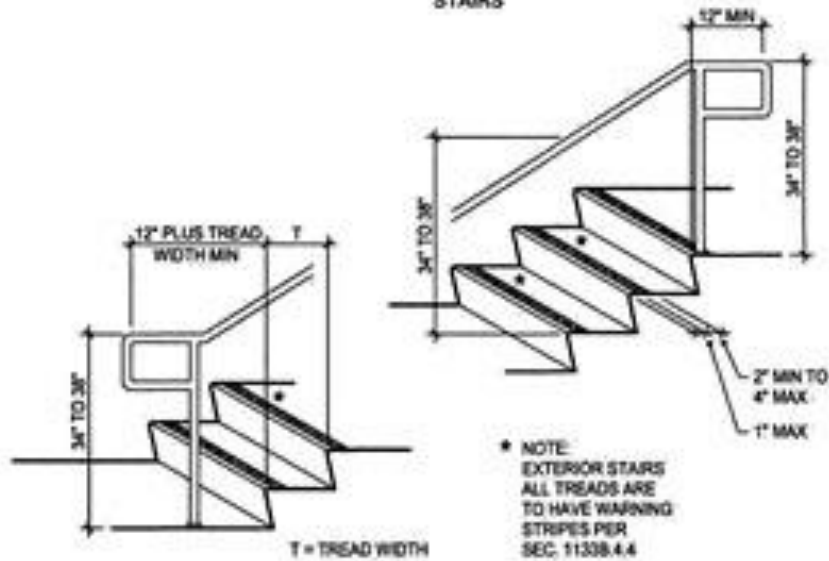
Provide handrails on both sides of stairs



Provide proper floor Braille identification sign

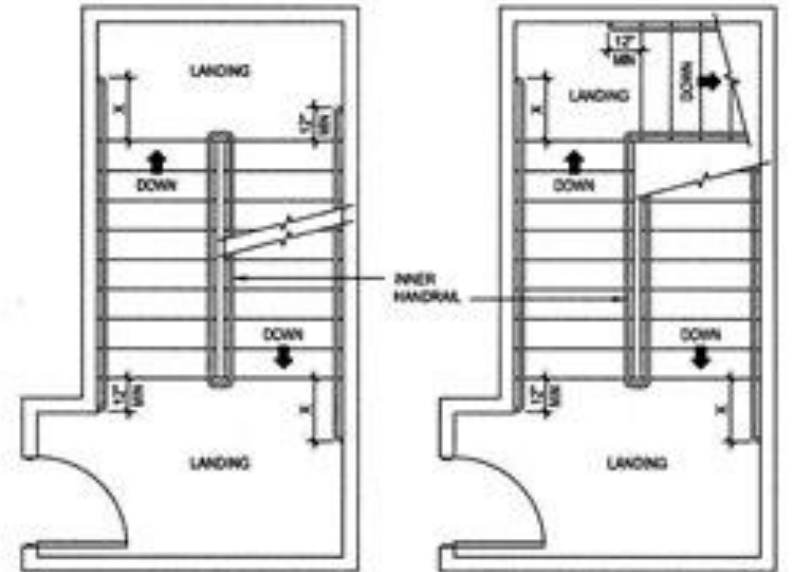


STAIRS



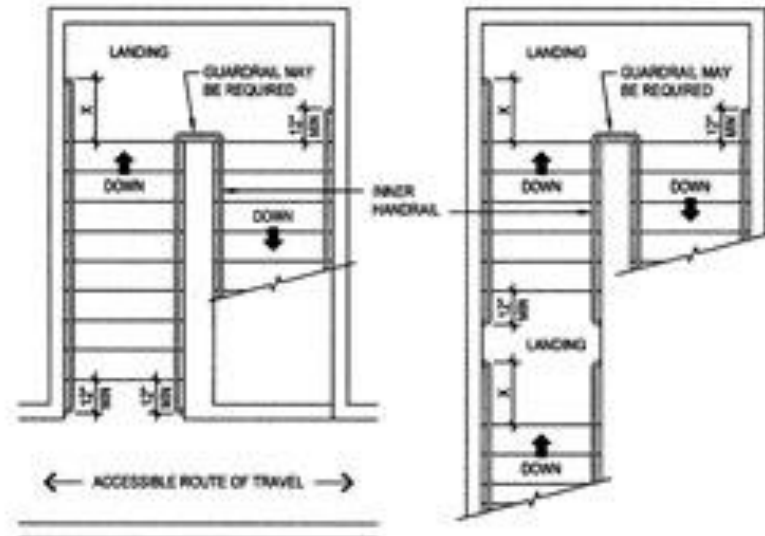
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

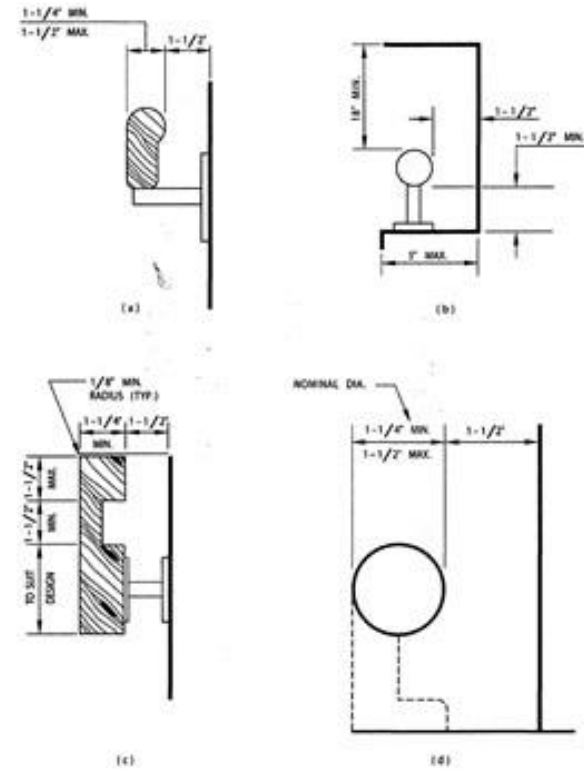
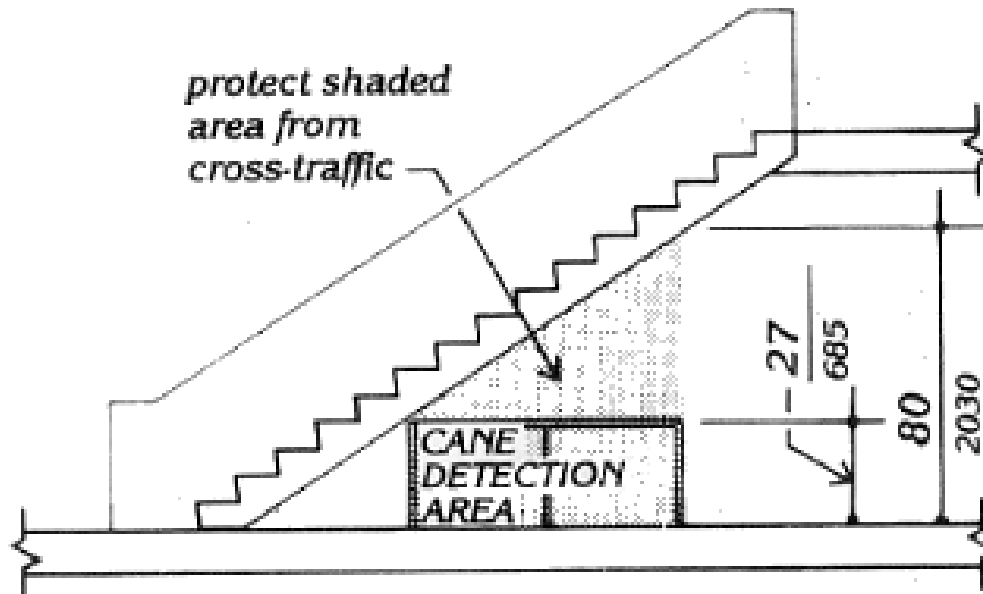


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 16
Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.
- l) The electric controls shall not be located higher than 48



This counter height exceeds 34" high



This counter height is compliant

<p>2019 CBC 11B-309</p>	<p>inches or lower than 15 inches above the finished floor.</p> <p>m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.</p>	
<p>2010 ADA 309</p>	<p>n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.</p> <p>o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")</p>	
<p>2010 ADA 904</p>	<p>p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?</p> <p>q) At least one of each type of facility provided shall comply with this section for reach ranges.</p>	
<p>2019 CBC 11B-228.2</p>	<p>r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.</p> <p>s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.</p>	
<p>2019 CBC 11B-302.2</p>	<p>t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.</p> <p>u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.</p> <p>v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.</p> <p style="text-align: center;"><u>ATM Machines</u></p> <p>w) A clear floor or ground space shall be provided.</p>	

**2019 CBC
11B-707.2**

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

- a) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

- b) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

- c) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

- d) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

- e) Speech shall be recorded or digitized human, or synthesized.

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

**2019 CBC
11B-707.5**

- f) Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.

**2019 CBC
11B-707.6**

- g) Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.
- h) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.
- i) EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.
- j) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

**2019 CBC
11B-707.8**

EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.

- k) At least one tactilely discernible input control shall be provided for each function.
- l) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.
- m) Where membrane keys are the only method of input, each shall be tactilely discernible from surrounding surfaces and adjacent keys.
- n) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.

o) The number five key shall be tactilely distinct from the other keys.

p) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.

q) Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols

r) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

s) The display screen shall comply.

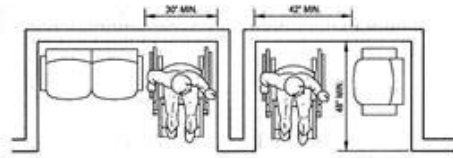
EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

t) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.

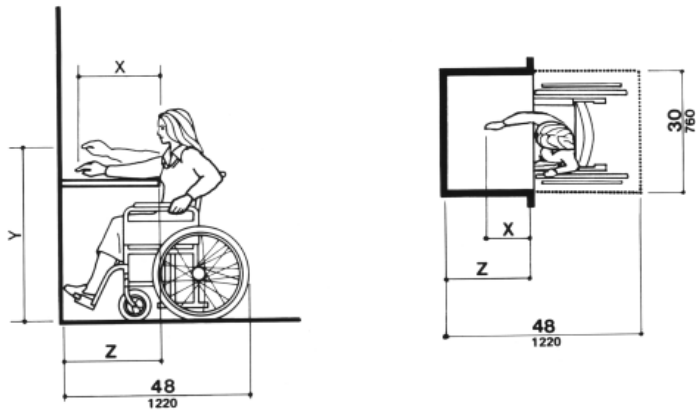
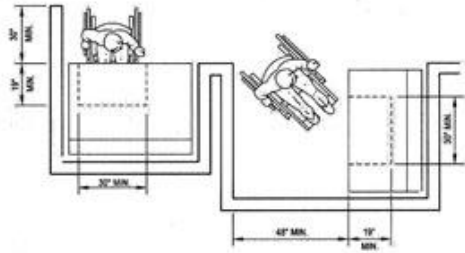
u) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".

v) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

w) Braille instructions for initiating the speech mode shall be provided.



← ACCESSIBLE PATH OF TRAVEL →



The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)

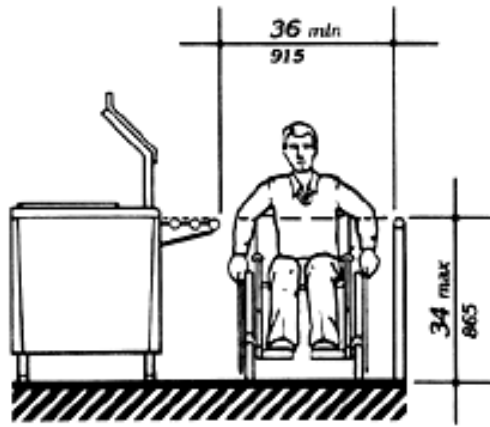
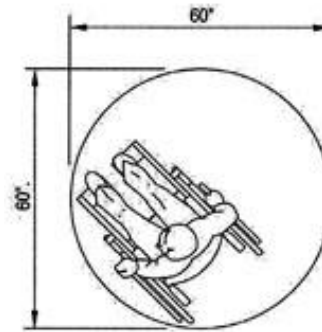
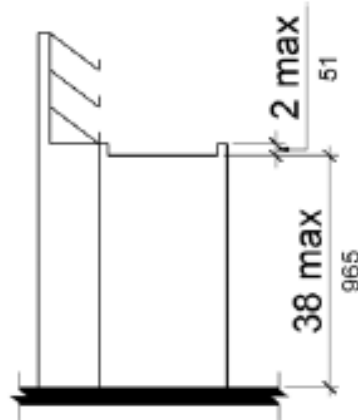
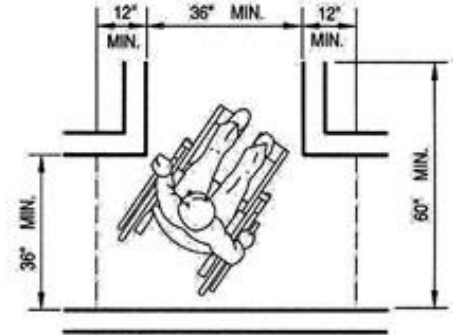


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

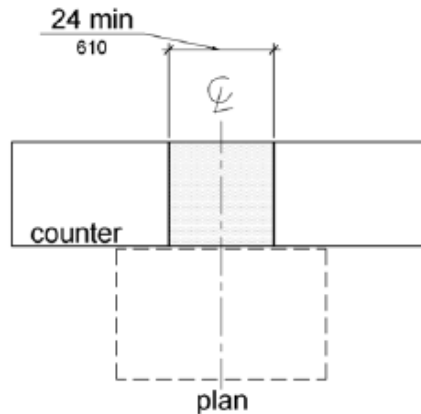


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

3. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
4. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

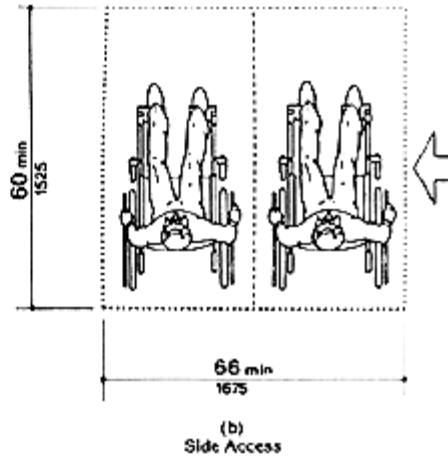
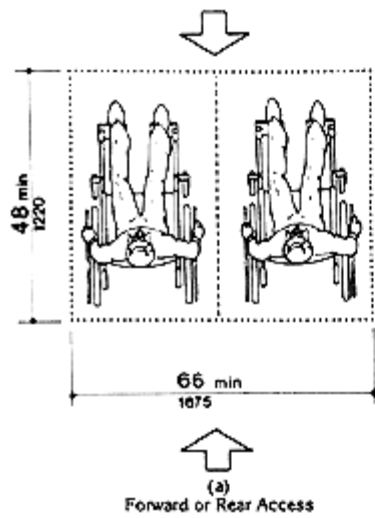
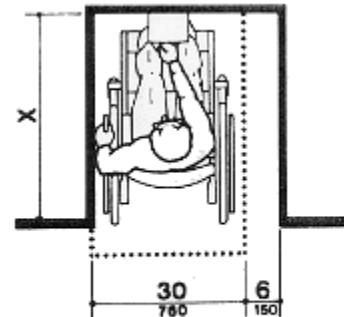
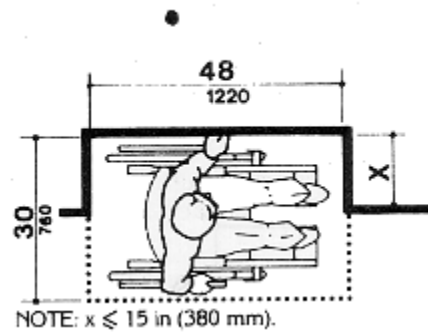
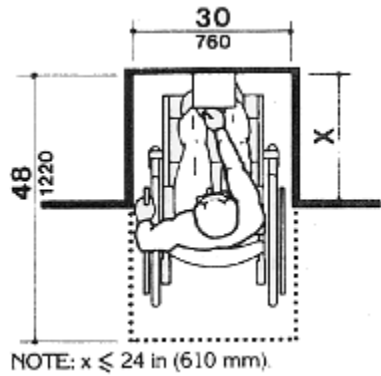
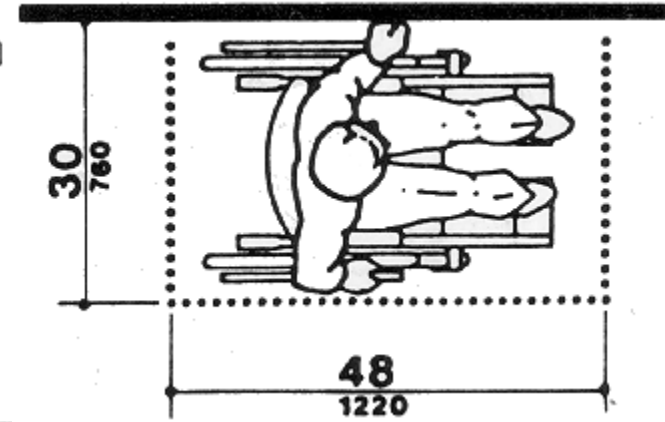
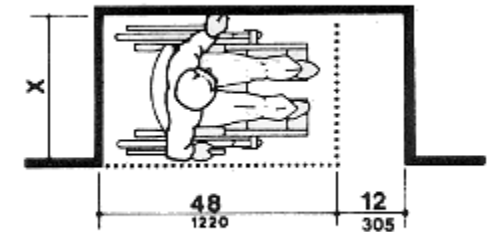


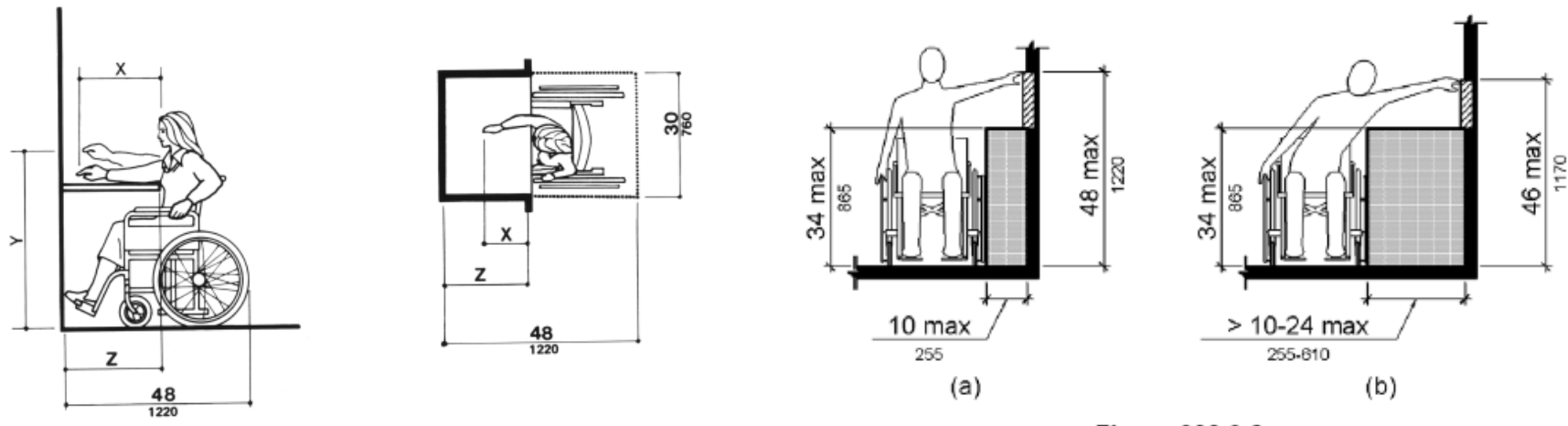
Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series



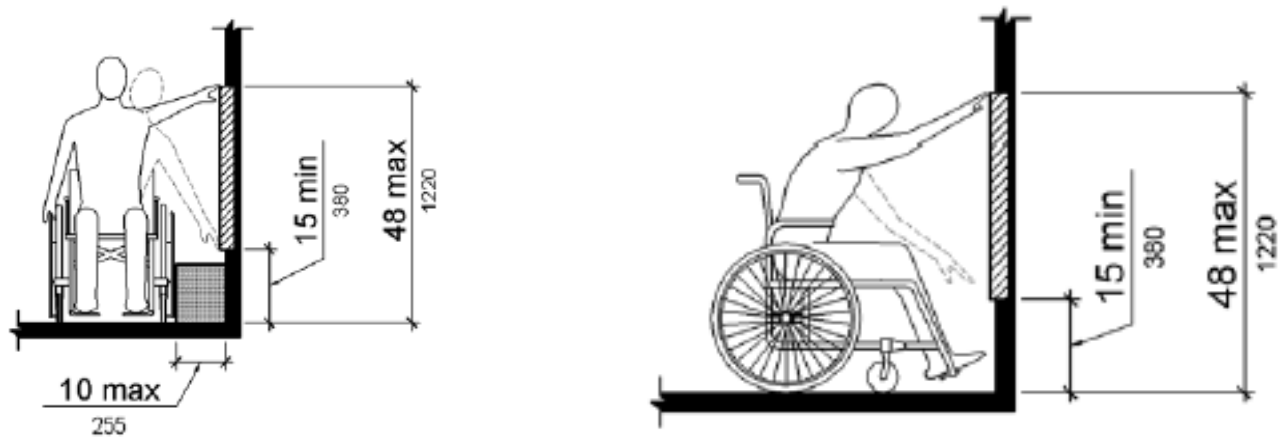
NOTE: If $x > 24$ in (610 mm), then an additional maneuvering clearance of 6 in (150 mm) shall be provided as shown.



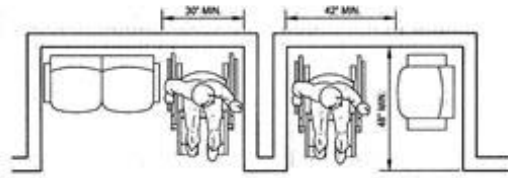
NOTE: If $x > 15$ in (380 mm), then an additional maneuvering clearance of 12 in (305 mm) shall be provided as shown.



The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



◀ ACCESSIBLE PATH OF TRAVEL ▶

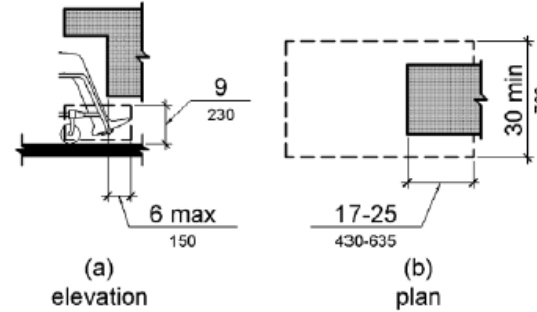
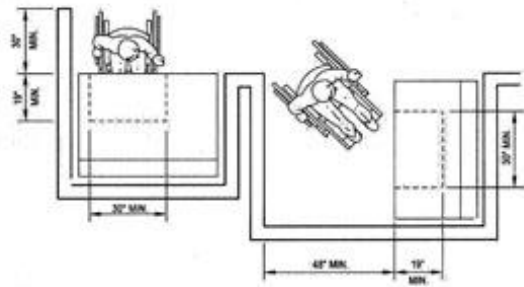


Figure 306.2 Toe Clearance

Knee and toe clearance shall be thirty inches (30”) inches wide minimum.

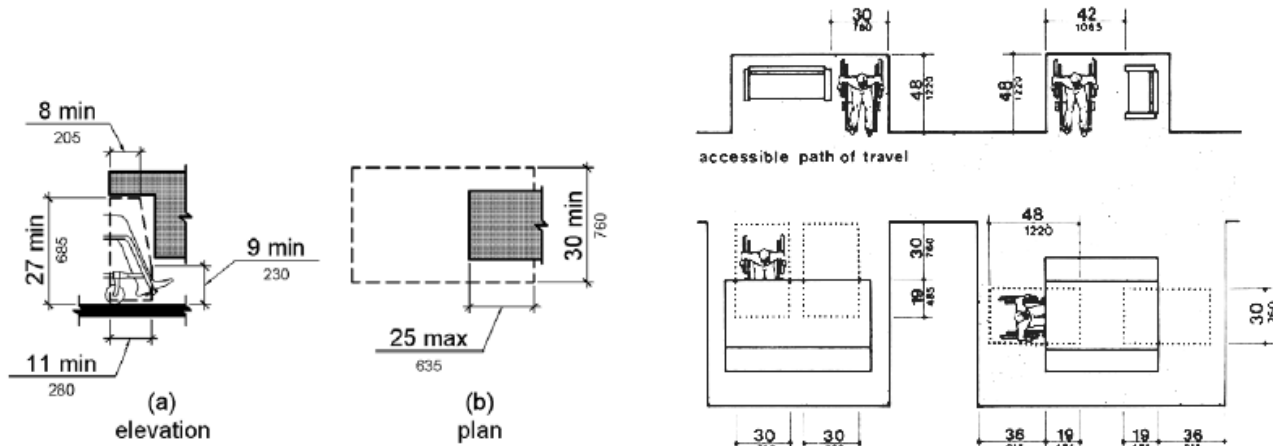


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

Section 17
Men's Restroom

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.

1989 CSAS 2-511

CBC 1117B.5

1989 CSAS 2-3304

2010 ADA 603

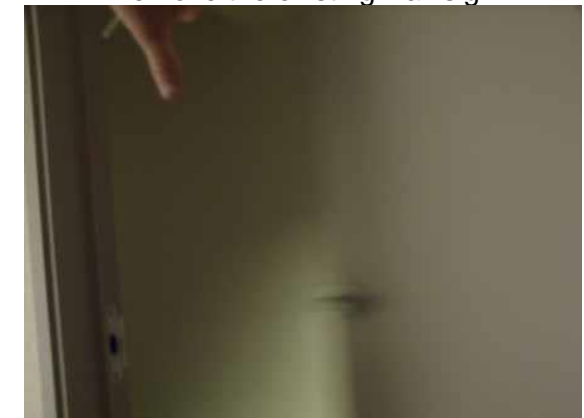
2010 ADA 601



This door hardware is compliant



Remove the existing wall sign



This door closing speed exceeds allowable

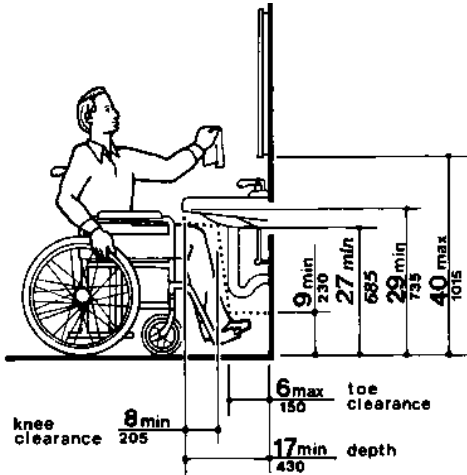
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Provide proper knee clearance under the lav



This lav offset is compliant



This clear opening width is compliant

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

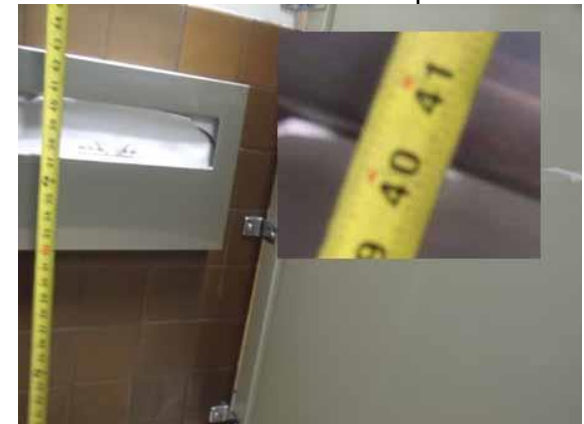


This toilet seat height is compliant



This toilet offset is compliant

**2019
CBC
11B- 603**



This toilet seat cover dispenser height is compliant

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

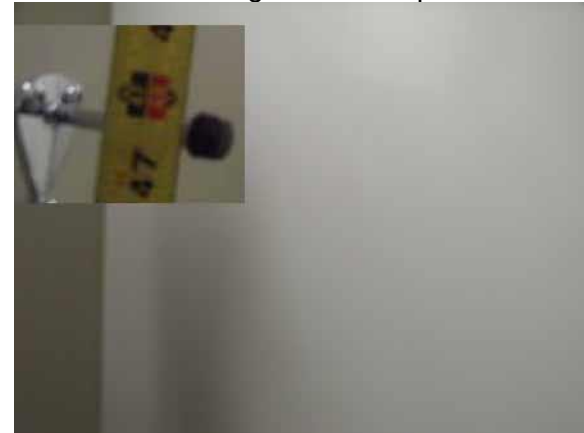
- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



These heights are compliant



This coat hook height is compliant



Repair the floor slope to be 2.08% maximum

Toilet Transfer Area

**1989
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

**CBC
1115B.4**

**1991
ADA
4.16**



This urinal exceeds 17" to top of rim

**CBC
1115B.3**

**1991
ADA
4.22**



This width shall be 36" wide minimum

**CBC
1115B.4**



Properly locate the toilet paper



Properly locate the rear grab bar/stall width is compliant



This side grab bar location is compliant



Overall Entrance area



Overall stall area



Overall Lav area



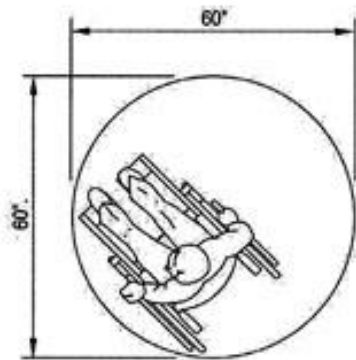
This depth requires 36" wide alcove



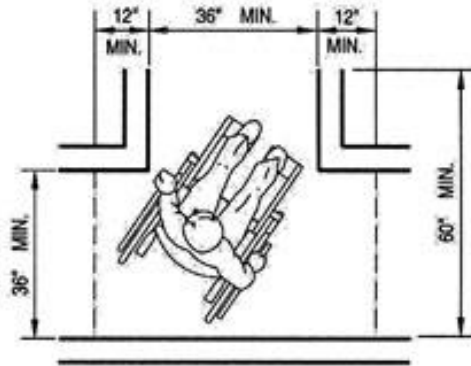
Overall Urinal area



Repair the floor area where it exceeds 2.08% maximum slope



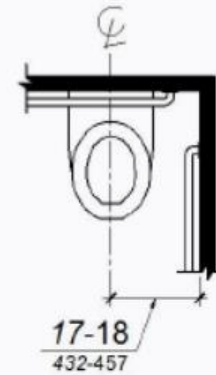
(a) 60 INCHES DIAMETER SPACE



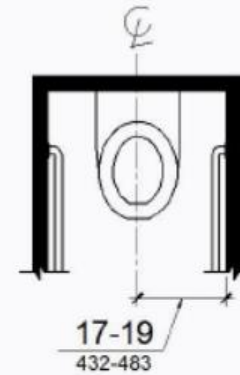
(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



(a) wheelchair accessible water closets



(b) ambulatory accessible water closets

FIGURE 11B-604.2 WATER CLOSET LOCATION

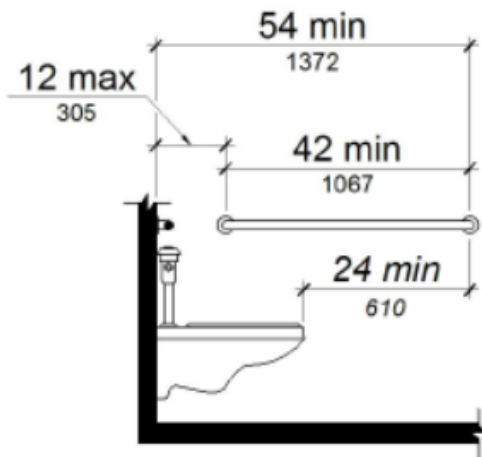


FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

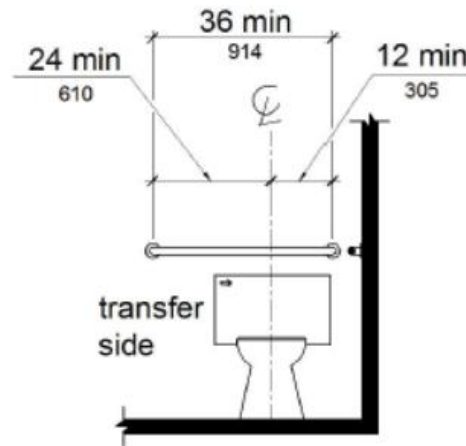


FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

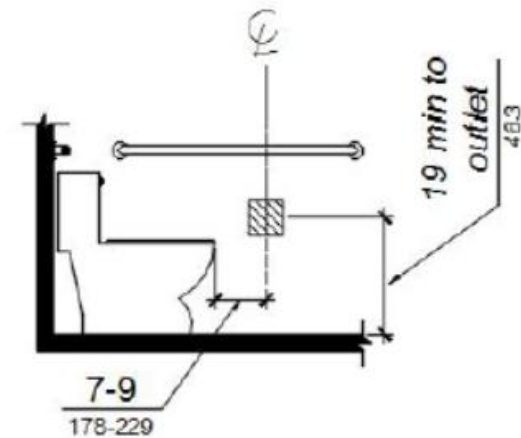


FIGURE 11B-604.7.1 DISPENSER OUTLET LOCATION

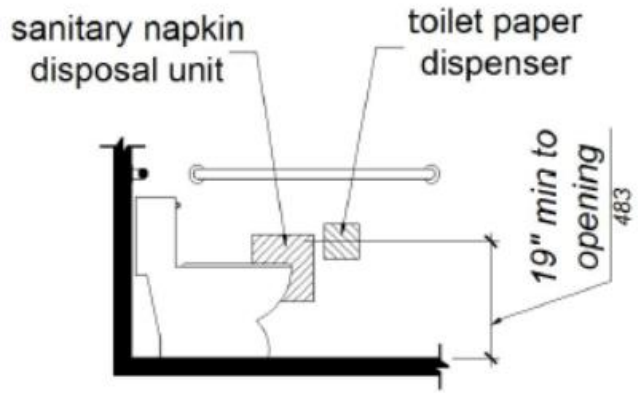


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

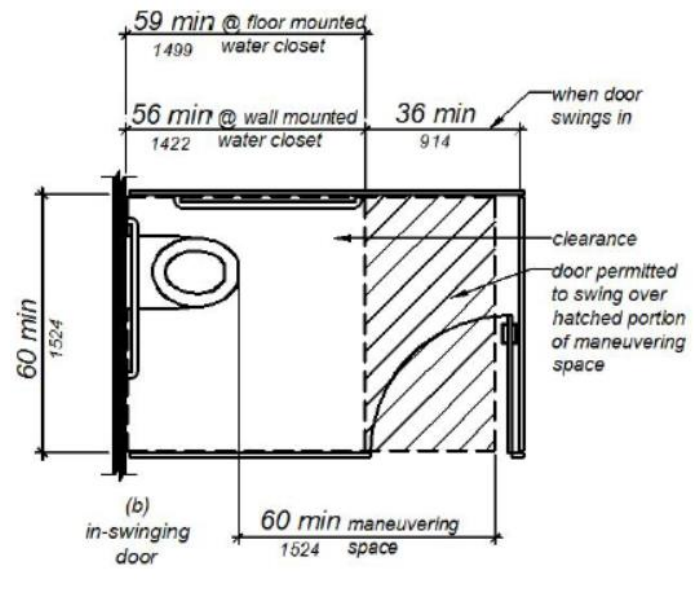
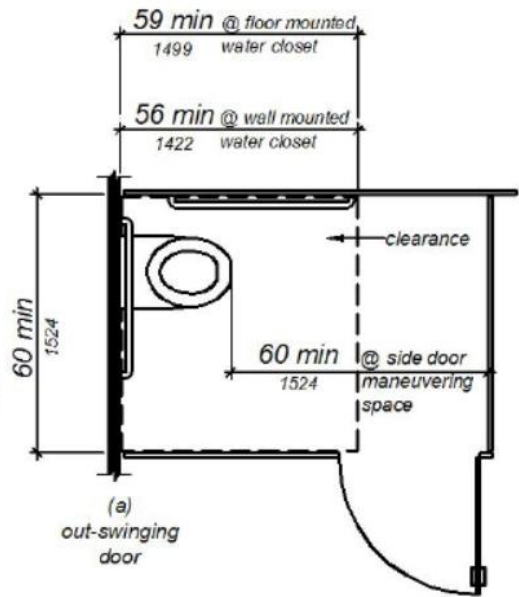


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

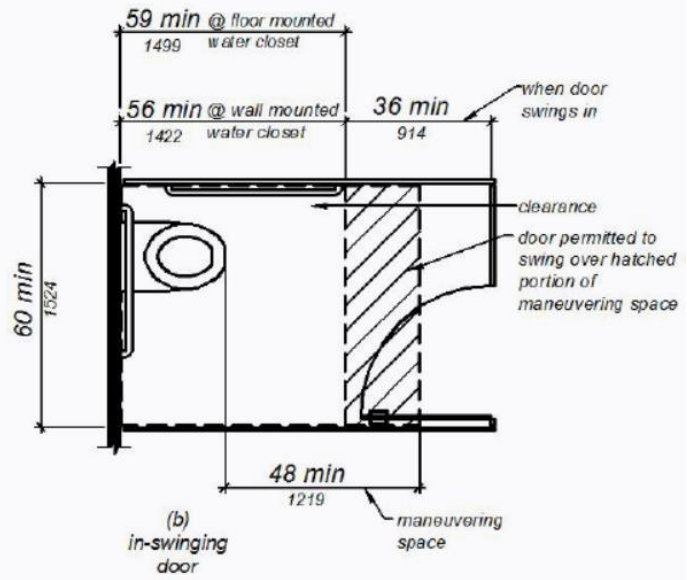
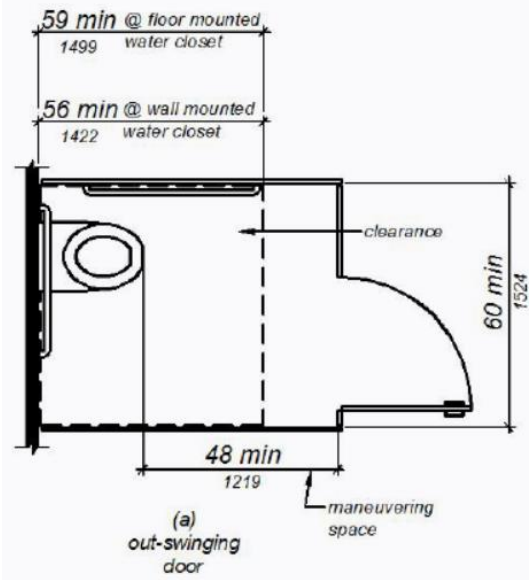


FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

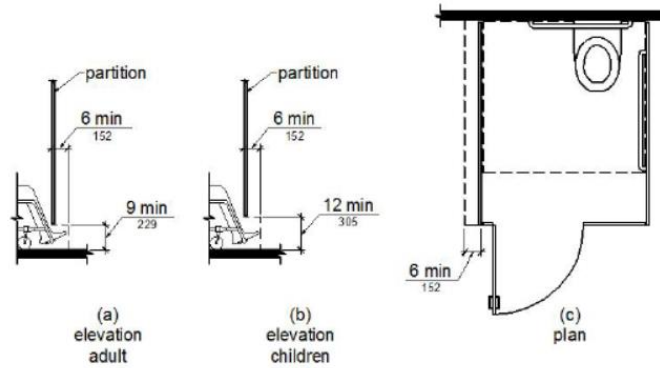
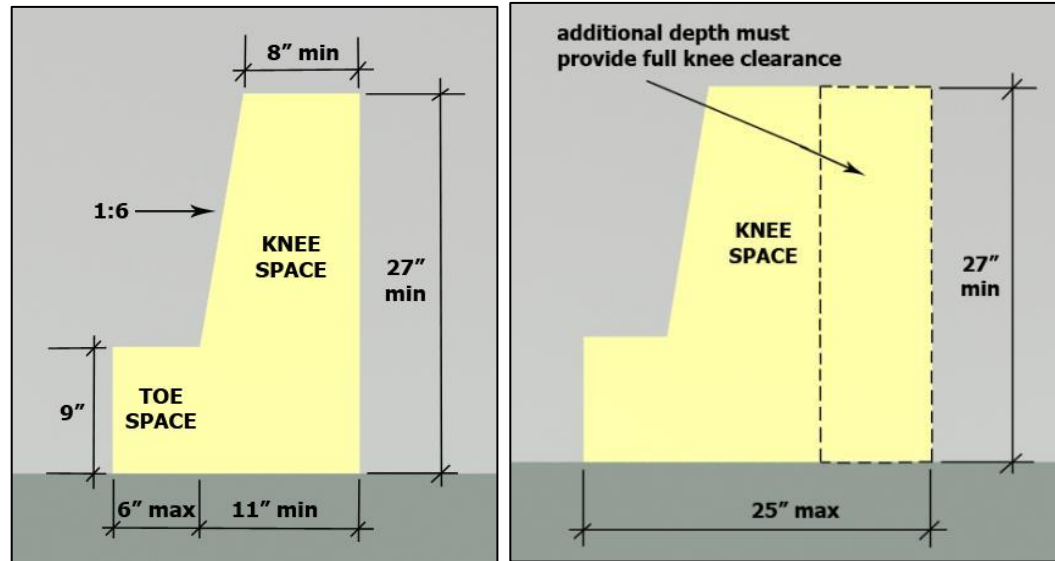


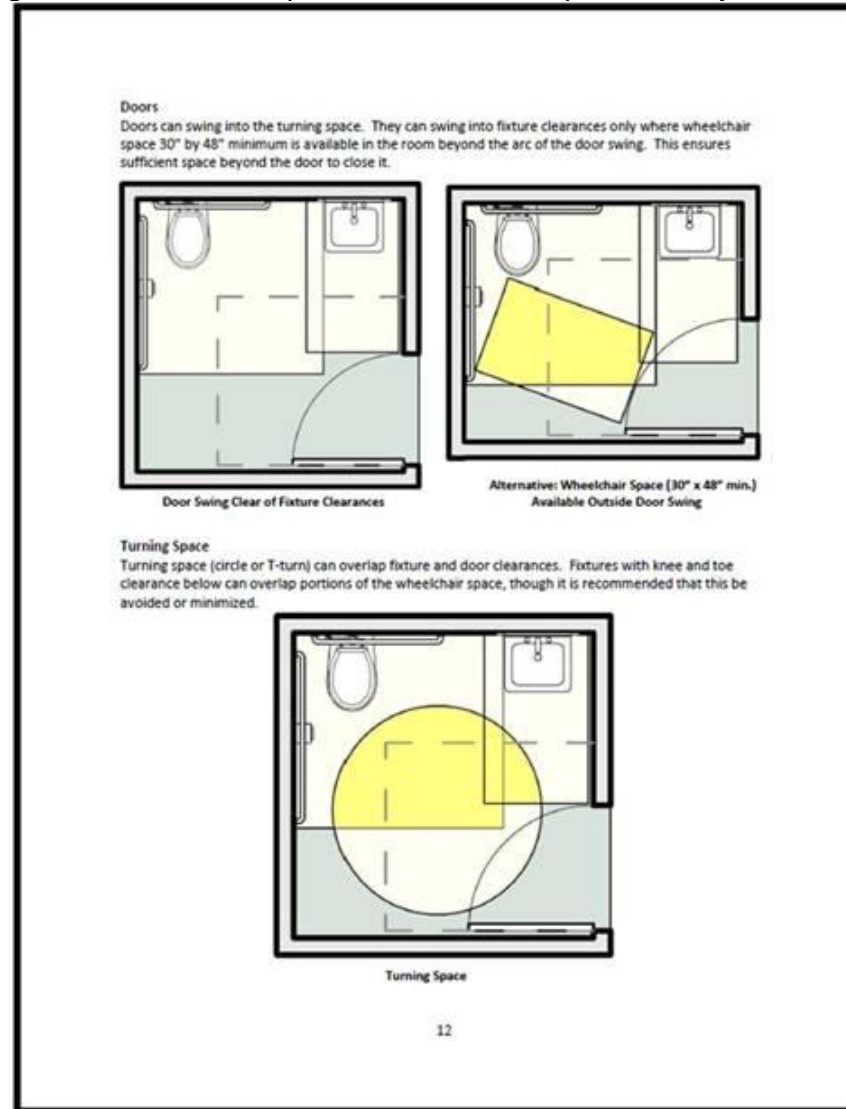
FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

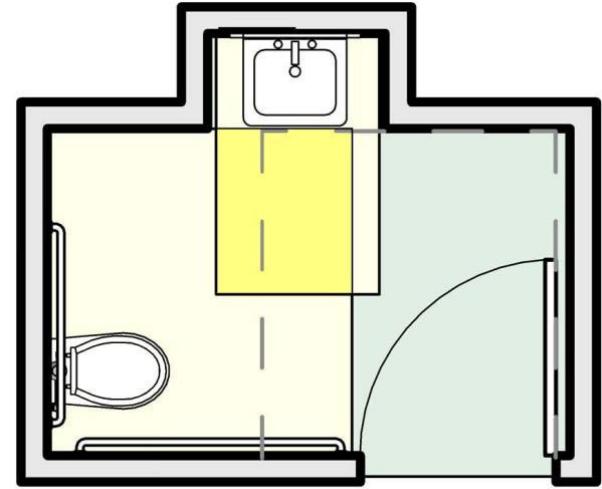
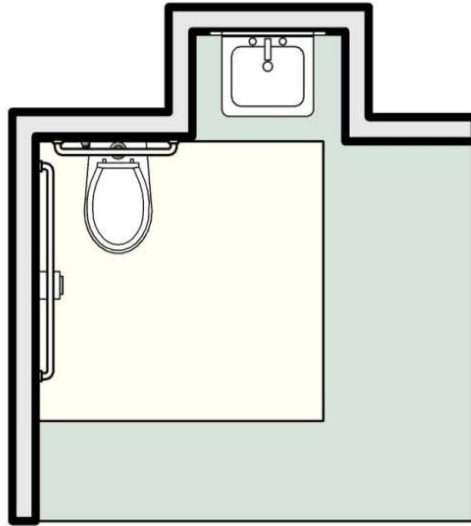
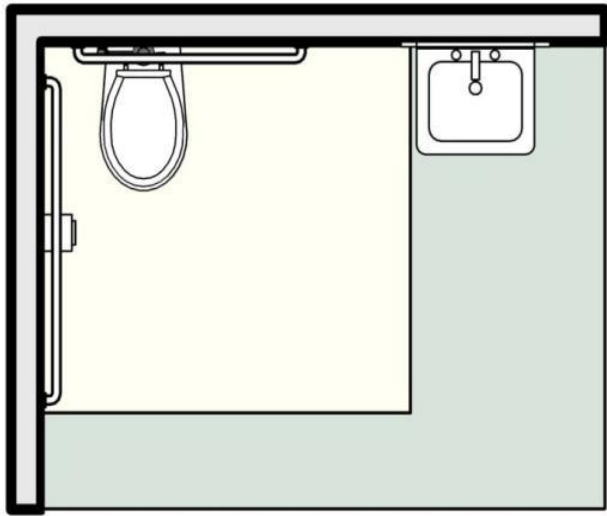


ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

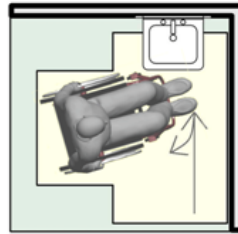
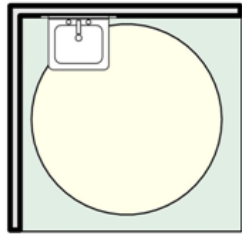
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



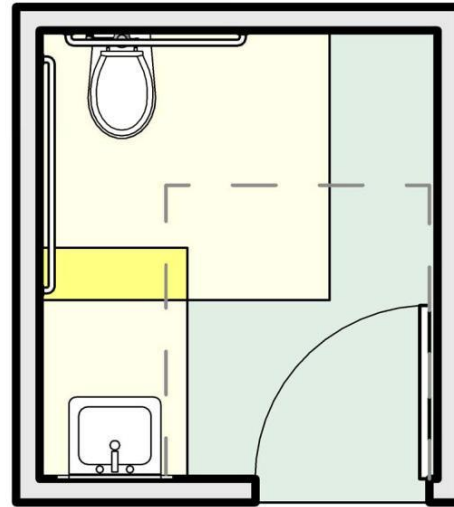


Turning Space

60" Diameter circle or "T" turn
(elements with knee/toe clearance can overlap)



T-Turn: overlap limited to one segment



Code reference in this section is general and not in line with statements

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

Section 18
Women's Restroom

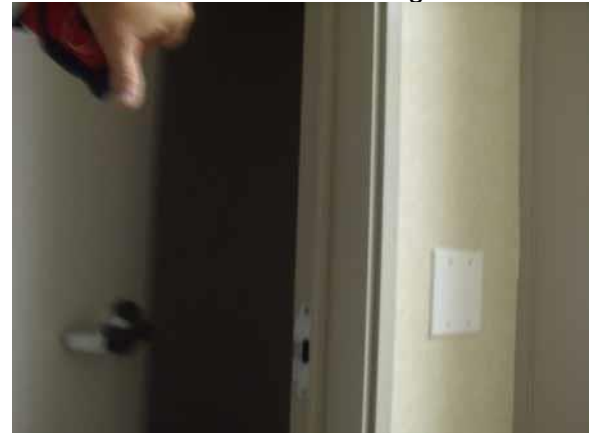
- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



This hardware is compliant



Remove the wall sign



This door operation exceeds allowable

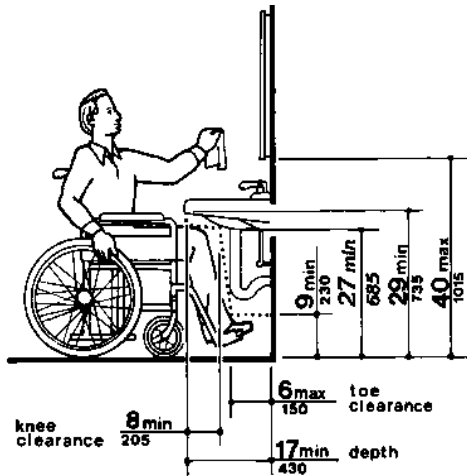
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Provide a coat hook at 48" maximum high



This toilet seat cover height is compliant



These controls require twisting and pinching to operate

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



Provide proper knee and toe clearance under the lav



This lav offset is compliant



This soap height is compliant

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) An 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This mirror height is compliant



This access width is compliant



This hardware is compliant

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

1982
CSAS
2-11(a)8

CBC
1115B.4

1991
ADA
4.16

CBC
1115B.3

1991
ADA
4.22

CBC
1115B.4



This toilet offset is compliant



This floor slope exceeds 2.08% maximum allowed



This clear opening width is compliant



These heights are compliant



This toilet seat height is compliant



This coat hook height is compliant



This distance in front of the toilet is compliant



Overall entrance shot



Properly locate the grab bars



This toilet paper location is compliant



Overall entrance area






Overall two stall area



Overall exit path



Overall Lav area

Code reference in this section is general and not in line with statements	<p style="text-align: center;"><u>Section 19</u> <u>Elevators</u></p>	
2010 CBC 1116B	<p>a) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.</p> <p>b) Visual elements shall be at least 2-1/2 inches in the smallest dimension.</p> <p>c) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.</p>	 <p style="text-align: center;">This sign exceeds 60" high</p>
2019 CBC 407	<p>d) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.</p> <p>e) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.</p> <p>f) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.</p>	 <p style="text-align: center;">This opening width is compliant</p>
2010 ADA 407	<p>g) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.</p> <p>h) Door reopening devices shall remain effective for 20 seconds minimum.</p> <p>i) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.</p> <p>j) The platform lifts shall have low-energy power-operated doors or gates.</p>	 <p style="text-align: center;">These heights are compliant</p>

- k) Doors shall remain open for 20 seconds minimum.
- l) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.
- m) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- n) The handrails shall be smooth, and the inside surface at least 11/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



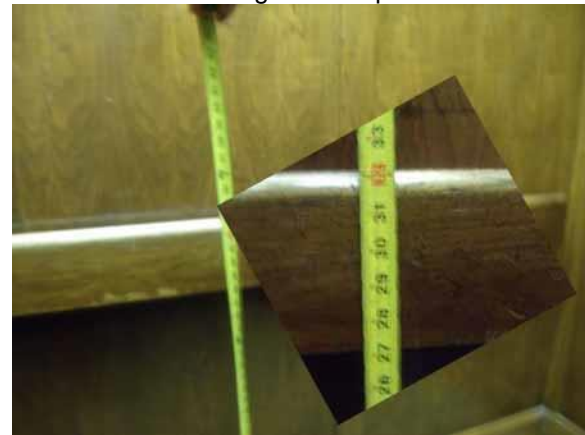
This dimension is compliant



This dimension is compliant without base molding



This height is compliant



This grab bar is compliant

The elevator audible notification is not working

Table 407.4.1 Elevator Car Dimensions (text version)				
Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) ₁	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) ₁	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) ₁	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

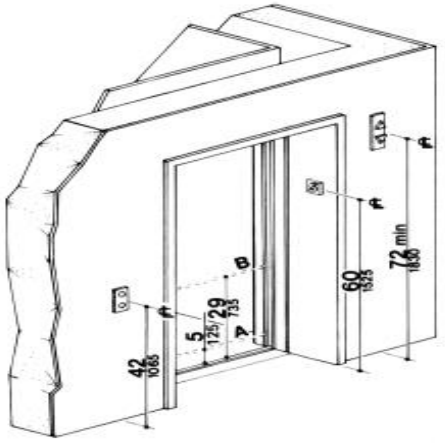


Figure 21

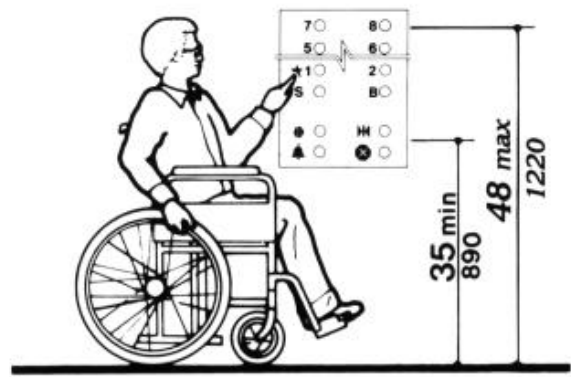


Figure 23(a)(b)

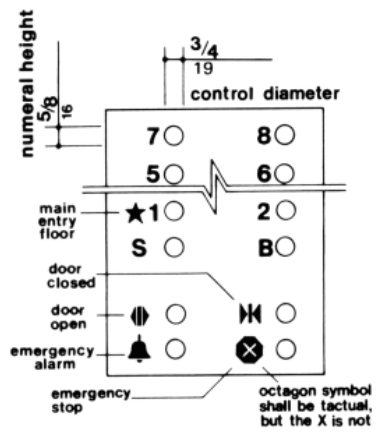
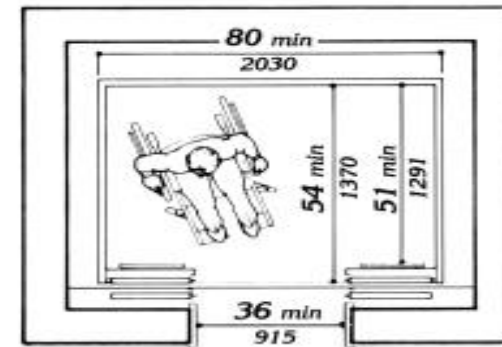
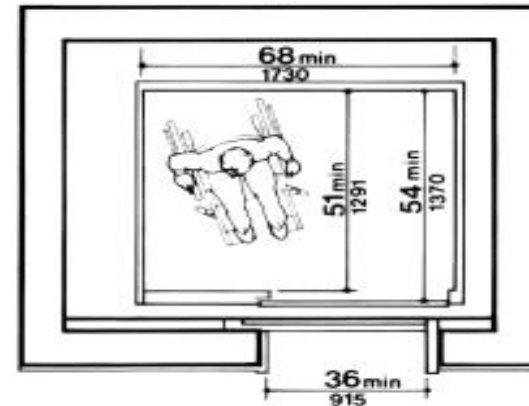


Table 407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells



(a)



(b)

Diagram (a) illustrates an elevator with a door providing a 36 inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36 inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

501 THIRD FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 501 **Third Floor**

Project Location: 501-509 West Weber Avenue
Stockton, CA

CASp Inspector: **Gary D. Layman**

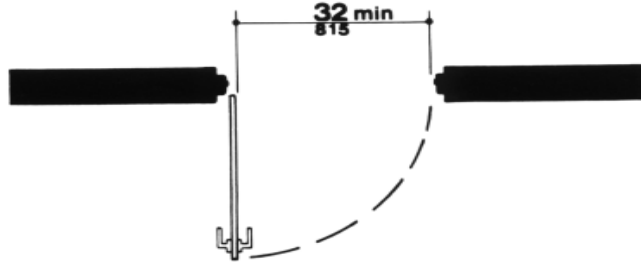
A handwritten signature in red ink, appearing to read "Gary D. Layman", is written over the printed name.

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 20 Accessible Doors

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



2019 CBC
11B-404

2019 CBC
11B-
404.2.9,
Exc 2(c)

- b) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.

2010 ADA
404

- c) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.

- d) The doors or gates threshold shall be less than 1/4" or 1/2" high.

- e) The hand-activated hardware shall be centered between 34" and 44" above the floor.

2019 CBC
11B-404

- f) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.

2019 CBC
11B-202.3

- g) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.



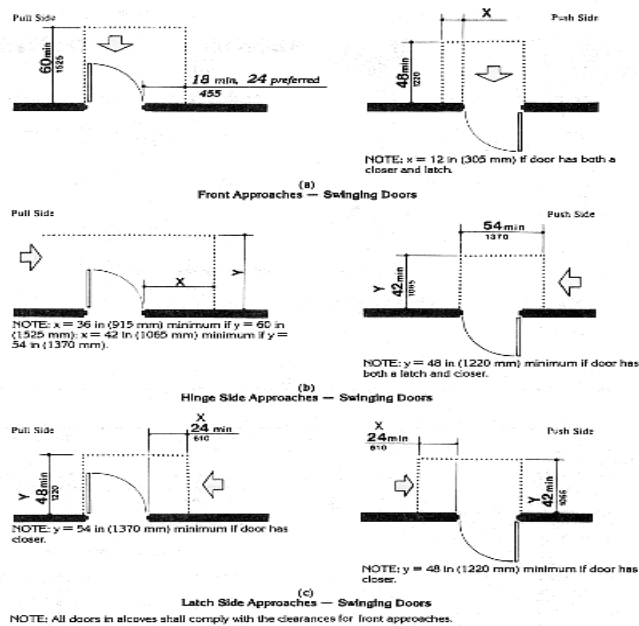
Maintain proper door hardware with alterations



Provide room identifications for all doors with signs for alteration



Provide proper exit stair signs



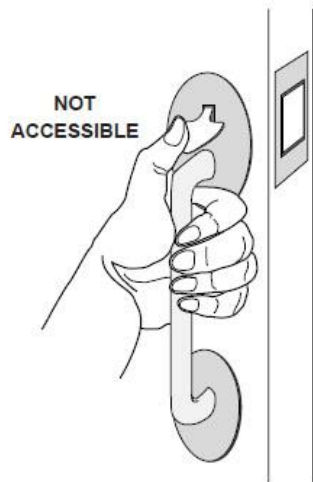
- h) The door or gate shall require 5 lbs. or less for interior, 8 ½ lbs. for exterior and 15 lbs. for fire rated doors of force to open.
- i) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- j) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- k) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- l) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional

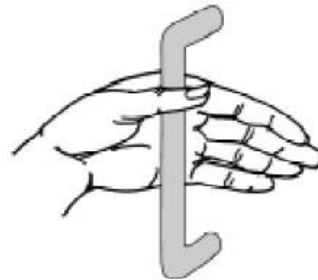
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

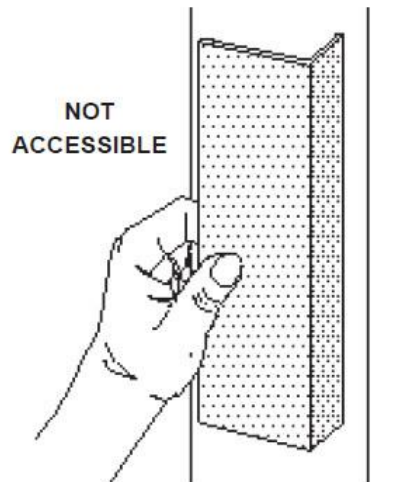
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



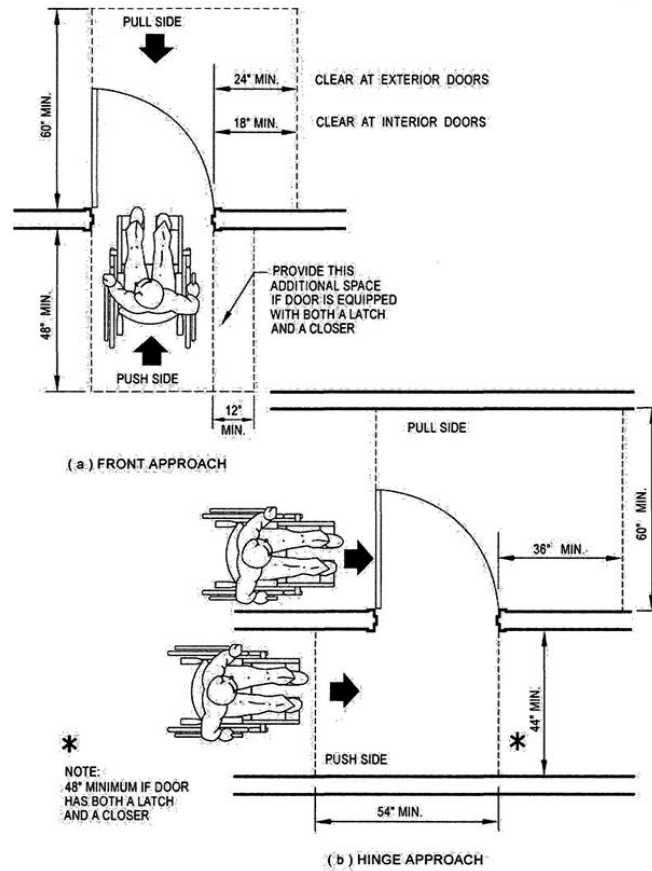
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

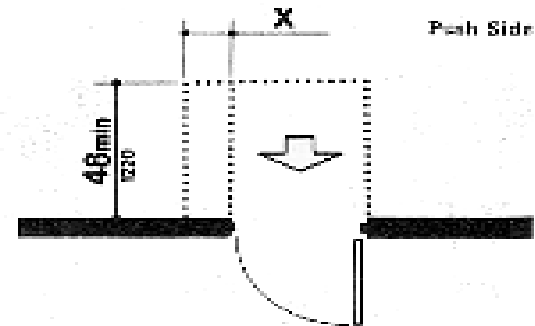
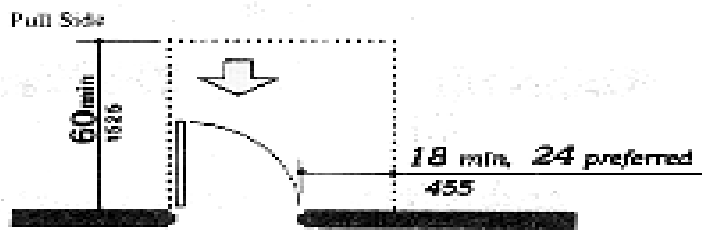


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

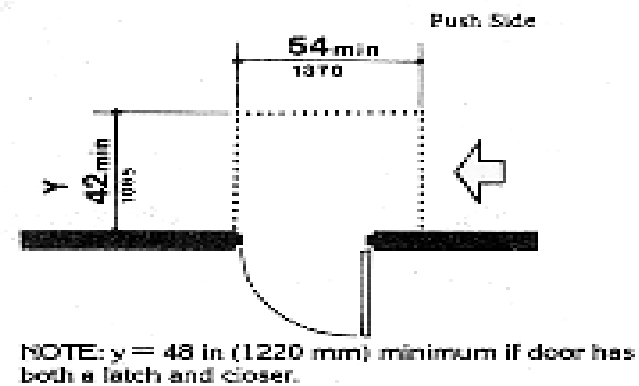
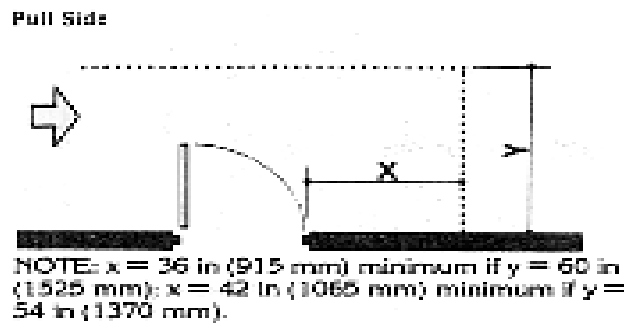
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)

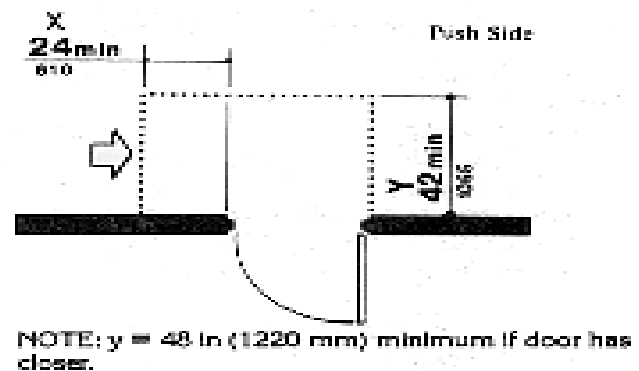
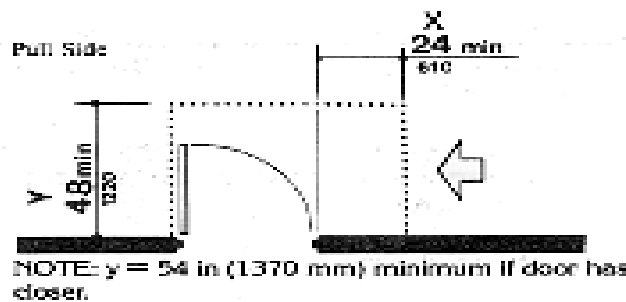


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

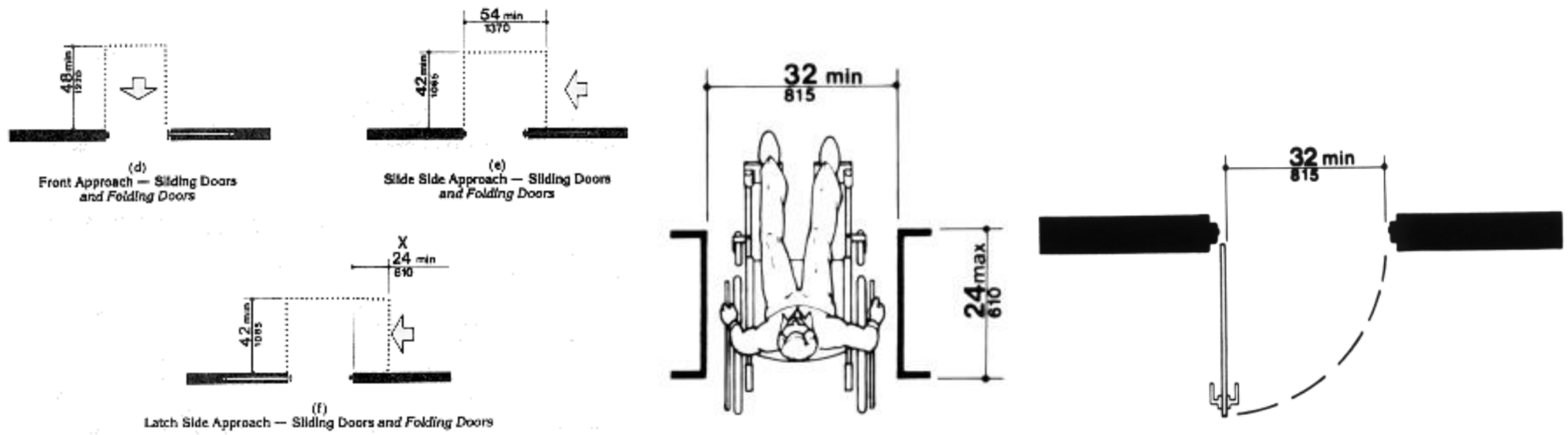


(b)
Hinge Side Approaches — Swinging Doors

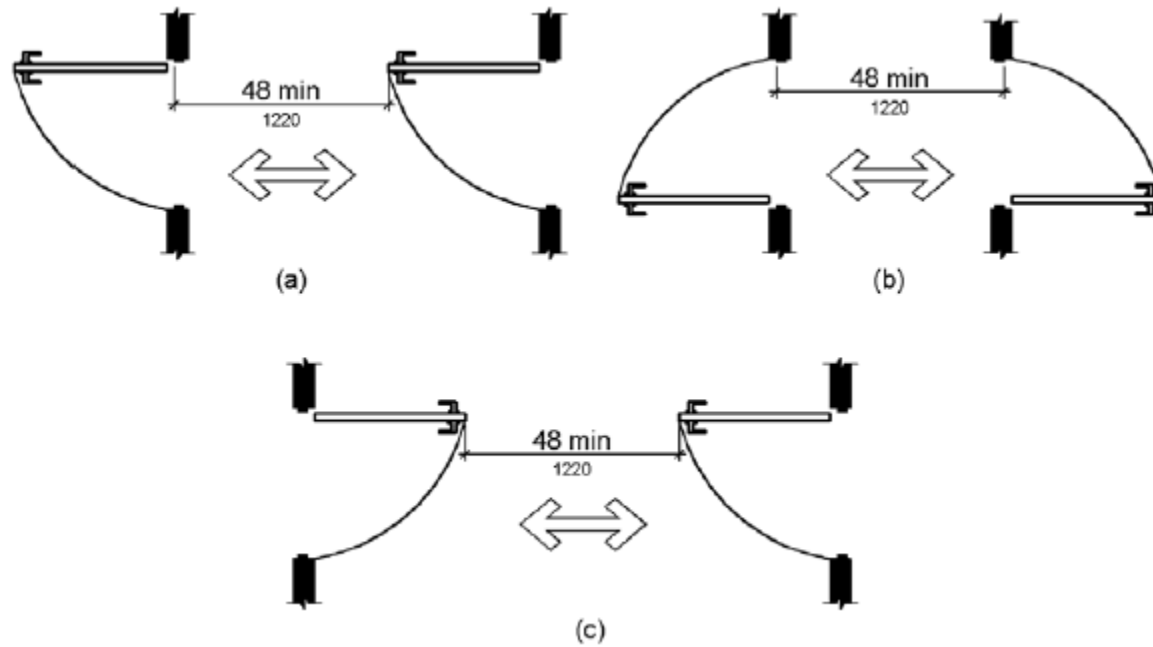


(c)
Latch Side Approaches — Swinging Doors

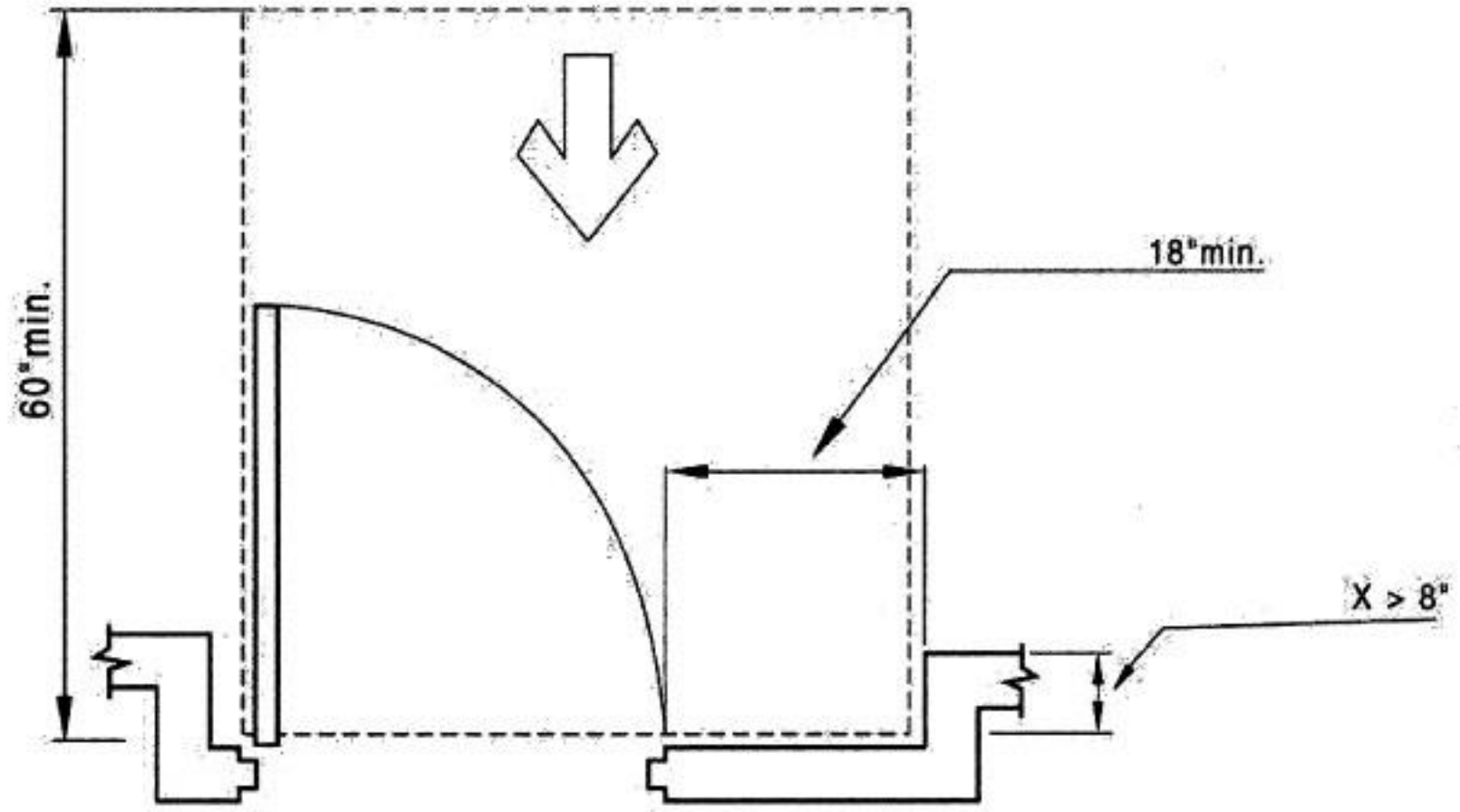
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



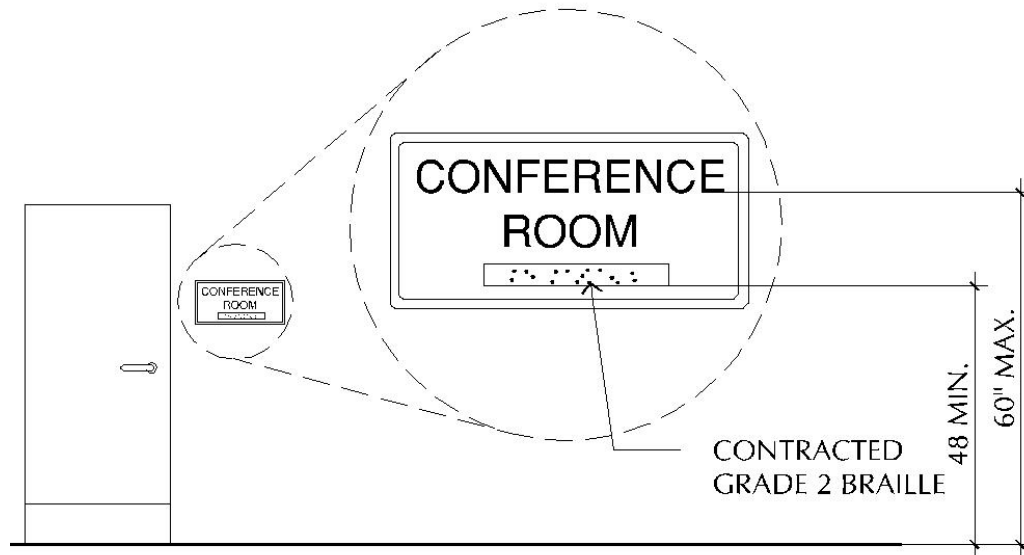
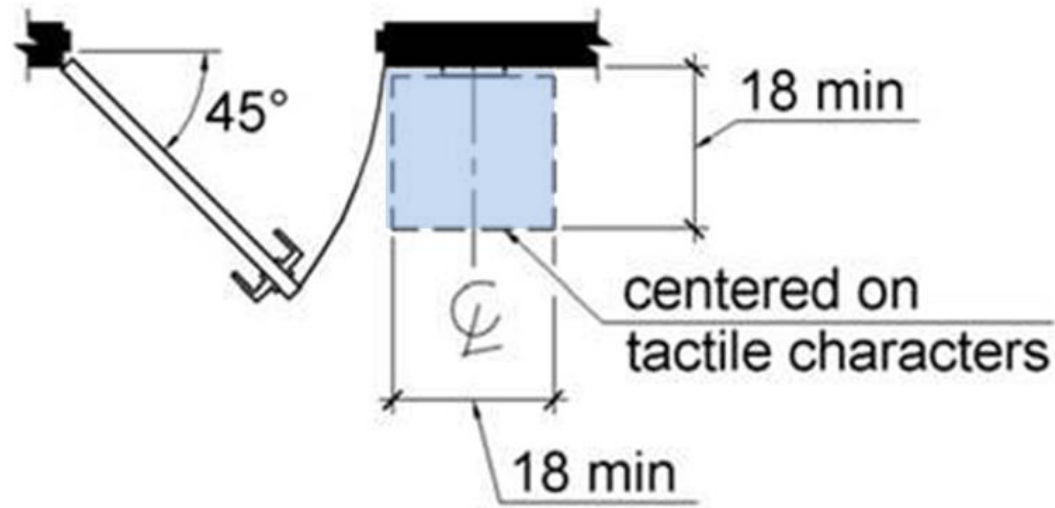
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1984 CSAS 2-522(f)

2010 ADA 403

1984 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

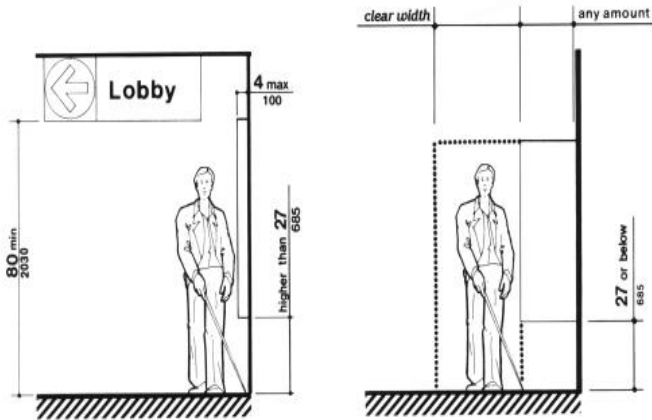
2019 CBC 11B-404

2019 CBC 11B-403

Section 21

Accessible Route from Accessible Entrances

- a) The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.



- b)
- c) There shall be at least 80" of clear headroom along the accessible route.
- d) The Accessible route to rooms and areas shall be clear and unobstructed.
- e) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- f) Emergency devices shall be on an accessible route.
- g) A 60" clear wheel chair area shall be provided.

Maintain a min 36" wide route or 32" min for 24" long max



Maintain a minimum 44" wide route when alterations are performed



Maintain a minimum 44" wide route when alterations are performed



Maintain a minimum 36" wide route to work and seating areas



Maintain a minimum 36" wide route throughout



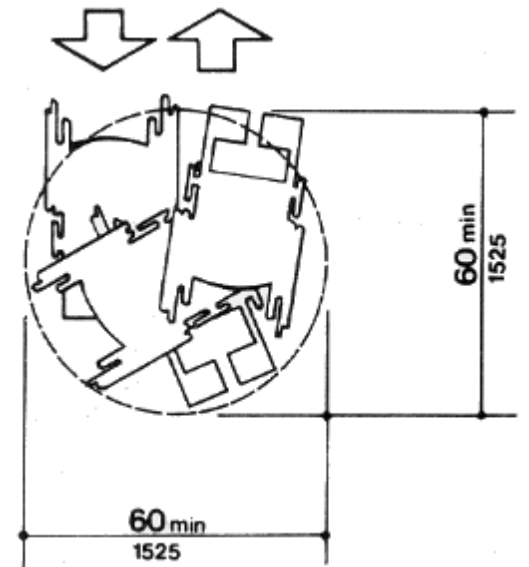
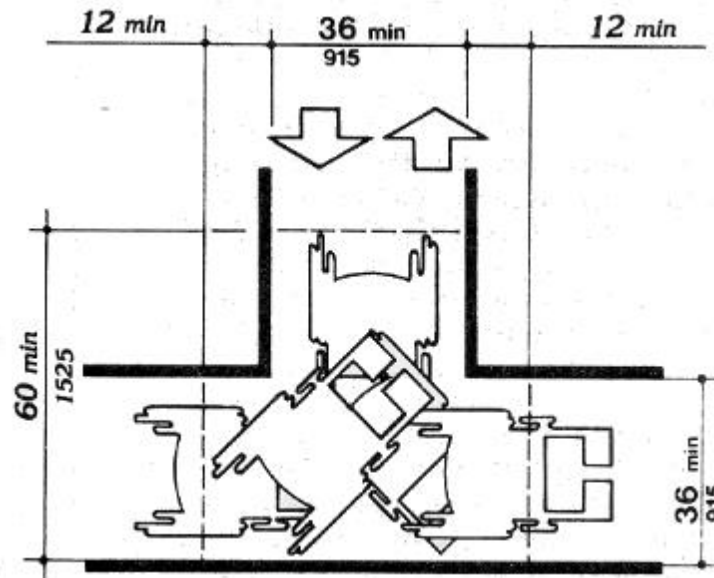
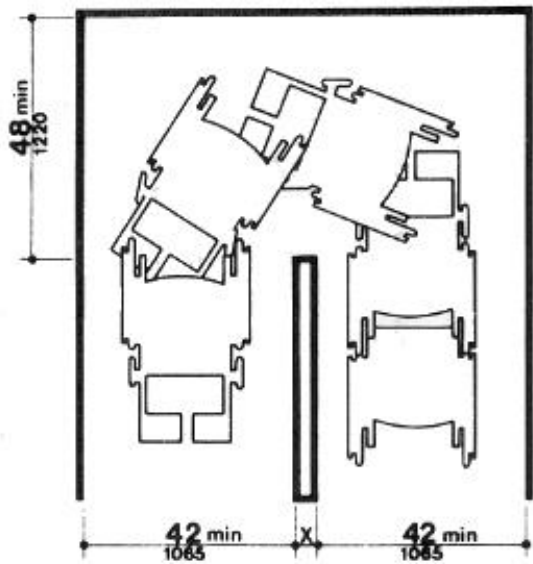
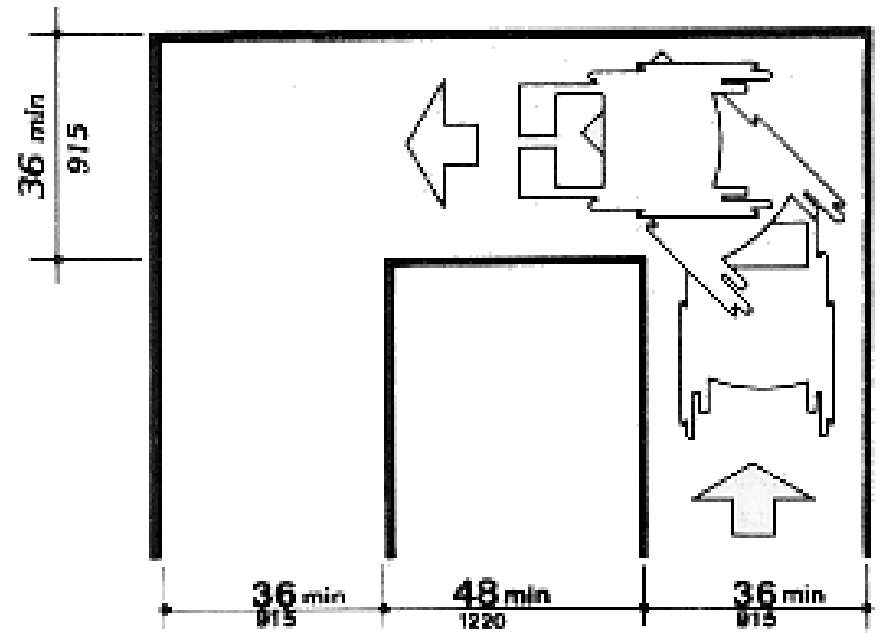
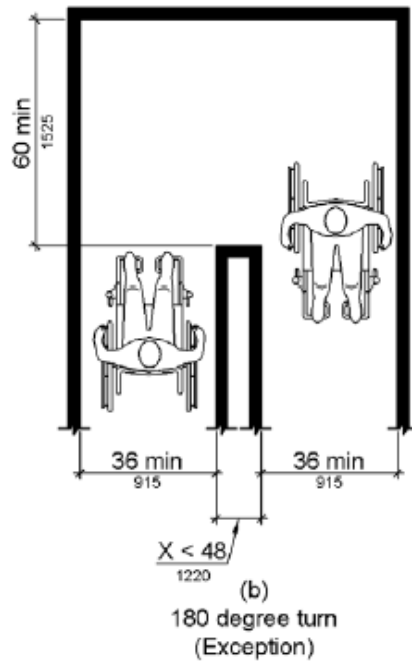
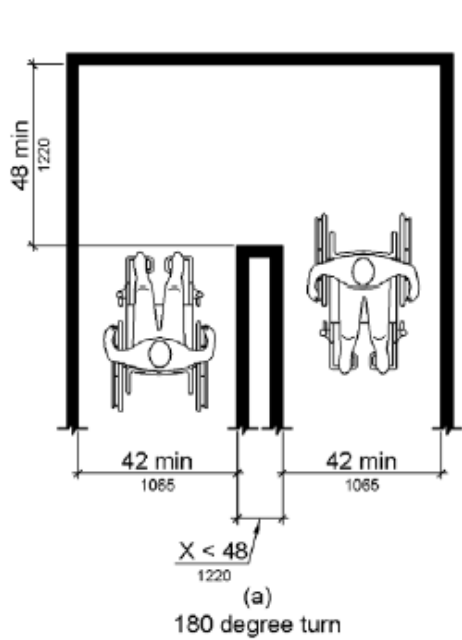
Maintain a minimum 44" wide route



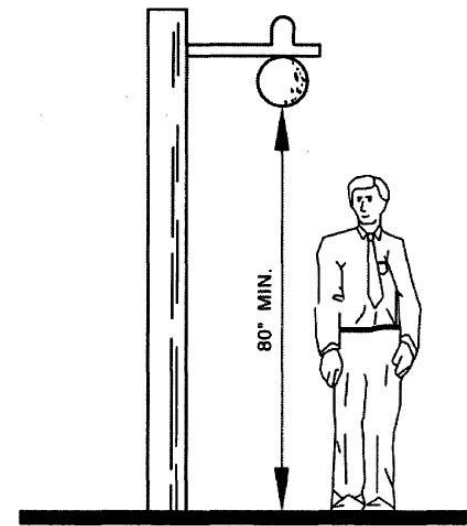
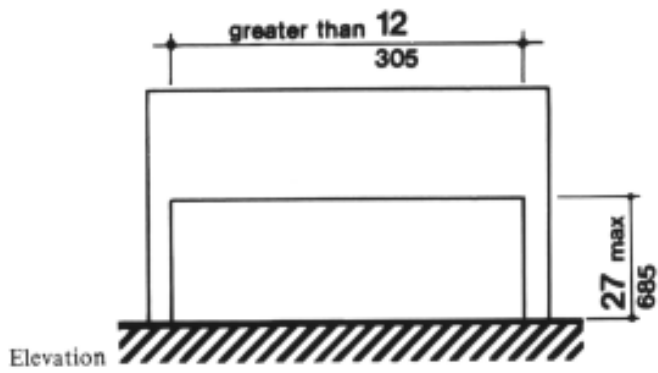
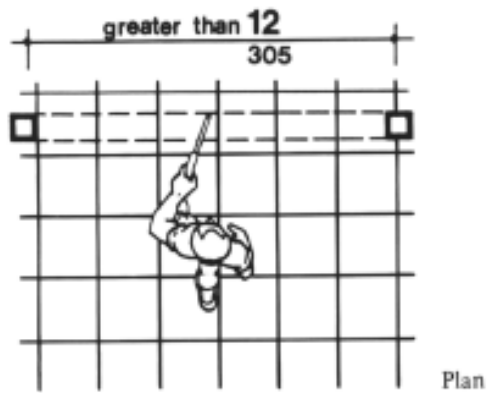
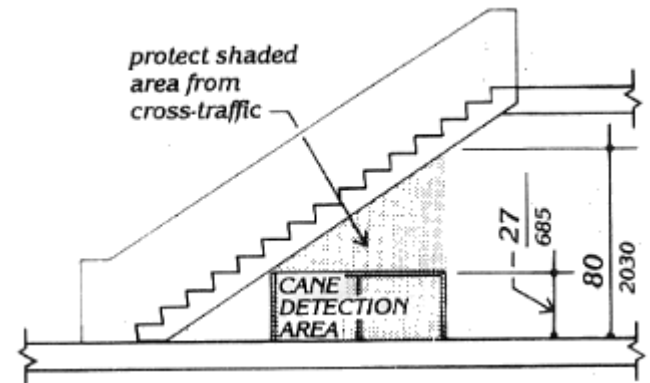
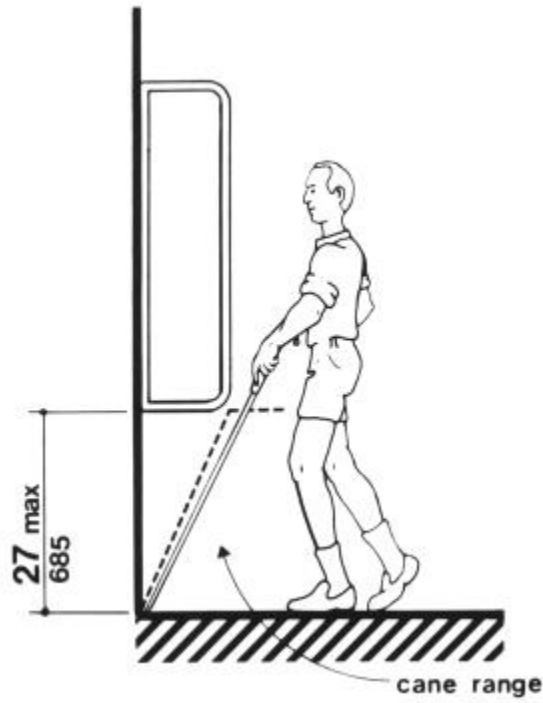
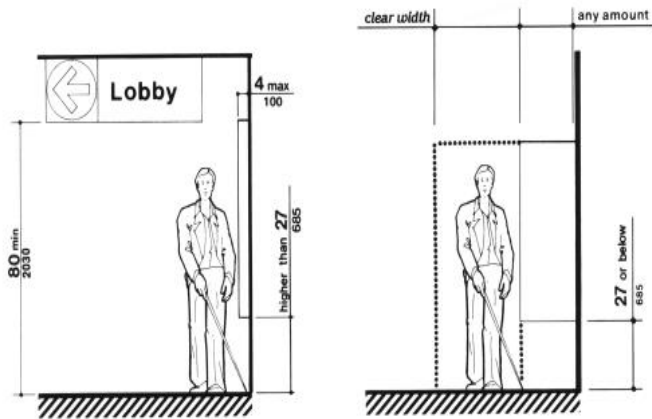
Maintain a minimum 36" wide route to work and seating areas

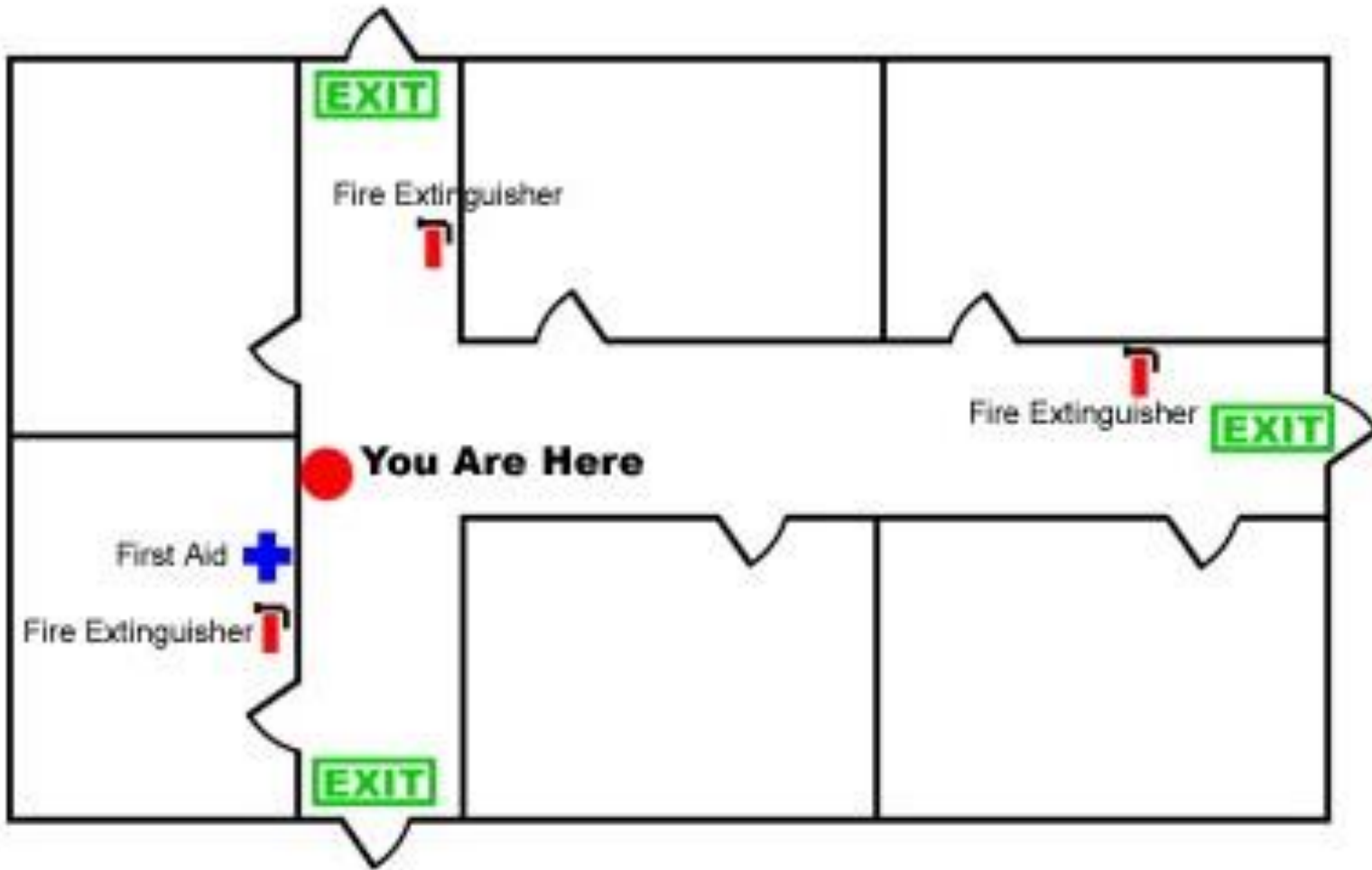


Maintain a minimum 44" wide route when alterations are performed



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements

Section 22
Accessible Stairs

- a) All stair cases shall be properly identified with Tactile Braille signage.
- b) Proper head room clearance of 80" shall be provided in the stair enclosure.
- c) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.
- d) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".
- e) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.
- f) The landings shall have a minimum length the same as the width of the stairs.
- g) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.
- h) The stair treads shall be slip resistant.
- i) The stair risers shall be closed.
- j) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.
- k) There shall be minimum 1 ½" space between handrails and walls.
- l) The stairs shall comply with the code at time of construction.

2019
CBC 1007.3

CBC
1133B.4

CBC
1009.4



This stair exit sign is not compliant



Provide proper stair braille signage



Provide cane detection at the sprinkler riser hose connection

m) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.



This meets time of construction



Provide handrails on both sides of stairs



This riser height is compliant



This riser height is compliant



This step depth is compliant



Provide proper handrails on both sides of stairs



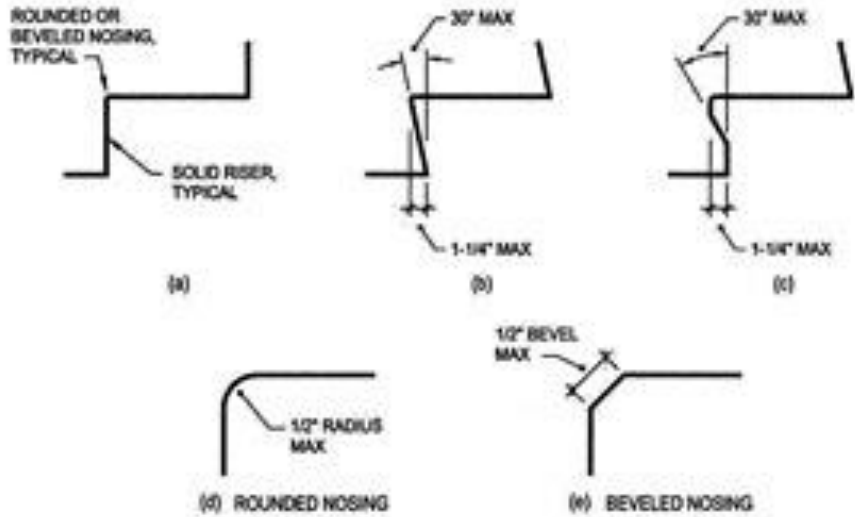
Provide proper handrails on both sides of stairs



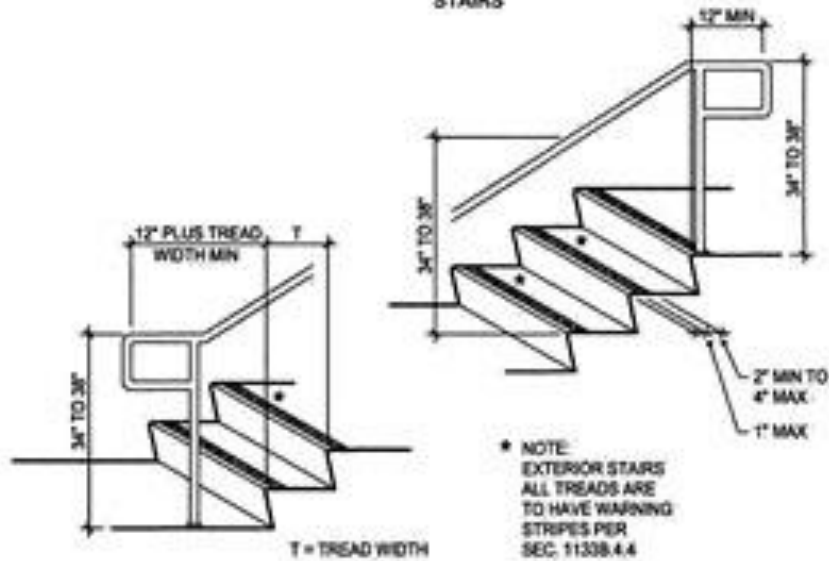
This step depth is compliant



Stair width meets time of construction

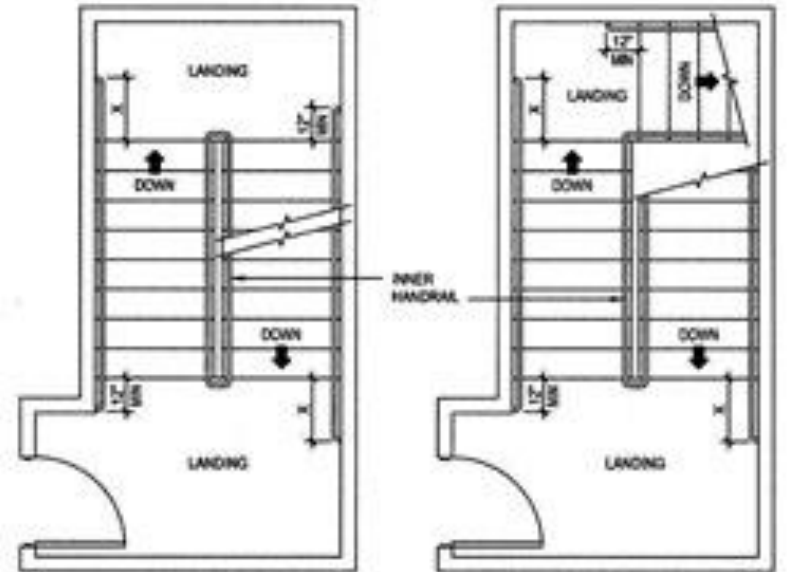


STAIRS



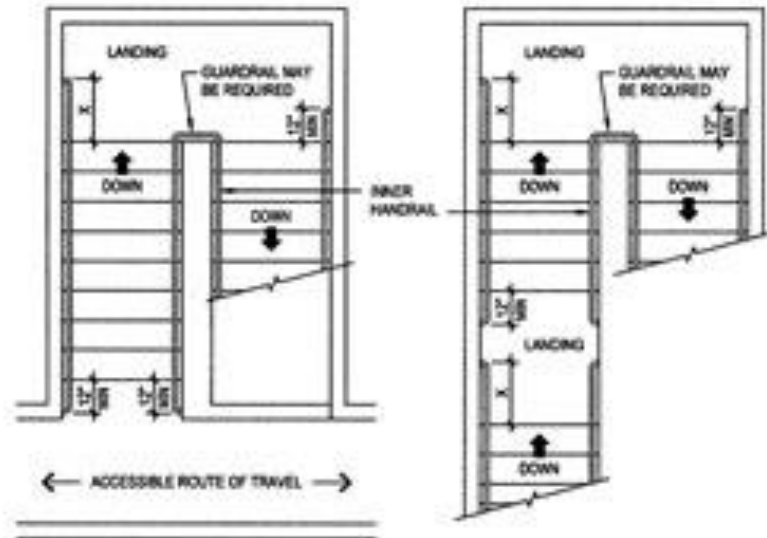
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

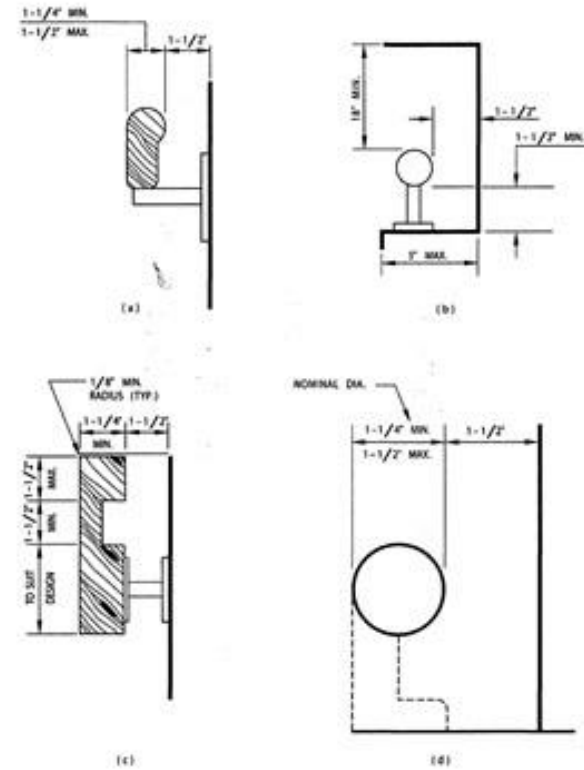
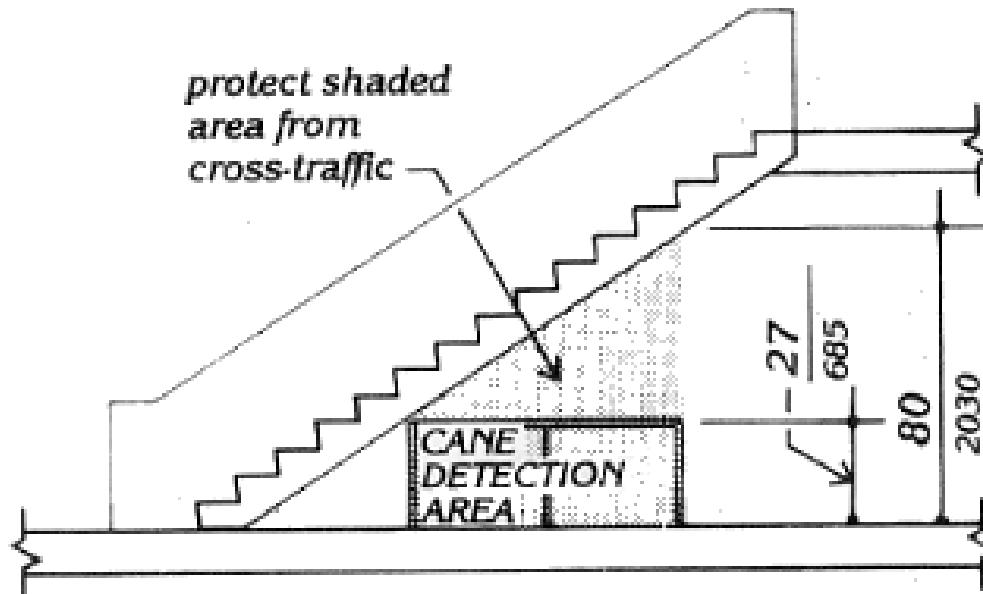


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 23

Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.



This counter height is compliant



This counter height exceeds 34" high



This counter height exceeds 34" high

<p>2019 CBC 11B-309</p>	<p>i) The electric controls shall not be located higher than 48 inches or lower than 15 inches above the finished floor.</p> <p>m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.</p>
<p>2010 ADA 309</p>	<p>n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.</p>
<p>2010 ADA 904</p>	<p>o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")</p>
<p>2019 CBC 11B-228.2</p>	<p>p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?</p> <p>q) At least one of each type of facility provided shall comply with this section for reach ranges.</p> <p>r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.</p>
<p>2019 CBC 11B-302.2</p>	<p>s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.</p> <p>t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.</p> <p>u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.</p> <p>v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.</p>



Federal counter height



This counter height exceeds 34" high if alteration is performed



Knee and toe clearance is not required without a cook top appliance

ATM Machines

**2019 CBC
11B-707.2**

a) A clear floor or ground space shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

b) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

c) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

d) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

e) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

f) Speech shall be recorded or digitized human, or synthesized.

**2019 CBC
11B-707.5**

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.



Fire extinguishers and electrical outlets shall meet reach ranges



This outlet meets federal requirements for 1991 standards

**2019 CBC
11B-707.6**

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.

g) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.

EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.

h) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.

2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.

3. Printed copies of bank statements and checks shall not be required to be audible.

i) At least one tactilely discernible input control shall be provided for each function.

j) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.

k) Where membrane keys are the only method of input, each shall be tactilely discernable from surrounding surfaces and adjacent keys.

l) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.

m) The number five key shall be tactilely distinct from the other keys.

**2019 CBC
11B-707.8**

n) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.

o) Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols

p) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

q) The display screen shall comply.

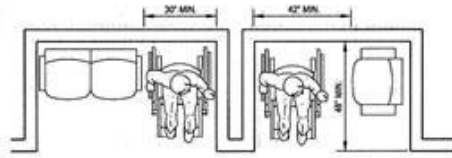
EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

r) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.

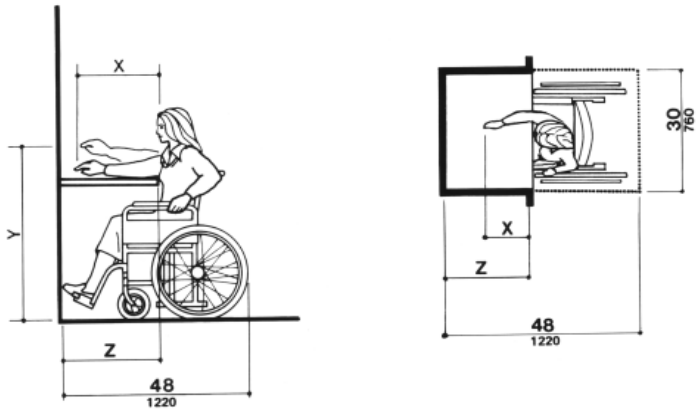
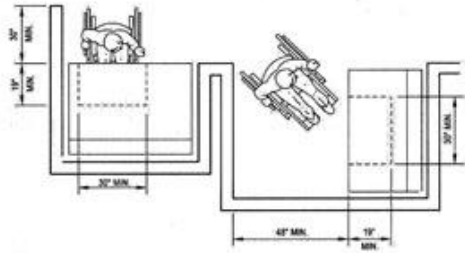
s) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".

t) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

u) Braille instructions for initiating the speech mode shall be provided.



← ACCESSIBLE PATH OF TRAVEL →



The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)

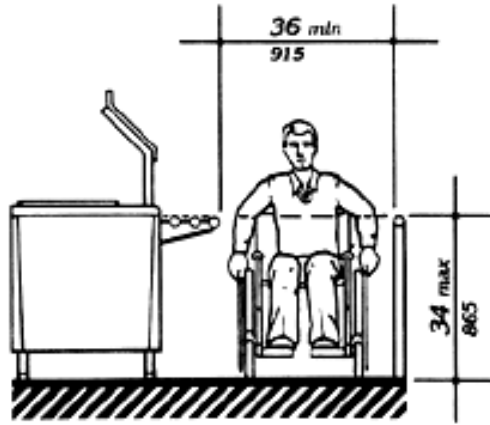
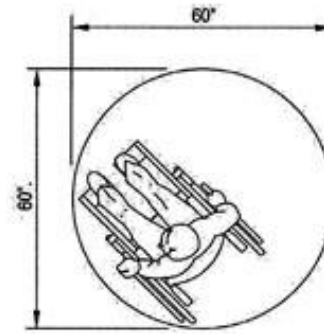
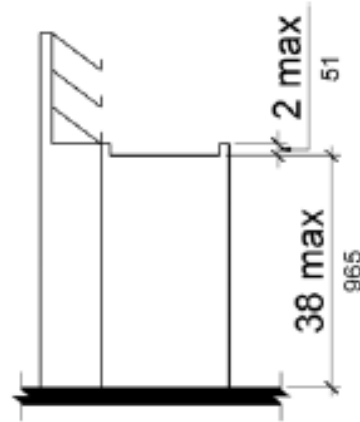
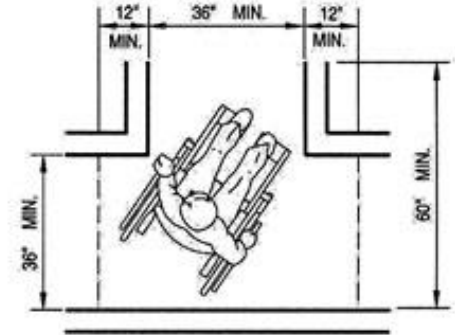


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

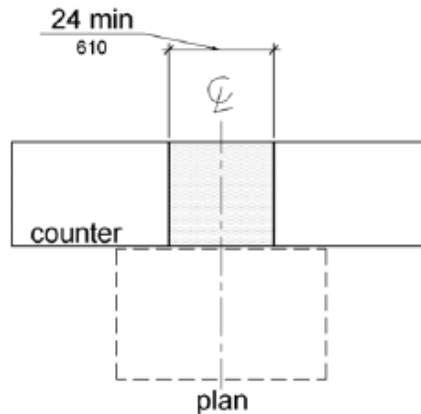


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

5. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
6. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

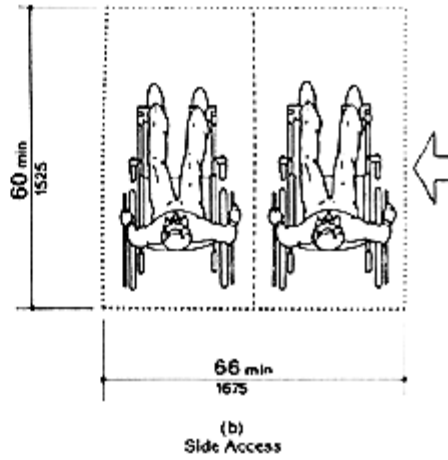
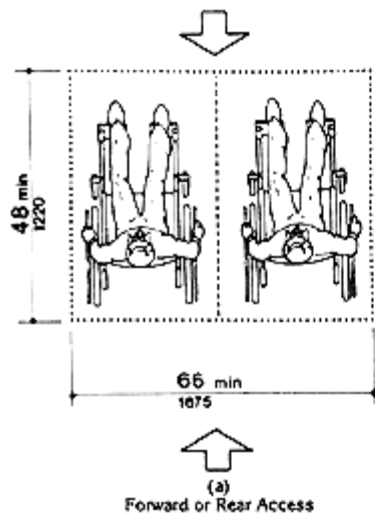
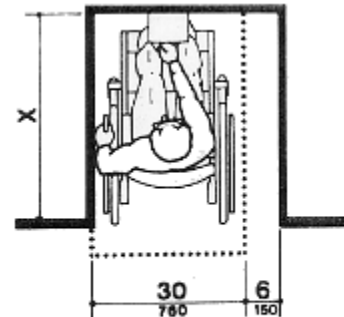
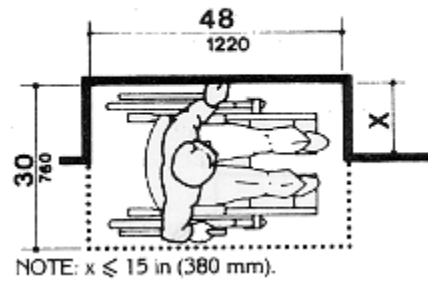
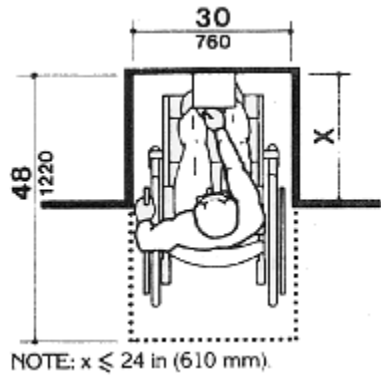
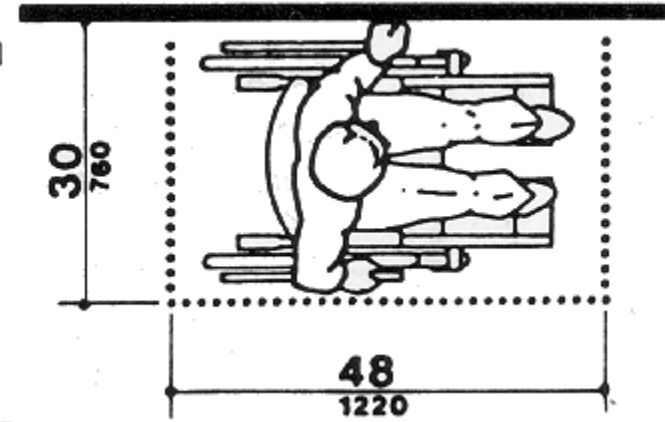
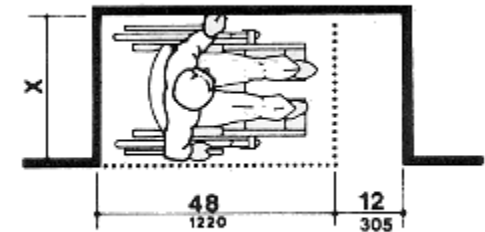


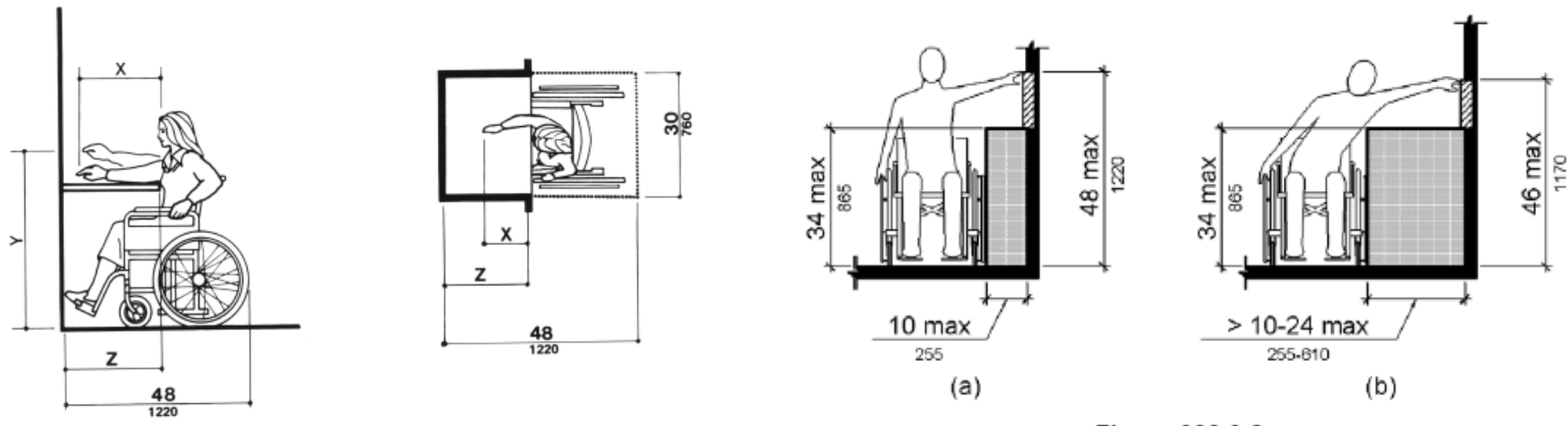
Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series



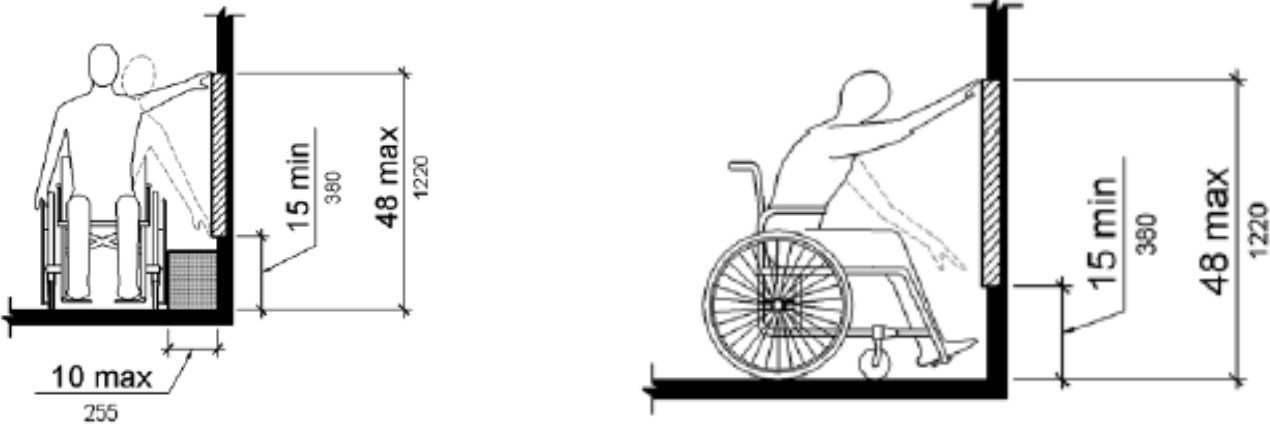
NOTE: If $x > 24$ in (610 mm), then an additional maneuvering clearance of 6 in (150 mm) shall be provided as shown.



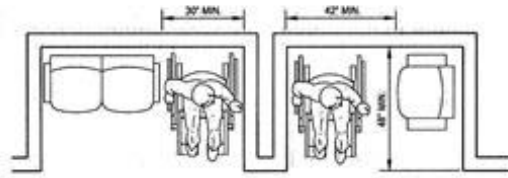
NOTE: If $x > 15$ in (380 mm), then an additional maneuvering clearance of 12 in (305 mm) shall be provided as shown.



The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



← ACCESSIBLE PATH OF TRAVEL →

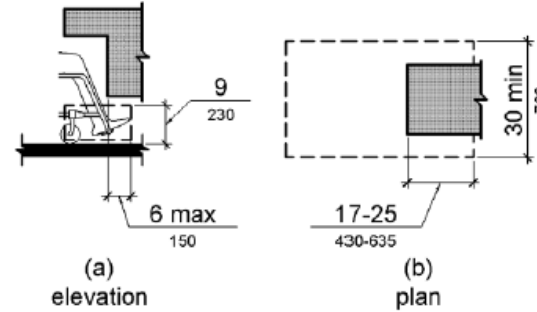
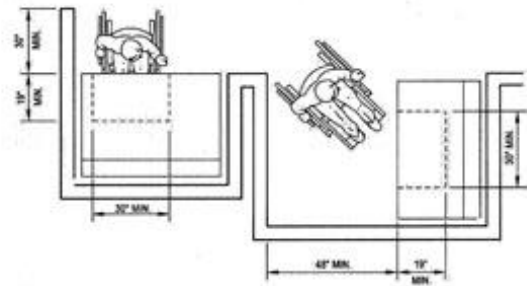


Figure 306.2 Toe Clearance

Knee and toe clearance shall be thirty inches (30”) inches wide minimum.

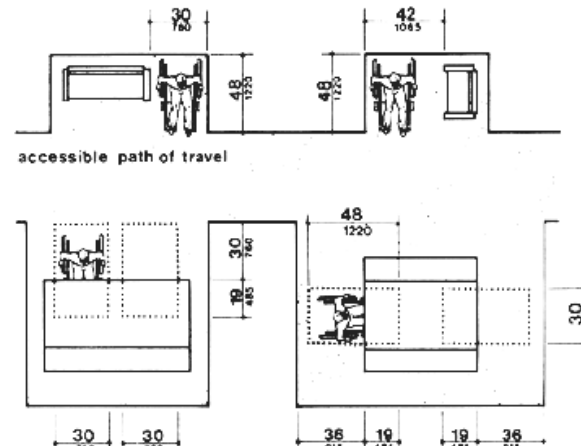
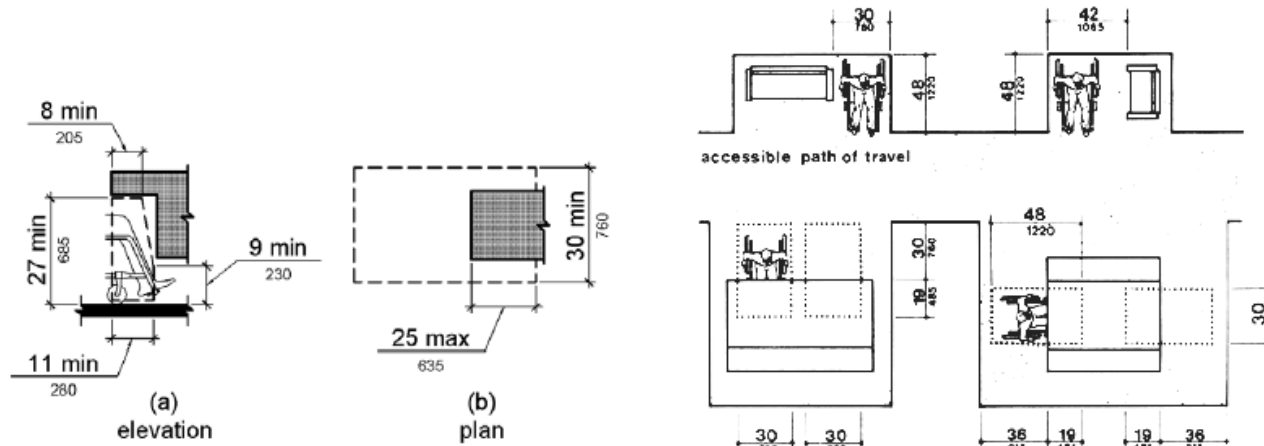


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

Section 24
Men's Restroom

1989 CSAS 2-511

CBC 1117B.5

1989 CSAS 2-3304

2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



These heights are compliant



Remove the wall braille sign



This paper towel dispenser exceeds 40" high

2010
ADA 604

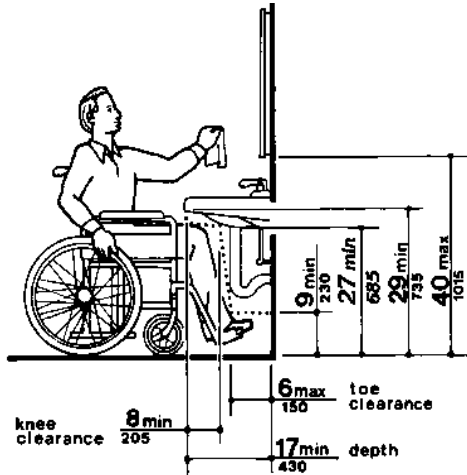
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



This urinal exceeds 17" high to the rim



Provide proper knee and toe clearance under the lav



Remove stall panels and create a single user restroom

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



This toilet offset meets federal requirements



Overall entrance shot



Overall entrance path

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



Over all urinal shot



Overall two stall shot



Overall lav shot

Toilet Transfer Area

**1989
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

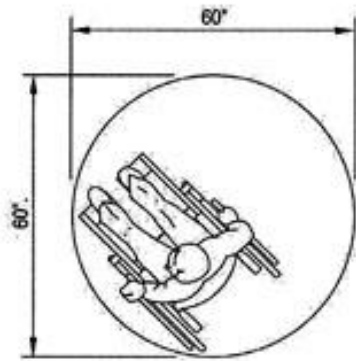
**CBC
1115B.4**

**1991
ADA
4.16**

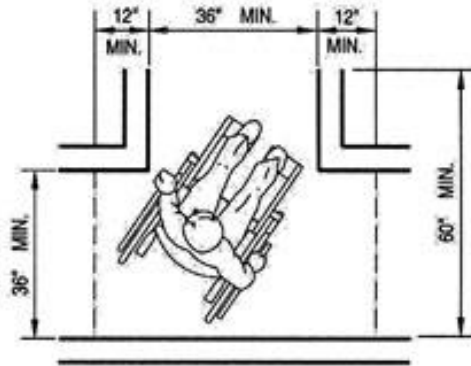
**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



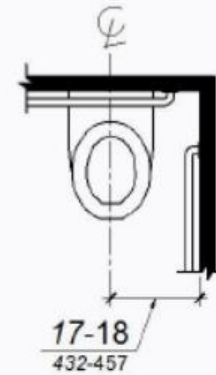
(a) 60 INCHES DIAMETER SPACE



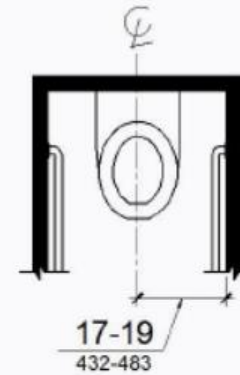
(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



(a) wheelchair accessible water closets



(b) ambulatory accessible water closets

FIGURE 11B-604.2 WATER CLOSET LOCATION

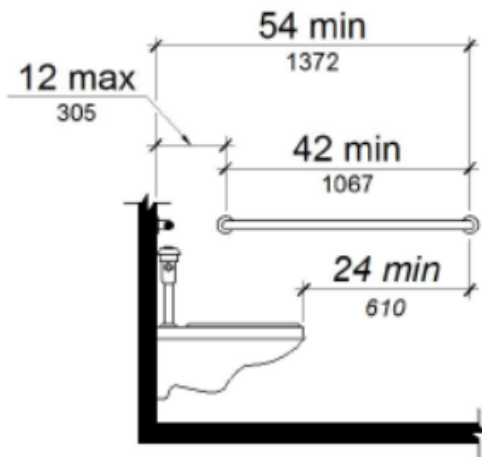


FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

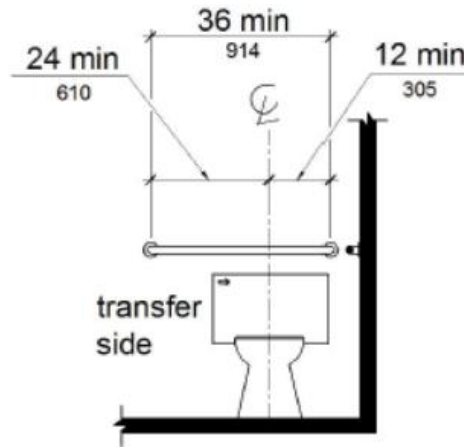


FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

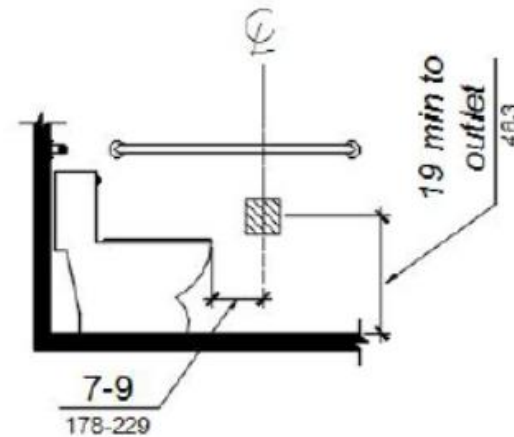


FIGURE 11B-604.7.1 DISPENSER OUTLET LOCATION

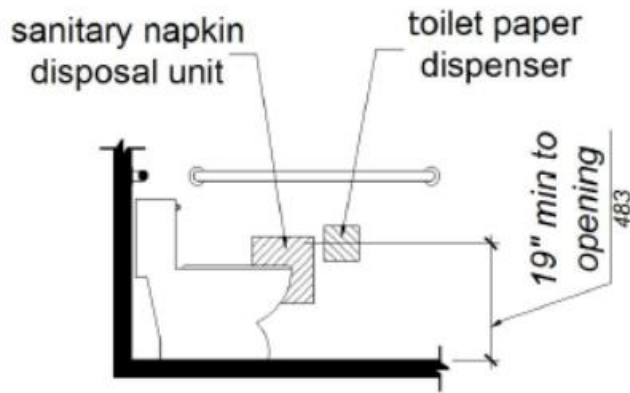


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

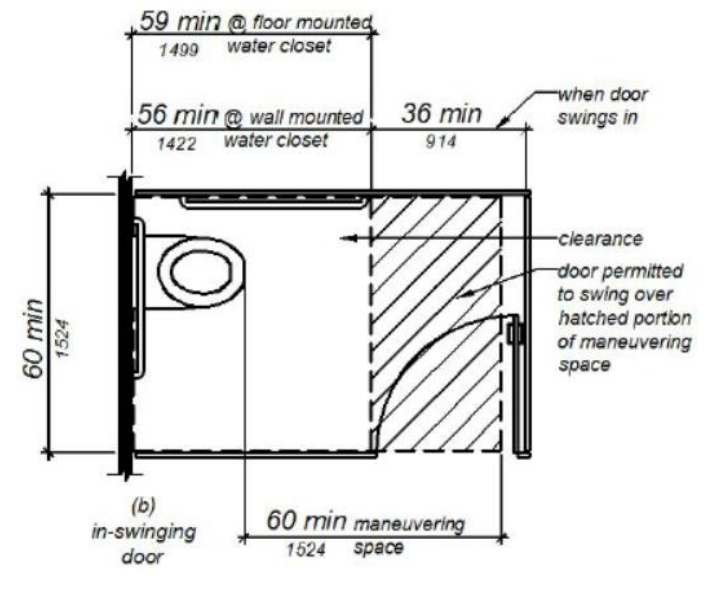
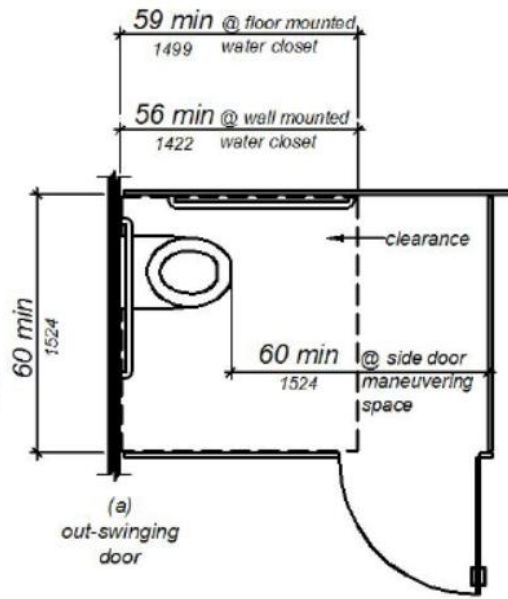


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

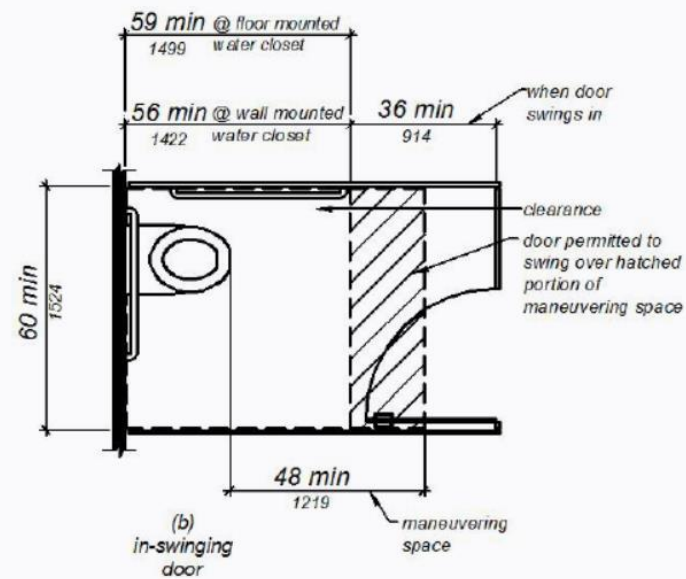
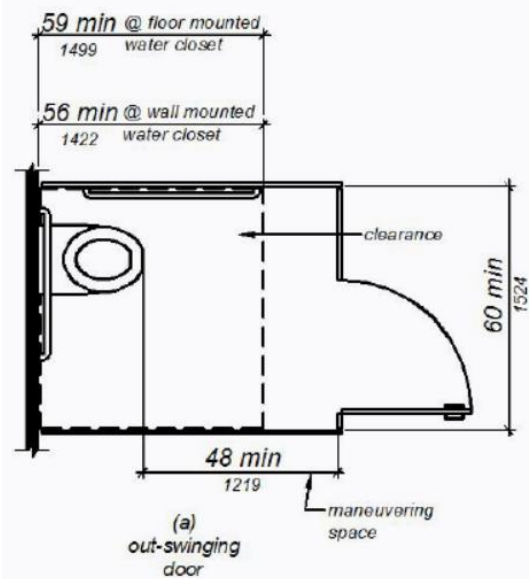


FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

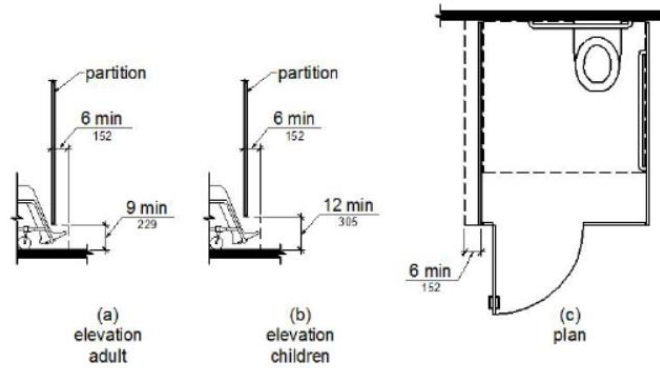
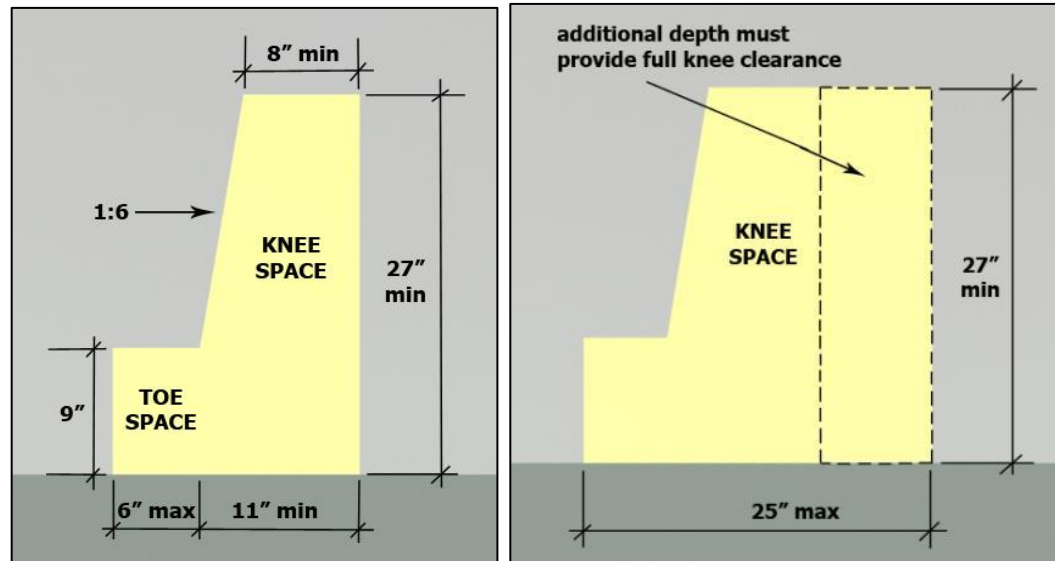


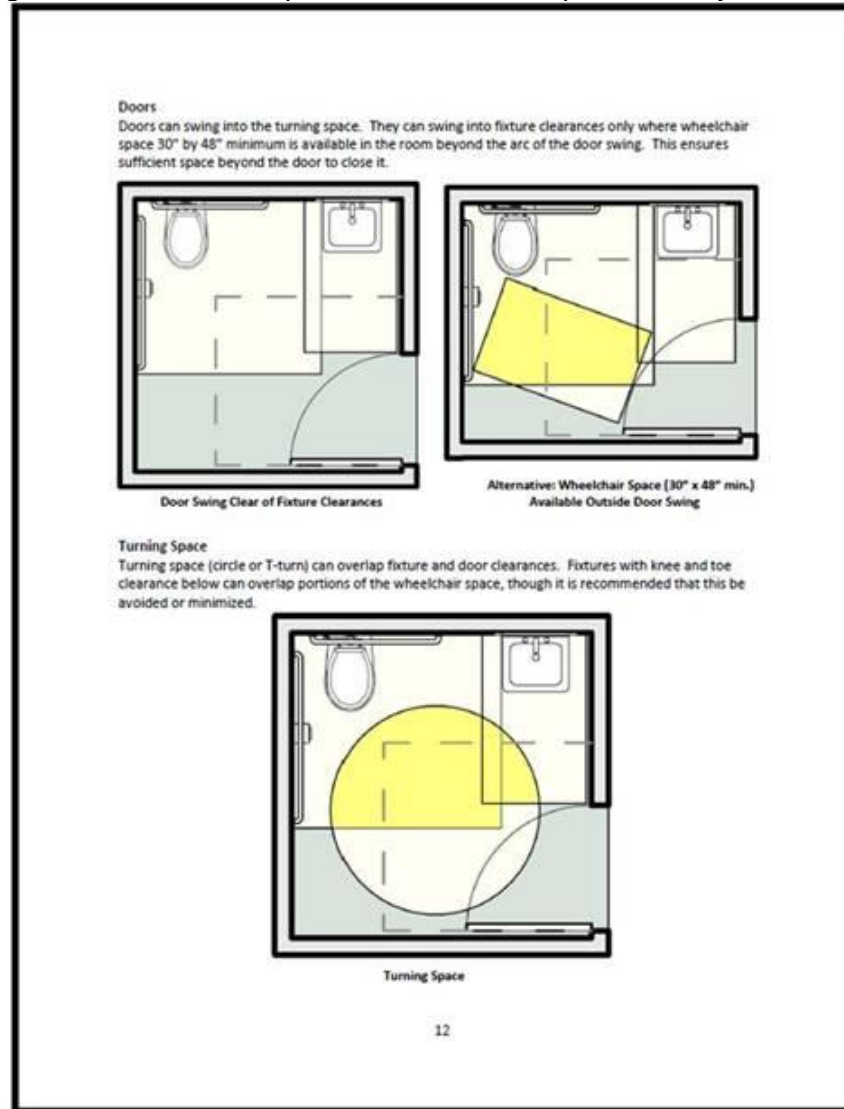
FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

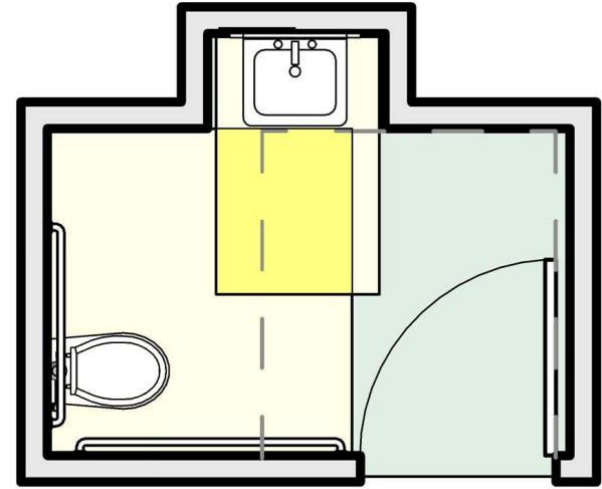
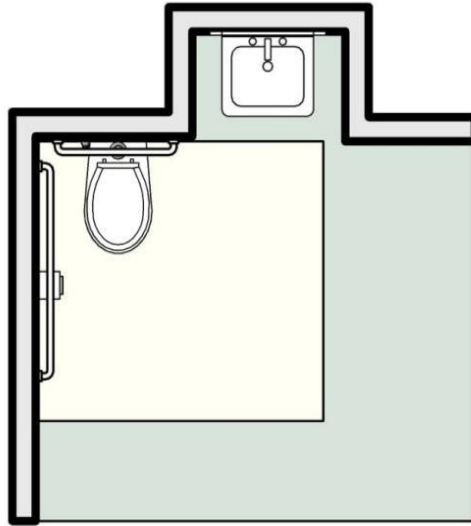
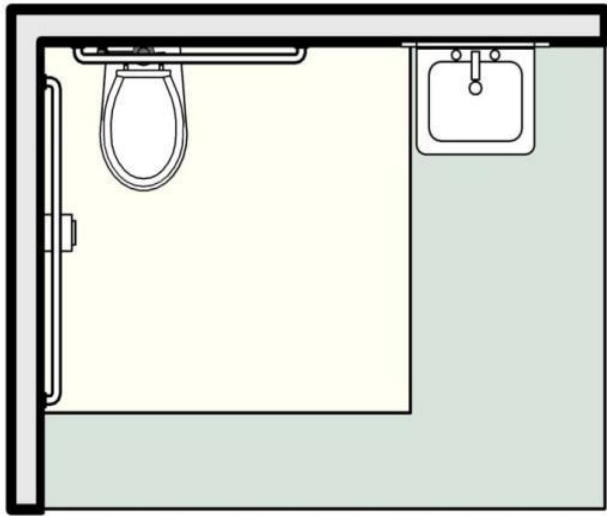


ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

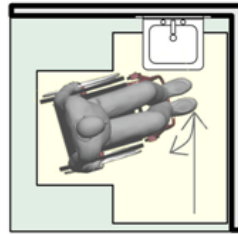
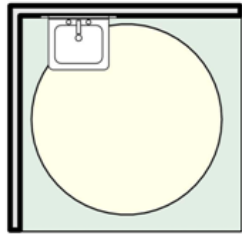
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



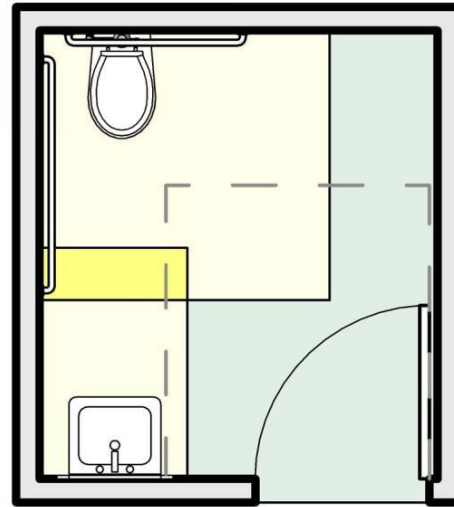


Turning Space

60" Diameter circle or "T" turn
(elements with knee/toe clearance can overlap)



T-Turn: overlap limited
to one segment



Code reference in this section is general and not in line with statements

Section 25
Women's Restroom

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



These heights are compliant



Remove the wall sign



These controls require twisting and pinching to operate

2010
ADA 604

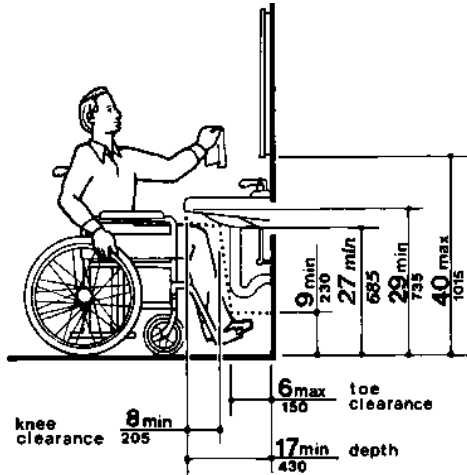
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



This lav height is not compliant



This paper towel dispenser exceeds 40" high



This stall is not compliant/remove stall panels and make single user

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



This toilet offset exceeds 17"-18" to center from wall



Overall entrance shot



Overall three stall area

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.
- q) The stile width shall be 4" or less on the hinge side of the door.

**CBC
1115B.4**

- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.
- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.

**CBC
1115B.4**

- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



Overall lav area



Overall exit path

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

**1982
CSAS
2-11(a)8**




**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**

Code reference in this section is general and not in line with statements	<p style="text-align: center;"><u>Section 26</u> <u>Elevators</u></p>	
2010 CBC 1116B	<p>o) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.</p> <p>p) Visual elements shall be at least 2-1/2 inches in the smallest dimension.</p>	 <p style="text-align: center;">This floor number exceeds 60" high</p>
2019 CBC 407	<p>q) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.</p> <p>r) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.</p>	 <p style="text-align: center;">This opening width is compliant</p>
2010 ADA 407	<p>s) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.</p> <p>t) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.</p> <p>u) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.</p> <p>v) Door reopening devices shall remain effective for 20 seconds minimum.</p> <p>w) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.</p> <p>x) The platform lifts shall have low-energy power-operated doors or gates.</p>	 <p style="text-align: center;">These heights are compliant</p>

- y) Doors shall remain open for 20 seconds minimum.
- z) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.
- aa) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- bb) The handrails shall be smooth, and the inside surface at least 11/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



This dimension is compliant



This dimension is compliant without base molding



This height is compliant



This grab bar is compliant

The elevator audible notification is not working

Table 407.4.1 Elevator Car Dimensions (text version)				
Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) ₁	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) ₁	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) ₁	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

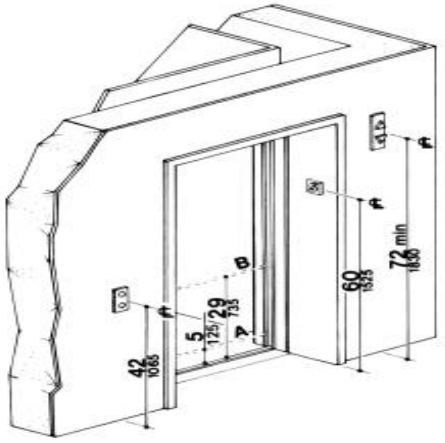


Figure 21

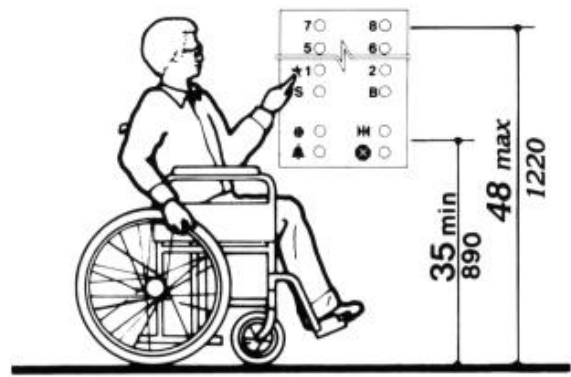


Figure 23(a)(b)

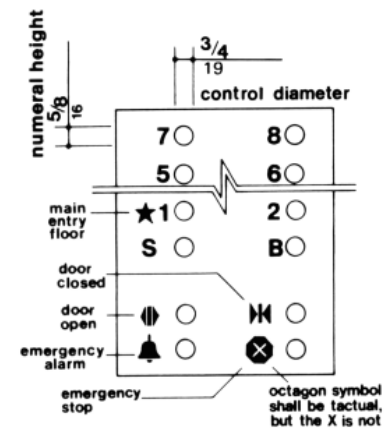


Table 407.4.7.1.3 Elevator Control Button Identification

Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells

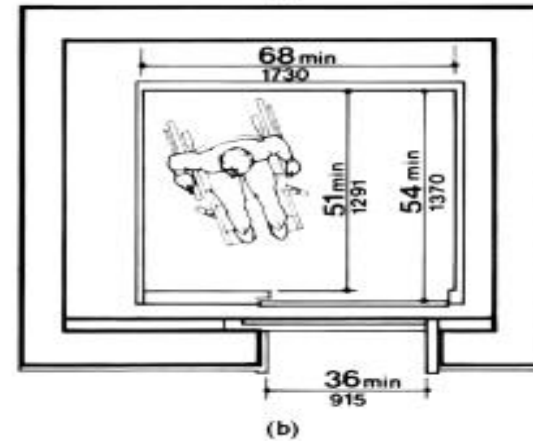
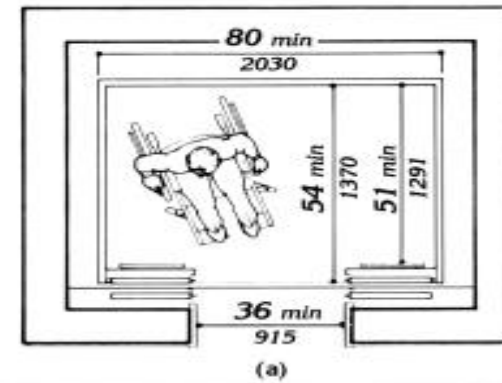


Diagram (a) illustrates an elevator with a door providing a 36 inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36 inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

501 FOURTH FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 501 Second Floor

Project Location: 501 West Weber Avenue
Stockton, CA

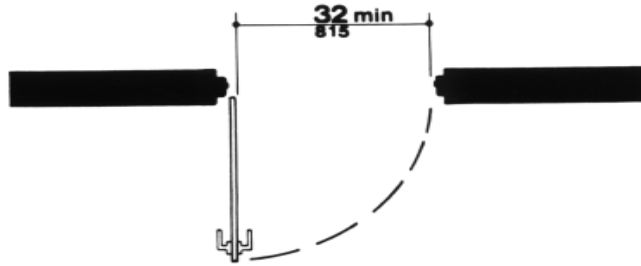
CASp Inspector: **Gary D. Layman**

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 27 Accessible Doors

- m) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



**2019 CBC
11B-404**

**2019 CBC
11B-
404.2.9,
Exc 2(c)**

- n) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.

**2010 ADA
404**

- o) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.

- p) The doors or gates threshold shall be less than 1/4" or 1/2" high.

- q) The hand-activated hardware shall be centered between 34" and 44" above the floor.

**2019 CBC
11B-404**

- r) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.

**2019 CBC
11B-202.3**

- s) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.



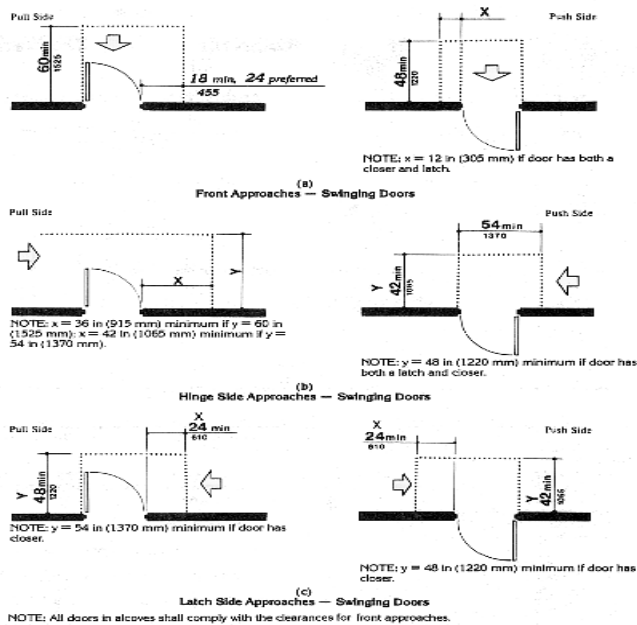
Lower viewing window in doors to 43" high maximum typical



This exit stair sign is not compliant



Room identification signs shall be braille



- t) The door or gate shall require 5 lbs. or less for interior, 8 ½ lbs. for exterior and 15 lbs. for fire rated doors of force to open.
- u) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- v) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- w) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- x) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional



Maintain clear door opening and pressures typical



This stair exit sign is not compliant

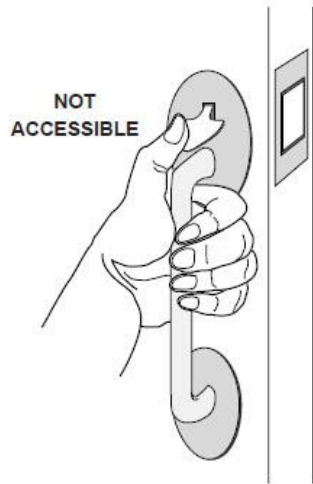


Maintain clear opening widths of 32" minimum clear

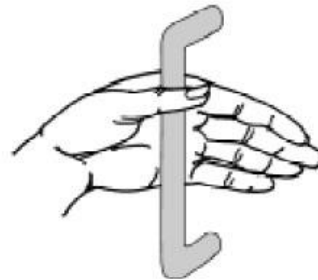
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

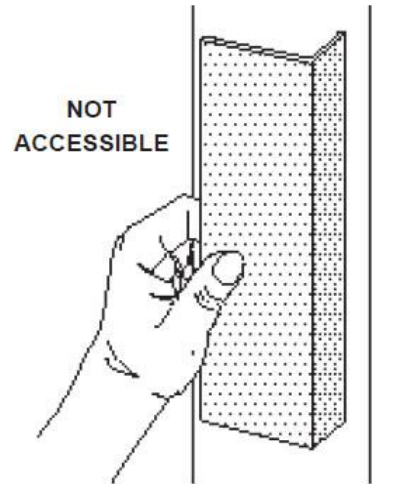
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



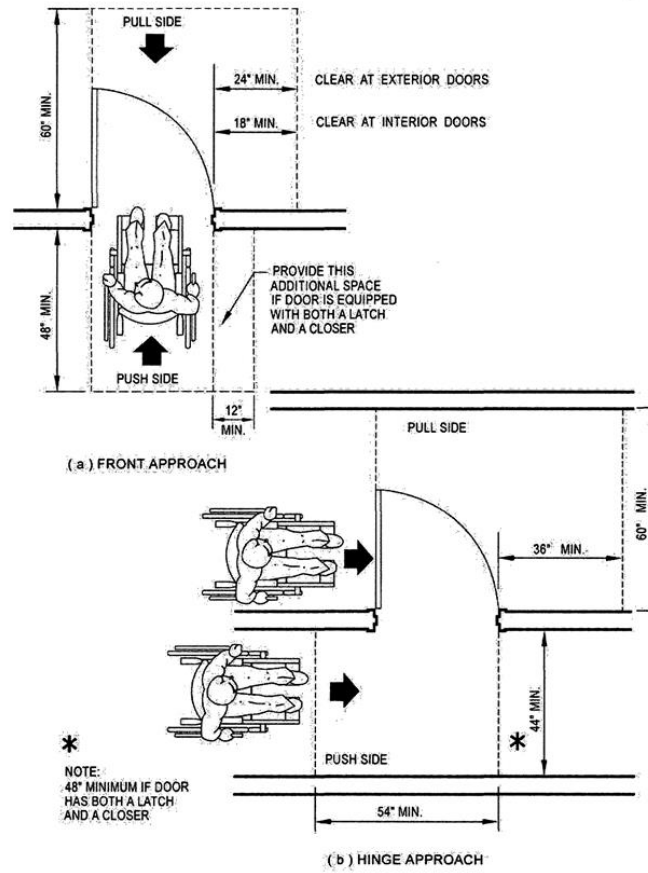
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

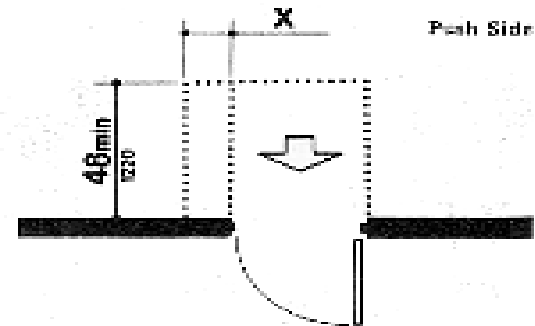
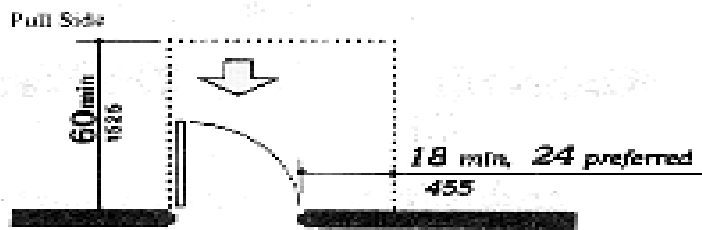


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

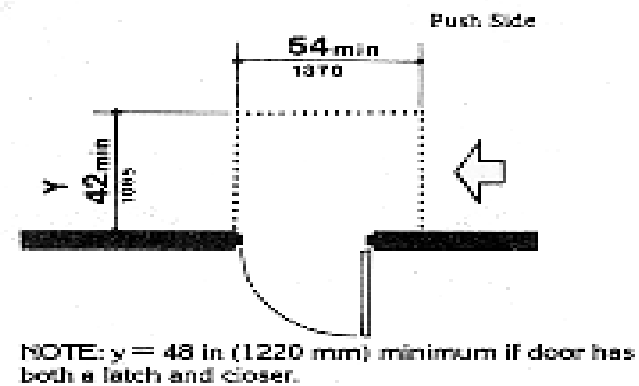
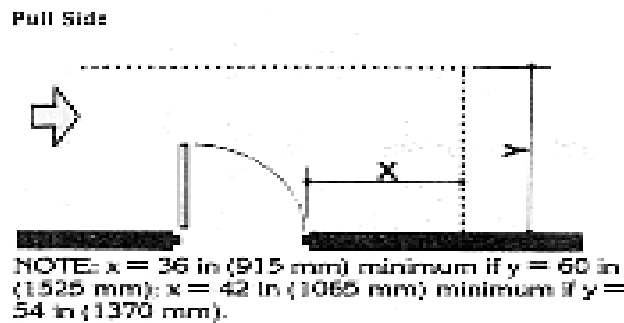
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)

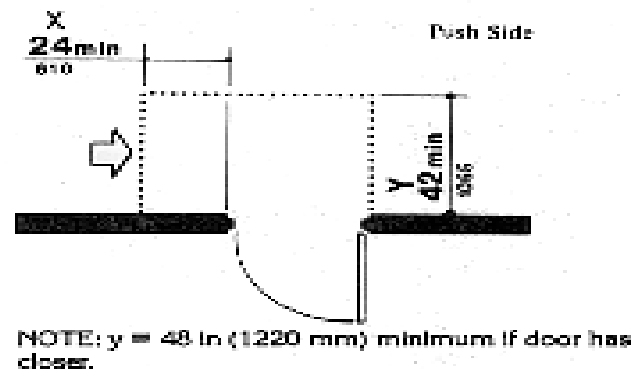
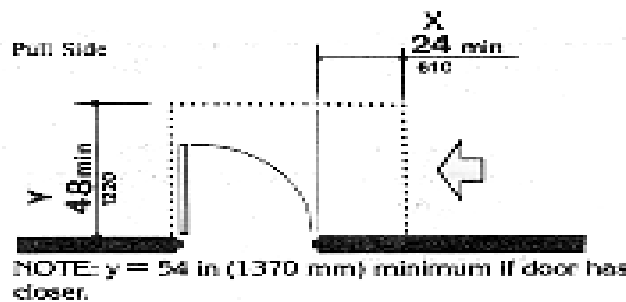


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

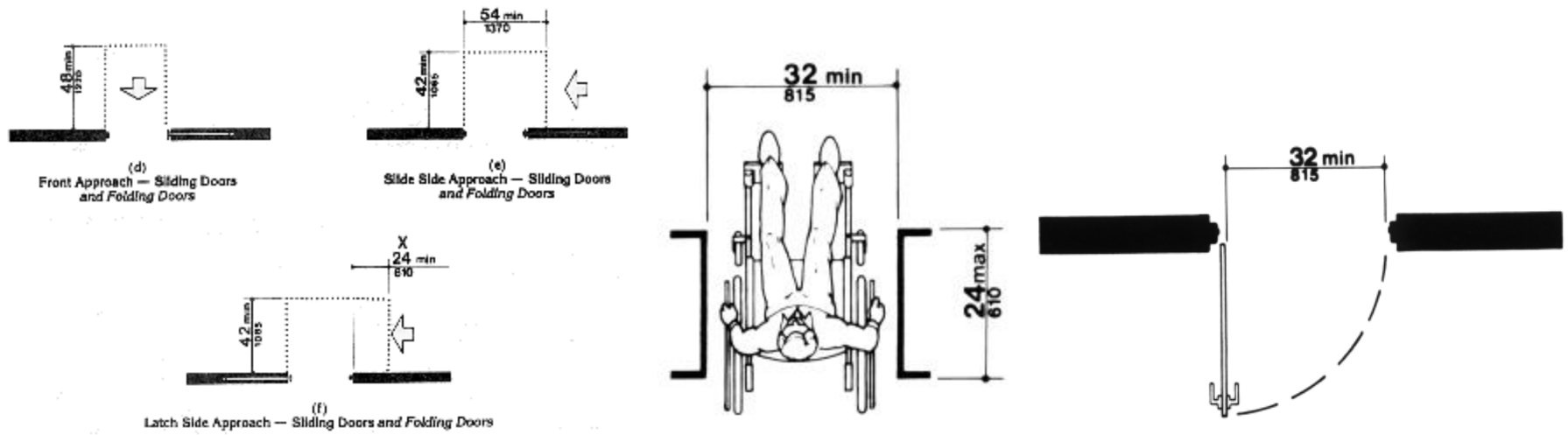


(b)
Hinge Side Approaches — Swinging Doors

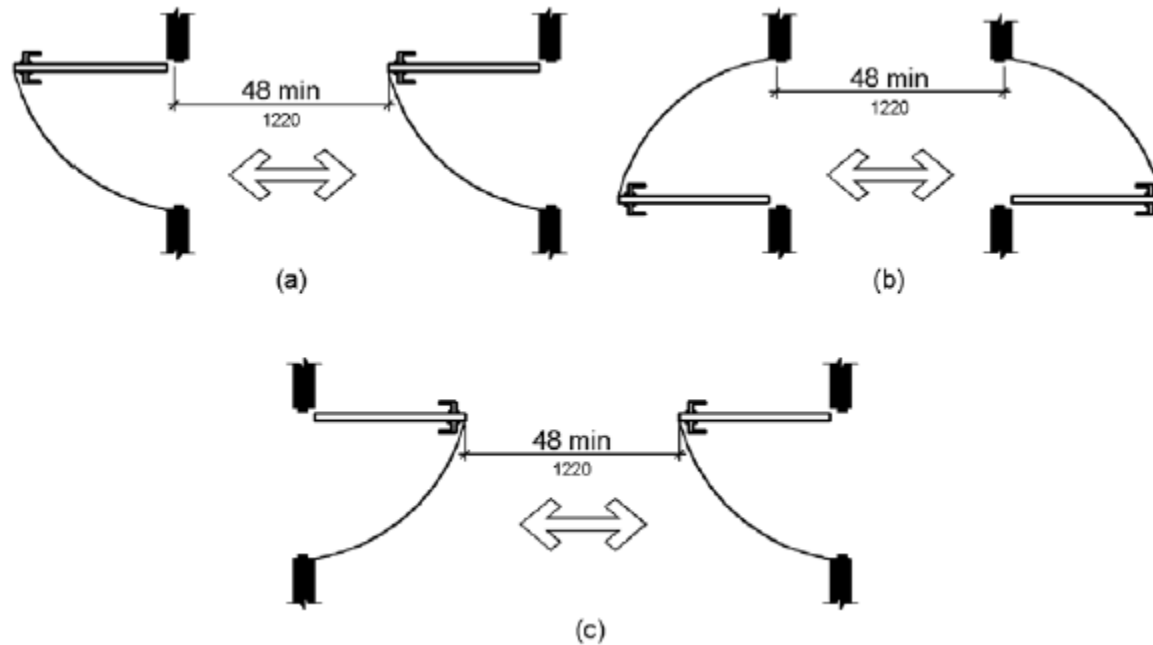


(c)
Latch Side Approaches — Swinging Doors

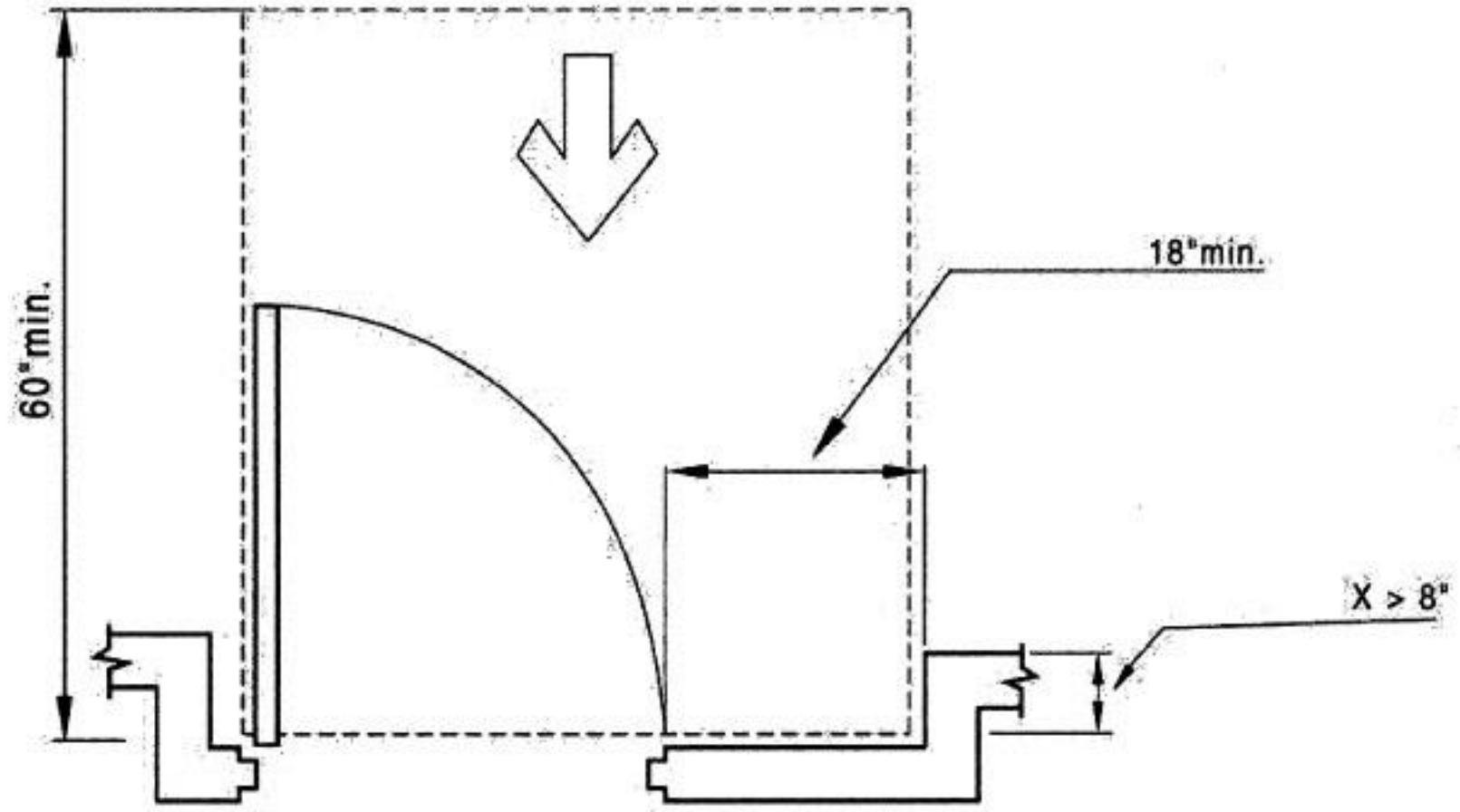
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



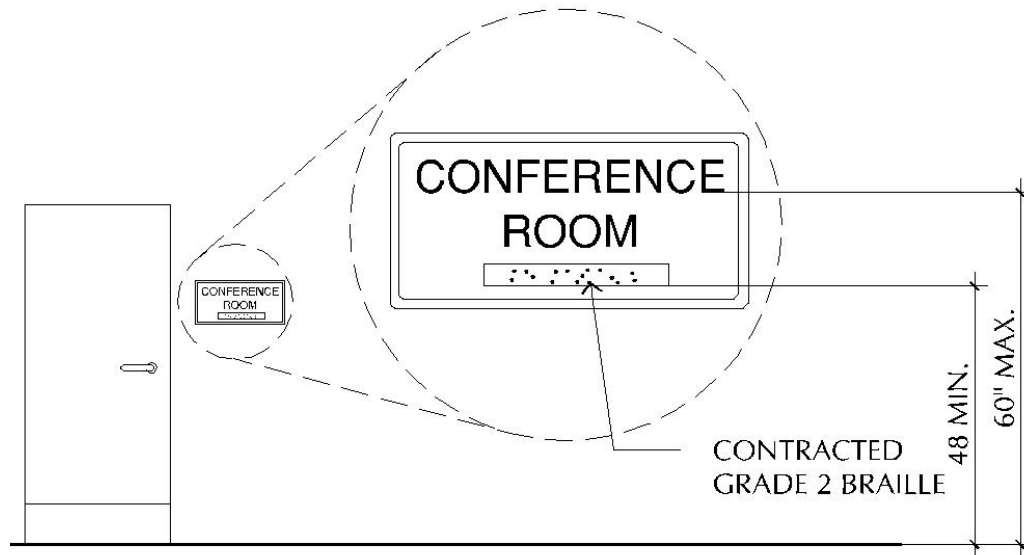
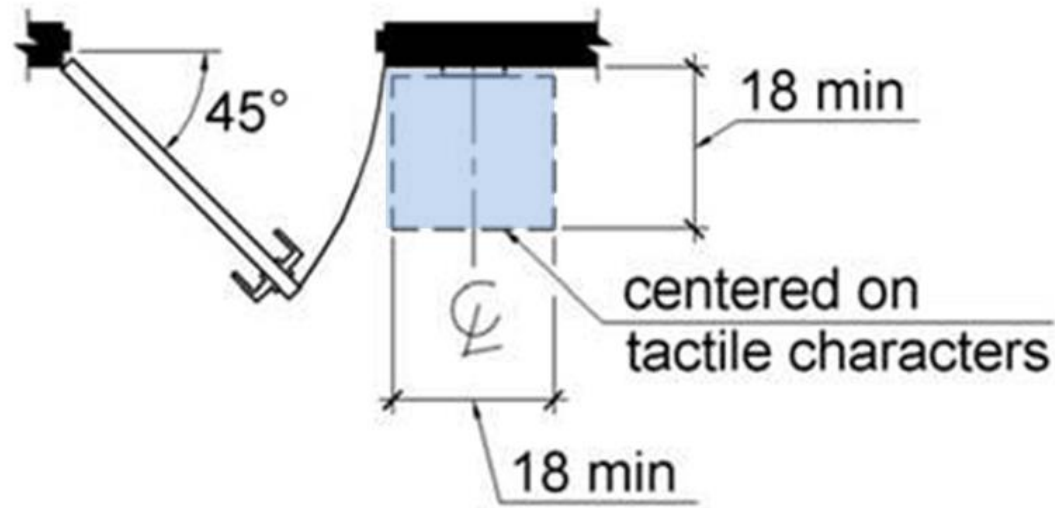
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1984 CSAS 2-522(f)

2010 ADA 403

1984 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

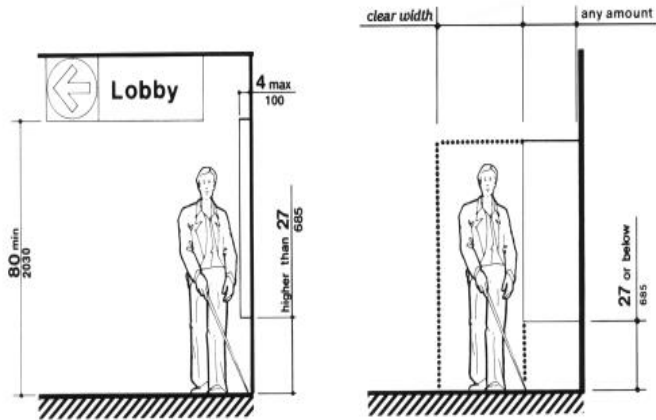
2019 CBC 11B-404

2019 CBC 11B-403

Section 28

Accessible Route from Accessible Entrances

- a) The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.



- b) There shall be at least 80" of clear headroom along the accessible route.
- c) The Accessible route to rooms and areas shall be clear and unobstructed.
- d) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- e) Emergency devices shall be on an accessible route.
- f) A 60" clear wheel chair area shall be provided.

Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



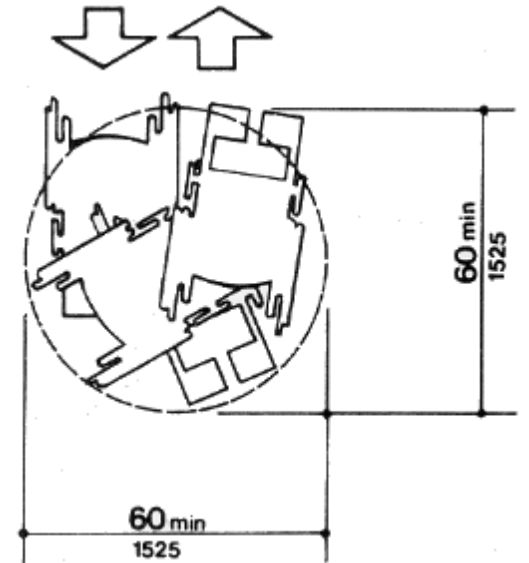
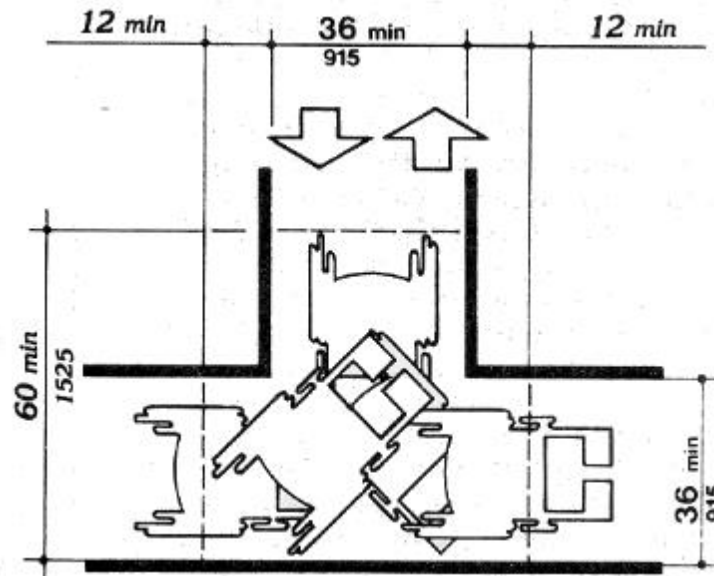
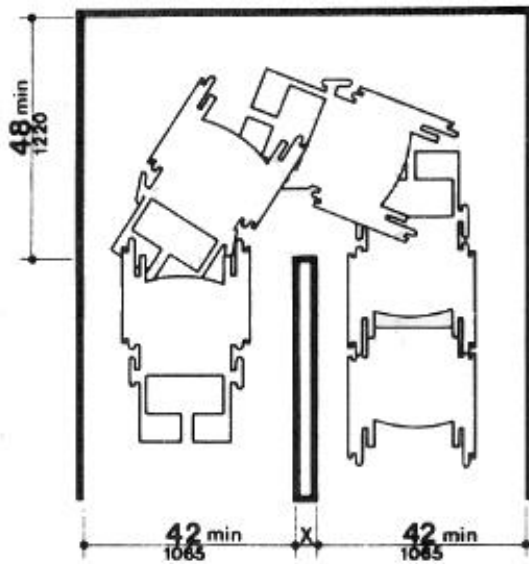
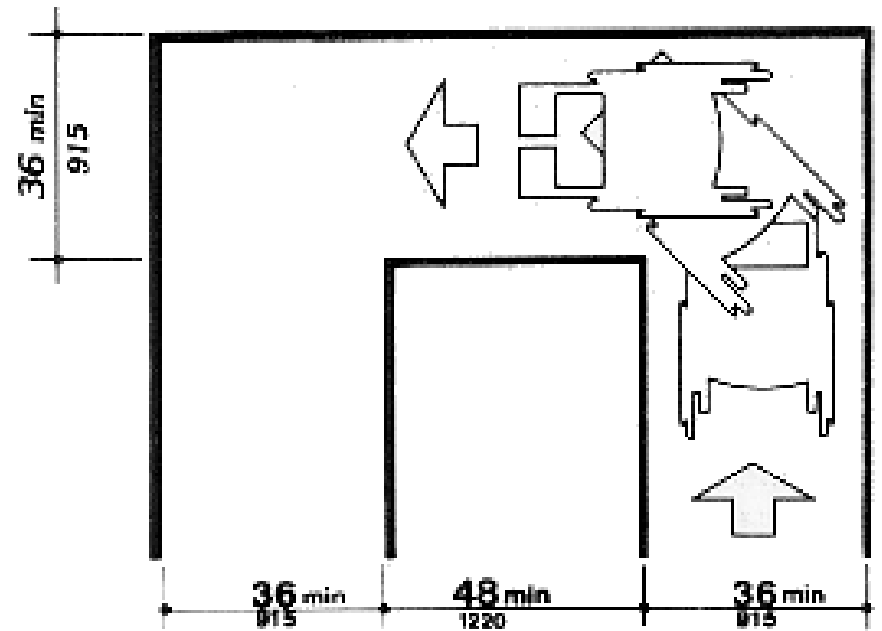
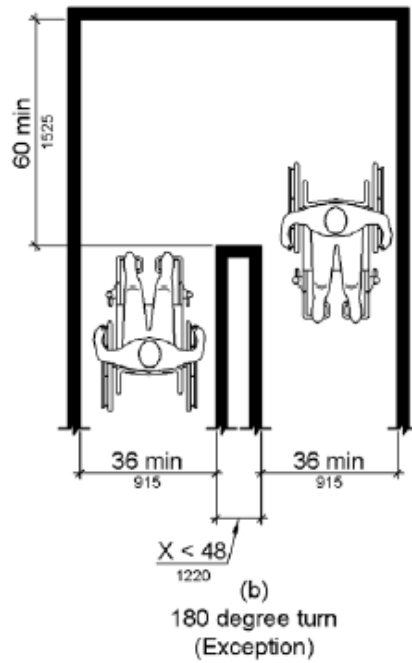
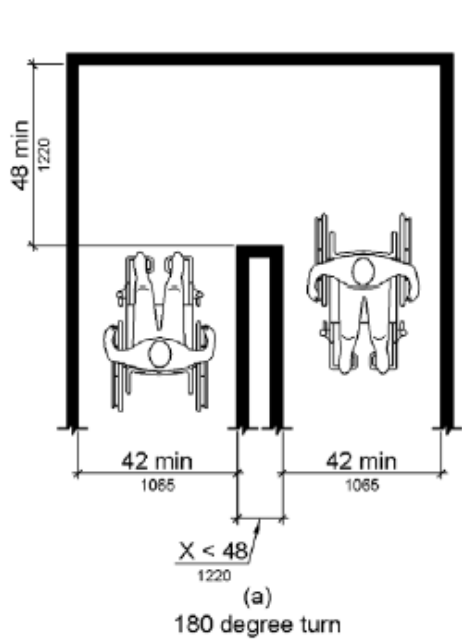
Maintain a min 44" wide route or 32" min for 24" long max in corridors



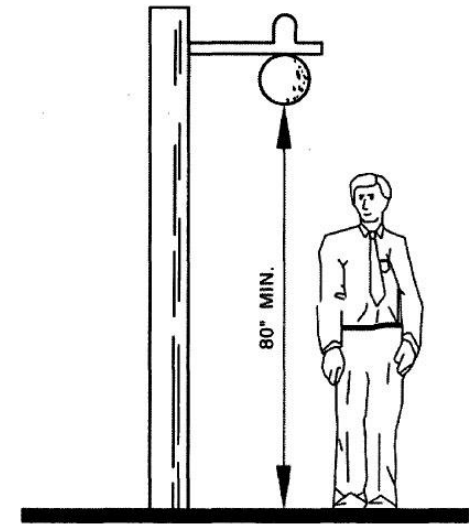
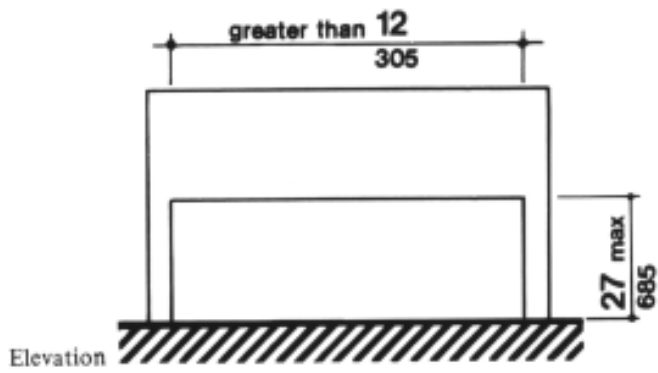
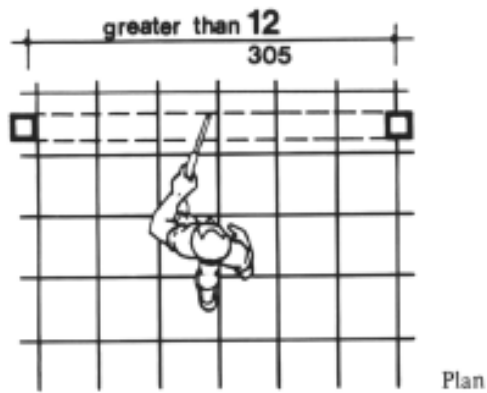
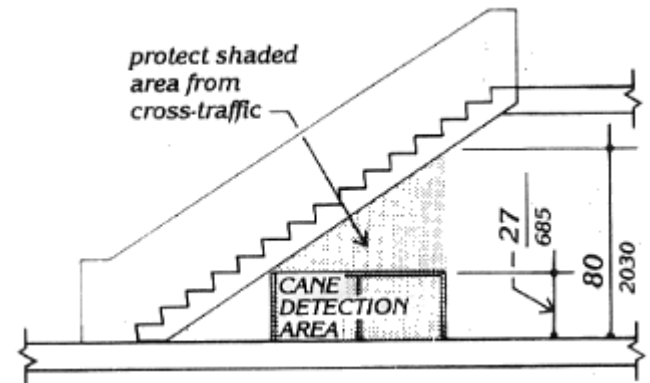
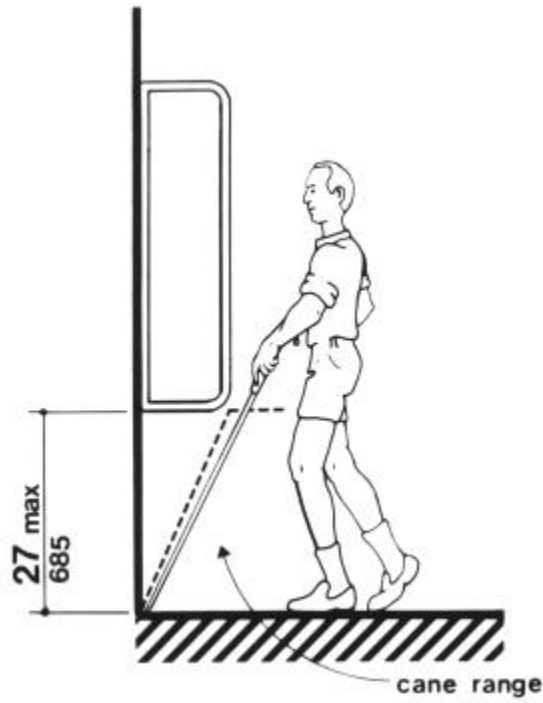
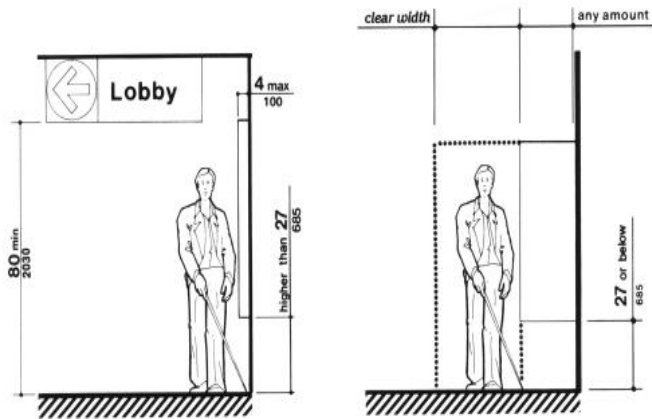
Maintain a min 36" wide route or 32" min for 24" long max

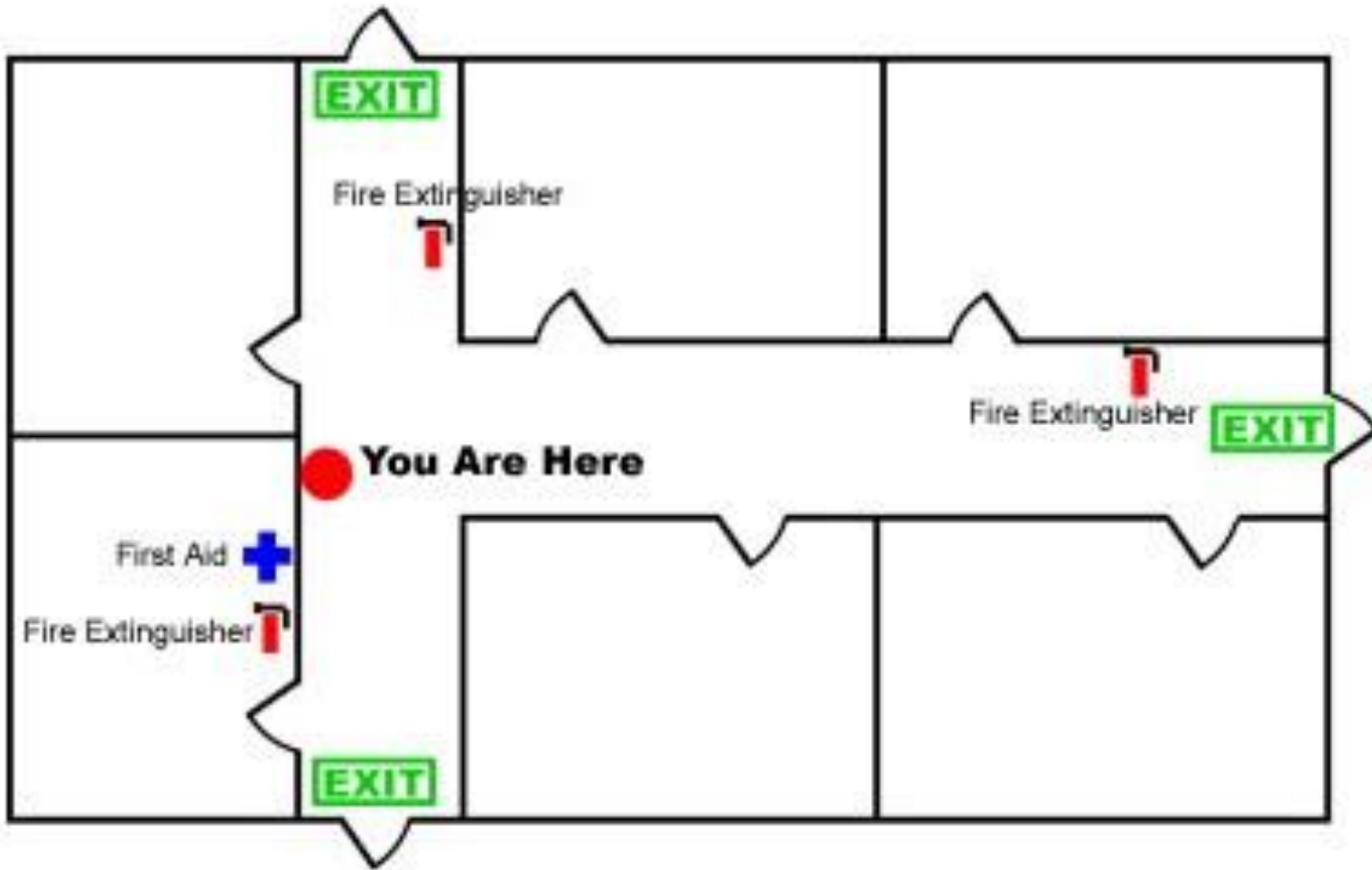


Maintain a min 36" wide route or 32" min for 24" long max



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements	<p style="text-align: center;">Section 29 <u>Accessible Stairs</u></p>
2019 CBC 1007.3	<p>n) All stair cases shall be properly identified with Tactile Braille signage.</p> <p>o) Proper head room clearance of 80" shall be provided in the stair enclosure.</p> <p>p) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.</p>
CBC 1133B.4	<p>q) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".</p> <p>r) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.</p>
CBC 1009.4	<p>s) The landings shall have a minimum length the same as the width of the stairs.</p> <p>t) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.</p> <p>u) The stair treads shall be slip resistant.</p> <p>v) The stair risers shall be closed.</p> <p>w) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.</p> <p>x) There shall be minimum 1 ½" space between handrails and walls.</p> <p>y) The stairs shall comply with the code at time of construction.</p>



Provide proper floor identification sign



Provide proper stair exit signage



Provide cane detection under the fire riser valve

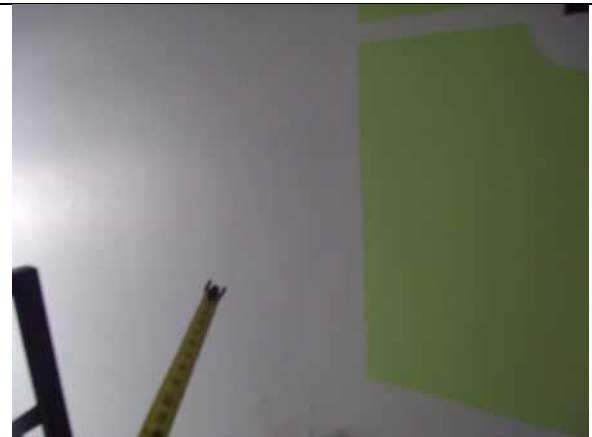
z) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.



This step depth is compliant



This step depth is compliant



Provide handrails on both sides of the stairs



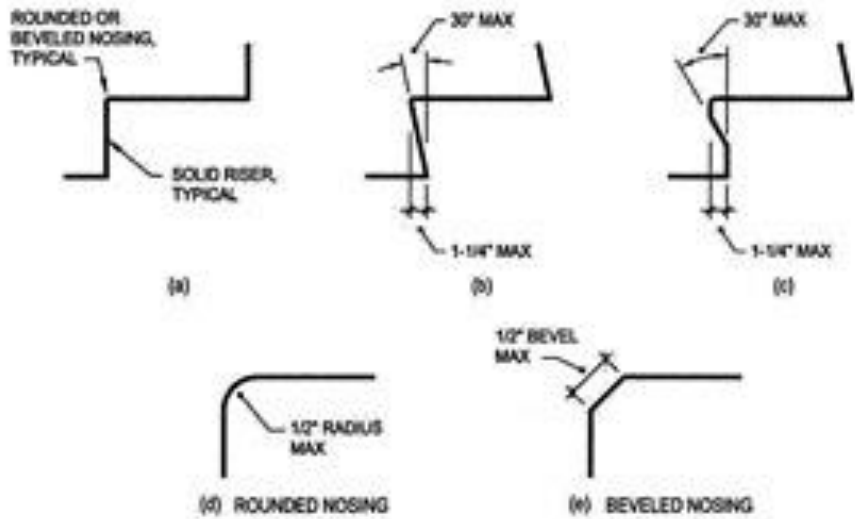
This riser height is compliant



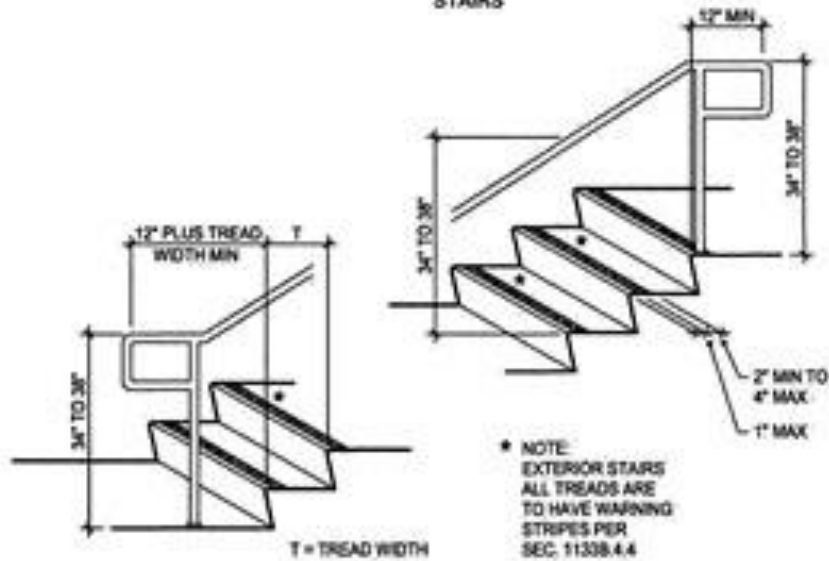
This riser height is compliant



Stair width meets time of construction

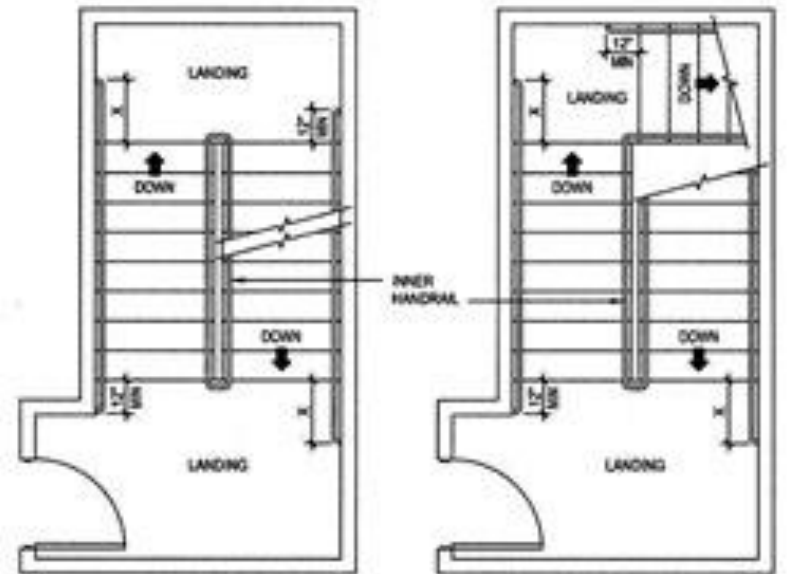


STAIRS



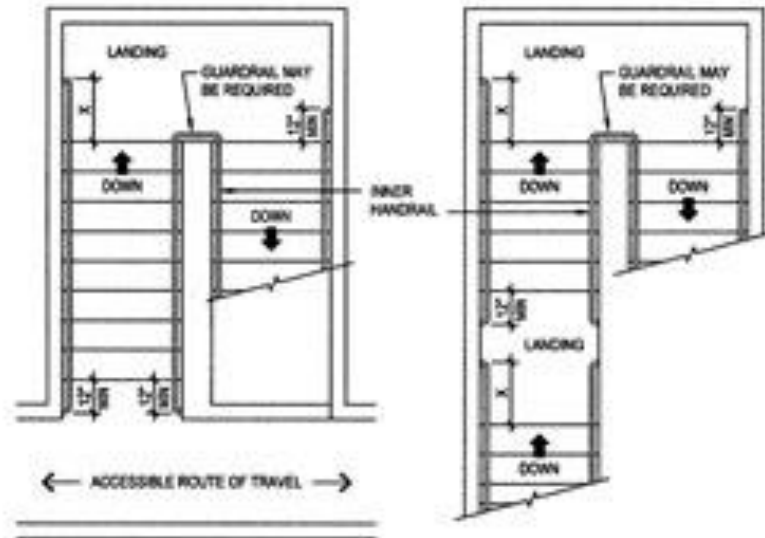
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

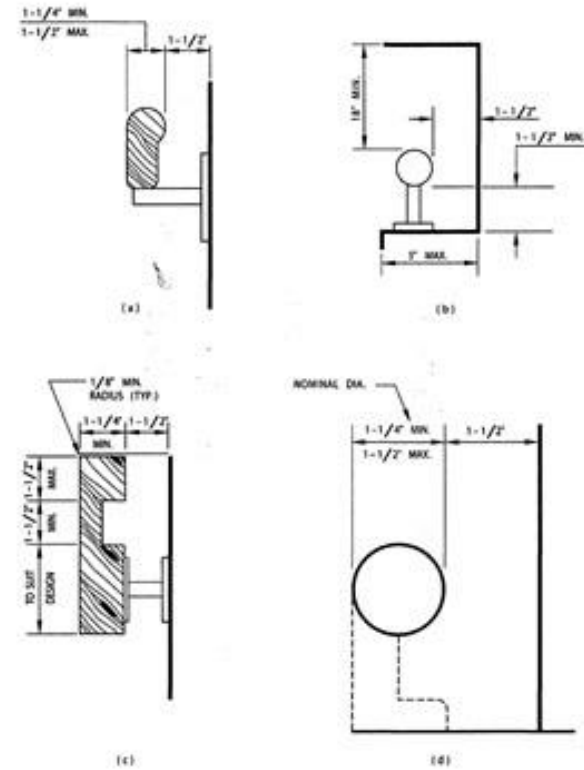
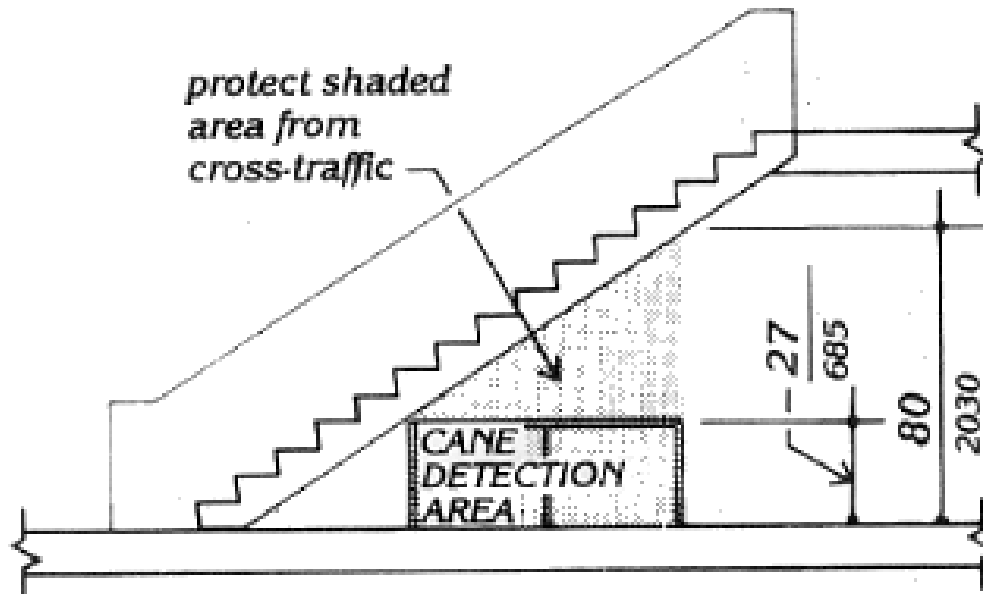


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 30
Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.



This counter height is compliant



This table height is compliant



This width is compliant

<p>2019 CBC 11B-309</p>	<p>i) The electric controls shall not be located higher than 48 inches or lower than 15 inches above the finished floor.</p> <p>m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.</p>
<p>2010 ADA 309</p>	<p>n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.</p>
<p>2010 ADA 904</p>	<p>o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")</p>
<p>2019 CBC 11B-228.2</p>	<p>p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?</p> <p>q) At least one of each type of facility provided shall comply with this section for reach ranges.</p> <p>r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.</p>
<p>2019 CBC 11B-302.2</p>	<p>s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.</p> <p>t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.</p> <p>u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.</p> <p>v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.</p>



This counter height is compliant



Dispenser at the counters shall meet reach range requirements



Electrical outlets at counters shall meet reach ranges typical

ATM Machines

**2019 CBC
11B-707.2**

- a) A clear floor or ground space shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

- b) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

- c) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

- d) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

- e) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

- f) Speech shall be recorded or digitized human, or synthesized.

**2019 CBC
11B-707.5**

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.



Knee and toe clearance is not required without a cooktop appliance

**2019 CBC
11B-707.6**

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.
- g) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.
 - h) EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.
 - i) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

**2019 CBC
11B-707.8**

- EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.
- j) At least one tactilely discernible input control shall be provided for each function.
 - k) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.
 - l) Where membrane keys are the only method of input, each shall be tactilely discernable from surrounding surfaces and adjacent keys.
 - m) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.
 - n) The number five key shall be tactilely distinct from the other keys.

o) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.

p) Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols

q) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

r) The display screen shall comply.

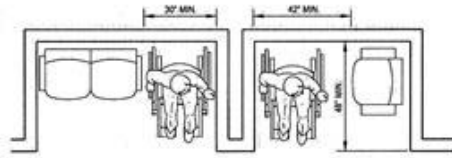
EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

s) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.

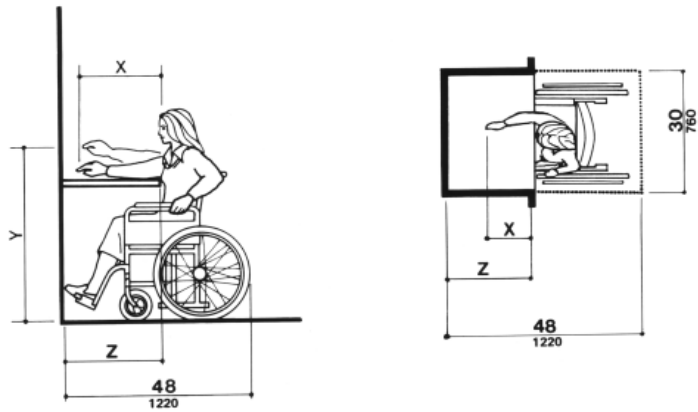
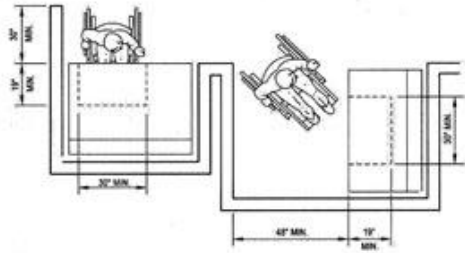
t) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".

u) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

v) Braille instructions for initiating the speech mode shall be provided.



← ACCESSIBLE PATH OF TRAVEL →



The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)

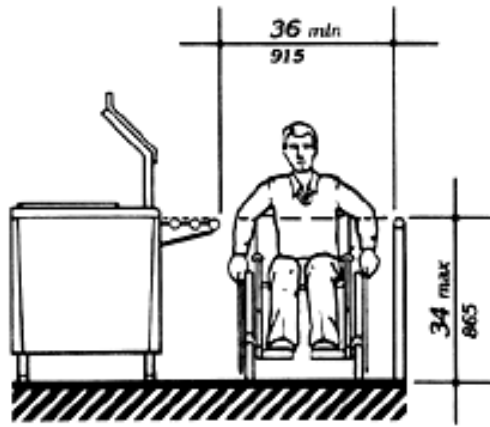
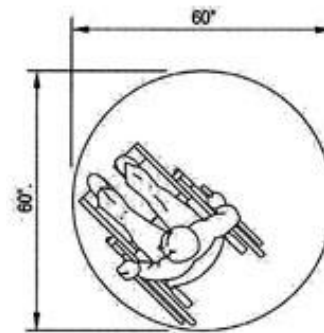
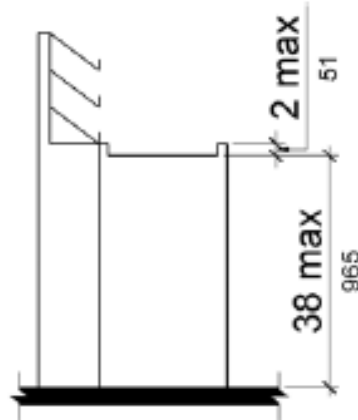
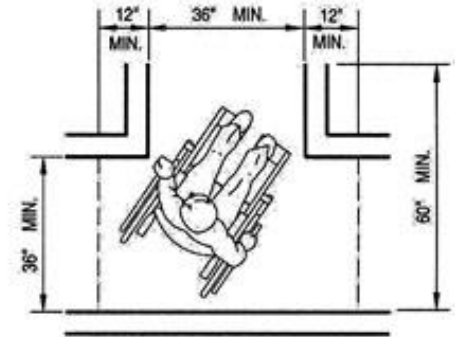


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

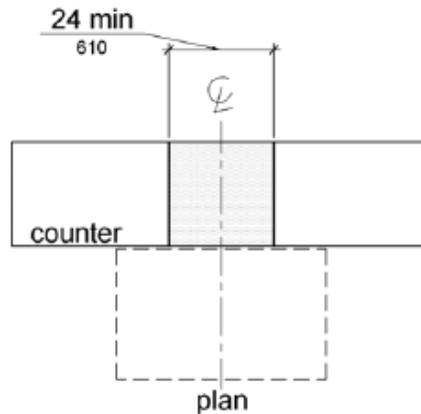


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

7. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
8. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

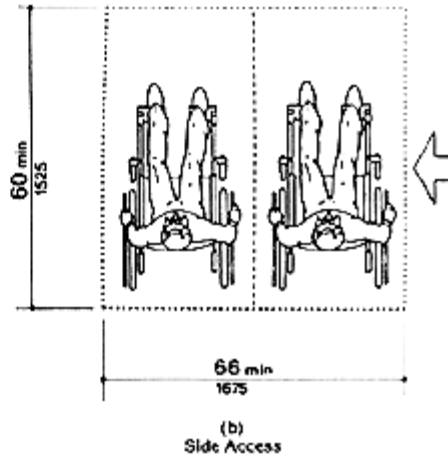
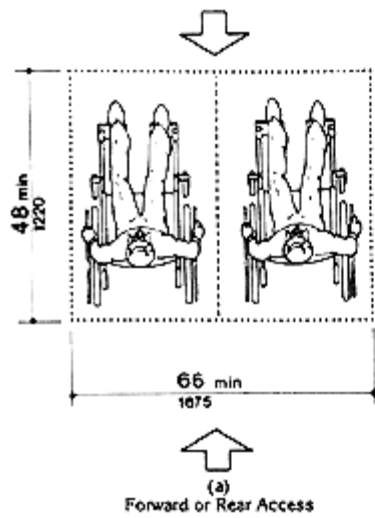
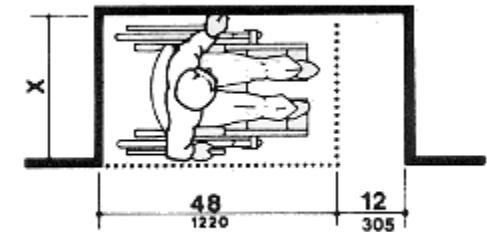
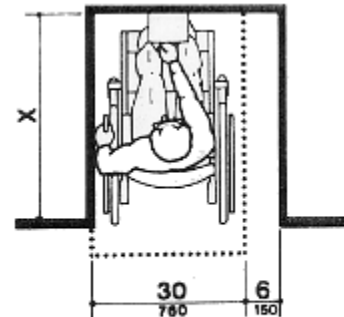
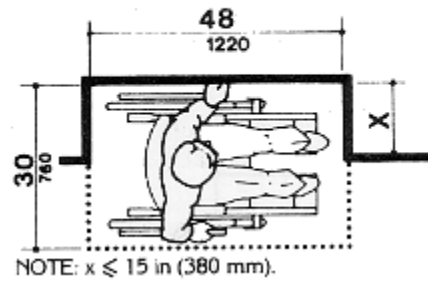
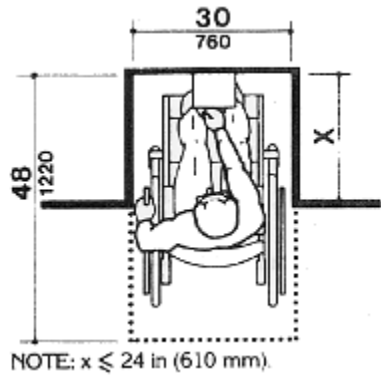
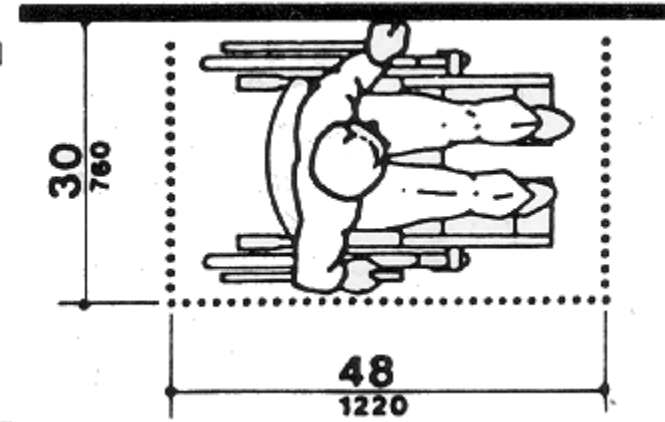
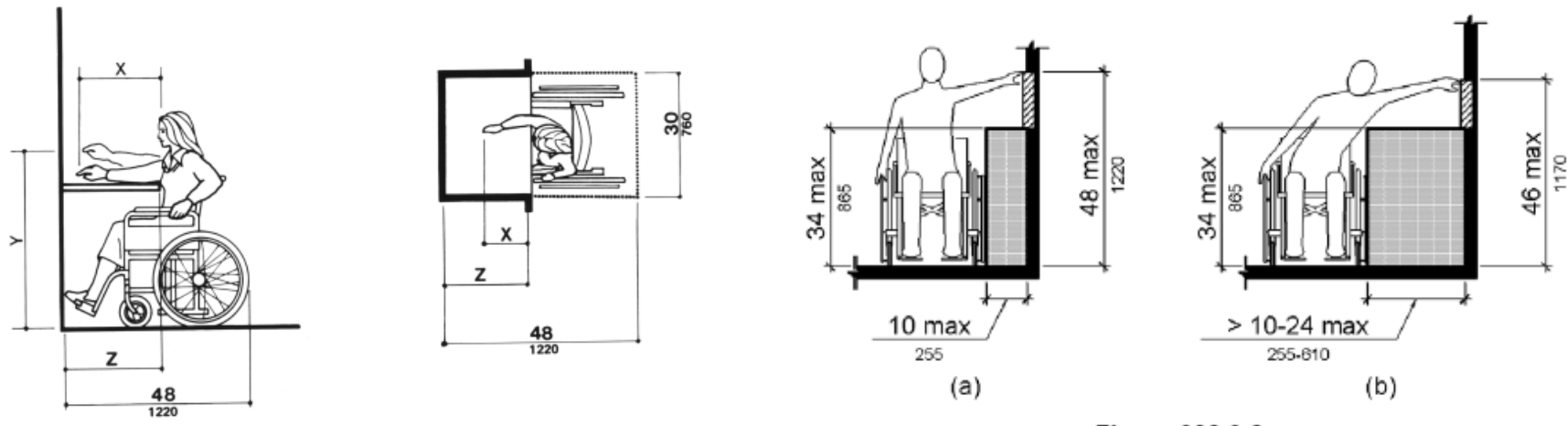
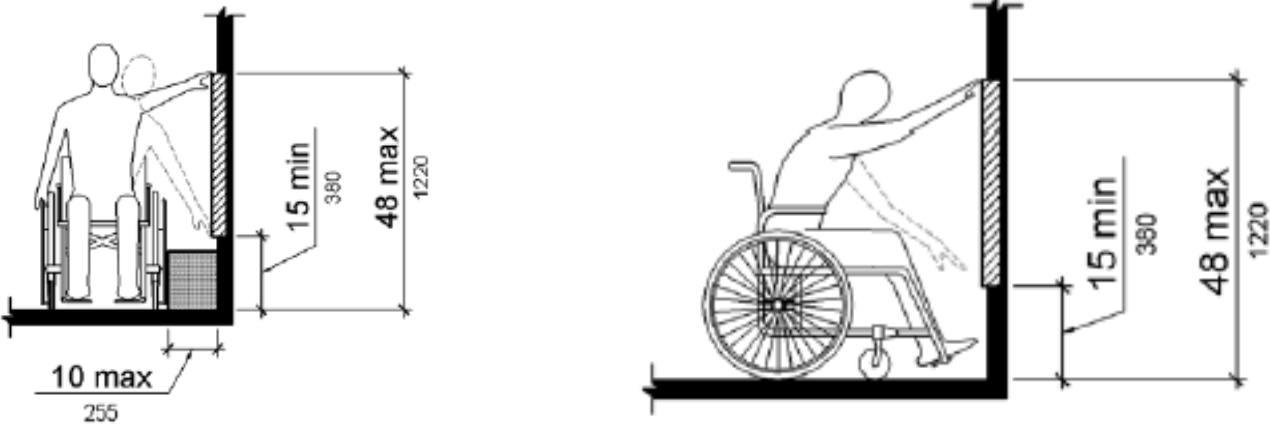


Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series

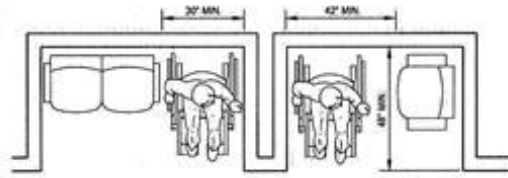




The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



← ACCESSIBLE PATH OF TRAVEL →

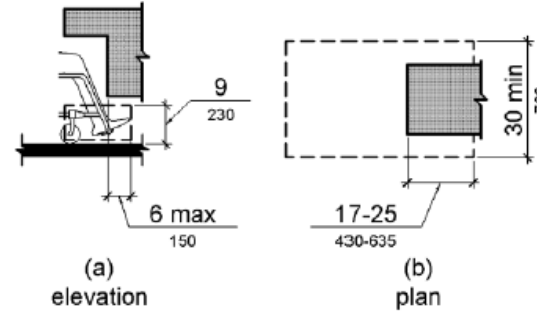
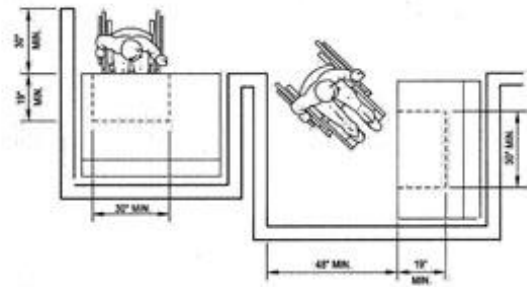


Figure 306.2 Toe Clearance

Knee and toe clearance shall be thirty inches (30”) inches wide minimum.

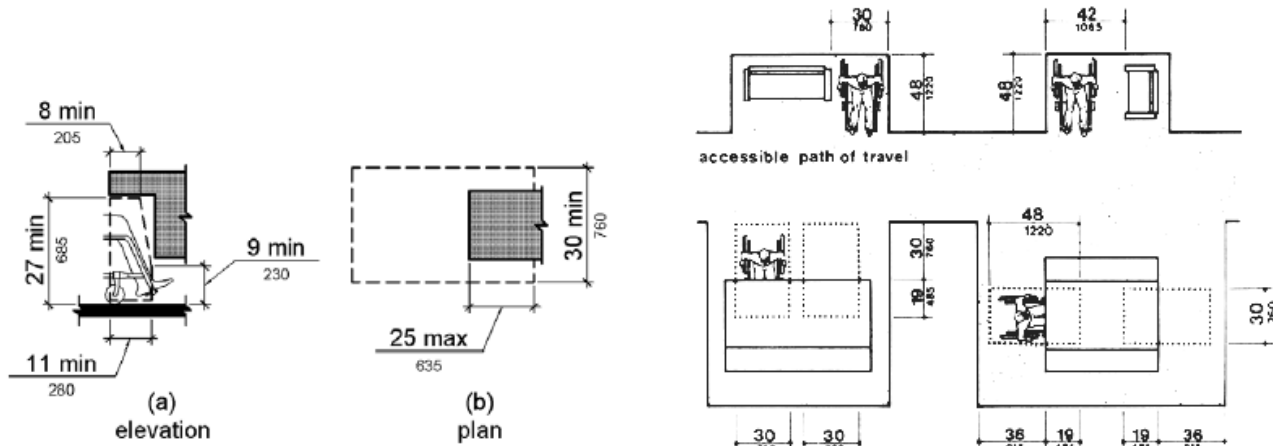


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

1989 CSAS 2-511

CBC 1117B.5

1989 CSAS 2-3304

2010 ADA 603

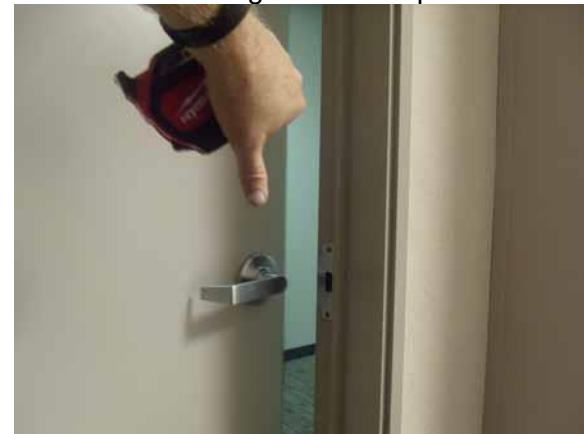
2010 ADA 601

Section 31
Men's Restroom

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) 1/4" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



These heights are compliant



This door closing speed exceeds allowable



This urinal exceeds 17" high to top of rim

2010
ADA 604

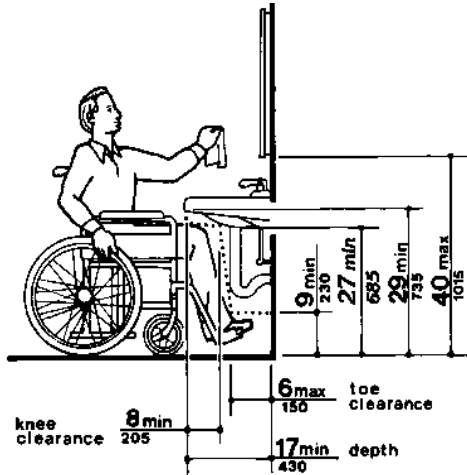
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

- o) Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- p) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- q) The faucet shall be operated without tight grasping or twisting of the wrist.



Provide proper knee clearance under the lav



This toilet offset is compliant



Remove stall panels and create a single user restroom

**2019
CBC
11B- 604**

r) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.

**2019
CBC
11B- 603**

- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.



This stall is not 60" wide



Overall entrance shot



Overall entrance path shot

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.
- q) The stile width shall be 4" or less on the hinge side of the door.

**CBC
1115B.4**

- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.
- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.

**CBC
1115B.4**

- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



Overall two urinal shot



Overall two toilet stall shot



Overall lav shot

Toilet Transfer Area

**1989
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

**CBC
1115B.4**

**1991
ADA
4.16**

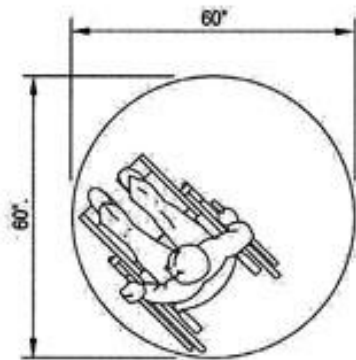
**CBC
1115B.3**

**1991
ADA
4.22**

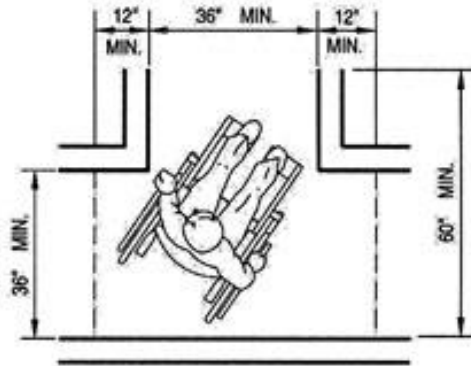
**CBC
1115B.4**



Repair the floor slope where it exceeds 2.08%



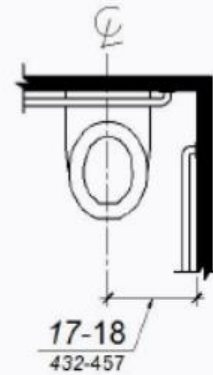
(a) 60 INCHES DIAMETER SPACE



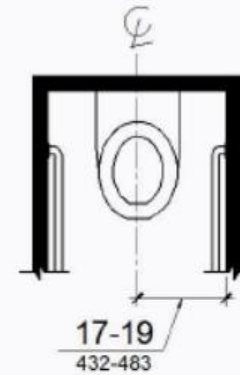
(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



(a) wheelchair accessible water closets



(b) ambulatory accessible water closets

FIGURE 11B-604.2 WATER CLOSET LOCATION

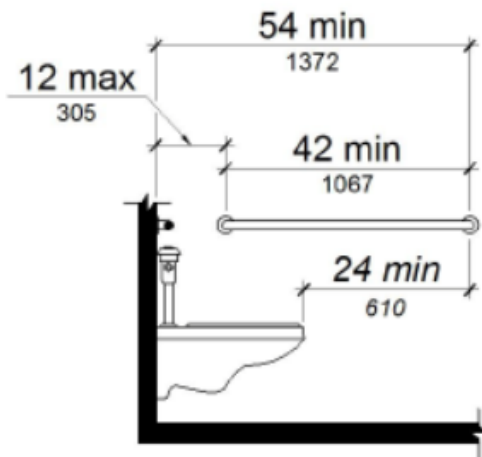


FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

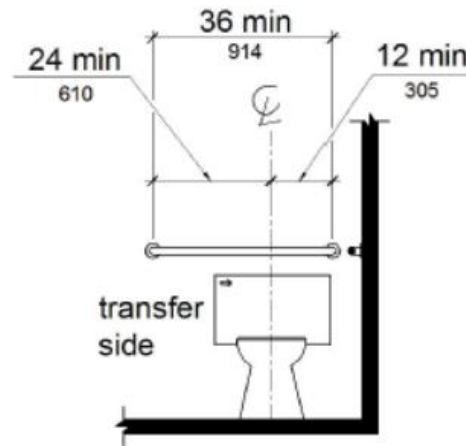


FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

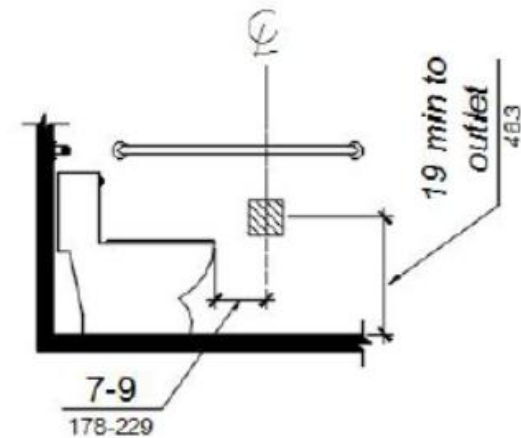


FIGURE 11B-604.7.1 DISPENSER OUTLET LOCATION

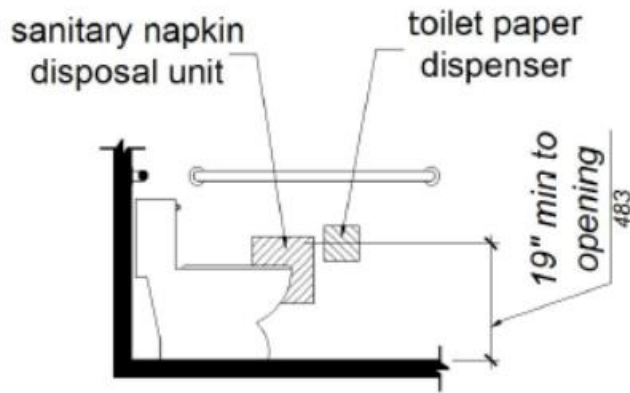


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

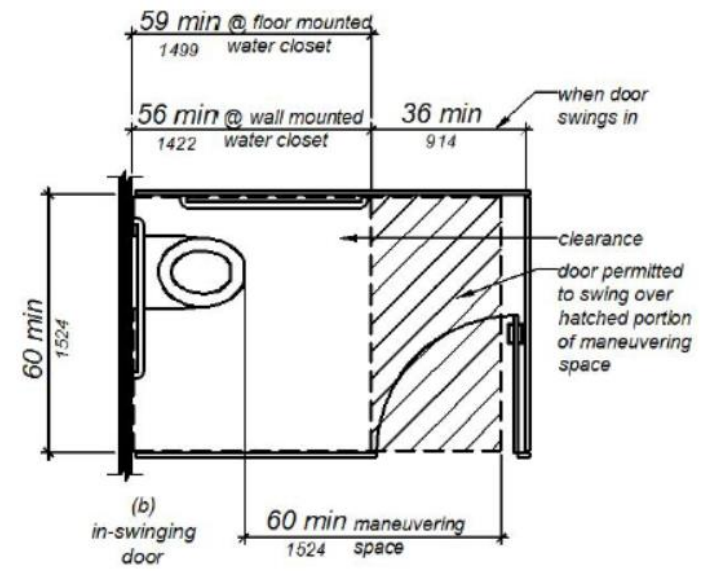
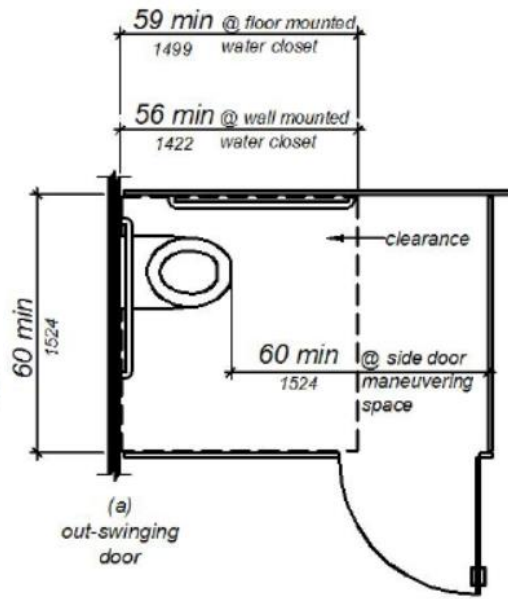


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

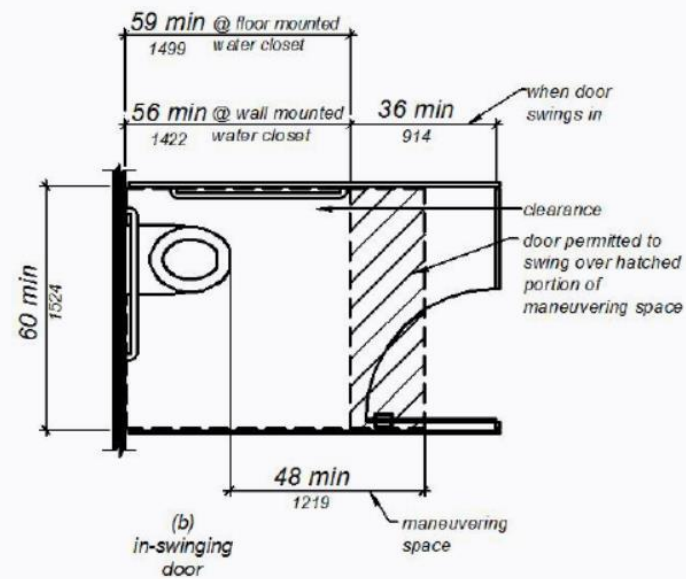
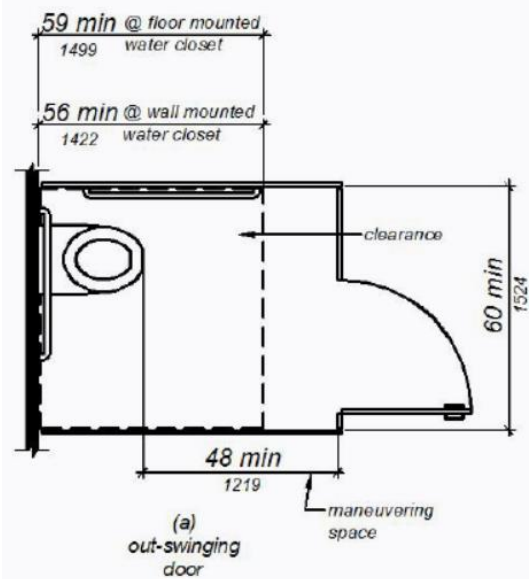


FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

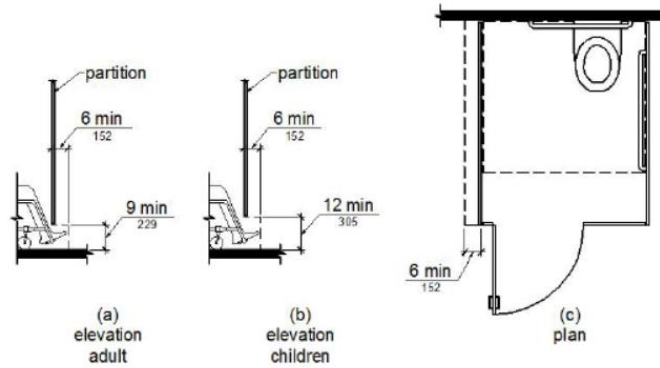
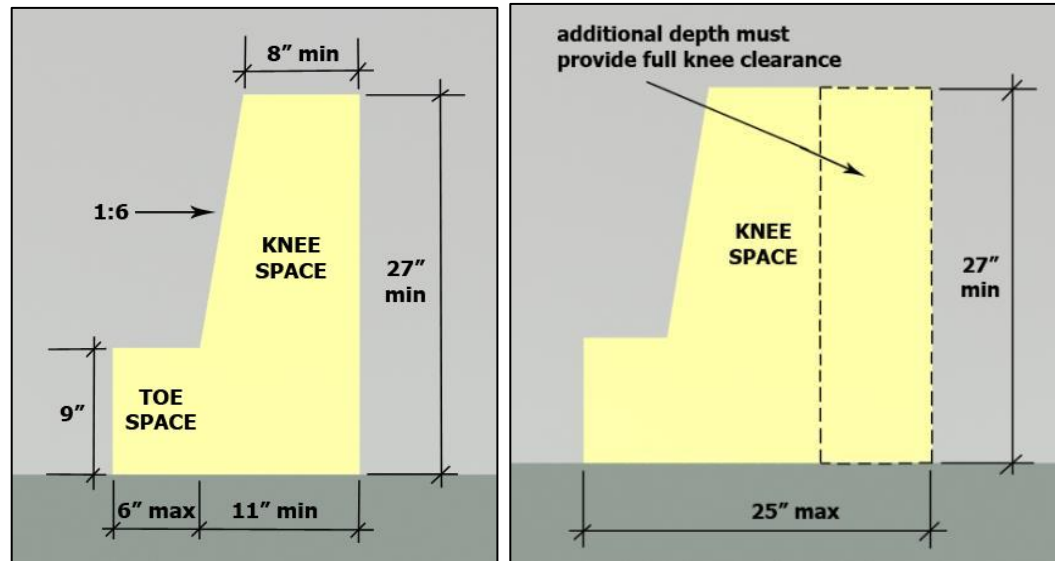


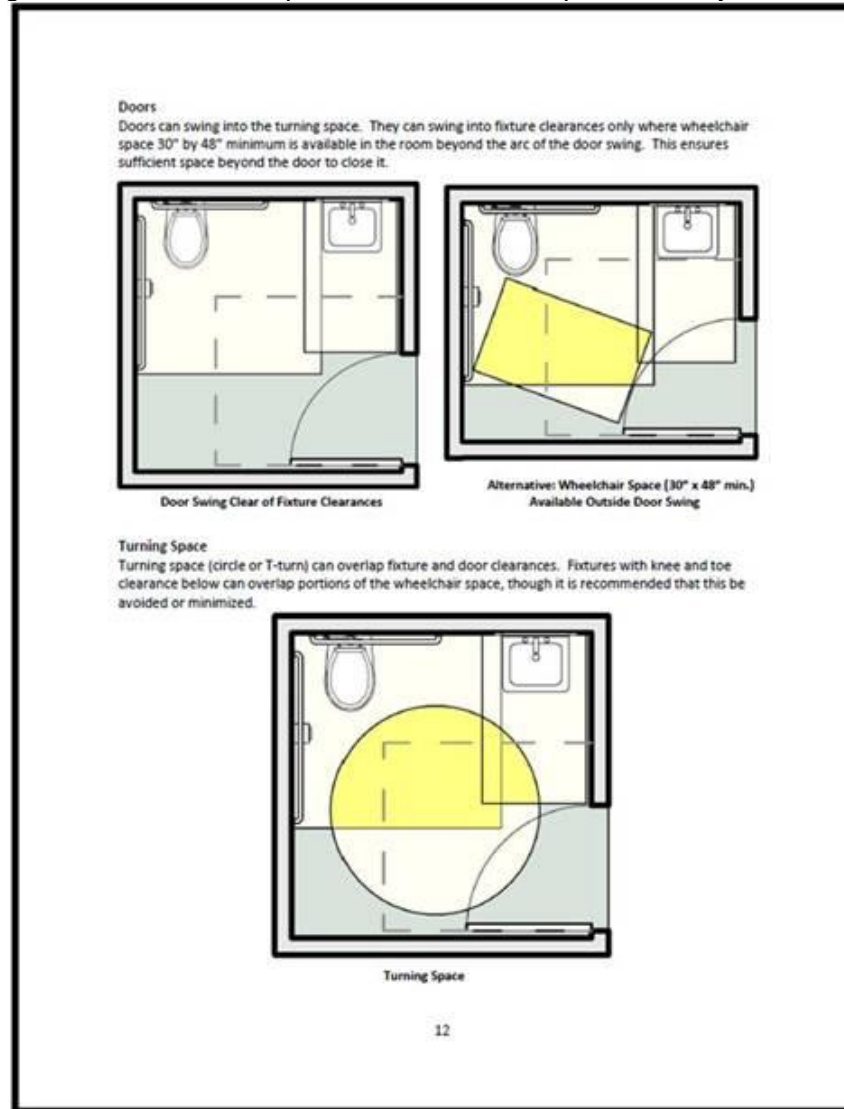
FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

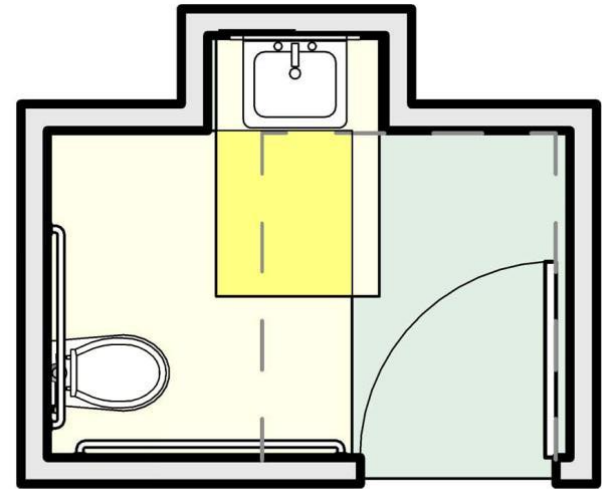
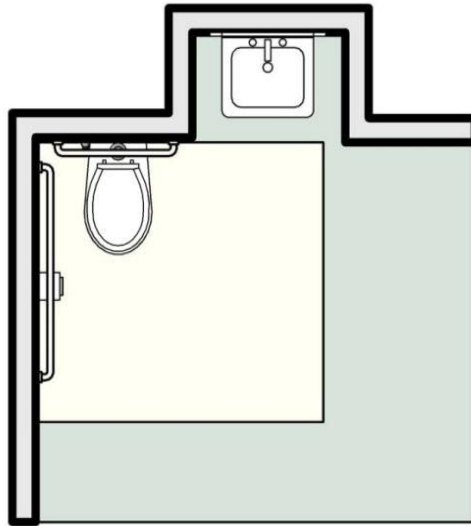
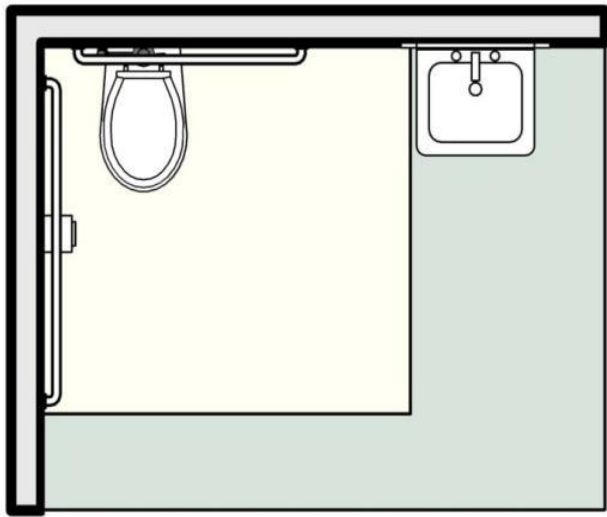


ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

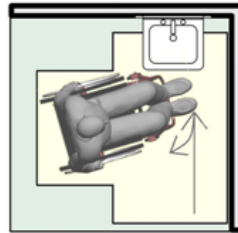
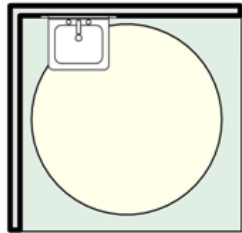
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



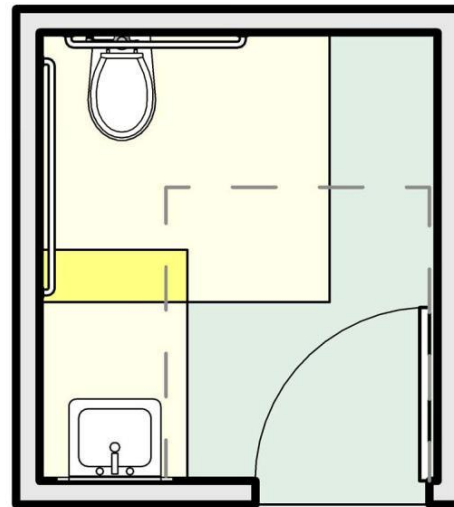


Turning Space

60" Diameter circle or "T" turn
(elements with knee/toe clearance can overlap)



T-Turn: overlap limited to one segment



Code reference in this section is general and not in line with statements

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

Section 32
Women's Restroom

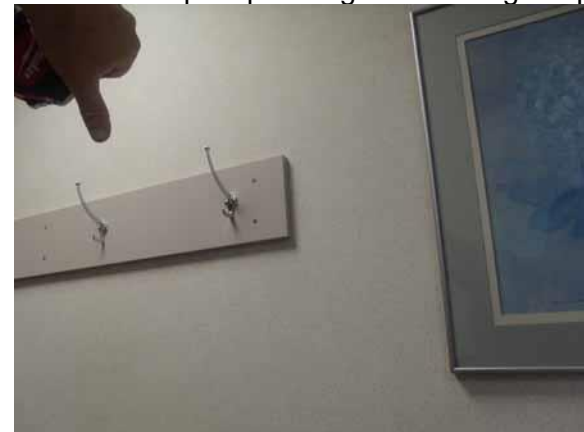
- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



This door closing speed exceeds allowable



These controls require pinching and twisting to operate



Provide a coat hook at 48" high maximum

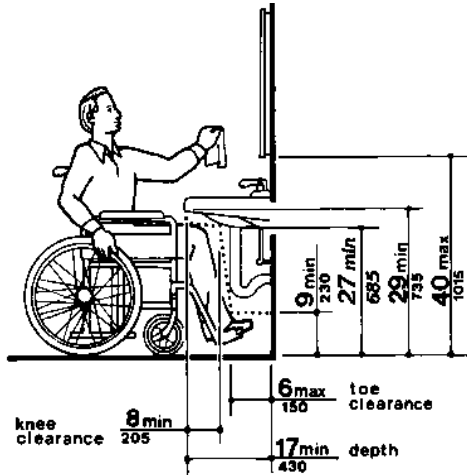
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



This lav counter height does not provide proper knee clearance



This stall is not 60" wide



This toilet offset exceeds 18" to center from wall

**2019
CBC
11B- 604**

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 603**



Remove stall panel and make a 60" wide stall



Overall entrance shot



Overall three stall shot

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



Overall lav shot



Repair the floor slope where it exceeds 2.08% maximum slope



Overall exit path shot

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

**1989
CSAS
2-11(a)8**




**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**

Code reference in this section is general and not in line with statements	<u>Section 33</u> <u>Elevators</u>	
2010 CBC 1116B	<p>a) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.</p> <p>b) Visual elements shall be at least 2-1/2 inches in the smallest dimension.</p>	 <p>The floor identification number exceeds 60" high</p>
2019 CBC 407	<p>c) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.</p> <p>d) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.</p> <p>e) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.</p> <p>f) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.</p> <p>g) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.</p> <p>h) Door reopening devices shall remain effective for 20 seconds minimum.</p>	 <p>This opening width is compliant</p>
2010 ADA 407	<p>i) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.</p> <p>j) The platform lifts shall have low-energy power-operated doors or gates.</p> <p>k) Doors shall remain open for 20 seconds minimum.</p> <p>l) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.</p>	 <p>These heights are compliant</p>

- m) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- n) The handrails shall be smooth, and the inside surface at least 1 1/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



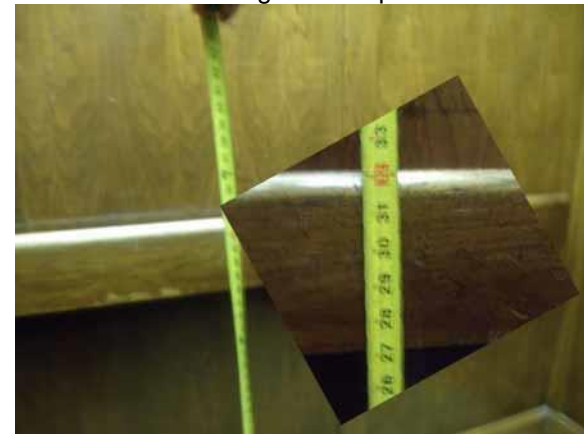
This dimension is compliant



This dimension is compliant without base molding



This height is compliant



This grab bar is compliant

The elevator audible notification is not working

Table 407.4.1 Elevator Car Dimensions <u>(text version)</u>				
Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) ₁	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) ₁	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) ₁	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

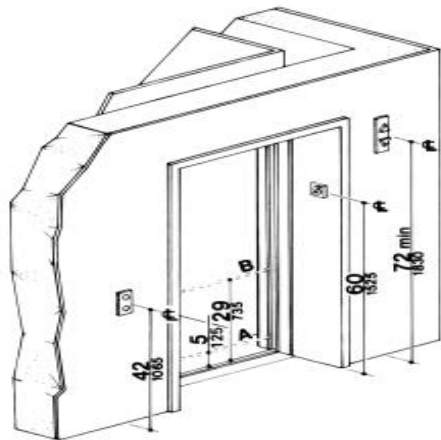


Figure 21

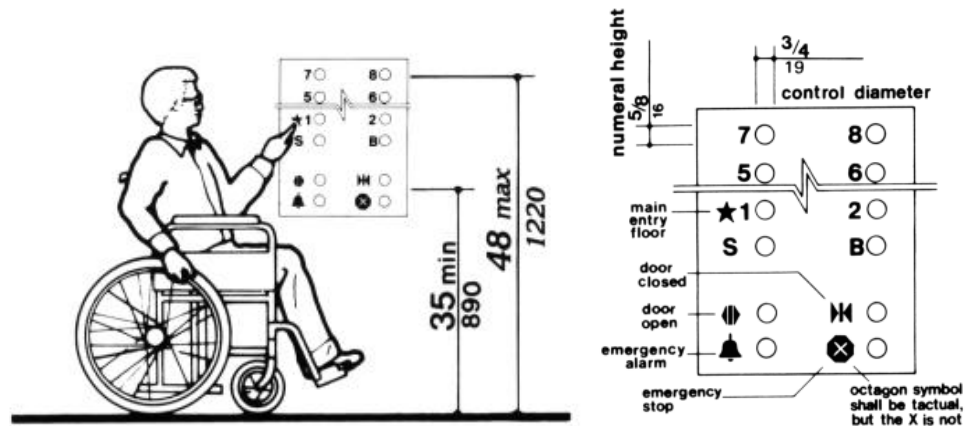


Figure 23(a)(b)

Table 407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells

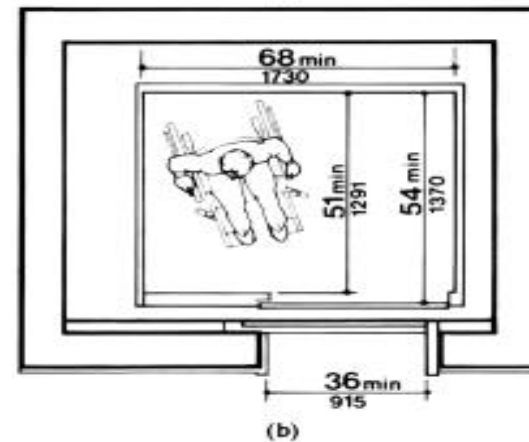
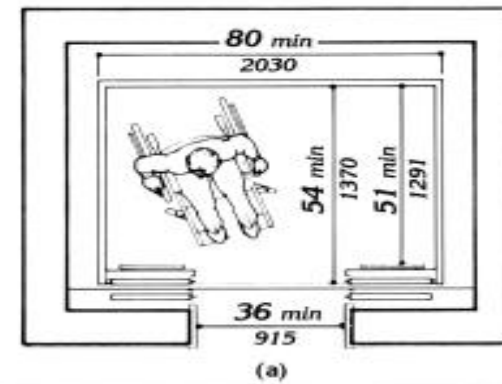


Diagram (a) illustrates an elevator with a door providing a 36 inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36 inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

501 FIFTH FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 501 **Fifth Floor**

Project Location: 501 West Weber Avenue
Stockton, CA

CASp Inspector: **Gary D. Layman**

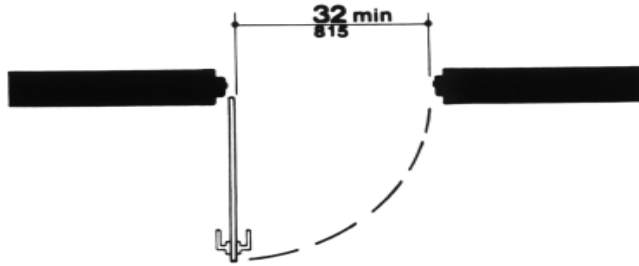
A handwritten signature in red ink, appearing to read "Gary D. Layman", is written over the printed name.

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 34 Accessible Doors

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



- b)
- c) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.
- d) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.
- e) The doors or gates threshold shall be less than 1/4" or 1/2" high.
- f) The hand-activated hardware shall be centered between 34" and 44" above the floor.
- g) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.
- h) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

2019 CBC
11B-404

2019 CBC
11B-
404.2.9,
Exc 2(c)

2010 ADA
404

2019 CBC
11B-404

2019 CBC
11B-202.3



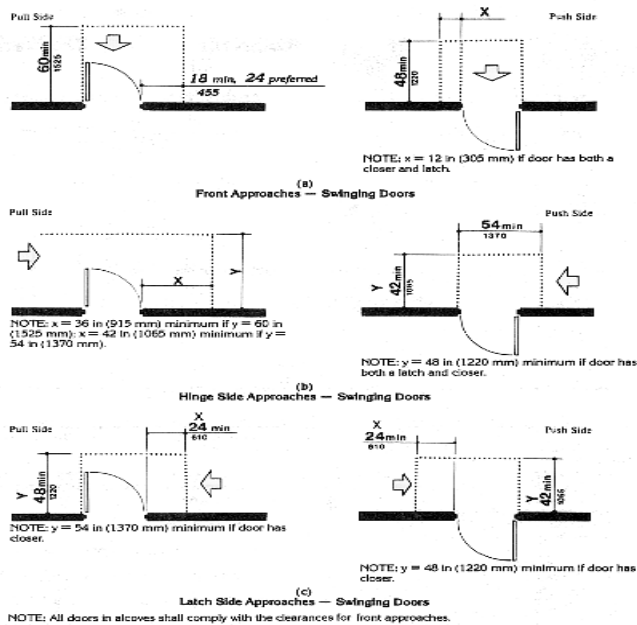
This door hardware and width are compliant



Maintain a minimum 32" wide clear door opening width



Maintain proper door operation forces



- i) The door or gate shall require 5 lbs. or less for interior, 8 ½ lbs. for exterior and 15 lbs. for fire rated doors of force to open.
- j) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- k) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- l) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- m) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional



Maintain proper braille room identification signs

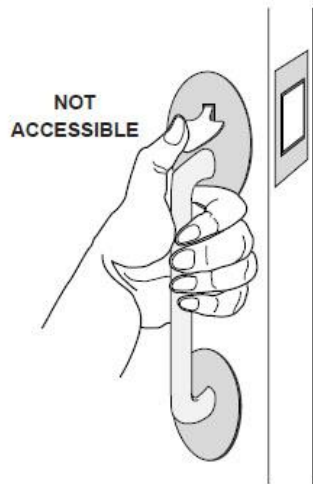


Provide 18" minimum side clearance on pull side of doors Typical

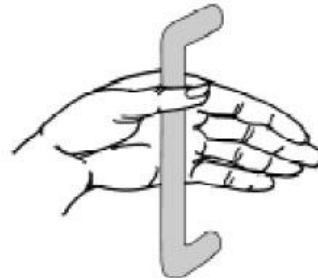
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

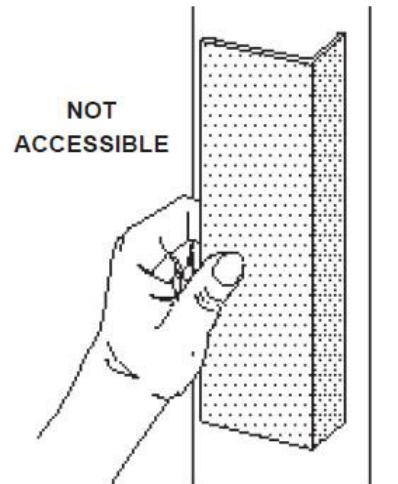
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



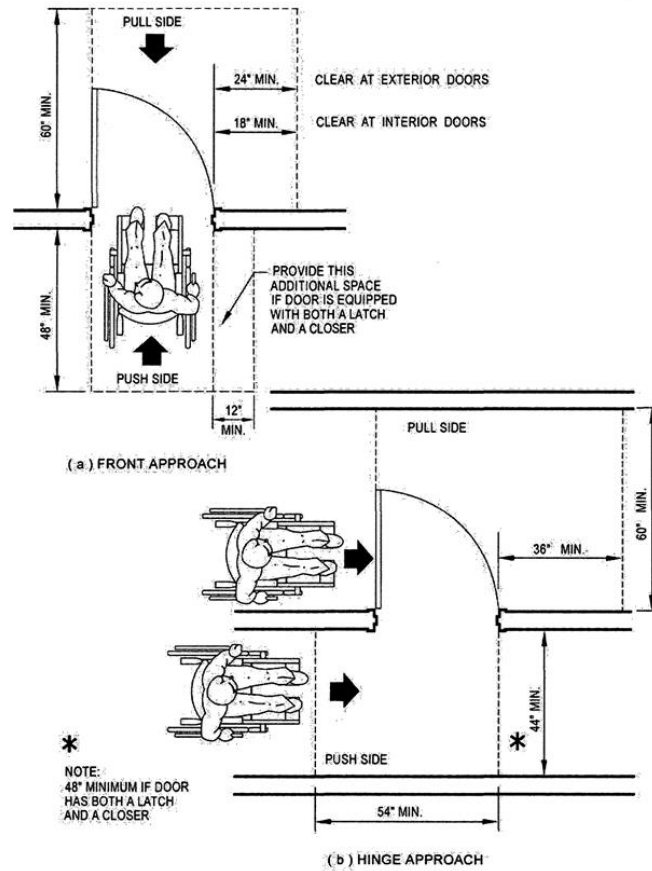
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

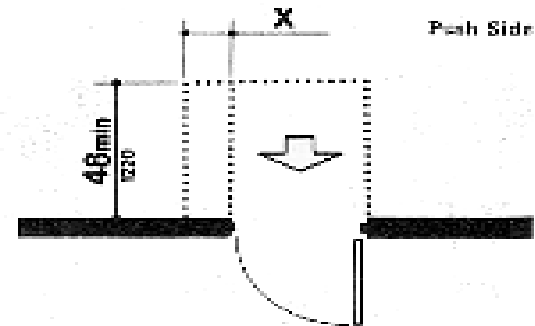
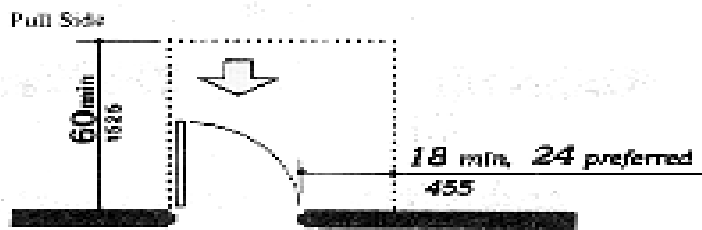


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

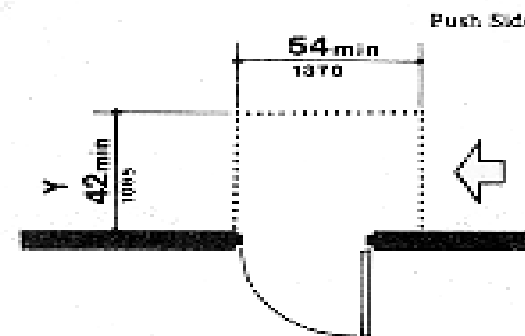
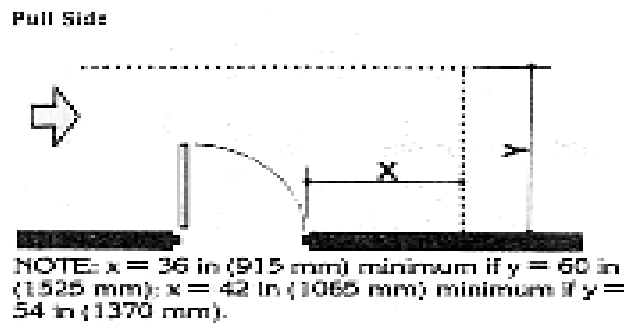
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)



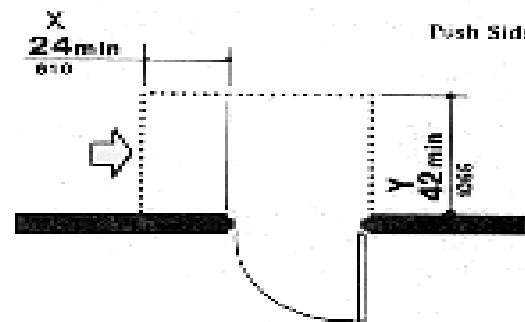
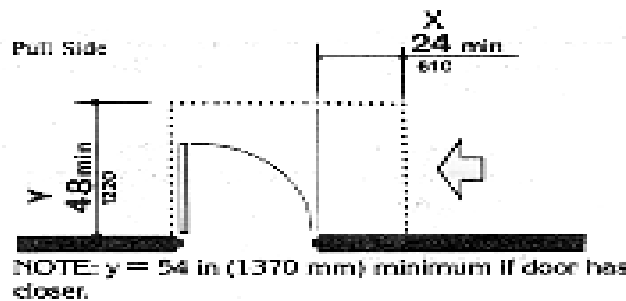
NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors



NOTE: $y = 48$ in (1220 mm) minimum if door has both a latch and closer.

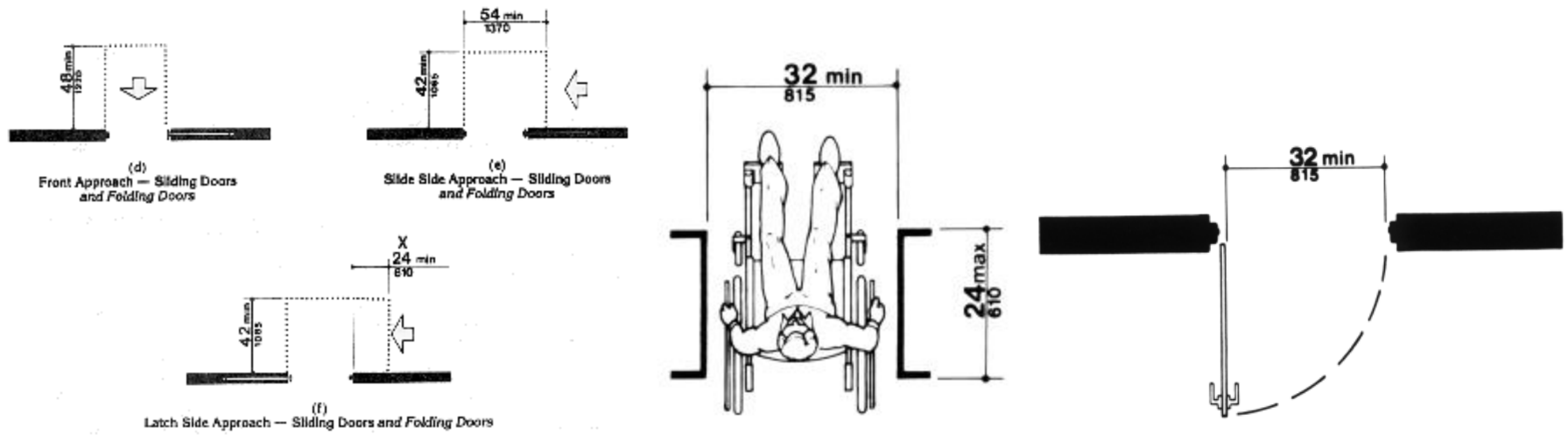
(b)
Hinge Side Approaches — Swinging Doors



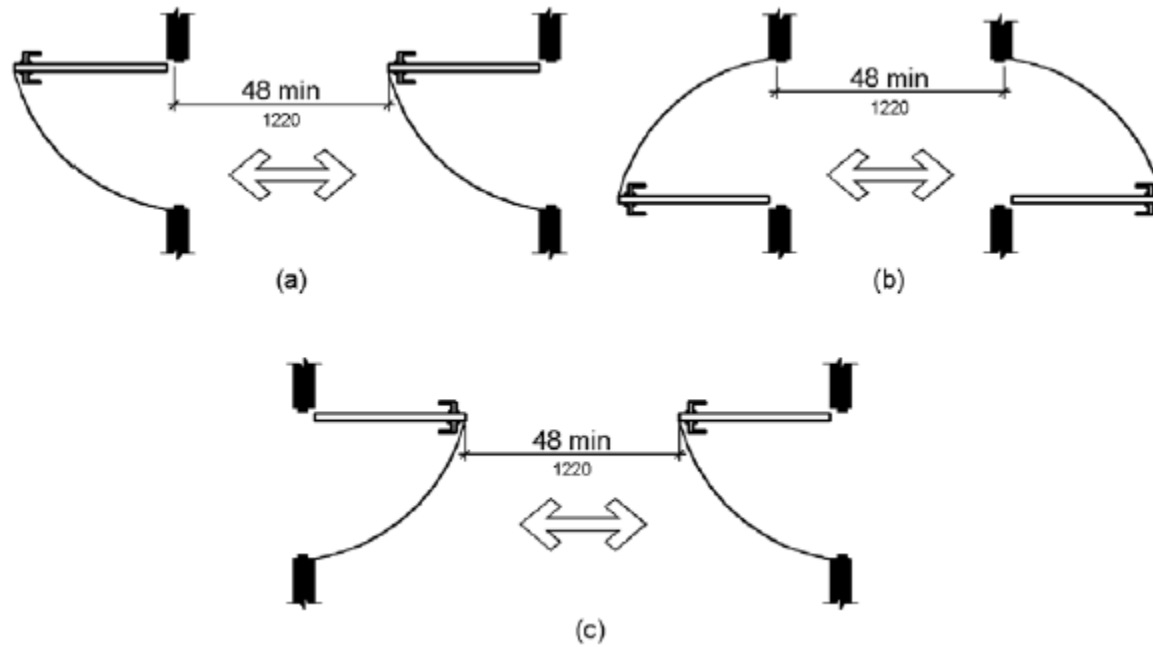
NOTE: $y = 48$ in (1220 mm) minimum if door has closer.

(c)
Latch Side Approaches — Swinging Doors

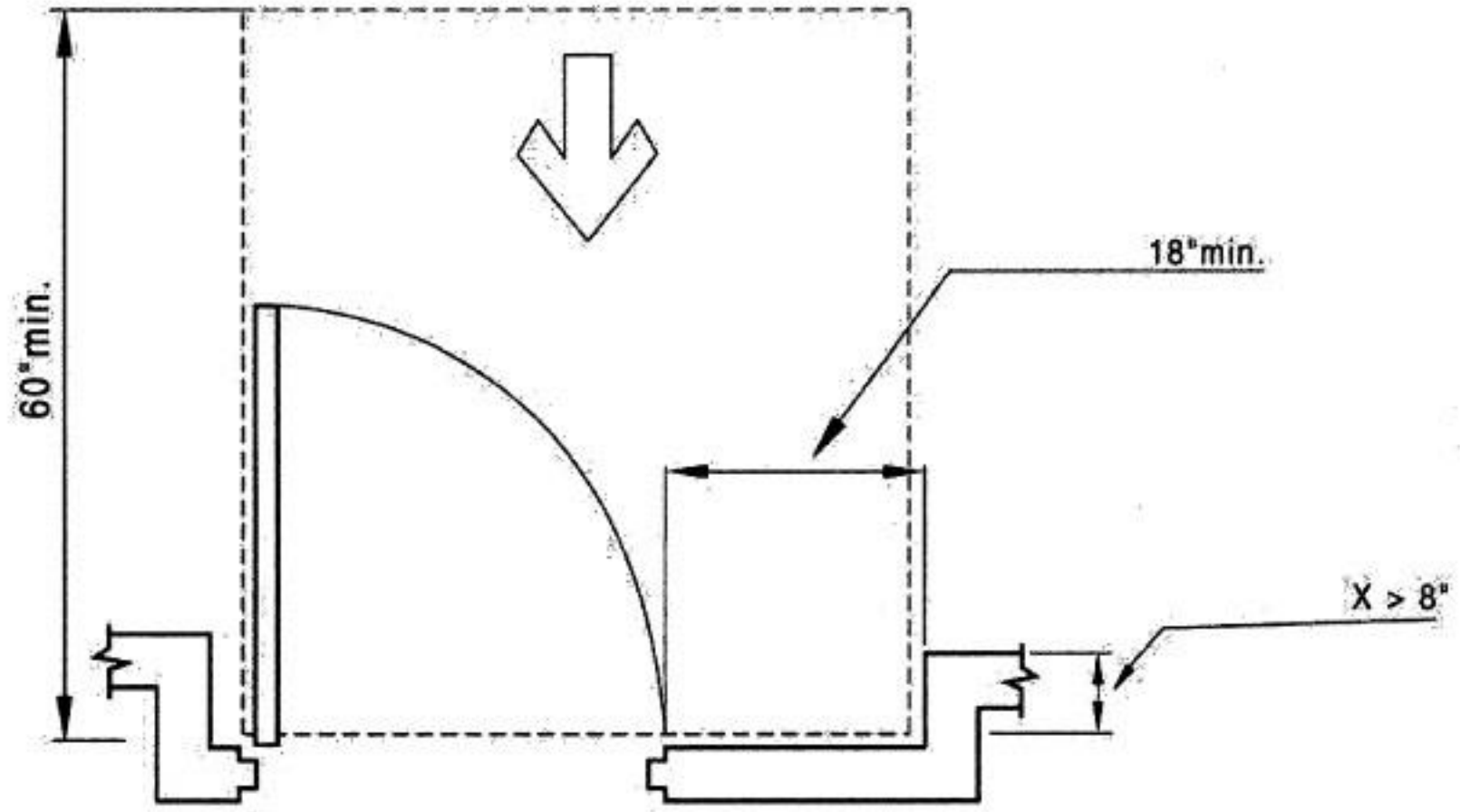
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



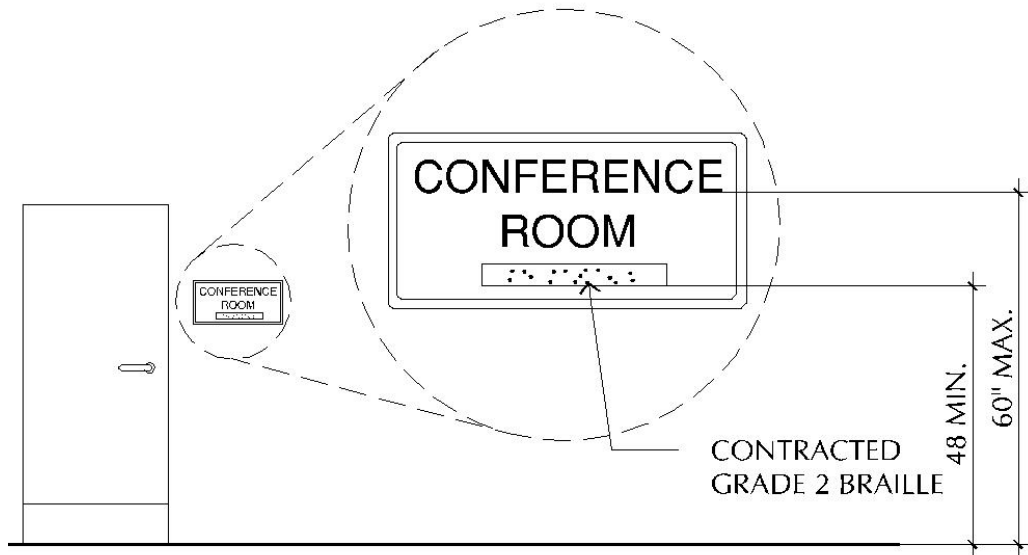
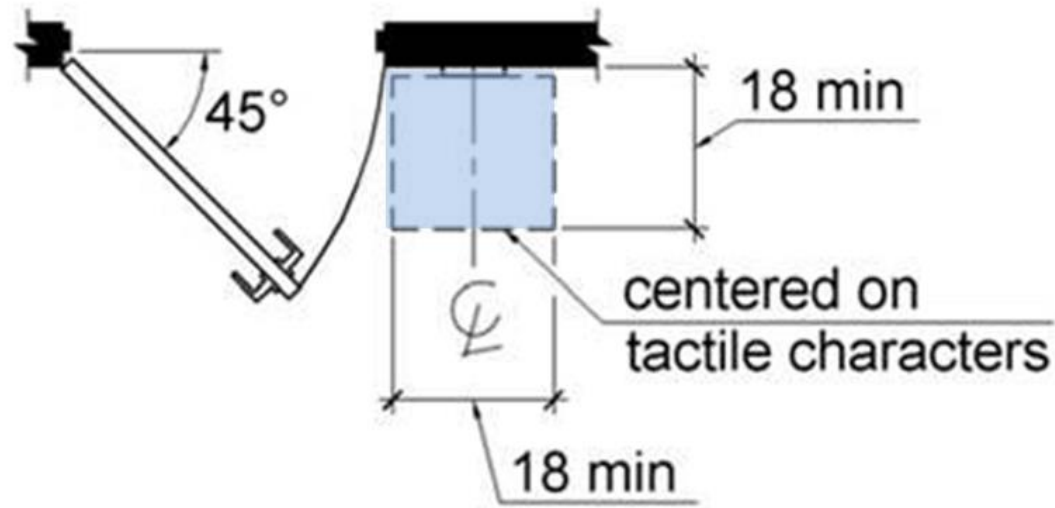
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1982 CSAS 2-522(f)

2010 ADA 403

1982 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

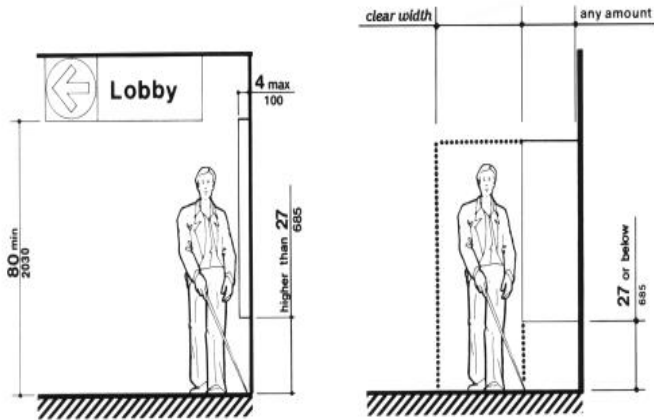
2019 CBC 11B-404

2019 CBC 11B-403

Section 35

Accessible Route from Accessible Entrances

m) The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.



- n) There shall be at least 80" of clear headroom along the accessible route.
- o) The Accessible route to rooms and areas shall be clear and unobstructed.
- p) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- q) Emergency devices shall be on an accessible route.
- r) A 60" clear wheel chair area shall be provided.

Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 44" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



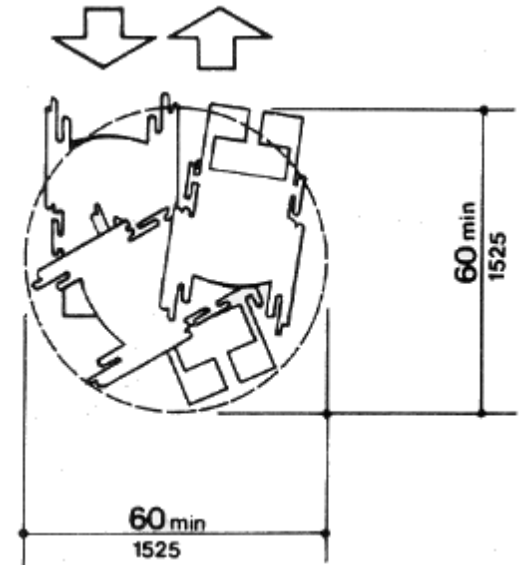
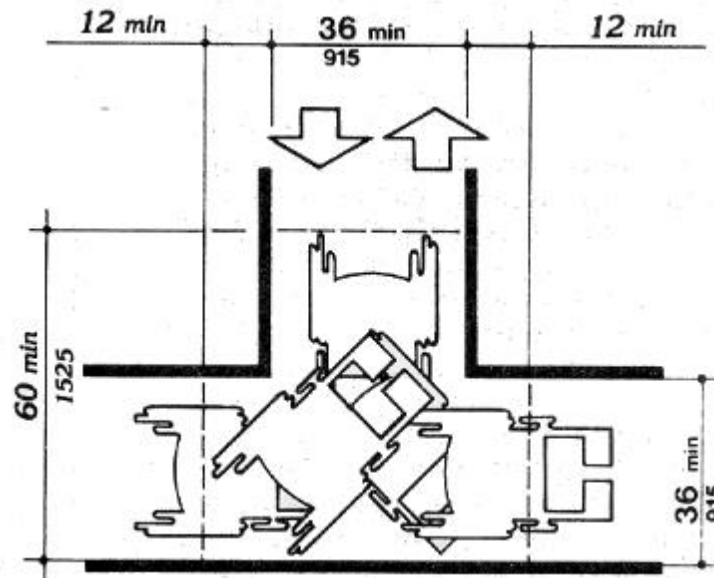
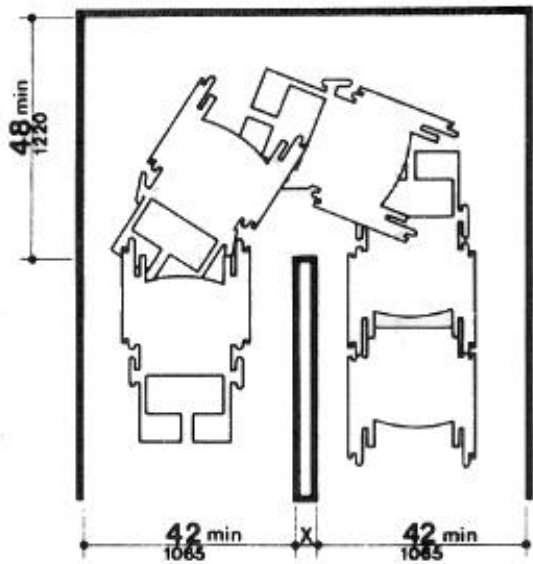
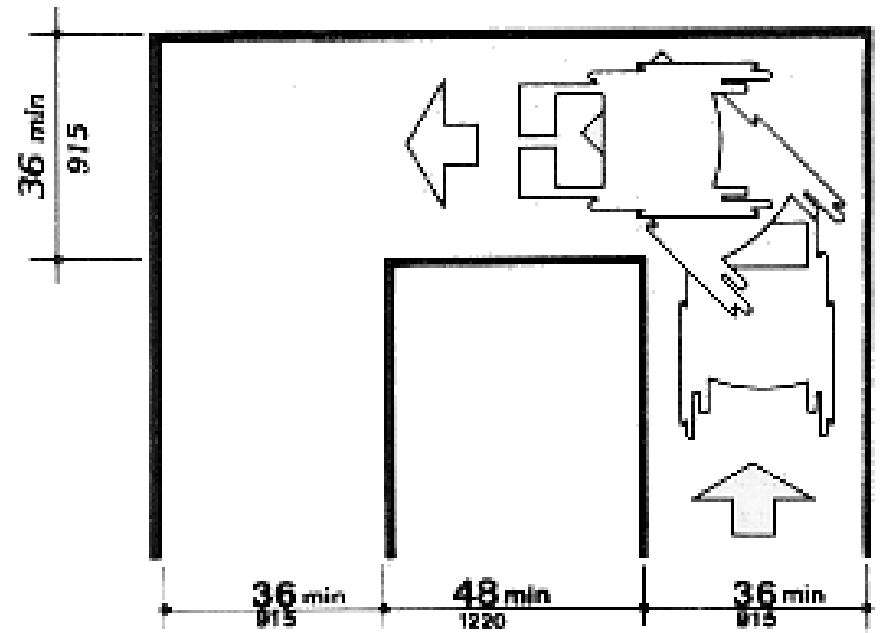
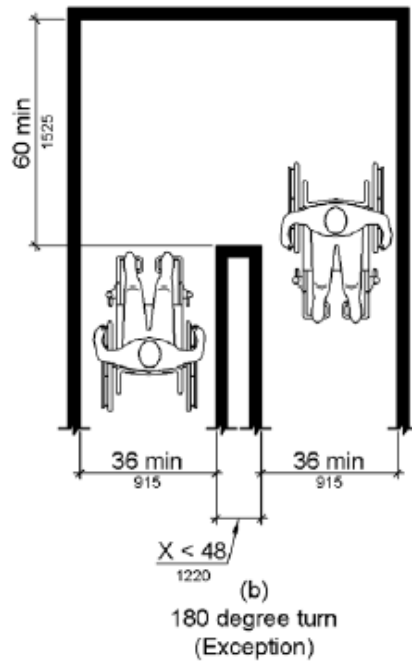
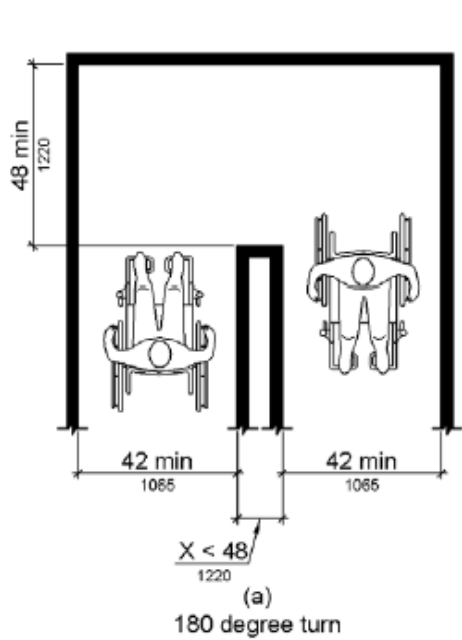
Maintain a min 44" wide route or 32" min for 24" long max



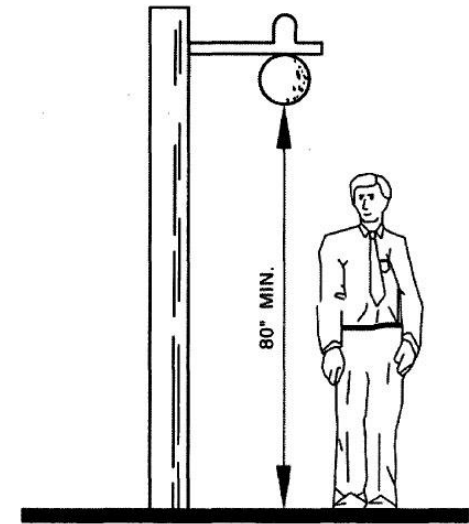
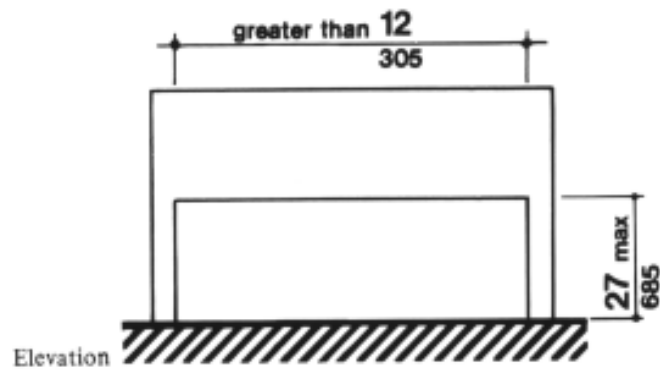
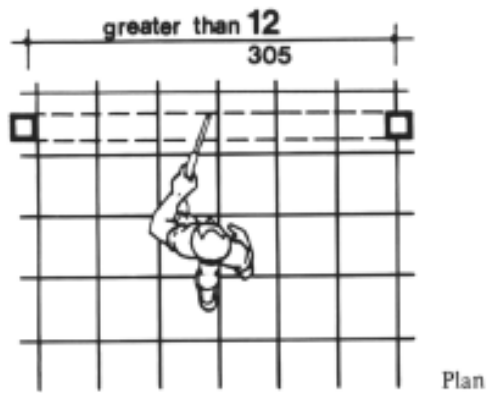
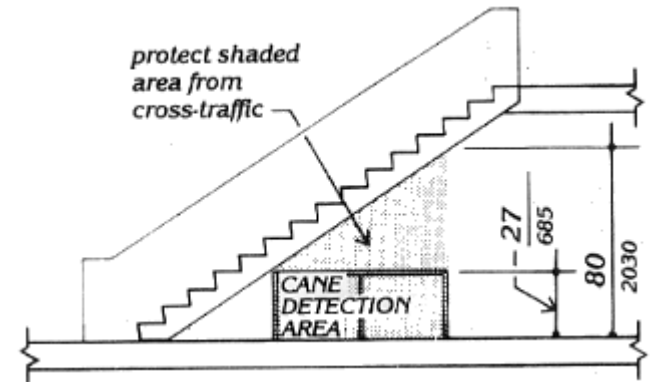
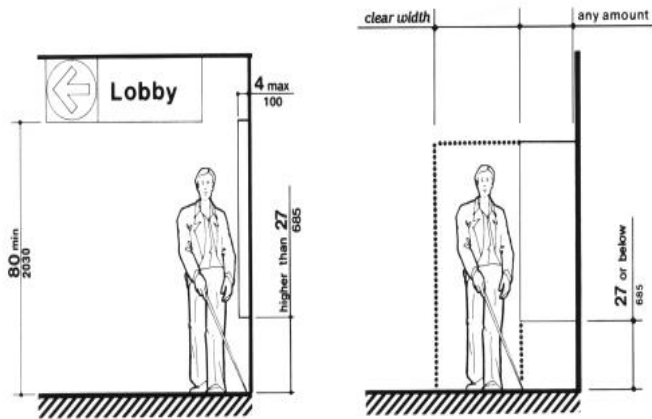
Maintain a min 36" wide route or 32" min for 24" long max

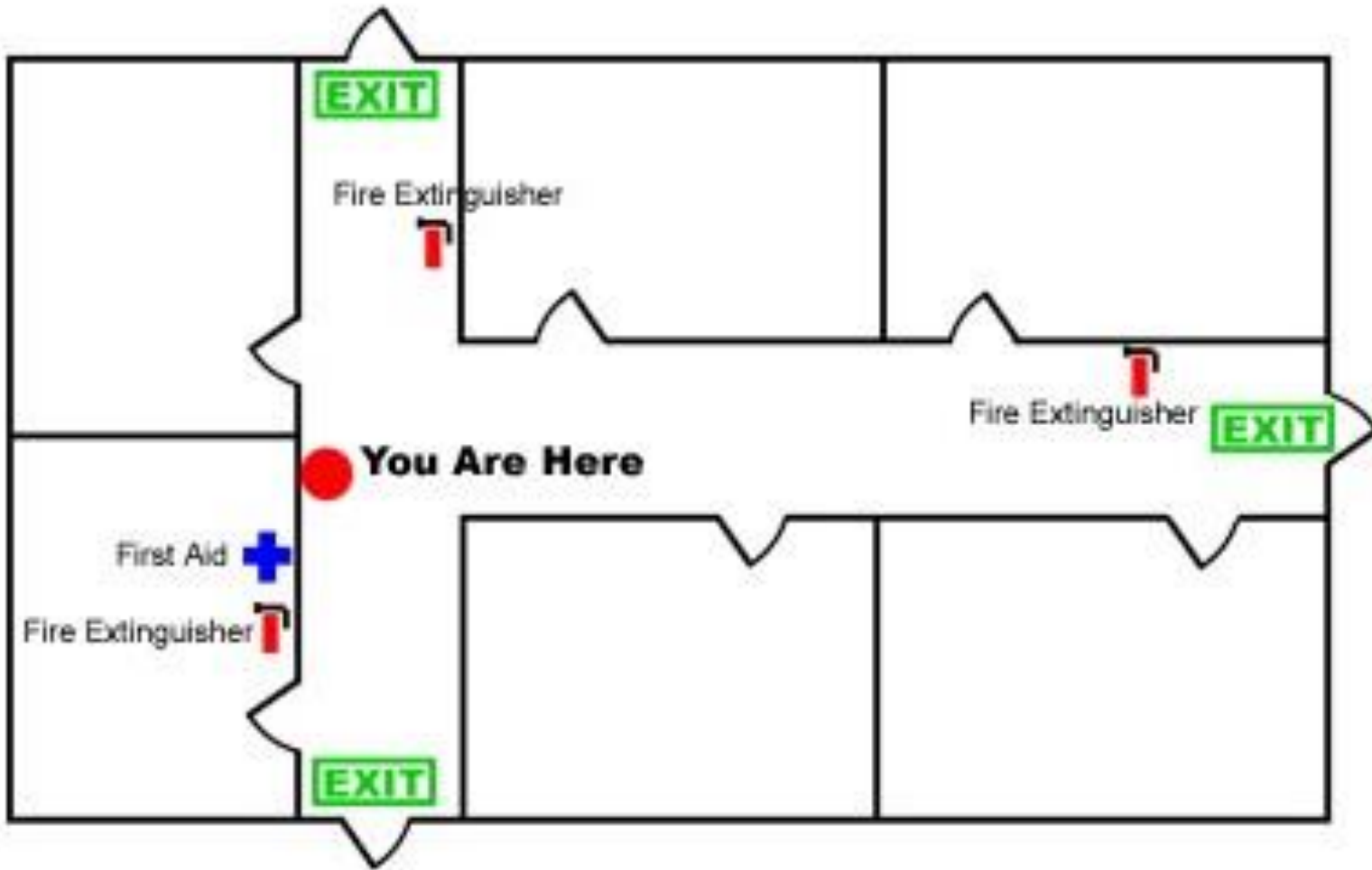


Maintain a min 36" wide route or 32" min for 24" long max



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements

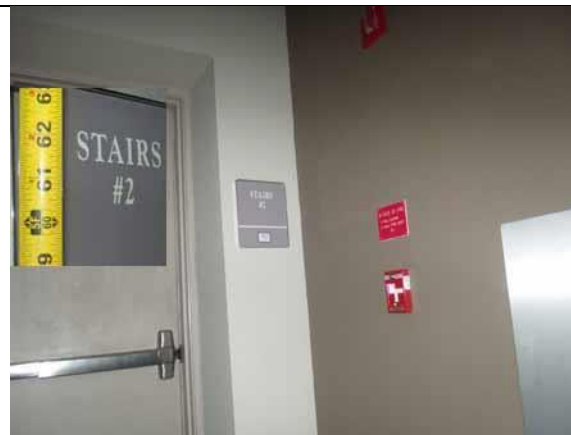
Section 36
Accessible Stairs

- a) All stair cases shall be properly identified with Tactile Braille signage.
- b) Proper head room clearance of 80" shall be provided in the stair enclosure.
- c) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.
- d) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".
- e) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.
- f) The landings shall have a minimum length the same as the width of the stairs.
- g) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.
- h) The stair treads shall be slip resistant.
- i) The stair risers shall be closed.
- j) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.
- k) There shall be minimum 1 ½" space between handrails and walls.
- l) The stairs shall comply with the code at time of construction.
- m) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.

2019
CBC 1007.3

CBC
1133B.4

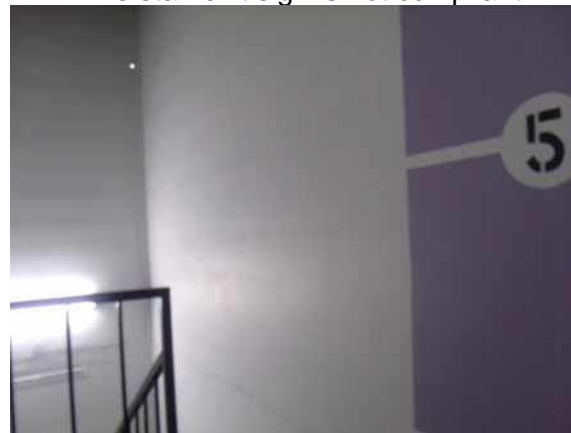
CBC
1009.4



This stair exit sign height exceeds 60" to raised characters



This stair exit sign is not compliant





Fire hose connection protrudes into the circulation path



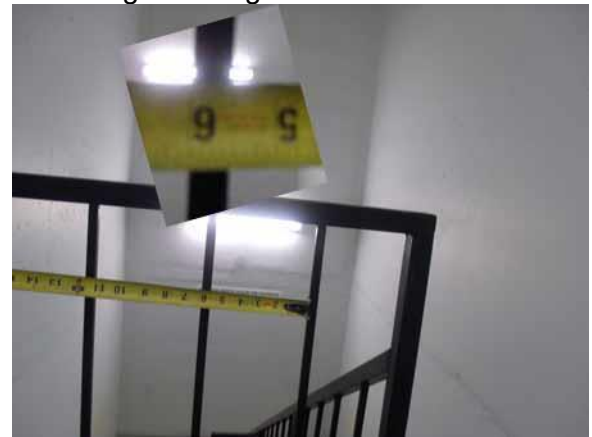
There is no cane detection



Handrail size is not compliant



This guard height is not 42" minimum



This gap is compliant with time of construction



Floor identification sign is not compliant



Handrail extensions are not compliant



This riser height exceeds 7" high



The step depth is compliant



Handrails are not provided on both sides of the stairs



Handrails are not provided on both sides of the stairs



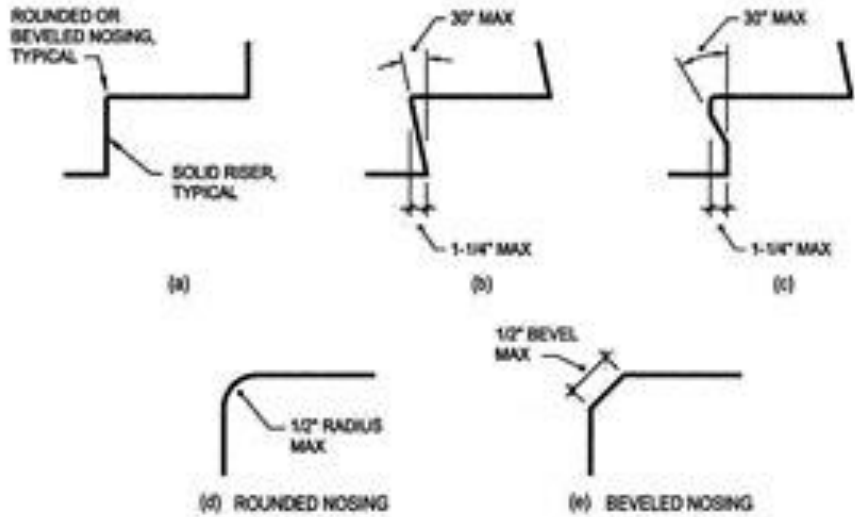
This riser height is compliant



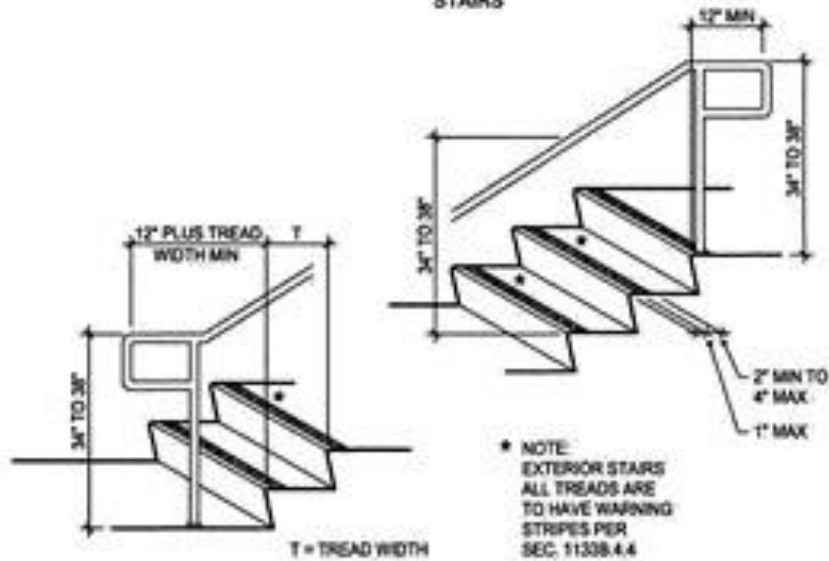
Stair width meets time of construction



The step depth is compliant

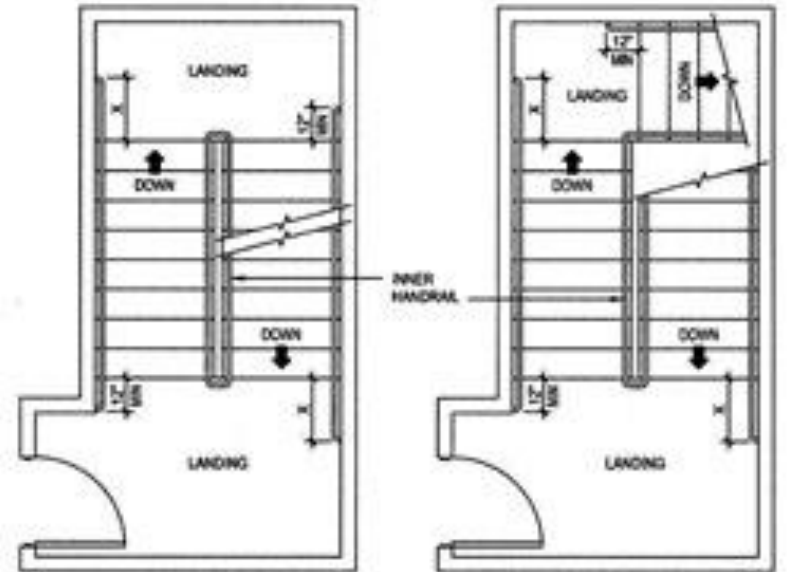


STAIRS



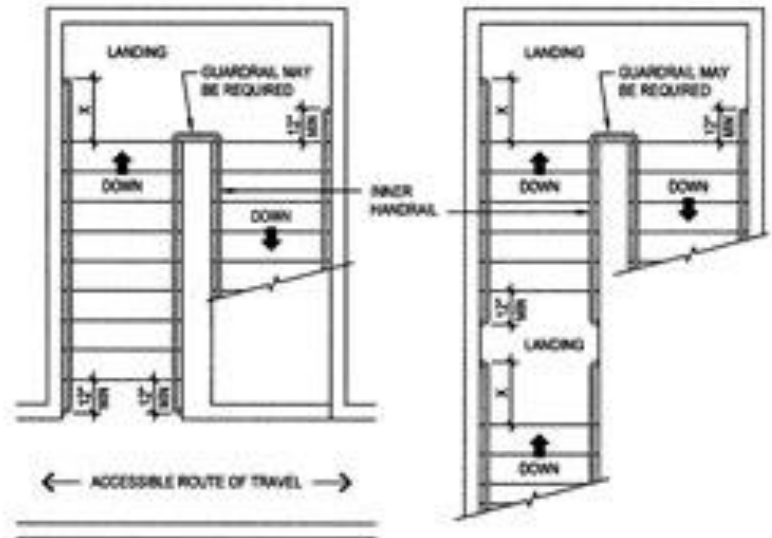
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

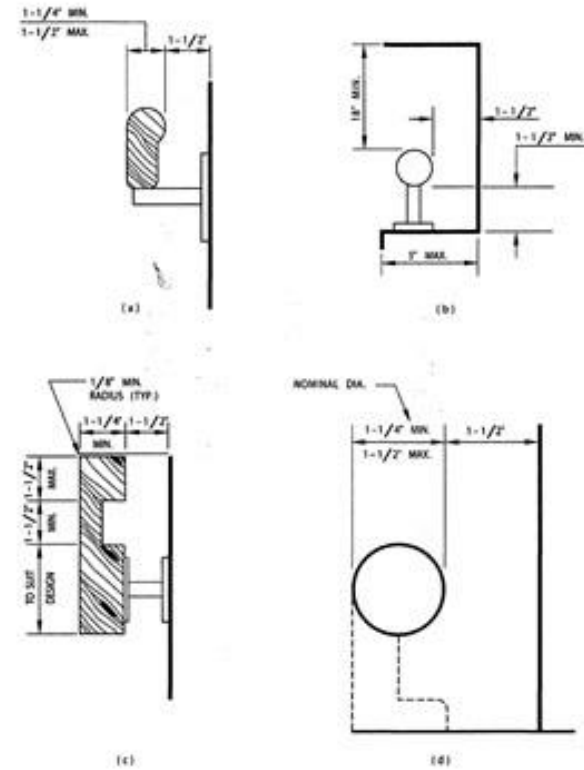
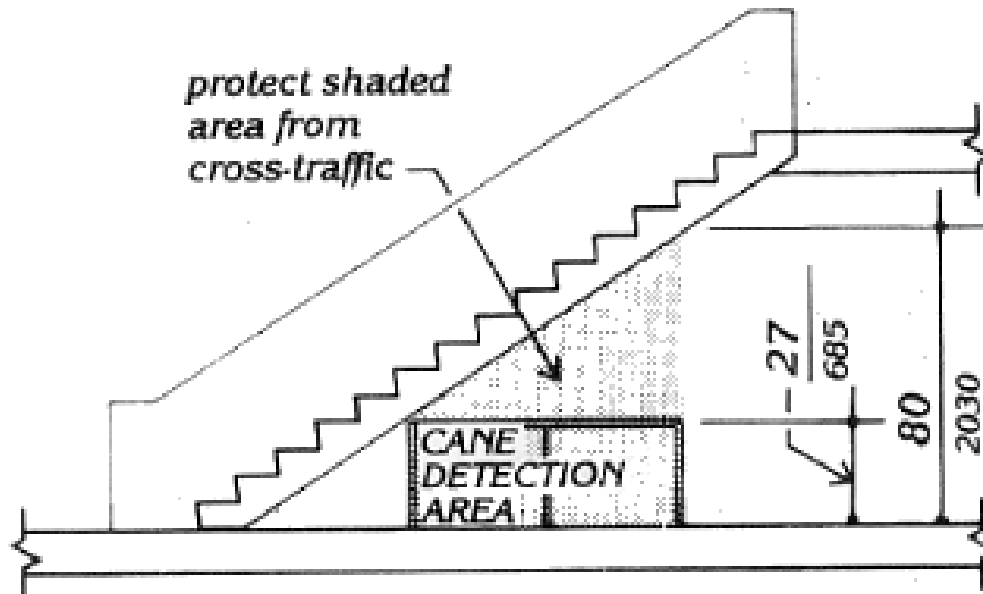


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

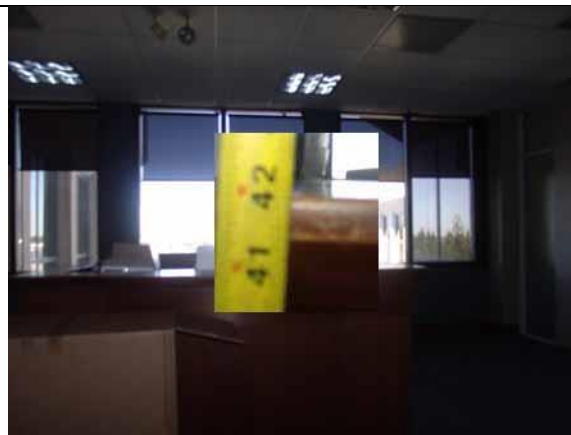
2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 37
Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.






Customer service counters shall be 28"-34" high X 36" long



Extend electrical at counters to be within reach ranges



Extend electrical at counters to be within reach ranges

<p>2019 CBC 11B-309</p>	<p>i) The electric controls shall not be located higher than 48 inches or lower than 15 inches above the finished floor.</p>	
<p>2010 ADA 309</p>	<p>m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.</p>	<p>Maintain controls to be within reach ranges</p>
<p>2010 ADA 904</p>	<p>n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.</p>	
<p>2019 CBC 11B-228.2</p>	<p>o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")</p> <p>p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?</p> <p>q) At least one of each type of facility provided shall comply with this section for reach ranges.</p> <p>r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.</p>	<p>Maintain functional visual alarm strobes</p>
<p>2019 CBC 11B-302.2</p>	<p>s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.</p> <p>t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.</p> <p>u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.</p> <p>v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.</p>	 <p>This counter height shall be 34" when building is altered</p>

ATM Machines

**2019 CBC
11B-707.2**

- a) A clear floor or ground space shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

- b) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

- c) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

- d) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

- e) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

- f) Speech shall be recorded or digitized human, or synthesized.

**2019 CBC
11B-707.5**

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.



This outlet height is compliant



This switch height is compliant



This counter height is compliant

**2019 CBC
11B-707.6**

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.

g) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.

EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.

h) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.

- i) At least one tactilely discernible input control shall be provided for each function.
- j) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.
- k) Where membrane keys are the only method of input, each shall be tactilely discernable from surrounding surfaces and adjacent keys.
- l) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.
- m) The number five key shall be tactilely distinct from the other keys.

**2019 CBC
11B-707.8**



This conference table is compliant



This conference table is compliant



This counter height is compliant with ADA standards

n) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.

o) Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols

p) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

q) The display screen shall comply.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

r) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.

s) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".

t) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

u) Braille instructions for initiating the speech mode shall be provided.



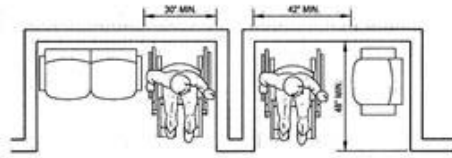
Knee and toe clearance not required without a cook top appliance



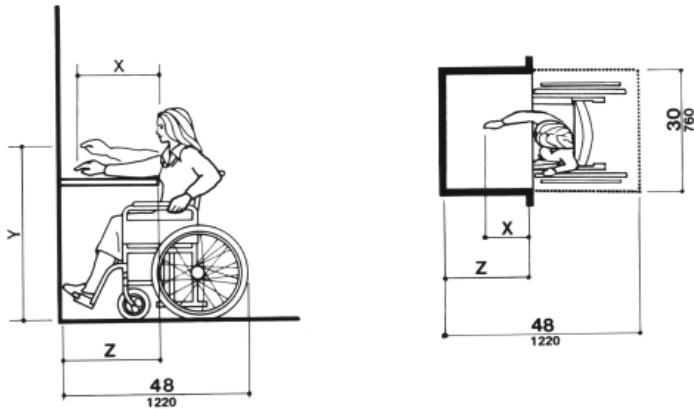
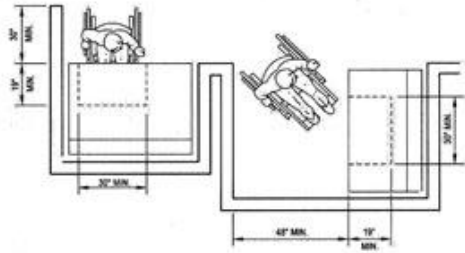
This counter height is compliant



Knee and toe clearance not required without a cook top appliance



← ACCESSIBLE PATH OF TRAVEL →



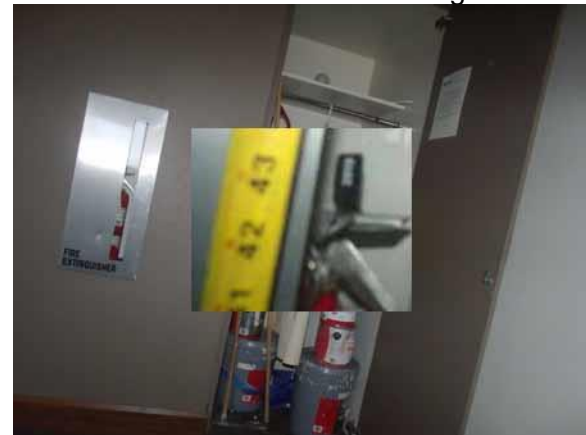
The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)



The drinking fountain spout exceeds 36" high and no high type fountain



There is no barrier for the drinking fountain



Maintain all fore extinguishers to be 48" maximum high to controls

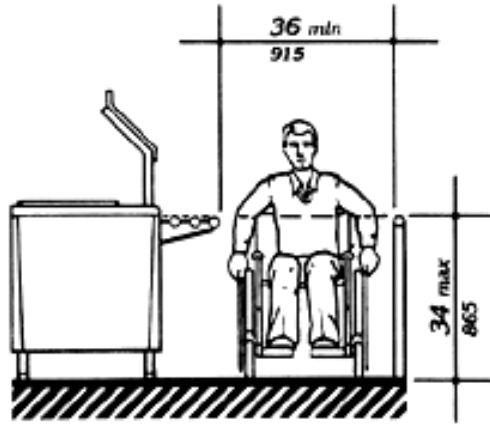
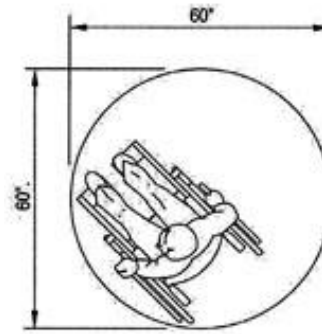
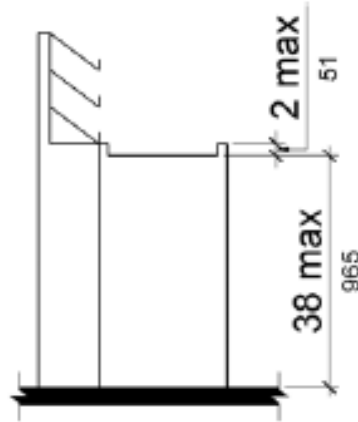
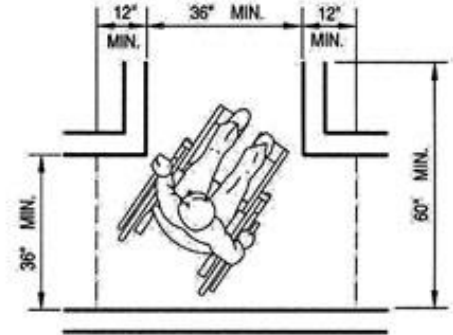


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

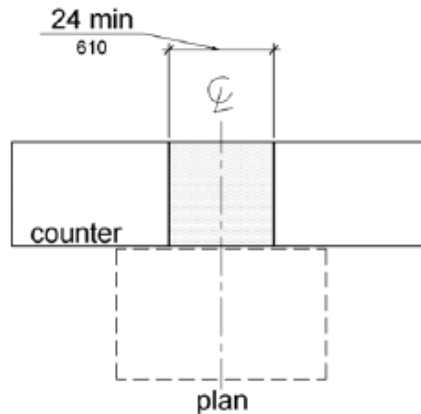


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

9. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
10. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

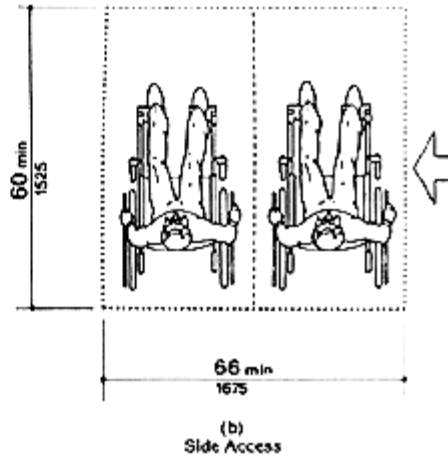
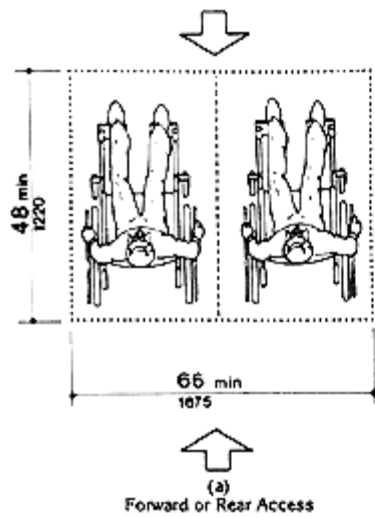
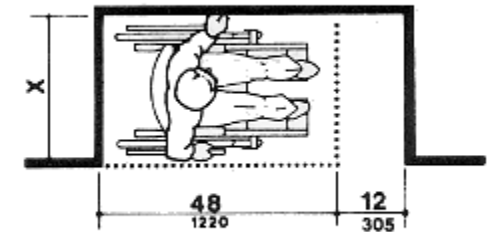
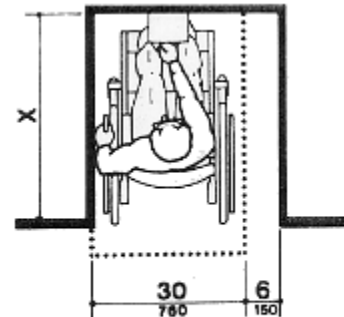
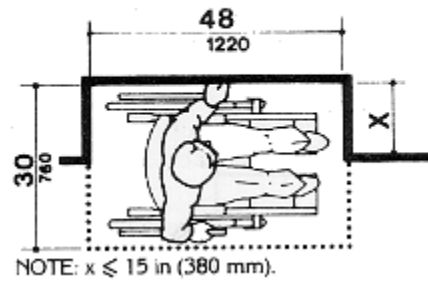
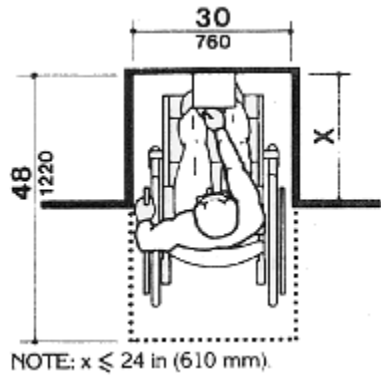
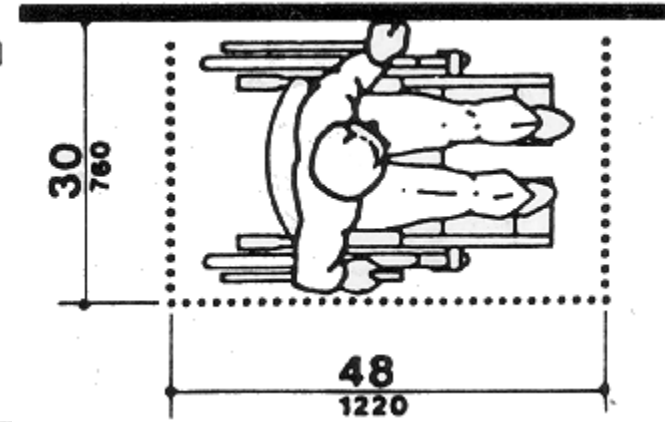
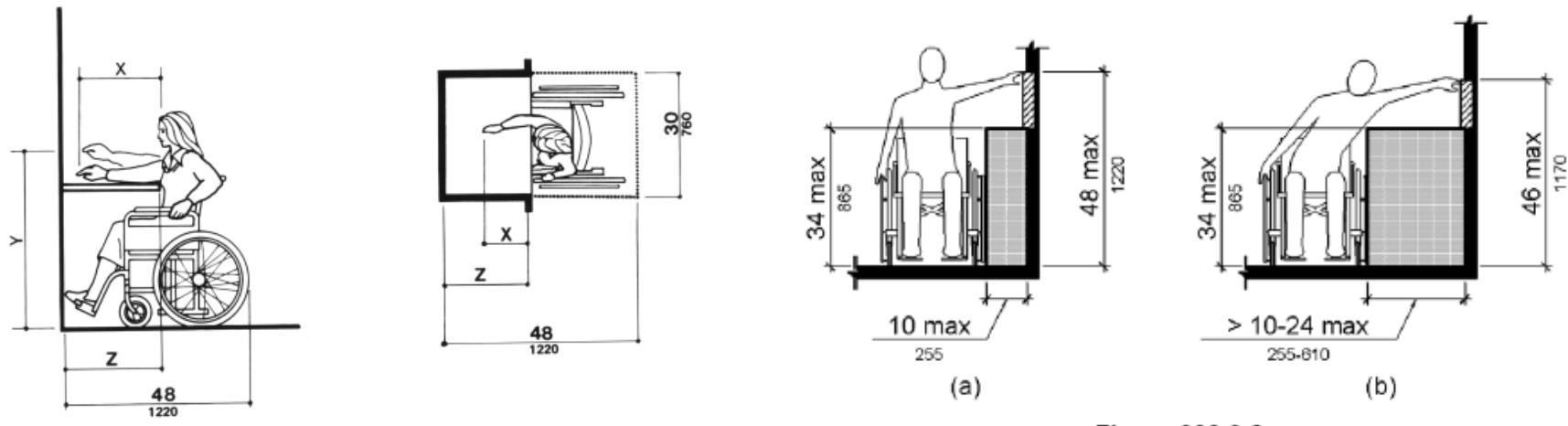
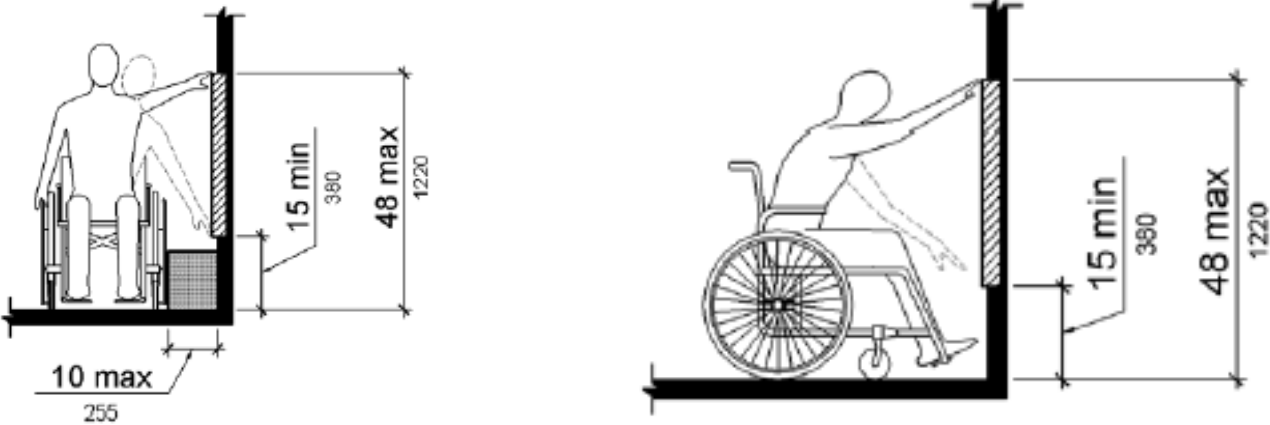


Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series

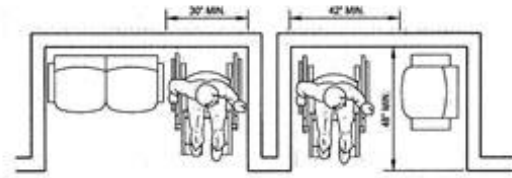




The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



◀ ACCESSIBLE PATH OF TRAVEL ▶

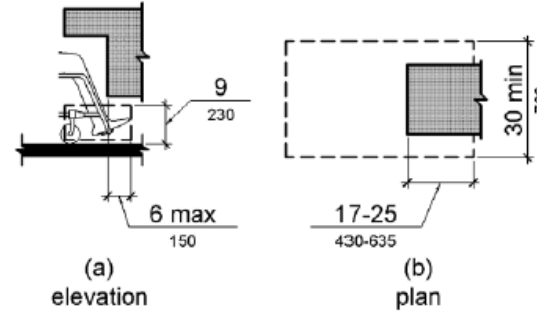
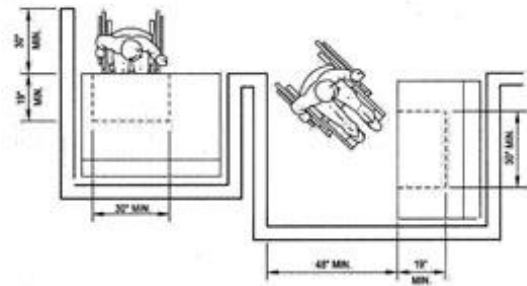


Figure 306.2 Toe Clearance

Knee and toe clearance shall be thirty inches (30") inches wide minimum.

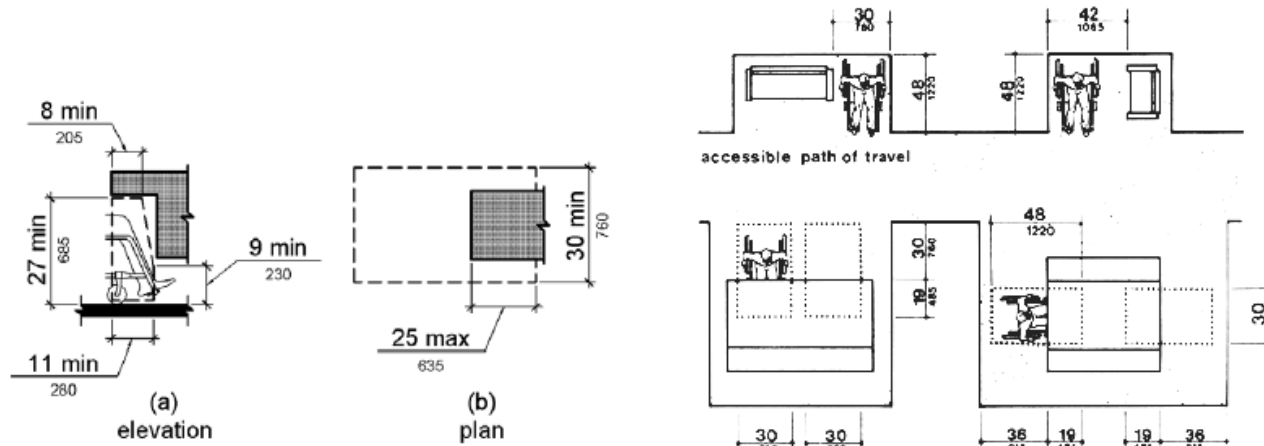


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

1989 CSAS 2-511

CBC 1117B.5

1989 CSAS 2-3304

2010 ADA 603

2010 ADA 601

Section 38
Men's Restroom

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



These heights are compliant



Door closing speed exceeds allowable



This clear floor area is compliant

2010
ADA 604

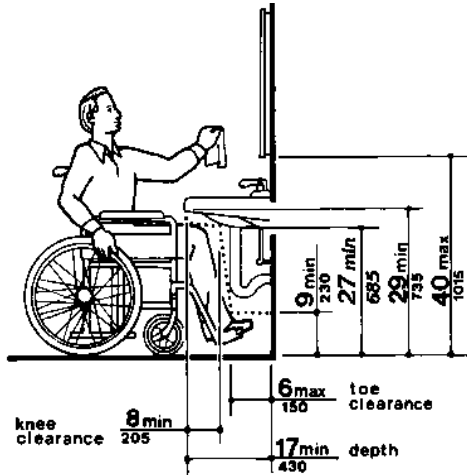
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Maintain dispenser heights to be 40" maximum to operable parts



Accessible urinals shall not exceed 17" to top of rim



This alcove width is compliant

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**



Provide proper knee and toe clearances under lav



Provide proper knee and toe clearances under lav



Maintain plumbing protection under lavs

**2019
CBC
11B- 603**

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



Maintain 18" minimum to center offset for accessible Lavs



Maintain dispenser heights to be 40" maximum to operable parts



Maintain mirror height to be 40" maximum to reflective parts

Toilet Transfer Area

**1989
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

**CBC
1115B.4**

**1991
ADA
4.16**



Toilet offset shall be 17"-18" to center from side wall

**CBC
1115B.3**

**1991
ADA
4.22**



This stall width is not 60" wide

**CBC
1115B.4**



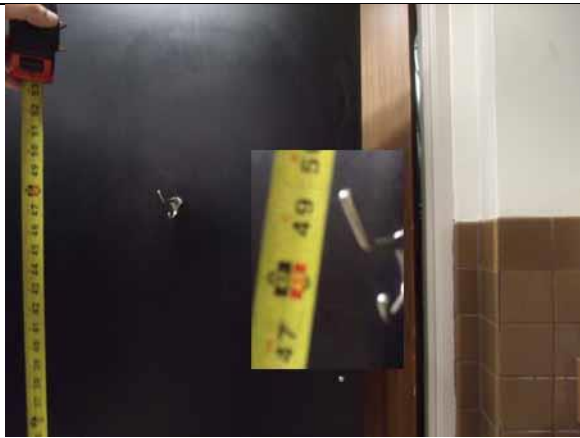
Maintain 44" access to stall



Stall doors shall be self-closing



This stall width is not 60" wide



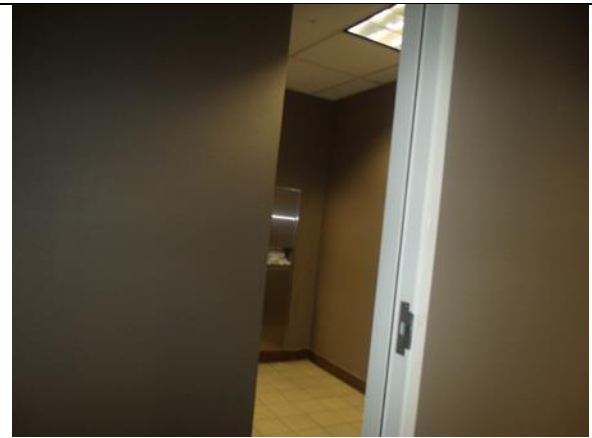
Maintain coat hooks to be 48" maximum high



Overall two urinal shot



Overall lav shot



Overall entrance shot



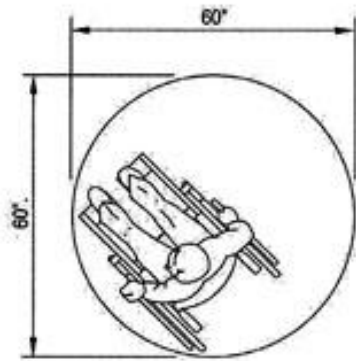
Overall entrance path shot



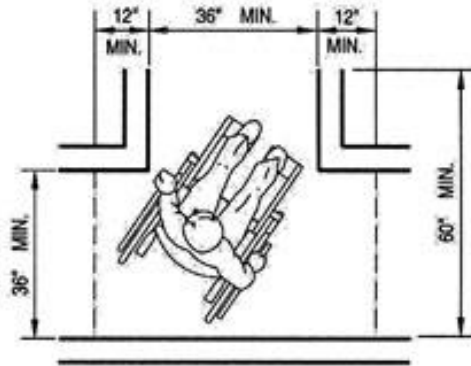
Overall two stall shot



Repair the floor slope where it exceeds 2.08%



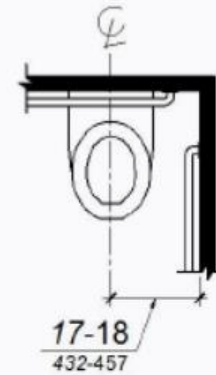
(a) 60 INCHES DIAMETER SPACE



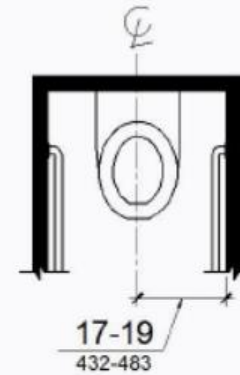
(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



(a) wheelchair accessible water closets



(b) ambulatory accessible water closets

FIGURE 11B-604.2 WATER CLOSET LOCATION

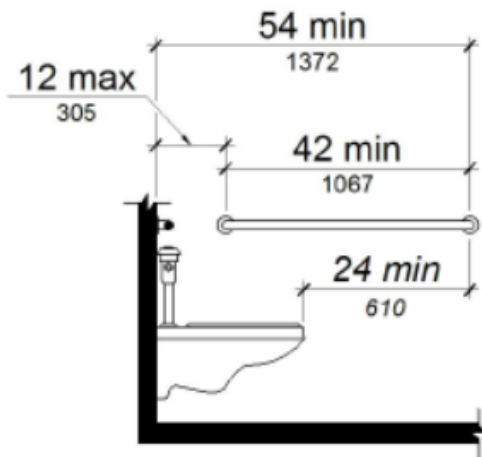


FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

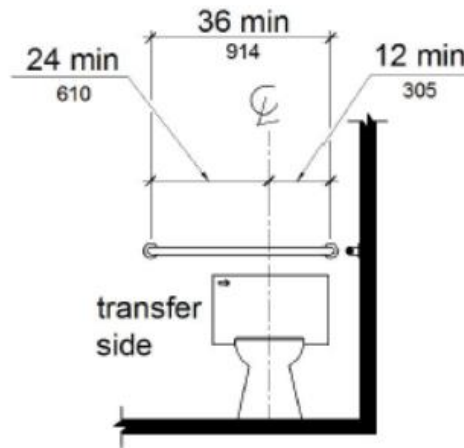


FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

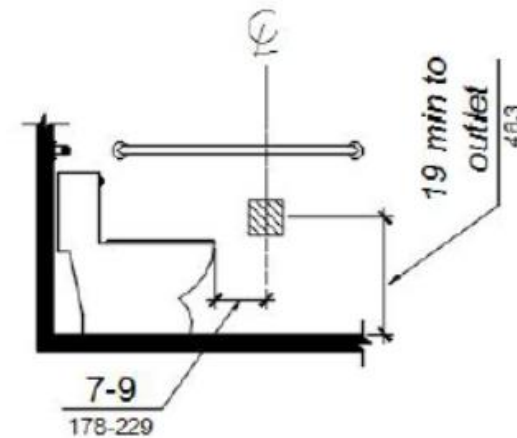


FIGURE 11B-604.7.1 DISPENSER OUTLET LOCATION

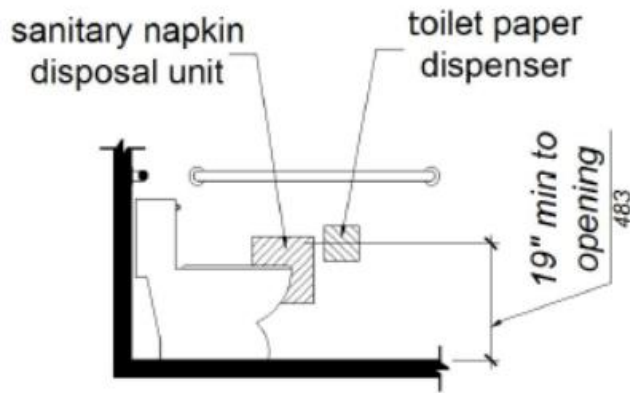


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

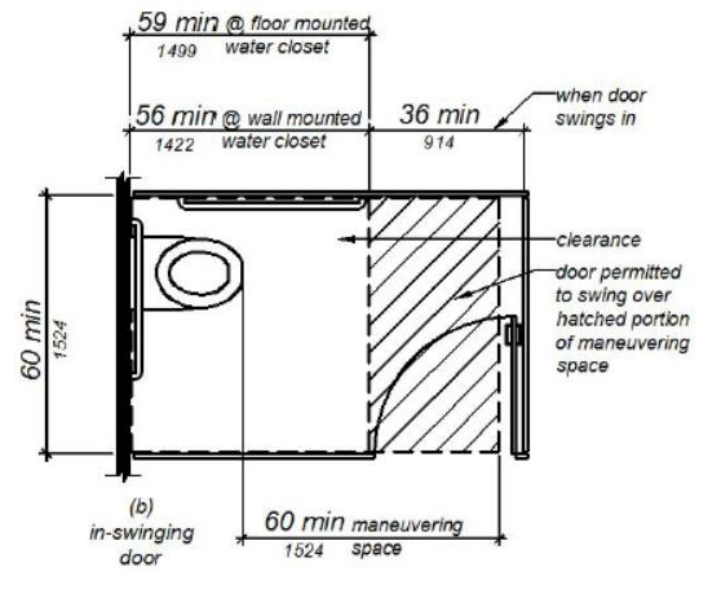
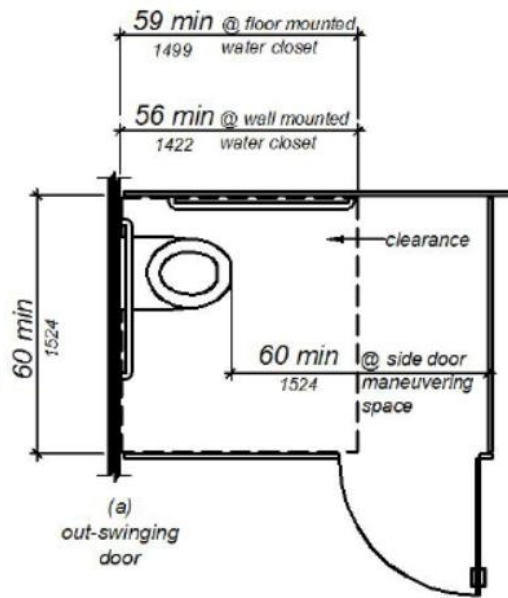


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

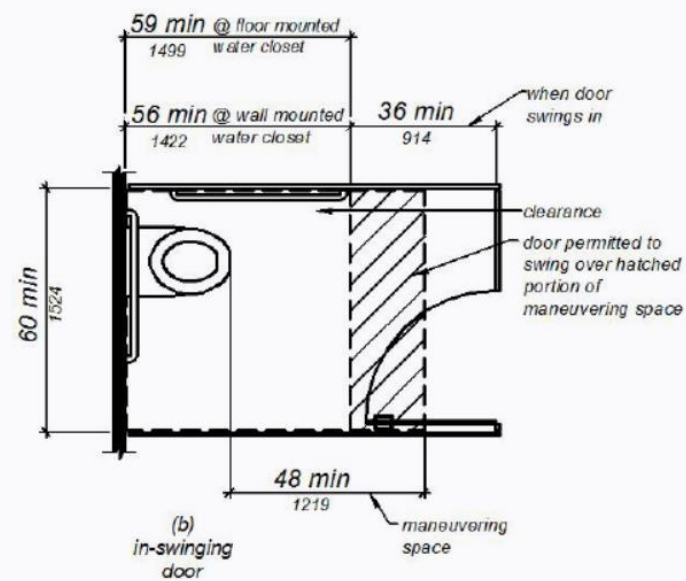
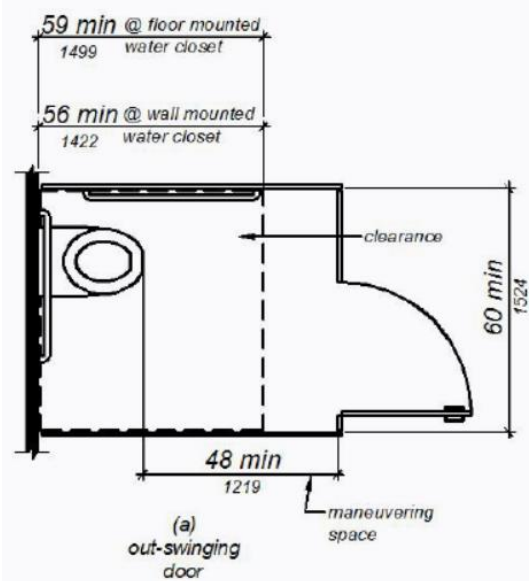


FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

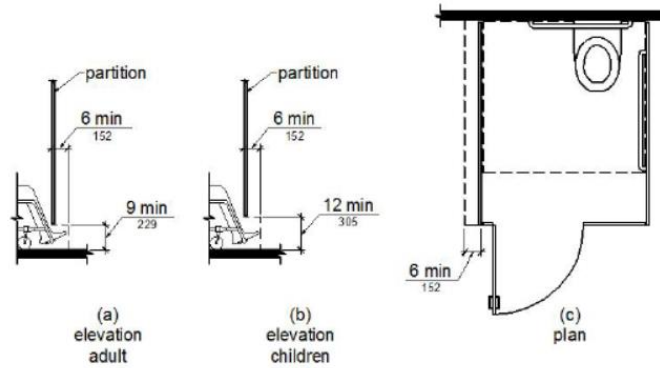
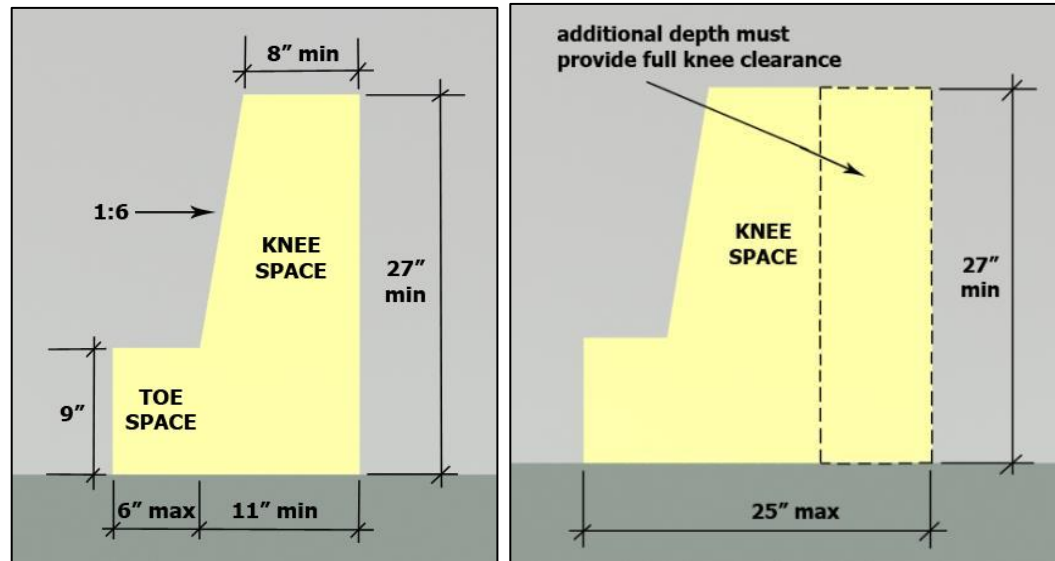


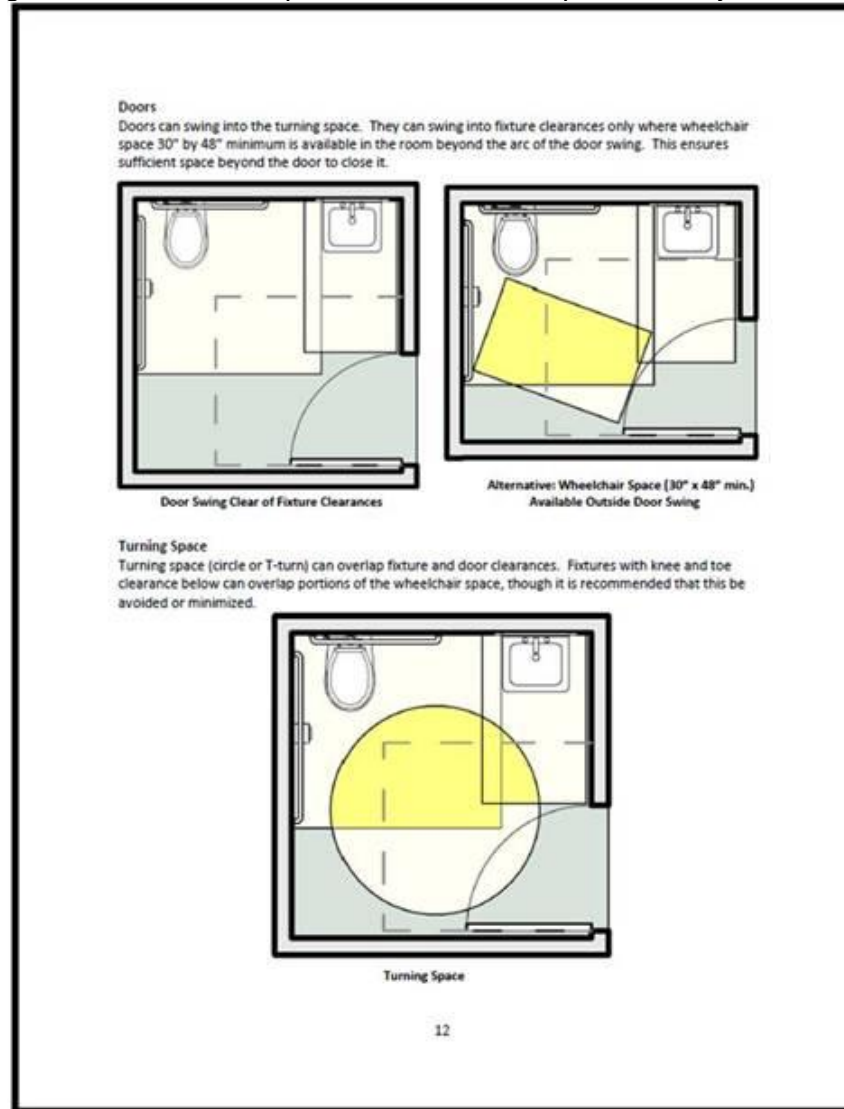
FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

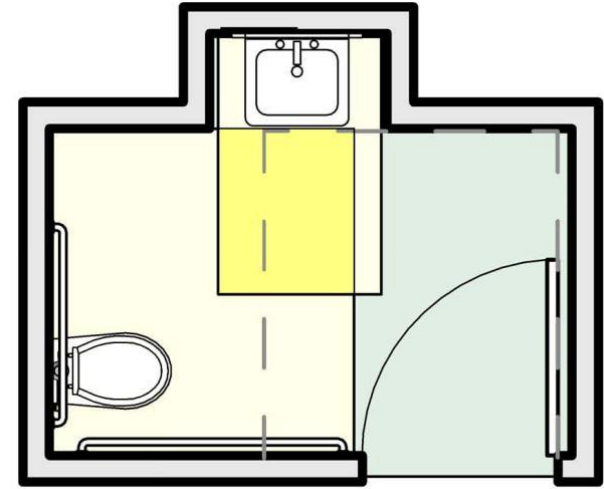
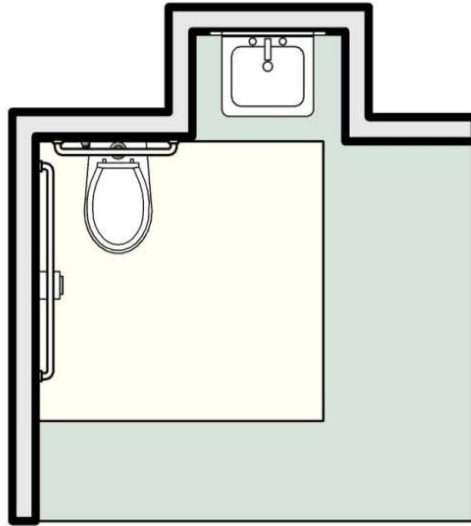
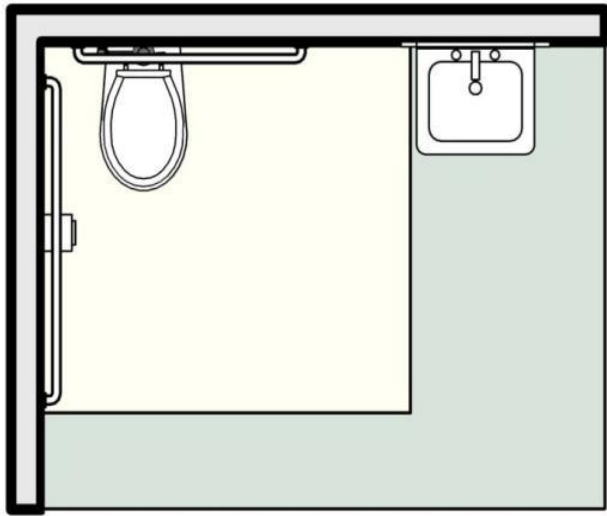


ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

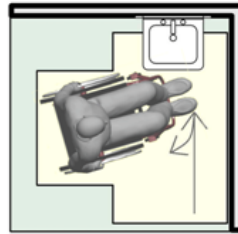
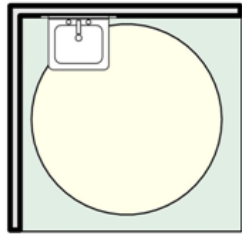
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



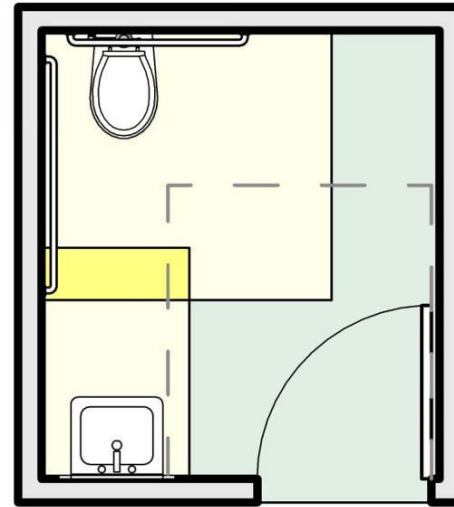


Turning Space

60" Diameter circle or "T" turn
(elements with knee/toe clearance can overlap)



T-Turn: overlap limited to one segment



Code reference in this section is general and not in line with statements

Section 39
Women's Restroom

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



This door handle is compliant



This push side clearance is compliant



Remove cabinet for proper 44" wide access

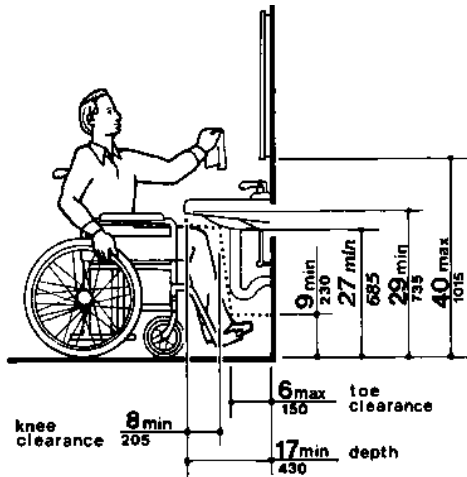
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



This width to the accessible stall is compliant



This reach range exceeds 40" high



This machine requires pinching and twisting

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**



Provide a coat hook at 48" maximum high



This dispenser height is compliant



Provide proper knee and toe clearance under lav

**2019
CBC
11B- 603**

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

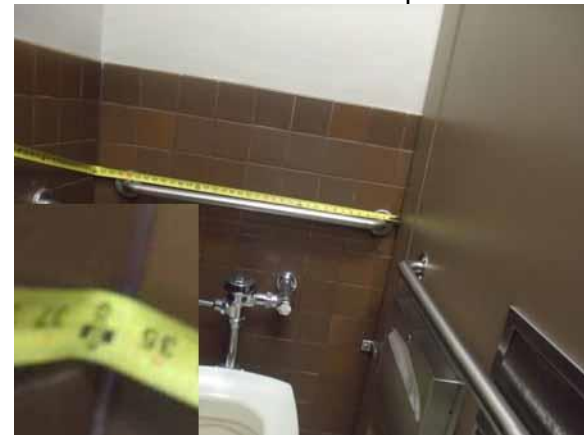
- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This lav offset is compliant



Toilet stall shall be 60" wide minimum



Overall entrance shot

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

**1982
CSAS
2-11(a)8**

**CBC
1115B.4**



Overall exit path shot

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



Overall three stall shot



Overall lav shot



Overall stall shot

Code reference in this section is general and not in line with statements

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

Section 40
Board Room #525 Restroom

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



This toilet height is compliant



This toilet offset is compliant



Properly locate the rear grab bar

2010
ADA 604

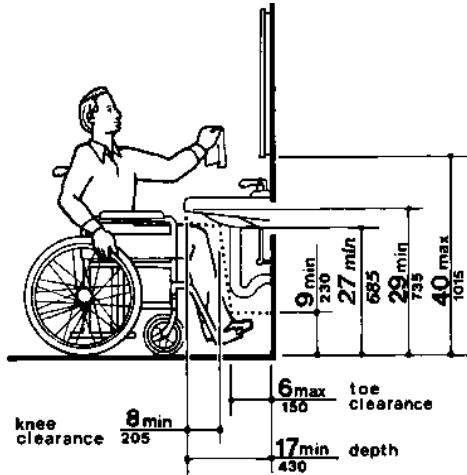
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Properly locate the side grab bar



Toilet paper shall be a minimum 19" high



Properly locate the toilet paper dispenser

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**



This dispenser height is compliant



This dispenser height is compliant



This lav height is compliant

**2019
CBC
11B- 603**

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.

**CBC
1115B.4**

- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.
- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.

**1982
CSAS
2-11(a)8**

- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



Properly offset the lav to be 18" minimum to center from wall



This clear area is compliant without the storage cabinet



Remove the storage cabinet out of the restroom area

<u>Toilet Transfer Area</u>	
CBC 1115B.4	y) Toilets shall be provided with transfer areas as indicated in the figures.
1991 ADA 4.16	
CBC 1115B.3	
1991 ADA 4.22	
CBC 1115B.4	

Code reference in this section is general and not in line with statements

2010 CBC 1116B

2019 CBC 407

2010 ADA 407

Section 41
Elevators

- a) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.
- b) Visual elements shall be at least 2-1/2 inches in the smallest dimension.
- c) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.
- d) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.
- e) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.
- f) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.
- g) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.
- h) Door reopening devices shall remain effective for 20 seconds minimum.
- i) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.
- j) The platform lifts shall have low-energy power-operated doors or gates.



Provide proper braille number at 60" high



This opening width is compliant



These heights are compliant

- k) Doors shall remain open for 20 seconds minimum.
- l) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.
- m) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- n) The handrails shall be smooth, and the inside surface at least 11/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



This dimension is compliant



This dimension is compliant without base molding



This height is compliant



This grab bar is compliant

The elevator audible notification is not working

Table 407.4.1 Elevator Car Dimensions (text version)				
Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) ₁	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) ₁	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) ₁	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

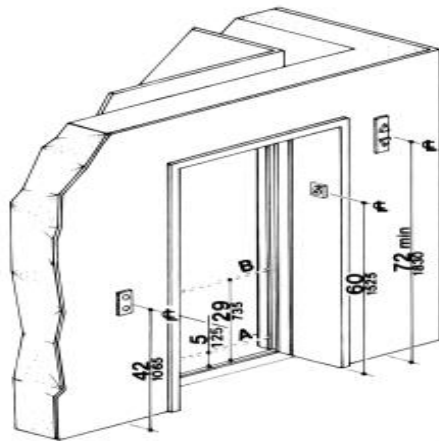


Figure 21

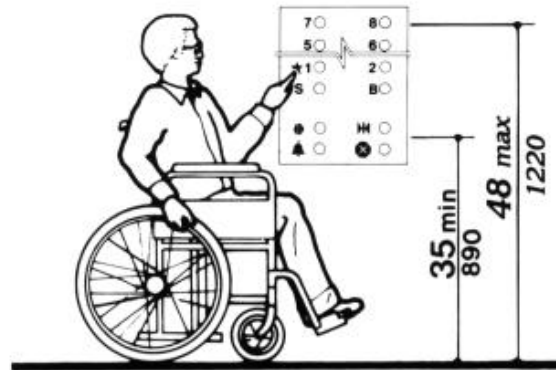


Figure 23(a)(b)

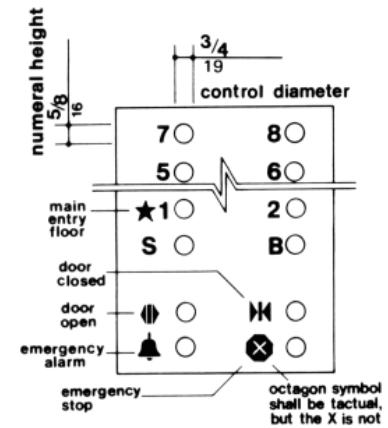


Table 407.4.7.1.3 Elevator Control Button Identification

Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells

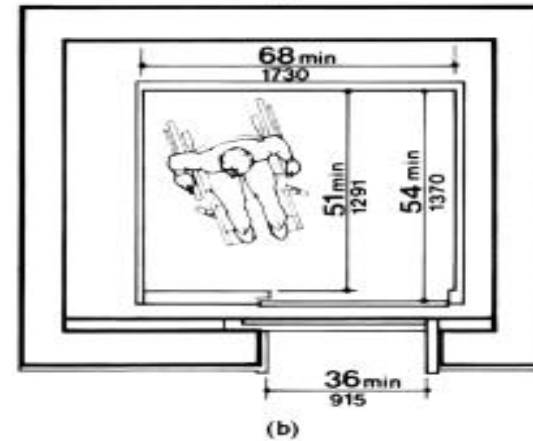
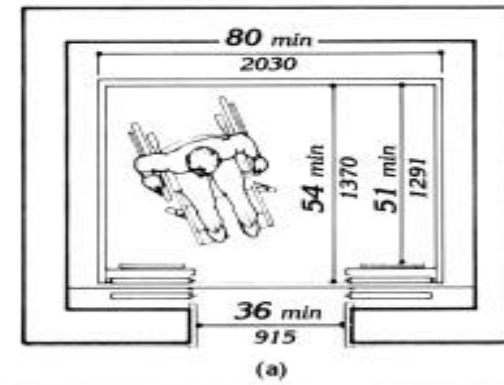


Diagram (a) illustrates an elevator with a door providing a 36 inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36 inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

509 FIRST FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 509 **First Floor**

Project Location: 509 West Weber Avenue
Stockton, CA

CASp Inspector: **Gary D. Layman**

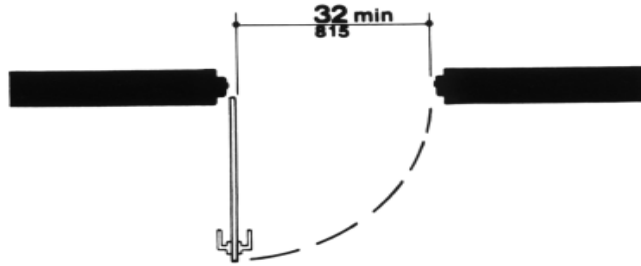
A handwritten signature in red ink that reads "Gary D. Layman".

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 42 Accessible Doors

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



2019 CBC
11B-404

2019 CBC
11B-
404.2.9,
Exc 2(c)

2010 ADA
404

- b) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.
- c) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.
- d) The doors or gates threshold shall be less than 1/4" or 1/2" high.
- e) The hand-activated hardware shall be centered between 34" and 44" above the floor.
- f) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.
- g) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

2019 CBC
11B-404

2019 CBC
11B-202.3



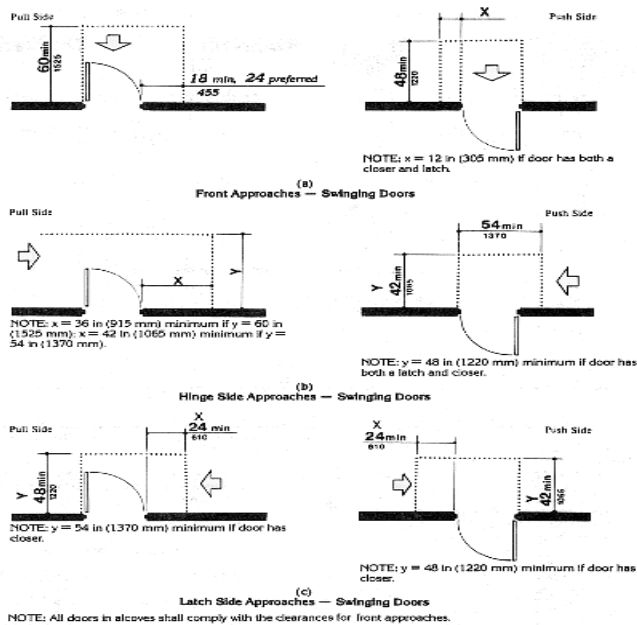
This hardware and slope are compliant



Maintain 32" minimum wide clear opening width



Have all doors tested and adjusted for ADA compliant



- h) The door or gate shall require 5 lbs. or less for interior and exterior doors and 15 lbs. for fire rated doors of force to open.
- i) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- j) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- k) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- l) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional



This door operation forces exceeds allowable



Provide a low level push pad



This push pad size is compliant



This type door handle is compliant



Maintain a minimum 32" wide clear opening width for all doors



A minimum 10" high smooth solid kick plate required on doors



The power assisted door opener is active



A minimum 10" high smooth solid kick plate required on doors



This type door handle is compliant



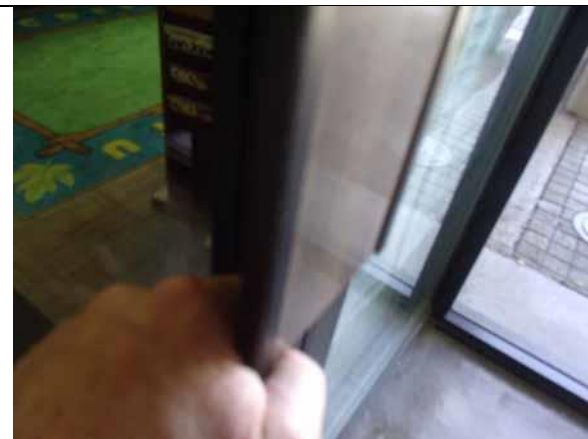
A minimum 10" high smooth solid kick plate required on doors



This door operation forces exceed allowable



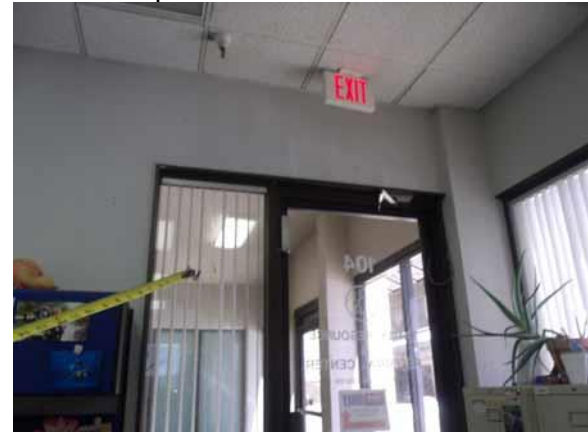
A minimum 10" high smooth solid kick plate required on doors



This type door handle is compliant



This door operation forces exceeds allowable



Provide proper exit braille sign on all exit and exit route doors

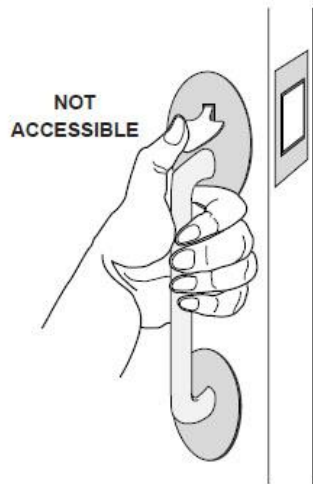


This door hardware is compliant

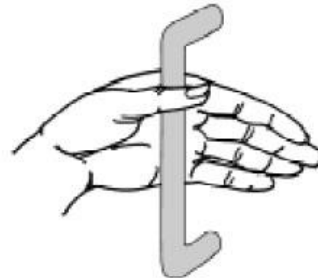
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

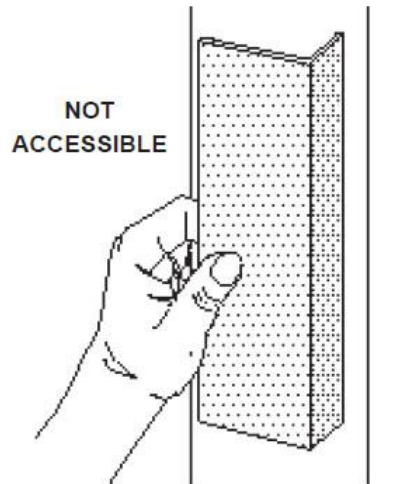
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



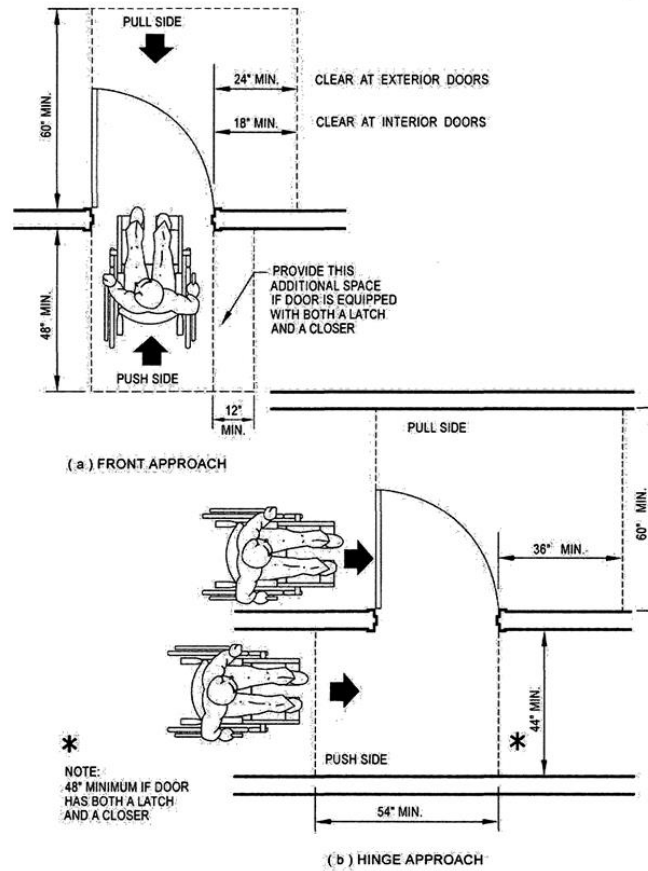
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

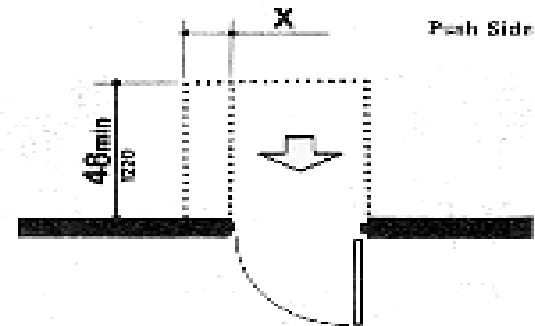
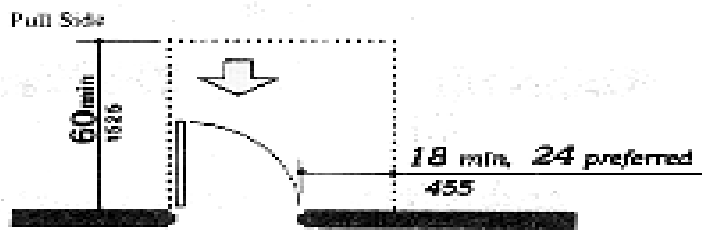


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

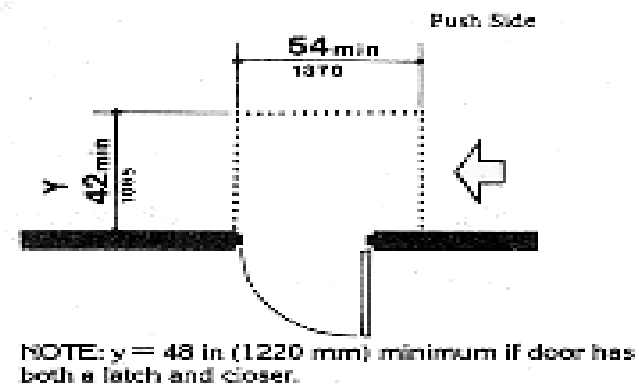
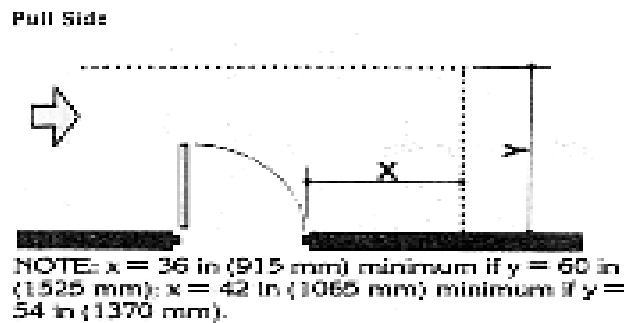
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)

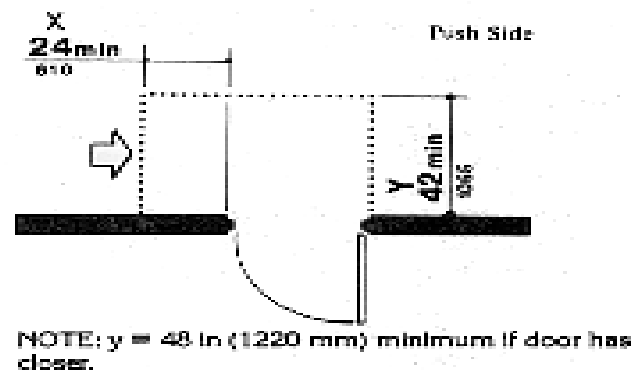
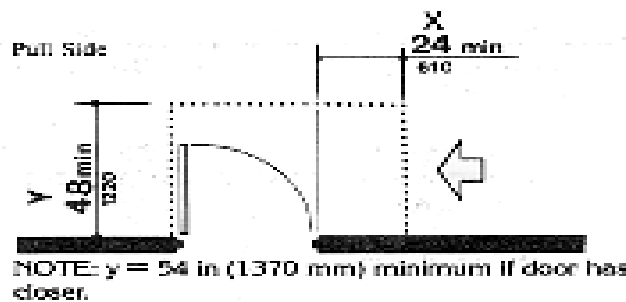


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

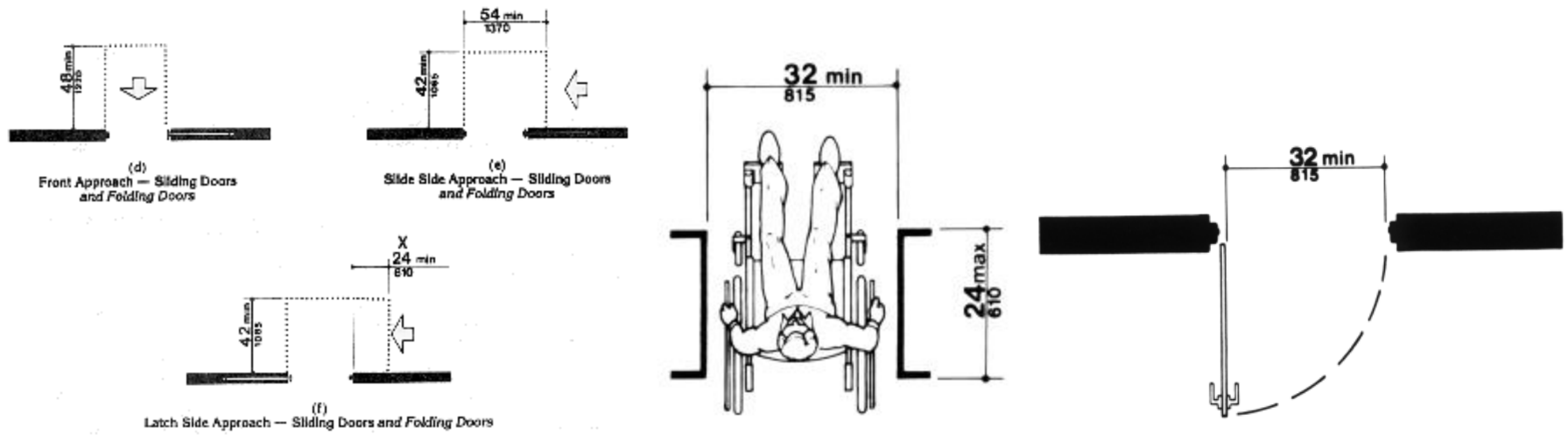


(b)
Hinge Side Approaches — Swinging Doors

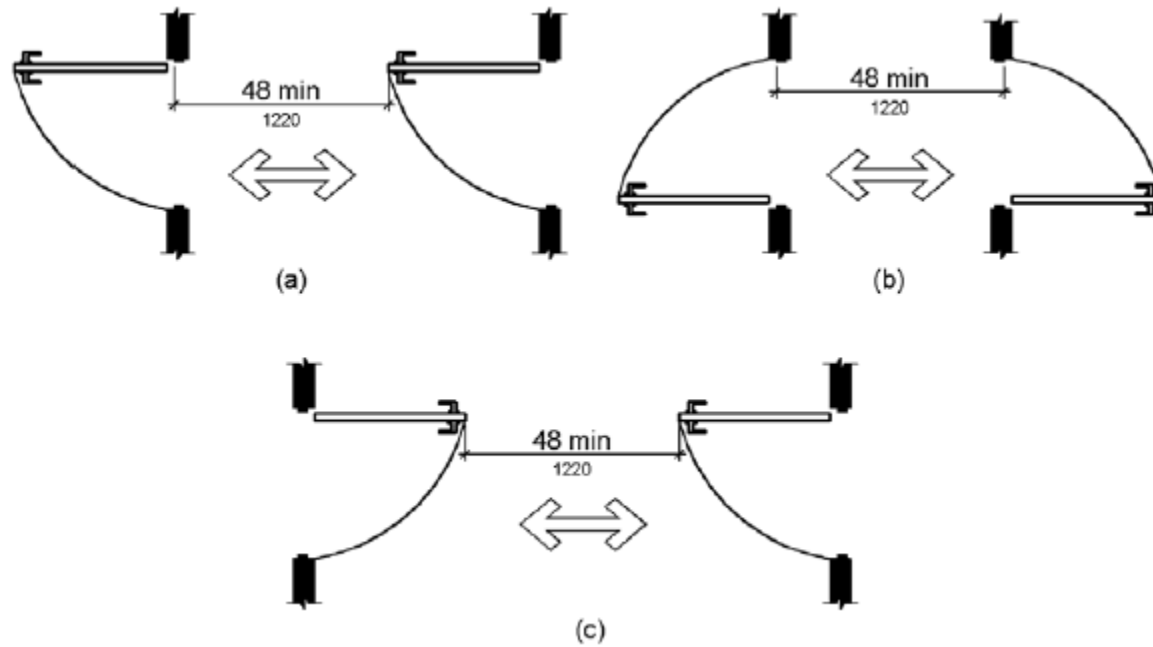


(c)
Latch Side Approaches — Swinging Doors

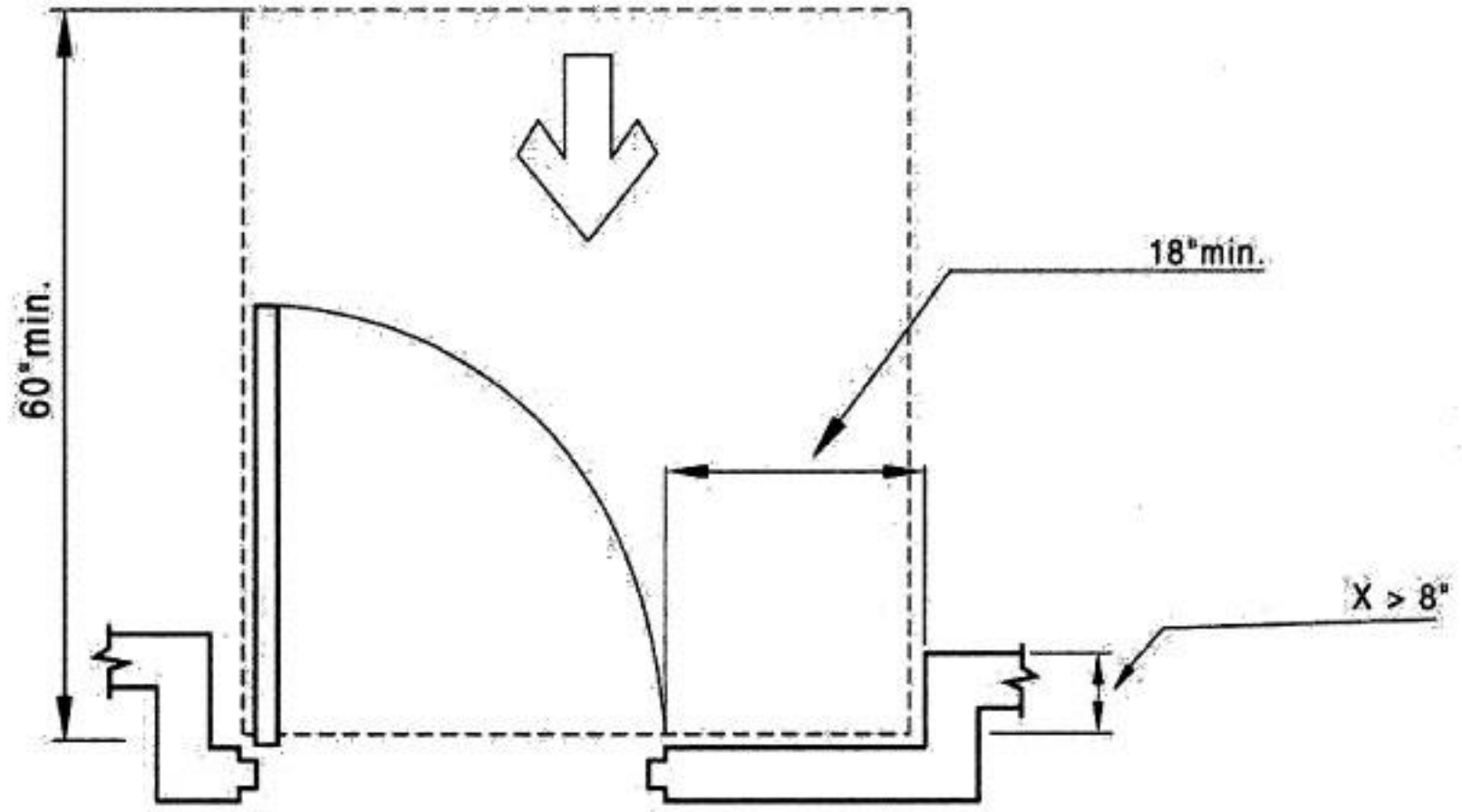
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



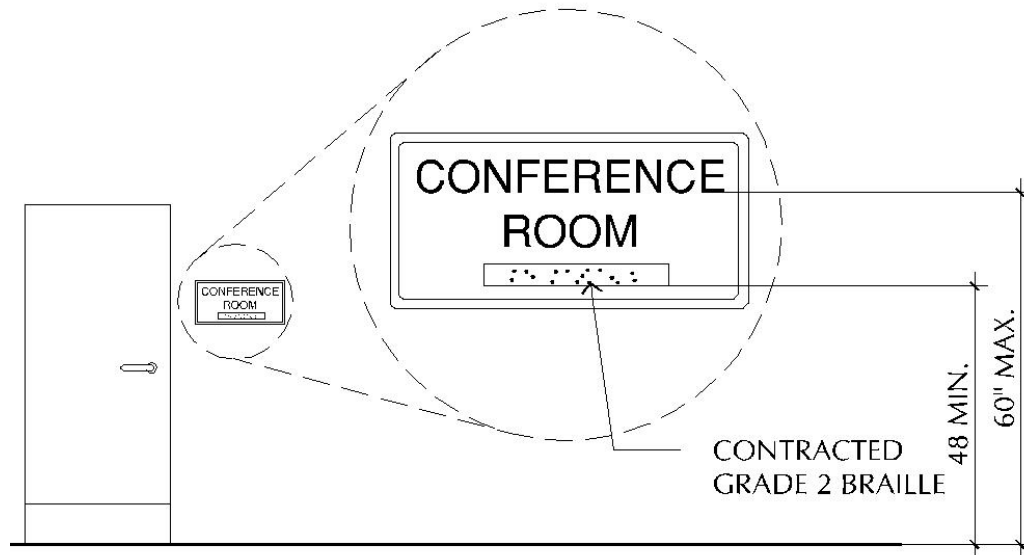
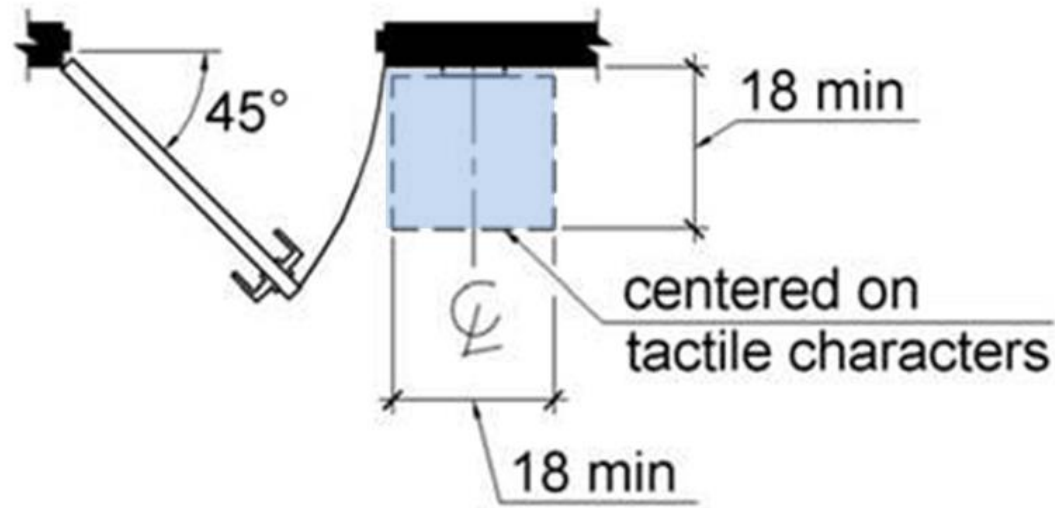
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1982 CSAS 2-522(f)

2010 ADA 403

1982 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

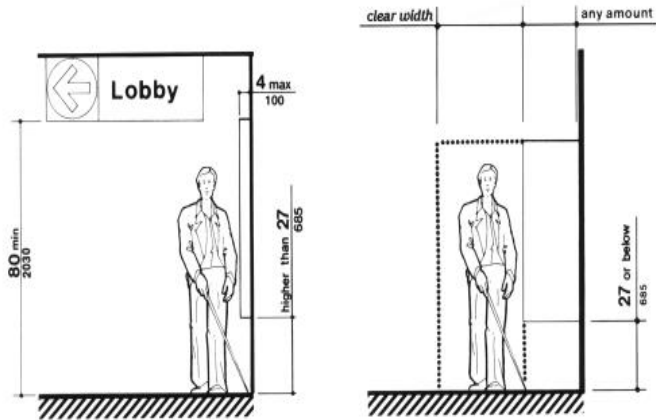
2019 CBC 11B-404

2019 CBC 11B-403

Section 43

Accessible Route from Accessible Entrances

- a) The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.



- b) There shall be at least 80" of clear headroom along the accessible route.
- c) The Accessible route to rooms and areas shall be clear and unobstructed.
- d) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- e) Emergency devices shall be on an accessible route.
- f) A 60" clear wheel chair area shall be provided.

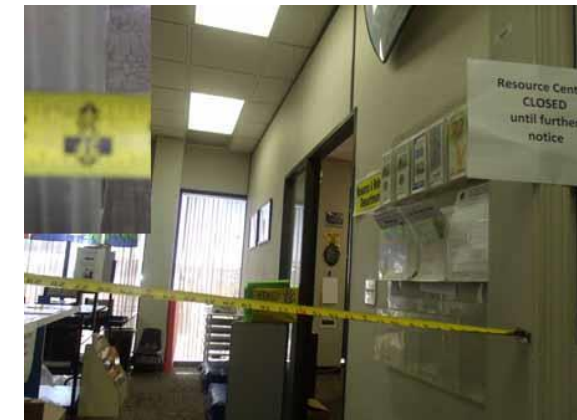
Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



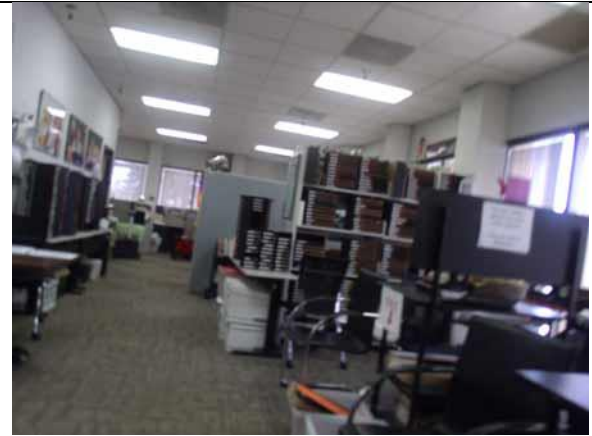
Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 44" wide route or 32" min for 24" long max



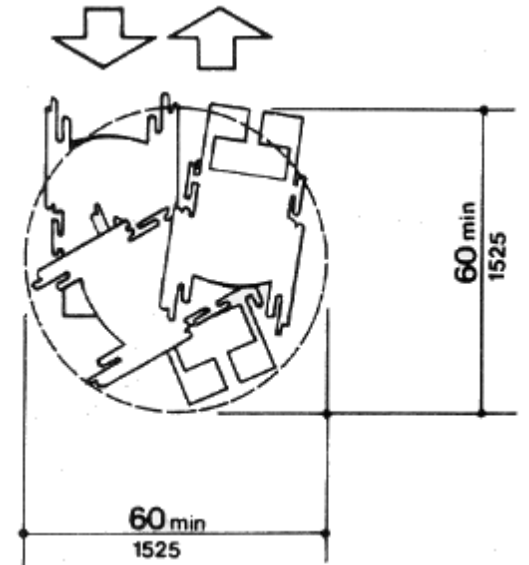
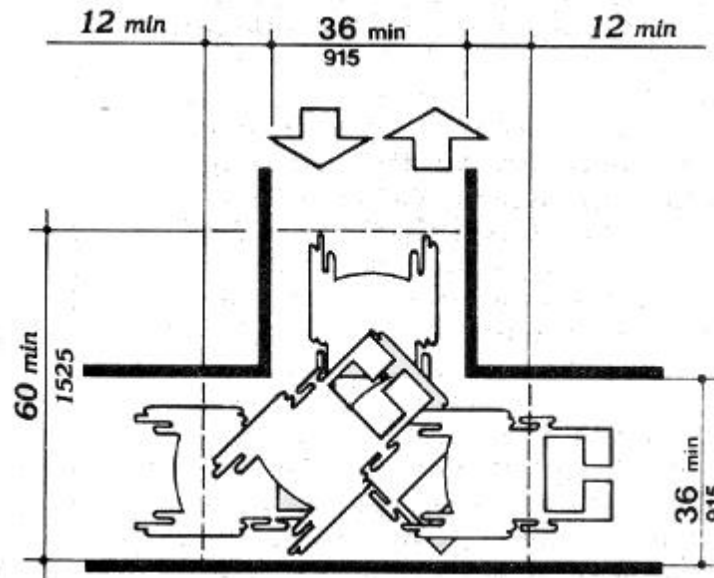
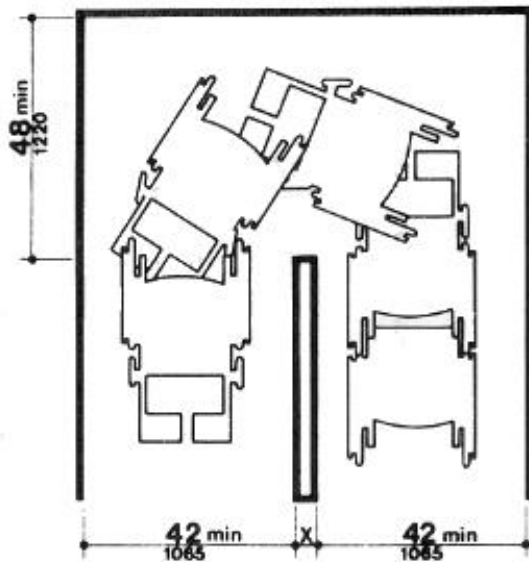
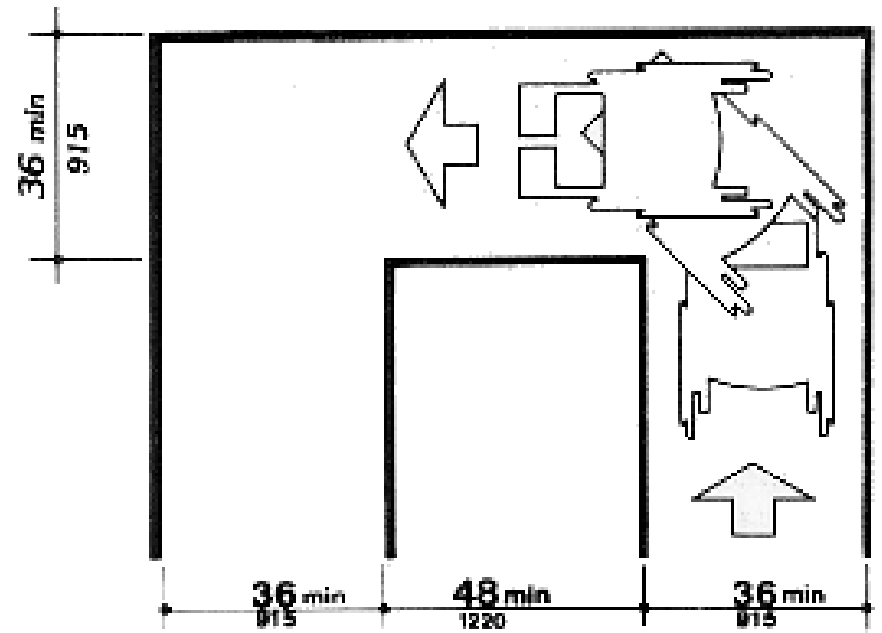
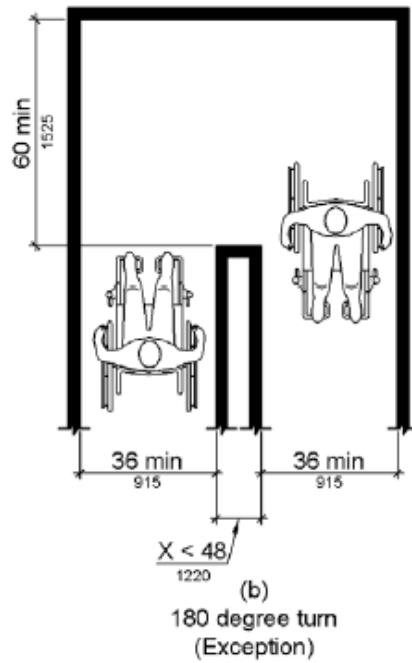
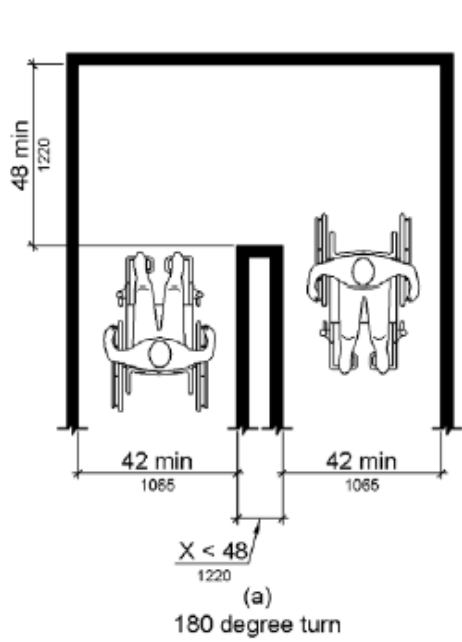
Maintain a min 36" wide route or 32" min for 24" long max



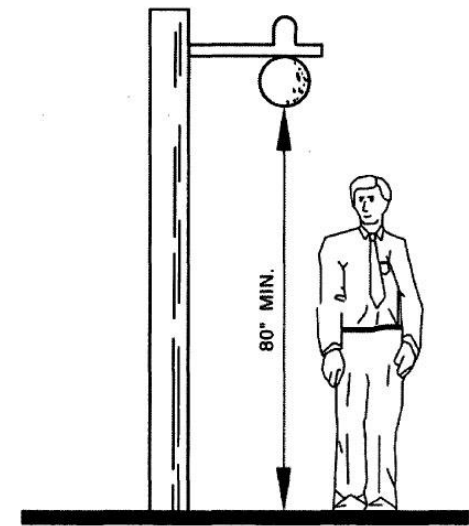
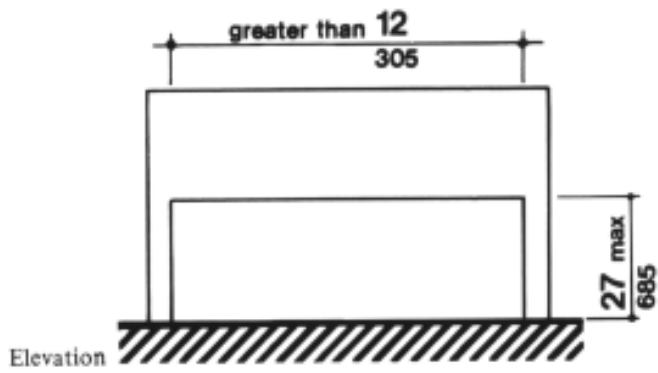
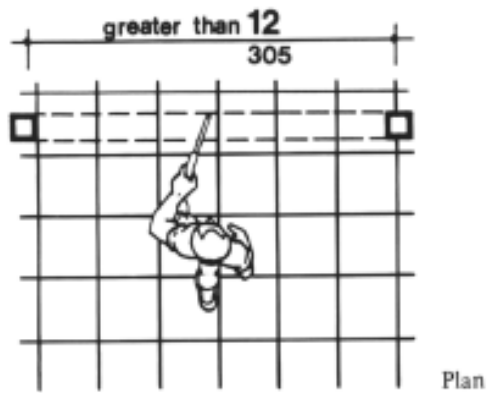
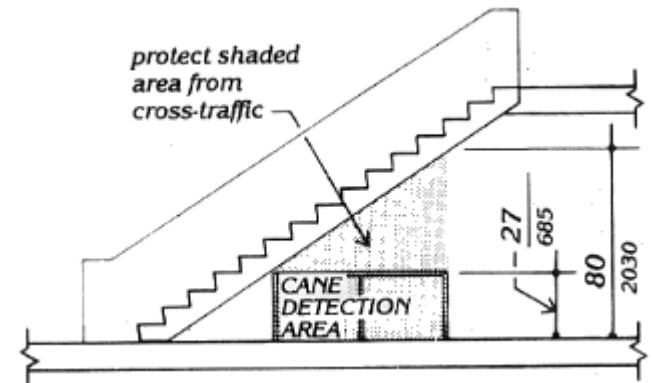
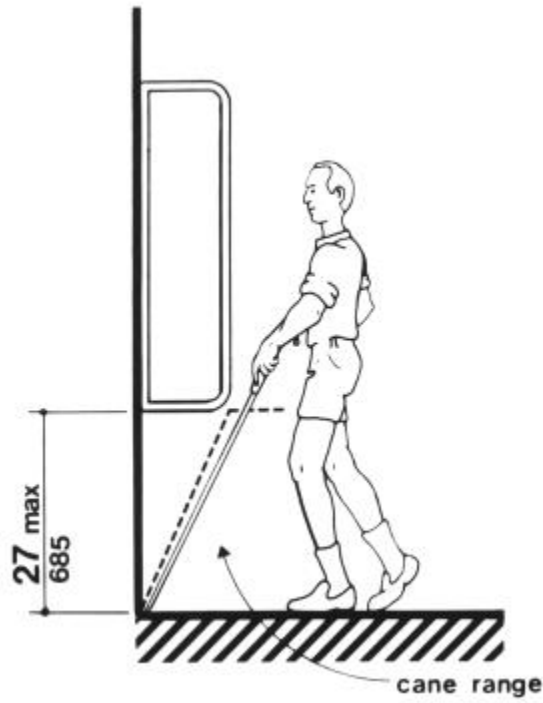
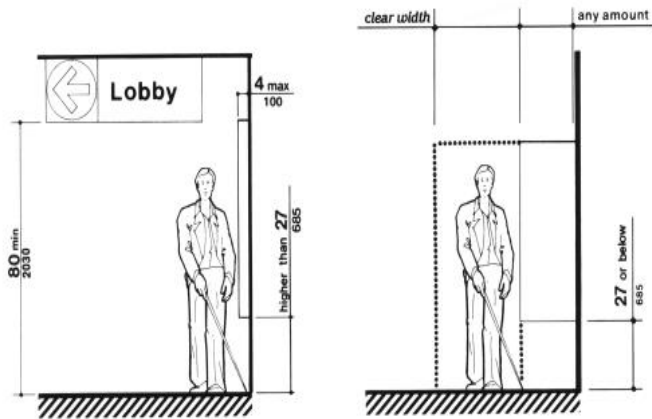
Maintain a min 36" wide route or 32" min for 24" long max

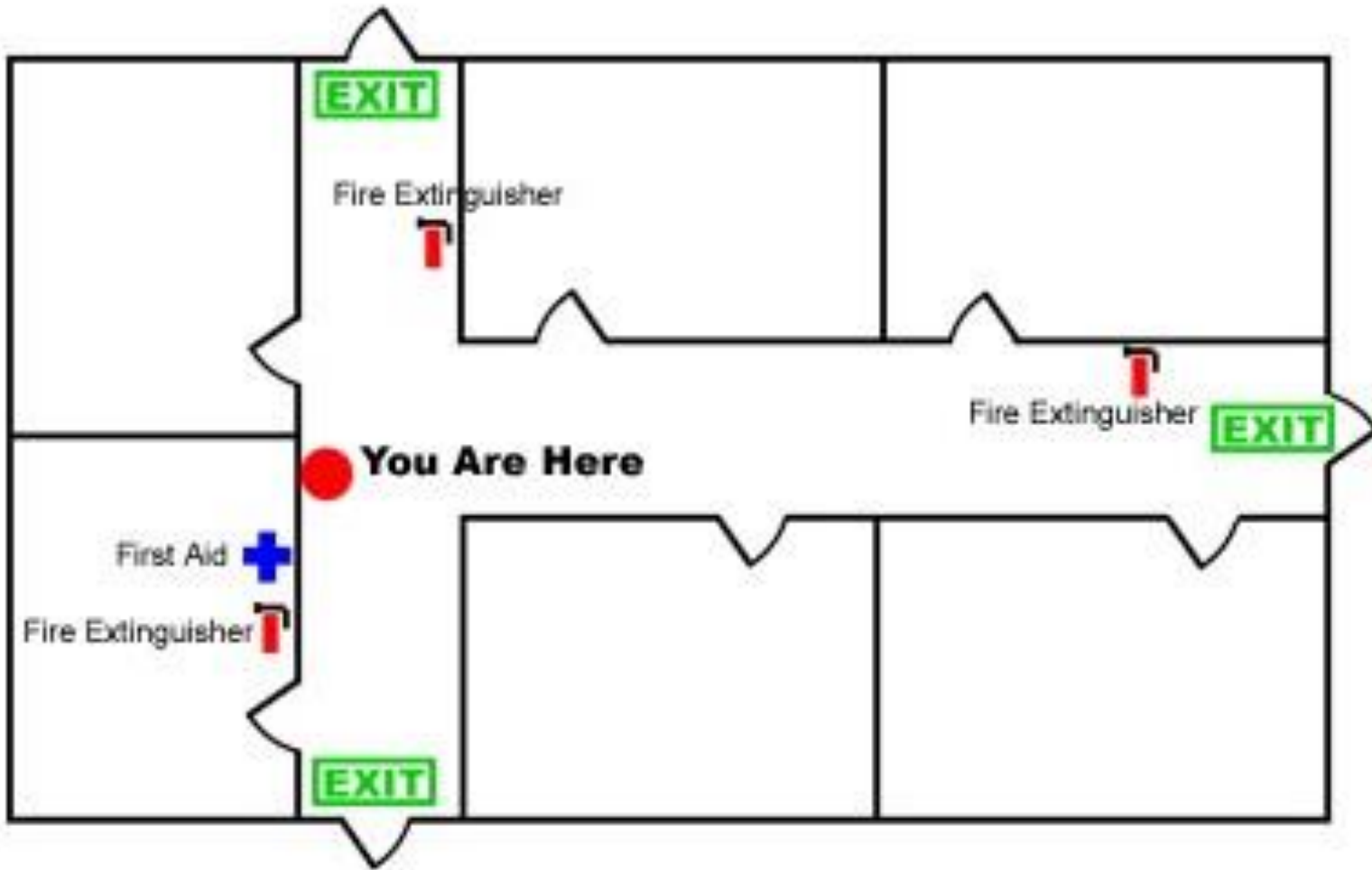


Maintain a min 36" wide route or 32" min for 24" long max



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements

Section 44
Accessible Stairs

- a) All stair cases shall be properly identified with Tactile Braille signage.
- b) Proper head room clearance of 80" shall be provided in the stair enclosure.
- c) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.
- d) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".
- e) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.
- f) The landings shall have a minimum length the same as the width of the stairs.
- g) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.
- h) The stair treads shall be slip resistant.
- i) The stair risers shall be closed.
- j) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.
- k) There shall be minimum 1 ½" space between handrails and walls.
- l) The stairs shall comply with the code at time of construction.

2019
CBC 1007.3

CBC
1133B.4

CBC
1009.4



Provide proper door handle



This riser height is compliant with applicable code



This riser height is compliant with applicable code

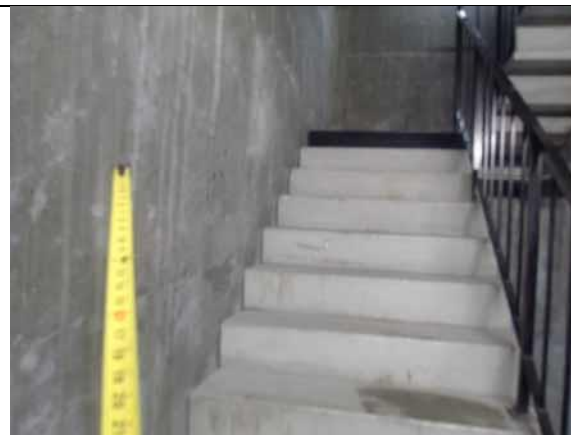
m) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.



The step depth is compliant



The step depth is compliant



Handrails are not provided on both sides

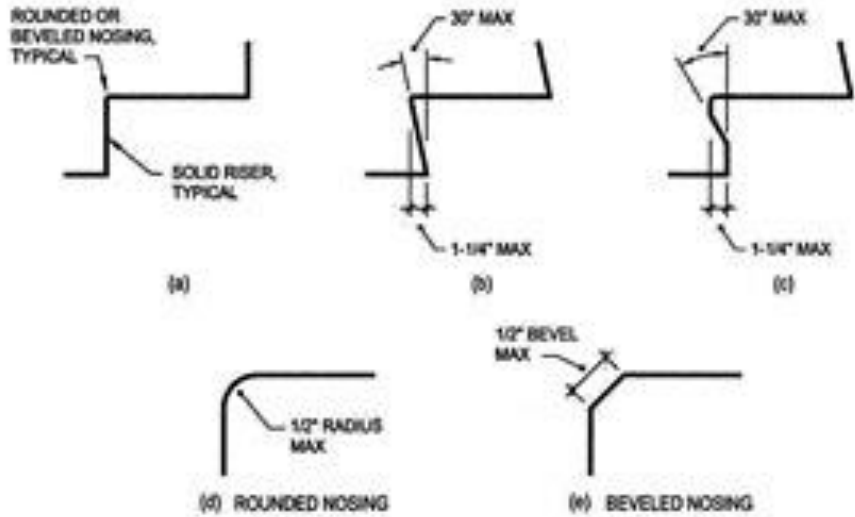


Provide cane detection under protruding connection

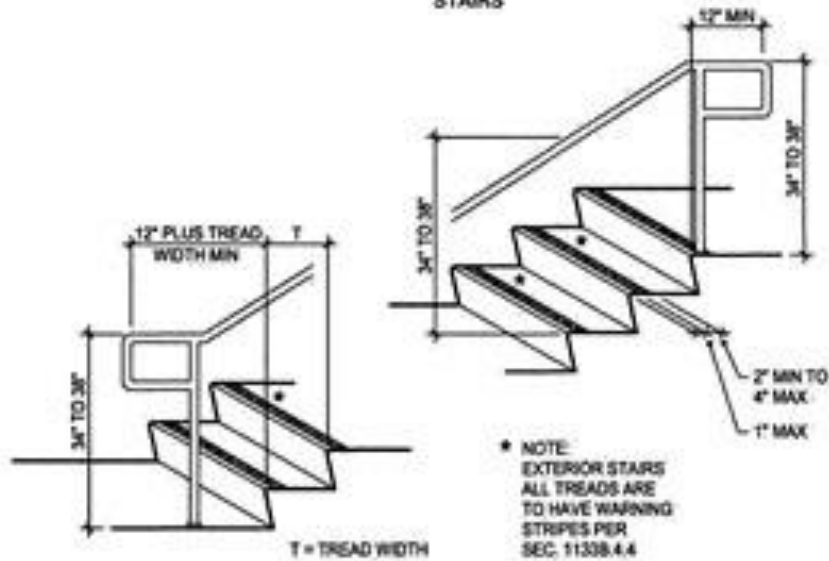


Stair width meets time of construction



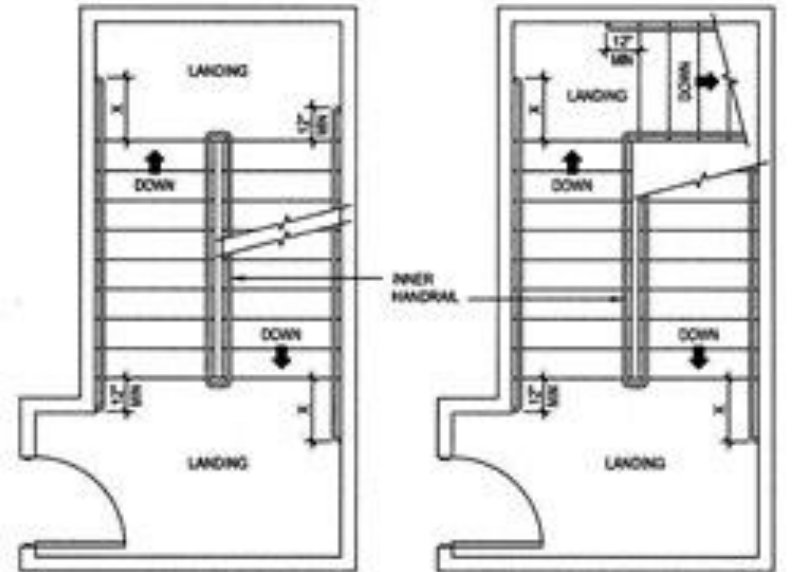


STAIRS



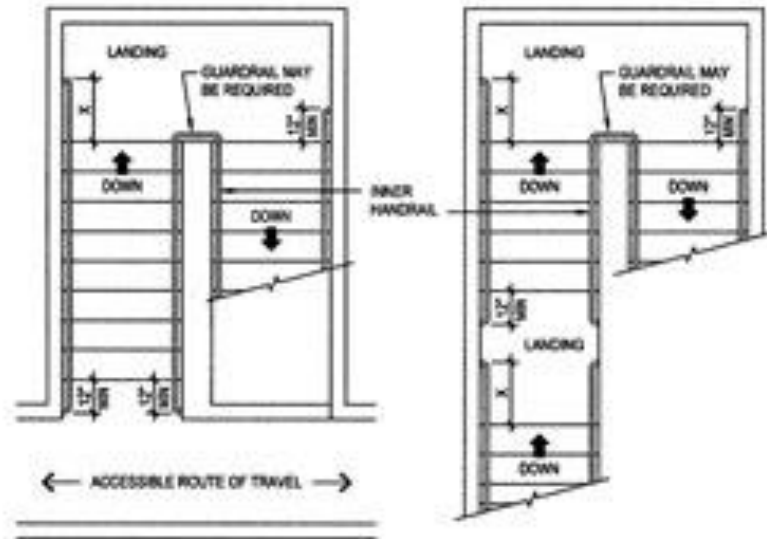
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

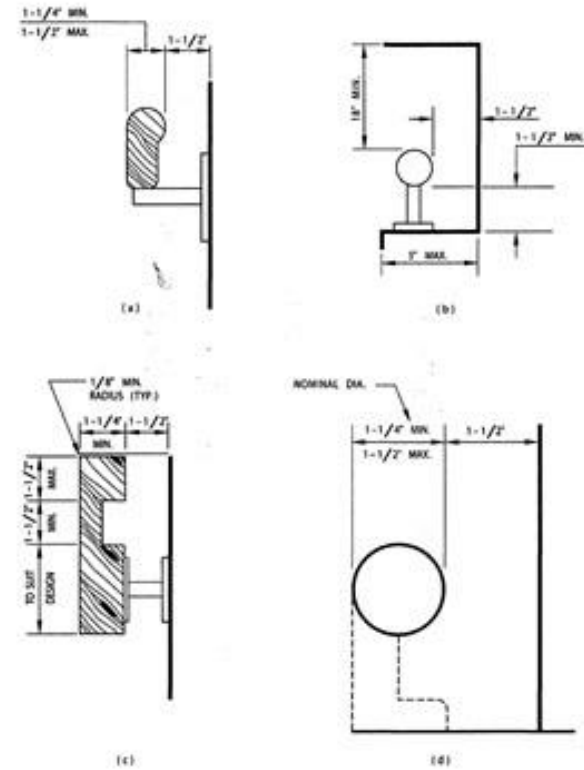
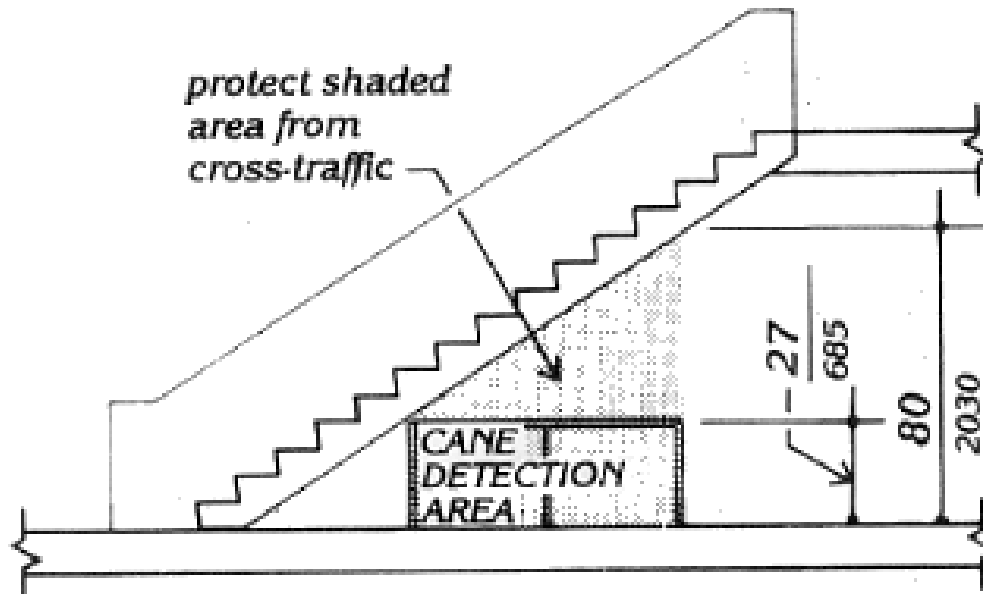


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 45
Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.



This counter height exceeds allowable



This counter height is compliant with applicable code

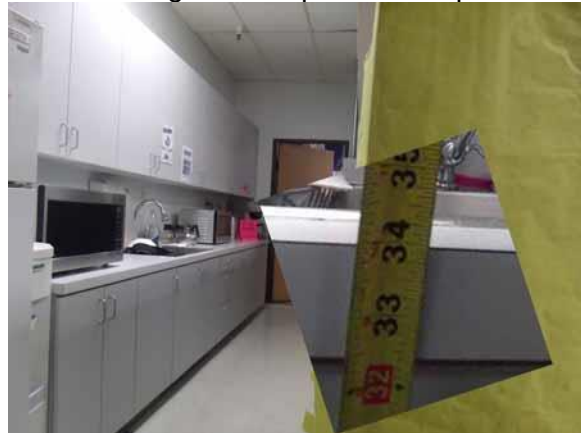


Clearance under sinks is not required without a cook top appliance

- 2019 CBC 11B-309
 - l) The electric controls shall not be located higher than 48 inches or lower than 15 inches above the finished floor.
 - m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.
- 2010 ADA 309
 - n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.
- 2010 ADA 904
 - o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")
- 2019 CBC 11B-228.2
 - p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?
 - q) At least one of each type of facility provided shall comply with this section for reach ranges.
 - r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.
- 2019 CBC 11B-302.2
 - s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.
 - t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.
 - u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.
 - v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.



This counter height is compliant with applicable code



This counter height is compliant



Clearance under sinks is not required without a cook top appliance

ATM Machines

**2019 CBC
11B-707.2**

a) A clear floor or ground space shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

b) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

c) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

d) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

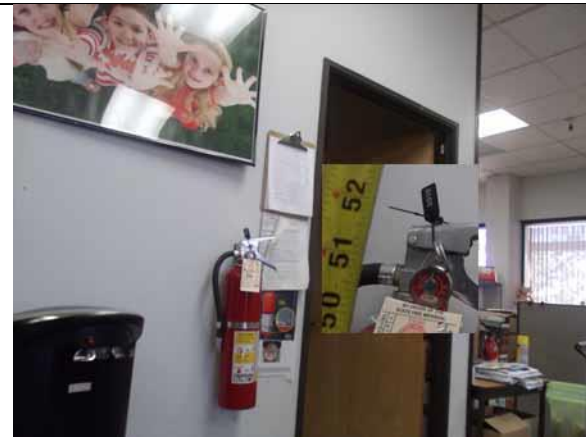
e) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

f) Speech shall be recorded or digitized human, or synthesized.

**2019 CBC
11B-707.5**

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.



Lower fire extinguishers throughout to 48" maximum high Typical



This height complies with applicable code



These heights comply with applicable code

**2019 CBC
11B-707.6**

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.

g) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.

EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.

h) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.

- i) At least one tactilely discernible input control shall be provided for each function.
- j) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.
- k) Where membrane keys are the only method of input, each shall be tactilely discernable from surrounding surfaces and adjacent keys.
- l) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.
- m) The number five key shall be tactilely distinct from the other keys.

**2019 CBC
11B-707.8**



Employee work areas not required to comply under Title II



This spout height exceeds 36" high



Provide proper barrier for the drinking fountains typical of all

n) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.

o) Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols

p) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

q) The display screen shall comply.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

r) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.

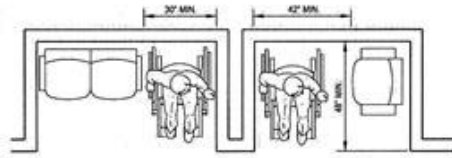
s) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".

t) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

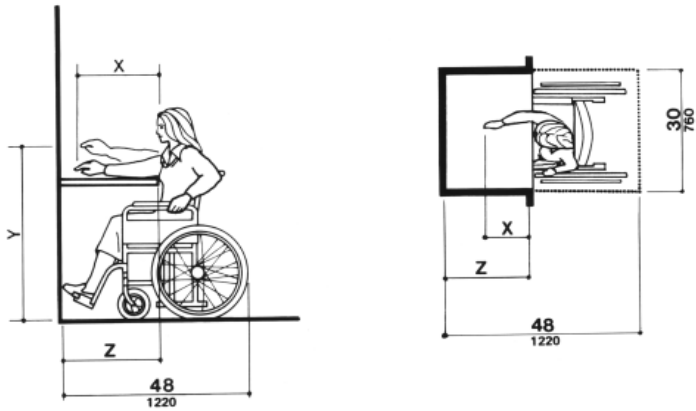
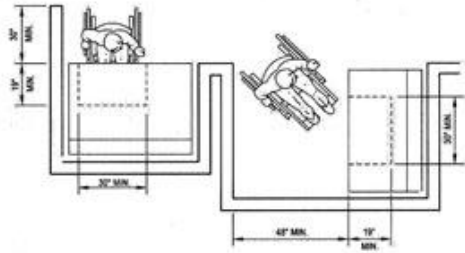
u) Braille instructions for initiating the speech mode shall be provided.



Provide proper barrier for the drinking fountains typical of all



← ACCESSIBLE PATH OF TRAVEL →



The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)

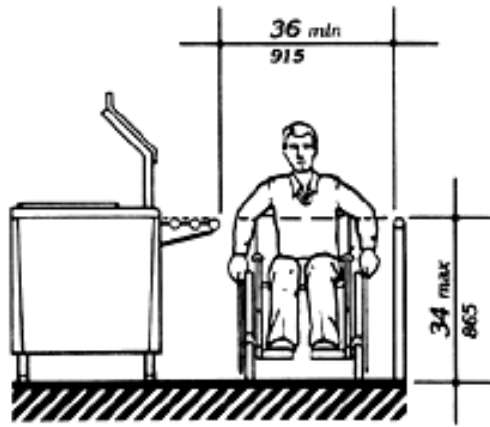
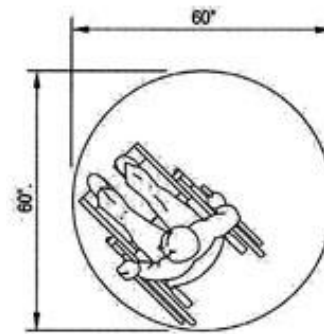
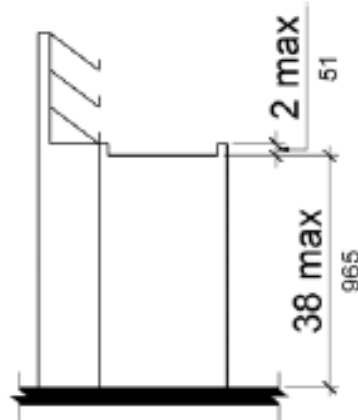
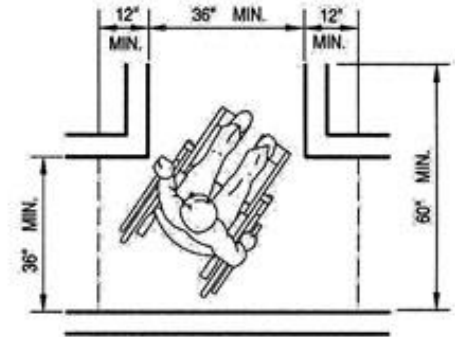


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

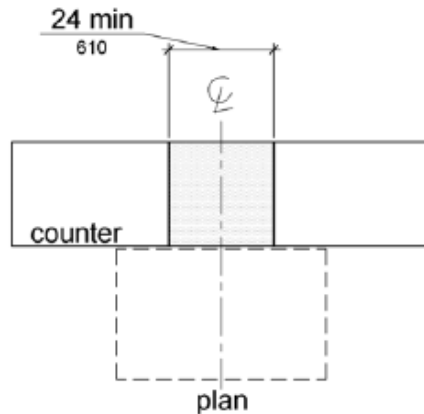


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

11. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
12. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

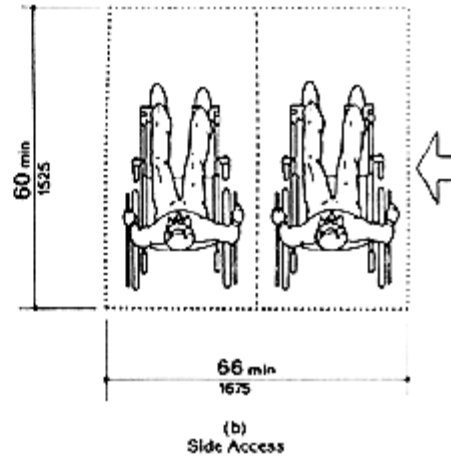
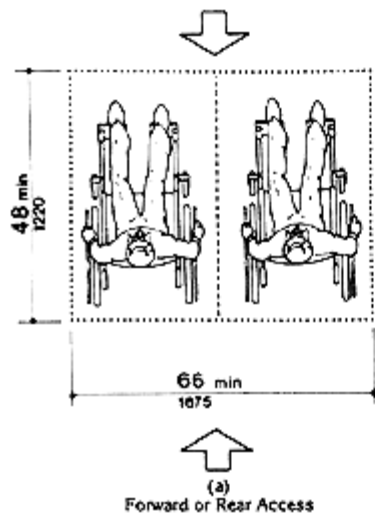
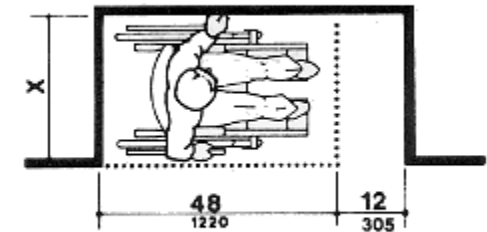
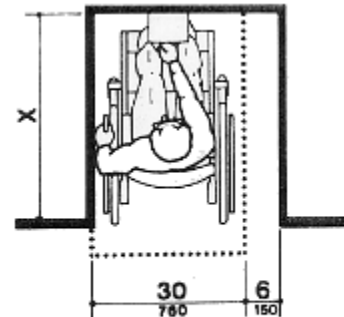
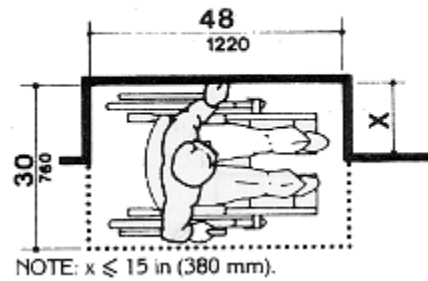
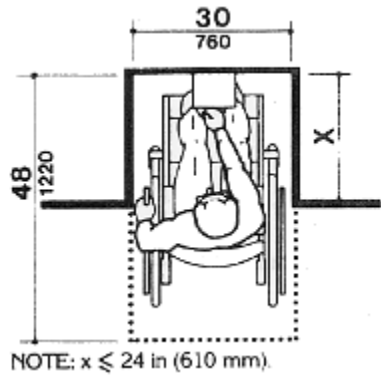
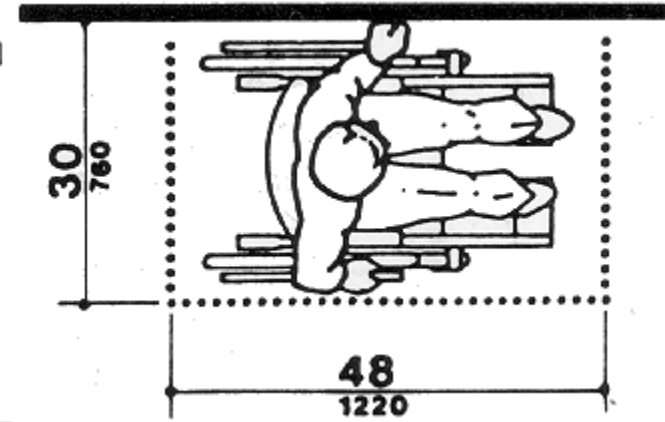
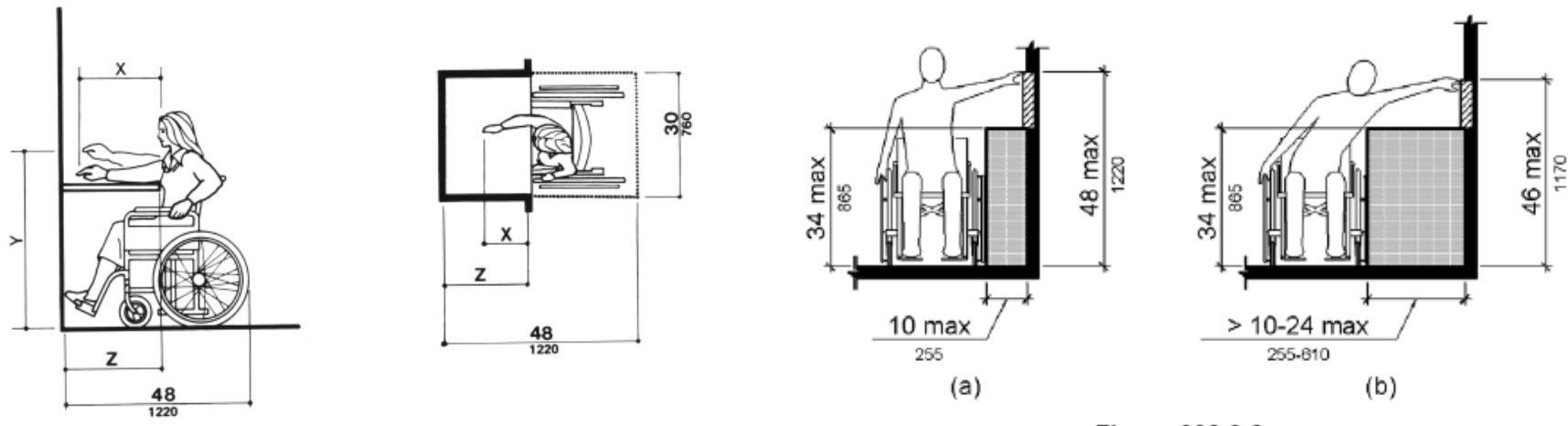
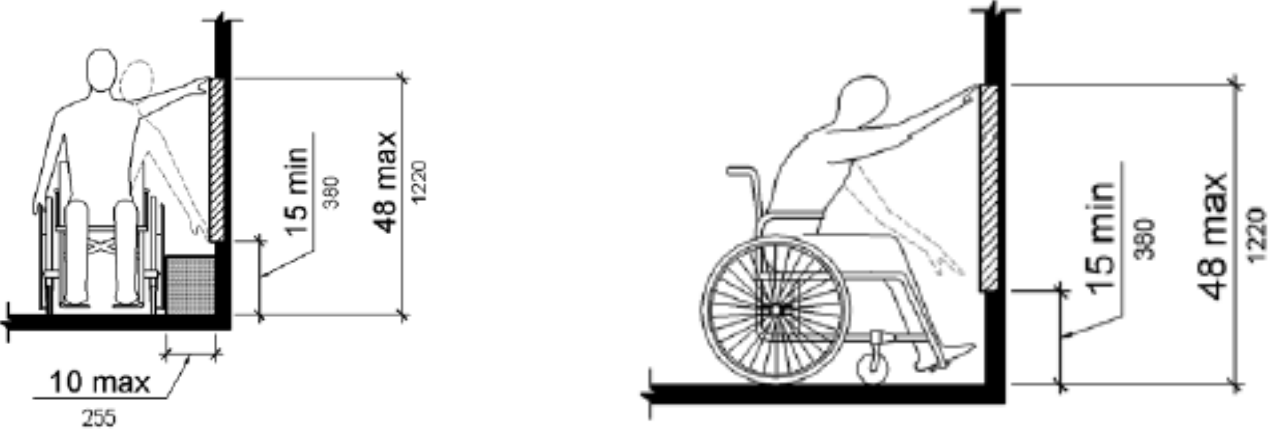


Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series

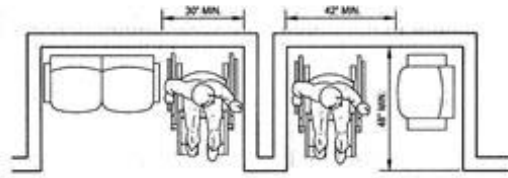




The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



← ACCESSIBLE PATH OF TRAVEL →

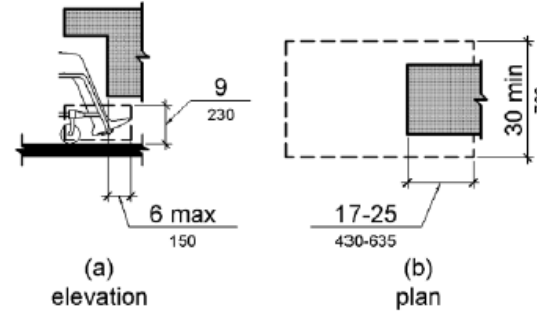
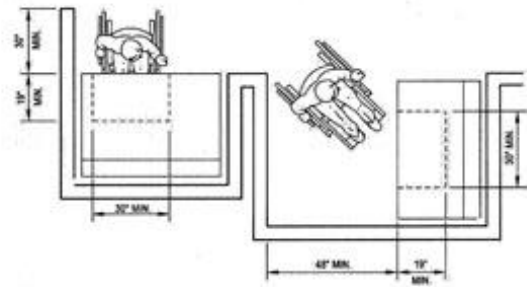


Figure 306.2 Toe Clearance

Knee and toe clearance shall be thirty inches (30”) inches wide minimum.

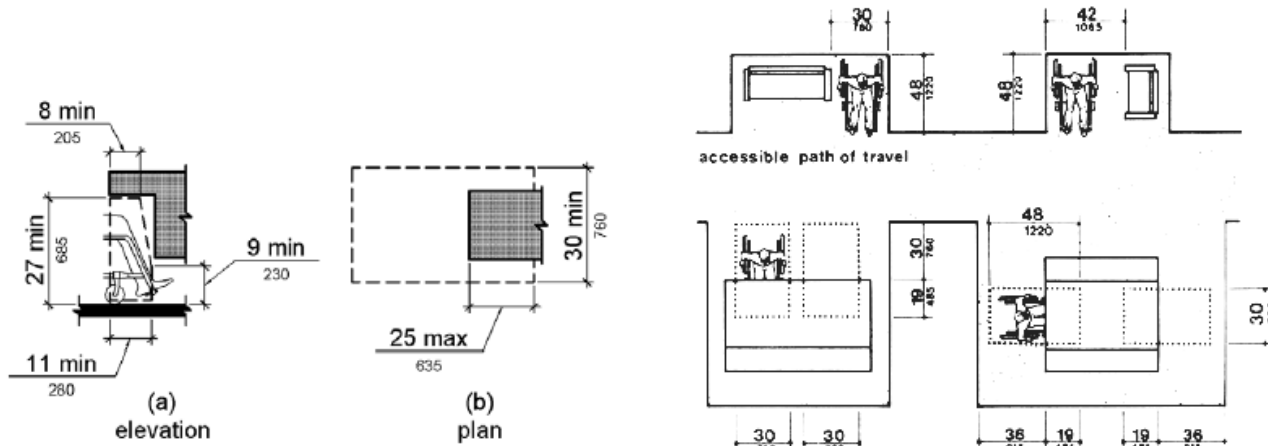


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

Section 46
Men's Restroom

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) 1/4" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



Provide proper door sign



The key hardware requires pinching and twisting to operate

2010
ADA 604

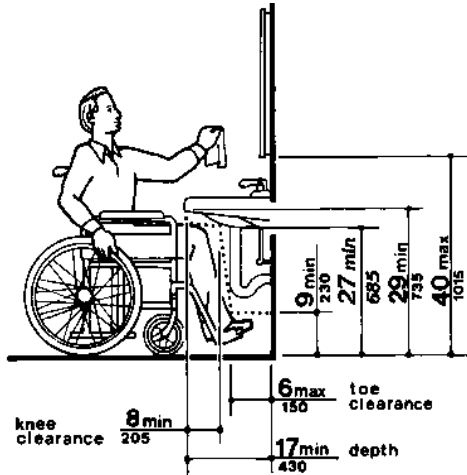
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Remove the inner door



Not adequate clear areas for inner door



Provide proper knee and toe clearance under the lav

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

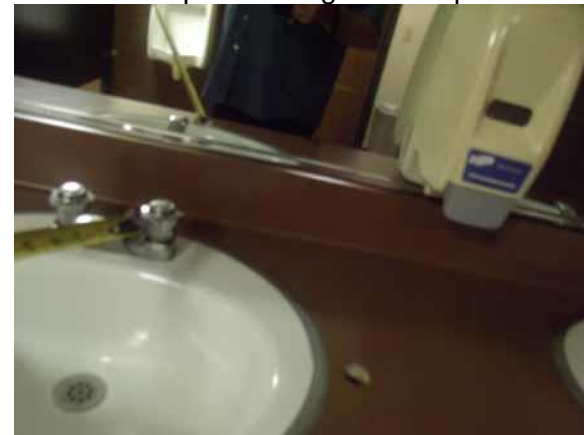
- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



This dispenser height is compliant



Faucet handles shall not require pinching and twisting to operate



Dispenser heights shall be 40" maximum high to operable parts typical

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This stall size is not 60" wide minimum



Repaor the floor slope that exceeds 2.08% maximum allowed



Properly locate the toilet paper

Toilet Transfer Area

**1989
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

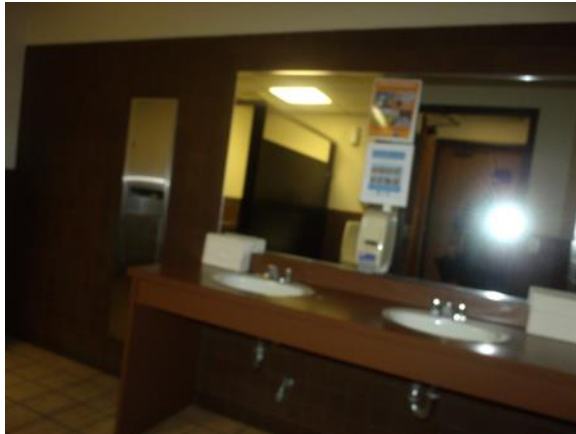
**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



Overall lav shot



Overall stall access shot



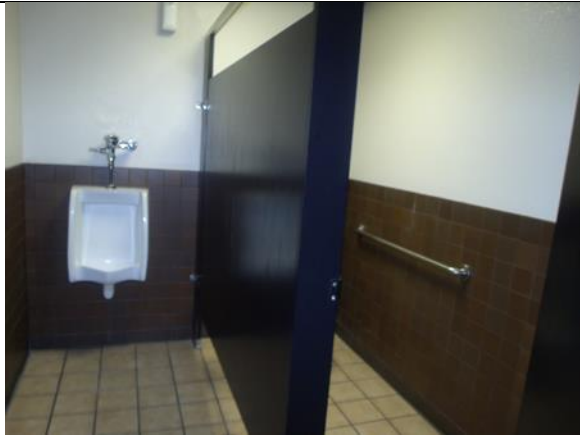
Urinals shall be 17" maximum high to top of the rim



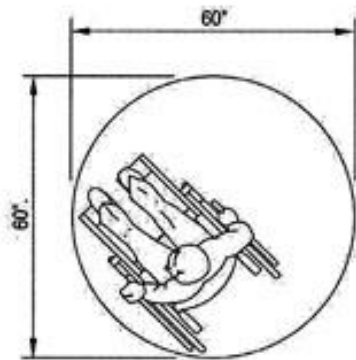
This urinal alcove width is compliant



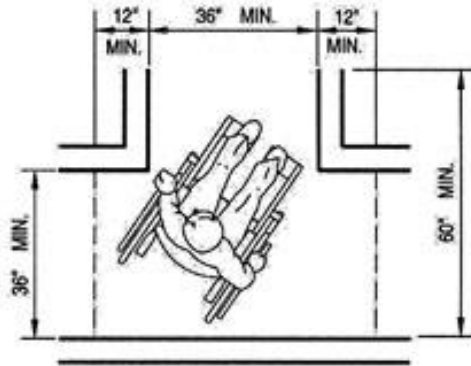
Overall urinal shot



Overall stall shot



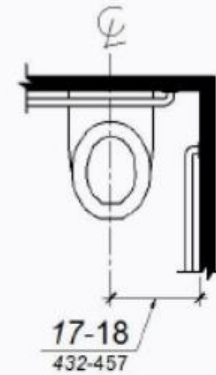
(a) 60 INCHES DIAMETER SPACE



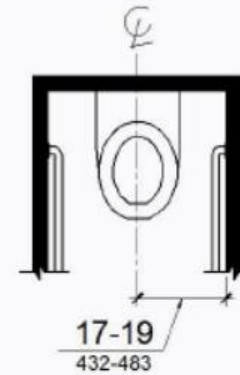
(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



(a) wheelchair accessible water closets



(b) ambulatory accessible water closets

FIGURE 11B-604.2 WATER CLOSET LOCATION

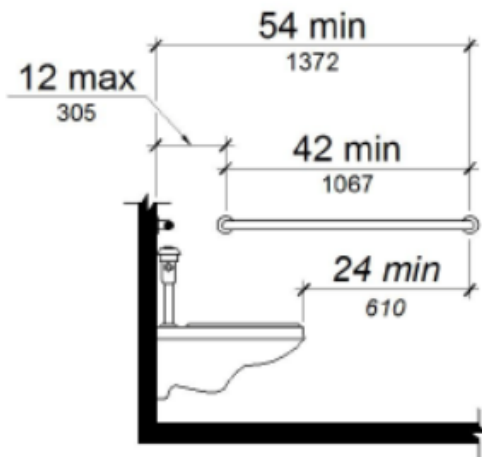


FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

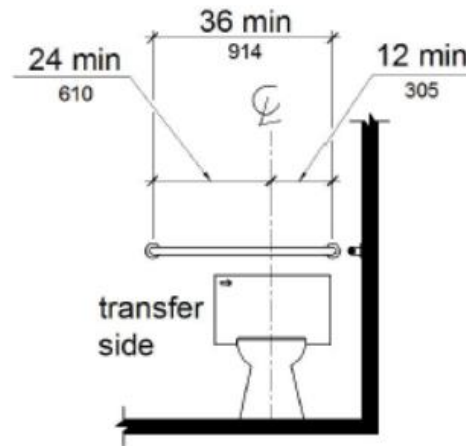


FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

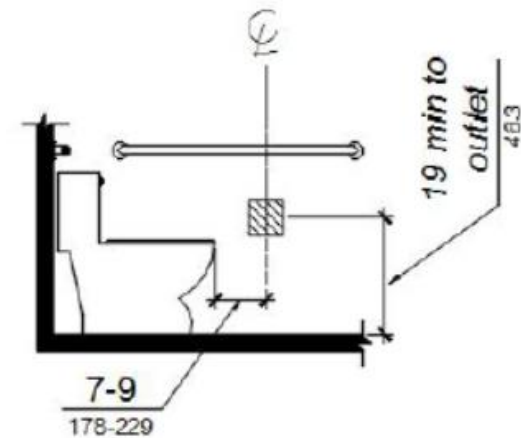


FIGURE 11B-604.7.1 DISPENSER OUTLET LOCATION

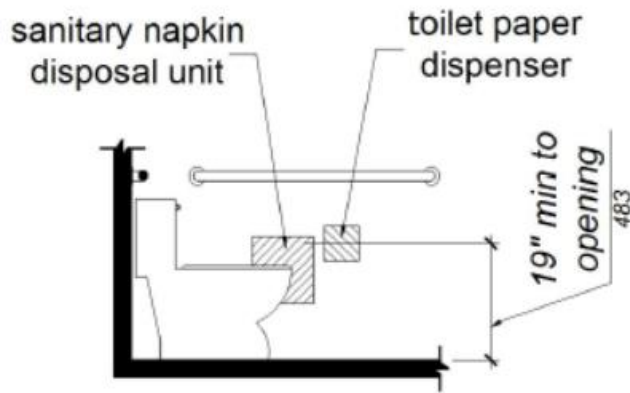


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

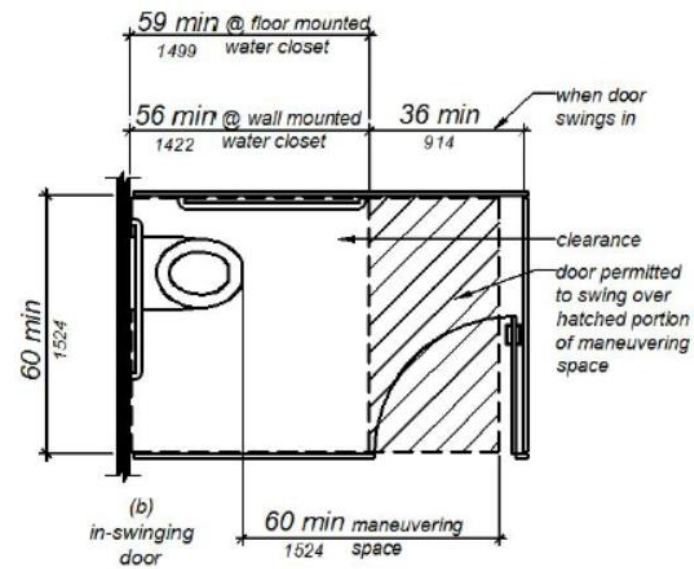
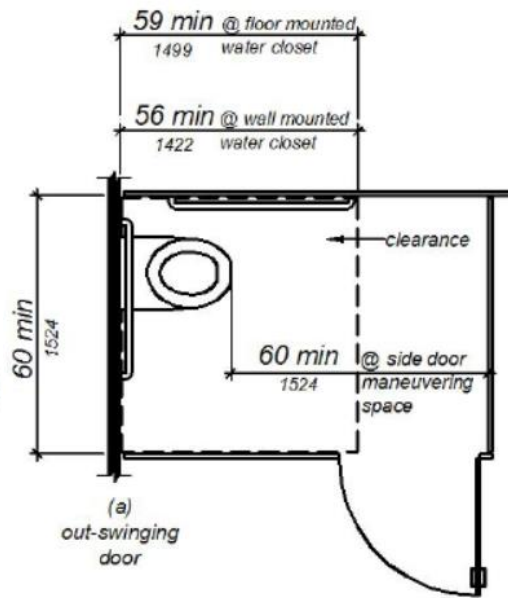


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

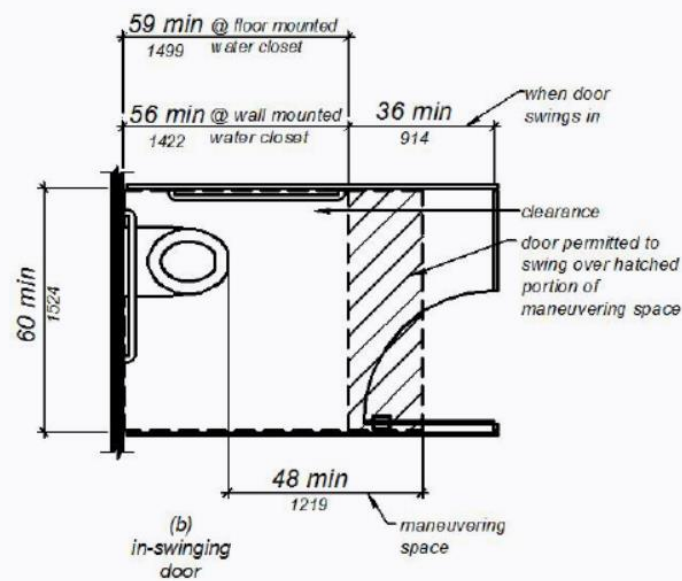
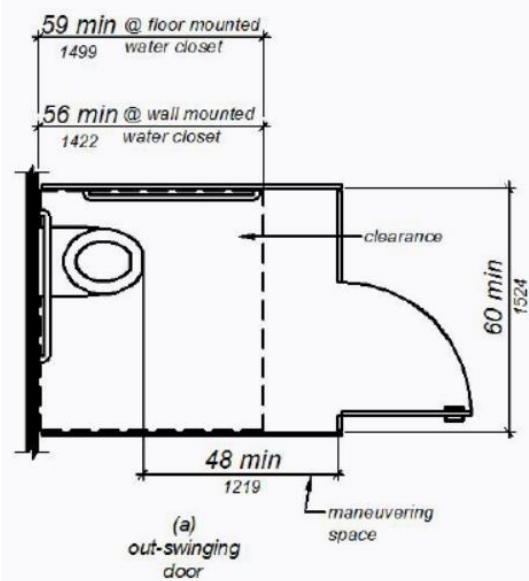


FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

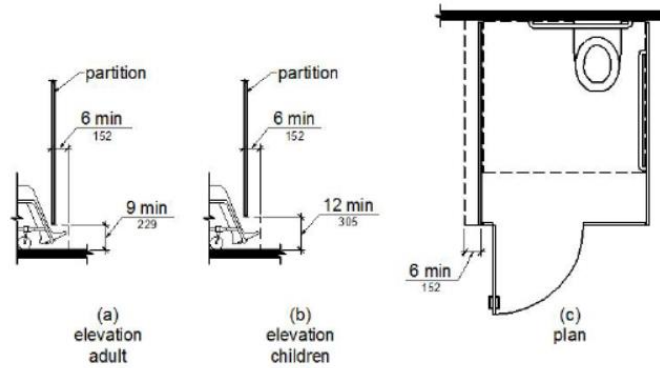
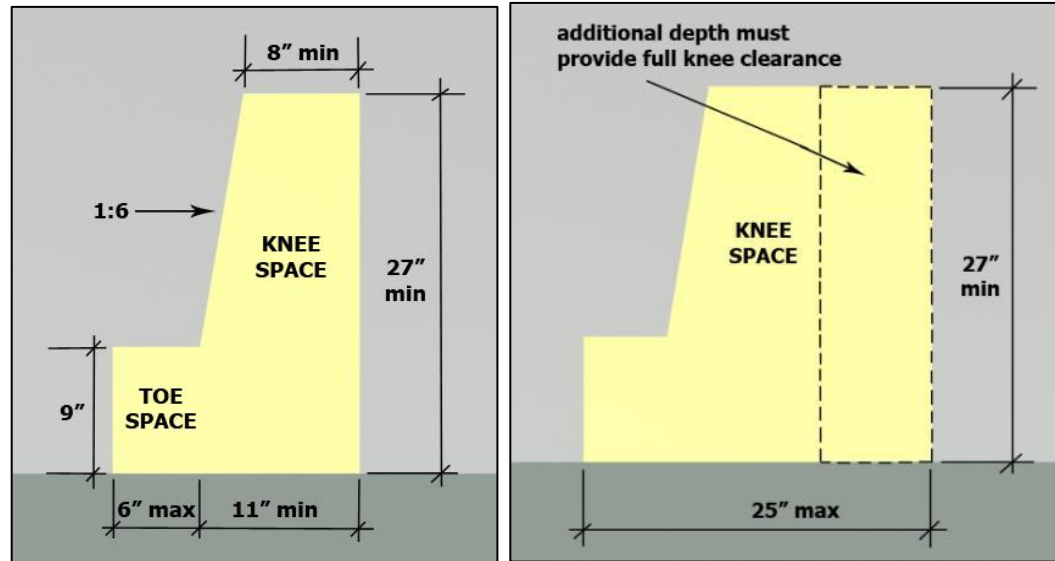


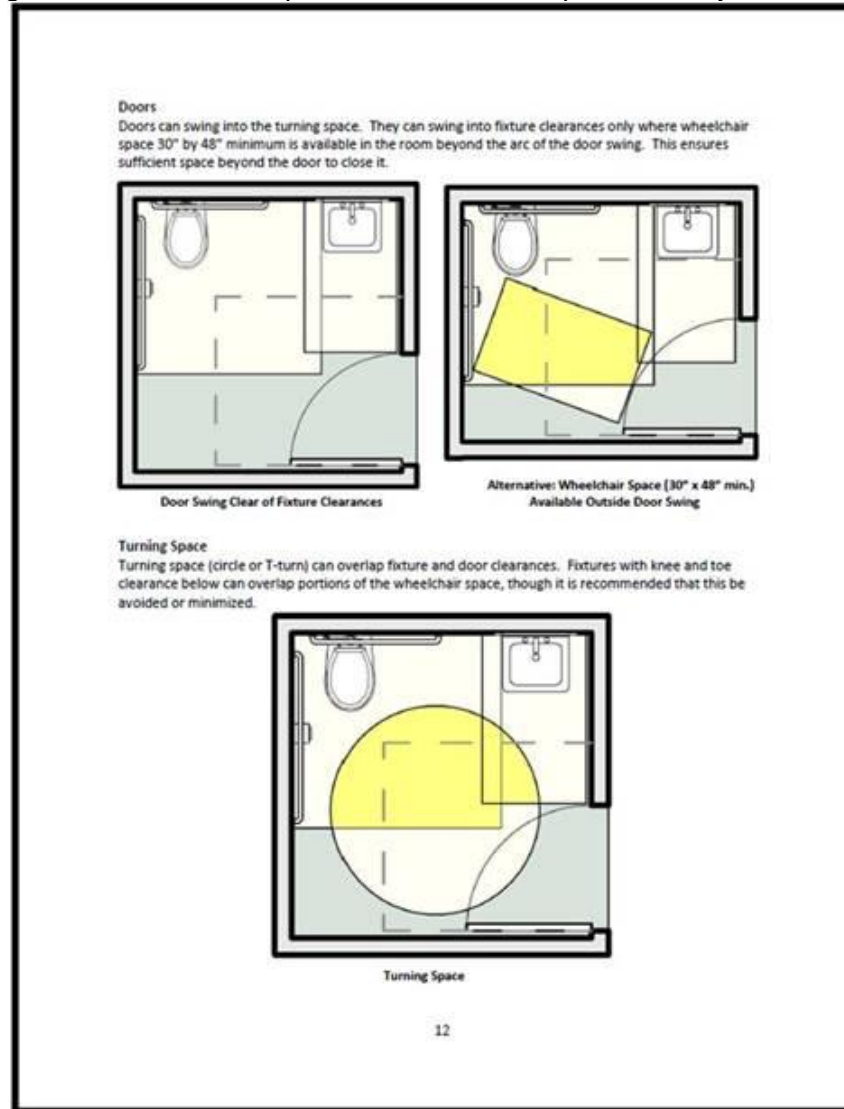
FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

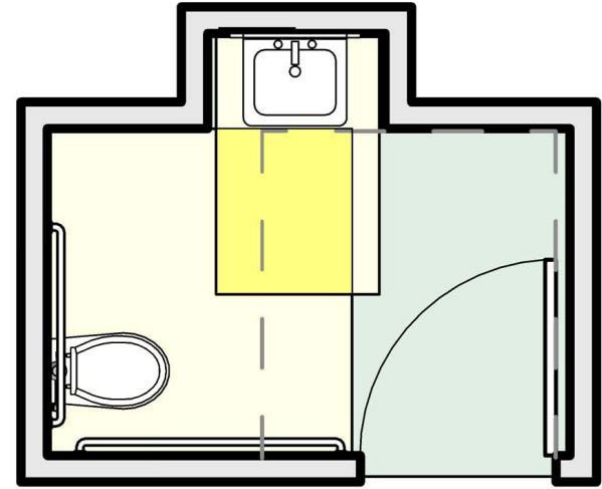
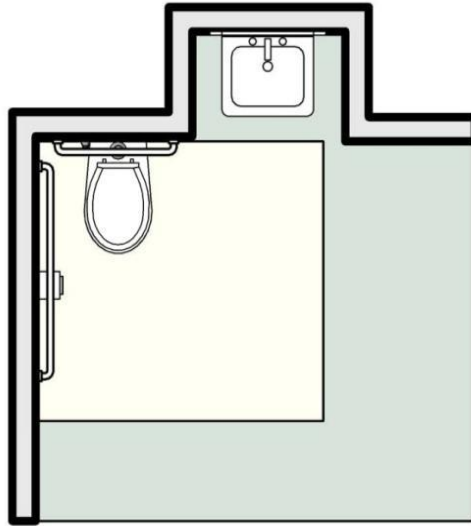
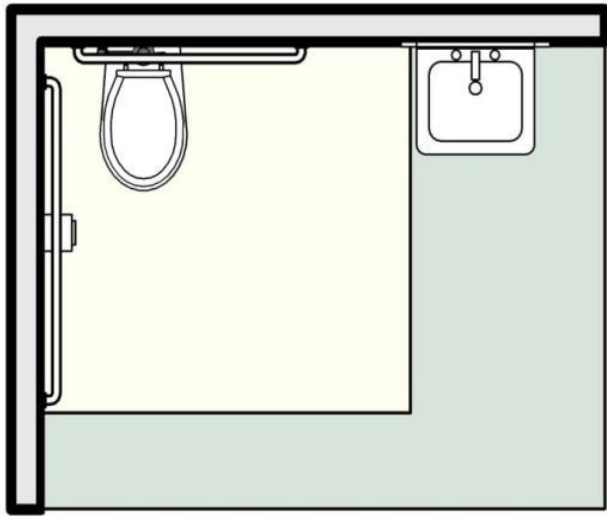


ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

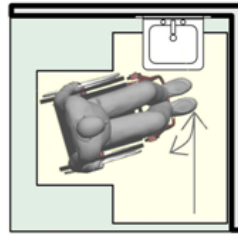
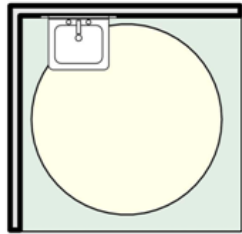
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



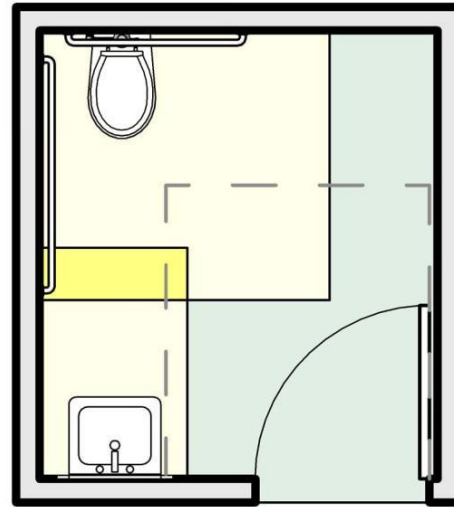


Turning Space

60" Diameter circle or "T" turn
(elements with knee/toe clearance can overlap)



T-Turn: overlap limited
to one segment



Code reference in this section is general and not in line with statements

Section 47
Women's Restroom

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) 1/4" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



Provide proper door sign



This key lock requires pinching and twisting to operate



This door width is compliant

2010
ADA 604

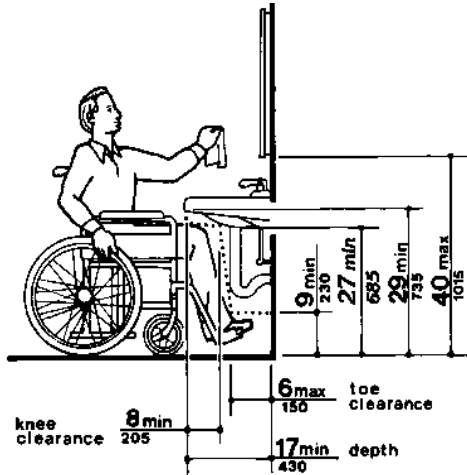
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

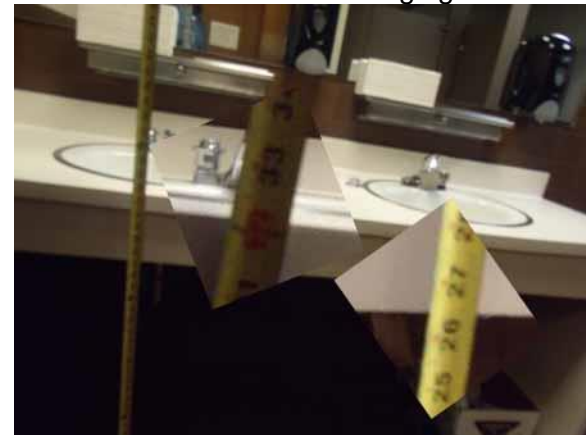
Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Remove the inner door swinging in series



Provide proper knee and toe clearance under the lav



These faucet handles require pinching and twisting to operate

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



The soap dispenser exceeds 40" high to operable parts



This mirror height exceeds 40" high to reflective parts



Provide a minimum 44" width to accessible stall

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.
- q) The stile width shall be 4" or less on the hinge side of the door.

**CBC
1115B.4**

- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.
- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.

**CBC
1115B.4**

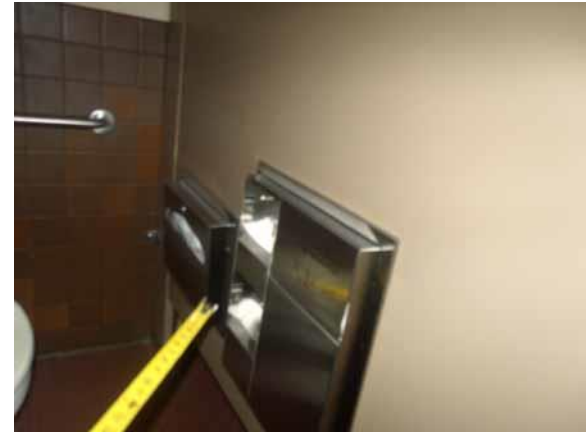
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



Stall door shall be self-closing typical



Toilet stall width shall be 60" wide minimum



Properly locate napkin dispenser

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

**1982
CSAS
2-11(a)8**

**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



This machine requires twisting and pinching to operate



This changing table height is compliant



Provide proper toilet seat height



Properly locate the toilet paper and grab bars



Restroom dispensers shall be 40" maximum high to operable parts



Repair the floor slope that exceeds 2.08%



Overall lav shot



Overall access shot



Overall two stall shot

Code reference in this section is general and not in line with statements

2010 CBC 1116B

2019 CBC 407

2010 ADA 407

Section 48
Elevators

- a) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.
- b) Visual elements shall be at least 2-1/2 inches in the smallest dimension.
- c) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.
- d) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.
- e) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.
- f) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.
- g) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.
- h) Door reopening devices shall remain effective for 20 seconds minimum.
- i) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.
- j) The platform lifts shall have low-energy power-operated doors or gates.



These call buttons are compliant



There is no 2" star for ground floor on the elevator door jambs



The 2 way communication phone exceeds 48" high

- k) Doors shall remain open for 20 seconds minimum.
- l) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.
- m) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- n) The handrails shall be smooth, and the inside surface at least 11/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



This dimension is compliant



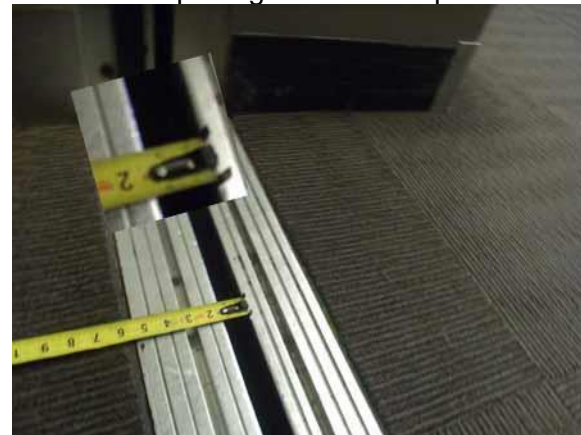
This control height is compliant



There is no 2" star for ground floor on the elevator door jambs



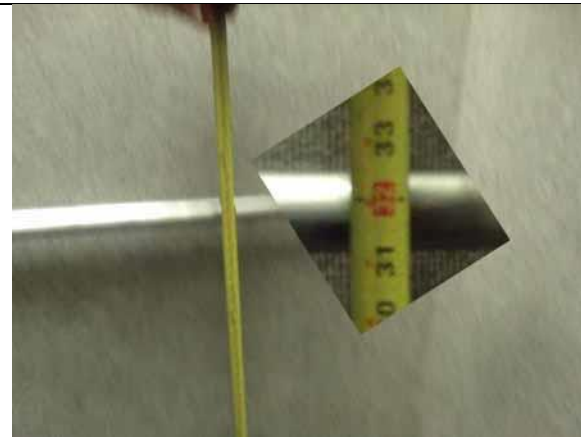
This opening width is compliant



This gap is compliant



This control height is compliant



This grab bar height is compliant



The automatic door opener works

The Audible notification is not working

Table 407.4.1 Elevator Car Dimensions (text version)

Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) <u>1</u>	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) <u>1</u>	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) <u>1</u>	60 inches (1525 mm) <u>2</u>	60 inches (1525 mm) <u>2</u>	60 inches (1525 mm) <u>2</u>

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

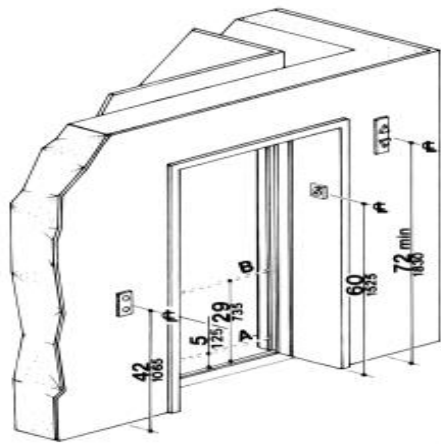


Figure 21

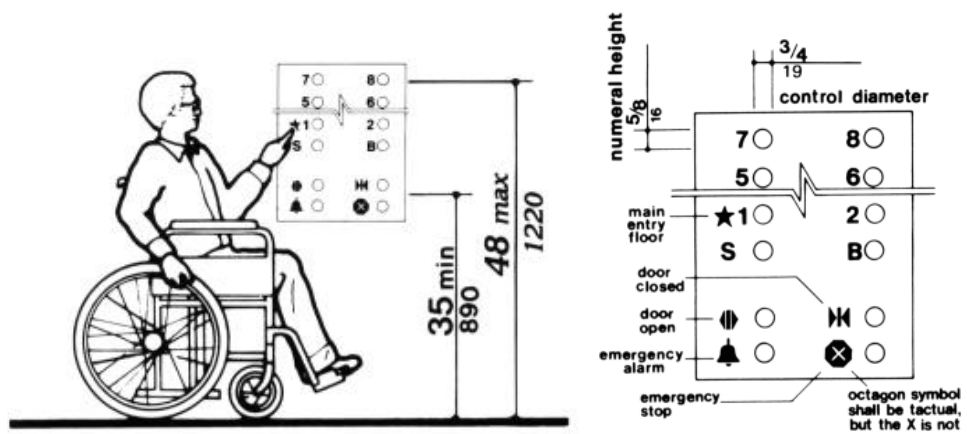
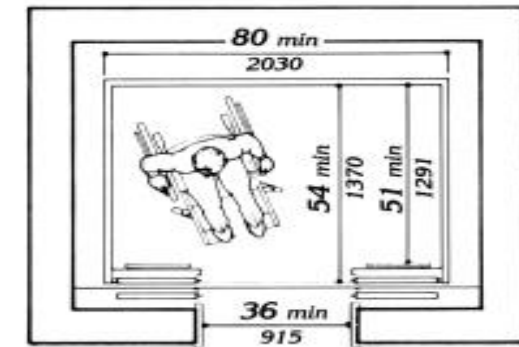
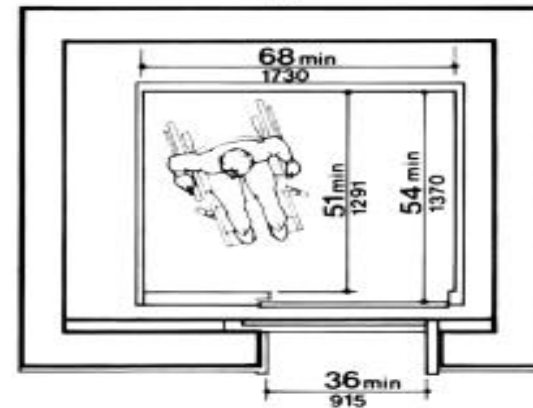


Figure 23(a)(b)

Table 407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells



(a)



(b)

Diagram (a) illustrates an elevator with a door providing a 36-inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36-inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

509 SECOND FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 509 **Second Floor**

Project Location: 509 West Weber Avenue
Stockton, CA

CASp Inspector: **Gary D. Layman**

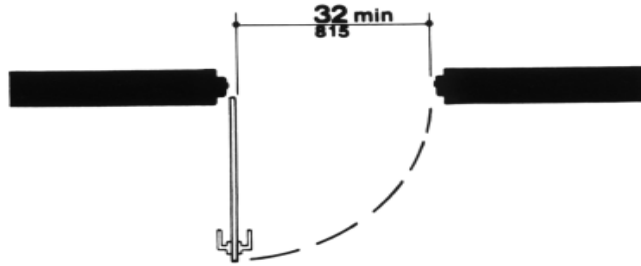
A handwritten signature in red ink, appearing to read "Gary D. Layman", is written over the printed name.

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 49 Accessible Doors

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



**2019 CBC
11B-404**

**2019 CBC
11B-
404.2.9,
Exc 2(c)**

- b) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.

**2010 ADA
404**

- c) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.

- d) The doors or gates threshold shall be less than 1/4" or 1/2" high.

- e) The hand-activated hardware shall be centered between 34" and 44" above the floor.

**2019 CBC
11B-404**

- f) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.

**2019 CBC
11B-202.3**

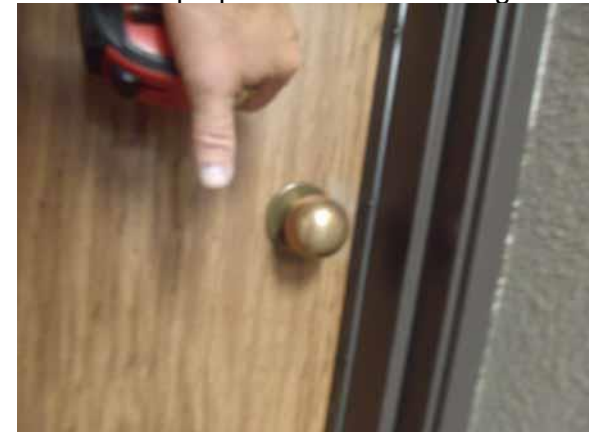
- g) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.



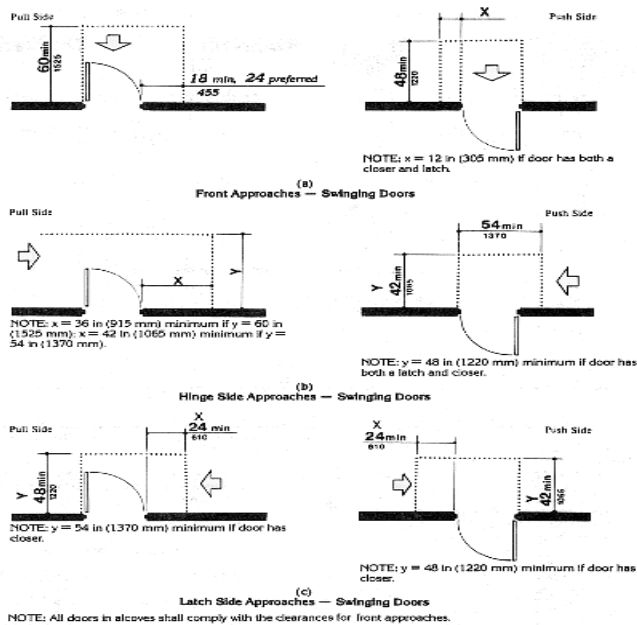
This door and sign is compliant



Provide proper exit stair braille signs



Provide lever type door handles for all doors



- h) The door or gate shall require 5 lbs. or less for interior, 8 ½ lbs. for exterior and 15 lbs. for fire rated doors of force to open.
- i) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- j) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- k) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- l) If an automatic door opening device is provided proper signage shall be provided.

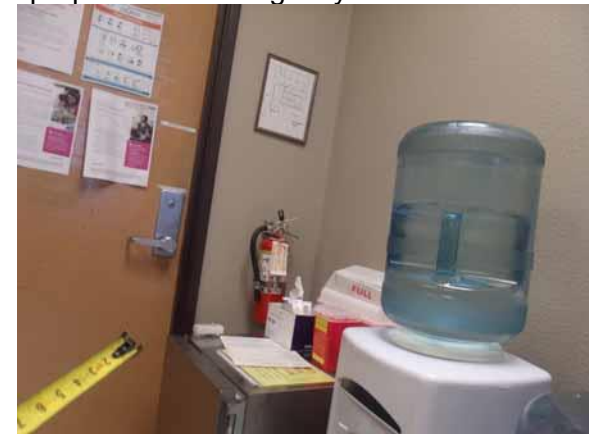
Have all door signage provided and operation tested by a door professional



12" side clearance required with closure and latch



Provide proper exit braille signs typical of all exit route doors



Maintain a clear floor area for doors and braille signs



Provide proper braille signs



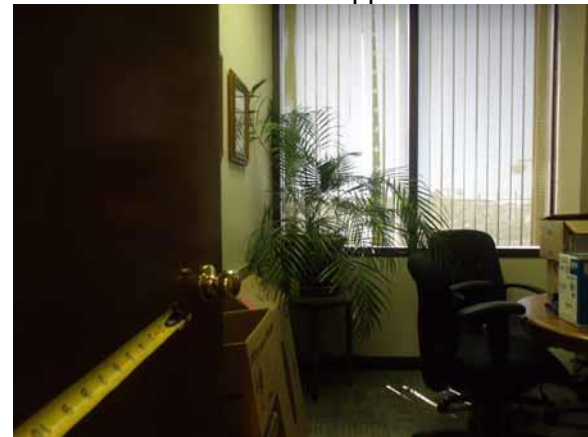
This clearance meets applicable codes



Remove door stops from the bottom of all doors



This clearance meets applicable codes

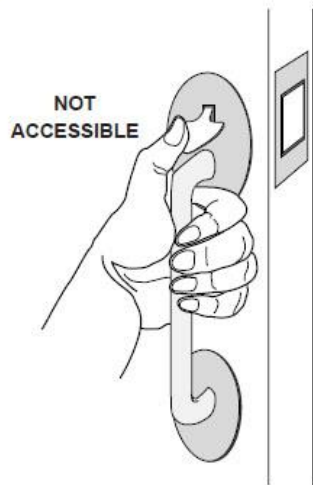


Provide proper lever type handles for all doors typical

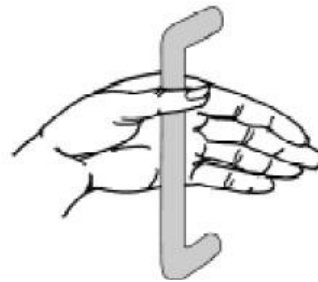
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

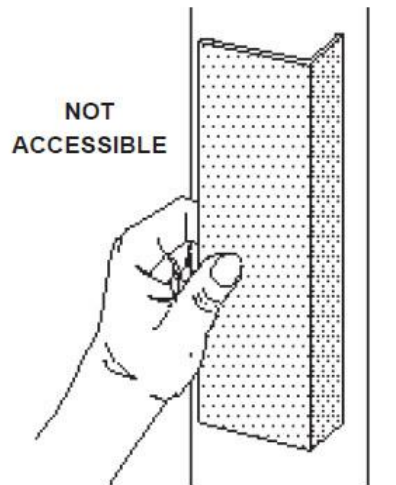
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



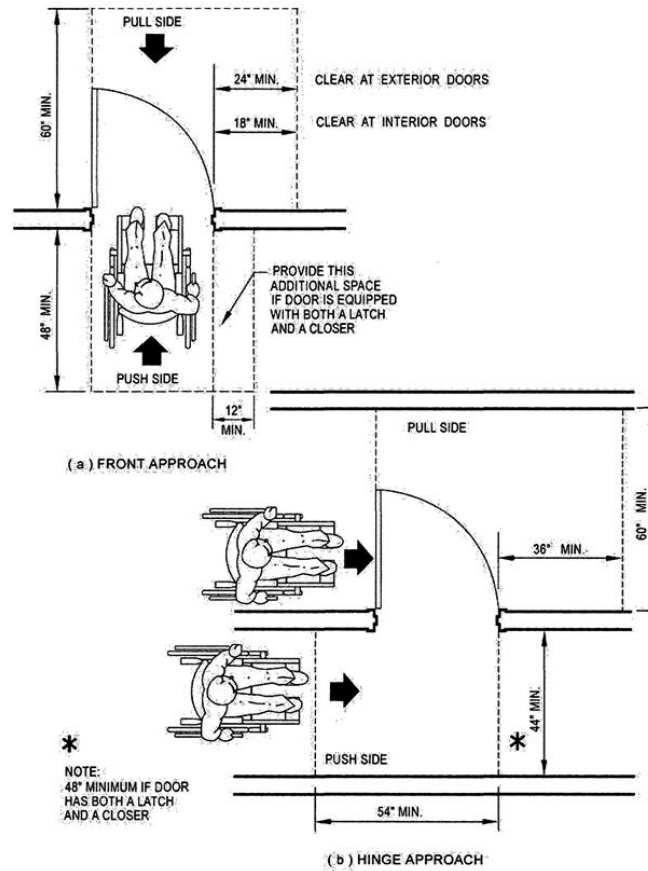
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

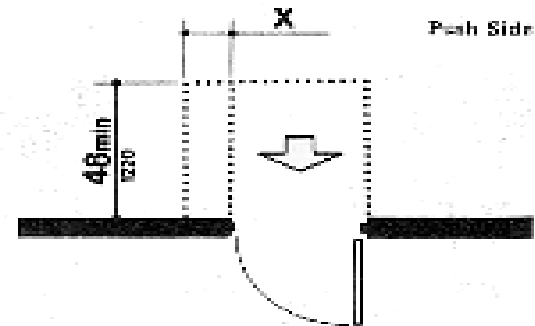
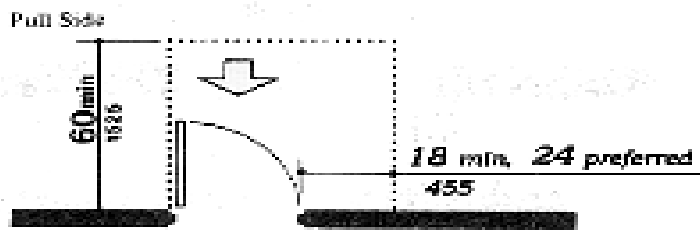


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

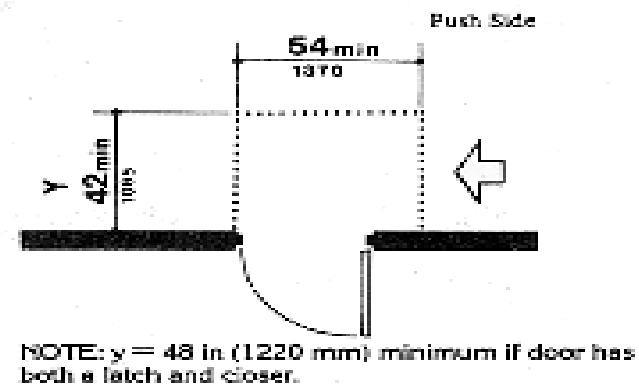
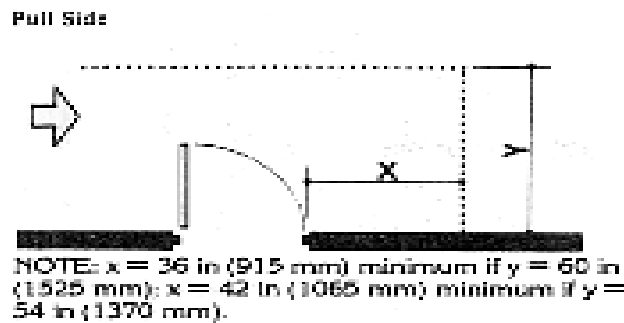
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)

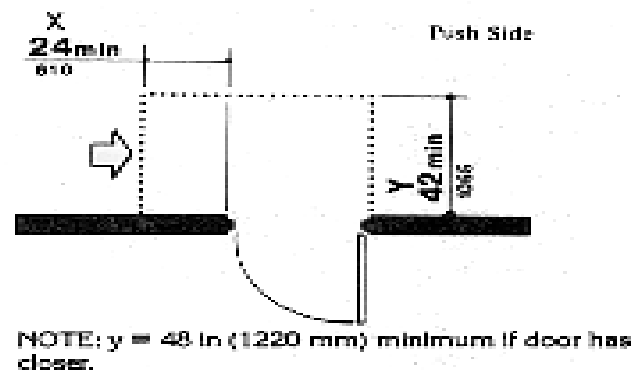
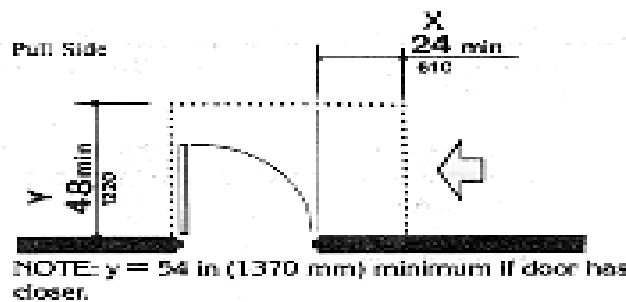


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

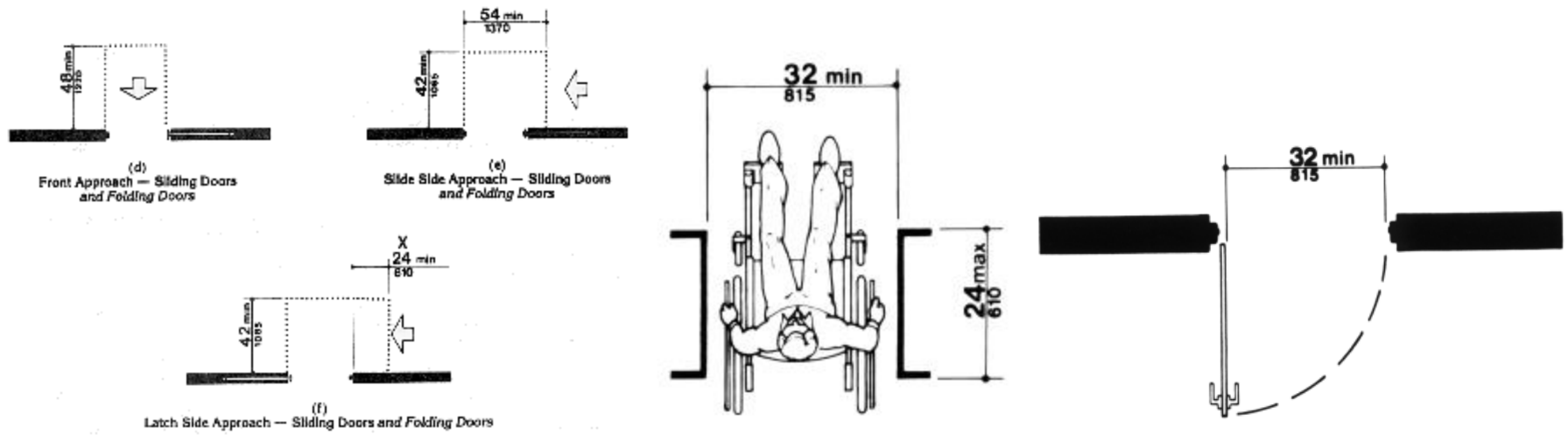


(b)
Hinge Side Approaches — Swinging Doors

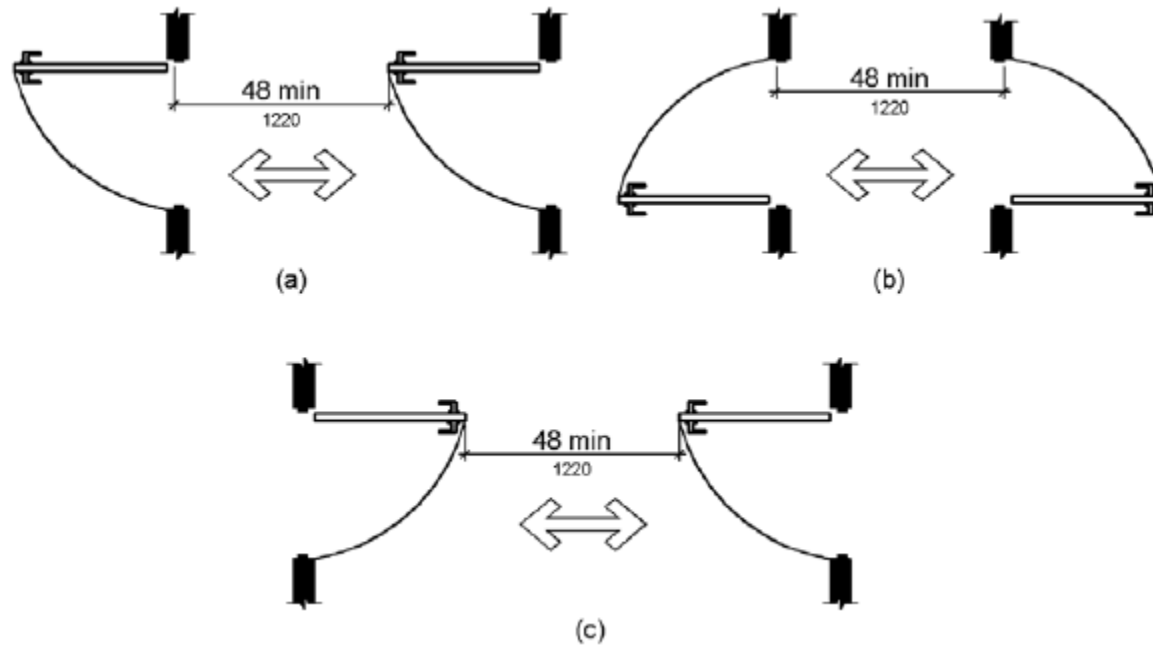


(c)
Latch Side Approaches — Swinging Doors

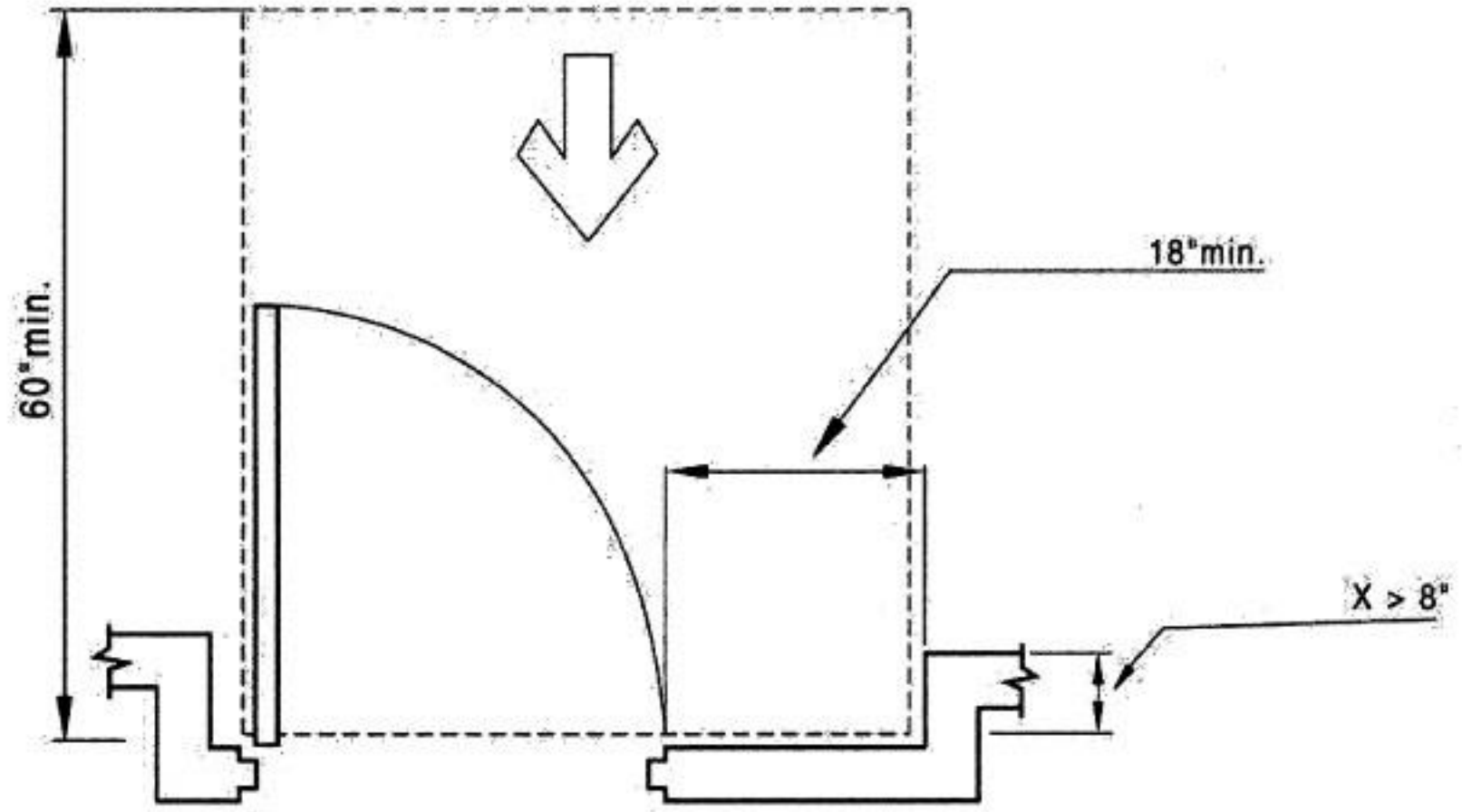
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



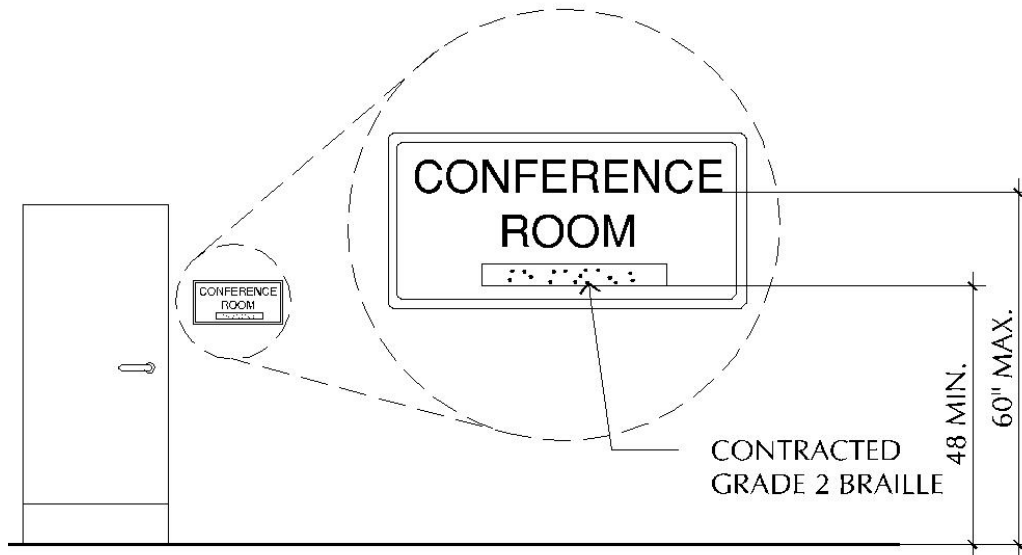
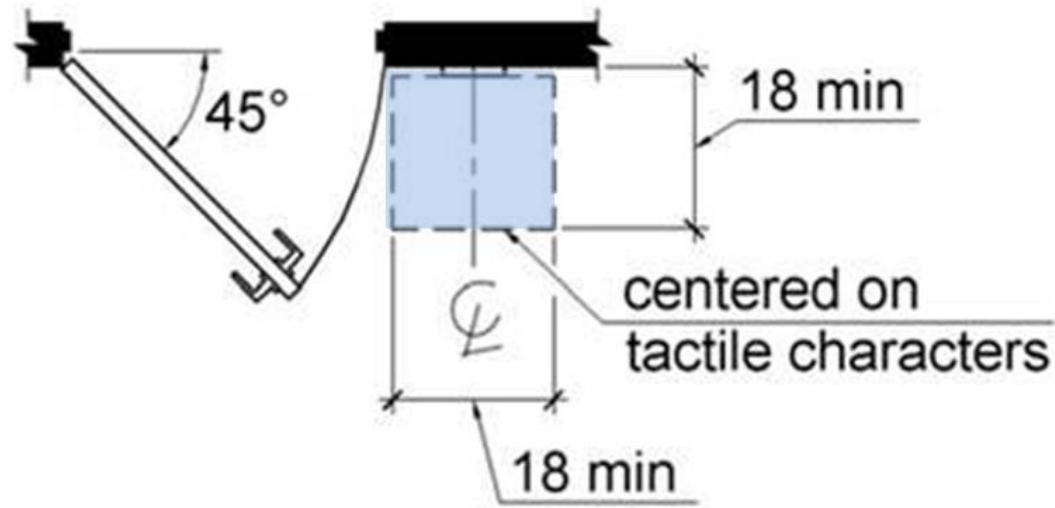
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1984 CSAS 2-522(f)

2010 ADA 403

1984 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

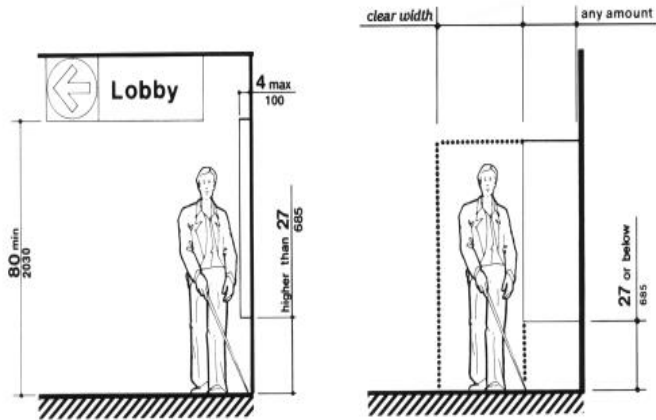
2019 CBC 11B-404

2019 CBC 11B-403

Section 50

Accessible Route from Accessible Entrances

- a) The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.



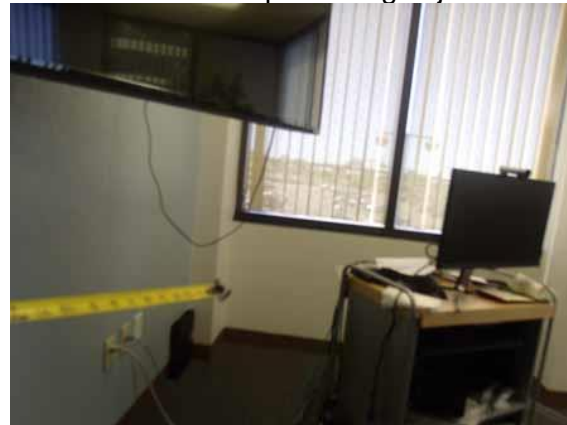
- b) There shall be at least 80" of clear headroom along the accessible route.
- c) The Accessible route to rooms and areas shall be clear and unobstructed.
- d) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- e) Emergency devices shall be on an accessible route.
- f) A 60" clear wheel chair area shall be provided.



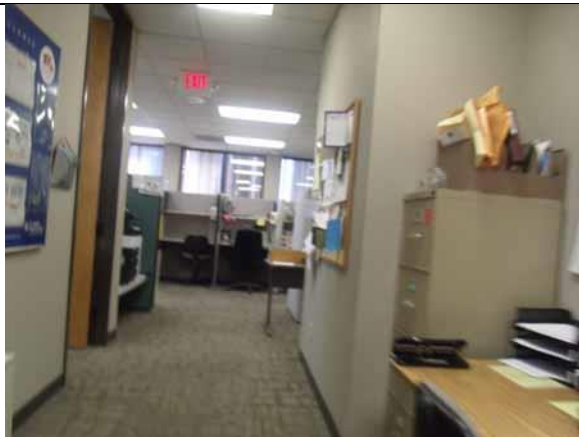
Maintain a min 36" wide route or 32" min for 24" long max



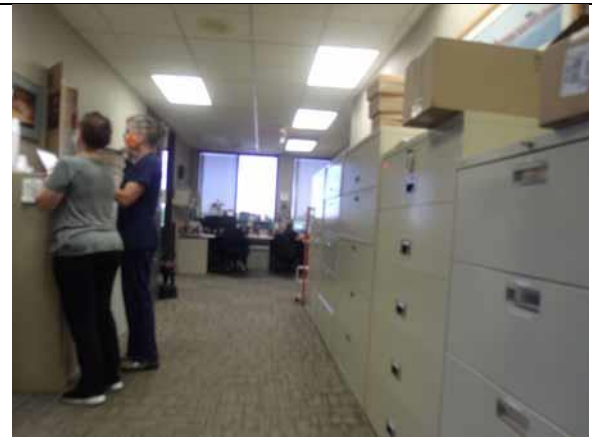
The TV is a protruding object



Provide cande detection under the TV



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 44" wide route or 32" min for 24" long max



Maintain a min 44" wide route or 32" min for 24" long max



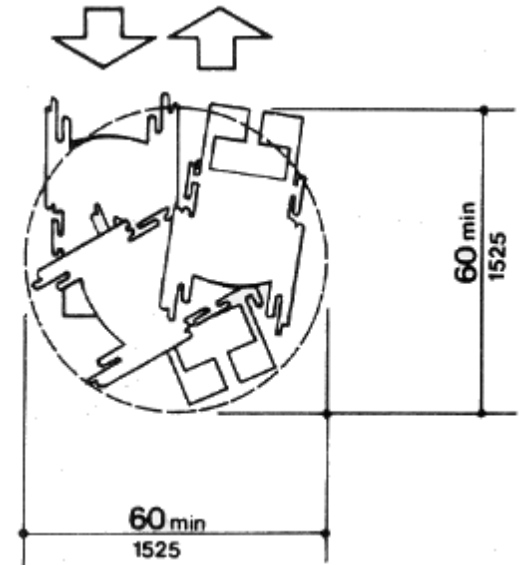
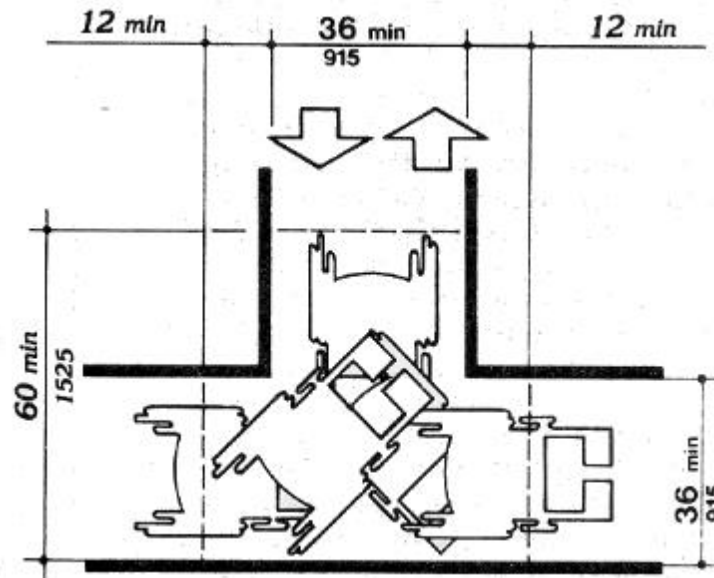
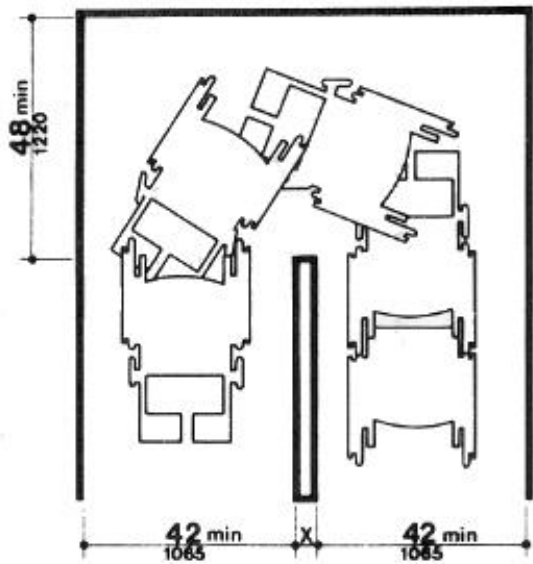
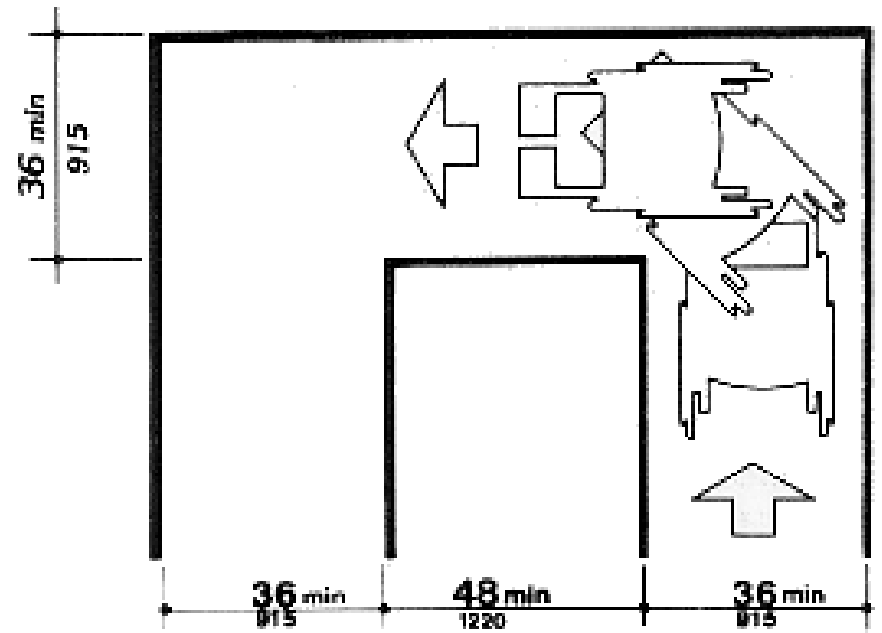
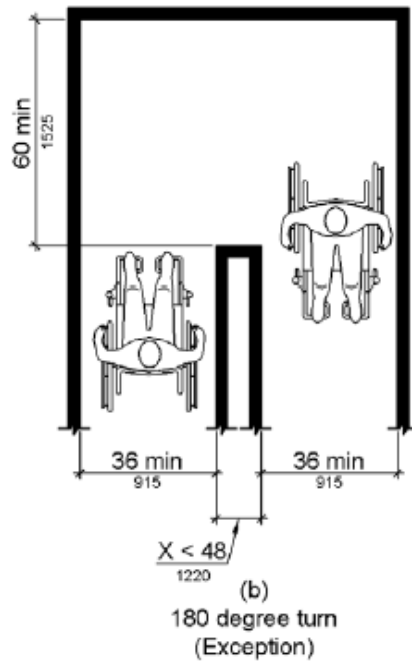
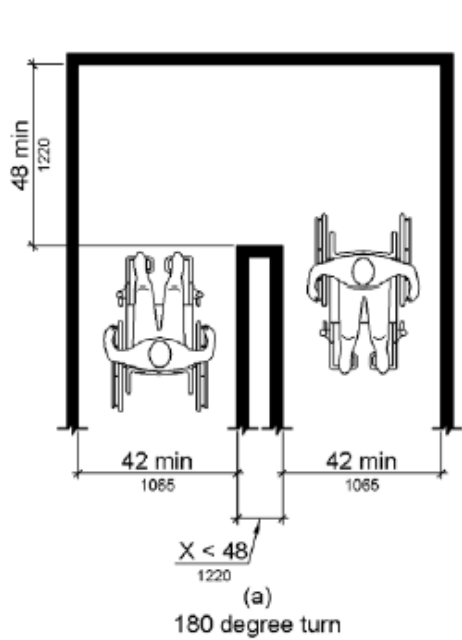
Maintain a min 36" wide route or 32" min for 24" long max



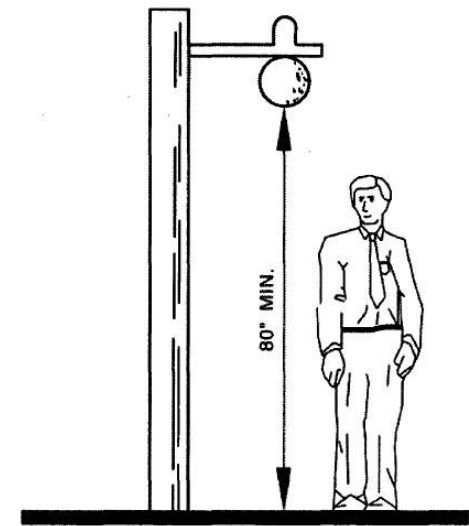
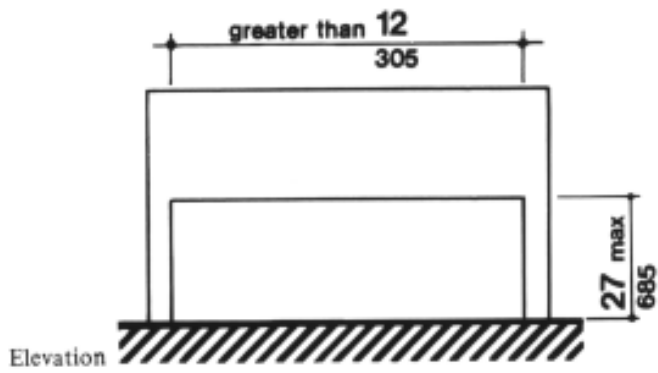
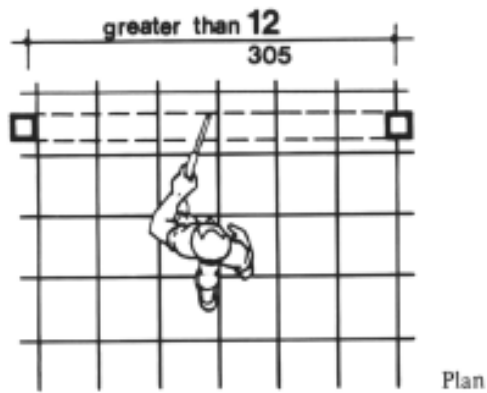
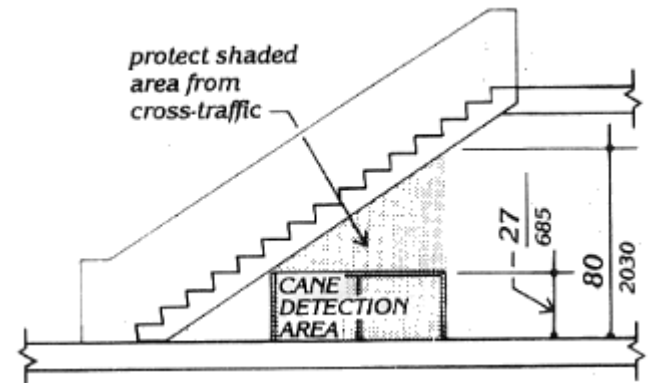
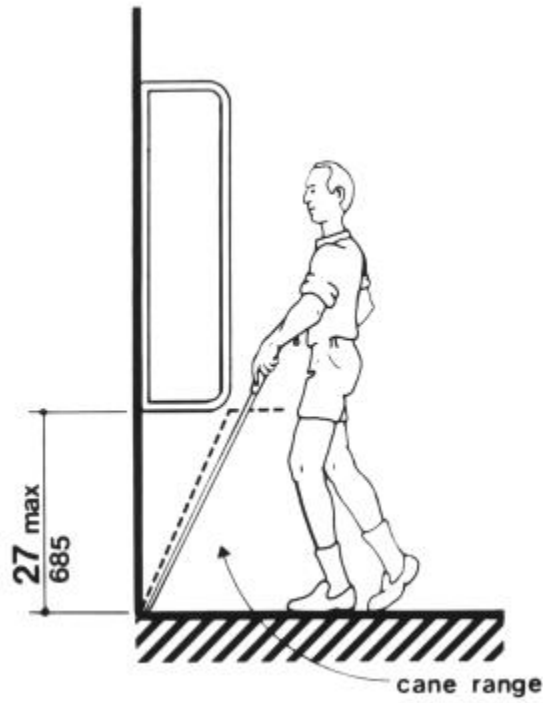
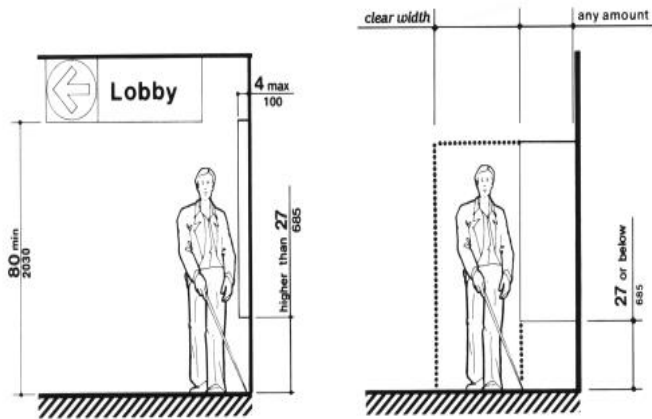
Maintain a min 36" wide route or 32" min for 24" long max

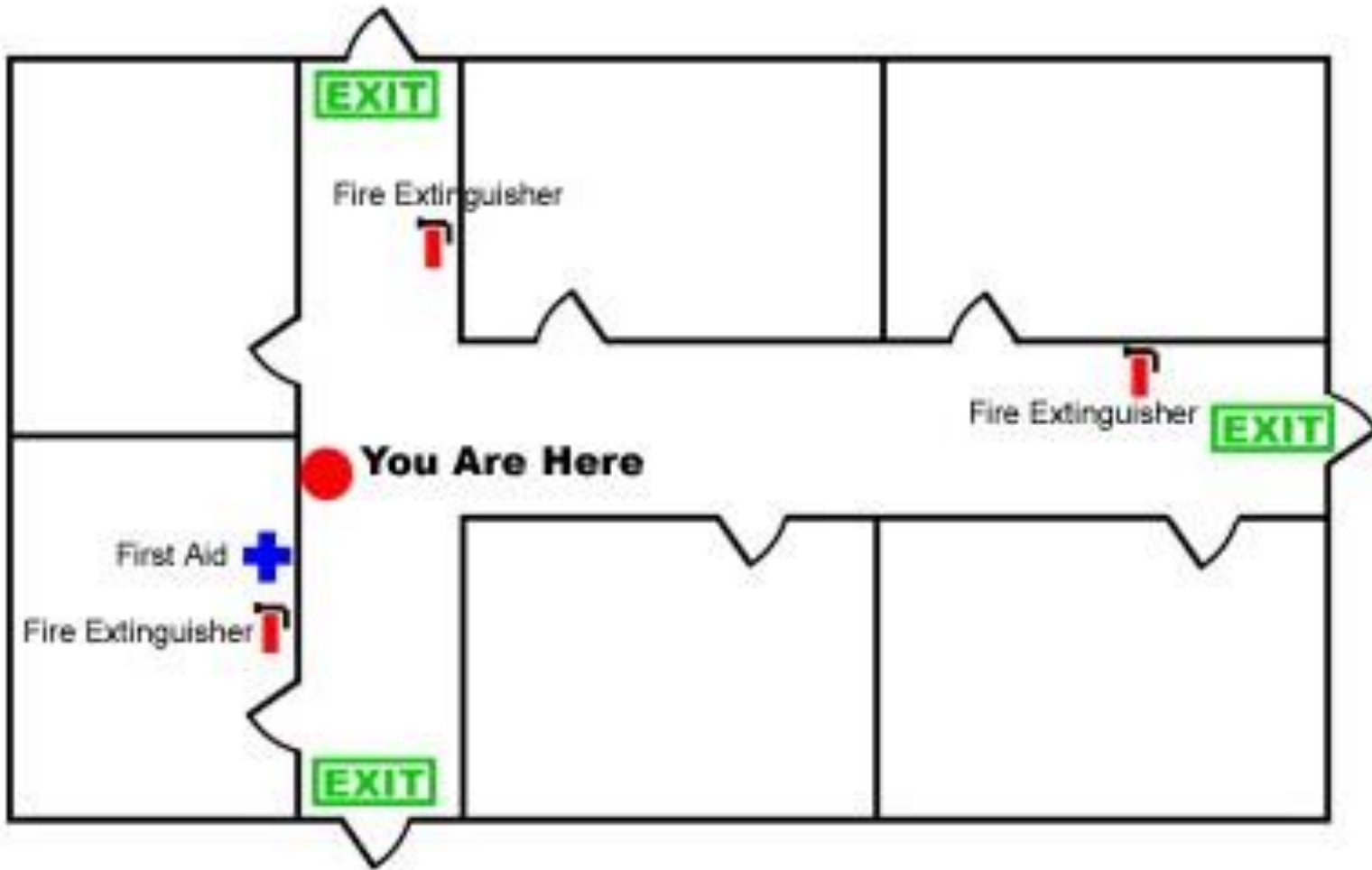


Maintain a min 36" wide route or 32" min for 24" long max



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements

**Section 51
Accessible Stairs**

- a) All stair cases shall be properly identified with Tactile Braille signage.
- b) Proper head room clearance of 80" shall be provided in the stair enclosure.
- c) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.
- d) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".
- e) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.
- f) The landings shall have a minimum length the same as the width of the stairs.
- g) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.
- h) The stair treads shall be slip resistant.
- i) The stair risers shall be closed.
- j) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.
- k) There shall be minimum 1 ½" space between handrails and walls.
- l) The stairs shall comply with the code at time of construction.

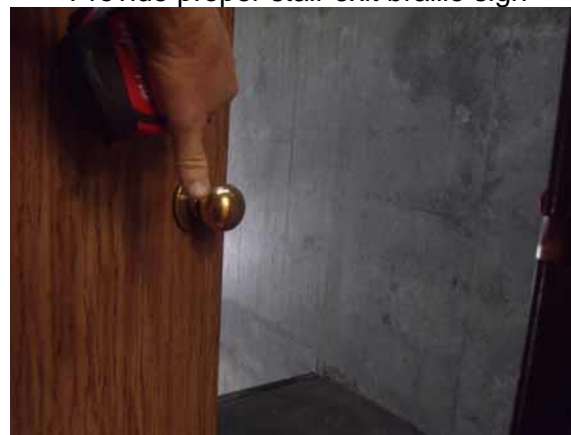
**2019
CBC 1007.3**

**CBC
1133B.4**

**CBC
1009.4**



Provide proper stair exit braille sign



Provide proper lever type door handles



Provide proper floor identification sign

m) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.



The step depth is compliant



The step depth is compliant



This riser height is compliant with applicable code



This riser height is compliant with applicable code



Handrails are not provided on both sides



Provide proper handrails and handrail extensions



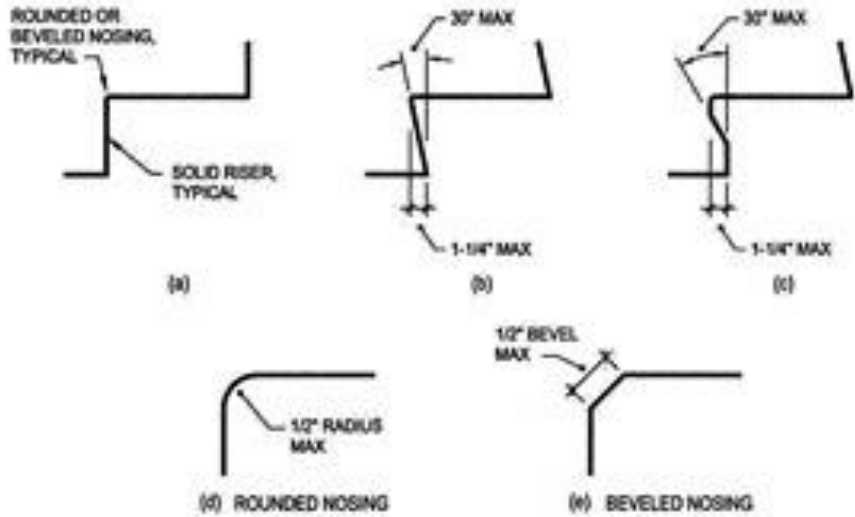
Properly mark the edge of the steps



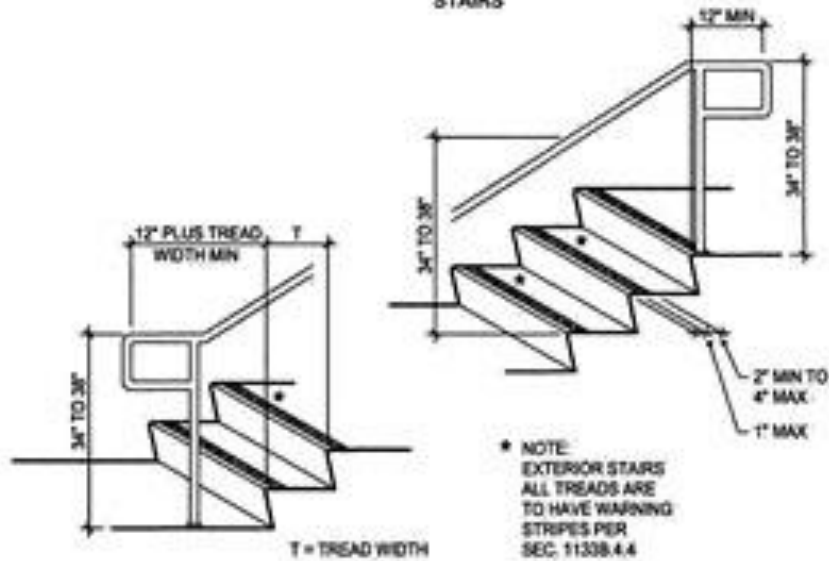
Provide cane detection under protruding connection



Stair width meets time of construction

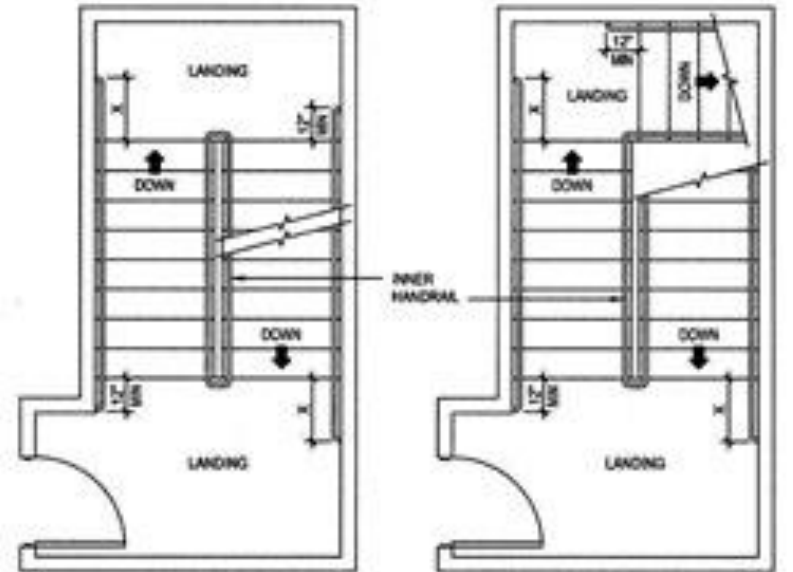


STAIRS



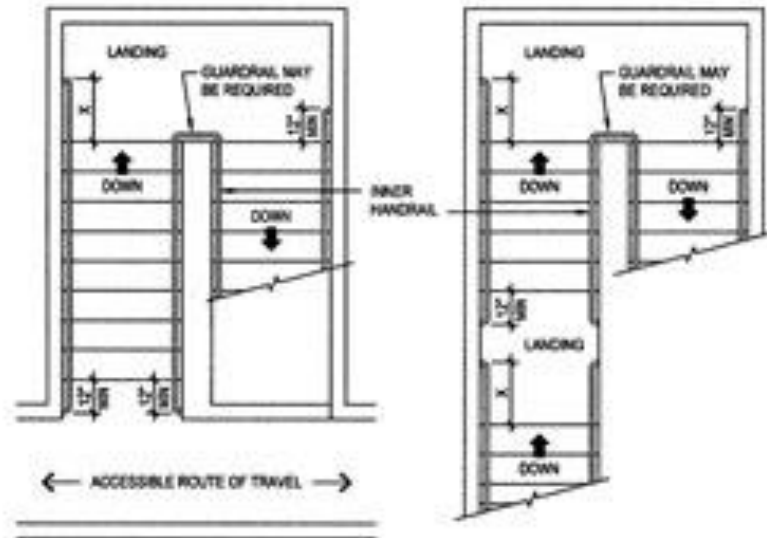
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

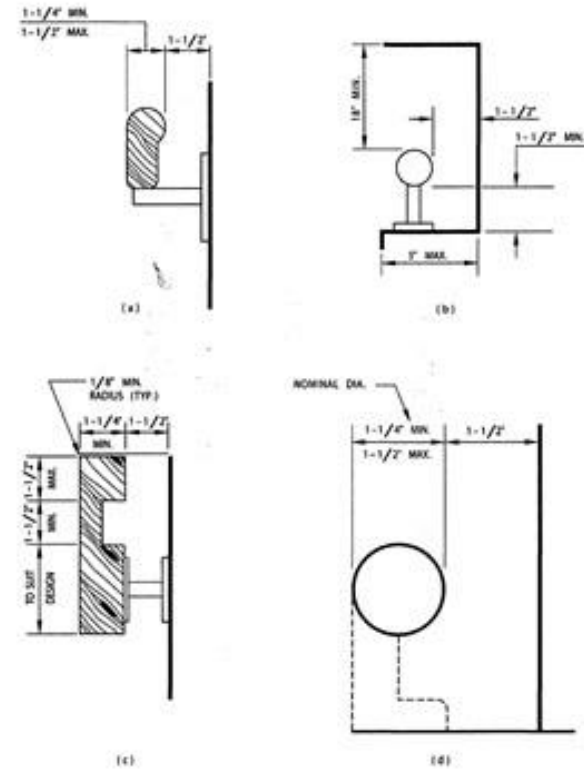
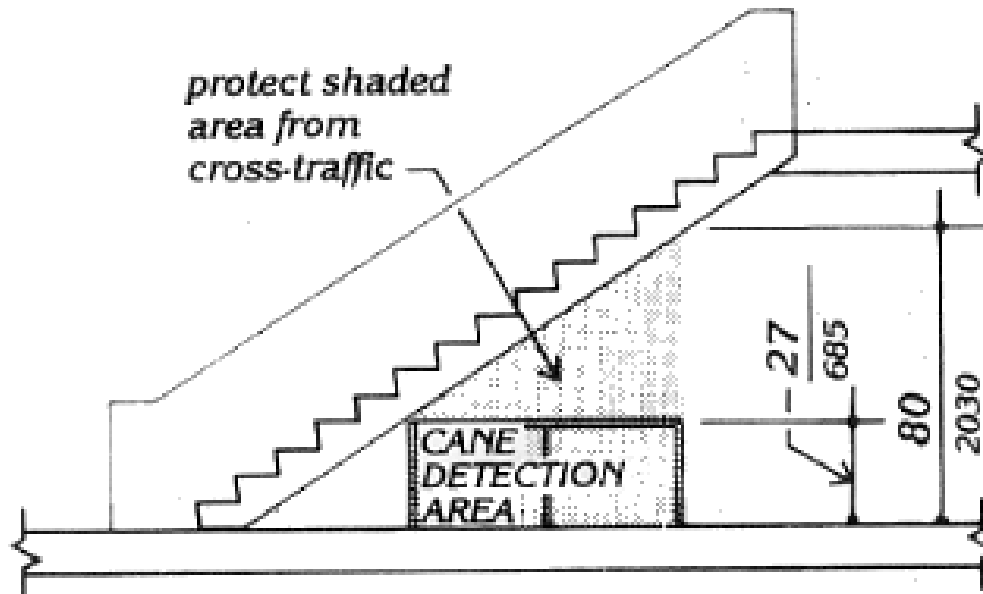


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

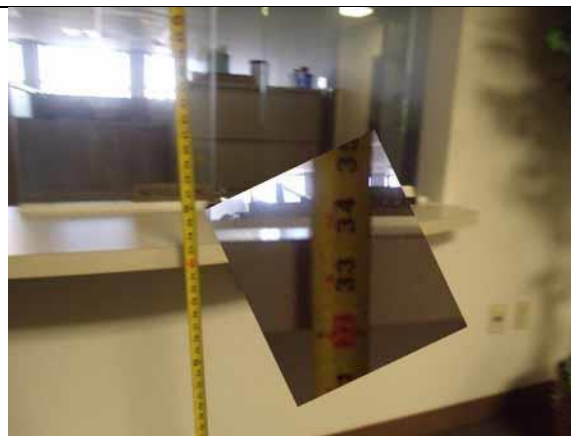
2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 52
Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.



This counter height is compliant



This counter height is compliant



This counter height is compliant

<p>2019 CBC 11B-309</p>	<p>l) The electric controls shall not be located higher than 48 inches or lower than 15 inches above the finished floor.</p> <p>m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.</p>
<p>2010 ADA 309</p>	<p>n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.</p>
<p>2010 ADA 904</p>	<p>o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")</p>
<p>2019 CBC 11B-228.2</p>	<p>p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?</p> <p>q) At least one of each type of facility provided shall comply with this section for reach ranges.</p> <p>r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.</p>
<p>2019 CBC 11B-302.2</p>	<p>s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.</p> <p>t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.</p> <p>u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.</p> <p>v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.</p>



Knee and toe clearance not required without a cook top appliance



This counter height is compliant



Knee and toe clearance not required without a cook top appliance

ATM Machines

**2019 CBC
11B-707.2**

a) A clear floor or ground space shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

b) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

c) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

d) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

e) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

f) Speech shall be recorded or digitized human, or synthesized.

**2019 CBC
11B-707.5**

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.



This counter height is compliant



Knee and toe clearance not required without a cook top appliance



Provide cane detection under AED due to protruding more than 4"

**2019 CBC
11B-707.6**

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.
- g) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.
 - h) EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.
 - i) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

**2019 CBC
11B-707.8**

- EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.
- j) At least one tactilely discernible input control shall be provided for each function.
 - k) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.
 - l) Where membrane keys are the only method of input, each shall be tactilely discernible from surrounding surfaces and adjacent keys.
 - m) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.
 - n) The number five key shall be tactilely distinct from the other keys.



Provide cane detection under AED due to protruding more than 4"



Lower sanitizer to 48" maximum high



Lower the control to 48" maximum high

o) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.

p) Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols

q) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

r) The display screen shall comply.

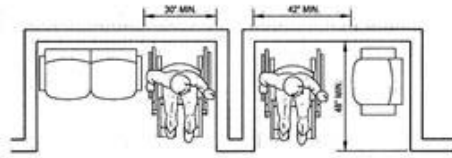
EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

s) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.

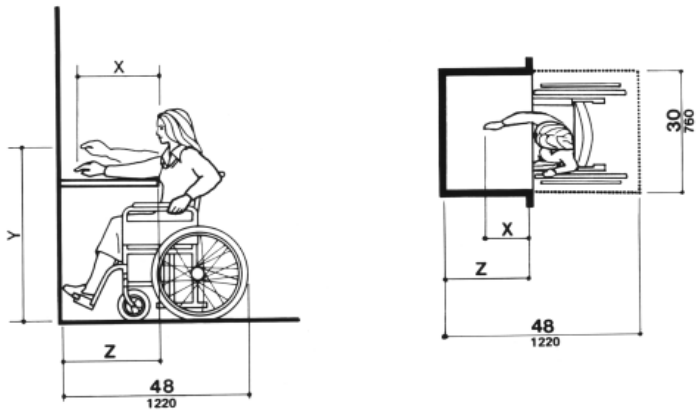
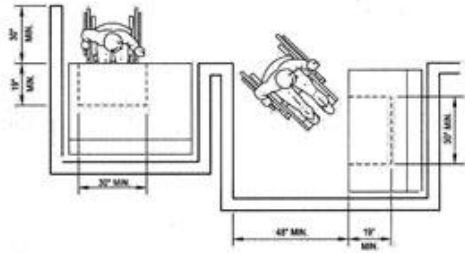
t) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".

u) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

v) Braille instructions for initiating the speech mode shall be provided.



← ACCESSIBLE PATH OF TRAVEL →



The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)

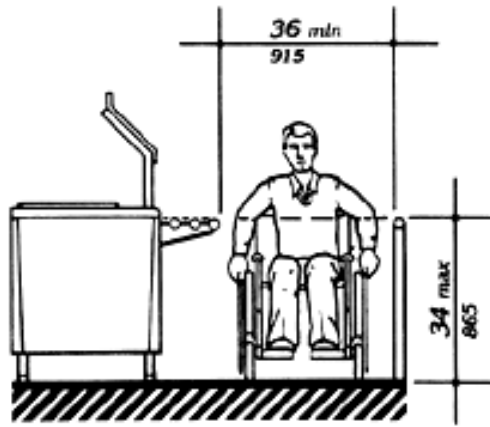
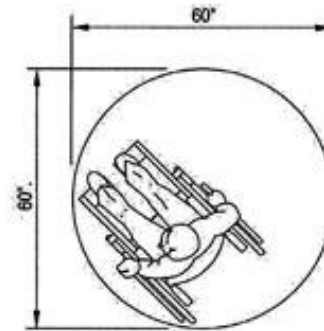
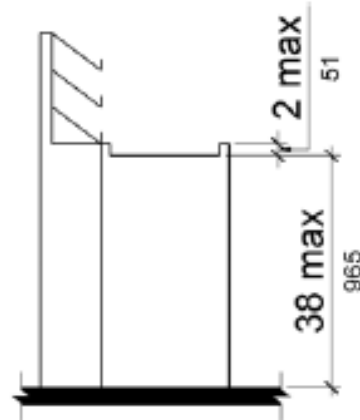
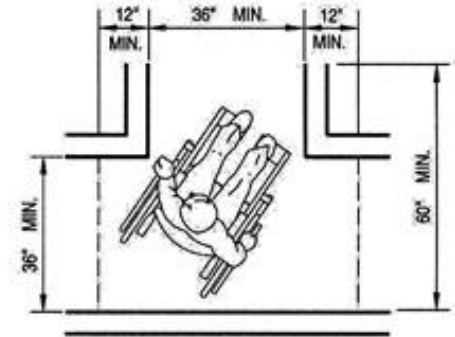


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

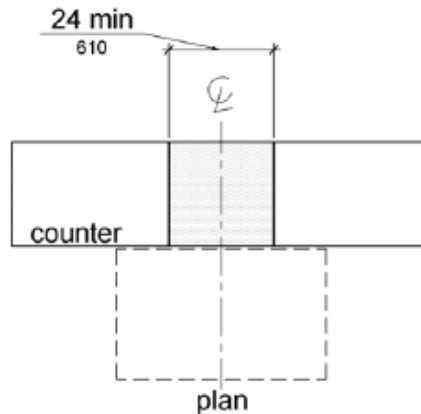


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

13. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
14. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

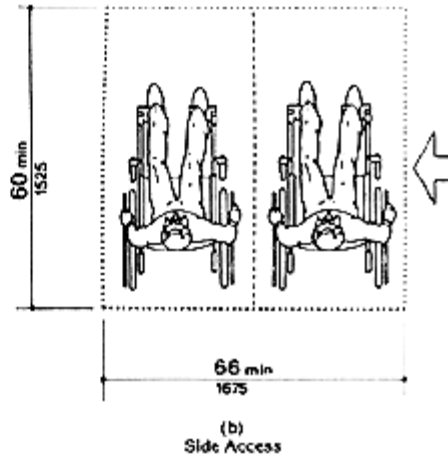
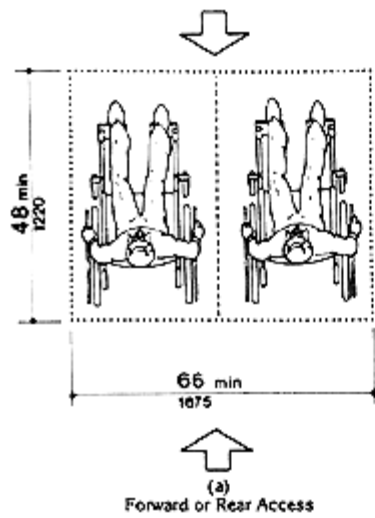
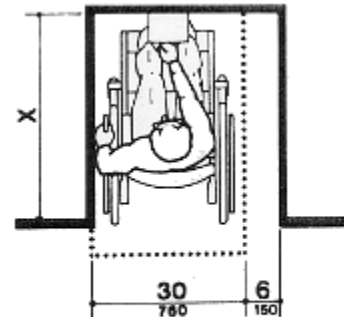
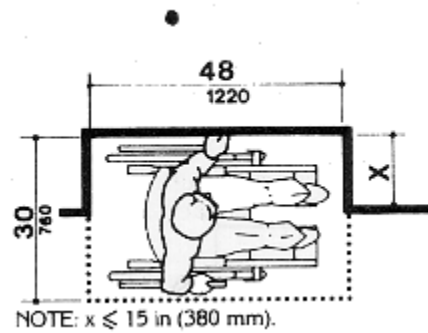
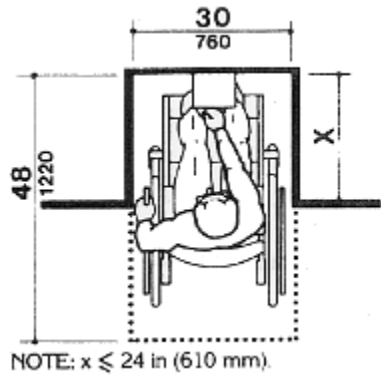
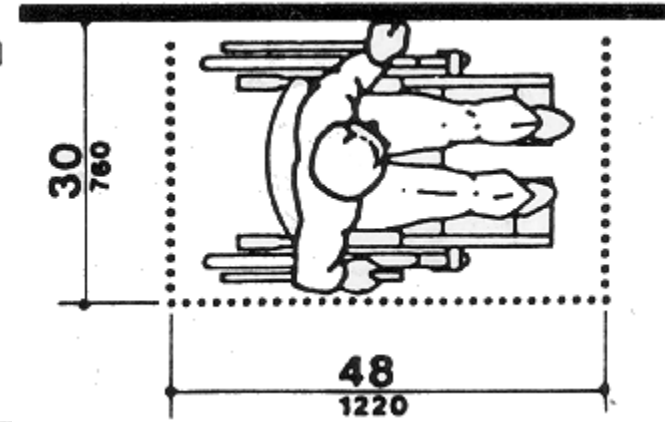
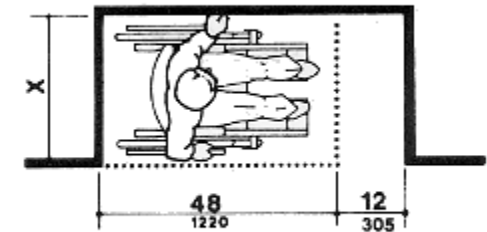


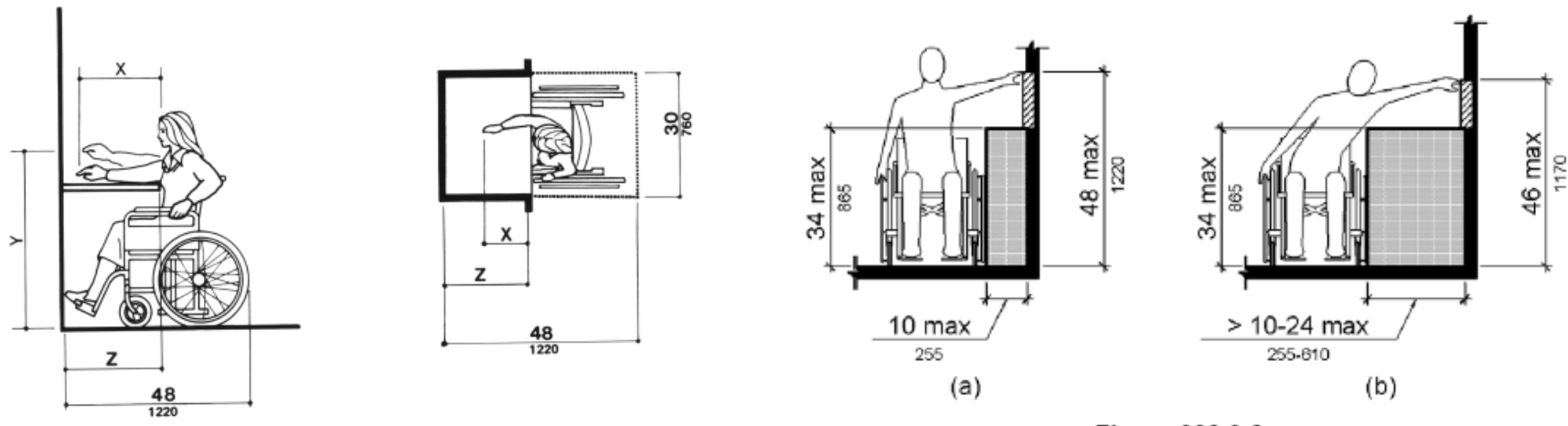
Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series



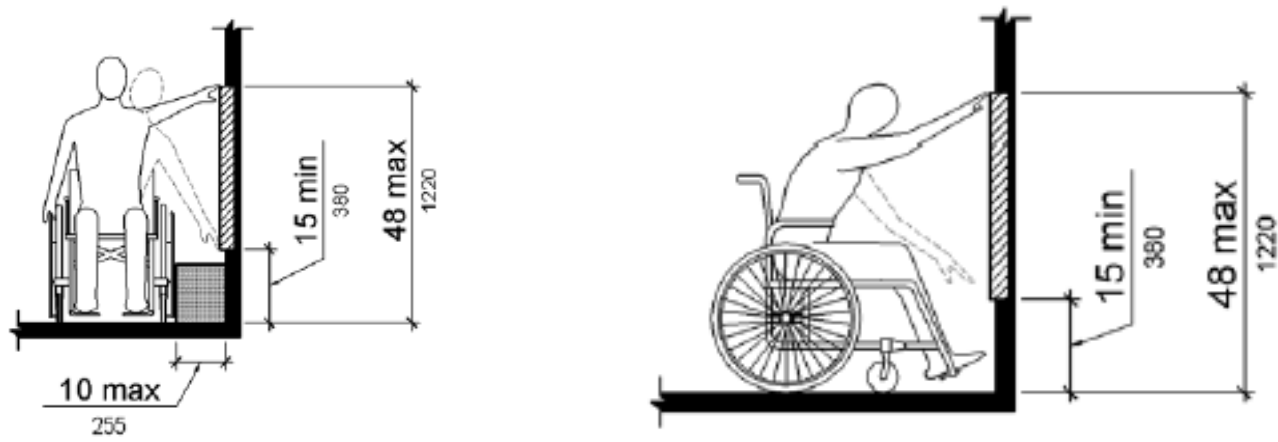
NOTE: If $x > 24$ in (610 mm), then an additional maneuvering clearance of 6 in (150 mm) shall be provided as shown.



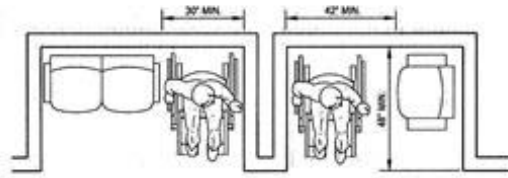
NOTE: If $x > 15$ in (380 mm), then an additional maneuvering clearance of 12 in (305 mm) shall be provided as shown.



The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



← ACCESSIBLE PATH OF TRAVEL →

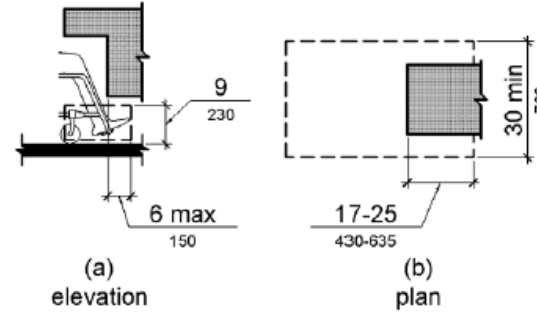
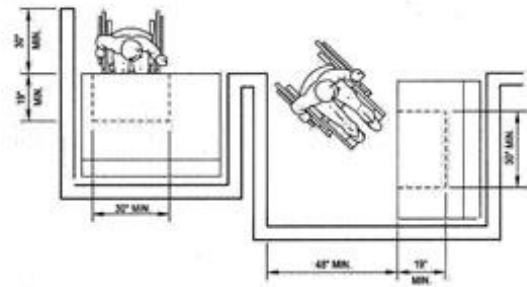


Figure 306.2 Toe Clearance

Knee and toe clearance shall be thirty inches (30”) inches wide minimum.

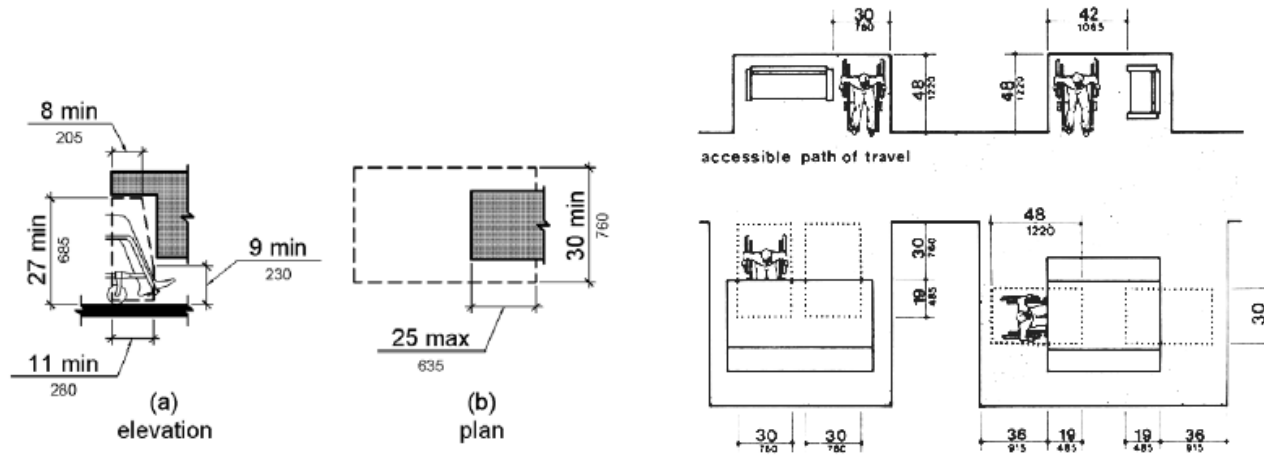


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

Section 53
Men's Restroom

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



These heights are compliant



This clear opening width is compliant



This door operation forces exceed allowable

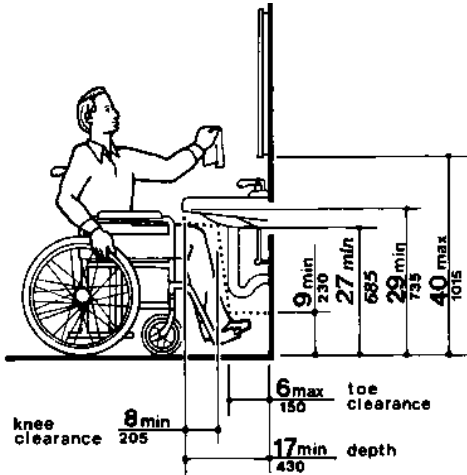
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



This clear width is compliant



This lav height and knee clearance is compliant



This dispenser exceeds 40" high to operable parts

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

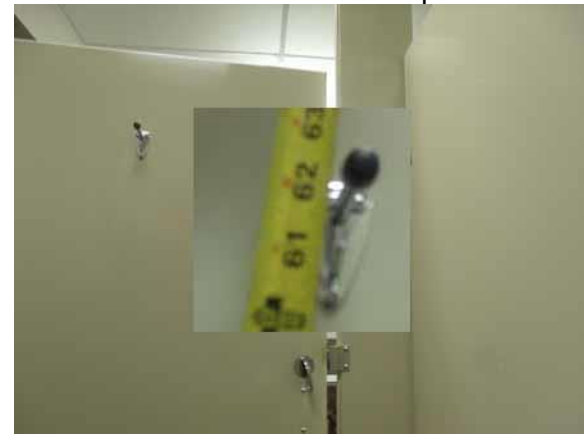
**2019
CBC
11B- 604**



This mirror height is compliant



This clear width is compliant



Provide a coat hook at 48" maximum high

**2019
CBC
11B- 603**

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.
- q) The stile width shall be 4" or less on the hinge side of the door.

**CBC
1115B.4**

- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.
- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.

**CBC
1115B.4**

- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This stall shall be 60" wide minimum



This toilet seat height is compliant



This toilet offset is compliant

Toilet Transfer Area

**1982
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

**CBC
1115B.4**

**1991
ADA
4.16**



This clear length shall be 48" minimum

**CBC
1115B.3**

**1991
ADA
4.22**



This stall is not compliant

**CBC
1115B.4**



Properly locate the toilet paper



Properly locate the toilet seat covers



This side grab bar location is compliant



This urinal height exceeds 17" to top of the rim



This dispenser exceeds 40" high to operable parts



Overall stall shot



This alcove width is compliant



This panel length is compliant



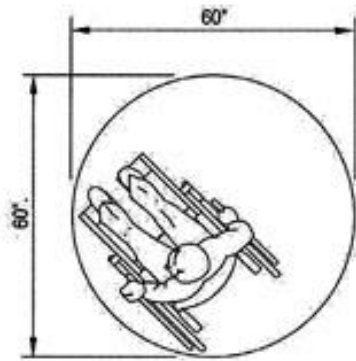
Overall entrance shot



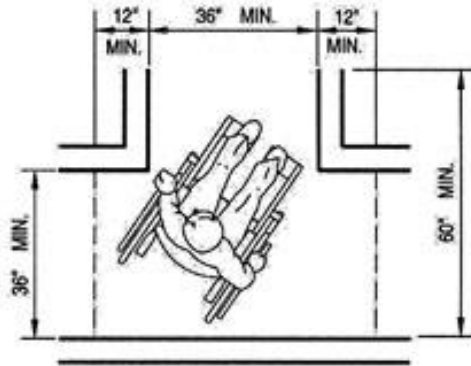
Overall lav shot



Overall urinal shot



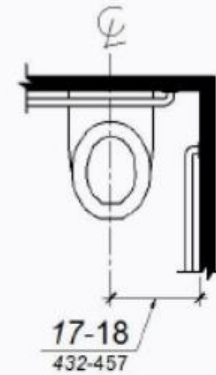
(a) 60 INCHES DIAMETER SPACE



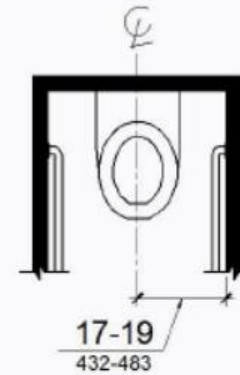
(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



(a) wheelchair accessible water closets



(b) ambulatory accessible water closets

FIGURE 11B-604.2 WATER CLOSET LOCATION

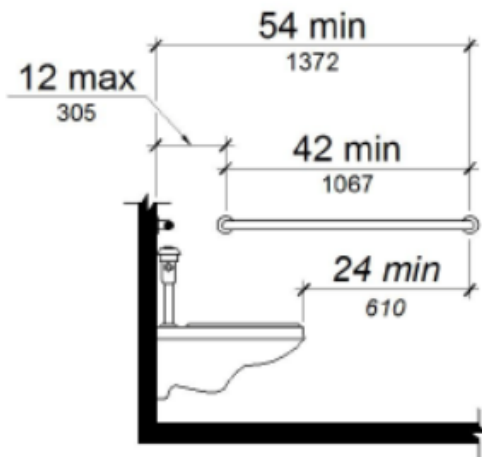


FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

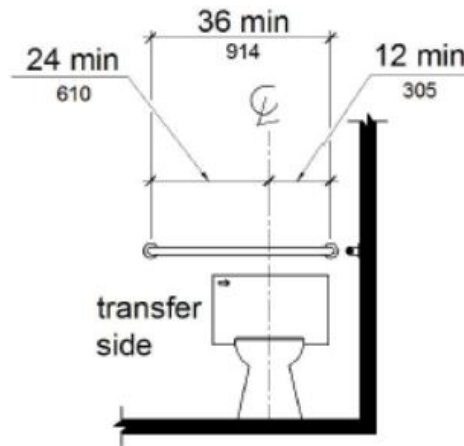


FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

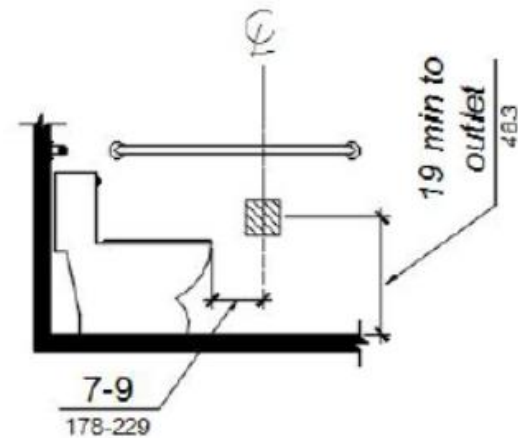


FIGURE 11B-604.7.1 DISPENSER OUTLET LOCATION

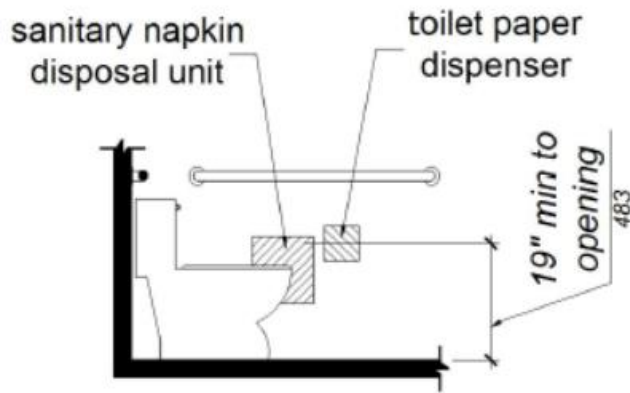


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

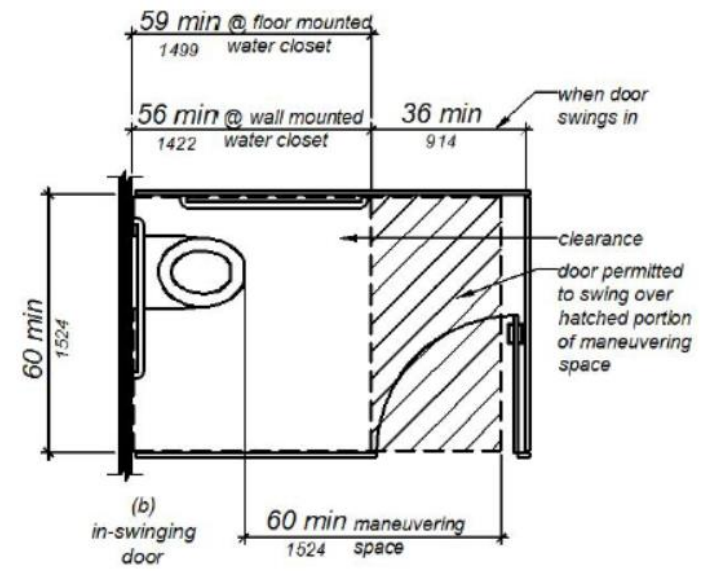
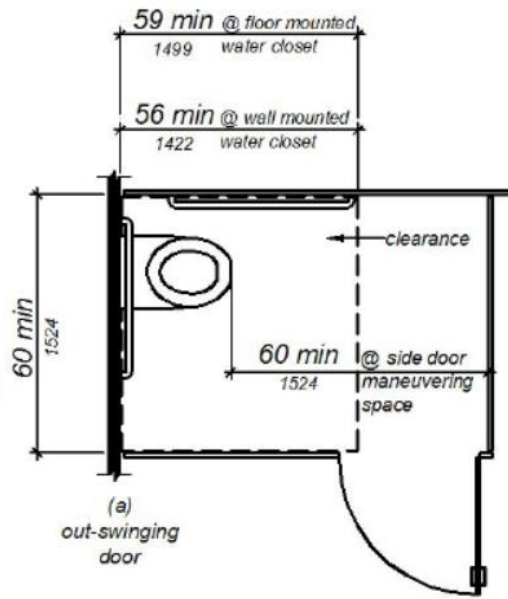


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

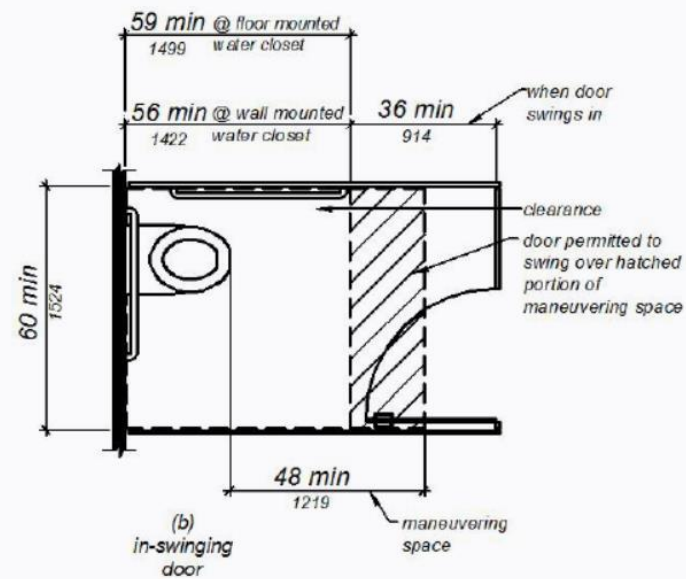
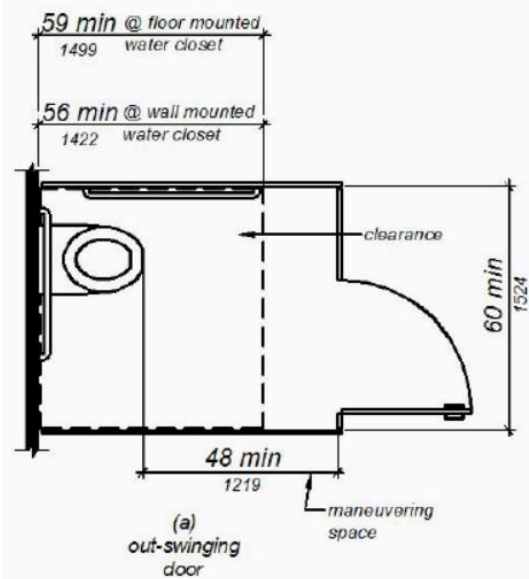


FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

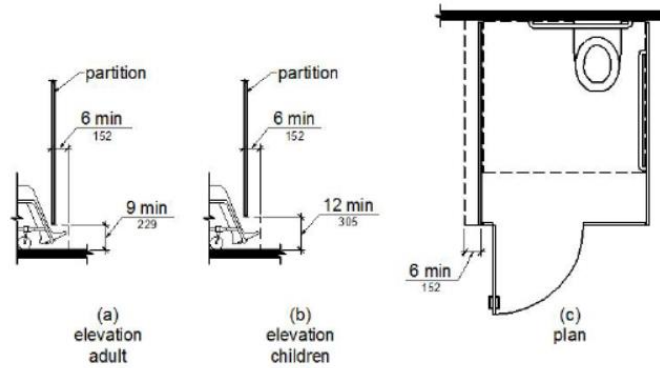
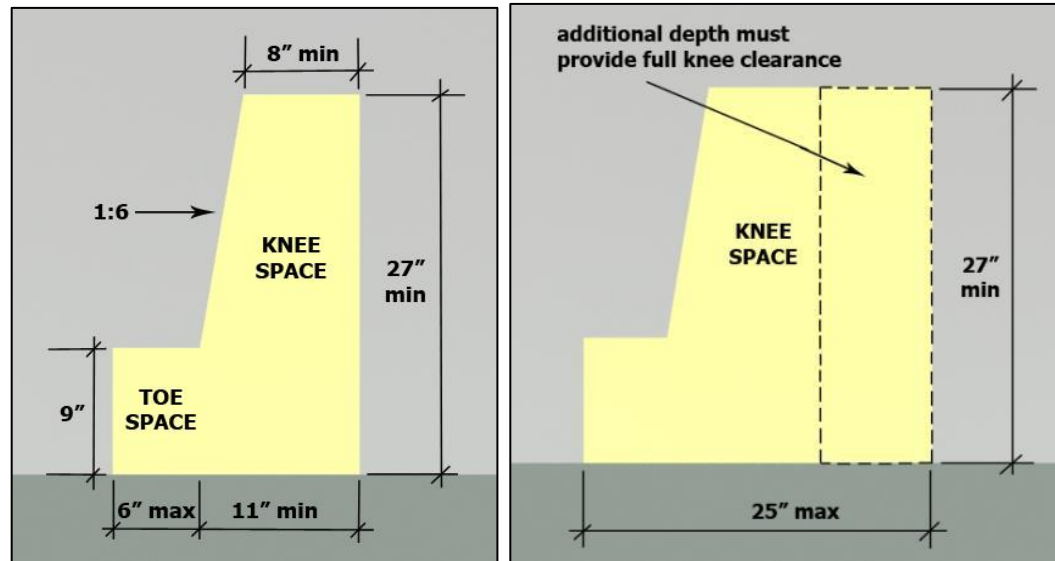


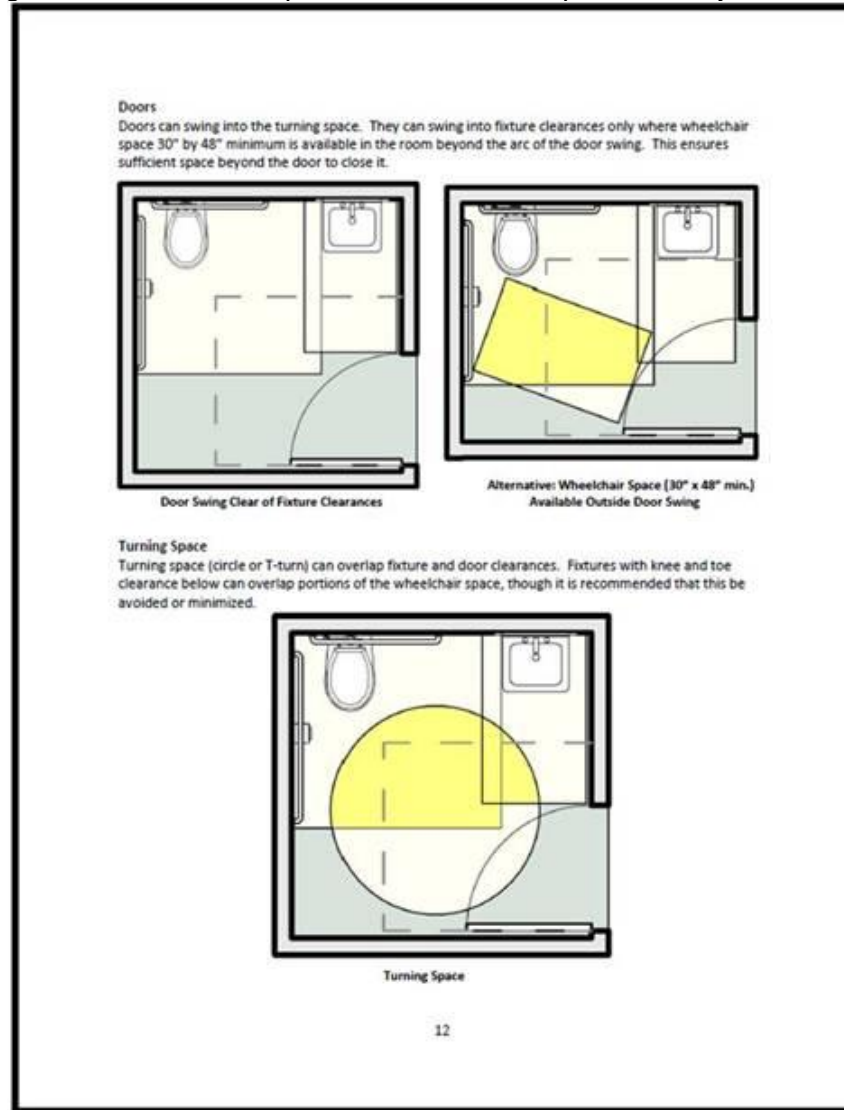
FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

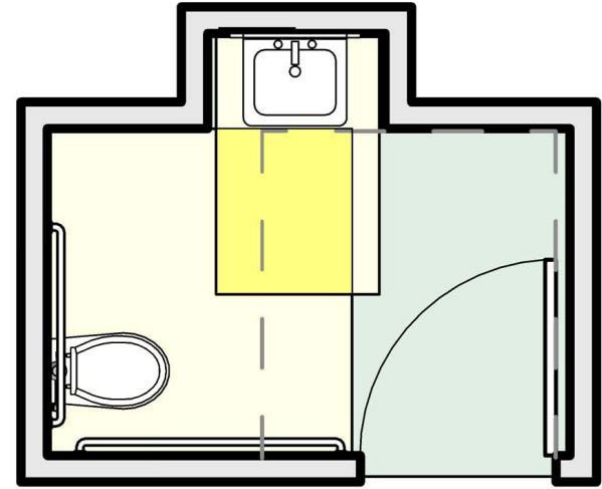
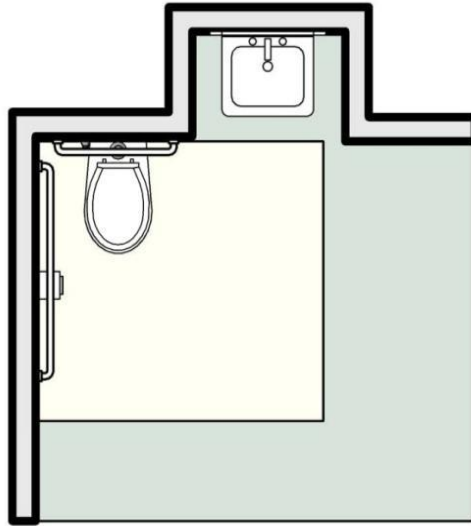
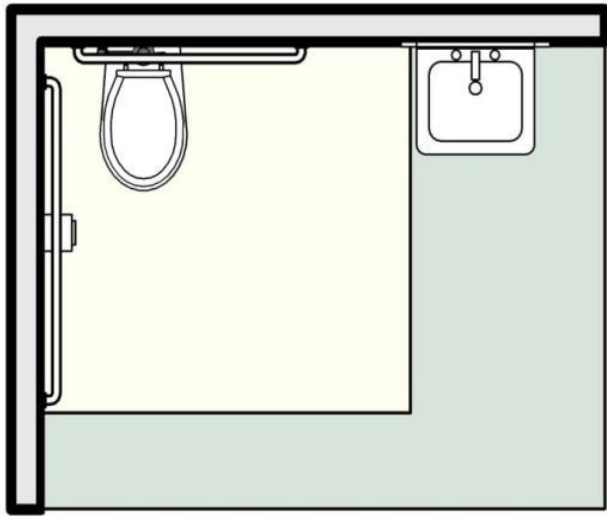


ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

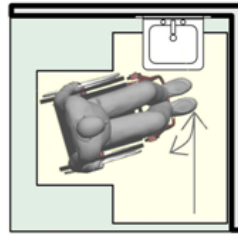
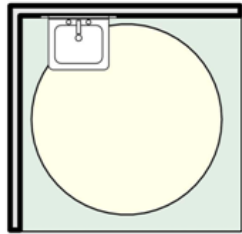
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



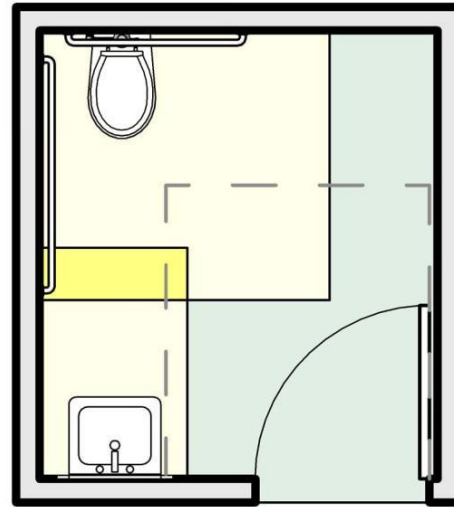


Turning Space

60" Diameter circle or "T" turn
(elements with knee/toe clearance can overlap)



T-Turn: overlap limited to one segment



Code reference in this section is general and not in line with statements

Section 54
Women's Restroom

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



This door handle height is compliant



This door width is compliant



This clear width is compliant

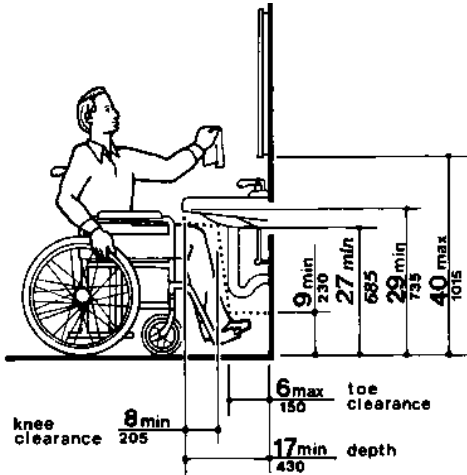
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



This machine requires twisting and pinching to operate



This dispenser height exceeds 40" to operable parts



This lav height is compliant

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



This plumbing protection is compliant



This dispenser height exceeds 40" high to operable parts



This mirror height is compliant

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.
- q) The stile width shall be 4" or less on the hinge side of the door.

**CBC
1115B.4**

- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.
- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.

**CBC
1115B.4**

- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This access width is compliant



Provide a coat hook at 48" maximum high



Toilet stall width shall be 60" wide minimum

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

1982
CSAS
2-11(a)8

CBC
1115B.4

1991
ADA
4.16

CBC
1115B.3

1991
ADA
4.22

CBC
1115B.4



Stall door shall be self-closing



This toilet offset exceeds 18" to center from the wall



This side grab bar location is compliant



This toilet seat height is compliant



Overall entrance path shot



Overall access shot




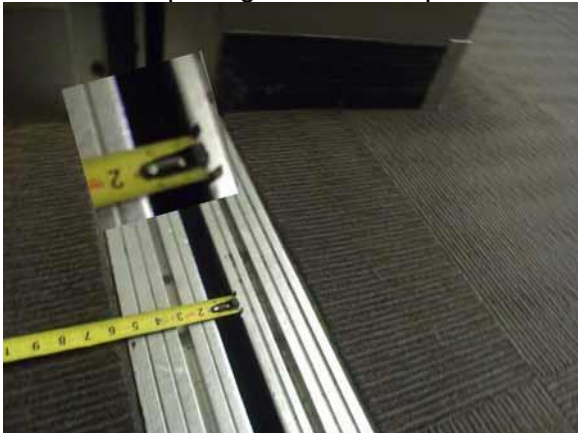
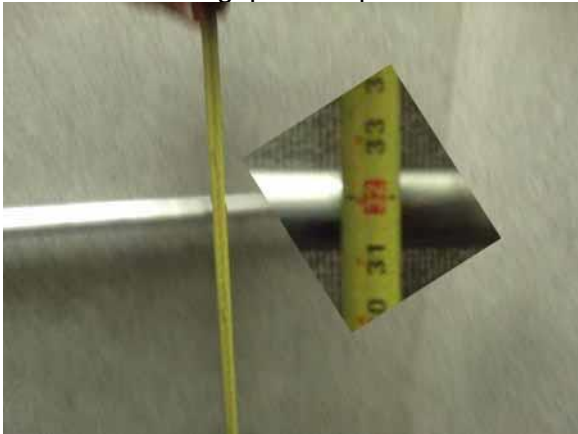
Overall three stall shot



Overall exit shot



Overall lav shot

<p>Code reference in this section is general and not in line with statements</p> <p>2010 CBC 1116B</p> <p>2019 CBC 407</p> <p>2010 ADA 407</p>	<p style="text-align: center;"><u>Section 55</u> <u>Elevators</u></p> <p>a) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.</p> <p>b) Visual elements shall be at least 2-1/2 inches in the smallest dimension.</p> <p>c) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.</p> <p>d) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.</p> <p>e) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.</p> <p>f) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.</p> <p>g) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.</p> <p>h) Door reopening devices shall remain effective for 20 seconds minimum.</p> <p>i) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.</p> <p>j) The platform lifts shall have low-energy power-operated doors or gates.</p>	 <p style="text-align: center;">This opening width is compliant</p>  <p style="text-align: center;">This gap is compliant</p>  <p style="text-align: center;">This grab bar height is compliant</p>
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- k) Doors shall remain open for 20 seconds minimum.
- l) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.
- m) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- n) The handrails shall be smooth, and the inside surface at least 11/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



This dimension is compliant



This control height is compliant



This control height is compliant



The automatic door opener works

The Audible notification is not working

Table 407.4.1 Elevator Car Dimensions (text version)

Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) ₁	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) ₁	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) ₁	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

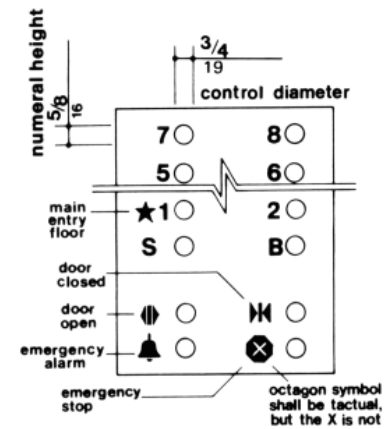
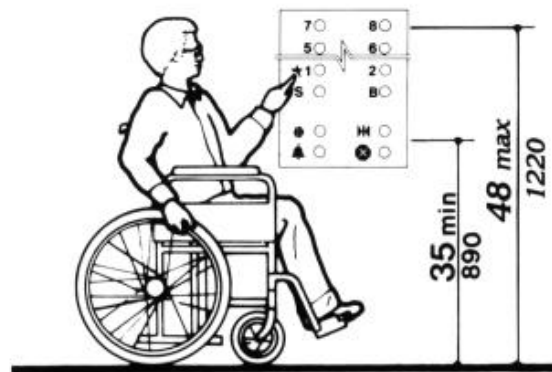
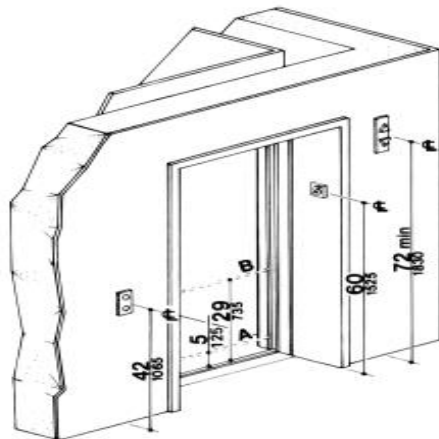


Figure 21

Table 407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells

Figure 23(a)(b)

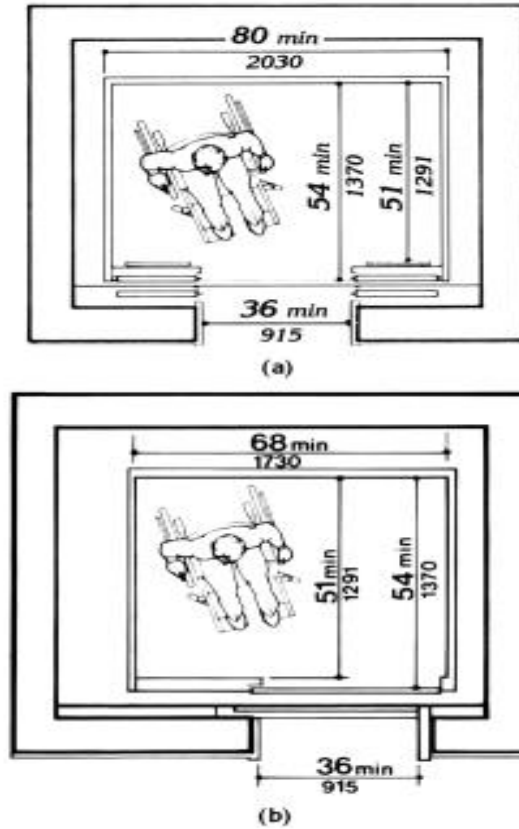


Diagram (a) illustrates an elevator with a door providing a 36 inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36 inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

509 THIRD FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 509 **Third Floor**

Project Location: 509 West Weber Avenue
Stockton, CA

CASp Inspector: **Gary D. Layman**

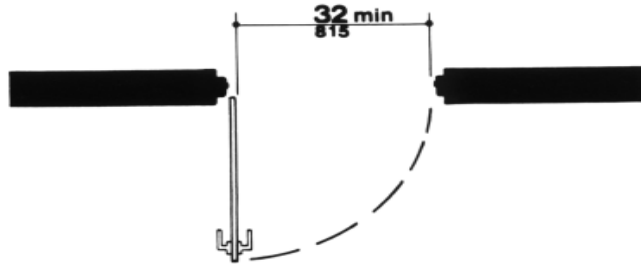
A handwritten signature in red ink, appearing to read "Gary D. Layman", is written over the printed name.

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 56 Accessible Doors

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



**2019 CBC
11B-404**

**2019 CBC
11B-
404.2.9,
Exc 2(c)**

- b) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.

**2010 ADA
404**

- c) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.

- d) The doors or gates threshold shall be less than 1/4" or 1/2" high.

- e) The hand-activated hardware shall be centered between 34" and 44" above the floor.

**2019 CBC
11B-404**

- f) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.

**2019 CBC
11B-202.3**

- g) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.



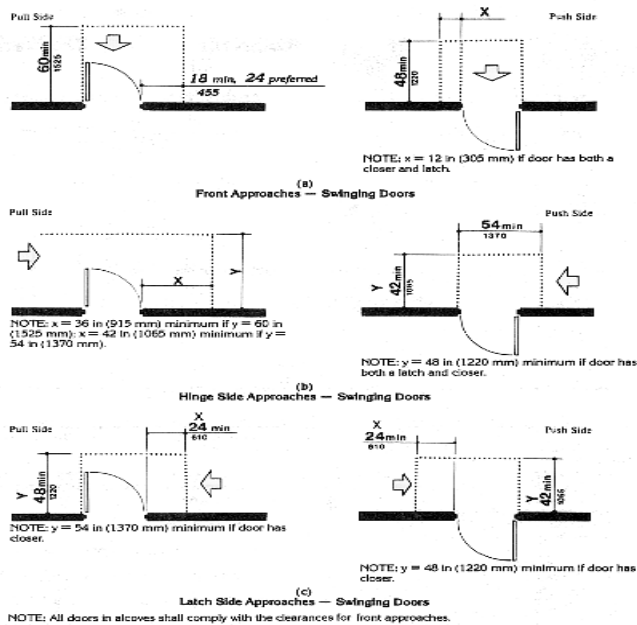
Remove the door stops from the bottom of the doors



Maintain a minimum 60" clear on the pull side of doors



Provide lever type handles for all doors



- h) The door or gate shall require 5 lbs. or less for interior, 8 ½ lbs. for exterior and 15 lbs. for fire rated doors of force to open.
- i) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- j) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- k) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- l) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional



Provide proper stair exit braille signage



This clear opening width is compliant



12" side clearance required with closure and latch

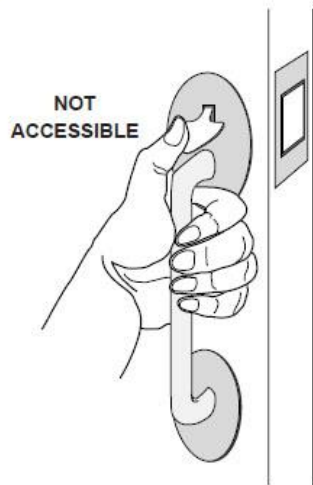


Provide a door with a minimum 32" clear opening width

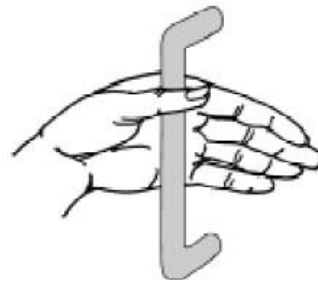
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

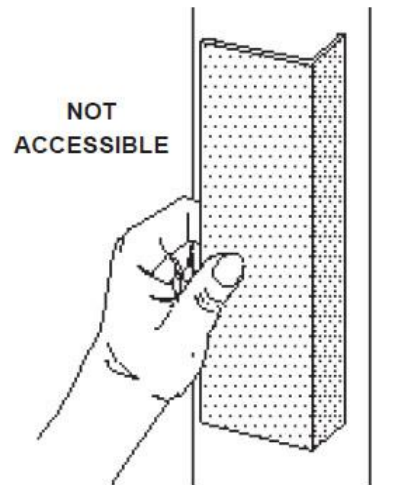
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



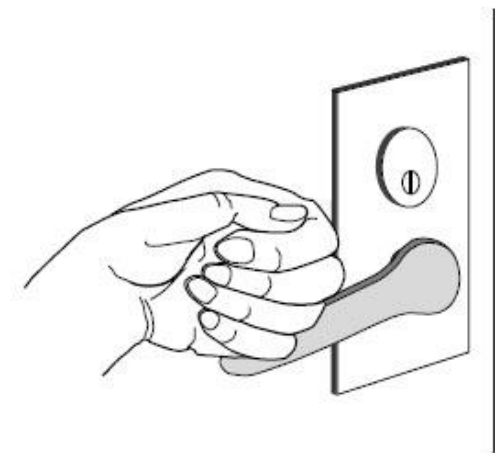
This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



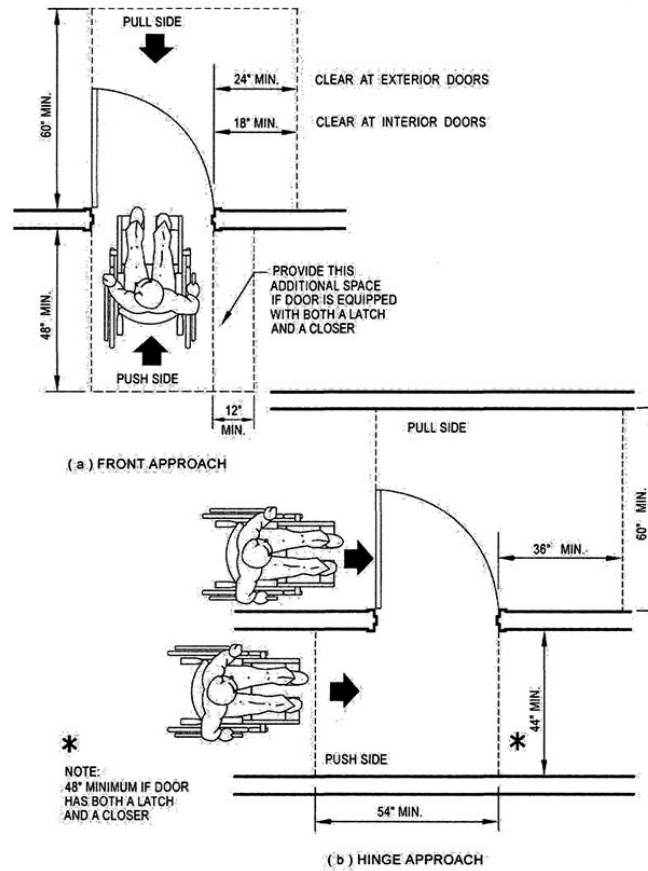
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

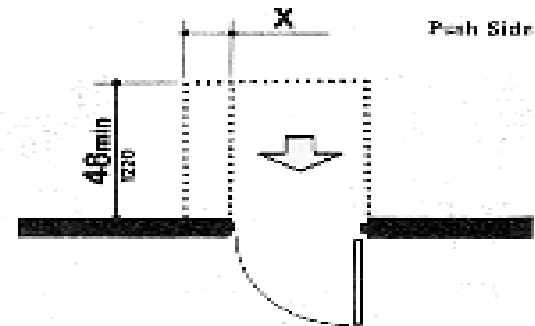
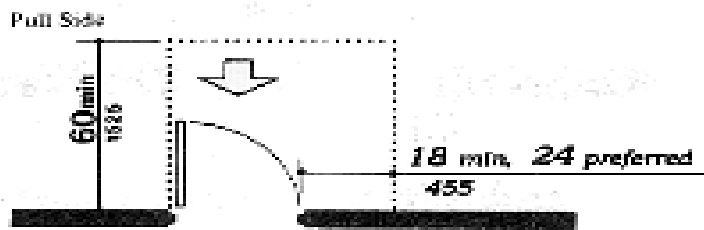


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

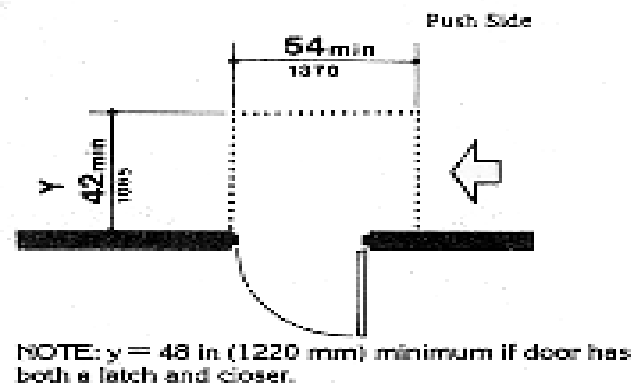
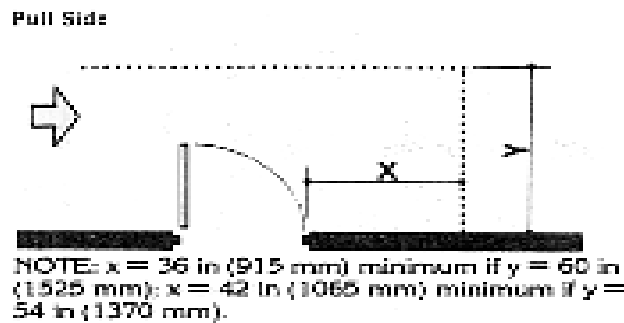
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)

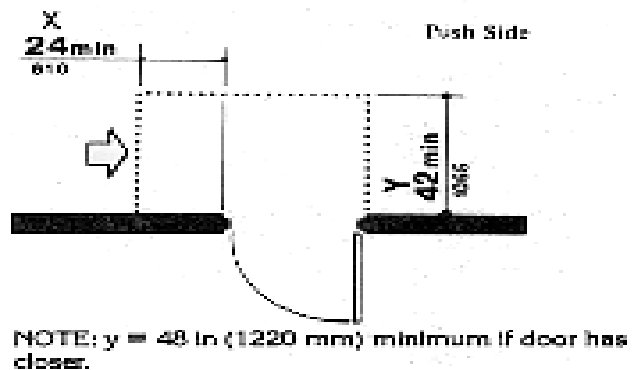
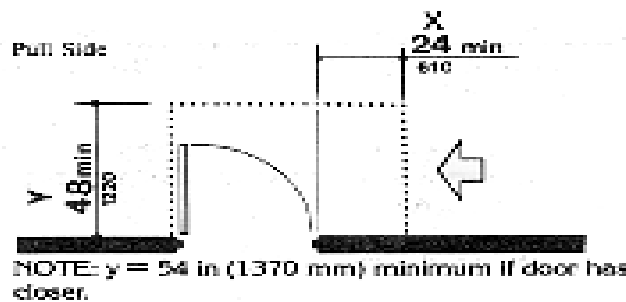


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

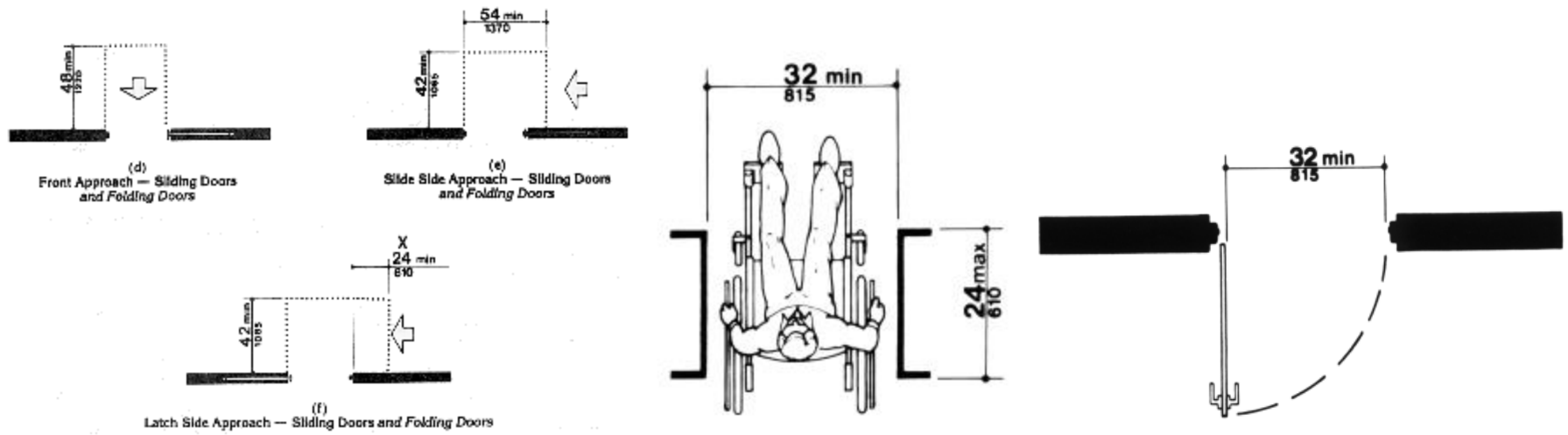


(b)
Hinge Side Approaches — Swinging Doors

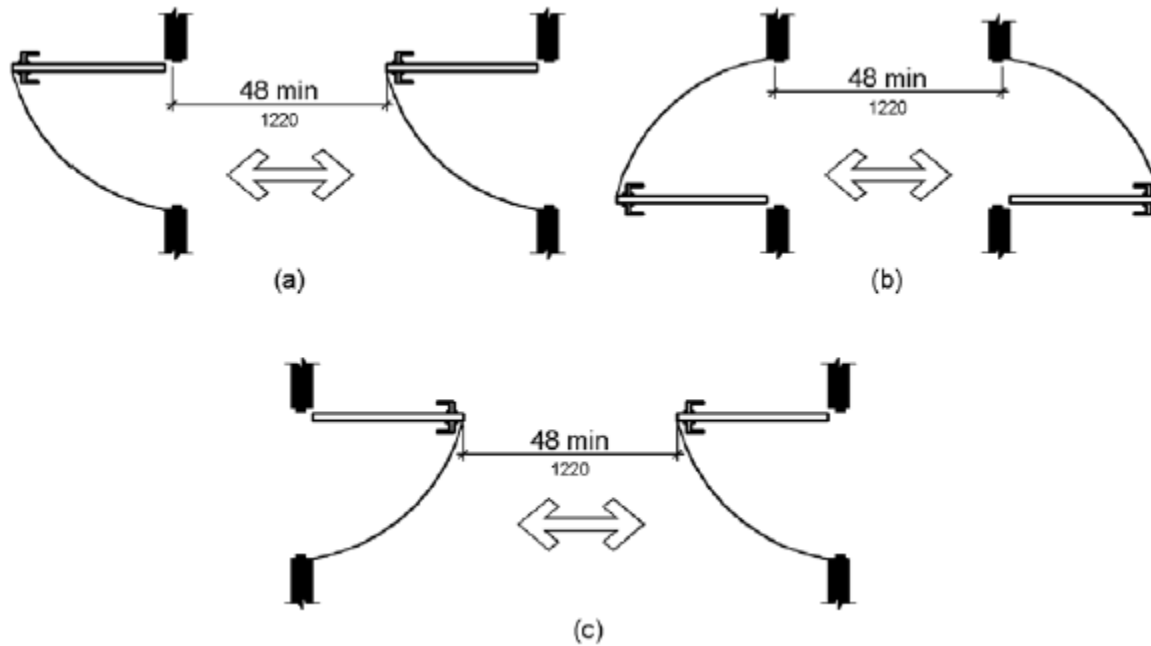


(c)
Latch Side Approaches — Swinging Doors

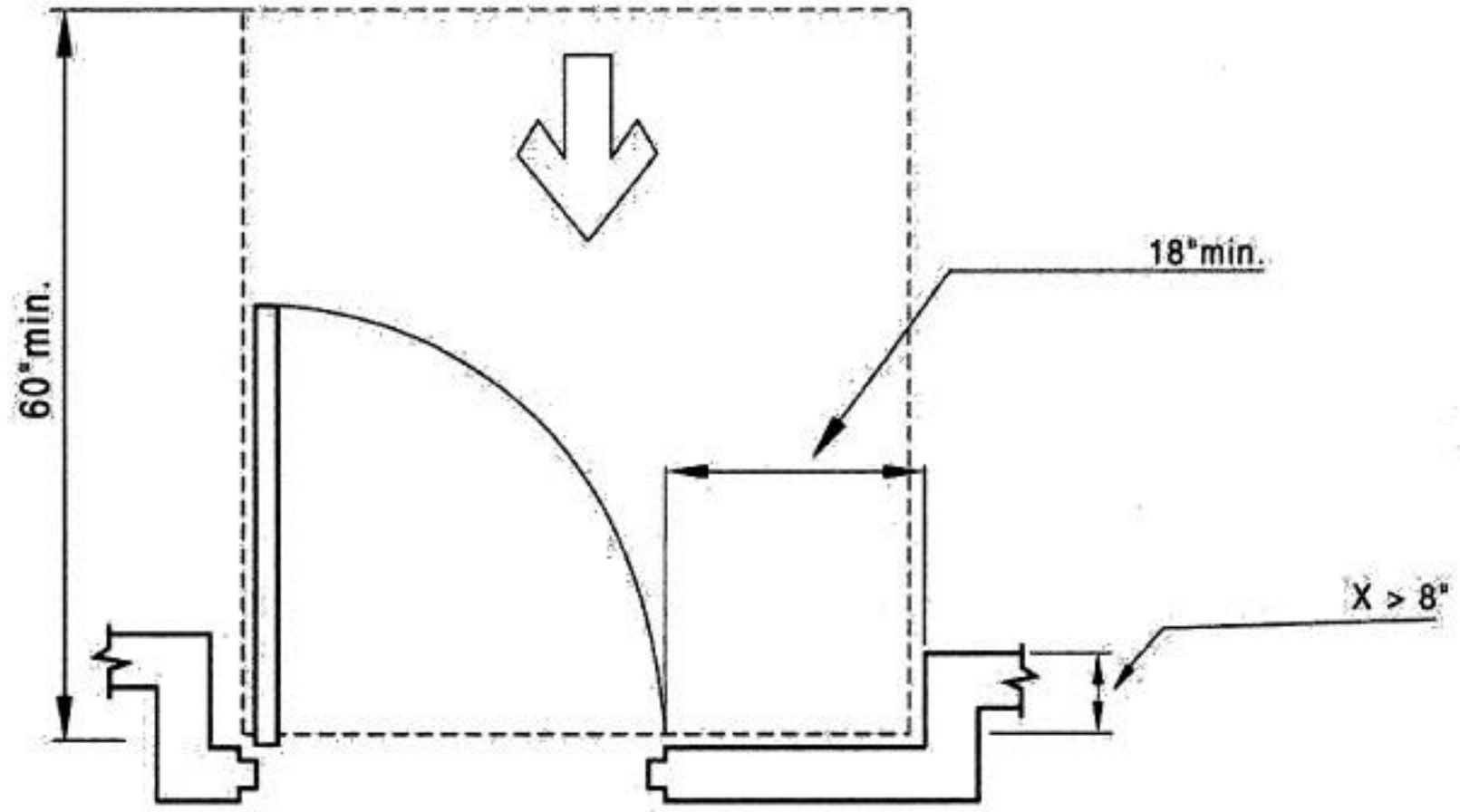
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



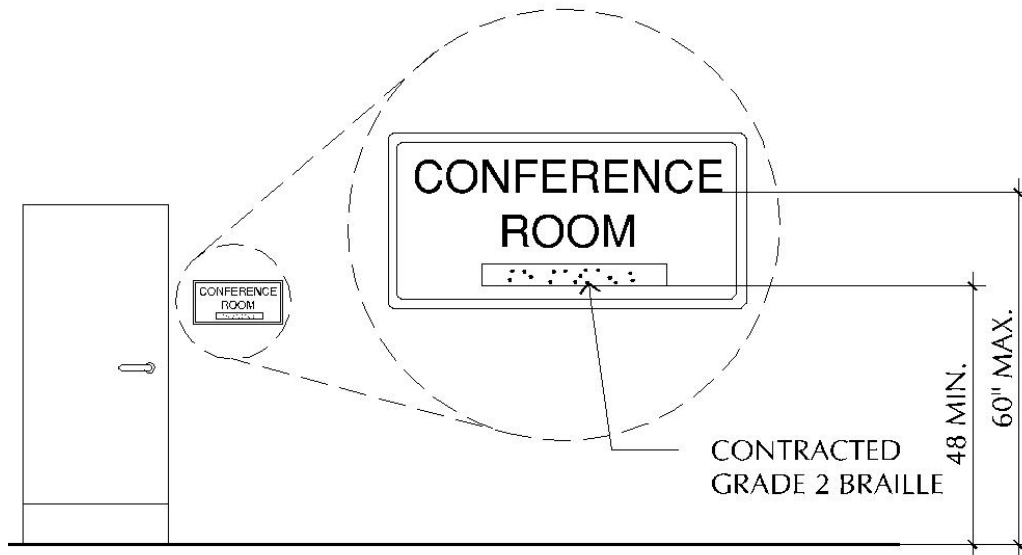
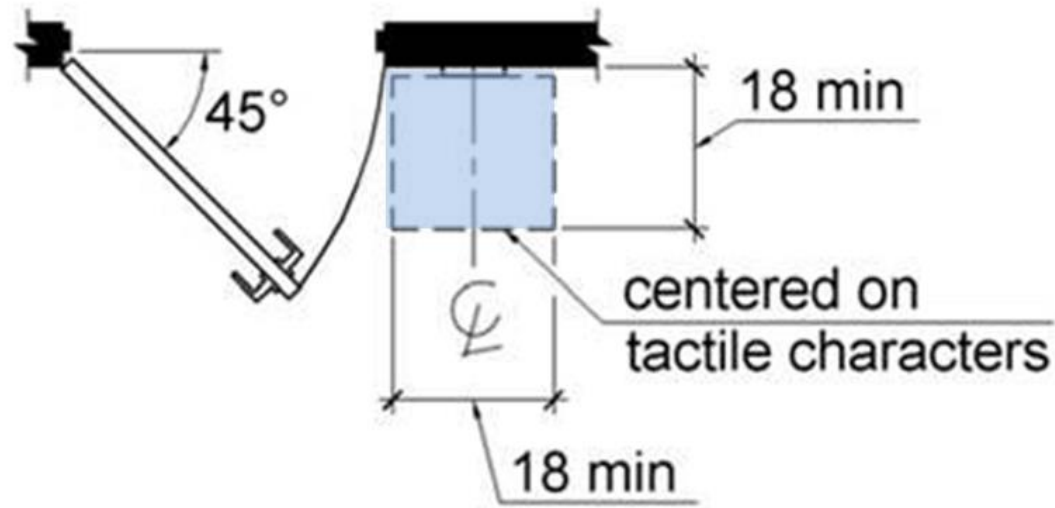
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1982 CSAS 2-522(f)

2010 ADA 403

1982 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

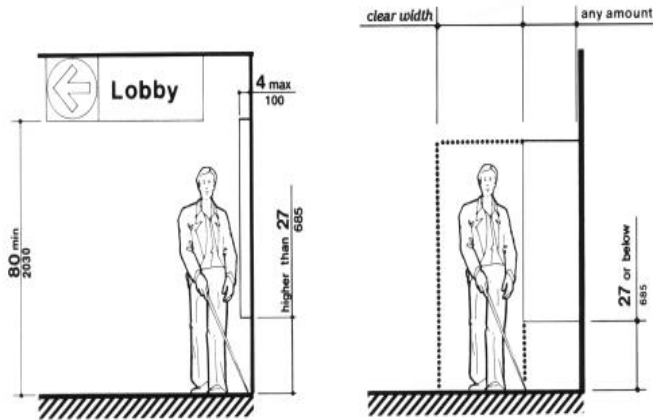
2019 CBC 11B-404

2019 CBC 11B-403

Section 57

Accessible Route from Accessible Entrances

- a) The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.



- b) There shall be at least 80" of clear headroom along the accessible route.
- c) The Accessible route to rooms and areas shall be clear and unobstructed.
- d) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- e) Emergency devices shall be on an accessible route.
- f) A 60" clear wheel chair area shall be provided.

Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 44" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



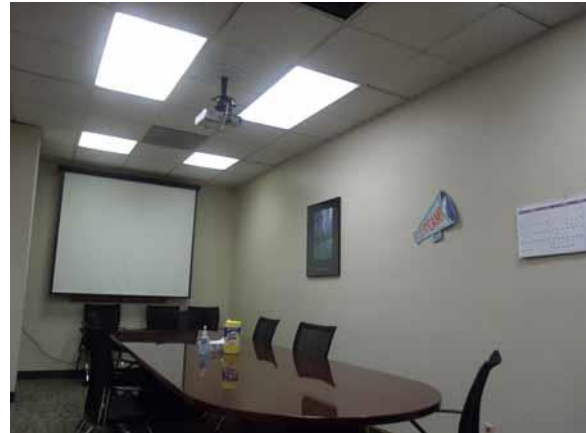
Provide cane detection or replace with thinner basket



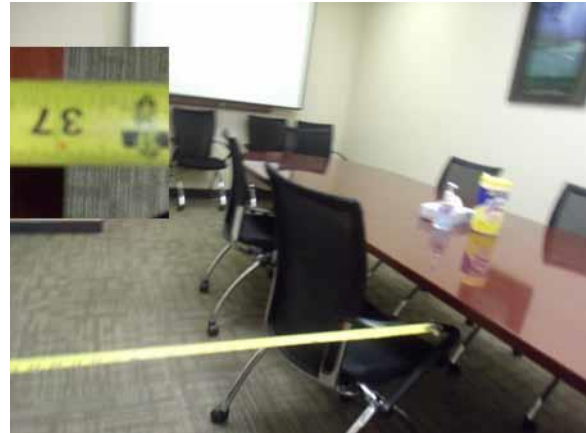
Provide cane detection or replace with thinner basket



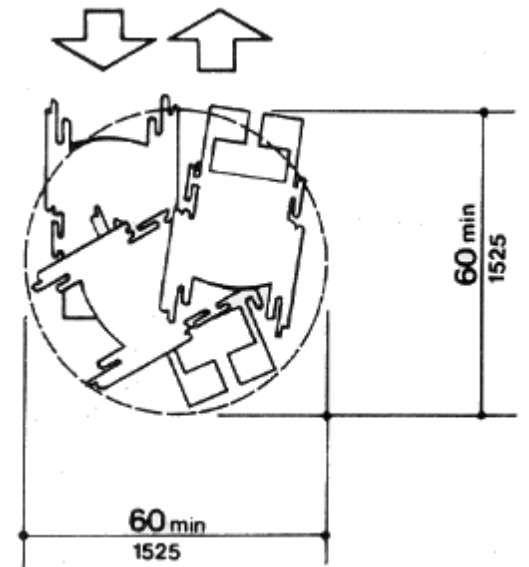
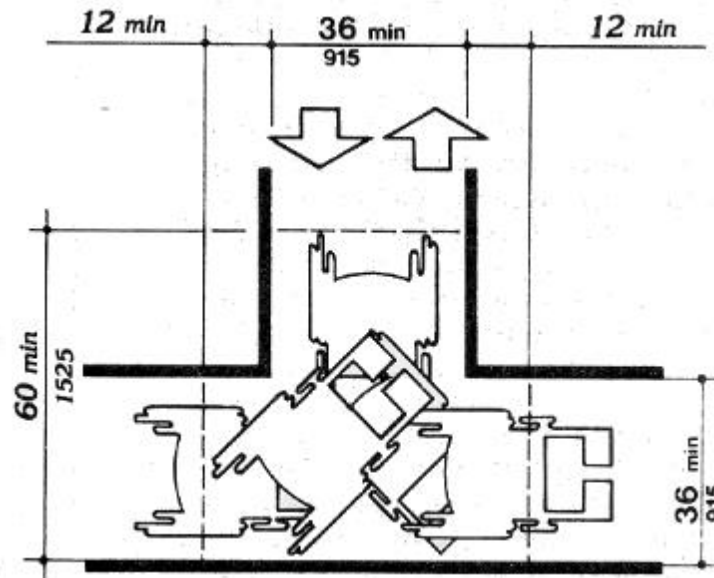
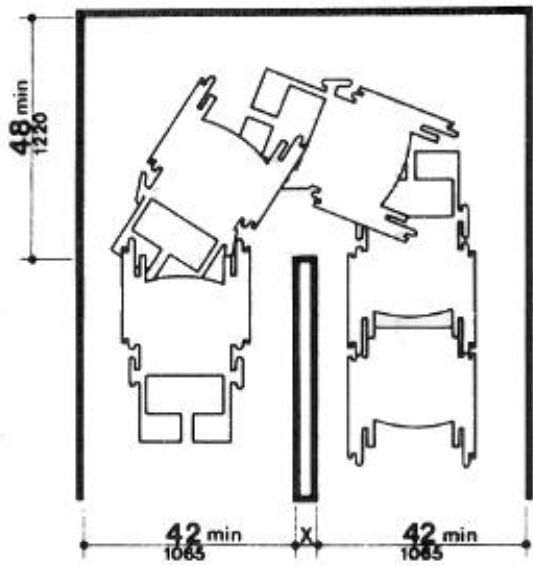
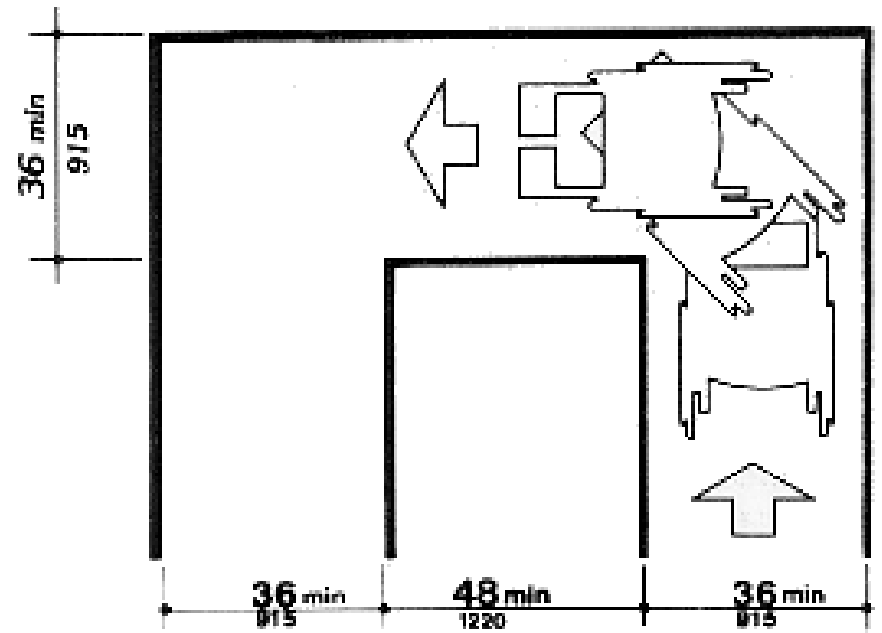
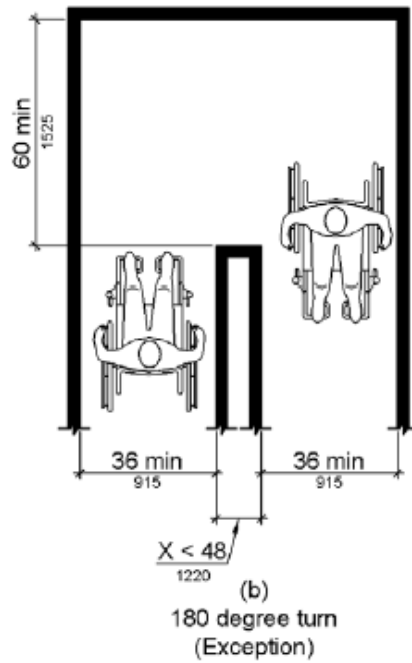
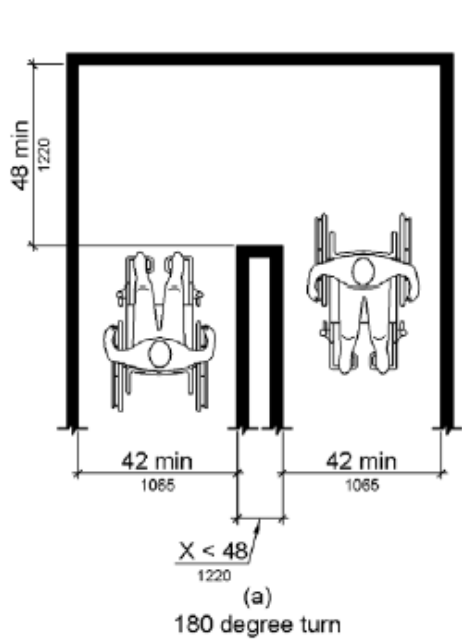
Maintain a min 44" wide route or 32" min for 24" long max



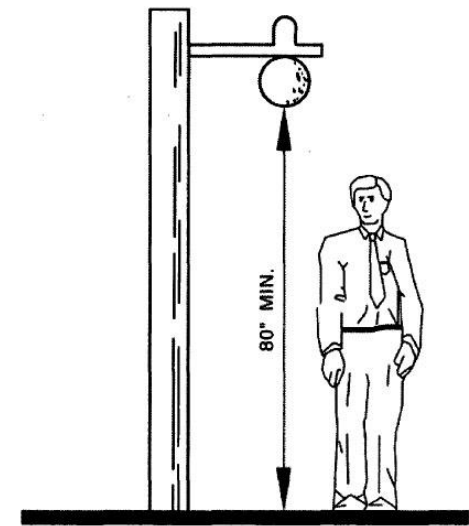
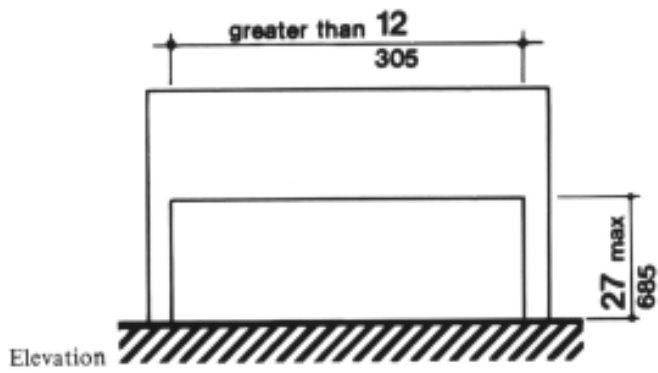
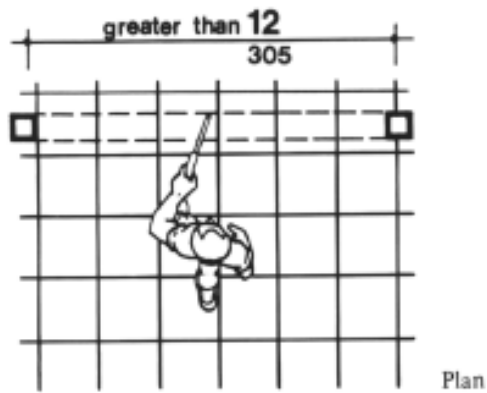
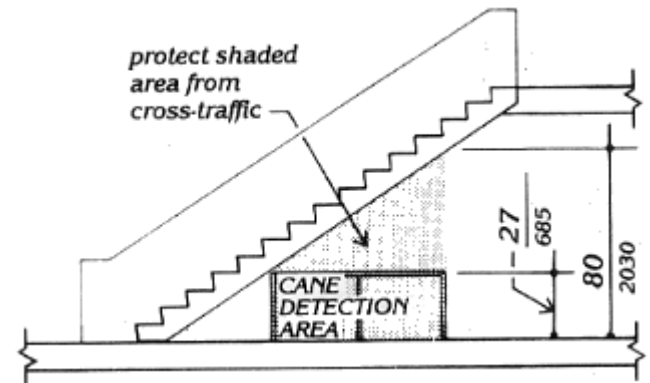
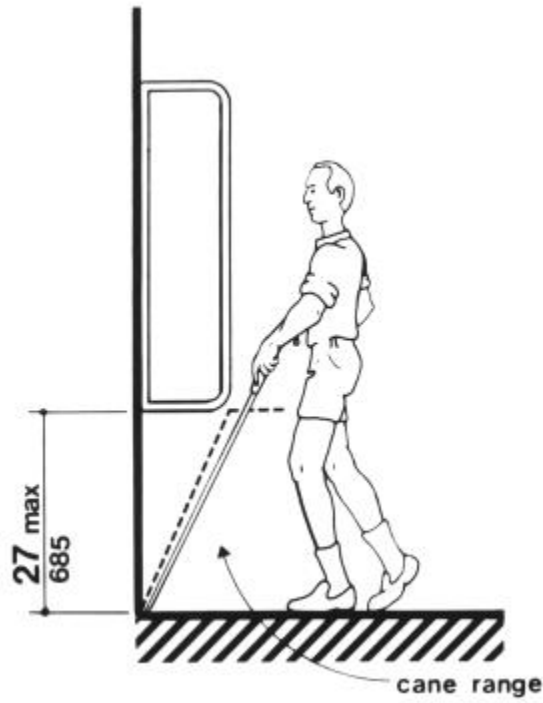
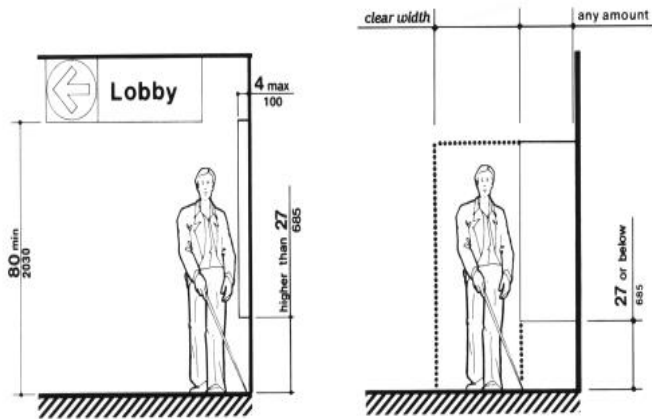
Maintain a min 36" wide route or 32" min for 24" long max

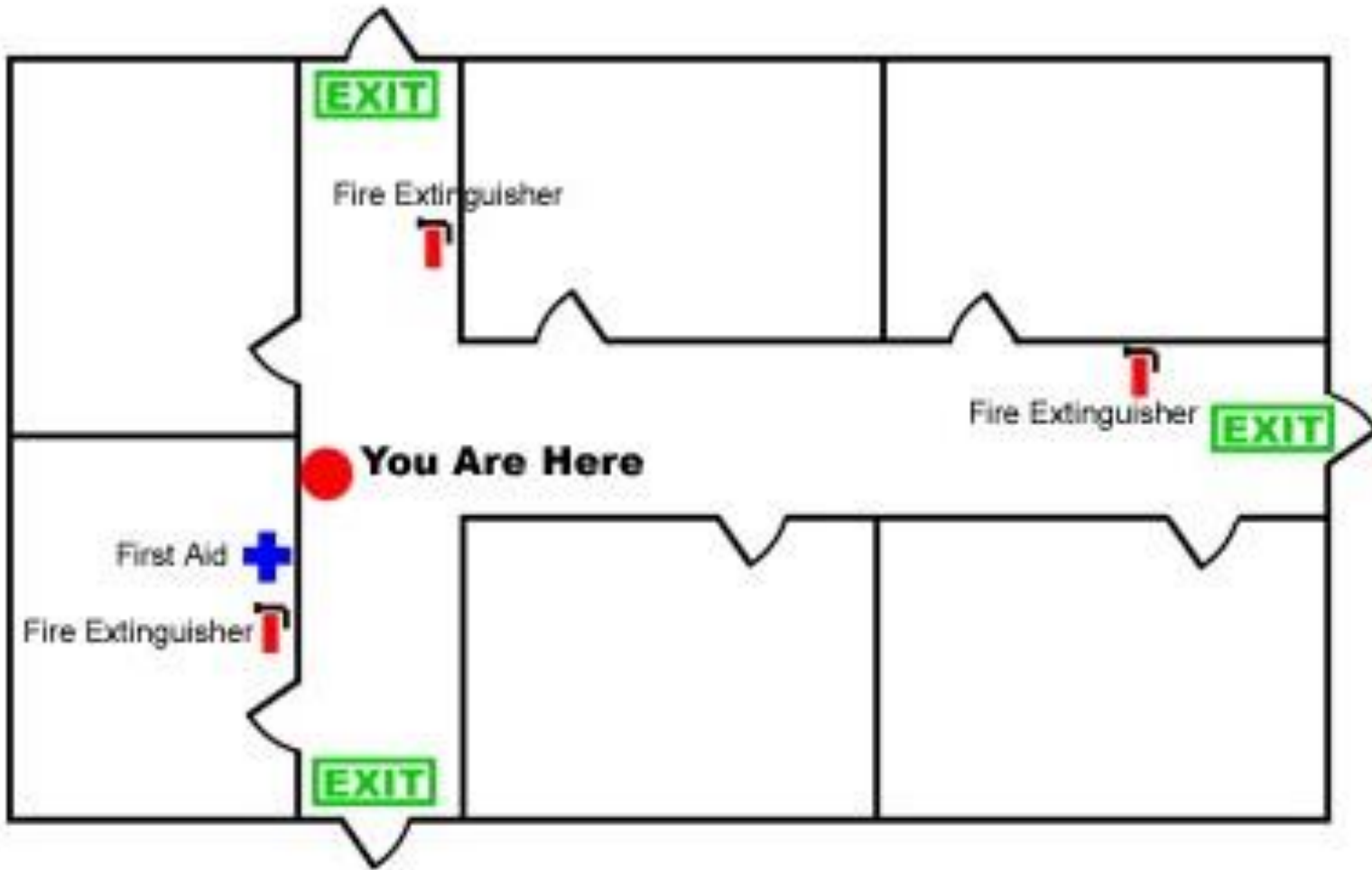


Maintain a min 36" wide route or 32" min for 24" long max



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements

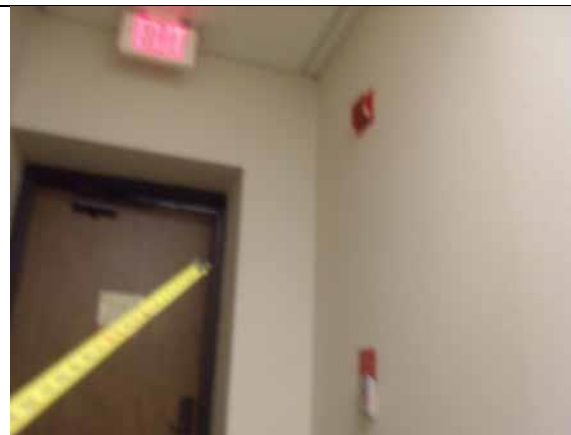
Section 58
Accessible Stairs

- a) All stair cases shall be properly identified with Tactile Braille signage.
- b) Proper head room clearance of 80" shall be provided in the stair enclosure.
- c) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.
- d) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".
- e) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.
- f) The landings shall have a minimum length the same as the width of the stairs.
- g) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.
- h) The stair treads shall be slip resistant.
- i) The stair risers shall be closed.
- j) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.
- k) There shall be minimum 1 ½" space between handrails and walls.
- l) The stairs shall comply with the code at time of construction.

**2019
CBC 1007.3**

**CBC
1133B.4**

**CBC
1009.4**



Provide proper stair exit signage



Provide proper door handle



Provide cane detection under hose connection

m) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.



The step depth is compliant



The step depth is compliant



Provide proper floor identification signage



This riser height is compliant with applicable code



This riser height is compliant with applicable code



Provide proper handrails and handrail extensions



Properly mark the edge of the steps



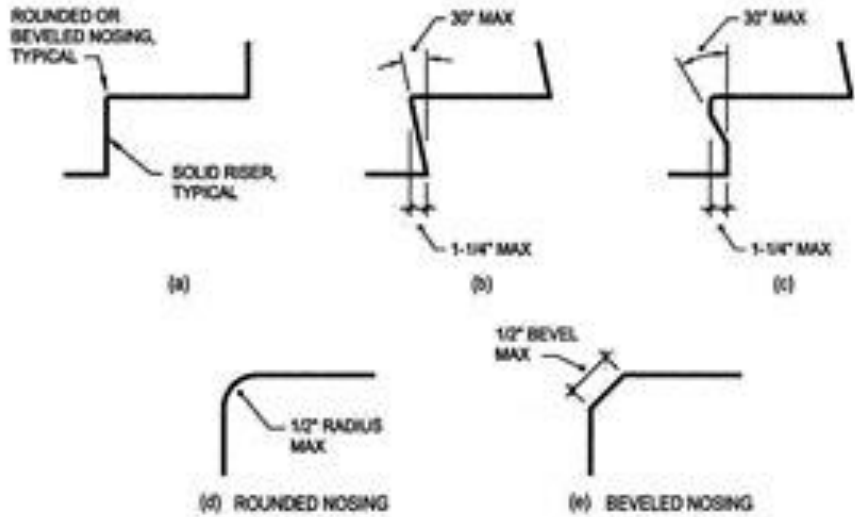
Handrails are not provided on both sides



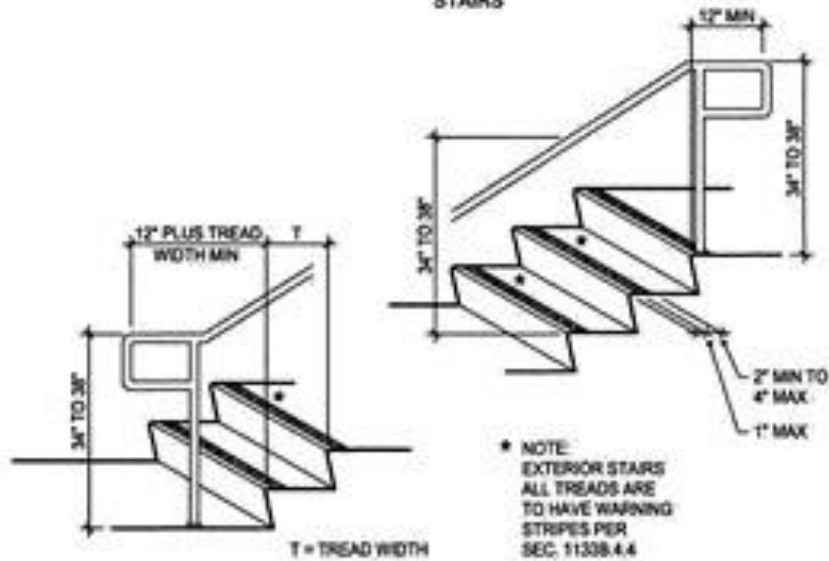
Provide cane detection under protruding connection



Stair width meets time of construction

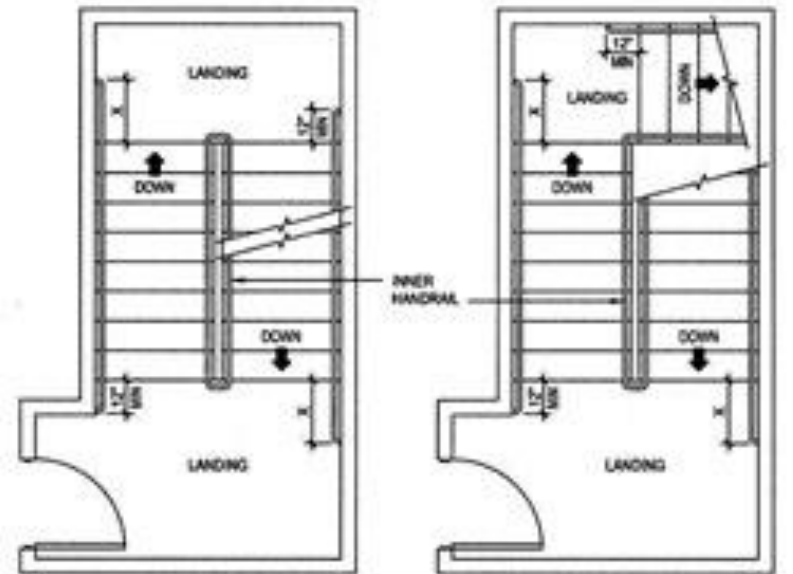


STAIRS



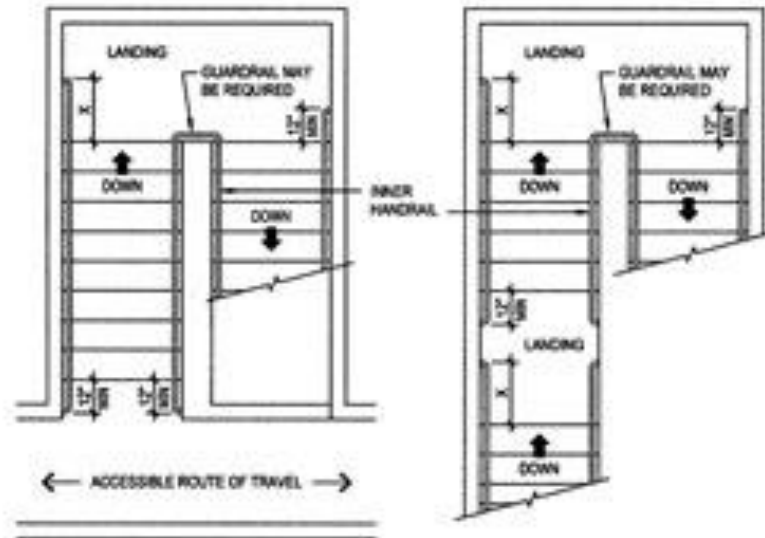
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

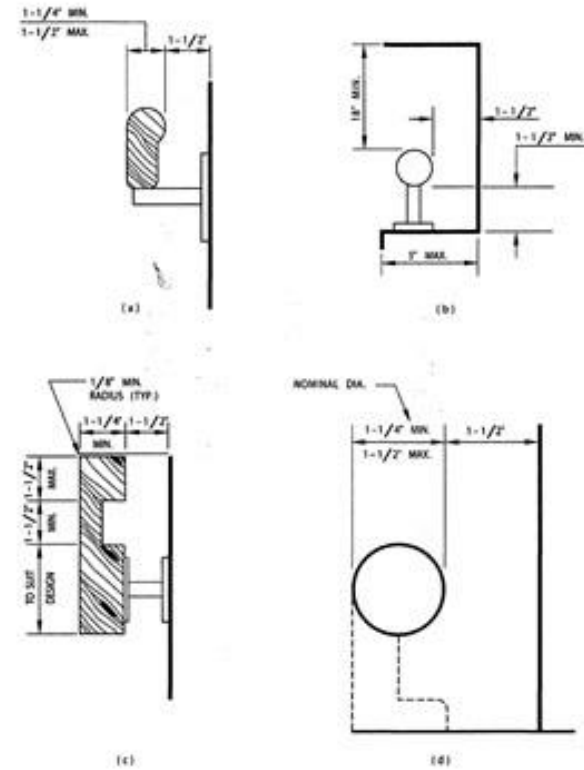
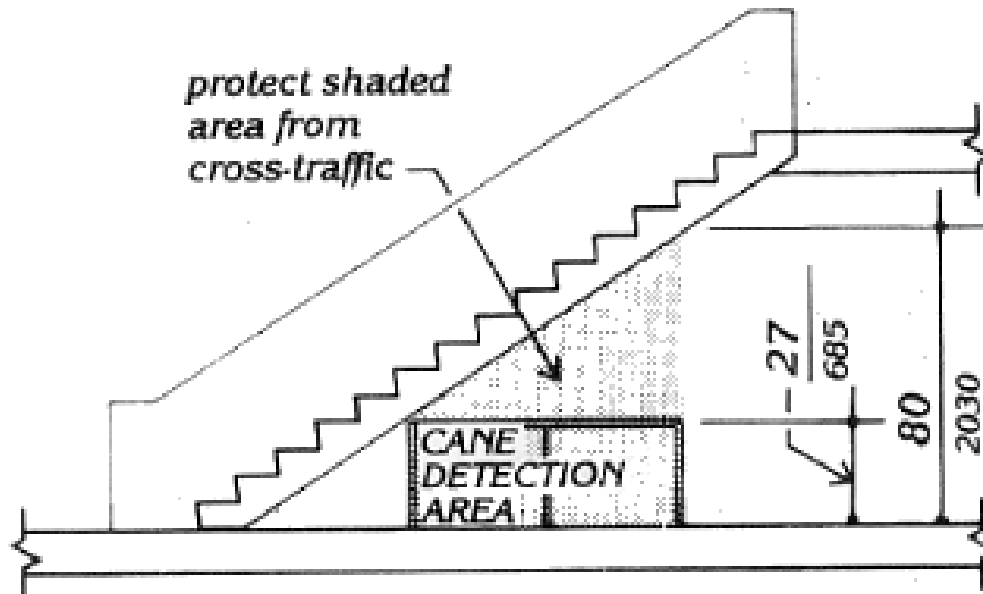


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 59
Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.



This counter height exceeds allowable



This counter height is compliant



Knee clearance is not required without a cook top appliance

- 2019 CBC 11B-309
 - l) The electric controls shall not be located higher than 48 inches or lower than 15 inches above the finished floor.
 - m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.
- 2010 ADA 309
 - n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.
- 2010 ADA 904
 - o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")
- 2019 CBC 11B-228.2
 - p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?
 - q) At least one of each type of facility provided shall comply with this section for reach ranges.
 - r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.
- 2019 CBC 11B-302.2
 - s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.
 - t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.
 - u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.
 - v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.



This table shall provide a minimum 27" high knee clearance



This table shall provide a minimum 27" high knee clearance



This spout height exceeds 36"

ATM Machines

**2019 CBC
11B-707.2**

a) A clear floor or ground space shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

b) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

c) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

d) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

e) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

f) Speech shall be recorded or digitized human, or synthesized.

**2019 CBC
11B-707.5**

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.



This alcove width is compliant



Provide proper barrier for the drinking fountain



The drinking fountain water height is not compliant

**2019 CBC
11B-707.6**

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.
- g) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.
 - h) EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.
 - i) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

**2019 CBC
11B-707.8**

- EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.
- j) At least one tactilely discernible input control shall be provided for each function.
 - k) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.
 - l) Where membrane keys are the only method of input, each shall be tactilely discernable from surrounding surfaces and adjacent keys.
 - m) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.
 - n) The number five key shall be tactilely distinct from the other keys.

o) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.

p) Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols

q) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

r) The display screen shall comply.

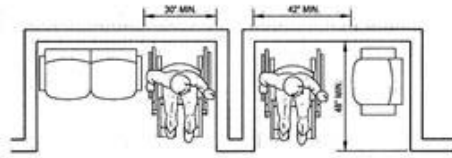
EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

s) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.

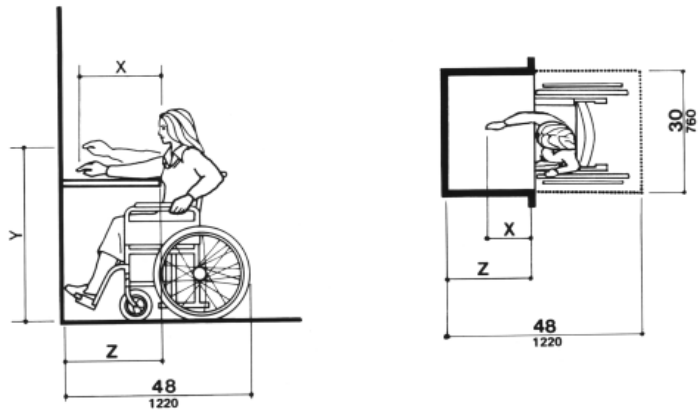
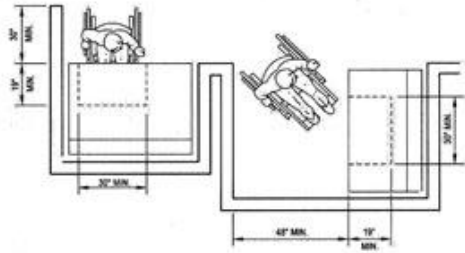
t) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".

u) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

v) Braille instructions for initiating the speech mode shall be provided.



← ACCESSIBLE PATH OF TRAVEL →



The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)

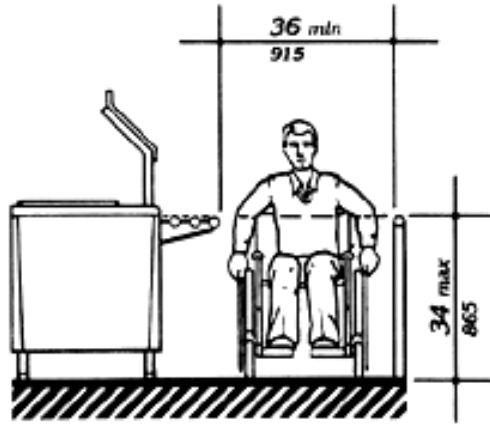
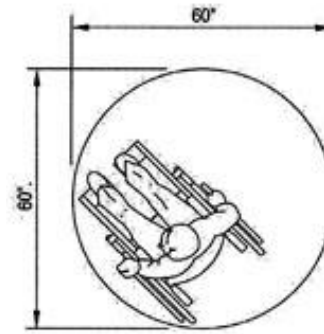
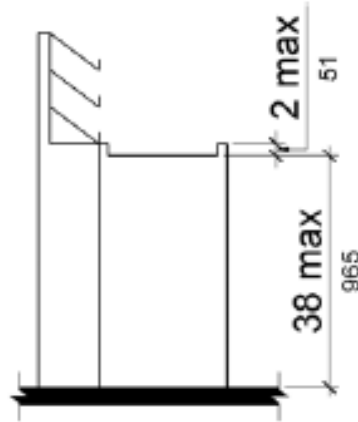
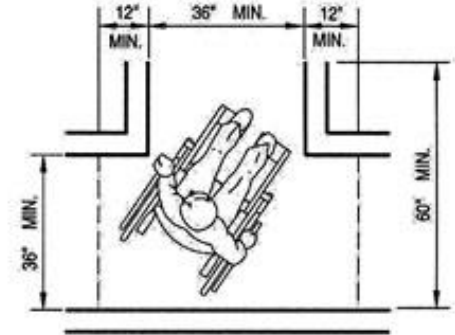


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

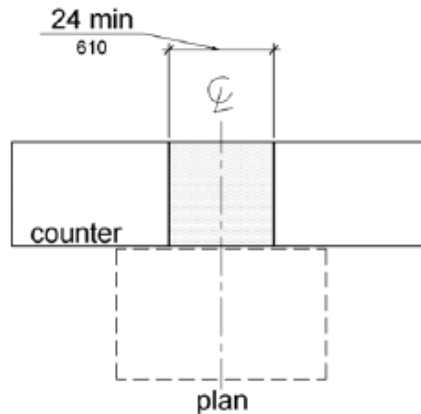


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

15. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
16. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

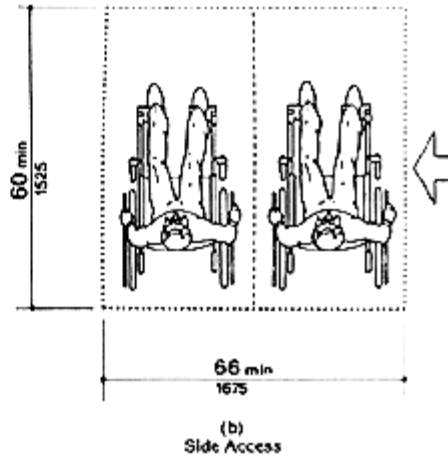
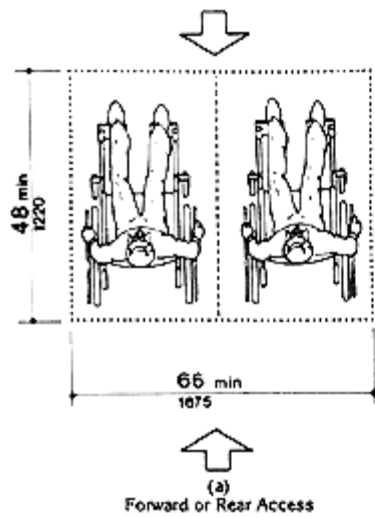
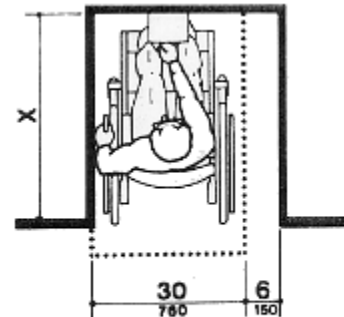
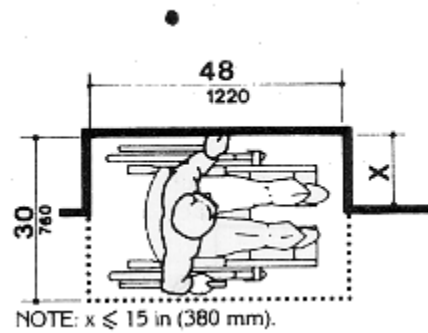
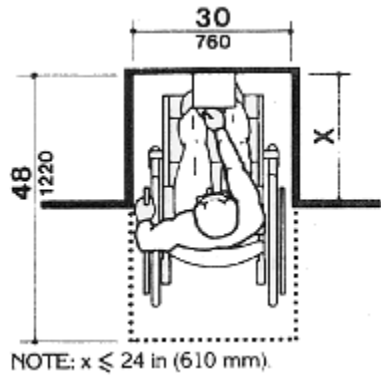
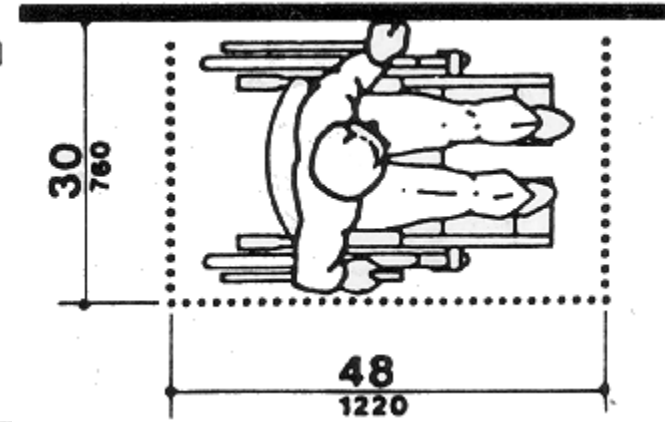
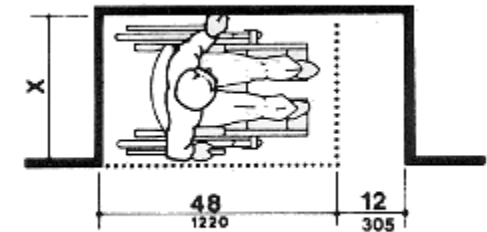


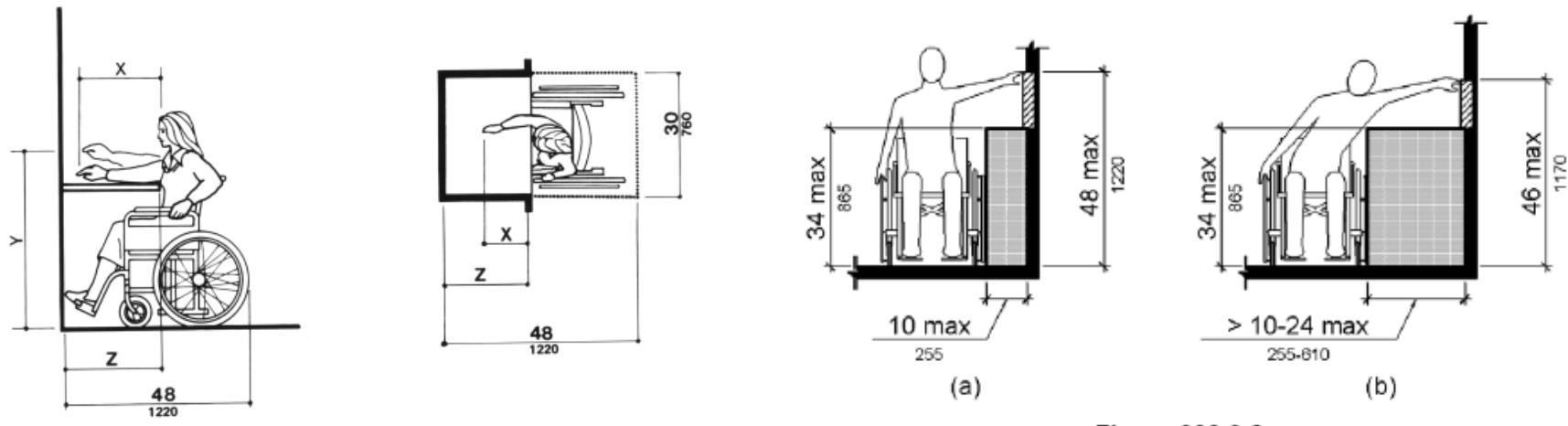
Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series



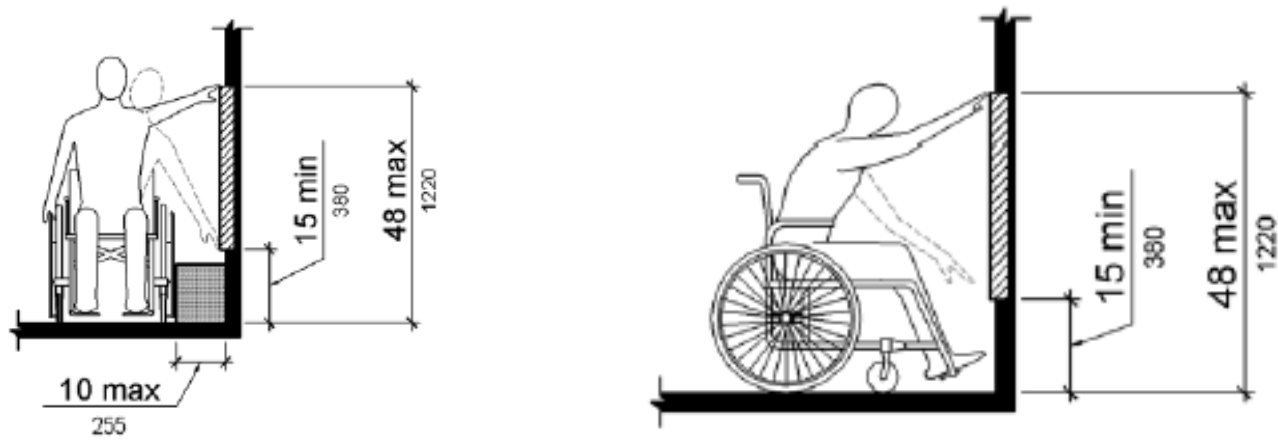
NOTE: If $x > 24$ in (610 mm), then an additional maneuvering clearance of 6 in (150 mm) shall be provided as shown.



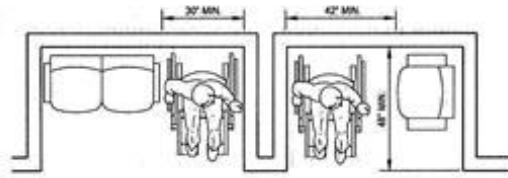
NOTE: If $x > 15$ in (380 mm), then an additional maneuvering clearance of 12 in (305 mm) shall be provided as shown.



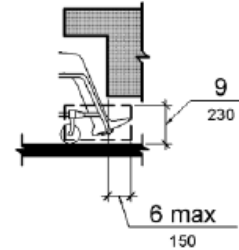
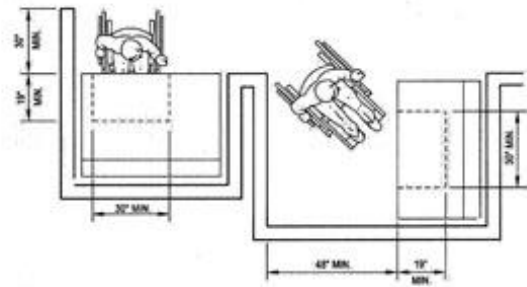
The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



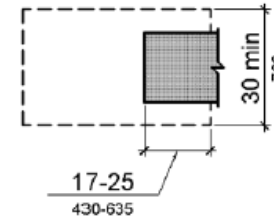
The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



◀ ACCESSIBLE PATH OF TRAVEL ▶



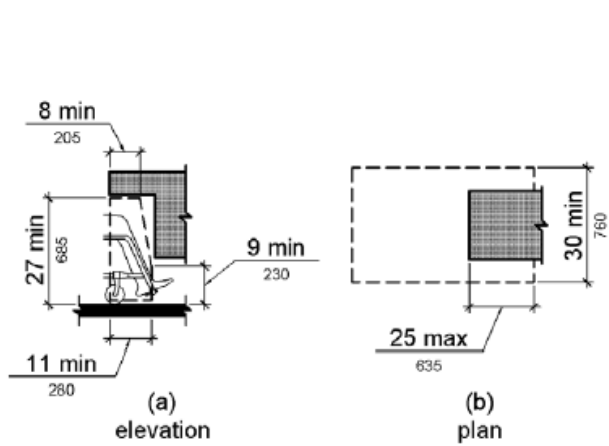
(a)
elevation



(b)
plan

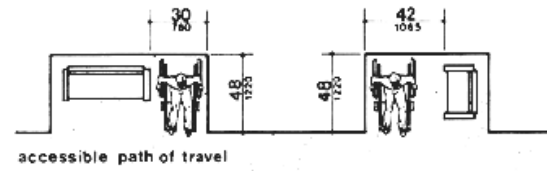
Figure 306.2 Toe Clearance

Knee and toe clearance shall be thirty inches (30”) inches wide minimum.



(a)
elevation

(b)
plan



accessible path of travel

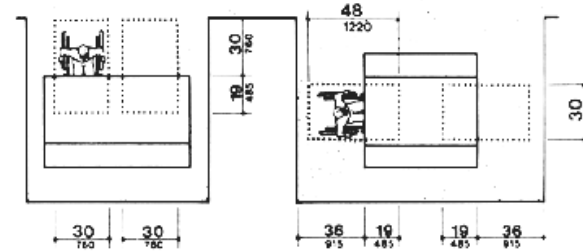


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

Section 60
Men's Restroom

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

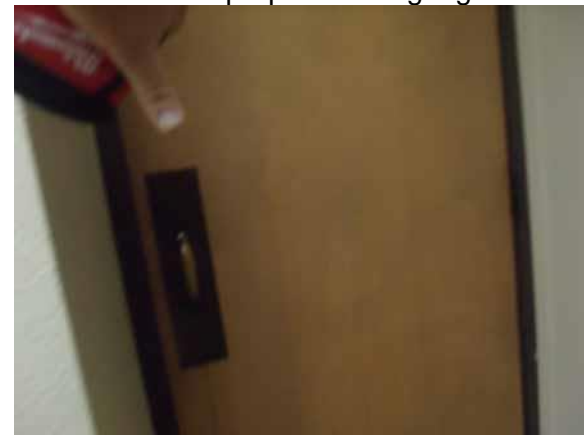
2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



Provide proper door signage



This door operation forces exceed allowable



Reverse the door to swing out of the restroom area

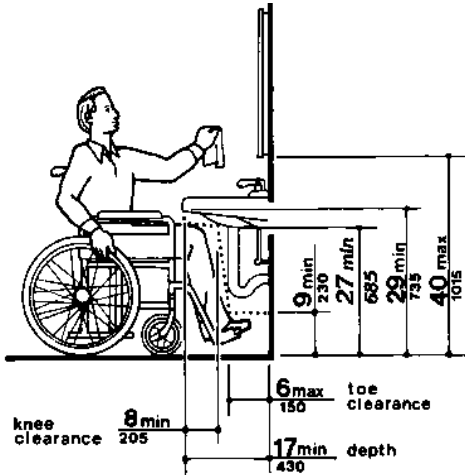
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Reverse the door to swing out of the restroom area



This dispenser exceeds 40" high to operable parts



This urinal height exceeds 17" to top of rim

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



This width shall be 36" minimum



This alcove shall be 36" wide



Provide proper knee and toe clearance under the lav

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This lav offset is compliant



Properly protect the plumbing under the lav



This soap dispenser exceeds 40" high to operable parts

Toilet Transfer Area

**1982
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

**CBC
1115B.4**

**1991
ADA
4.16**



This toilet seat height shall be 17"-19" high

**CBC
1115B.3**

**1991
ADA
4.22**



This stall width and grab bar location are not compliant

**CBC
1115B.4**



This dispenser exceeds 40" high to operable parts



This mirror height is compliant



This width is compliant



Properly locate the toilet paper



This length shall be 48" minimum



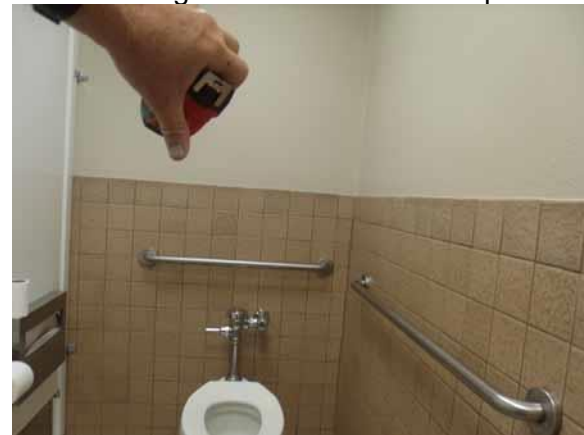
Overall access path shot



Coat hook shall be 48" maximum high



This side grab bar location is compliant



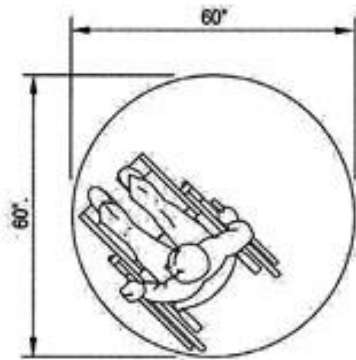
This stall is not compliant



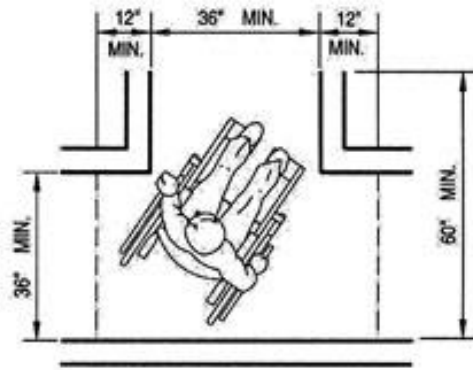
Overall two urinal shot



Overall two stall shot



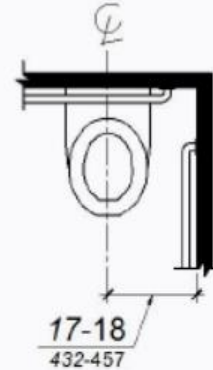
(a) 60 INCHES DIAMETER SPACE



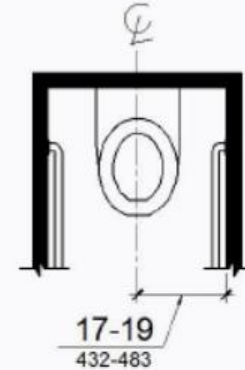
(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



(a)
wheelchair
accessible
water closets



(b)
ambulatory
accessible water
closets

FIGURE 11B-604.2
WATER CLOSET LOCATION

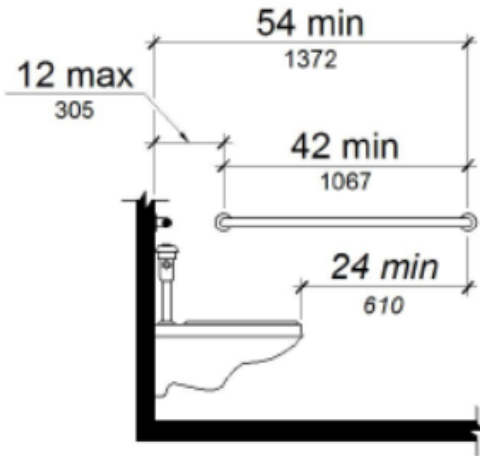


FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

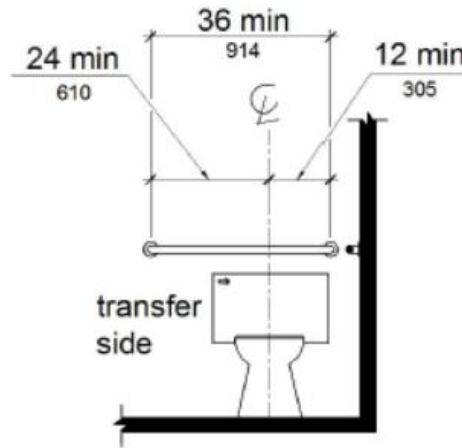


FIGURE 11B-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

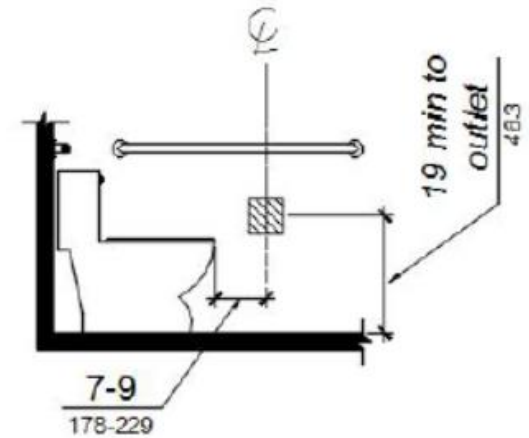


FIGURE 11B-604.7.1
DISPENSER OUTLET LOCATION

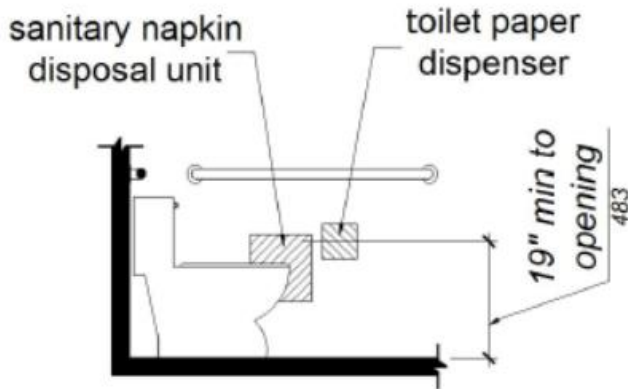


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

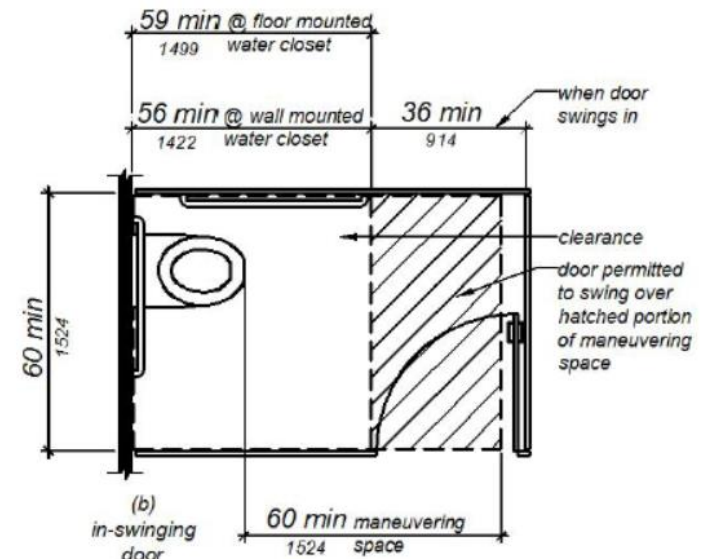
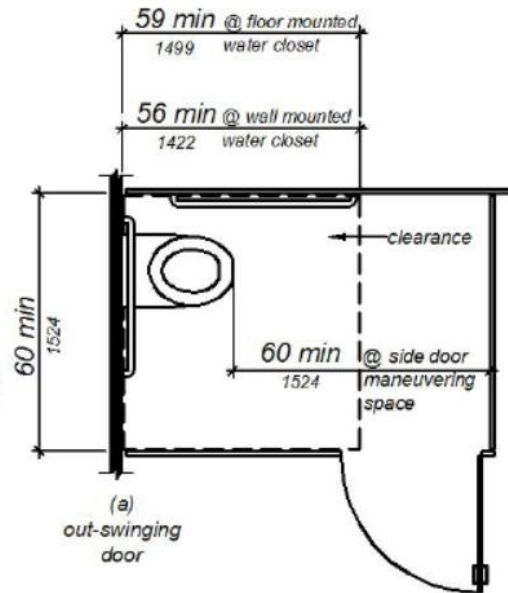
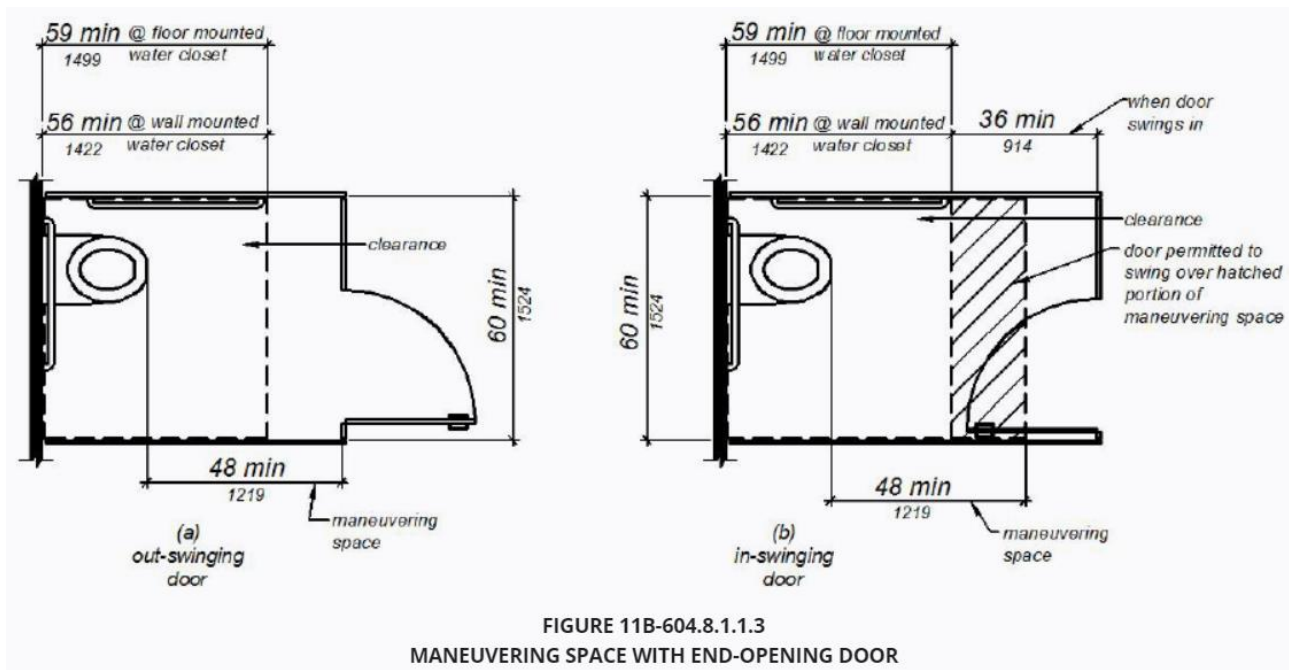
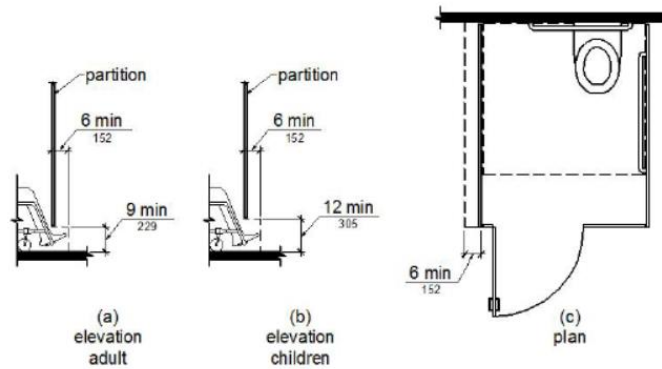


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

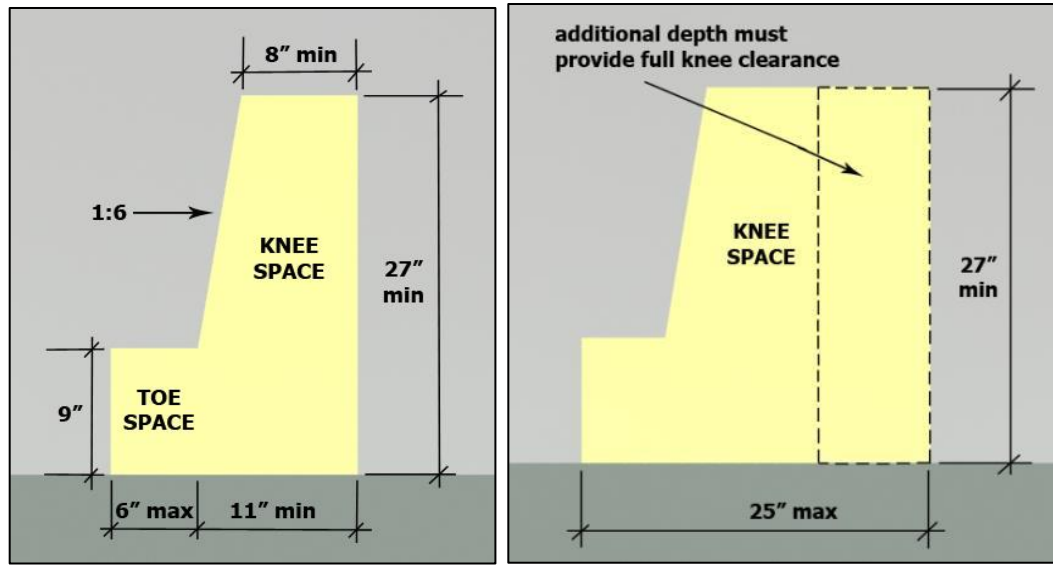


**FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR**

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.



**FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE**



ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

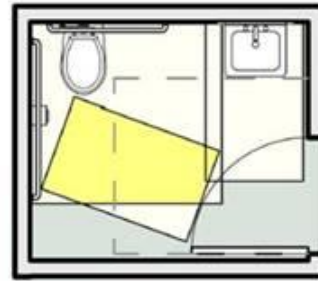
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

Doors

Doors can swing into the turning space. They can swing into fixture clearances only where wheelchair space 30" by 48" minimum is available in the room beyond the arc of the door swing. This ensures sufficient space beyond the door to close it.



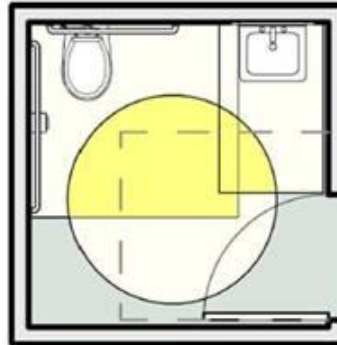
Door Swing Clear of Fixture Clearances



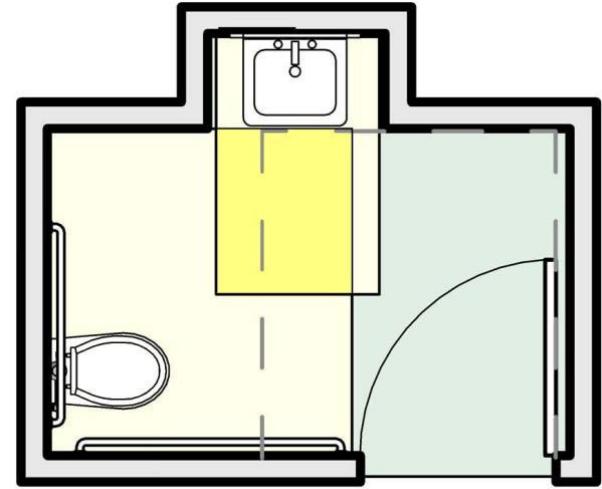
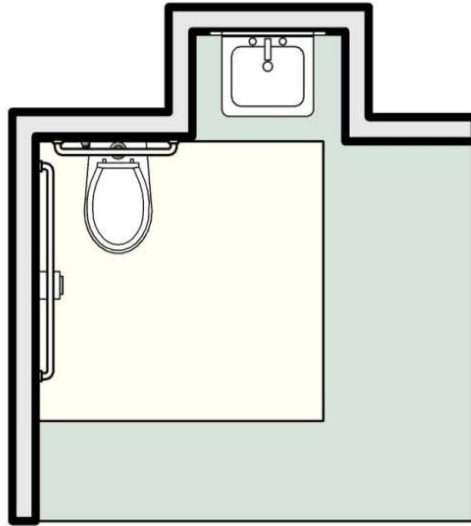
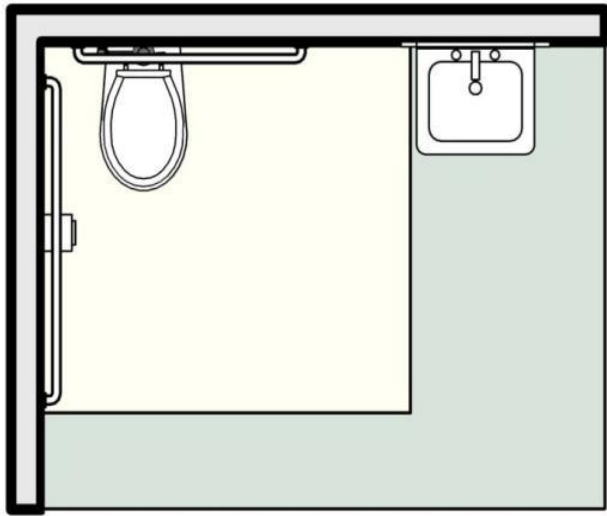
Alternative: Wheelchair Space (30" x 48" min.) Available Outside Door Swing

Turning Space

Turning space (circle or T-turn) can overlap fixture and door clearances. Fixtures with knee and toe clearance below can overlap portions of the wheelchair space, though it is recommended that this be avoided or minimized.

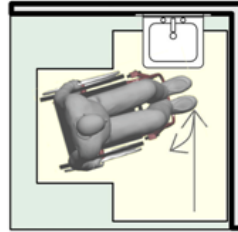
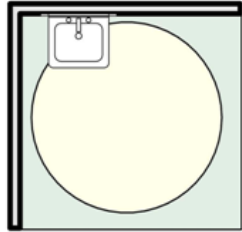


Turning Space

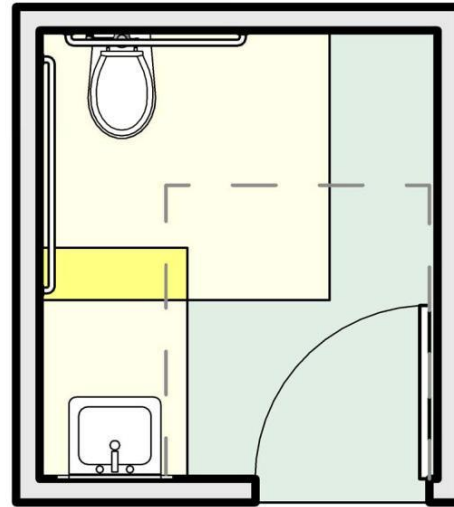


Turning Space

60" Diameter circle or "T" turn
(elements with knee/toe clearance can overlap)



T-Turn: overlap limited
to one segment



Code reference in this section is general and not in line with statements

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

Section 61
Women's Restroom

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) 1/4" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



Provide proper door signage



This door operation forces exceeds allowable



Reverse the door to swing out of the restroom area

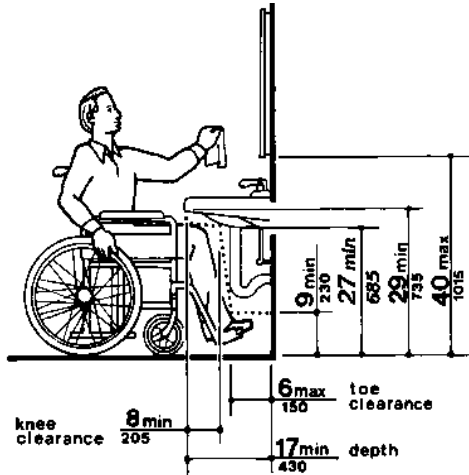
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Reverse the door to swing out of the restroom area



This dispenser height exceeds 40" high to operable parts



This machine requires pinching and twisting to operate

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



Provide proper knee and toe clearance under the lav



This lav offset is compliant



This dispenser height exceeds 40" high to operable parts

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This dispenser height exceeds 40" high to operable parts



This mirror height is compliant



This requires 48" on pull side of door

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

**1982
CSAS
2-11(a)8**

**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



Properly locate the toilet seat cover dispenser



Properly locate the toilet paper



Provide a coat hook at 48" maximum high



This stall width shall be 60" wide minimum



Properly locate the rear grab bar



Properly locate the grab bars



Overall three stall shot



Overall lav shot



Overall entrance shot





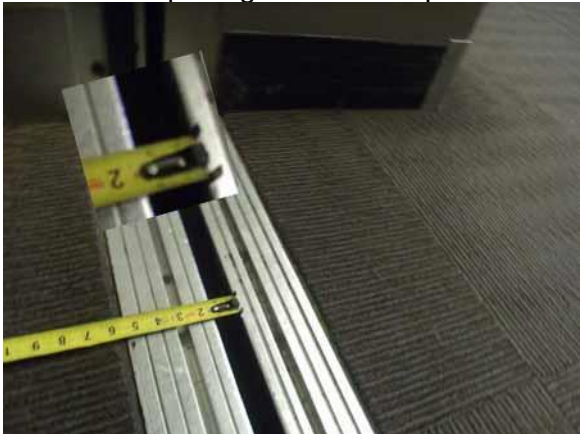
Overall entrance route shot



Overall exit path shot



Overall exit path shot

Code reference in this section is general and not in line with statements	<p style="text-align: center;"><u>Section 62</u> <u>Elevators</u></p>	
2010 CBC 1116B	<p>a) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.</p> <p>b) Visual elements shall be at least 2-1/2 inches in the smallest dimension.</p>	 <p style="text-align: center;">This floor number exceeds 60" high</p>
2019 CBC 407	<p>c) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.</p> <p>d) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.</p> <p>e) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.</p>	 <p style="text-align: center;">This opening width is compliant</p>
2010 ADA 407	<p>f) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.</p> <p>g) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.</p> <p>h) Door reopening devices shall remain effective for 20 seconds minimum.</p> <p>i) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.</p> <p>j) The platform lifts shall have low-energy power-operated doors or gates.</p>	 <p style="text-align: center;">This gap is compliant</p>

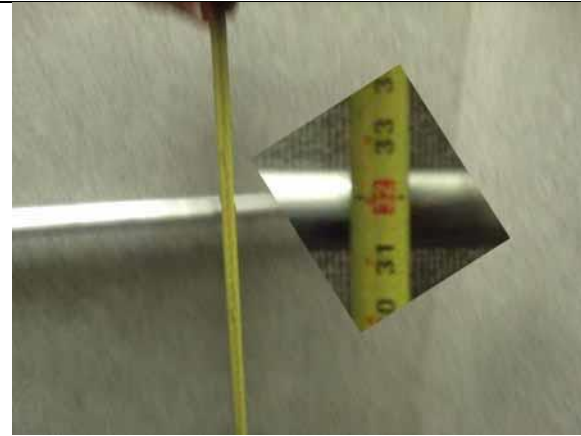
- k) Doors shall remain open for 20 seconds minimum.
- l) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.
- m) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- n) The handrails shall be smooth, and the inside surface at least 11/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



This dimension is compliant



This control height is compliant



This grab bar height is compliant



The automatic door opener works



This control height is compliant
The Audible notification is not working

Table 407.4.1 Elevator Car Dimensions (text version)

Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) <u>1</u>	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) <u>1</u>	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) <u>1</u>	60 inches (1525 mm) <u>2</u>	60 inches (1525 mm) <u>2</u>	60 inches (1525 mm) <u>2</u>

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

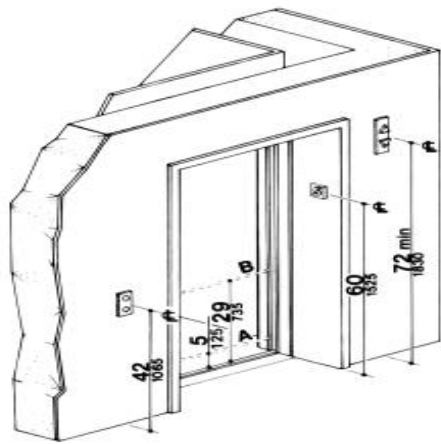


Figure 21

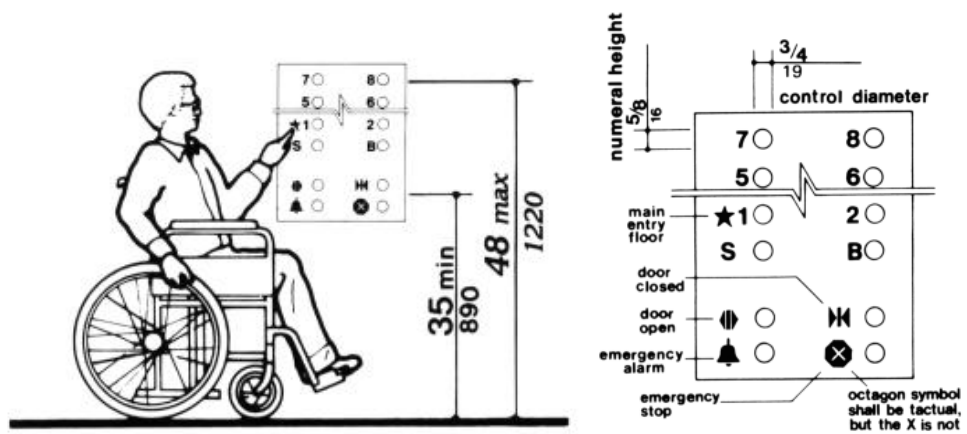
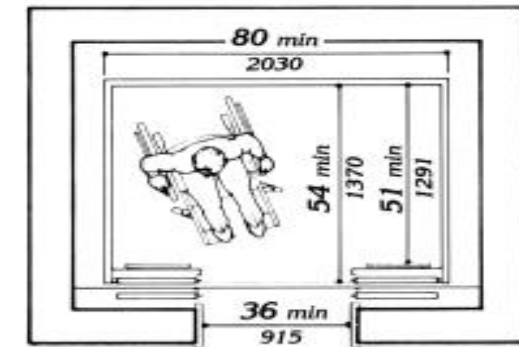
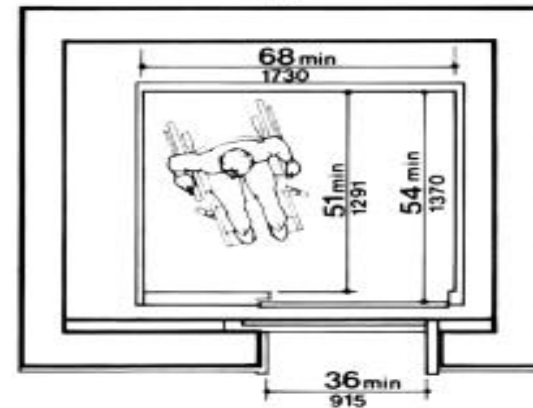


Figure 23(a)(b)

Table 407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells



(a)



(b)

Diagram (a) illustrates an elevator with a door providing a 36 inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36 inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

509 FOURTH FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 509 **Fourth Floor**

Project Location: 509 West Weber Avenue
Stockton, CA

CASp Inspector: **Gary D. Layman**

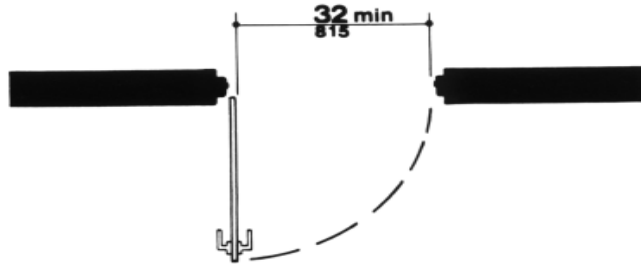
A handwritten signature in red ink that reads "Gary D. Layman".

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 63 Accessible Doors

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



2019 CBC
11B-404

2019 CBC
11B-
404.2.9,
Exc 2(c)

- b) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.

2010 ADA
404

- c) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.

- d) The doors or gates threshold shall be less than 1/4" or 1/2" high.

- e) The hand-activated hardware shall be centered between 34" and 44" above the floor.

2019 CBC
11B-404

- f) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.

2019 CBC
11B-202.3

- g) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.



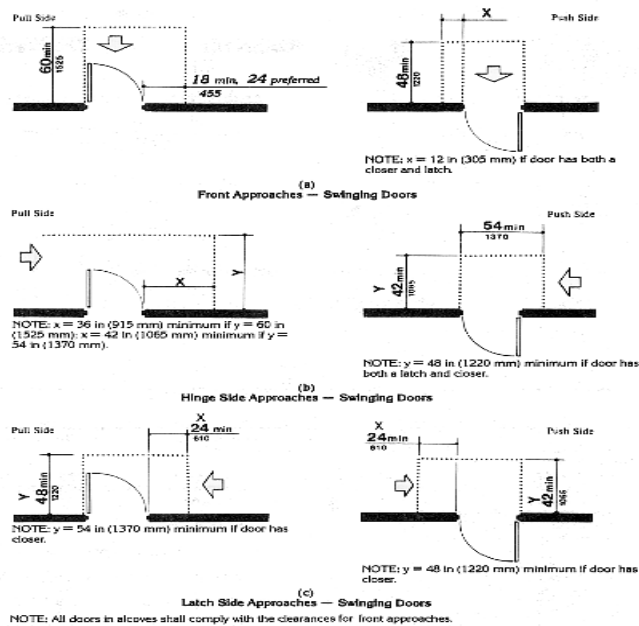
This clear opening width is compliant



This door is compliant



Provide proper stair exit signage



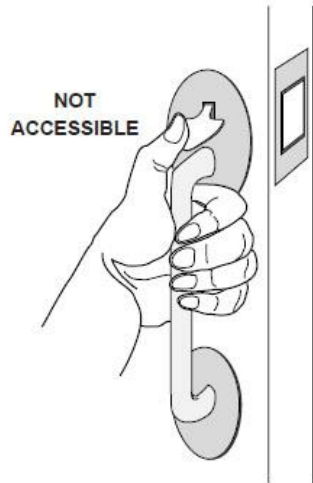
- h) The door or gate shall require 5 lbs. or less for interior, 8 ½ lbs. for exterior and 15 lbs. for fire rated doors of force to open.
- i) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- j) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- k) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- l) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional

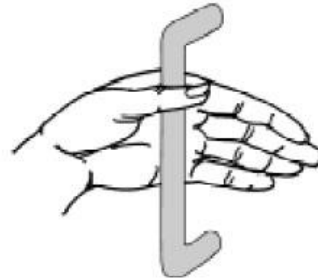
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

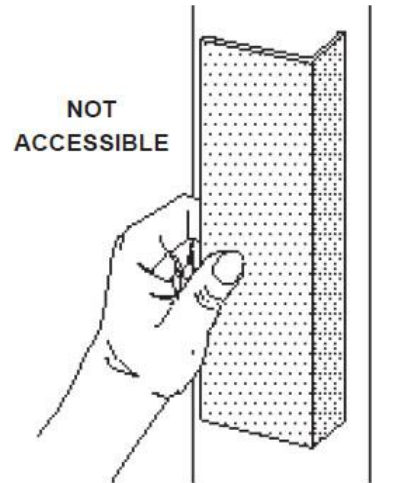
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



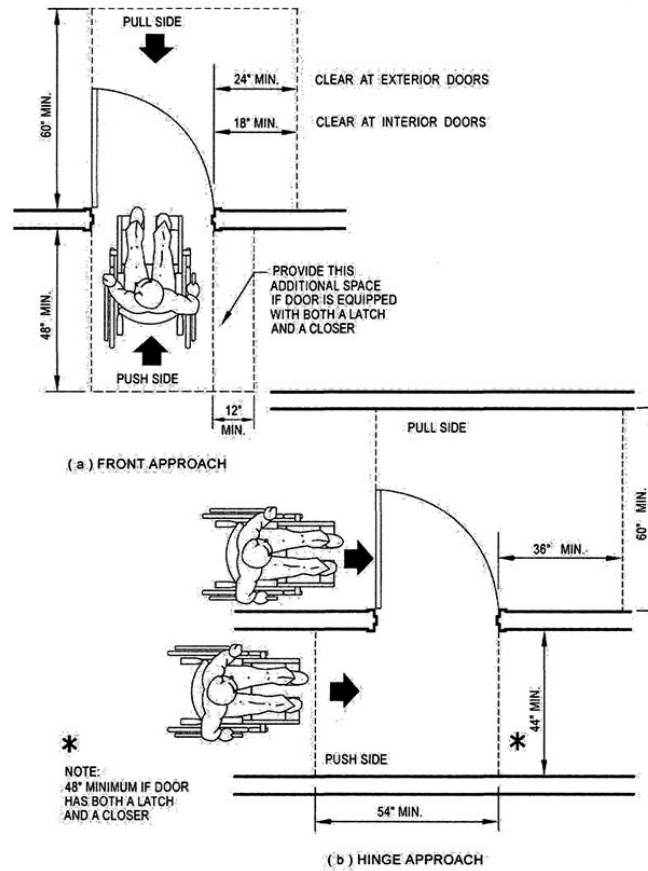
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

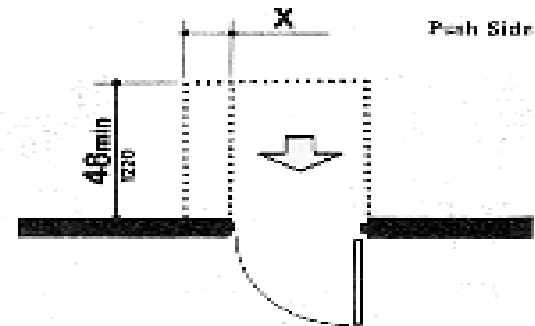
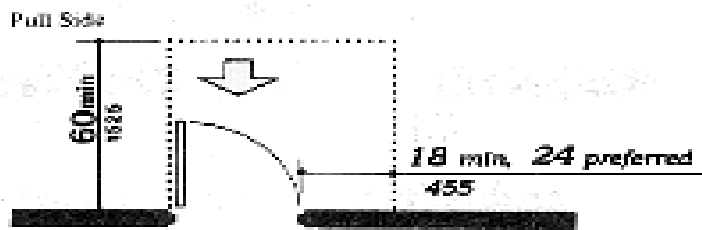


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

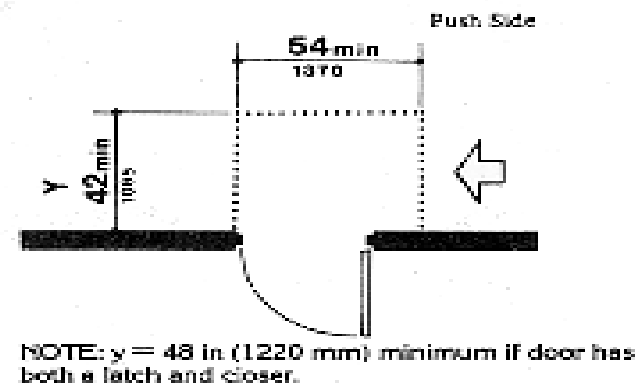
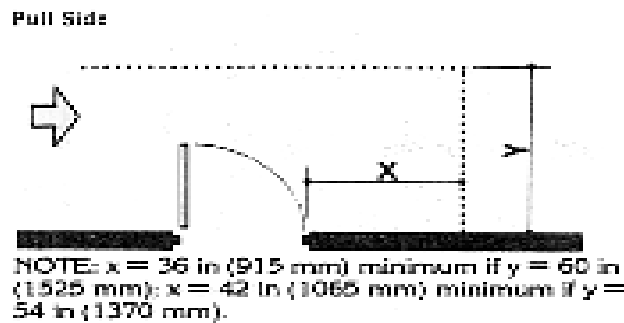
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)

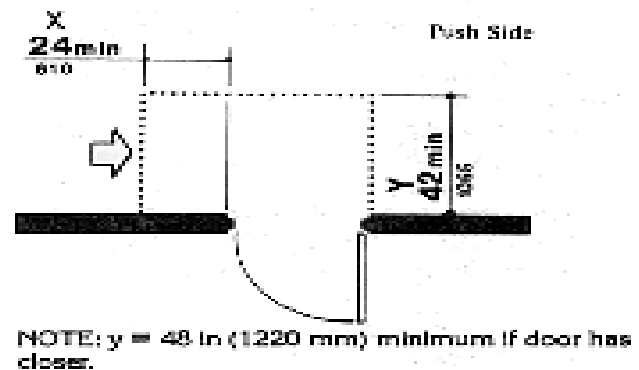
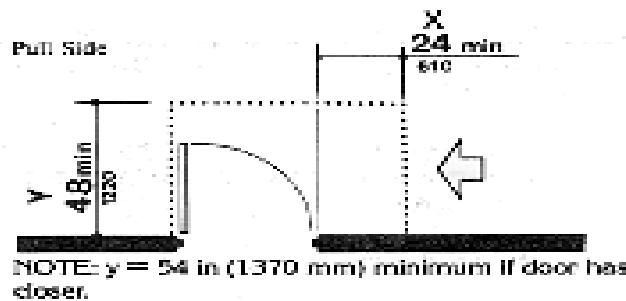


NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors

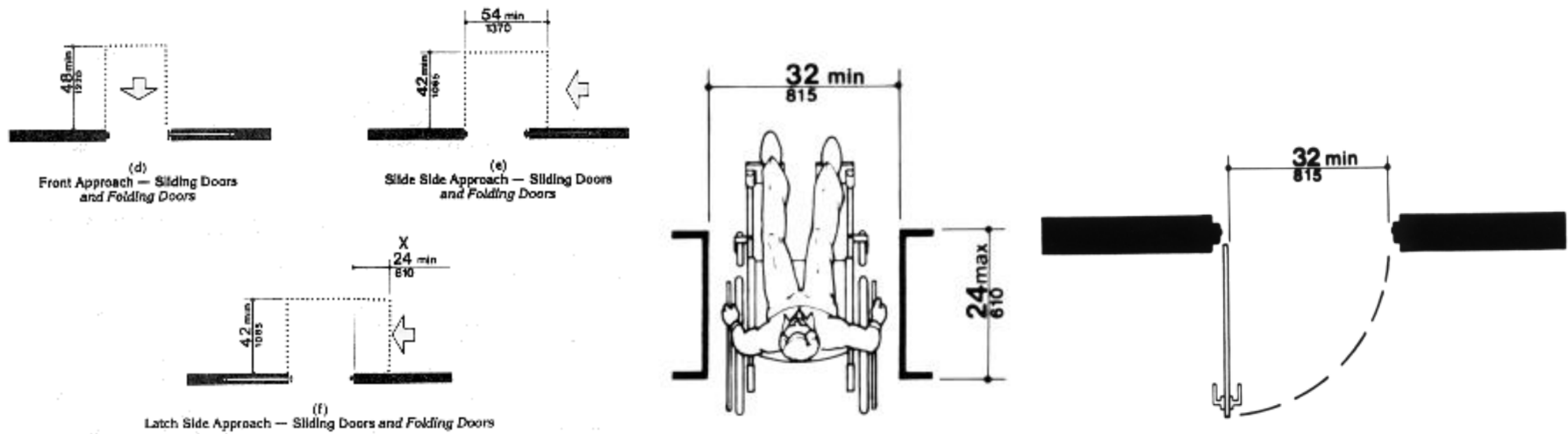


(b)
Hinge Side Approaches — Swinging Doors

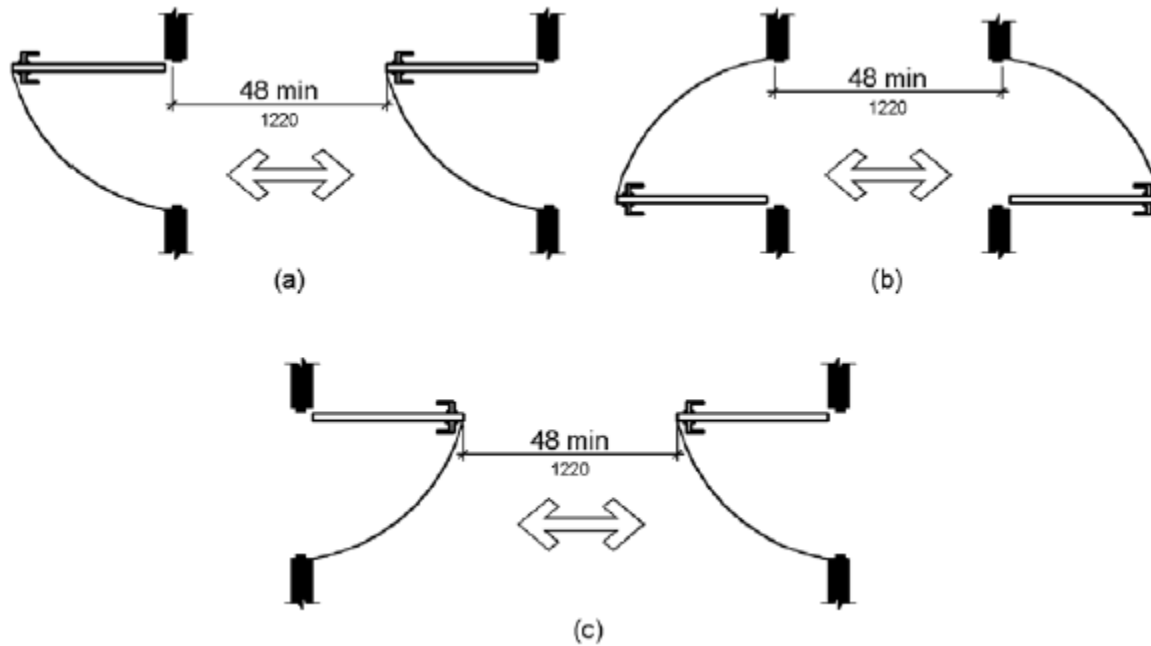


(c)
Latch Side Approaches — Swinging Doors

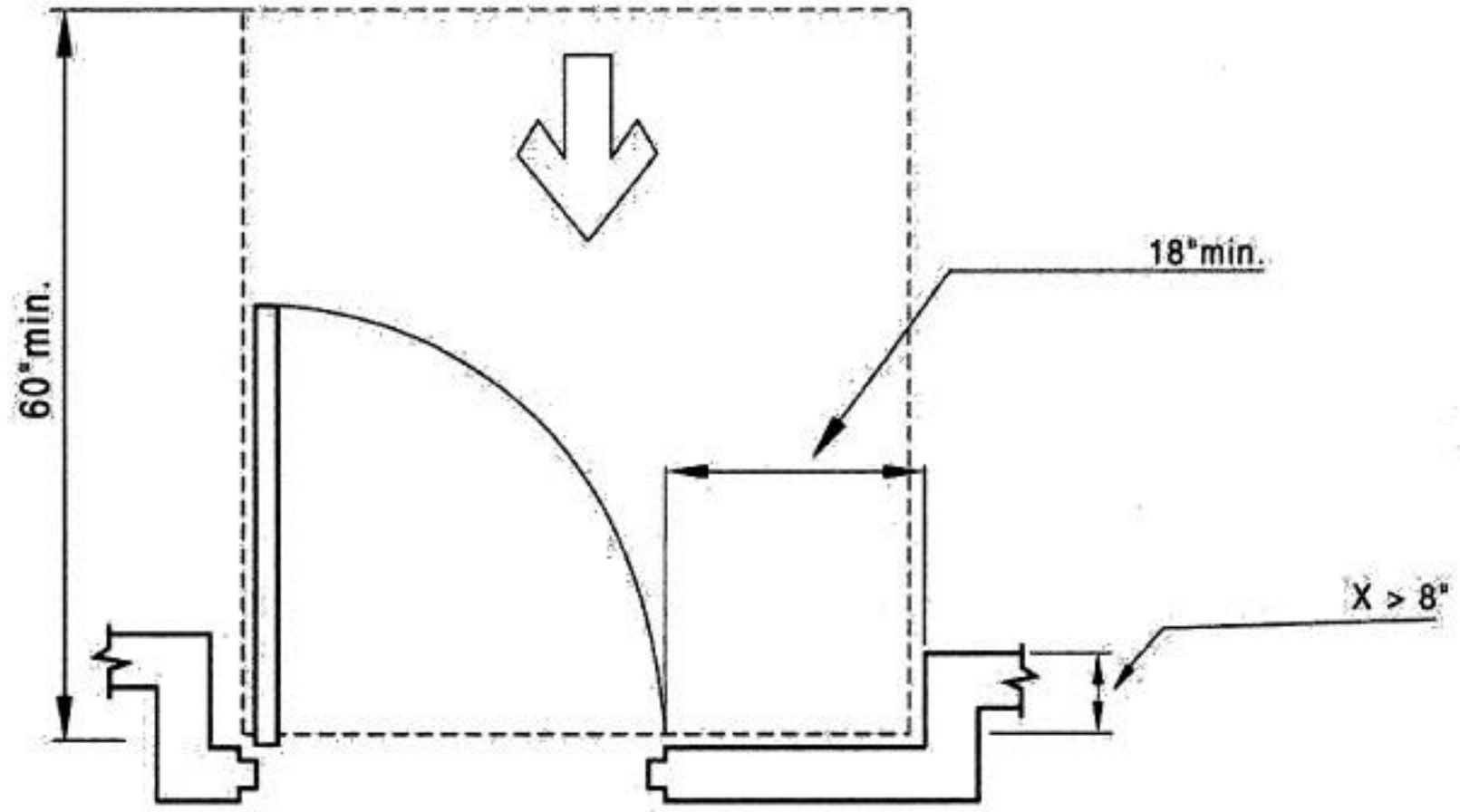
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



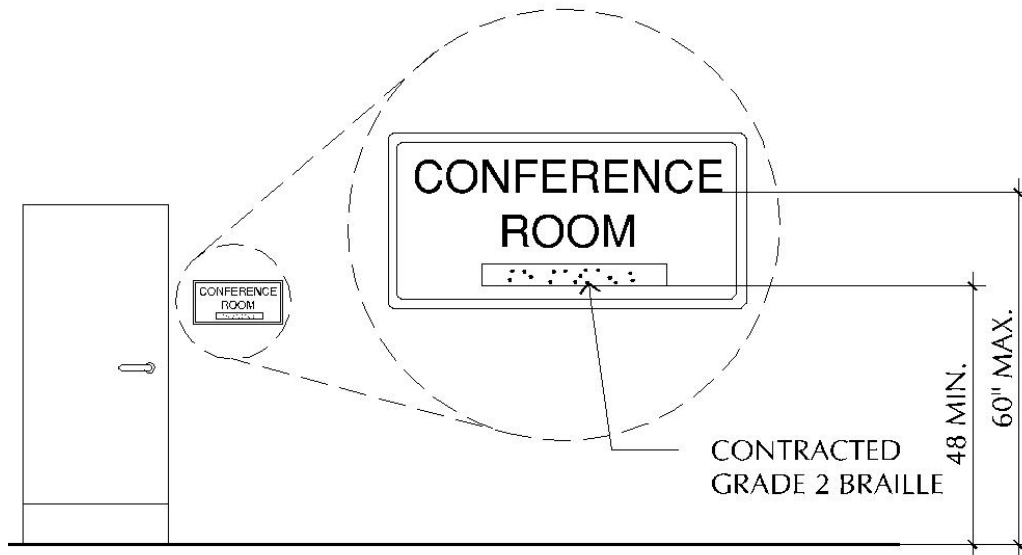
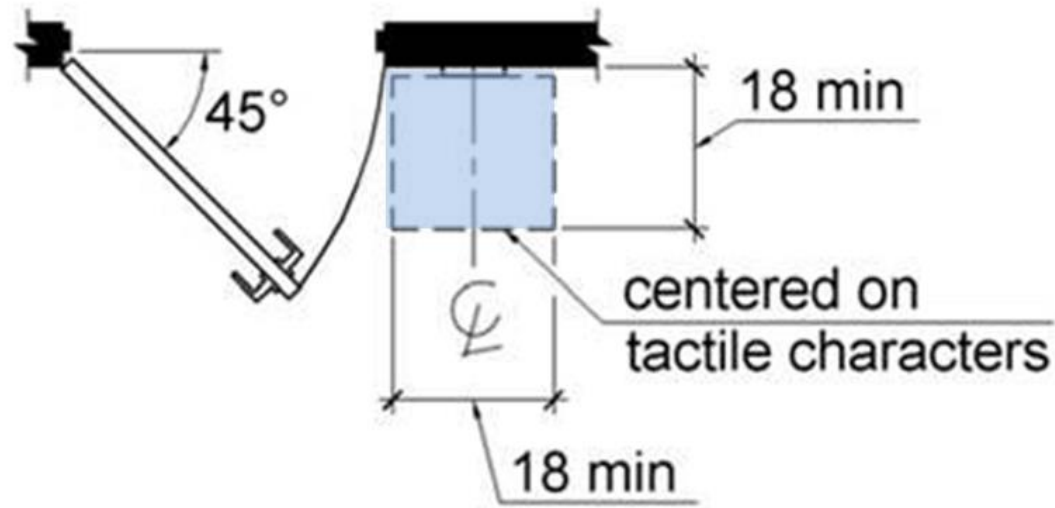
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1982 CSAS 2-522(f)

2010 ADA 403

1982 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

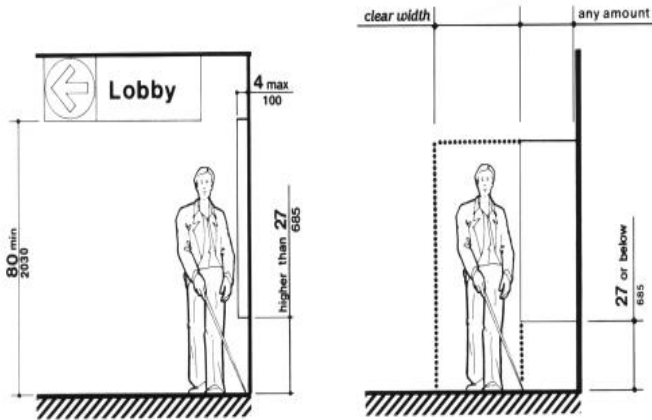
2019 CBC 11B-404

2019 CBC 11B-403

Section 64

Accessible Route from Accessible Entrances

- a) The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.



- b)
- c) There shall be at least 80" of clear headroom along the accessible route.
- d) The Accessible route to rooms and areas shall be clear and unobstructed.
- e) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- f) Emergency devices shall be on an accessible route.
- g) A 60" clear wheel chair area shall be provided.

Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long ma



Maintain a min 36" wide route or 32" min for 24" long ma



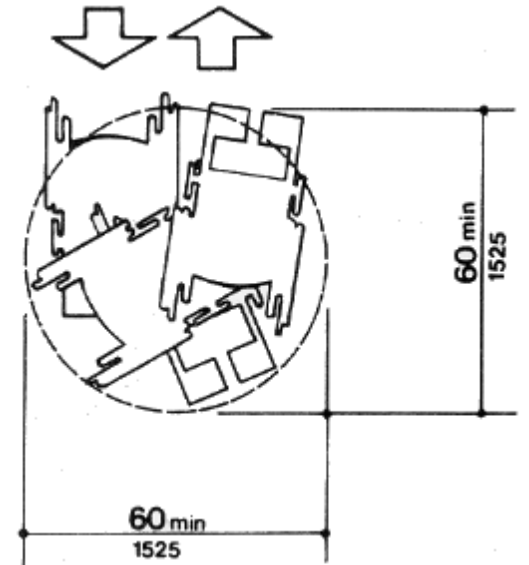
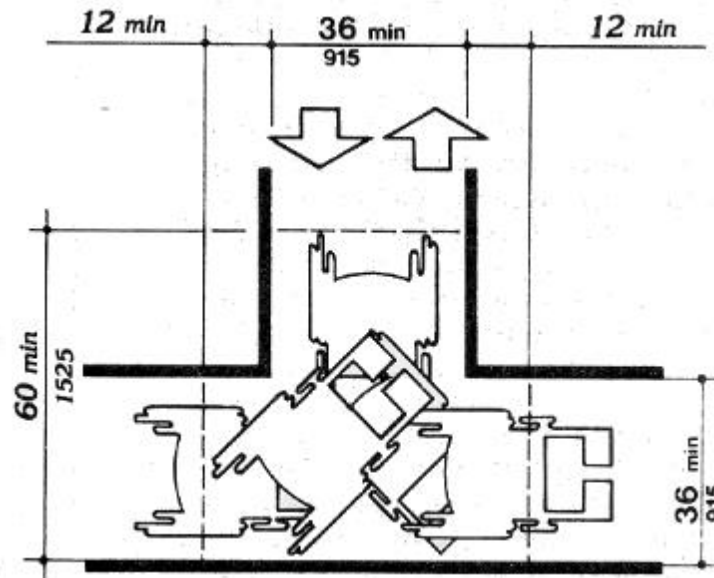
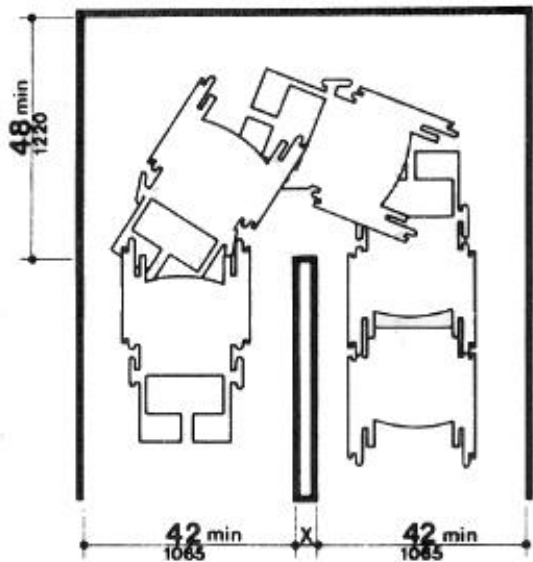
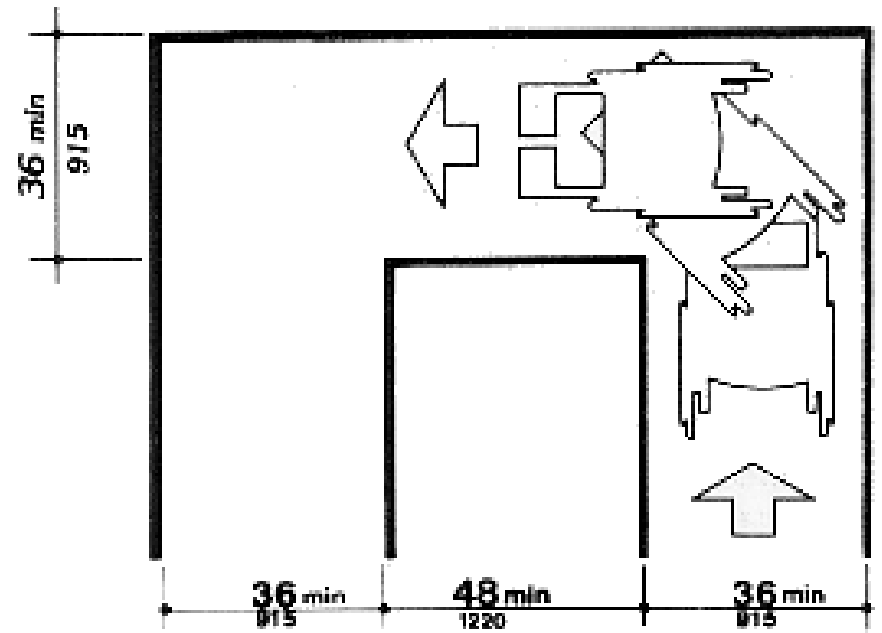
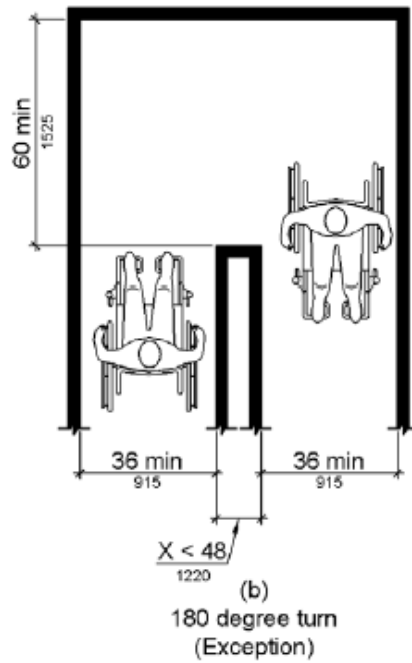
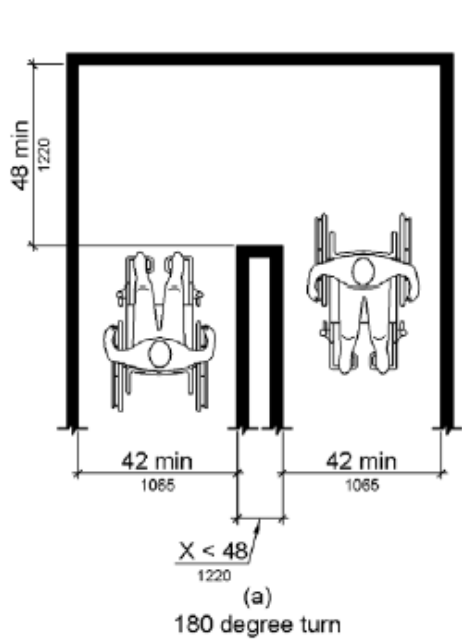
Maintain a min 36" wide route or 32" min for 24" long ma



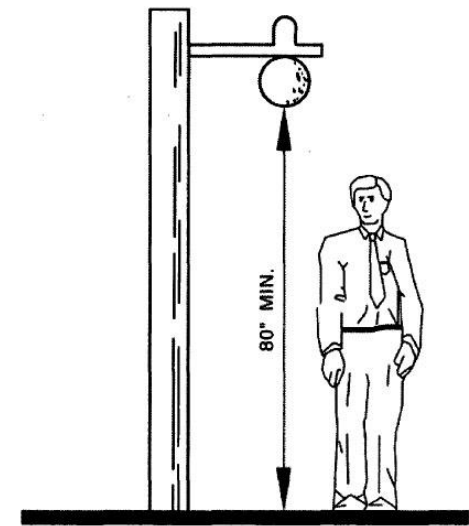
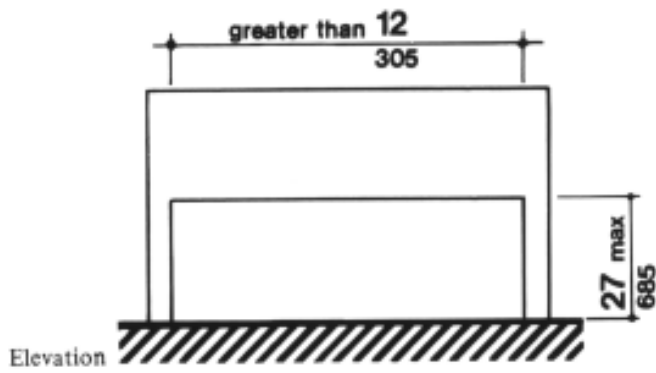
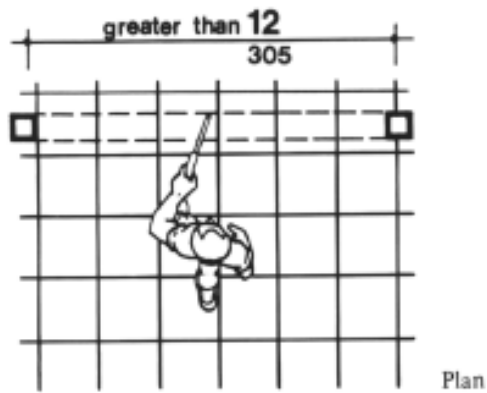
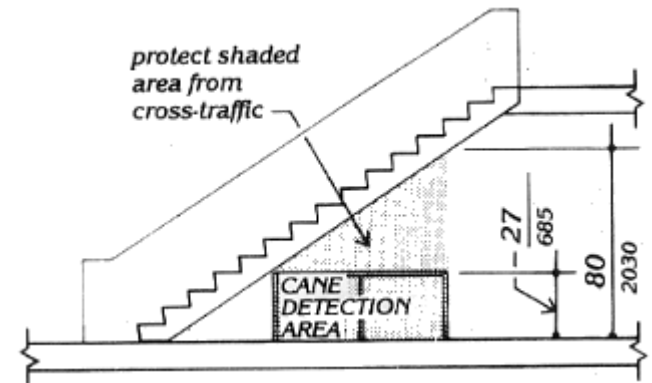
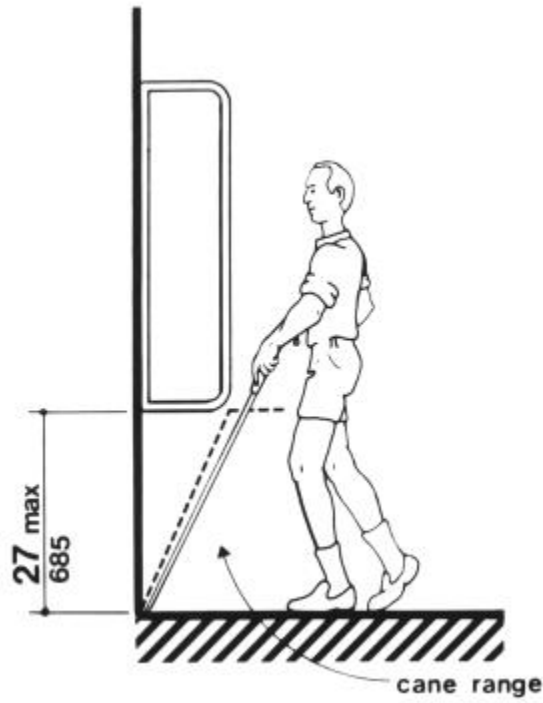
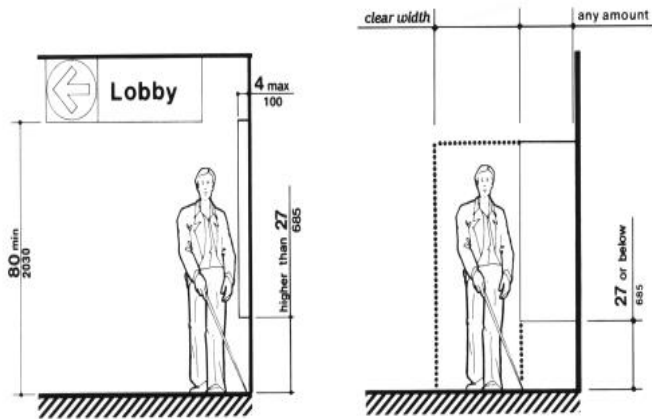
Maintain a min 36" wide route or 32" min for 24" long max

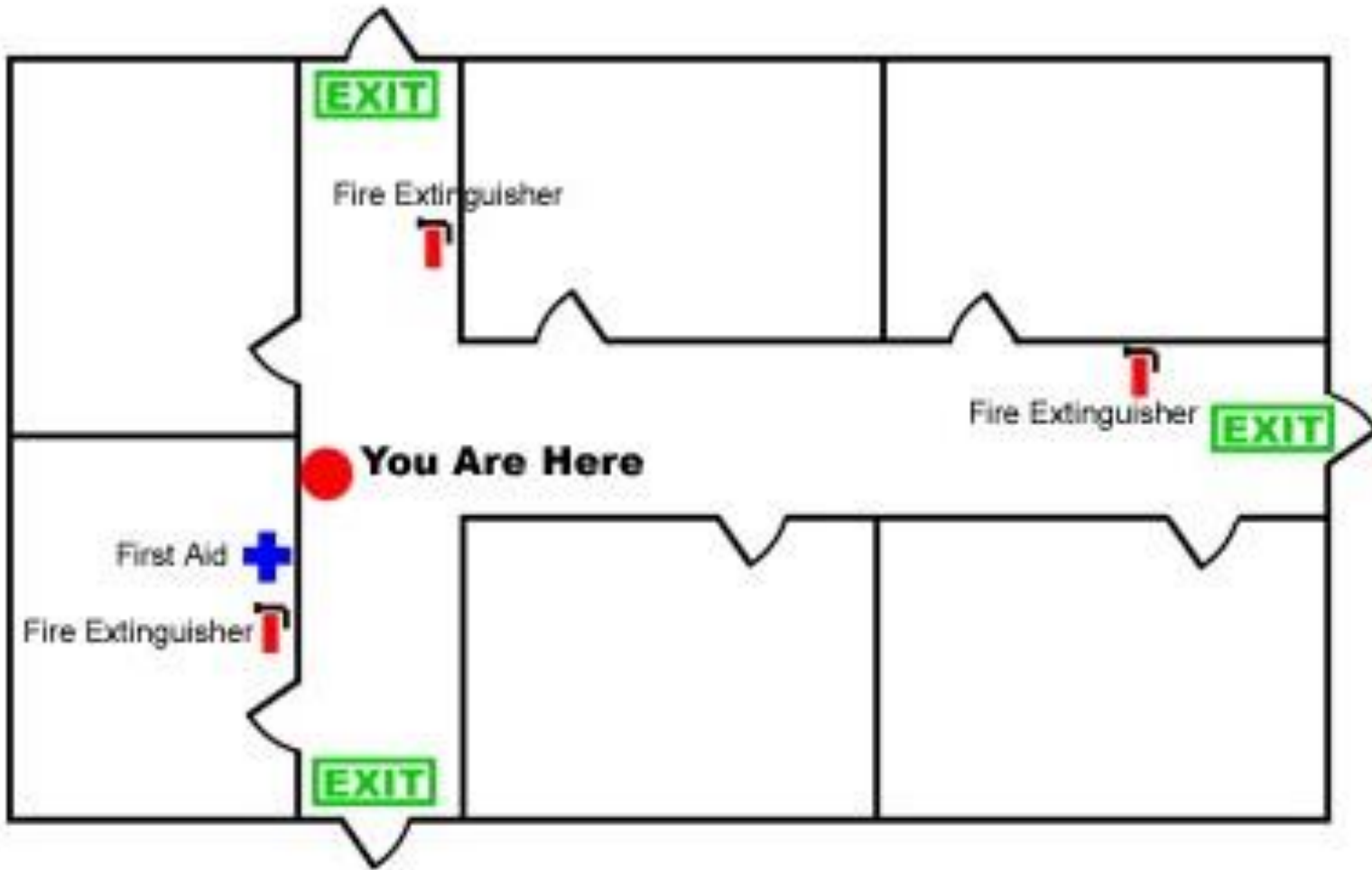


Maintain a min 36" wide route or 32" min for 24" long ma



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements

Section 65
Accessible Stairs

- a) All stair cases shall be properly identified with Tactile Braille signage.
- b) Proper head room clearance of 80" shall be provided in the stair enclosure.
- c) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.
- d) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".
- e) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.
- f) The landings shall have a minimum length the same as the width of the stairs.
- g) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.
- h) The stair treads shall be slip resistant.
- i) The stair risers shall be closed.
- j) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.
- k) There shall be minimum 1 ½" space between handrails and walls.
- l) The stairs shall comply with the code at time of construction.
- m) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.

2019
CBC 1007.3

CBC
1133B.4

CBC
1009.4



Provide proper stair exit signage



Provide cane detection for protruding valve



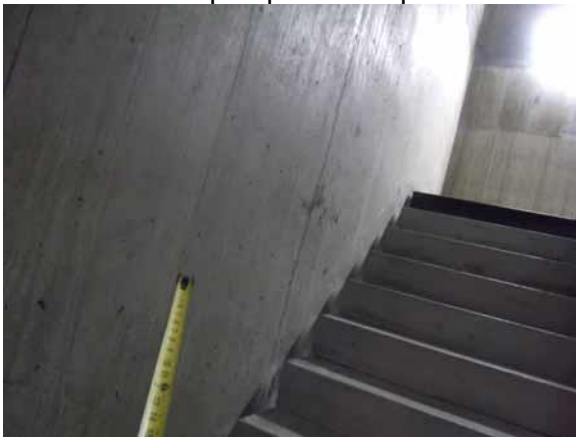
Provide proper floor identification signage



The step depth is compliant



The step depth is compliant



Provide proper handrails and handrail extensions



This riser height is compliant with applicable code



This riser height is compliant with applicable code



Handrails are not provided on both sides



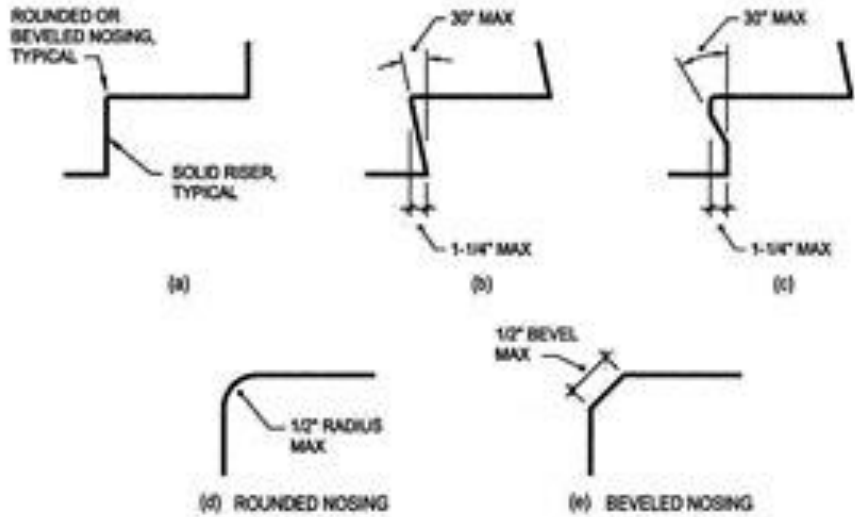
Properly mark the edge of the steps



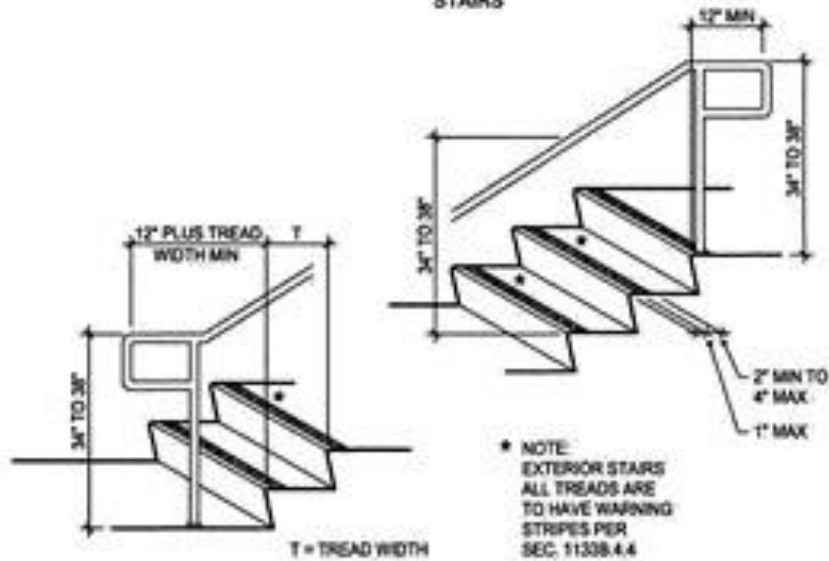
Provide cane detection under protruding connection



Stair width meets time of construction

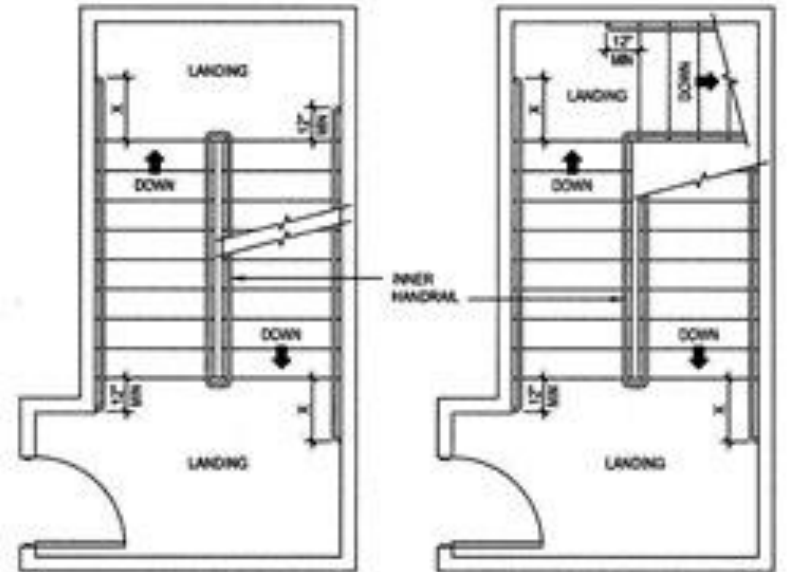


STAIRS



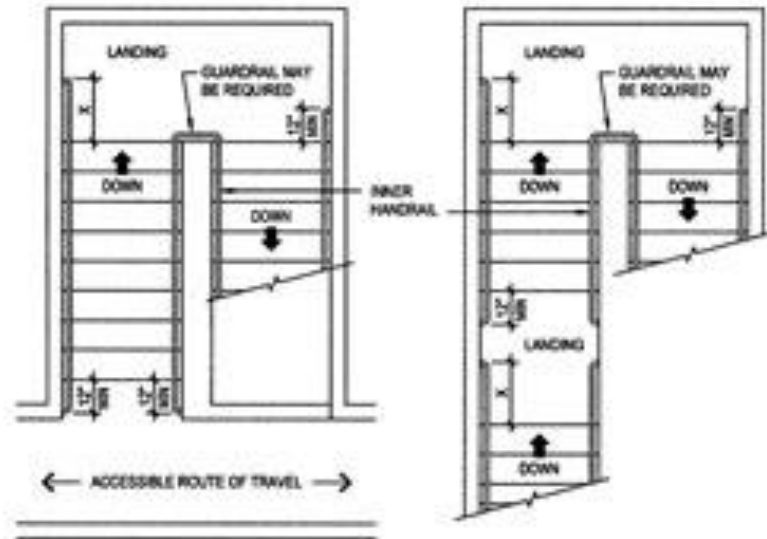
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

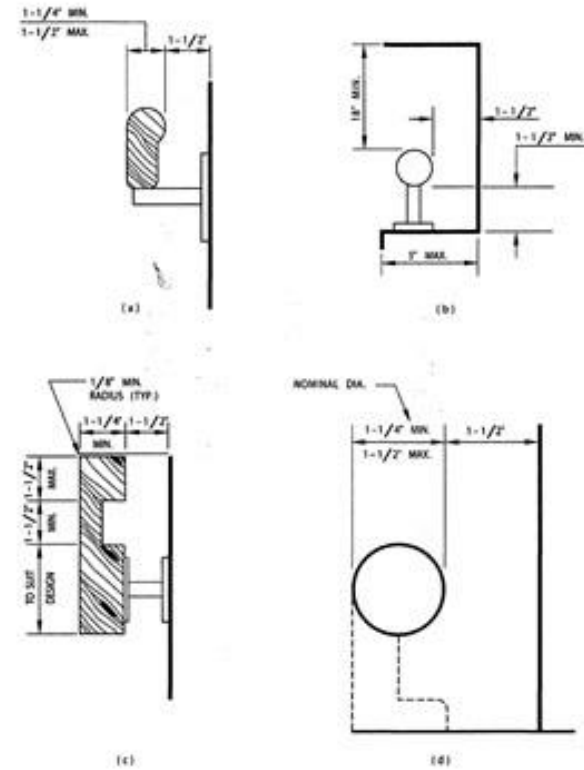
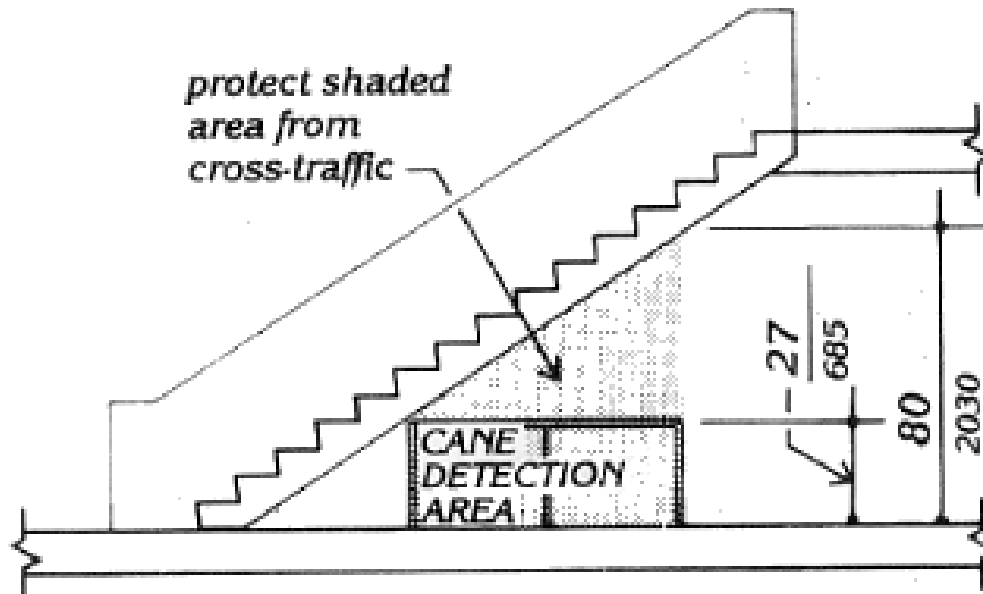


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 66
Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.



This counter height exceeds 36" high



This dispenser exceeds 48" high



This counter height is compliant

- l) The electric controls shall not be located higher than 48 inches or lower than 15 inches above the finished floor.
- m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.
- n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.
- o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")
- p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?
- q) At least one of each type of facility provided shall comply with this section for reach ranges.
- r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.
- s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.
- t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.
- u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.
- v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.



This counter height is compliant

**2019 CBC
11B-309**

**2010 ADA
309**

**2010 ADA
904**

**2019 CBC
11B-228.2**

**2019 CBC
11B-302.2**

ATM Machines

**2019 CBC
11B-707.2**

a) A clear floor or ground space shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

b) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

c) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

d) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

e) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

f) Speech shall be recorded or digitized human, or synthesized.

**2019 CBC
11B-707.5**

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.

**2019 CBC
11B-707.6**

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.
- g) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.
 - h) EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.
 - i) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

**2019 CBC
11B-707.8**

- EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.
- j) At least one tactilely discernible input control shall be provided for each function.
 - k) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.
 - l) Where membrane keys are the only method of input, each shall be tactilely discernable from surrounding surfaces and adjacent keys.
 - m) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.
 - n) The number five key shall be tactilely distinct from the other keys.

o) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.

p) Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols

q) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

r) The display screen shall comply.

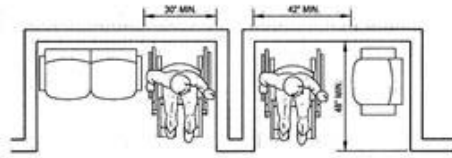
EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

s) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.

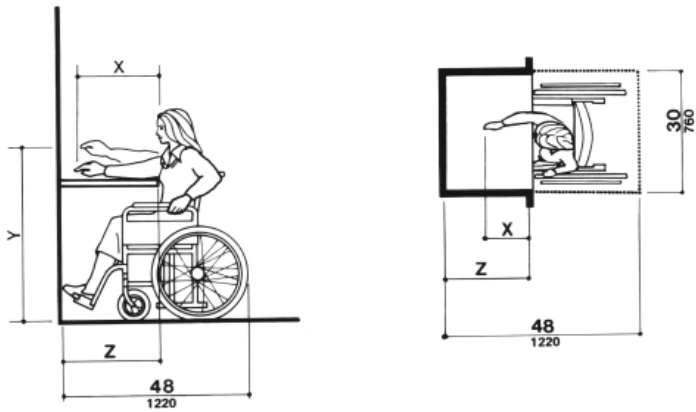
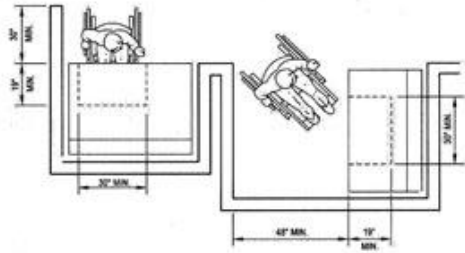
t) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".

u) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

v) Braille instructions for initiating the speech mode shall be provided.



← ACCESSIBLE PATH OF TRAVEL →



The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)

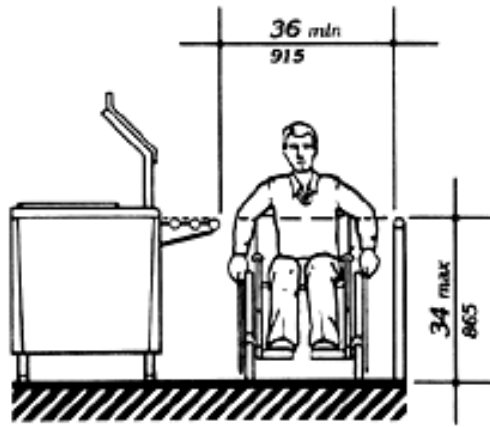
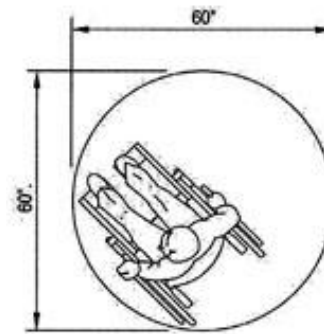
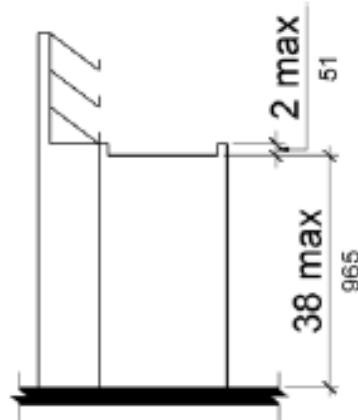
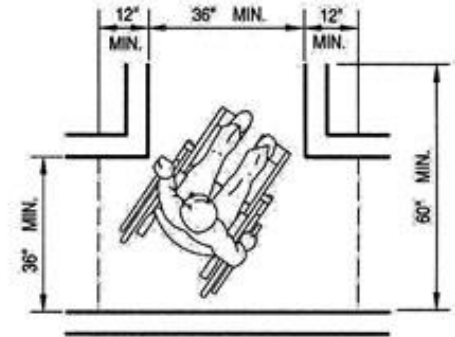


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

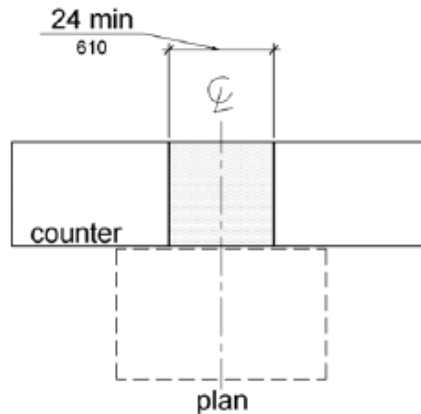


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

17. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
18. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

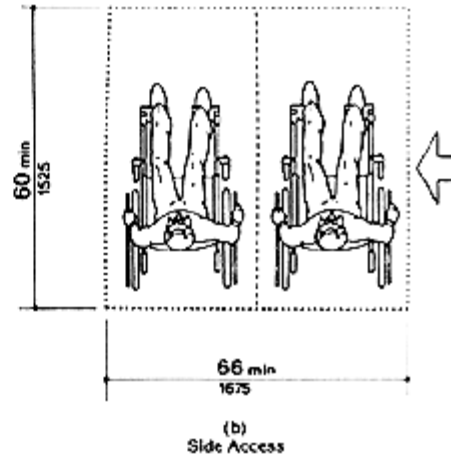
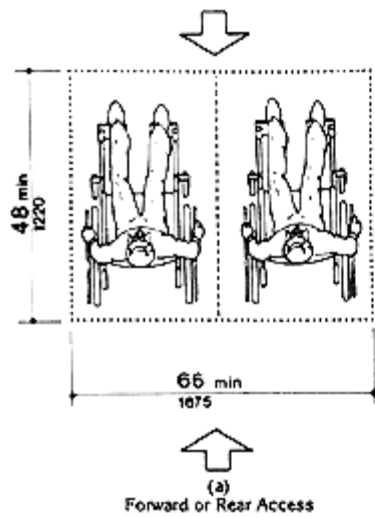
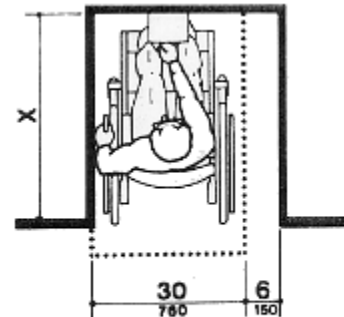
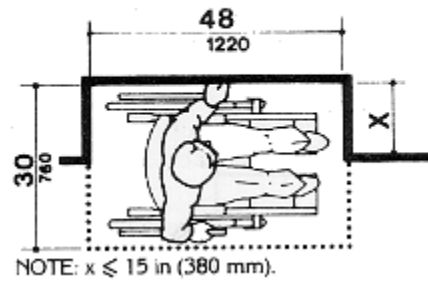
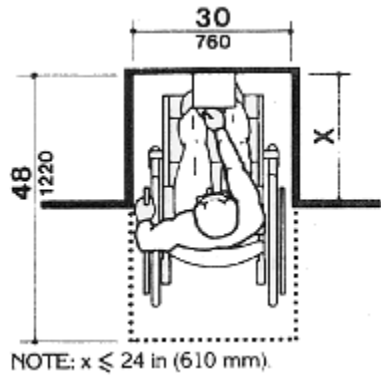
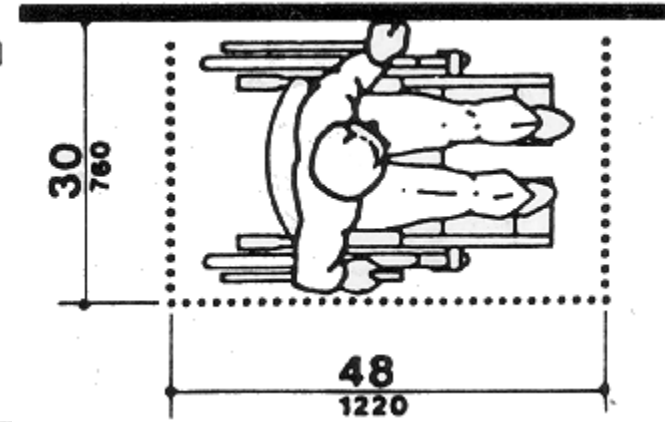
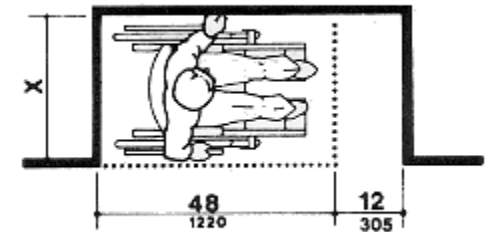


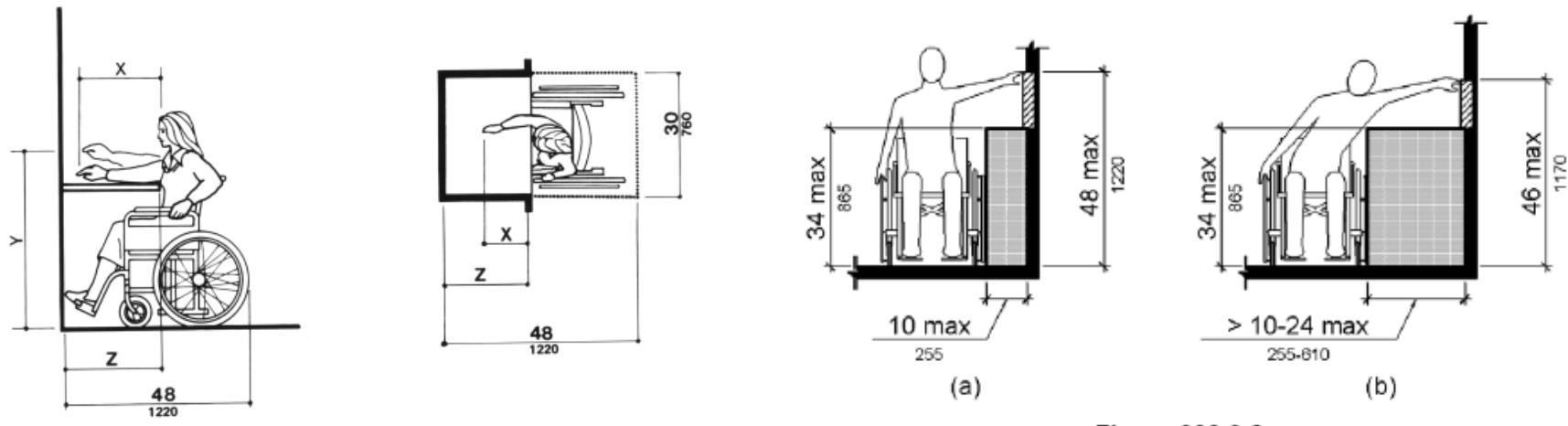
Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series



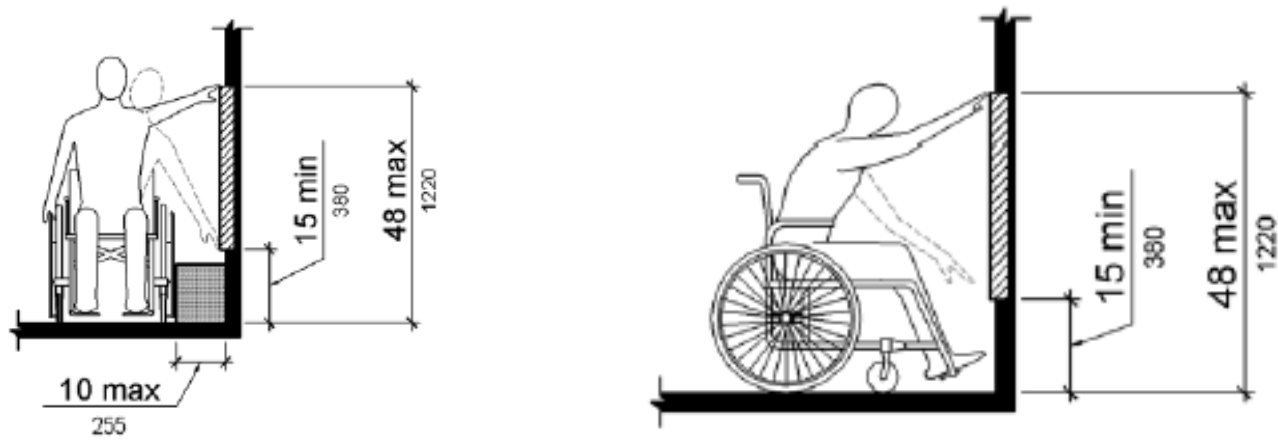
NOTE: If $x > 24$ in (610 mm), then an additional maneuvering clearance of 6 in (150 mm) shall be provided as shown.



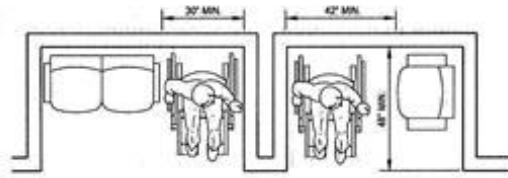
NOTE: If $x > 15$ in (380 mm), then an additional maneuvering clearance of 12 in (305 mm) shall be provided as shown.



The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



← ACCESSIBLE PATH OF TRAVEL →

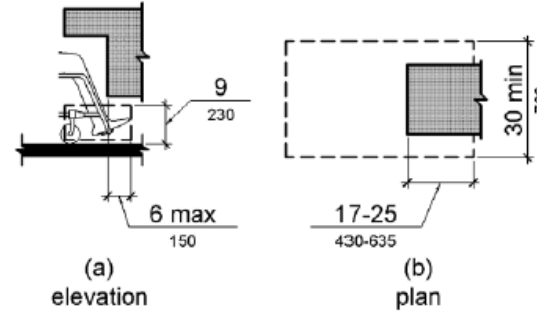
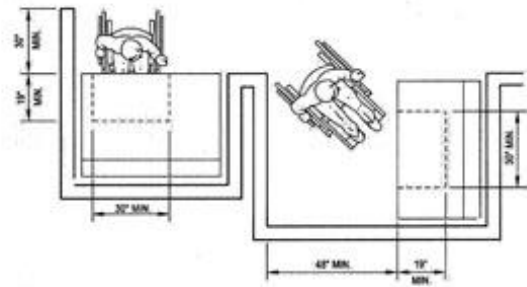


Figure 306.2 Toe Clearance

Knee and toe clearance shall be thirty inches (30”) inches wide minimum.

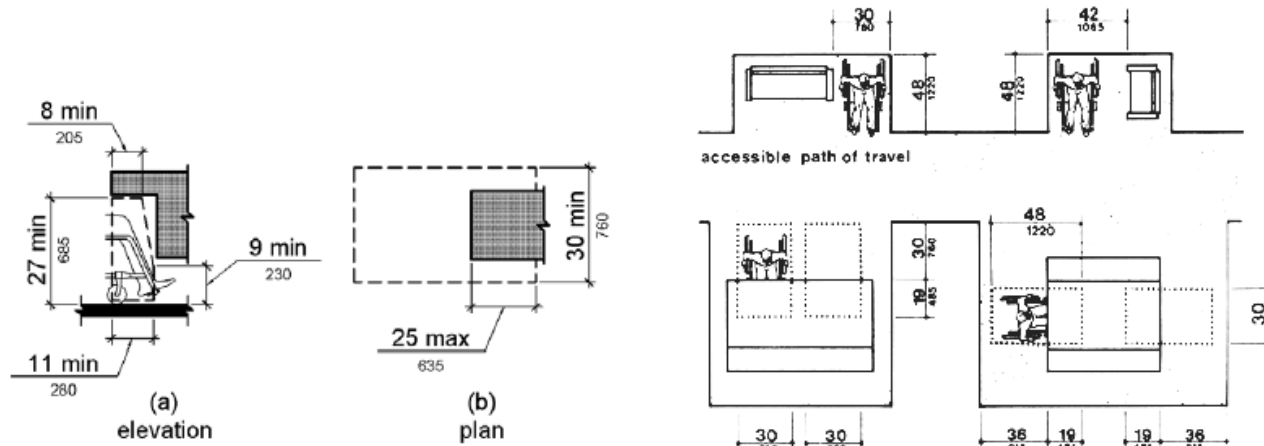


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

Section 67
Men's Restroom

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



This door handle height is compliant



Provide proper door sign



Reverse the door to swing out of the restroom area

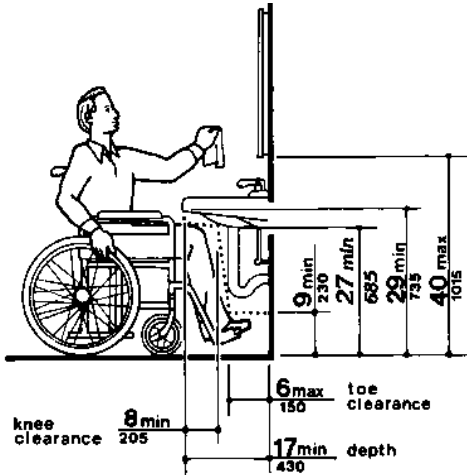
2010
ADA 604

Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.



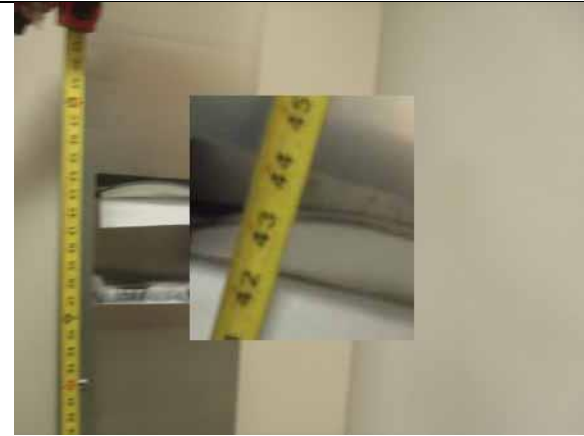
2010
ADA 603

2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



This dispenser height exceeds 40" high to operable parts



Provide proper knee and toe clearance under the lav



This lav offset is compliant

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**

**2019
CBC
11B- 603**



This dispenser height exceeds 40" high to operable parts



This mirror height is compliant



This plumbing protection is compliant

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This urinal height is compliant



This width is compliant



This depth is compliant

Toilet Transfer Area

**1982
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



Provide a coat hook at 48" high maximum



This door width is compliant



This clear area in front of the door shall be 48" minimum



This dispenser height exceeds 40" high to operable parts



This stall door shall be self-closing



These heights are compliant



This toilet seat cover height is compliant



This side grab bar location is compliant



This toilet seat height is not compliant



This toilet offset exceeds 18" to center from wall



This stall width and grab bar location are not compliant



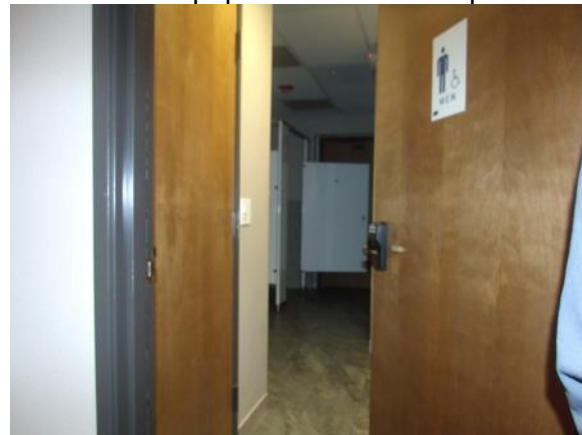
This distance shall be 48" minimum



This toilet paper location is compliant



Overall exit door side shot



Overall entrance door shot



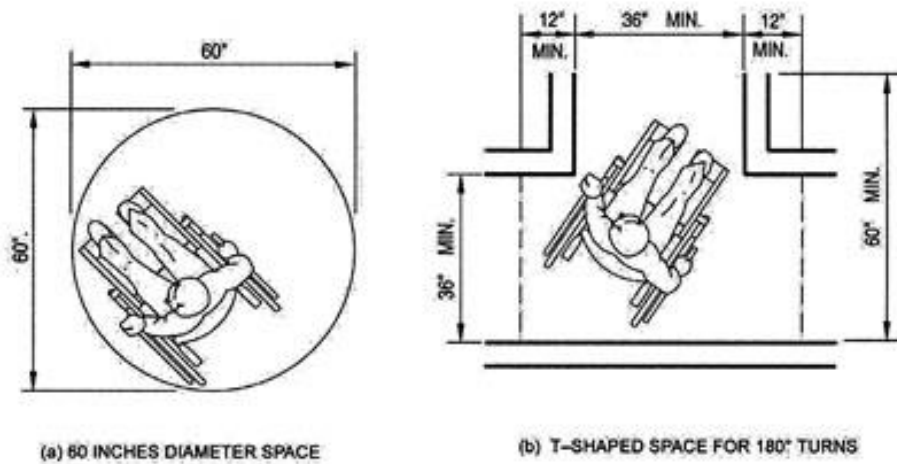
Overall two urinal shot



Overall two stall shot

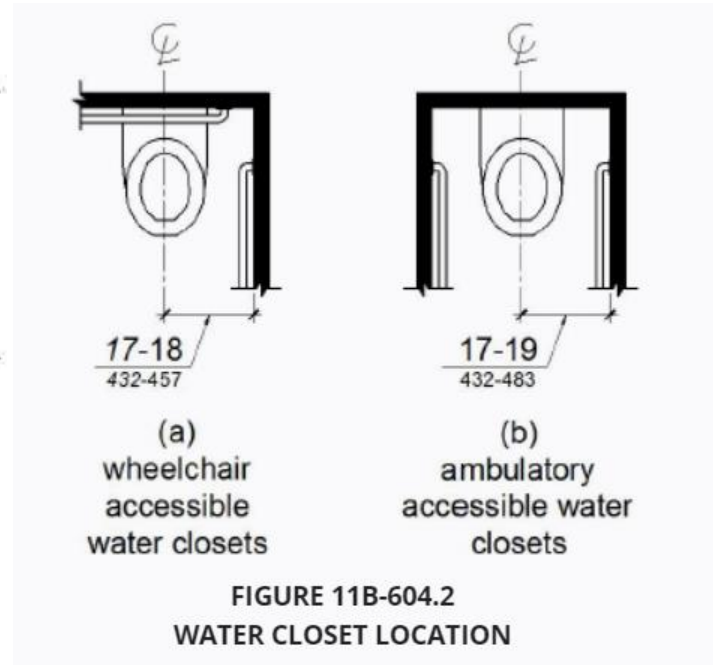


Overall lav shot



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



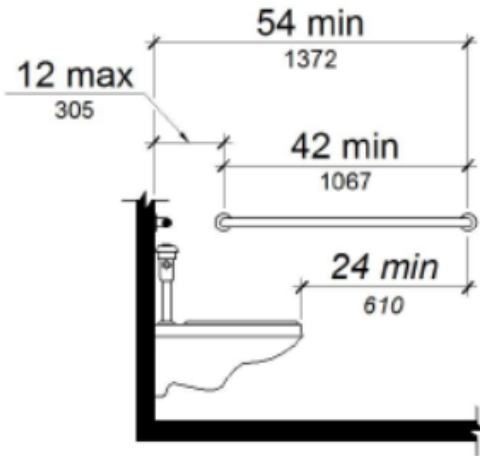


FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

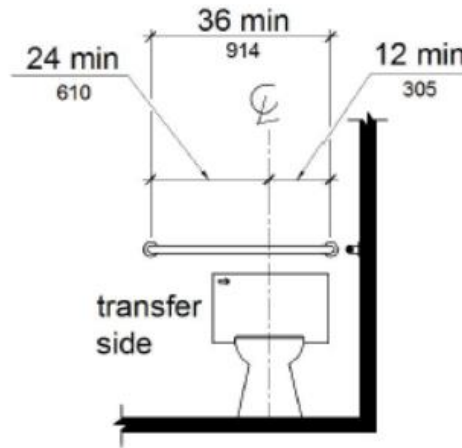


FIGURE 11B-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

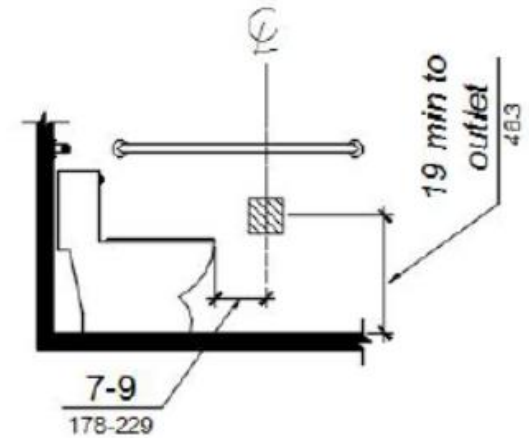


FIGURE 11B-604.7.1
DISPENSER OUTLET LOCATION

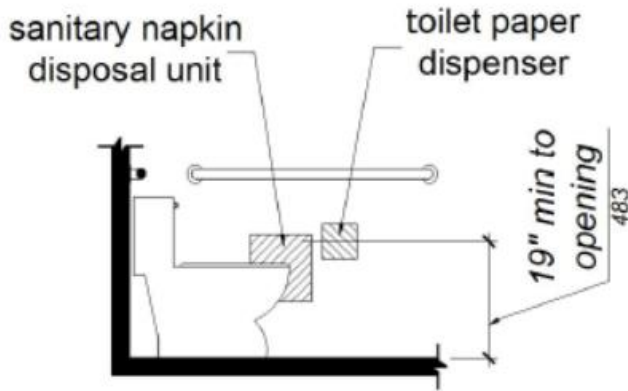


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

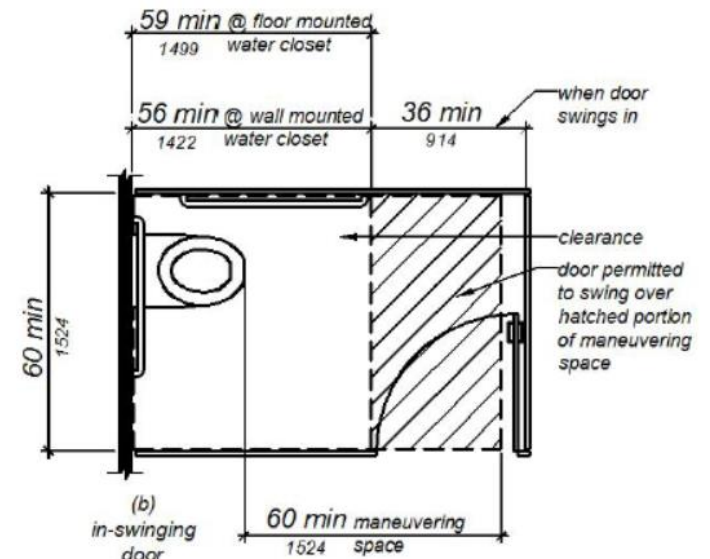
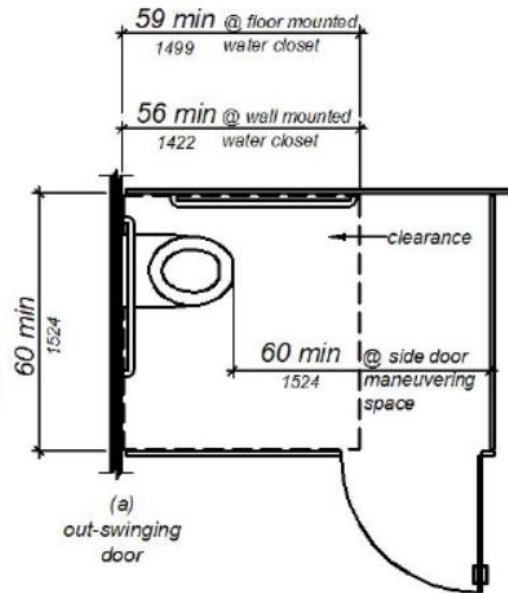


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

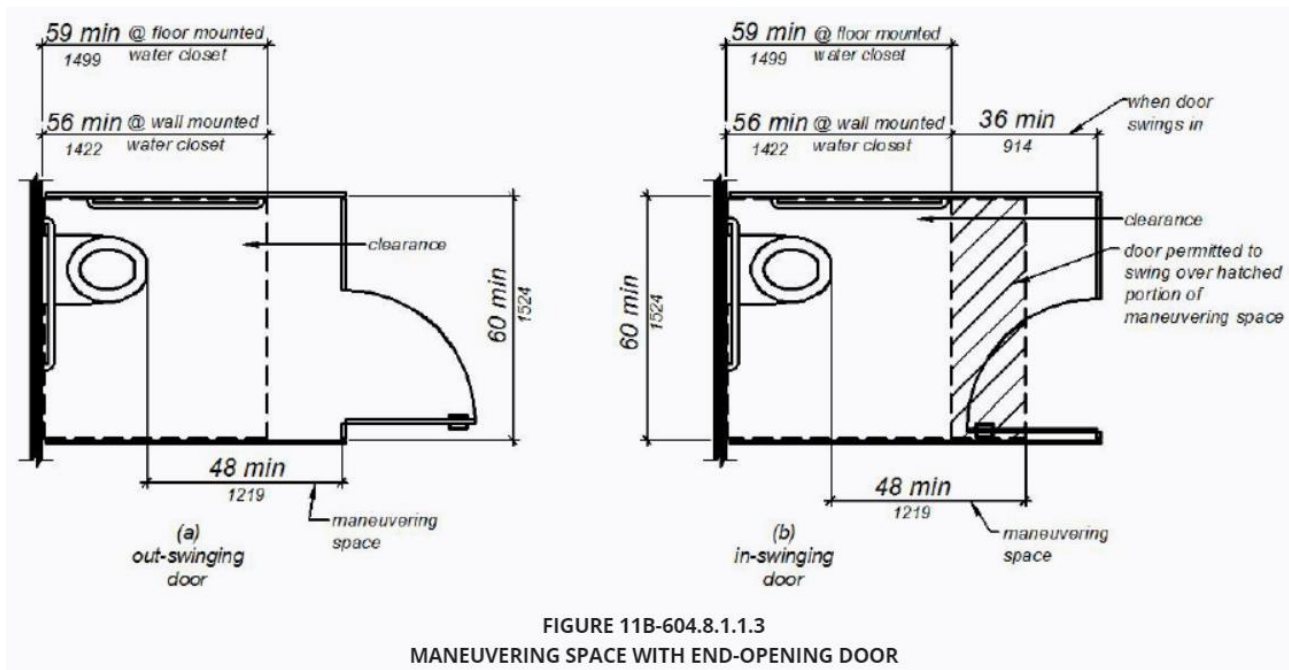


FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

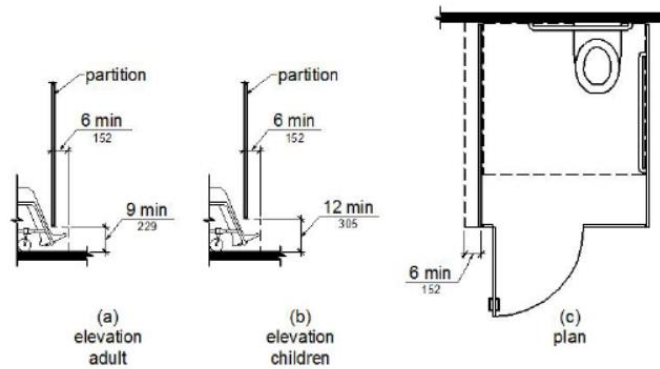
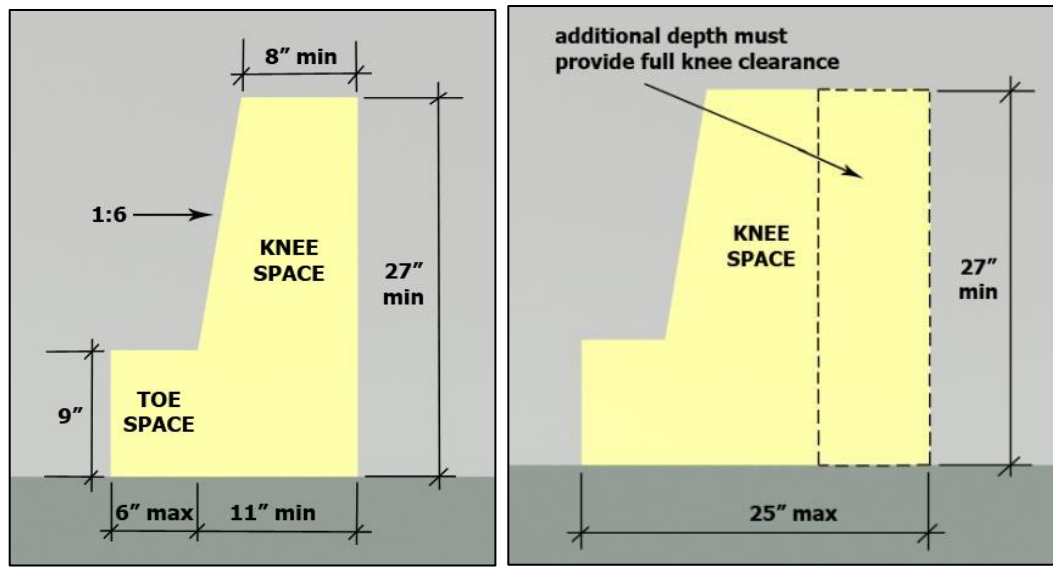


FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

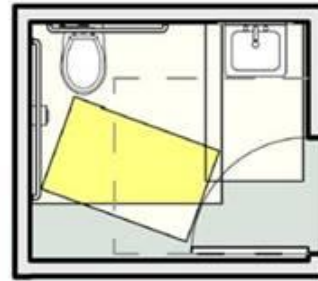
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

Doors

Doors can swing into the turning space. They can swing into fixture clearances only where wheelchair space 30" by 48" minimum is available in the room beyond the arc of the door swing. This ensures sufficient space beyond the door to close it.



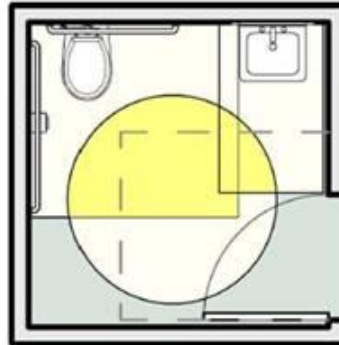
Door Swing Clear of Fixture Clearances



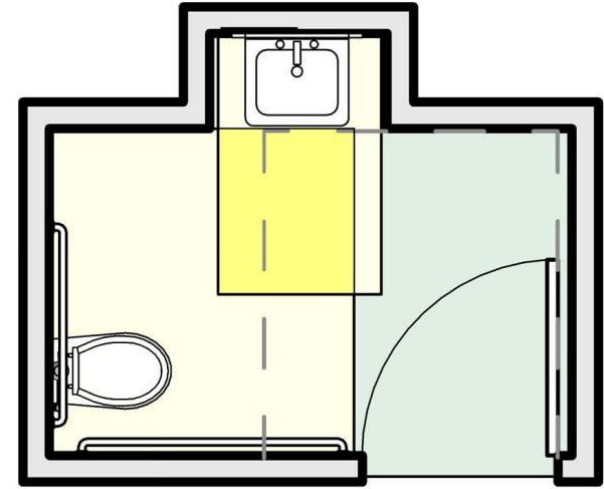
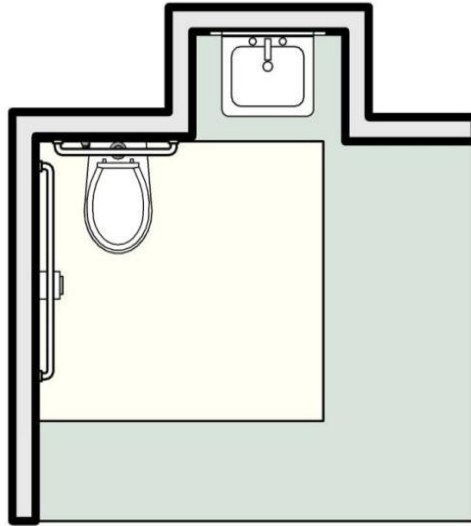
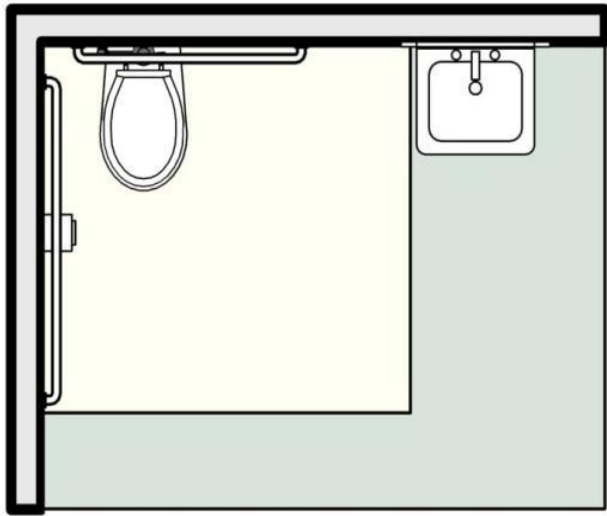
Alternative: Wheelchair Space (30" x 48" min.) Available Outside Door Swing

Turning Space

Turning space (circle or T-turn) can overlap fixture and door clearances. Fixtures with knee and toe clearance below can overlap portions of the wheelchair space, though it is recommended that this be avoided or minimized.

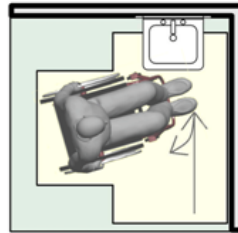
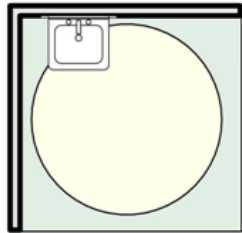


Turning Space

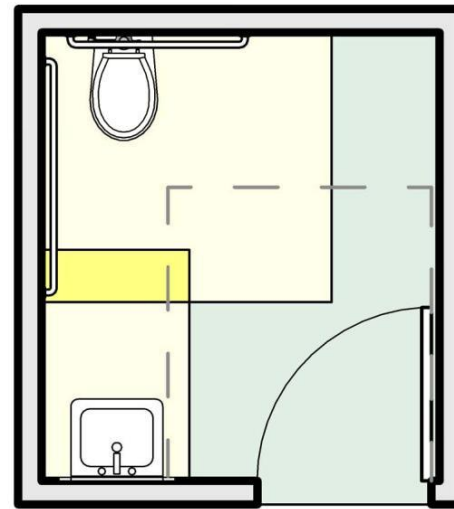


Turning Space

60" Diameter circle or "T" turn
 (elements with knee/toe clearance can overlap)



T-Turn: overlap limited
 to one segment



Code reference in this section is general and not in line with statements

1982 CSAS 2-511

CBC 1117B.5

1989 CSAS 2-3304

2010 ADA 603

2010 ADA 601

Section 68
Women's Restroom

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



This door handle height is compliant



Provide proper door sign



This door operation forces exceed allowable

2010
ADA 604

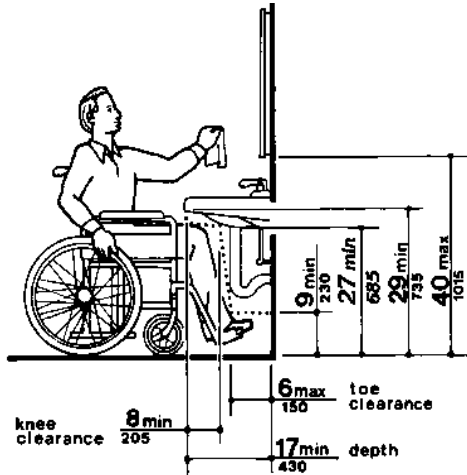
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Reverse the door to swing out of the restroom area



Reverse the door to swing out of the restroom area



This dispenser height exceeds 40" high to operable parts

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**



This lav height is compliant



This lav offset is compliant

**2019
CBC
11B- 603**



This dispenser height exceeds 40" high to operable parts

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This mirror height is compliant



This depth in front of stall door shall be 48" minimum



Provide a coat hook at 48" maximum high

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

**1982
CSAS
2-11(a)8**

**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



These heights are compliant



This side grab bar location is compliant



This clear opening width is compliant



This toilet seat height is compliant



Properly offset the toilet to be 17"-18" to center from wall



Properly locate the toilet seat covers



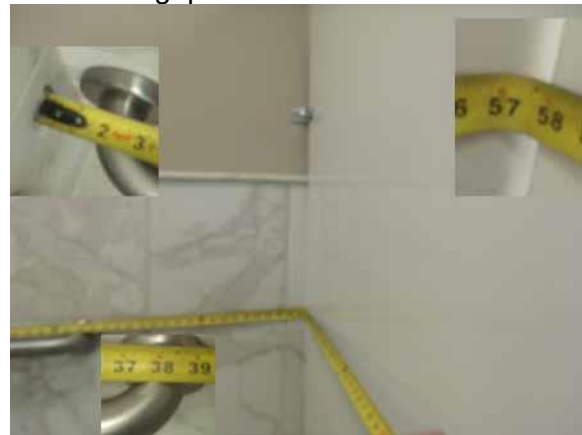
This toilet paper location is compliant



Properly locate the napkin dispenser



This gap shall be 1 1/2" minimum



This stall width and grab bar location are not compliant



This length shall be 48" minimum



Overall three stall shot




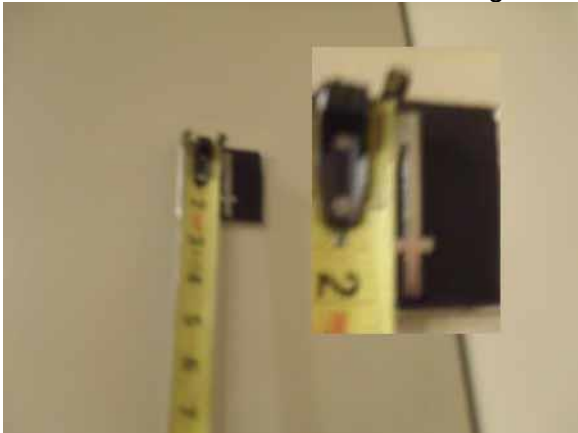

Overall entrance path shot



Overall lav shot



Overall exit path shot

Code reference in this section is general and not in line with statements	<p style="text-align: center;"><u>Section 69</u> <u>Elevators</u></p> <p>a) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.</p> <p>b) Visual elements shall be at least 2-1/2 inches in the smallest dimension.</p> <p>c) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.</p> <p>d) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.</p> <p>e) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.</p> <p>f) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.</p> <p>g) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.</p> <p>h) Door reopening devices shall remain effective for 20 seconds minimum.</p> <p>i) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.</p> <p>j) The platform lifts shall have low-energy power-operated doors or gates.</p>	 <p style="text-align: center;">This floor number exceeds 60" high</p>  <p style="text-align: center;">This number size is compliant</p>  <p style="text-align: center;">This opening width is compliant</p>
2010 CBC 1116B		
2019 CBC 407		
2010 ADA 407		

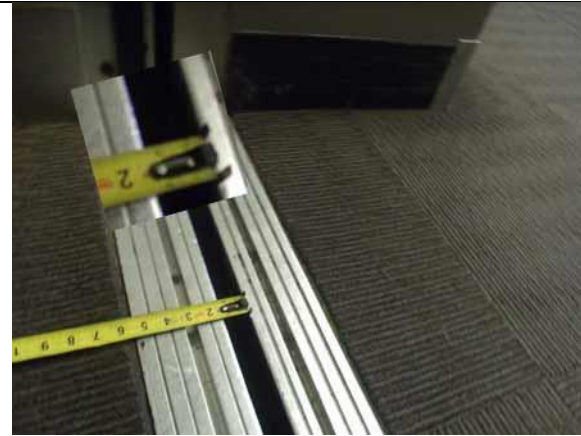
- k) Doors shall remain open for 20 seconds minimum.
- l) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.
- m) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- n) The handrails shall be smooth, and the inside surface at least 11/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



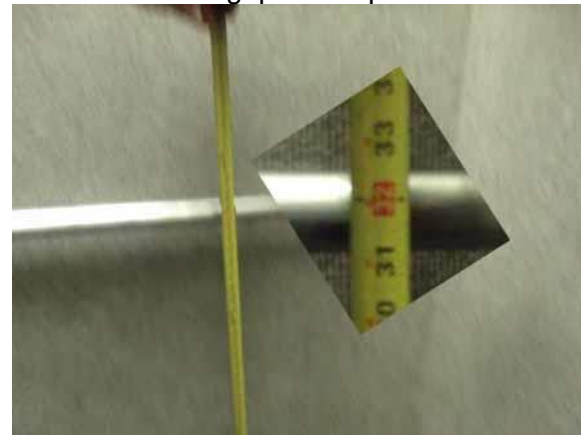
This dimension is compliant



This control height is compliant



This gap is compliant



This grab bar height is compliant



The automatic door opener works



This control height is compliant
The Audible notification is not working

Table 407.4.1 Elevator Car Dimensions (text version)

Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) ₁	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) ₁	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) ₁	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

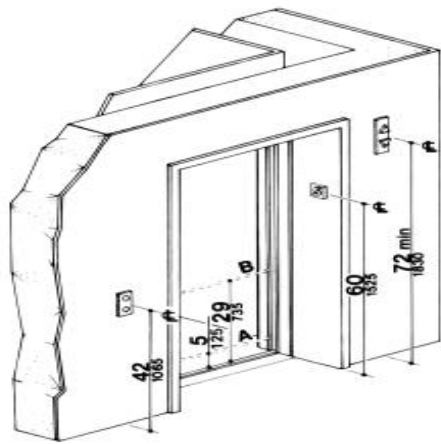


Figure 21

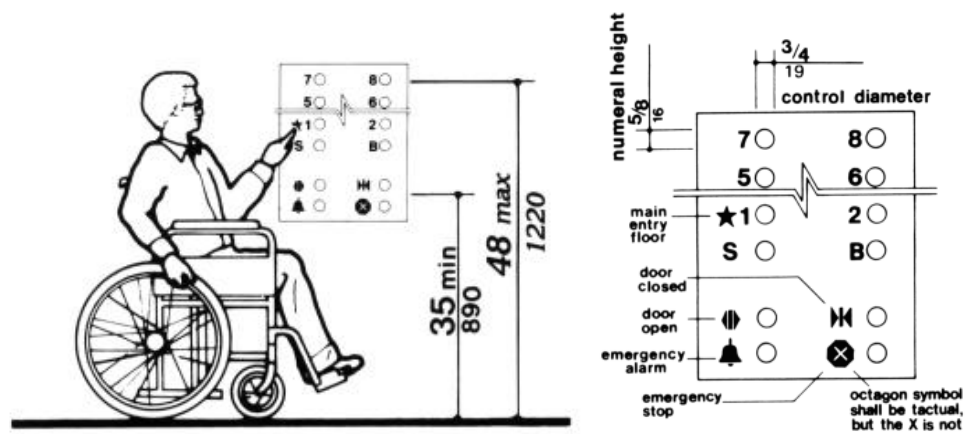
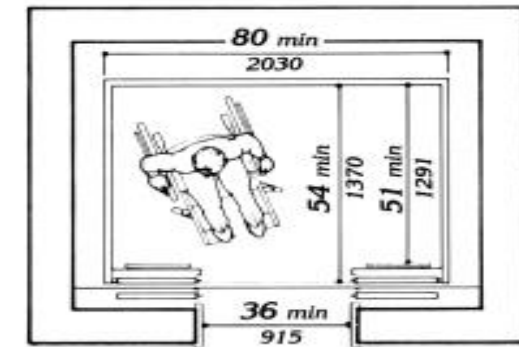
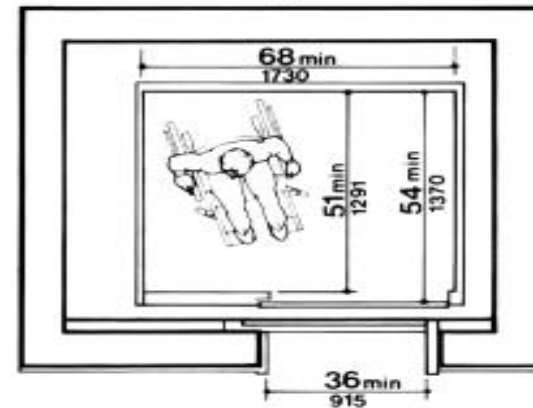


Figure 23(a)(b)

Table 407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells



(a)



(b)

Diagram (a) illustrates an elevator with a door providing a 36 inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36 inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

NOR-CAL CASP



CASp - #073, 530-318-1237, gdlayman@outlook.com

Accessibility Survey

2019 California Building Code and 1991/2010 ADA Standards

Inspection Date: May 27, 2019

509 FIFTH FLOOR INTERIOR

Project Name: Waterfront Towers City Project Building 509 **Fifth Floor**

Project Location: 509 West Weber Avenue
Stockton, CA

CASp Inspector: **Gary D. Layman**

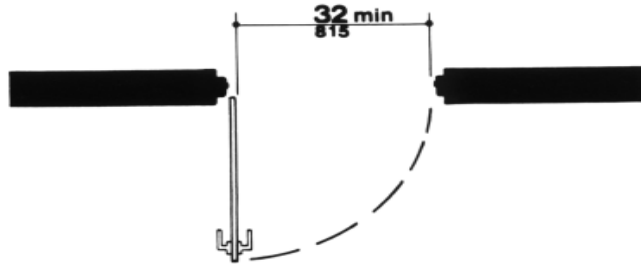
A handwritten signature in red ink, appearing to read "Gary D. Layman", is written over the printed name.

Inspector's #: **CASp #-073, Expires 9/2021**

Code reference in this section is general and not in line with statements

Section 70 Accessible Doors

- a) The doors & gates shall be a minimum of 3' in width and 6'8" high with 32" minimum clear width when open at a 90° angle.



2019 CBC
11B-404

2019 CBC
11B-
404.2.9,
Exc 2(c)

2010 ADA
404

- b) A 60" x 60" clear door landing shall be provided with slope less than 2% (1:50 gradient) in any direction and provided with a minimum 24" strike side for exterior and 18" for interior.
- c) Doors & gates that are not automatic or power assisted shall have a 24" wide x 60" deep clear floor area provided on the pull side of the door exterior use and 18" x 60" interior.
- d) The doors or gates threshold shall be less than 1/4" or 1/2" high.
- e) The hand-activated hardware shall be centered between 34" and 44" above the floor.
- f) The door or gate hardware shape shall be easy to grasp with no pinching or twisting of the wrist.
- g) The bottom of the door or gate shall be provided with a 10" kick plate or have a smooth, uninterrupted surface that allows the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

2019 CBC
11B-404

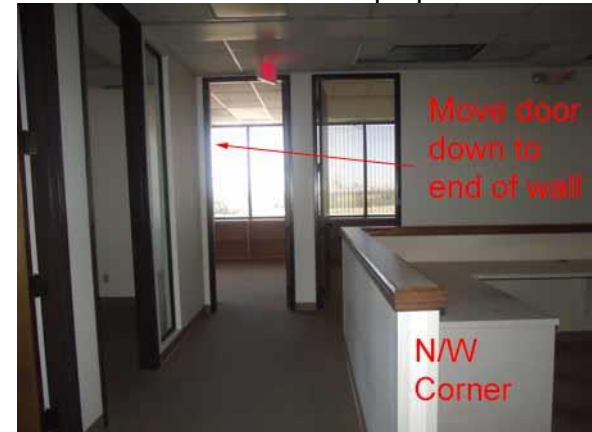
2019 CBC
11B-202.3



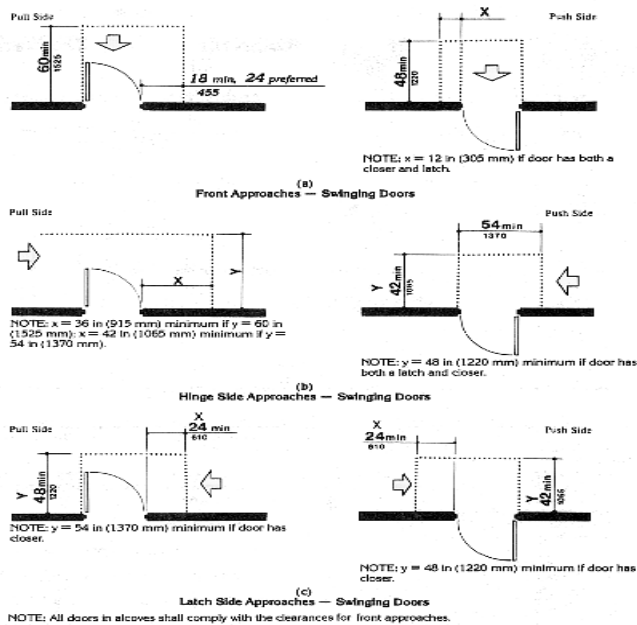
This clear opening width is compliant



Relocate door for N/W office for proper side clearance



Relocate door for N/W office for proper side clearance



- h) The door or gate shall require 5 lbs and 15 lbs. for fire rated doors of force to open.
- i) If door has a closer, the sweep period shall be at least 3 seconds from an open position of 70 degrees to a point 3" from the latch.
- j) The clear floor space on the push side of the doors or gates shall measure at least 48" in the direction of travel.
- k) Directional signage shall be provided at each inaccessible entrance providing direction to the accessible entrance.
- l) If an automatic door opening device is provided proper signage shall be provided.

Have all door signage provided and operation tested by a door professional



Relocate door for N/W office for proper side clearance



Provide proper Braille signage

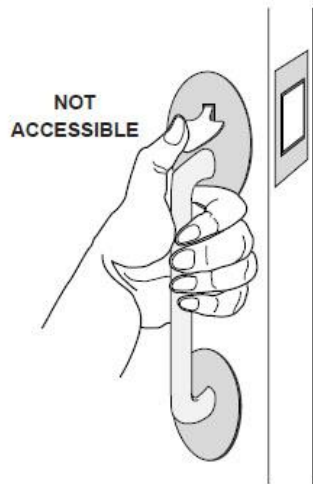


Move door down for proper side clearances

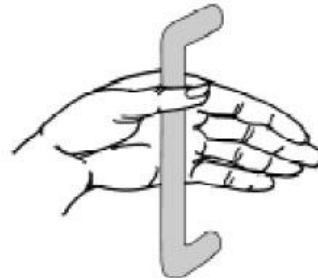
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

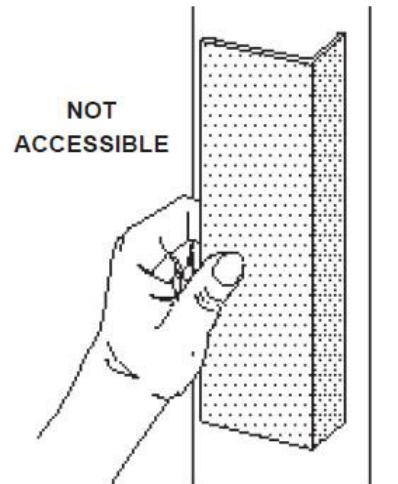
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.



This handle with a thumb latch is not accessible because one must grasp the handle and pinch down on the thumb latch at the same time.



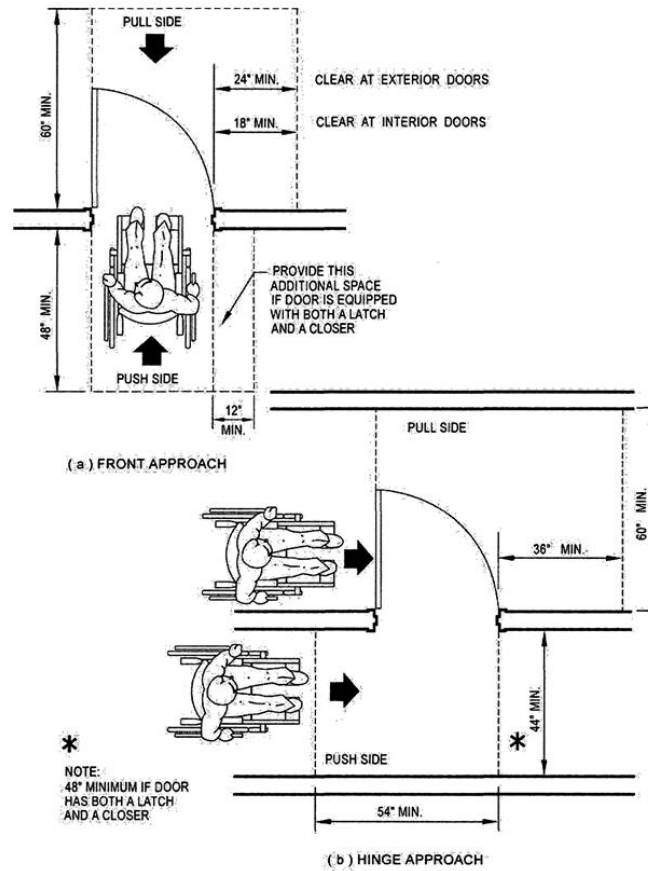
A loop-type handle is also accessible because it can be used without grasping, pinching or twisting.



This panel-type handle is not accessible because it requires the user to tightly grasp the handle to pull the door open.



A lever handle is accessible because it can be operated without tight grasping, pinching or twisting.

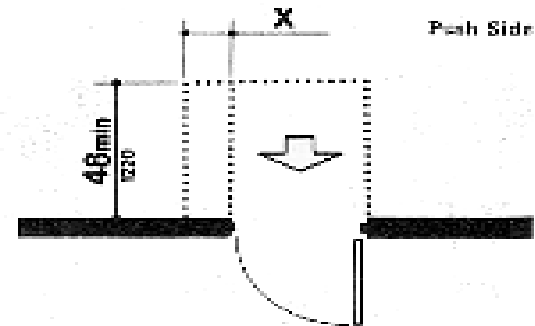
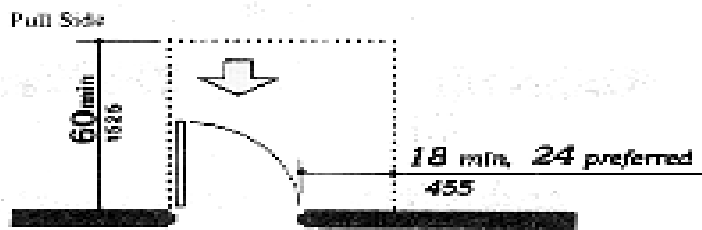


* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

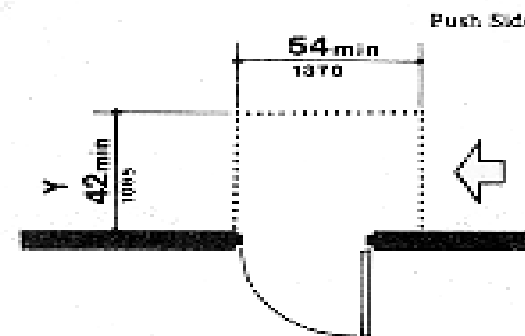
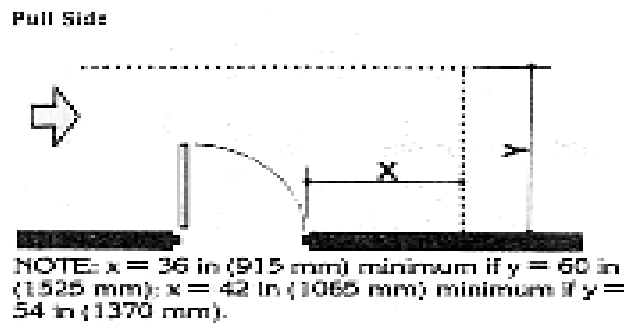
FIGURE 11B-26A—LEVEL MANEUVERING CLEARANCE AT DOORS

(continued)



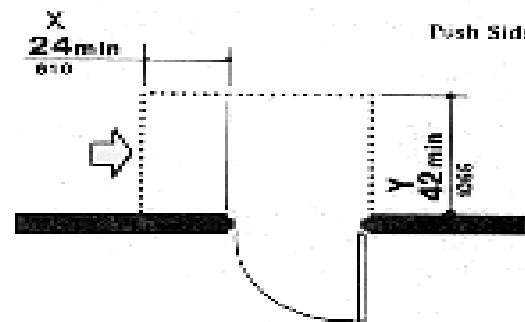
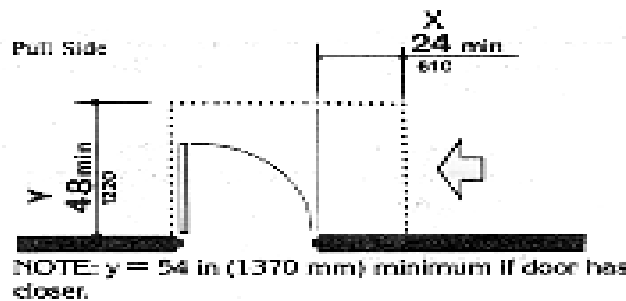
NOTE: $x = 12$ in (305 mm) if door has both a closer and latch.

(a)
Front Approaches — Swinging Doors



NOTE: $y = 48$ in (1220 mm) minimum if door has both a latch and closer.

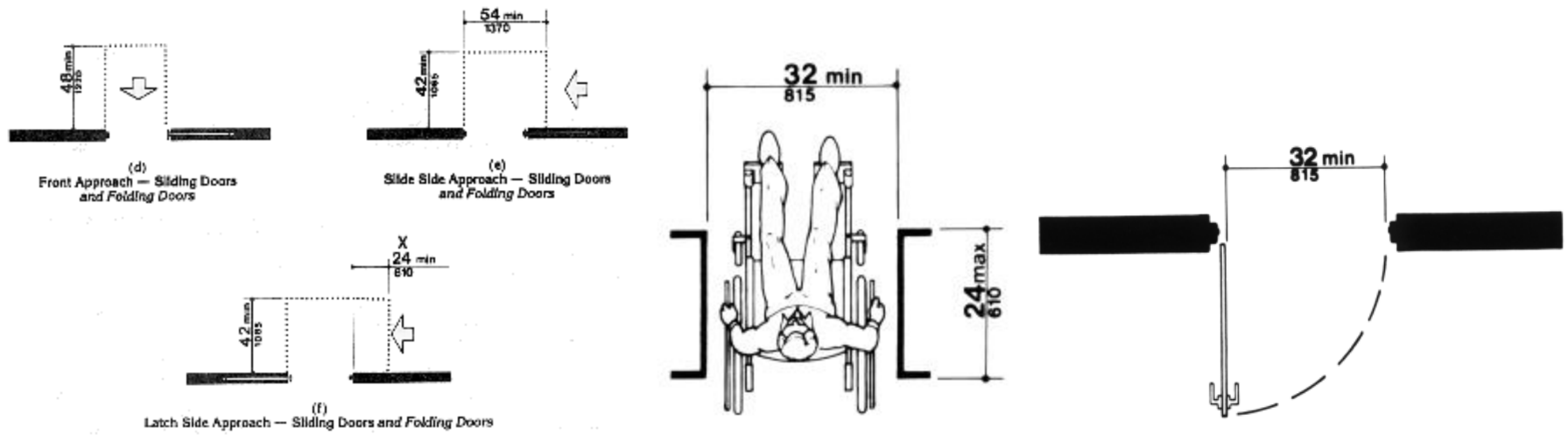
(b)
Hinge Side Approaches — Swinging Doors



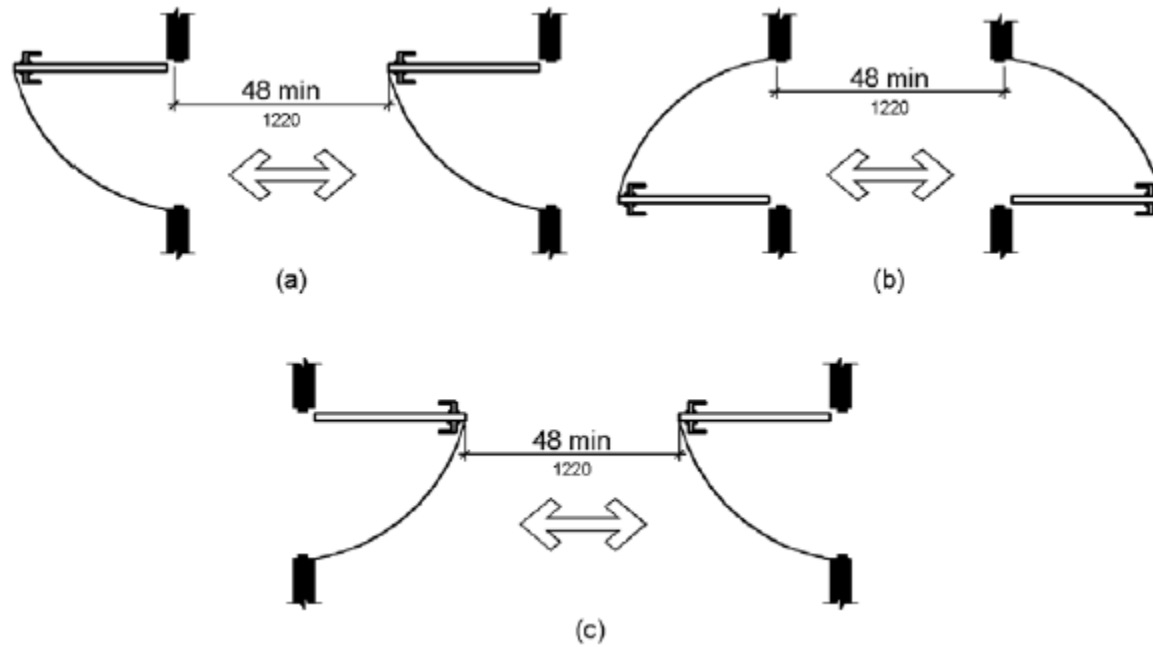
NOTE: $y = 48$ in (1220 mm) minimum if door has closer.

(c)
Latch Side Approaches — Swinging Doors

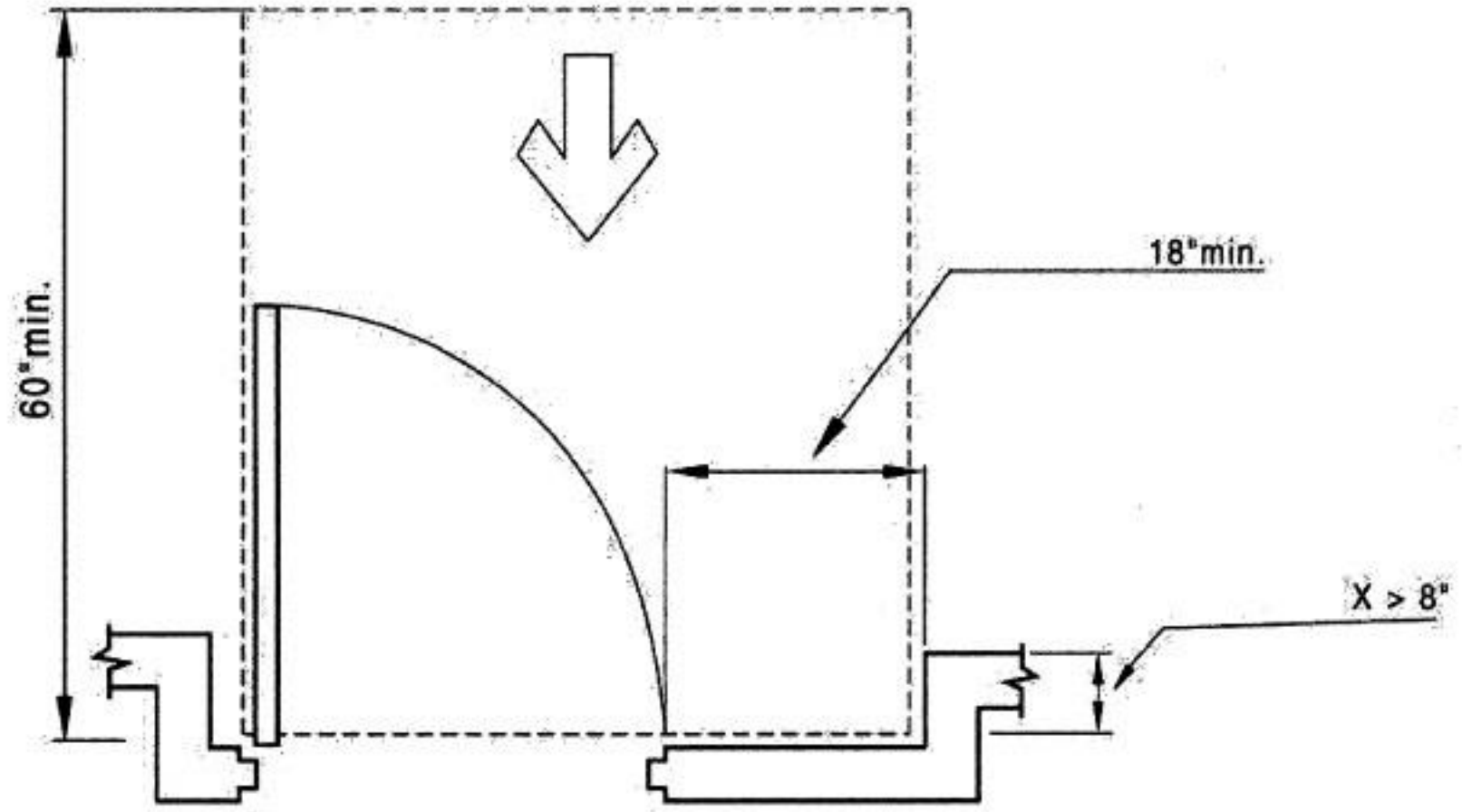
NOTE: All doors in alcoves shall comply with the clearances for front approaches.



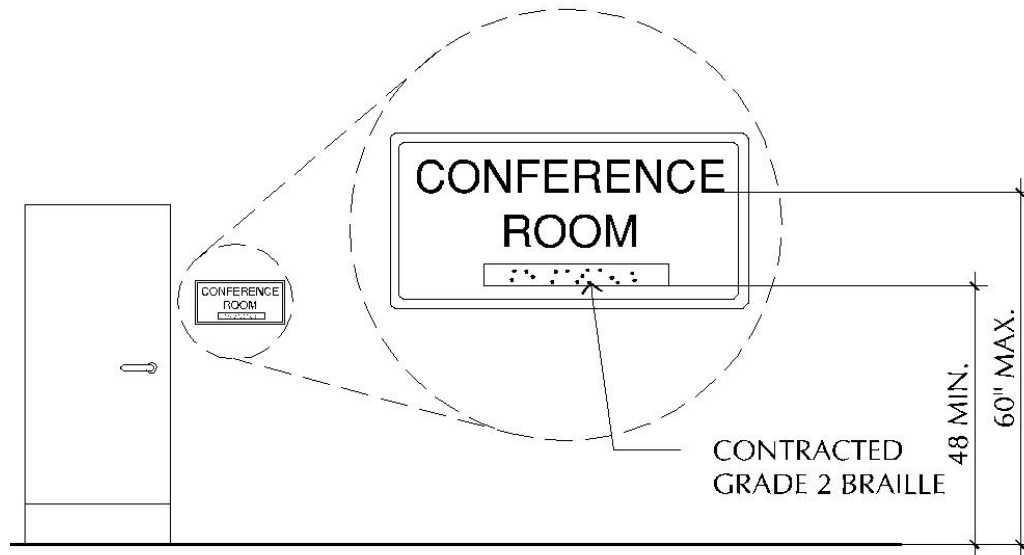
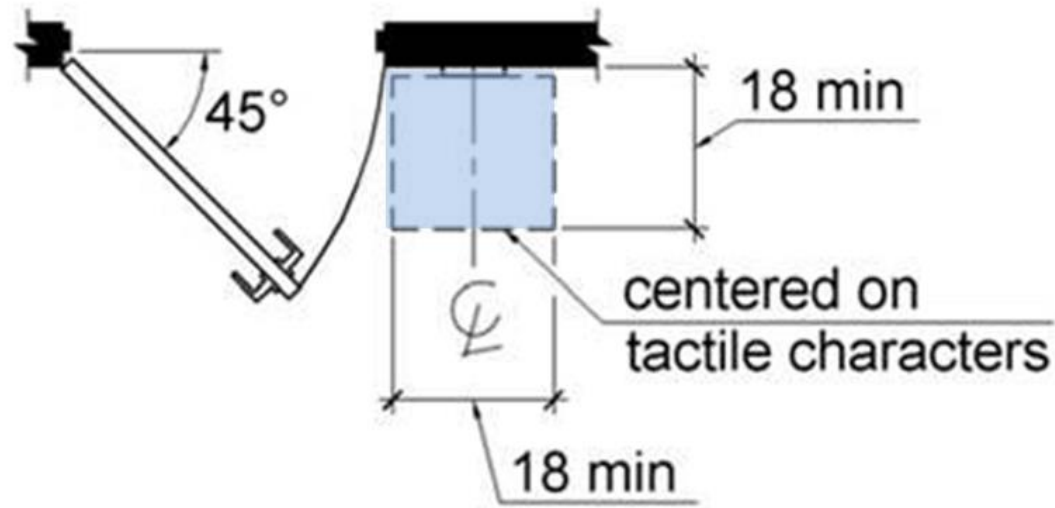
Provide a minimum of 32" clear opening or passage width of 32" minimum wide X 24" maximum length



Doors that swing in series shall have a minimum of 48" between doors



(a) PULL SIDE (INTERIOR DOOR)



Automatic Door Signage shall be posted on interior and exterior of both sides of Automatic Doors. Signs shall be yellow with Black letters

Code reference in this section is general and not in line with Statements

1991 ADA 4.4

1982 CSAS 2-522(f)

2010 ADA 403

1982 CSAS 2-3304 (b)

2010 ADA 403

2019 CBC 11B-402

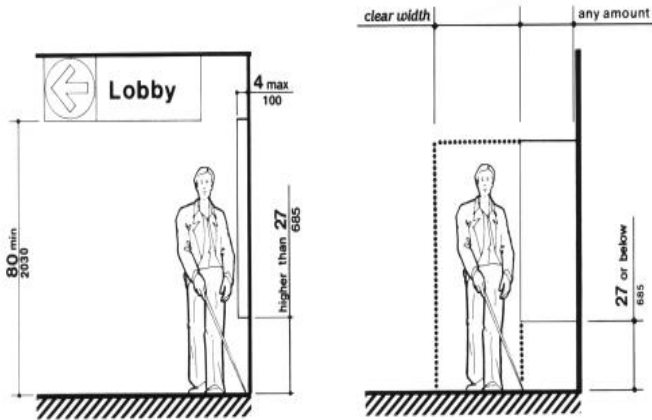
2019 CBC 11B-404

2019 CBC 11B-403

Section 71

Accessible Route from Accessible Entrances

- a) The accessible route shall be a minimum of 36" wide for less than 10 occupants in corridors and a minimum of 44" for 10+ occupants in corridors or where servicing both sides of egress aisle (between fixed objects) from the accessible entrance to all rooms and counter/condiment area.



- b)
- c) There shall be at least 80" of clear headroom along the accessible route.
- d) The Accessible route to rooms and areas shall be clear and unobstructed.
- e) Changes in elevations shall be provided with compliant ramps or lifts for stairs.
- f) Emergency devices shall be on an accessible route.
- g) A 60" clear wheel chair area shall be provided.

Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 44" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



Maintain a min 44" wide route or 32" min for 24" long max



Maintain a min 44" wide route or 32" min for 24" long max



Maintain a min 36" wide route or 32" min for 24" long max



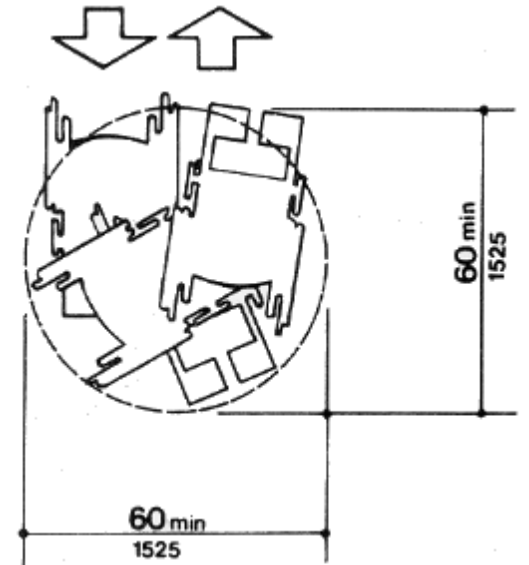
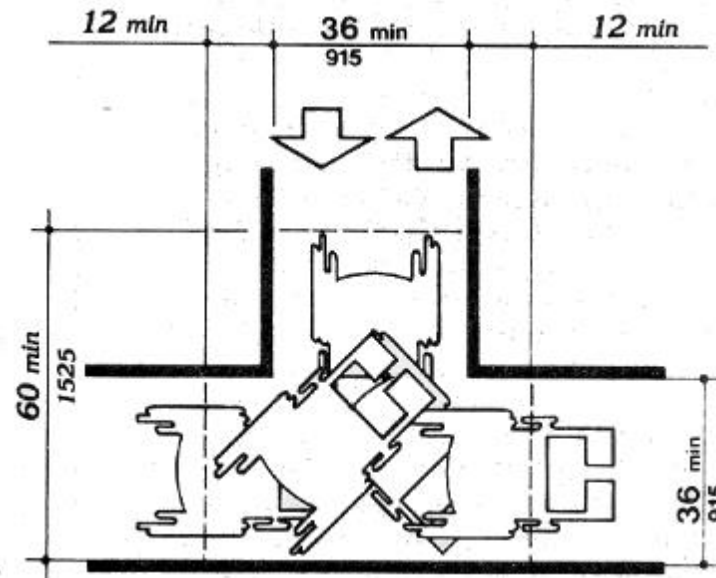
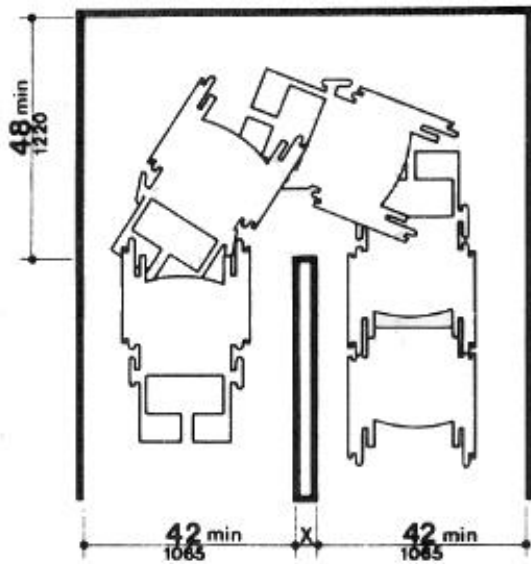
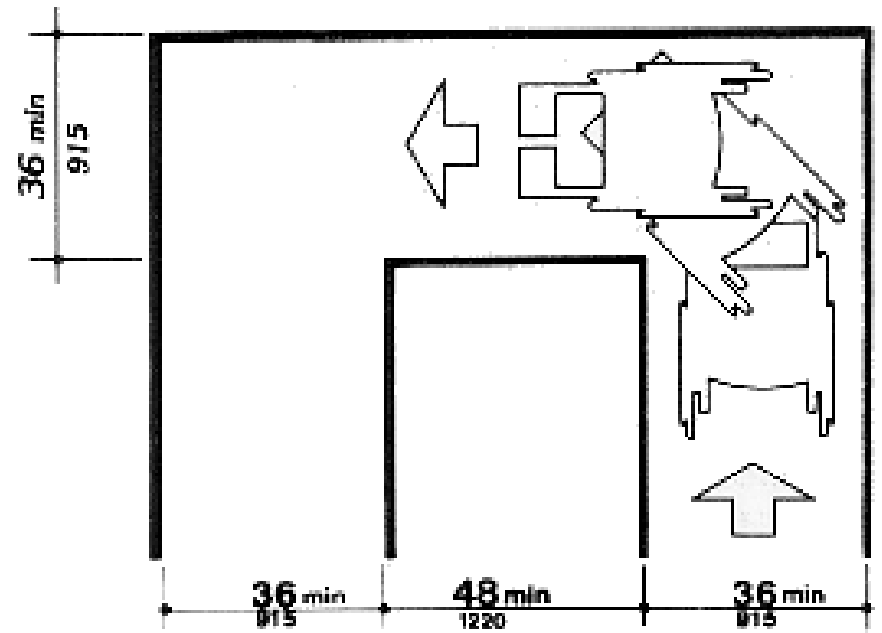
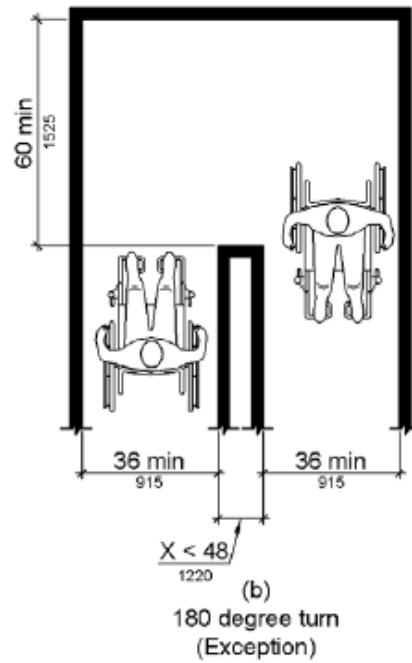
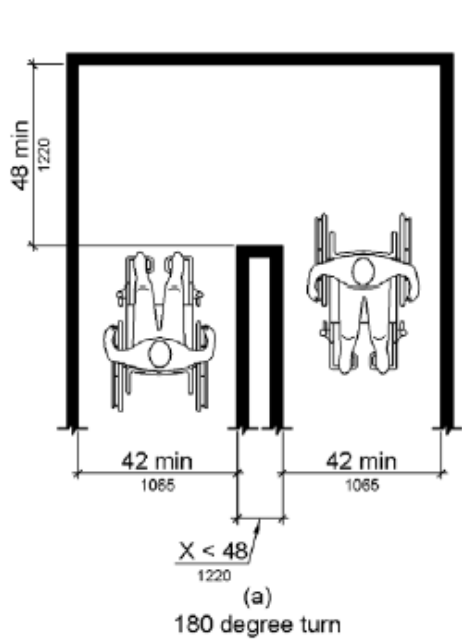
Maintain a min 36" wide route or 32" min for 24" long max



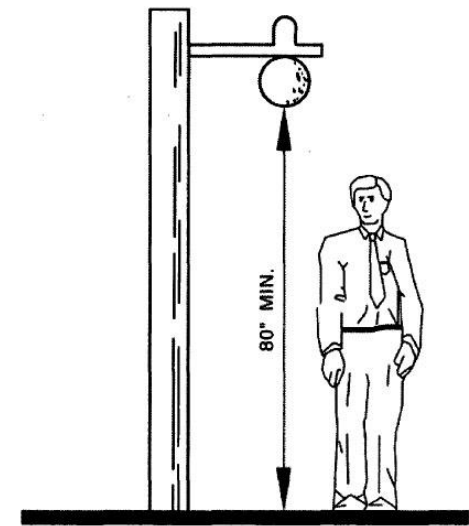
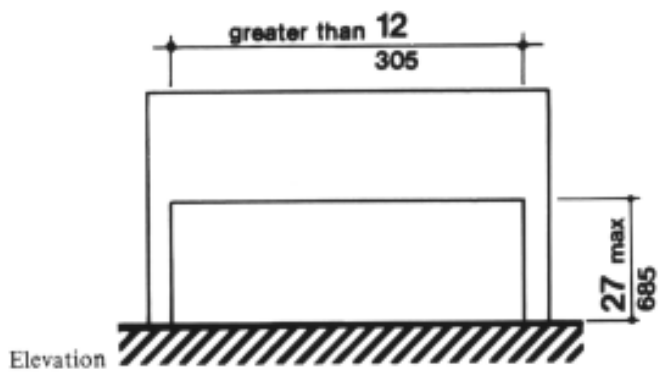
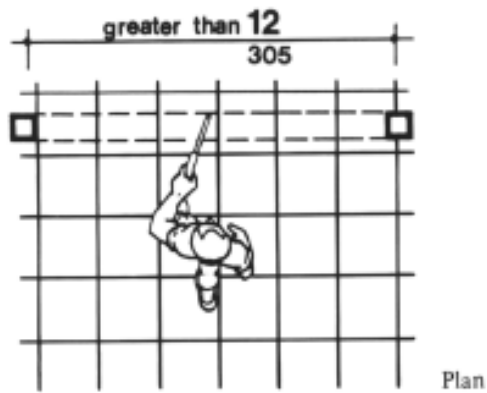
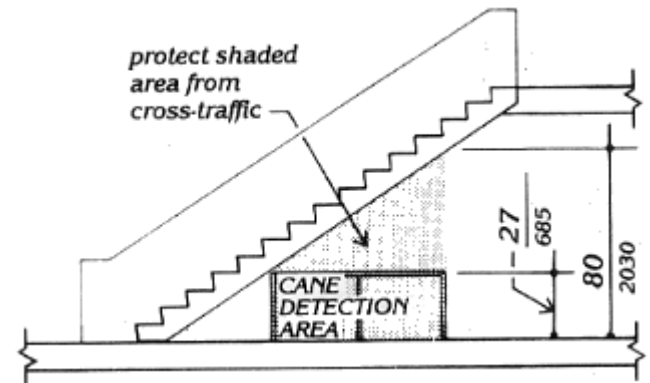
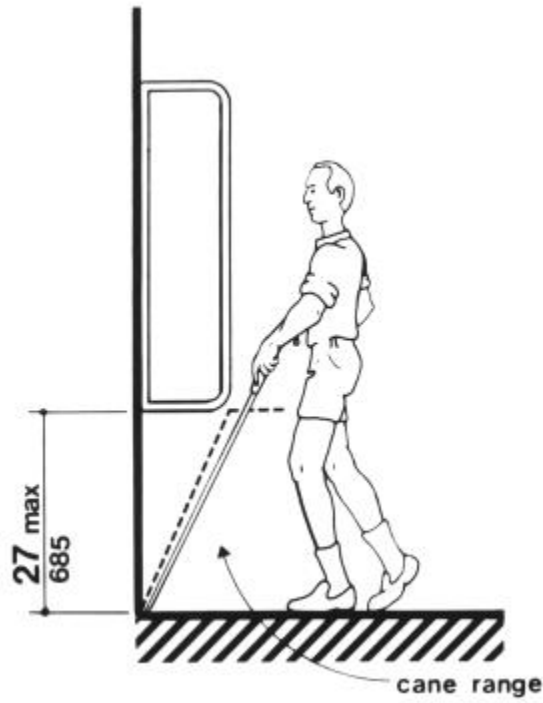
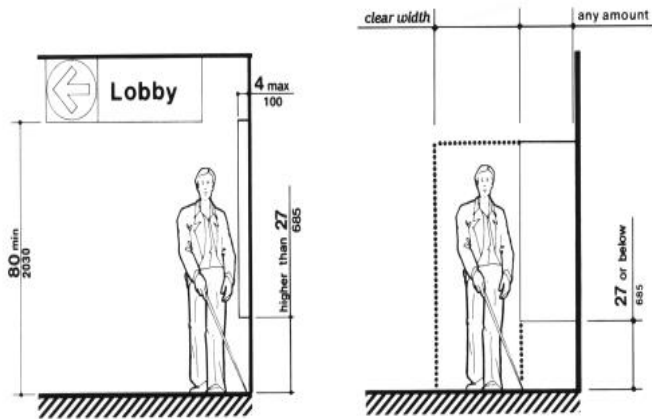
Maintain a min 36" wide route or 32" min for 24" long max

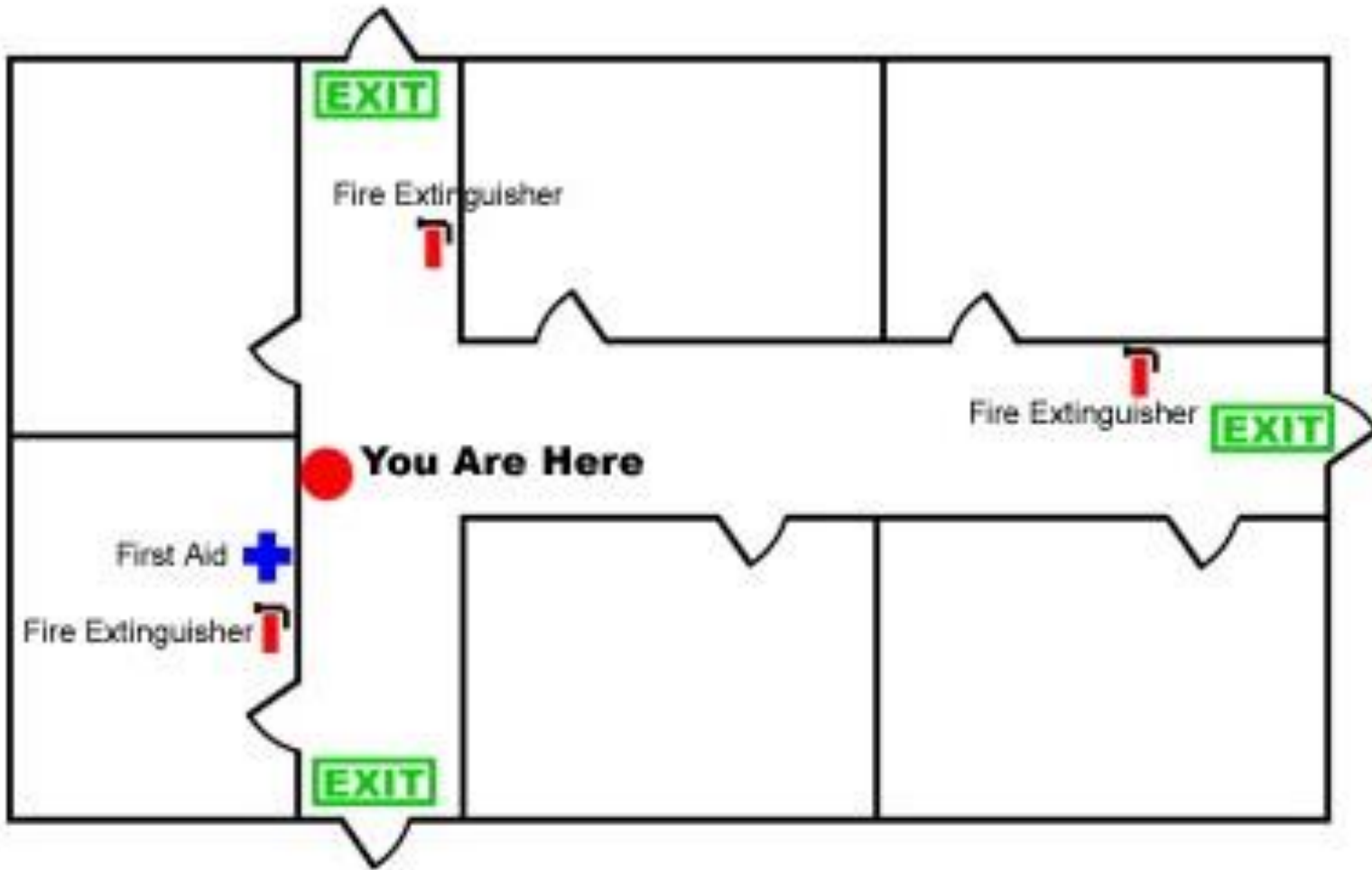


Maintain a min 36" wide route or 32" min for 24" long max



NOTE: Dimensions shown apply when x < 48 in (1220 mm).





Code reference in this section is general and not in line with statements

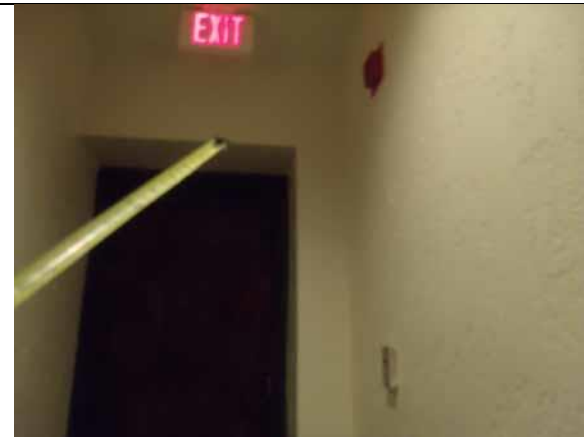
Section 72
Accessible Stairs

- a) All stair cases shall be properly identified with Tactile Braille signage.
- b) Proper head room clearance of 80" shall be provided in the stair enclosure.
- c) Handrails shall be provided on each side and all @ 34"-38" high & extend 12" past the stair run, with 1 ¼" – 1 ½" cross section grasp ability.
- d) The tread heights shall be 4"-7", widths a minimum 48" (unless equipped with fire sprinklers) and depth a minimum of 11".
- e) The Top & Bottom steps shall be provided with a 2"-4" wide stripe, 1" maximum from the edge of the step for interior and all steps for exterior.
- f) The landings shall have a minimum length the same as the width of the stairs.
- g) The Handrails shall turn back and extend a minimum of 12" past the last steps edge at the bottom and 12" past at the top.
- h) The stair treads shall be slip resistant.
- i) The stair risers shall be closed.
- j) There shall not be more than a 3/8" variance between rise and runs in any flight of stairs.
- k) There shall be minimum 1 ½" space between handrails and walls.
- l) The stairs shall comply with the code at time of construction.

**2019
CBC 1007.3**

**CBC
1133B.4**

**CBC
1009.4**



Provide proper stair exit signage



Provide proper door hardware and closing speed



Provide cane detection for protruding valve

m) Braille signage shall be provided at the top or bottom of the stairs indicating "EXIT STAIR DOWN" or "EXIT STAIR UP" with additional signage directing to the accessible exit.



The step depth is compliant



The step depth is compliant



Provide proper floor identification signage



This riser height is compliant with applicable code



This riser height is compliant with applicable code



Provide proper handrails and handrail extensions



Properly mark the edge of the steps



This guard rail height is not 42" high



Handrails are not provided on both sides



Provide cane detection under protruding connection



Stair width meets time of construction



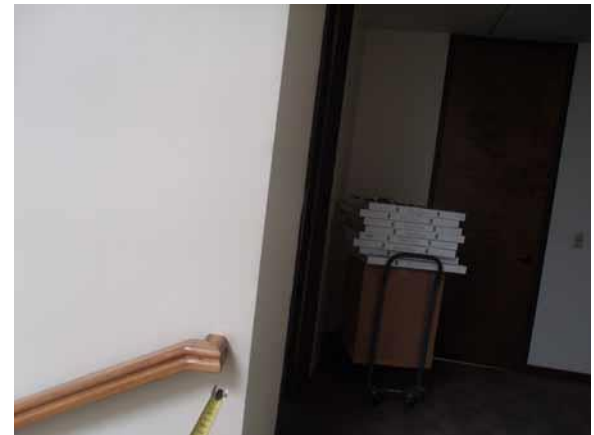
Provide proper handrail extensions



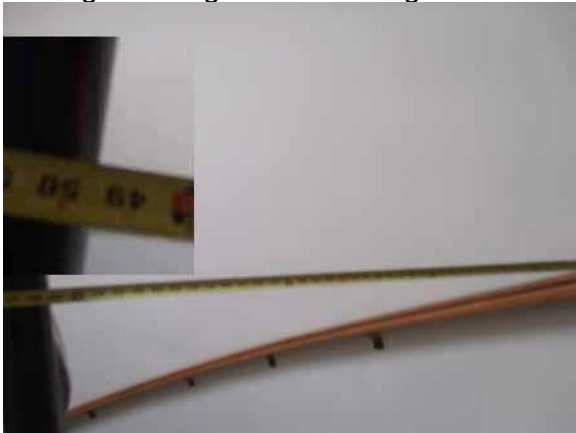
Interior stairs between 4th and 5th floors



This guard height is not 42" high minimum



Provide proper handrail extensions



This stair width is compliant



This handrail height meets applicable code



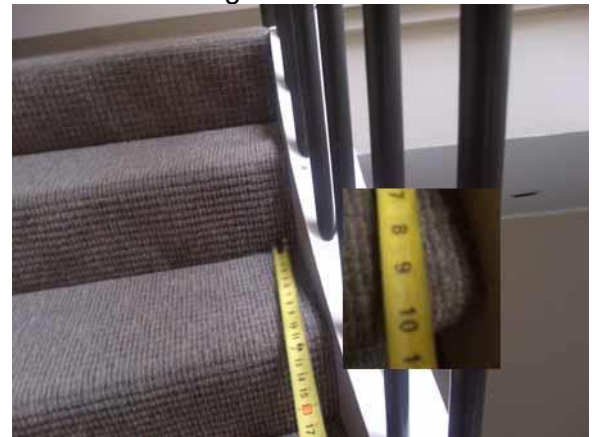
This riser height shall be 7" maximum



This tread depth shall be 11" minimum



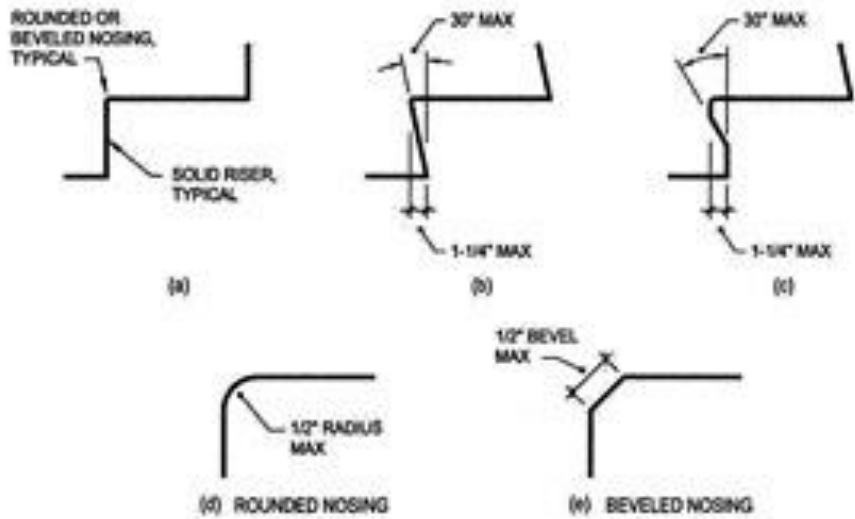
This riser height shall be 7" maximum



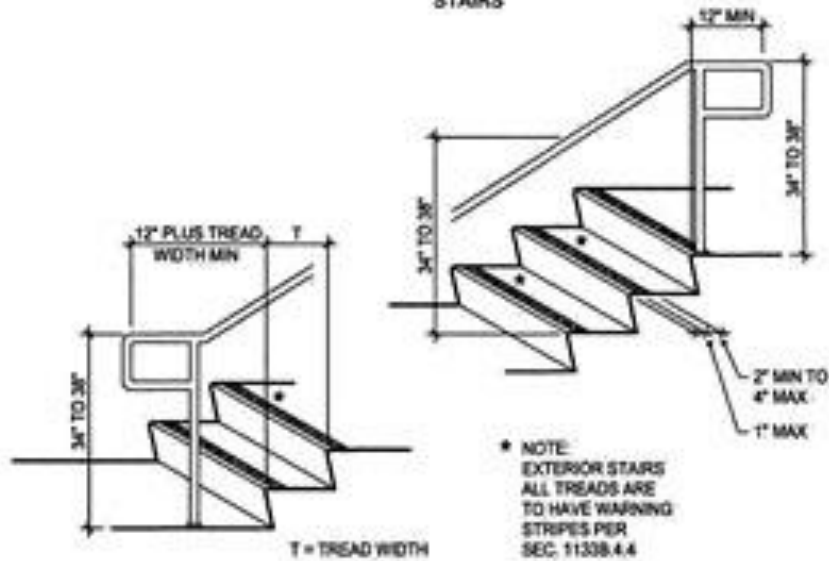
This tread depth shall be 11" minimum



Properly stripe the edge of the top and bottom risers

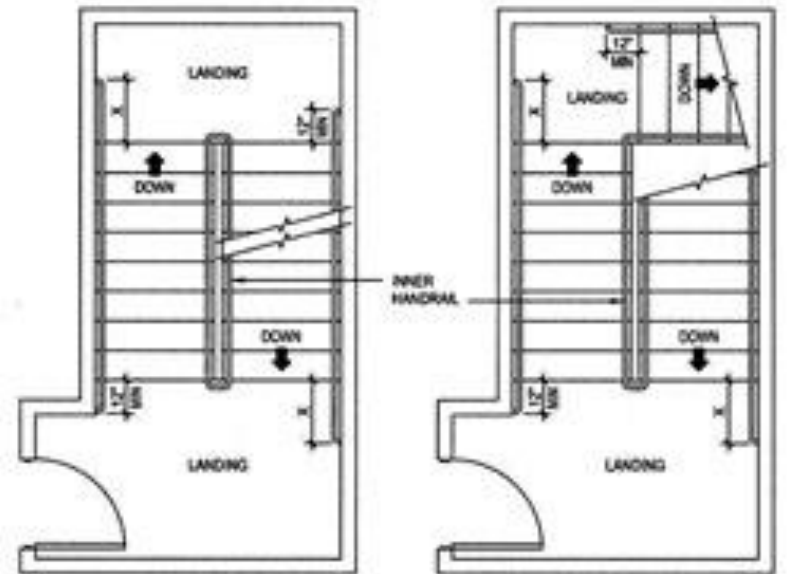


STAIRS



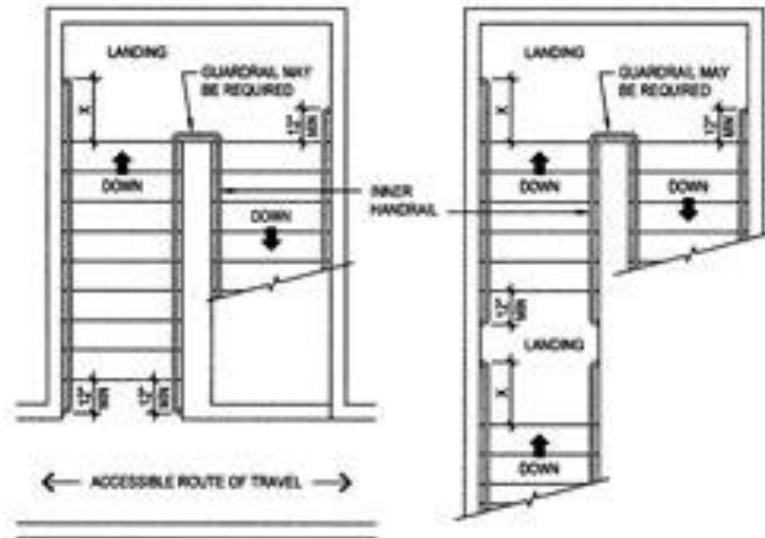
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

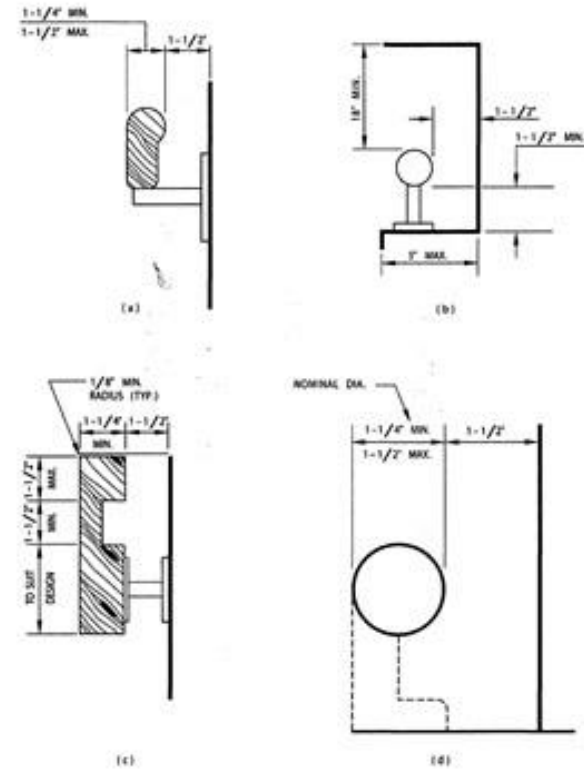
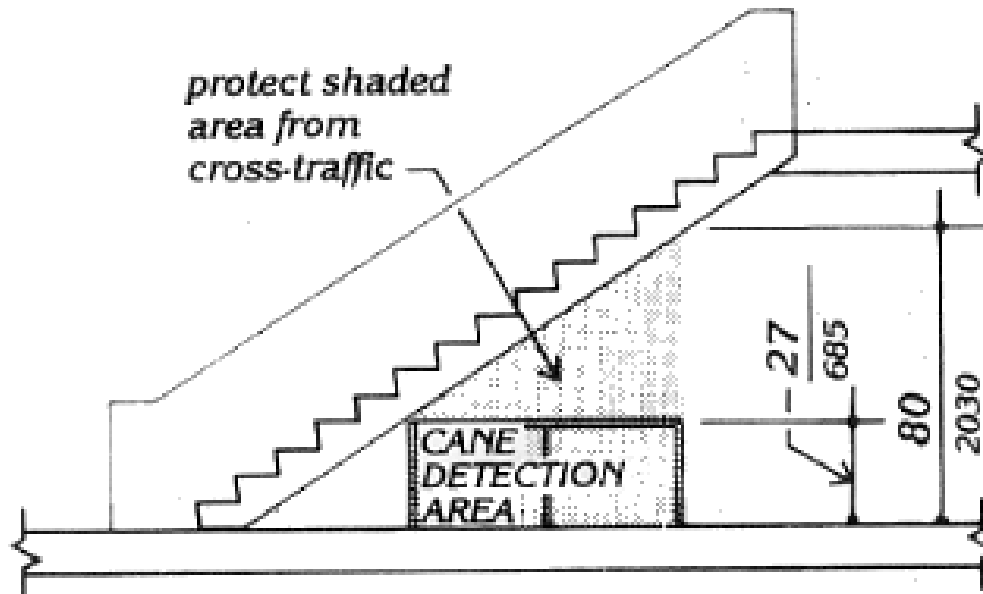


NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-36—STAIR HANDRAILS

Code reference in this section is general and not in line with statements

2019 CBC 11B-403

2019 CBC 11B-227

2019 CBC 11B-226

2010 ADA 403

2019 CBC 11B-904.4

2019 CBC 11B-302.2

2019 CBC 11B-228.2

Section 73

Counters/Fire Extinguishers/Teller Machines

- a) The door shall not be less than 36 inches in width, not less than 80 inches in height and provide a clear width of not less than 32 inches measured with the door positioned at an angle of 90 degrees from its closed position.
- b) The door shall have a level landing on each side.
- c) At least one or 5% of all equipment shall be accessible.
- d) All rooms shall be properly identified with tactile Braille signage with braille 48"- 60" to center AFF.
- e) There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of all equipment.
- f) There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided (e.g. soap dispensers, wash sinks, tables, storage areas, vending machines).
- g) There shall be at least 80" of clear headroom along the accessible route.
- h) Objects with their leading edge between 27" and 80" shall not project more than 4" into the accessible route.
- i) If there is a change in level to any of the areas, a ramp, lift or elevator shall be provided for an accessible route.
- j) If provided, the sink and counter area shall comply with the minimum reach requirements shown below.
- k) The clothes washers and dryers including stacked clothes washers and dryers are required to be accessible and have controls (including coin slots) within the reach range of a seated user.






This counter height exceeds 36" high



This table height is compliant



This counter height exceeds 36" high

<p>2019 CBC 11B-309</p>	<p>l) The electric controls shall not be located higher than 48 inches or lower than 15 inches above the finished floor.</p>	
<p>2010 ADA 309</p>	<p>m) If the reach is over an obstruction (for example, washer or dryer) between 20 and 25 inches in depth, the maximum height shall be 44 inches for forward approach or 46 inches for side approach.</p>	<p>Knee clearance not required without a cook top appliance</p>
<p>2010 ADA 904</p>	<p>n) The Controls shall be operable with one hand and not require tight grasping, pinching or twisting with a closed fist.</p>	
<p>2019 CBC 11B-228.2</p>	<p>o) There shall be an accessible route that is a minimum of 36" wide (between fixed objects) from the counter or condiment area to the seating. (32" for a maximum distance of 24")</p> <p>p) Is fixed storage facilities such as cabinets, shelves, closets or drawers provided?</p> <p>q) At least one of each type of facility provided shall comply with this section for reach ranges.</p>	<p>This reach range exceeds 24" deep</p>
<p>2019 CBC 11B-302.2</p>	<p>r) A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person using a wheelchair.</p> <p>s) Clothing rods shall be a maximum of 54 inches from the floor for a side approach.</p> <p>t) Where the distance from the wheelchair to the clothing rod or shelf exceeds 10 inches as in closets without accessible doors, the height shall be a maximum of 34" and depth to the rod or shelf a maximum of 46" high.</p> <p>u) The Hardware for the accessible storage facilities shall be touch latches or U-shaped pulls.</p> <p>v) The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.</p>	 <p>Furr out the outlet for proper reach ranges</p>

ATM Machines

**2019 CBC
11B-707.2**

a) A clear floor or ground space shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

**2019 CBC
11B-707.3**

b) Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

**2019 CBC
11B-309**

c) Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

**2019 CBC
11B-707.4**

d) Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments.

**2019 CBC
11B-707.5**

e) Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset.

f) Speech shall be recorded or digitized human, or synthesized.

**2019 CBC
11B-707.5**

EXCEPTIONS: 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.



This counter height is compliant



This counter height is compliant



This counter exceeds 36" high

**2019 CBC
11B-707.6**

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.
- g) User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.
 - h) EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.
 - i) Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

**2019 CBC
11B-707.8**

- EXCEPTIONS: 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.
- j) At least one tactilely discernible input control shall be provided for each function.
 - k) Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces.
 - l) Where membrane keys are the only method of input, each shall be tactilely discernable from surrounding surfaces and adjacent keys.
 - m) Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout.
 - n) The number five key shall be tactilely distinct from the other keys.



This spout height is compliant



Provide full depth barrier for the drinking fountain



This switch height meets applicable codes

o) Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces.

p) Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols

q) Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

r) The display screen shall comply.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

s) The display screen shall be visible from a point located 40 inches above the center of the clear floor space in front of the machine.

t) Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16-inch-high minimum based on the uppercase letter "I".

u) Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

v) Braille instructions for initiating the speech mode shall be provided.



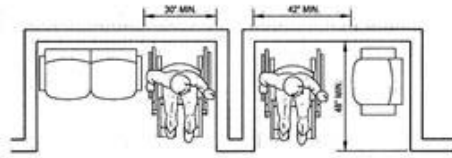
This control height is compliant



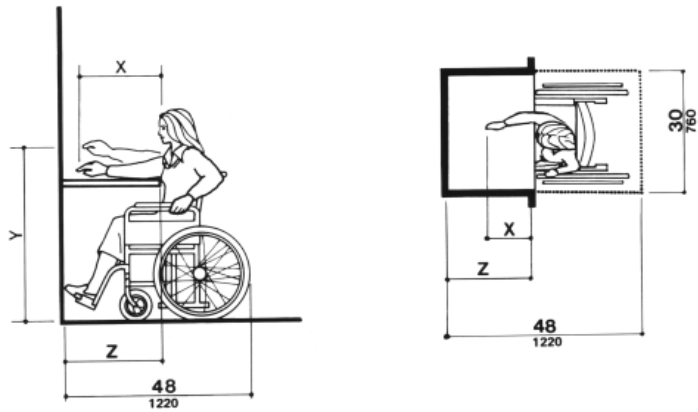
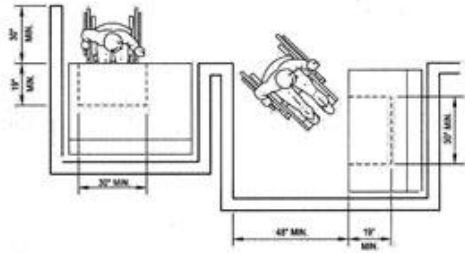
This electrical outlet height meets applicable codes



This fire extinguisher height is compliant



← ACCESSIBLE PATH OF TRAVEL →



The maximum level forward reach over an obstruction with knee space below is 25 inches. When the obstruction is less than 20 inches deep, the maximum high forward reach is 48 inches. When the obstruction projects 20 to 25 inches, the maximum high forward reach is 44 inches.)

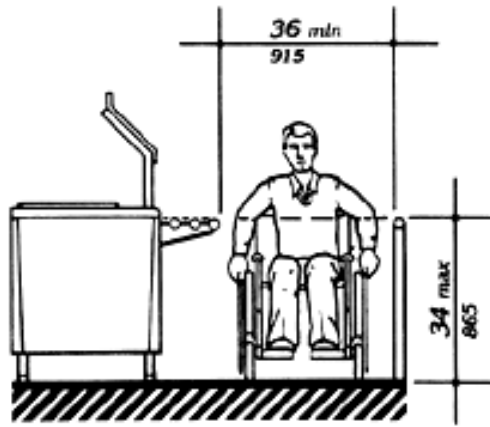
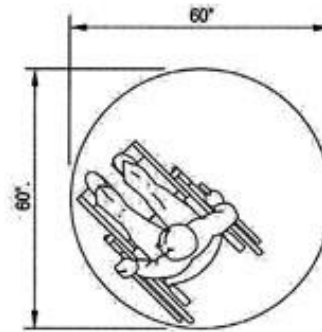
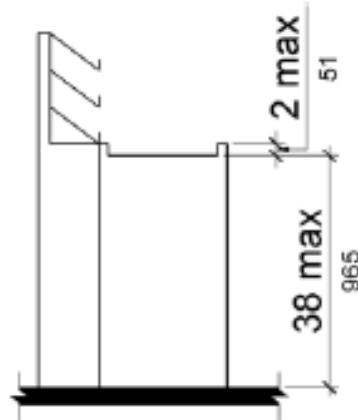
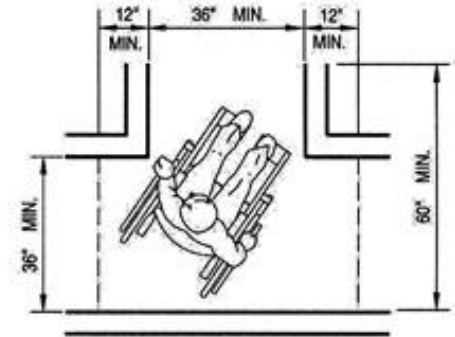


Fig. 53
Food Service Lines



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE

2010 ADA Standards 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is twenty-four inches (24") long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

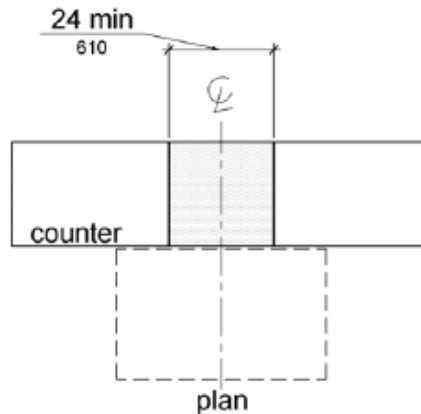


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is thirty-six inches (36") long minimum and thirty-four inches (34") high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the thirty-six (36) inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than thirty-six inches (36") long, the entire counter surface shall be thirty-four inches (34") high maximum above the finish floor.

2010 CBC Section 1122B.5 Sales and Service Counters, Teller Windows, and Information Counters. In department stores and miscellaneous retail stores where counters have cash registers and are provided for sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least thirty-six inches (36") in length with a maximum height of thirty-four inches (34") above the finish floor and located on an accessible route complying with Section 1114B.1.2.

At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, a portion of the main counter which is a minimum of thirty-six inches (36") in length shall be provided with a maximum height of thirty-four inches (34").

Exception: In existing buildings where it is determined that providing an accessible counter would create an unreasonable hardship, equivalent facilitation may consist of one of the following:

19. An auxiliary counter, in close proximity to the main counter, meeting these requirements may be provided.
20. Provision of a folding shelf attached to the main counter on which an individual with disabilities can write.

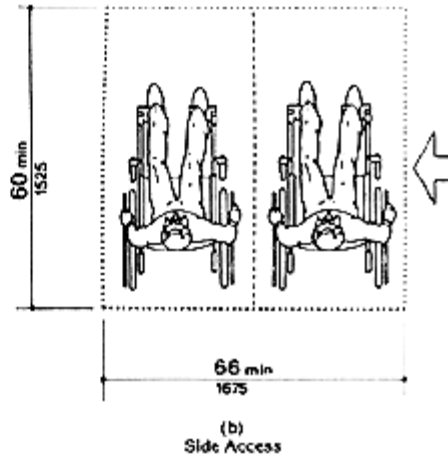
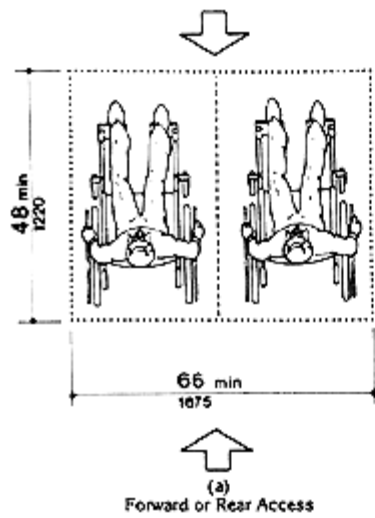
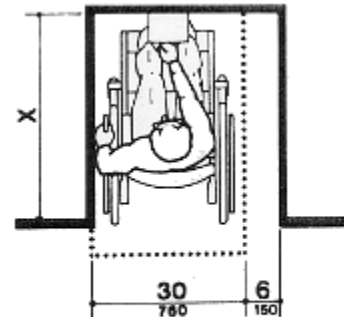
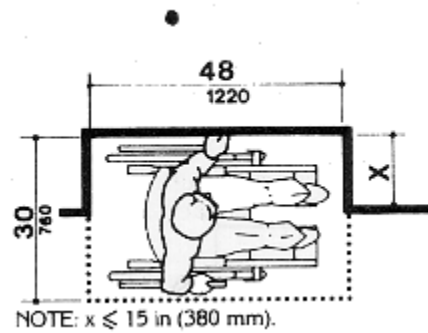
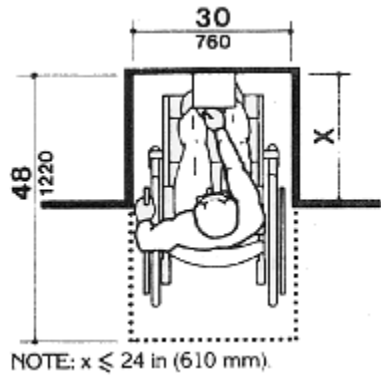
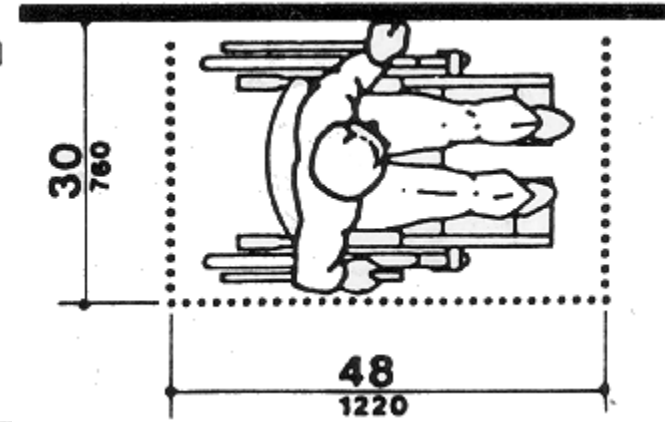
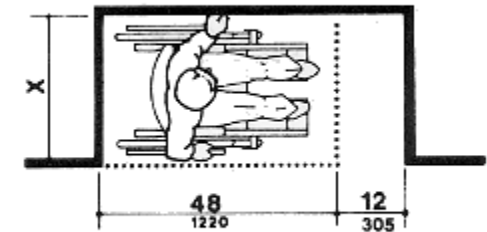


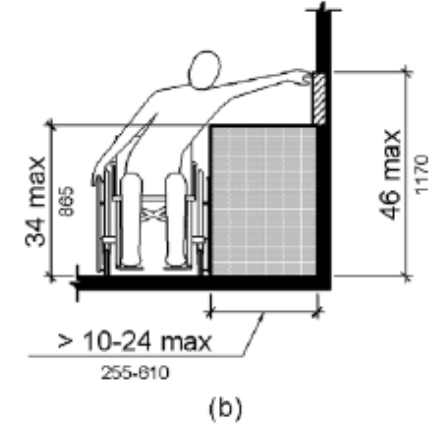
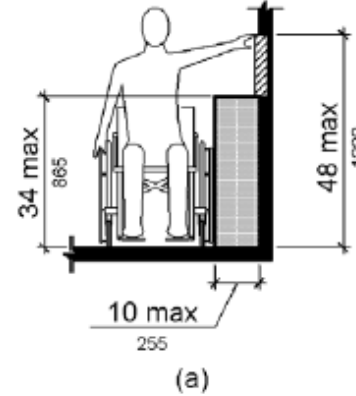
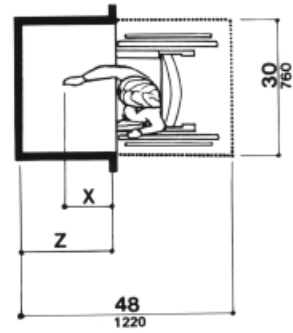
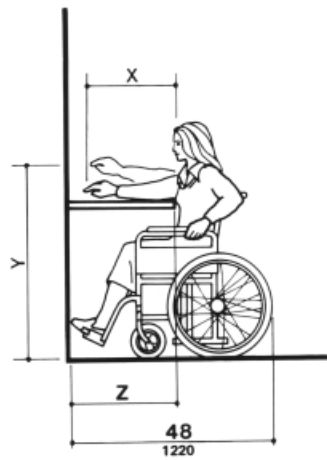
Fig. 46
Space Requirements for Wheelchair
Seating Spaces In Series



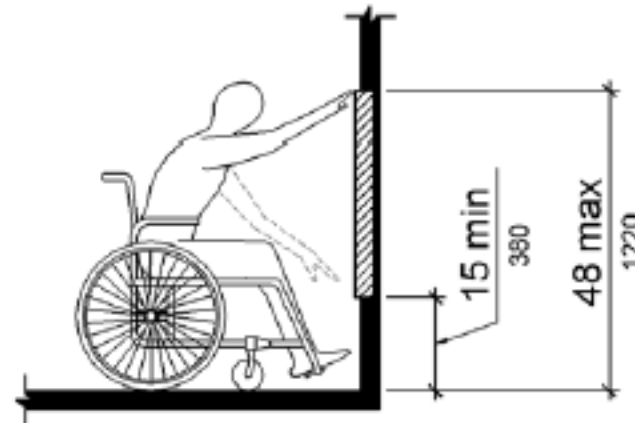
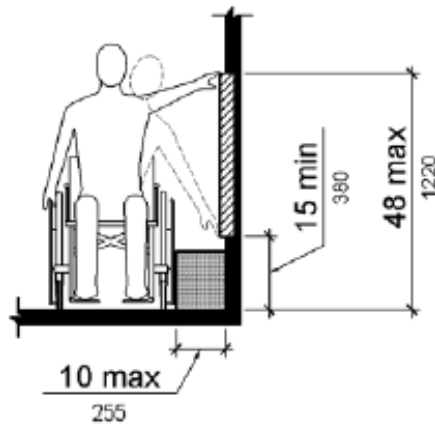
NOTE: If $x > 24$ in (610 mm), then an additional maneuvering clearance of 6 in (150 mm) shall be provided as shown.



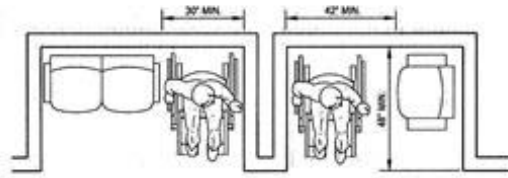
NOTE: If $x > 15$ in (380 mm), then an additional maneuvering clearance of 12 in (305 mm) shall be provided as shown.



The maximum level forward reach over an obstruction with knee space below is twenty-five inches (25"). When the obstruction is less than twenty inches (20") deep, the maximum high forward reach is forty-eight inches (48"). When the obstruction protrudes twenty inches to twenty-five inches (20" - 25"), the maximum high forward reach is forty-four inches (44").



The height of the obstruction shall be thirty-four inches (34") maximum and the depth of the obstruction shall be twenty-four inches (24") maximum. The high side reach shall be forty-eight inches (48") maximum for a reach depth of ten inches (10") maximum. Where the reach depth exceeds ten inches (10"), the high side reach shall be forty-six inches (46") maximum for a reach depth of twenty-four inches (24") maximum.



◀ ACCESSIBLE PATH OF TRAVEL ▶

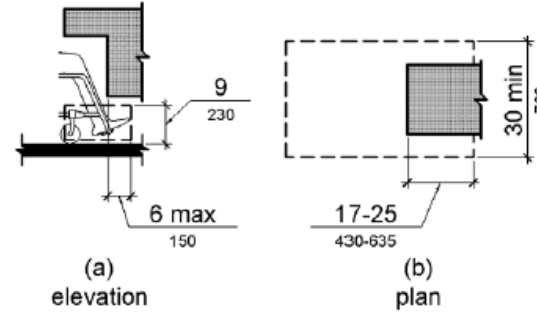
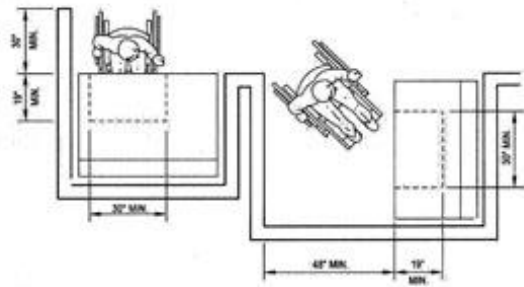


Figure 306.2 Toe Clearance

Knee and toe clearance shall be thirty inches (30”) inches wide minimum.

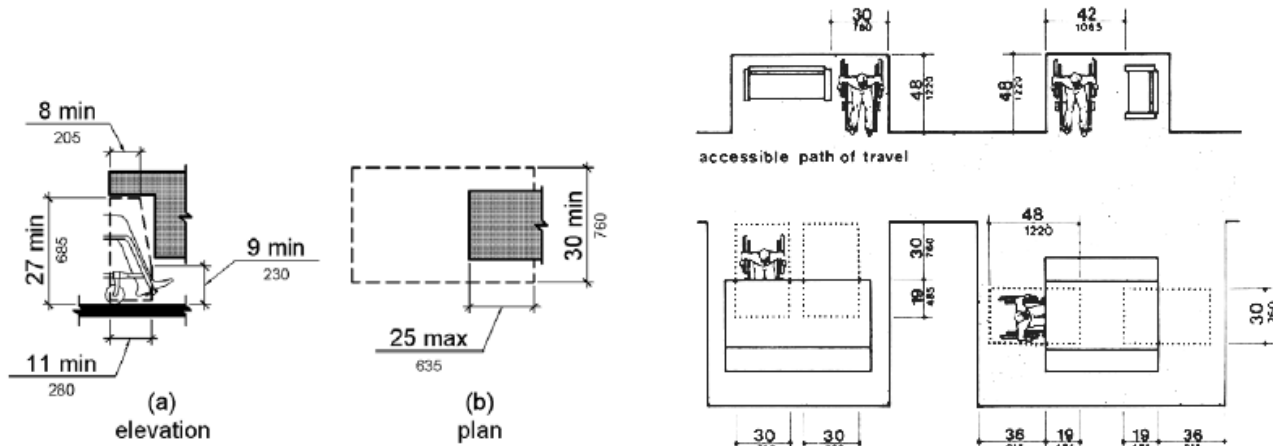


Figure 306.3 Knee Clearance

Code reference in this section is general and not in line with statements

Section 74
Men's Restroom

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

2010 ADA 601

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) 1/4" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



This door handle height and sign are compliant



Remove the wall sign



This door operation forces exceeds allowable

2010
ADA 604

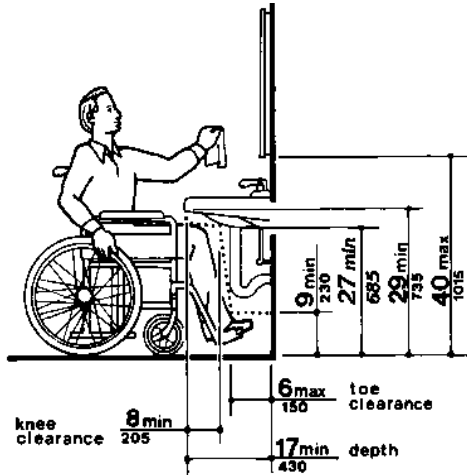
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



This pull side is not 18" wide minimum



Reverse the door to swing out of the restroom area



This width shall be 30" wide minimum

2019
CBC
11B- 604

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.



This urinal height is compliant



This lav height is compliant



This mirror height exceeds 40" high to reflective parts

2019
CBC
11B- 603

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.
- q) The stile width shall be 4" or less on the hinge side of the door.

**CBC
1115B.4**

- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.
- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.

**CBC
1115B.4**

- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



This dispenser height exceeds 40" high to operable parts



This width in front of door swing shall be 48" minimum



This door width is compliant

Toilet Transfer Area

**1982
CSAS
2-11(a)8**

- y) Toilets shall be provided with transfer areas as indicated in the figures.
- z) If urinals are provided, the maximum height shall be 17" AFF and flush handle 44" or less AFF and mounted 14" – 17" from the wall.

**CBC
1115B.4**

**1991
ADA
4.16**



This toilet offset is compliant

**CBC
1115B.3**

**1991
ADA
4.22**



This plumbing obstructs the grab bar

**CBC
1115B.4**



Provide a coat hook at 48" maximum high



This dispenser height is compliant



This toilet seat height exceeds 19" maximum



Toilet paper is not 19" high minimum



Properly locate the toilet paper



This clear distance in front of toilet shall be 48" minimum

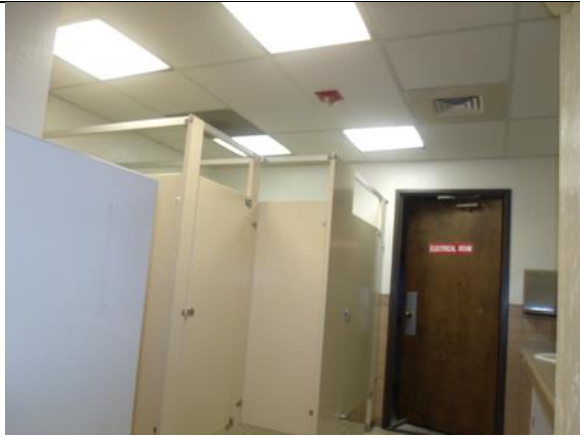


This side grab bar location is compliant



Stall width and rear grab bar location are not compliant





Two stall shot



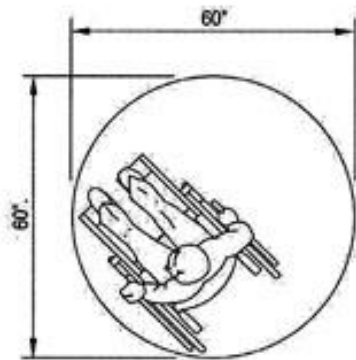
Two stall shot



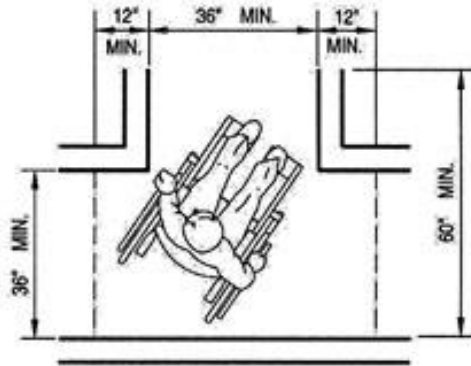
Route shot



Lav shot



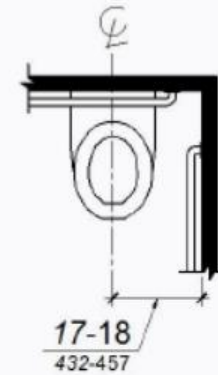
(a) 60 INCHES DIAMETER SPACE



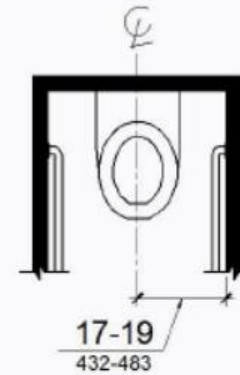
(b) T-SHAPED SPACE FOR 180° TURNS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-12—WHEELCHAIR TURNING SPACE



(a) wheelchair accessible water closets



(b) ambulatory accessible water closets

FIGURE 11B-604.2 WATER CLOSET LOCATION

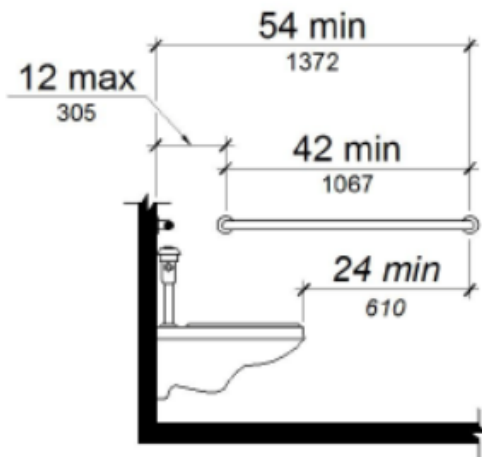


FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

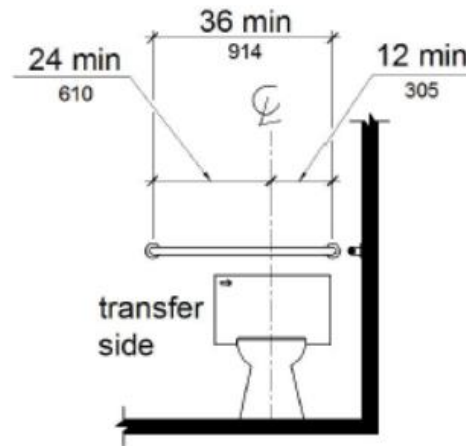


FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

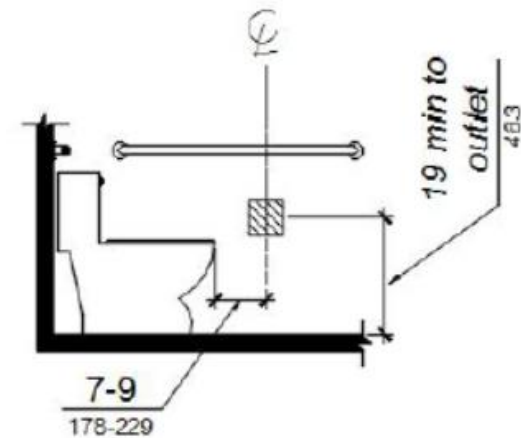


FIGURE 11B-604.7.1 DISPENSER OUTLET LOCATION

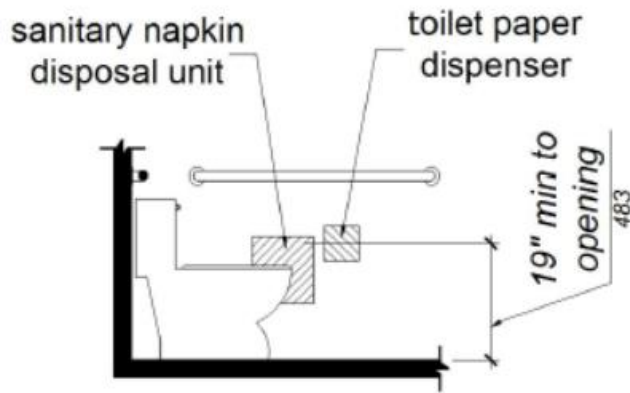


FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

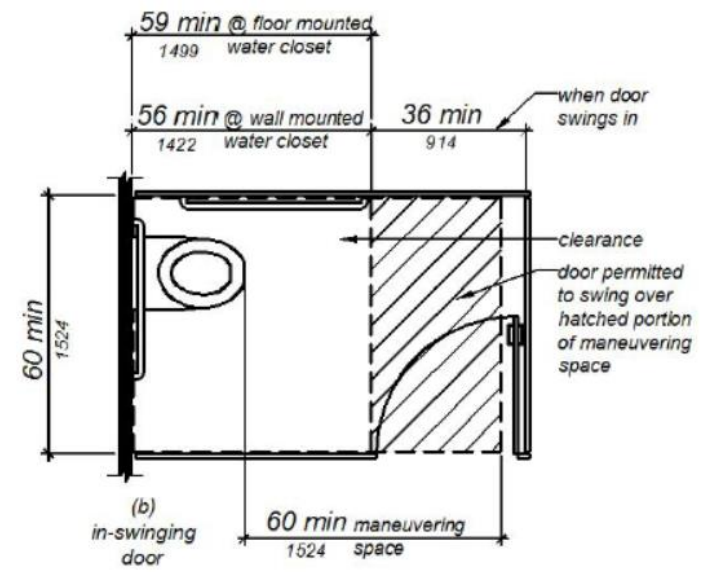
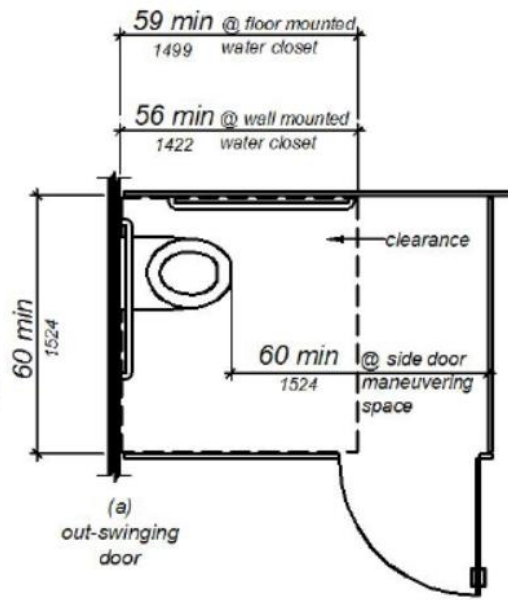


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR

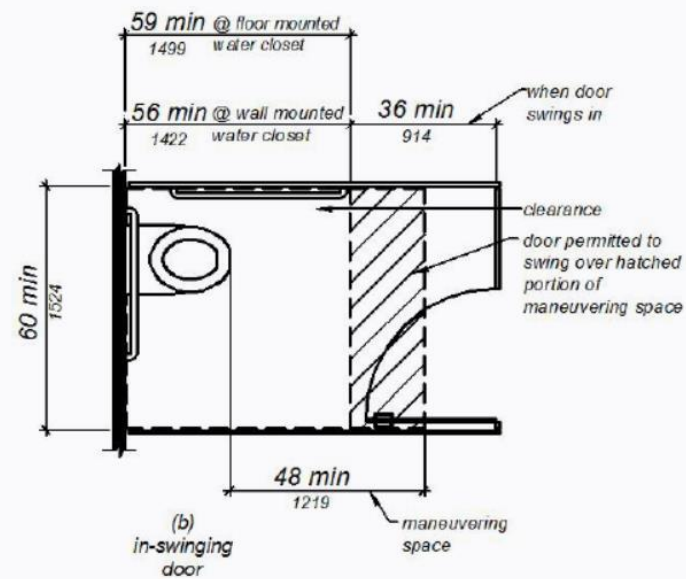
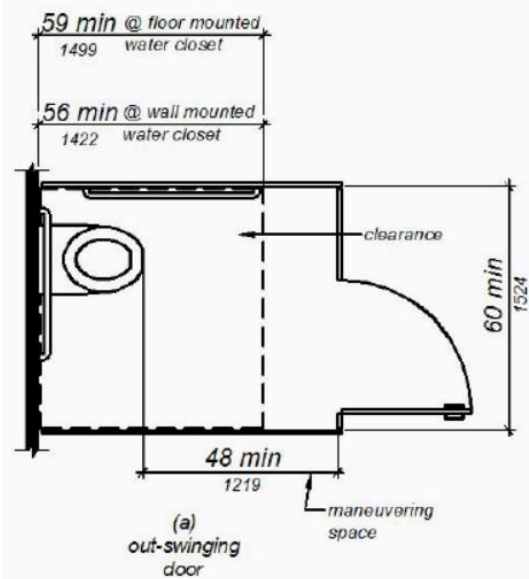


FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

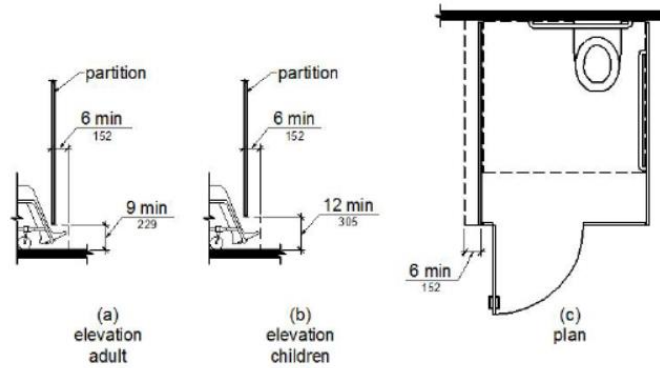
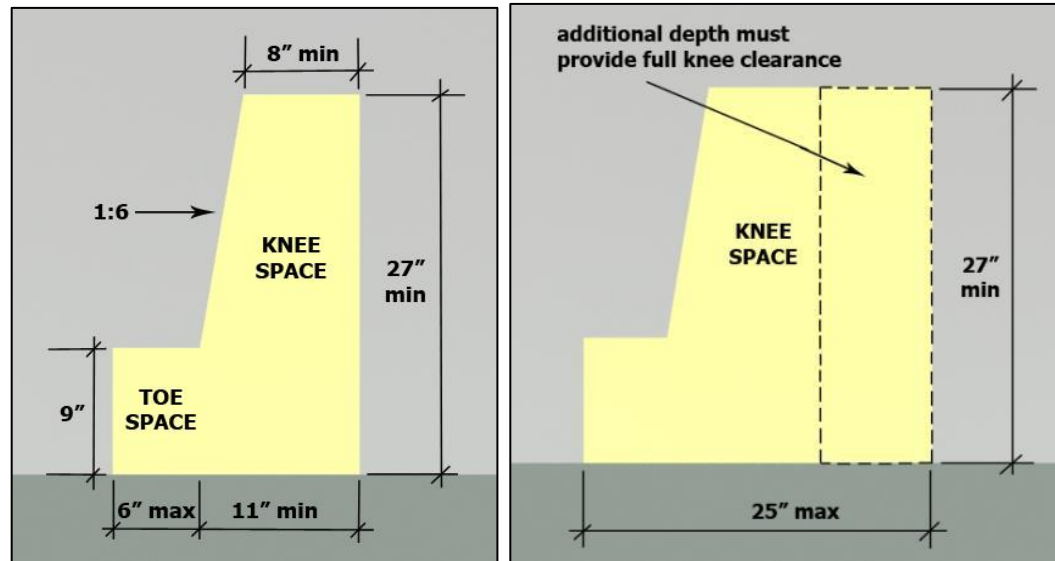


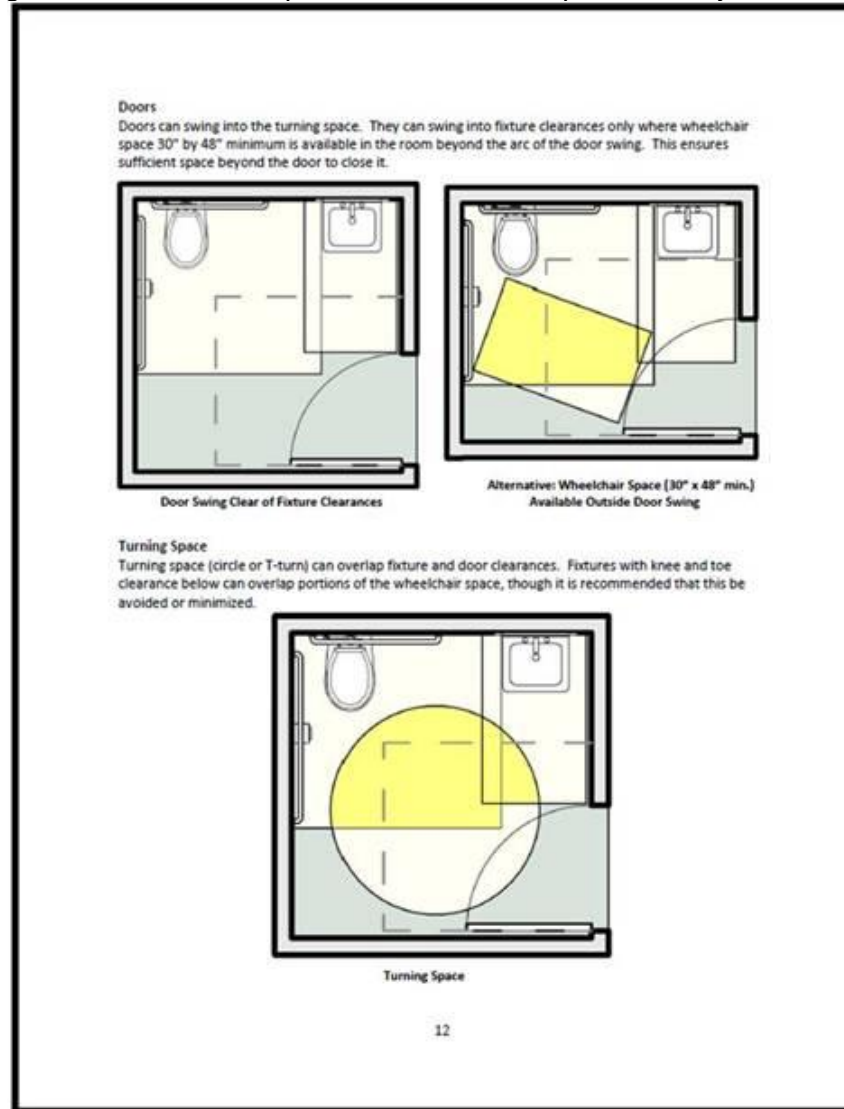
FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

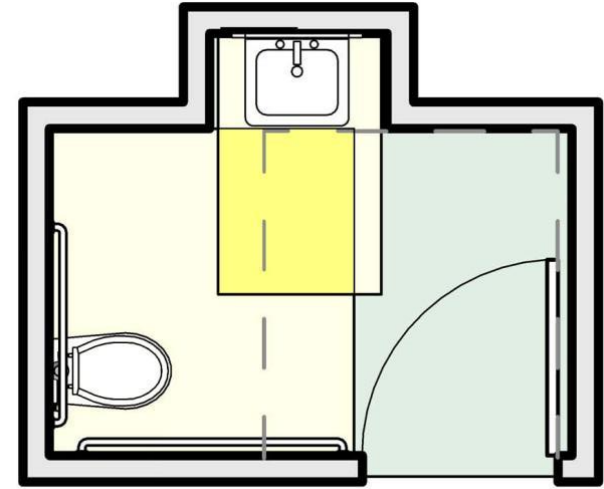
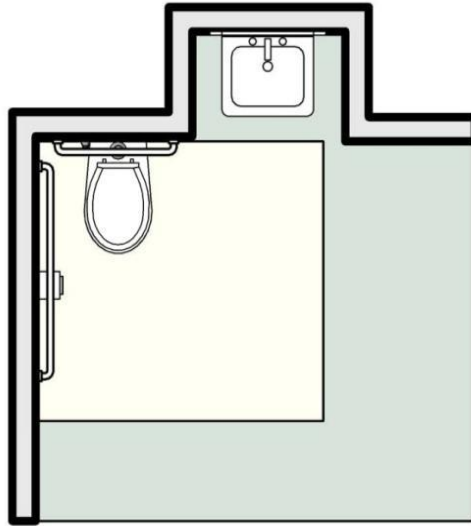
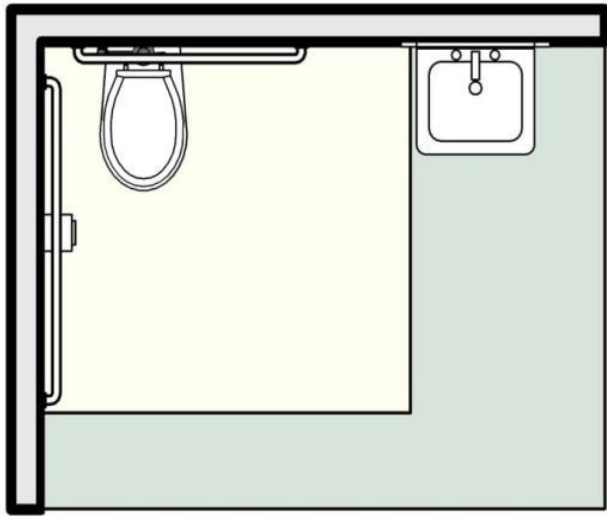


ADA 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

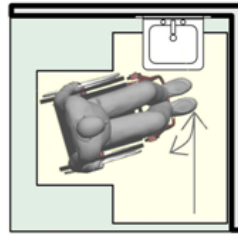
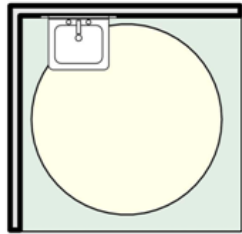
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



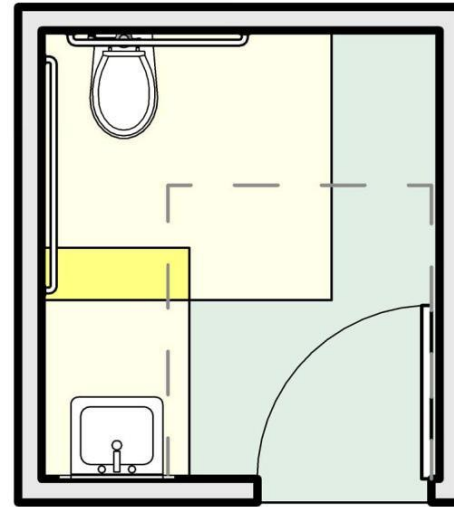


Turning Space

60" Diameter circle or "T" turn
(elements with knee/toe clearance can overlap)



T-Turn: overlap limited to one segment



Code reference in this section is general and not in line with statements

1982 CSAS 2-511

CBC 1117B.5

1982 CSAS 2-3304

2010 ADA 603

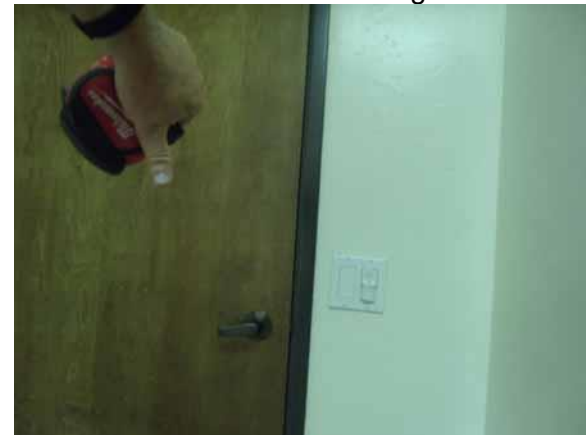
2010 ADA 601

Section 75
Women's Restroom

- a) The doors into the area shall comply with door requirements.
- b) Informational signage directing to the accessible restrooms shall be compliant.
- c) An accessible route that is a minimum of 36" wide (for less than 50 occupants) or a minimum of 44" wide (for 50+ occupants) shall be provided.
- d) Signage shall be provided to identify the space and shall be mounted on the wall on the latch side of the door and on the door at 48" minimum – 60" maximum to the bottom of the Braille and/or Raised characters.
- e) The door sign shall be an equilateral triangle (or circle for Uni-Sex) ¼" thick with edges 12" long and a vertex pointing upward.
- f) The wall signs shall have sans-serif uppercase characters between 5/8" and 2" high.
- g) The wall sign mounting location shall be such that a person can approach within 3" of the signage without encountering protruding objects or standing within the swing of the door.
- h) Both wall and door signs shall be of a color that distinctly contrasts with the color of the mounting surface.
- i) The wheelchair symbol shall be provided on the accessible signs.
- j) The signs shall be of a non-glare finish.



Remove the wall sign



This door operation forces exceeds allowable



This side clearance is not 18" minimum

2010
ADA 604

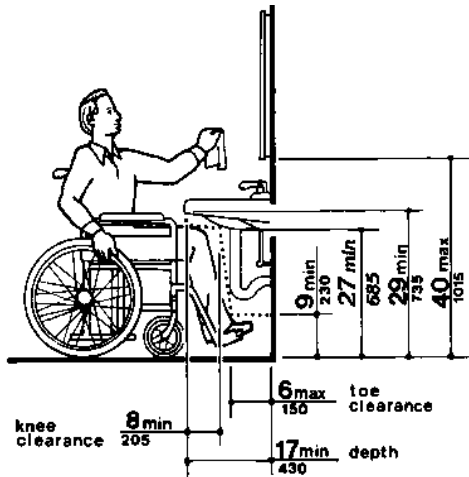
Lavatories

- k) The lavatory counter height shall be a maximum of 34" above the floor surface.
- l) Lavatories adjacent to a sidewall or partition shall be provided a minimum 18" distance to center of the fixture.

2019
CBC
11B- 603

- m) There shall be a clear floor space at least 30" by 48" in front of the lavatory allowing a forward approach.
- n) The sink shall comply with the figure below.

2010
ADA 603



2010
ADA 602

Knee clearance is required underneath the lavatory: 27 inches minimum from the floor to the underside of the lavatory which extends 8 inches minimum measured from the front edge underneath the lavatory back towards the wall; if a minimum 9 inches of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

2010
ADA 604

- o) Hot water drainpipes and sharp objects under sink shall be insulated or covered to avoid contact.
- p) The faucet shall be operated without tight grasping or twisting of the wrist.



Reverse the door to swing out of the restroom area



This machine requires pinching and twisting to operate



This width in front of stall door shall be 48" minimum

q) Paper towel dispensers and hand soaps shall be on an accessible route and operating parts within 40" AFF.

Toilet Requirements

- a) The top of the toilet seat height shall be 17" to 19" from the floor.
- b) The centerline of the toilet shall be 16"-18" from the wall or partition.
- c) There shall be a minimum 60" wide clear transfer area for the toilet and 59" minimum deep.
- d) The flush valve shall be located on the wide side of the toilet area.
- e) Grab bars shall be mounted between 33" above the floor or 36" above the floor for the rear grab bar on tank type toilets.
- f) Grab bars shall not rotate in their fittings.
- g) The edge of the side grab bar shall be placed within 12" maximum from the back wall.
- h) The rear grab bar shall be placed within 6" of the side wall.
- i) The side grab bar shall be a minimum of 42" long and extend 54" beyond the back wall and a minimum of 24" in front of the water closet and the back grab bar 36" long and extends 24" on the wide side of the toilets center line.
- j) The toilet paper dispenser shall be located on the sidewall within 7"-9" of the front edge of the toilet seat and 19" above the floor.
- k) Toilet seat cover dispensers and other items shall be on an accessible path and operable part shall be located a maximum of 40" above the floor and provide the necessary 30" by 48" clear floor space.

**2019
CBC
11B- 604**



This lav height is compliant



This lav offset is compliant



This dispenser height exceeds 40" high to operable parts

**2019
CBC
11B- 603**

**CBC
1115B.4**

- l) The stall door shall provide a minimum clear opening of 32" for front opening door or 34" clear opening for side opening door in toilet stalls.
- m) The stall door shall be self-closing.
- n) For side opening doors; the stall shall be arranged to allow 60" wide X 59" deep from back wall to the opening.
- o) For end opening doors; the stall shall be arranged to allow 60" wide X 56" deep from back wall to the opening.
- p) There shall be a minimum 32" wide clear space between the toilet and the side panel or wall for stalls.

**CBC
1115B.4**

- q) The stile width shall be 4" or less on the hinge side of the door.
- r) A 18" wide x 60" deep clear floor area shall be provided on the pull side of the door.
- s) The door shall not swing into the require work space.
- t) There shall be 4' in front of toilet or 5' in front of toilet for side opening stall door.
- u) If six or more stalls are provided, there shall be a stall with a minimum width of 36", out swinging door and parallel grab bars.

**CBC
1115B.4**

- v) The interior surface shall be smooth, hard, and non-absorbent for the floor a minimum of 5" up the wall, a minimum of 24" on walls around toilet and a minimum of 48" in front of toilet.
- w) There shall be a 60" clear diameter circle inside of the restroom.
- x) The door hardware shall be between 34" and 48" to center AFF and operable without tight grasping or twisting of the wrist and with a closed fist on both sides of doors.



Provide a coat hook at 48" maximum high



This mirror height exceeds 40" to reflective parts



Provide a coat hook at 48" maximum high

Toilet Transfer Area

y) Toilets shall be provided with transfer areas as indicated in the figures.

**1982
CSAS
2-11(a)8**

**CBC
1115B.4**

**1991
ADA
4.16**

**CBC
1115B.3**

**1991
ADA
4.22**

**CBC
1115B.4**



This plumbing obstructs the rear grab bar



This side grab bar location is compliant



This door width is compliant



This toilet seat height exceeds 19" high



Properly offset the toilet



Toilet paper is not 19" minimum high



Stall width and rear grab bar are not compliant



Entrance shot



Toilet seat cover dispenser height is compliant



Properly locate the napkin dispenser



This length is compliant



Lav shot



Overall three stal shot

Code reference in this section is general and not in line with statements

2010 CBC 1116B

2019 CBC 407

2010 ADA 407

Section 76
Elevators

- a) The hall lantern fixture shall be mounted so that their centerline is at least 72 inches above the lobby floor as shown in Figure 21 below.
- b) Visual elements shall be at least 2-1/2 inches in the smallest dimension.
- c) The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car that complies with figure 22 of this report.
- d) All Tactile and Visual Control Indicators shall be designated by raised standard alphabet characters for letters, Arabic characters for numerals, or standard symbols as shown in Fig. 23(a) below.
- e) The highest operable part of a two-way communication system shall be a maximum of 48 inches from the floor of the car.
- f) Audible signals shall sound once for the up direction and twice for the down direction, or have verbal annunciators that indicate the direction of elevator car travel.
- g) Car designations shall be provided in both tactile characters and braille with the tactile characters 2 inches (51 mm) high minimum.
- h) Door reopening devices shall remain effective for 20 seconds minimum.
- i) The clearance between the platform sill and the edge of any runway landing shall be 1 inch maximum.
- j) The platform lifts shall have low-energy power-operated doors or gates.



Elevator floor number exceed 60" high



This opening width is compliant



This gap is compliant

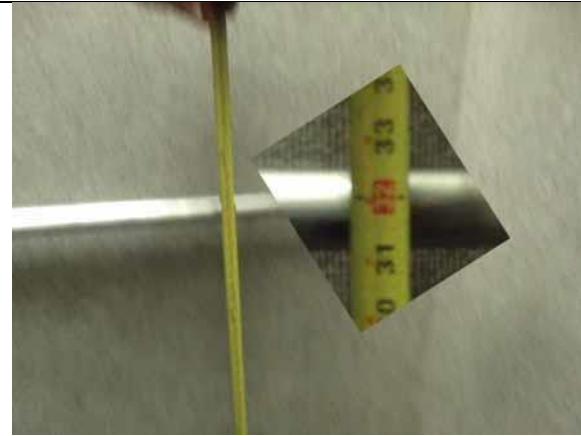
- k) Doors shall remain open for 20 seconds minimum.
- l) End doors and gates for platforms shall provide a clear width 32 inches (815 mm) minimum.
- m) Side doors and gates for platforms shall provide a clear width 42 inches (1065 mm) minimum.
- n) The handrails shall be smooth, and the inside surface at least 11/2 inches clear of the walls at a nominal height of 32 inches from the floor. Nominal equals ± 1 inch.



This dimension is compliant



This control height is compliant



This grab bar height is compliant



The automatic door opener works



This control height is compliant
The Audible notification is not working

Table 407.4.1 Elevator Car Dimensions (text version)

Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) ₁	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) ₁	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) ₁	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂	60 inches (1525 mm) ₂

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

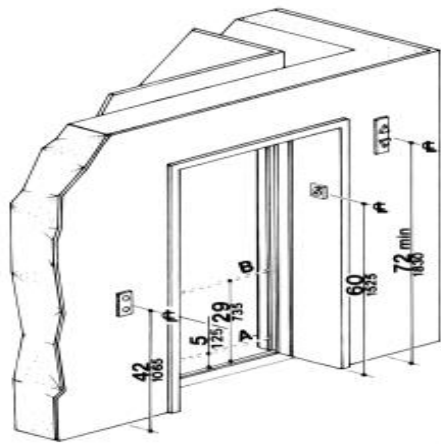


Figure 21

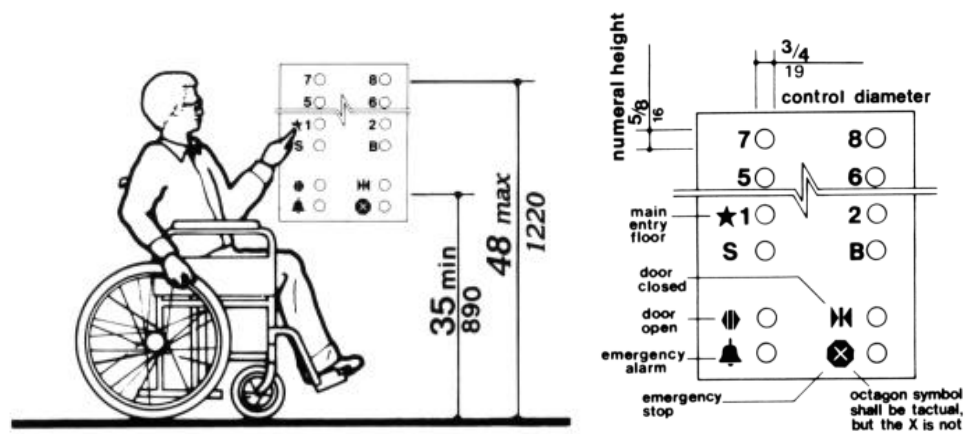
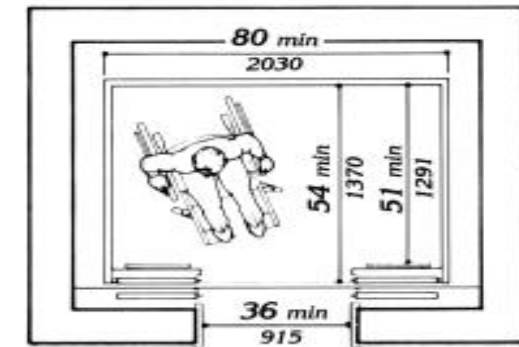
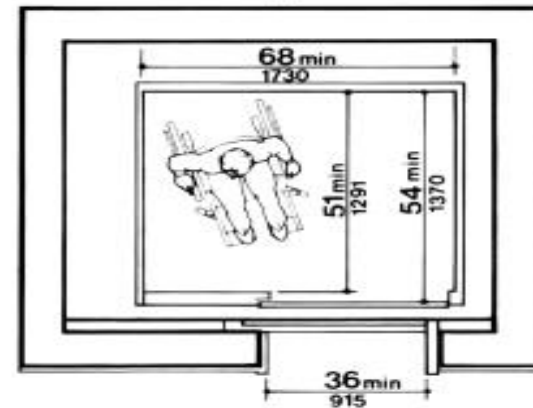


Figure 23(a)(b)

Table 407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells



(a)



(b)

Diagram (a) illustrates an elevator with a door providing a 36 inch minimum clear width, in the middle of the elevator. The width of the elevator car is a minimum of 80 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.

Diagram (b) illustrates an elevator with door providing a minimum 36 inch clear width, located to one side of the elevator. The width of the elevator car is a minimum of 68 inches. The depth of the elevator car measured from the back wall to the elevator door is a minimum of 54 inches. The depth of the elevator car measured from the back wall to the control panel is a minimum of 51 inches.