County of San Diego
Planning & Development Services
BUILDING DIVISION

ACCESSIBILITY CORRECTION LIST Multifamily Housing	**1A**
Code Applicability, Site Accessibility, and Exterior Routes of Travel	

RECORD ID:	OWNER ON APPLICATION:

CODE APPLICABILITY

1. Each building on a building site **shall be considered separately** when applying items 2, 3, and 4.

CBC 1102A.1

2. CBC Chapter 11A housing accessibility provisions apply to newly constructed "covered multifamily dwellings," which include any of the following:
- ❑ Apartment buildings with 3 or more dwelling units (including timeshare apartments not considered places of public accommodation or transient lodging)
- ❑ Condominiums with 4 or more dwelling units (including timeshare condominiums not considered places of public accommodation or transient lodging)
- ❑ Lodging houses used as a residence with four or five guest rooms
- ❑ Congregate residences
- ❑ Dwellings with 3 or more efficiency dwelling units
- ❑ Homeless shelters not otherwise subject to provisions of CBC Chapter 11B
- ❑ Dormitories with 3 or more guest rooms
- ❑ Timeshare dwellings with 3 or more units (not considered places of public accommodation or transient lodging)
- ❑ Other Group R occupancies in covered multifamily dwellings regulated by Office of the State Fire Marshal per CBC 1.11

CBC 1101A.1 and CBC 1102A.1

3. CBC Chapter 11A housing accessibility provisions also apply to any of the following:
- ❑ New common-use areas serving newly constructed covered multifamily dwellings listed in item 2
- ❑ New common-use areas serving existing covered multifamily dwellings listed in item 2
- ❑ Additions to existing buildings, where the addition alone constitutes any of the covered multifamily dwellings listed in item 2

CBC 1101A.1

4. CBC Chapter 11A housing accessibility provisions also apply when all of the following conditions are met:
- ❑ Any portion of a building's exterior is preserved
- ❑ Interior of building is removed, including all structural portions of floors and ceilings
- ❑ Proposed building constitutes one of the covered multifamily dwellings listed in item 2

CBC 1101A.1

5. CBC Chapter 11A housing accessibility provisions do not apply to the alteration, repair, rehabilitation, or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991.

CBC 1102A.2

6. Any new or existing public-use areas, public accommodations, and commercial buildings are subject to provisions of CBC Chapter 11B and accessibility correction lists 1B through 15B as applicable.

CBC 1101A.1

7. Specify on plans if project involves public funding; CBC Chapter 11A **and** CBC Chapter 11B housing accessibility provisions apply if building constitutes one of the covered multifamily dwellings listed in item 2 and involves public funding.

CBC 1102A.1

THIS DOCUMENT IS FOR PLAN REVIEW ONLY.
CORRECTION LIST ITEMS AND FIGURES MAY NOT BE REPRODUCED OR COPIED ON PLANS.
IF CONFLICTS EXIST BETWEEN CODE TEXT AND FIGURES, THE CODE TEXT SHALL GOVERN.

SCOPING

8. All ground-floor dwelling units in a covered multifamily dwelling without an elevator shall comply with the following:
Exception: Buildings exempted by site impracticality tests per item 43
Exception: Multistory dwelling units shall comply with item 9
- ❑ Accessibility/adaptability provisions of accessibility correction list 15A
- ❑ Served by accessible route

CBC 1104A.1

9. Where multistory dwelling units are proposed on the ground floor of an apartment/condominium covered multifamily dwelling without an elevator, a minimum 10% – but not fewer than one – of the **cumulative number of multistory dwelling units located on the ground floor in such covered multifamily dwellings on the site** shall comply with the following:
Exception: Carriage units (i.e., dwelling units with living space on one or more floors immediately above a private garage or garages – but not a common garage – with the garage level containing no habitable space and the footprint of the garage or garages used as the footprint for the remaining floor or floors of the units above)
- ❑ Primary entry to dwelling unit on accessible route
  Exception: Buildings exempted by site impracticality tests per item 43
- ❑ At least one powder room or bathroom per the following:
  - o Located on primary entry level
  - o Served by accessible route
  - o Complying with accessibility correction list 15A
- ❑ All rooms and spaces located on primary entry level – including kitchens, powder rooms, bathrooms, living rooms, bedrooms, hallways – per the following:
  - o Served by accessible route
  - o Complying with accessibility correction list 15A
- ❑ Any common-use spaces serving dwelling unit are accessible

CBC 1102A.1 and CBC 1102A.3.1

10. Where multistory dwelling units are proposed in a covered multifamily dwelling with one or more elevators, the story of any multistory dwelling unit served by a building elevator shall be considered a primary entry level and comply with the following:
- ❑ At least one powder room or bathroom located on primary entry level
- ❑ At least one kitchen shall be located on primary entry level
- ❑ All rooms and spaces located on primary entry level shall be served by an accessible route and comply with accessibility correction list 15A

CBC 1102A.3.2

11. Where the first floor containing dwelling units in a covered multifamily dwelling is above grade, that floor shall be considered a ground floor and comply with the following:
Exception: Carriage units (i.e., dwelling units with living space on one or more floors immediately above a private garage or garages – but not a common garage – with the garage level containing no habitable space and the footprint of the garage or garages used as the footprint for the remaining floor or floors of the units above)
- ❑ All dwelling units on that floor served by an accessible route
- ❑ All dwelling units on that floor considered covered multifamily dwelling units and subject to provisions of item 8, 9, or 10 as applicable

CBC 1104A.2

12. Where an elevator in a covered multifamily dwelling serves as means of access to dwelling units on floors other than the ground floor, the covered multifamily dwelling shall comply with the following:
Exception: In buildings with an elevator provided solely to access dwelling units on a ground floor – e.g., to meet provisions of item 11 – only dwelling units on the ground floor need be served by accessible route and comply with provisions of item 8, 9, or 10 as applicable
- ❑ Elevators shall provide access to all dwelling units in building
- ❑ All dwelling units in building subject to provisions of item 8 or 10 as applicable

CBC 1106A.1(2)

13. Where an elevated walkway with maximum 10% slope proposed between covered multifamily dwelling entrance and vehicular or pedestrian arrival point, floor served by walkway shall be considered a ground floor and comply with the following:
- ❑ All dwelling units on that floor subject to provisions of item 8, 9, or 10 as applicable
- ❑ Elevated walkway shall comply with accessible route provisions of item 21 or pedestrian ramp provisions of accessibility correction list 4A

CBC 1106A.1(3)

14. Regardless of site impracticality, where an elevator connects parking area with dwelling units on ground floor, the ground floor shall be served by an accessible entrance on an accessible route and comply with the following:
- ❑ All dwelling units on ground floor shall comply with accessibility/adaptability provisions of accessibility correction list 15A
- ❑ At least one of each type of common-use area on ground floor shall be accessible

CBC 1106A.1(1)

SITE ACCESSIBILITY

15. Identify on site accessibility plan location of the following elements as provided and distinguishing between accessible and inaccessible elements and new and existing elements:
- ❑ Covered multifamily dwellings
- ❑ Dwelling units meeting scoping provisions of items 8 through 14 as applicable
- ❑ Common-use facilities
- ❑ Public-use facilities
- ❑ Parking spaces
- ❑ Passenger loading zones
- ❑ Public transportation stops
- ❑ Walks and sidewalks
- ❑ Curb ramps
- ❑ Exterior pedestrian ramps
- ❑ Exterior stairways
- ❑ Exterior drinking fountains
- ❑ Exterior public telephones
- ❑ Elevators or platform lifts serving exterior routes

CBC 1110A.1

16. Using ■■■■■■■ or equivalent symbol, identify on site accessibility plan the following accessible routes of travel serving covered multifamily dwellings and associated public- and common-use facilities:
- ❑ Between all exterior ground-floor exits and the public way
- ❑ Between accessible parking facilities and entrances of buildings/dwellings served
- ❑ Between public streets or sidewalks and entrances
- ❑ Between public transportation stops and entrances
- ❑ Between covered multifamily dwellings on the same site
- ❑ Between covered multifamily dwellings and public- and/or common-use facilities/spaces on the same site
  Exception: If slope of finished grade between covered multifamily dwelling units and a public- or common-use facility exceeds 8.3% slope or where other physical barriers outside of owner's control prevent installation of an accessible route, access by vehicular route may be provided given **both of the following**:
  - o Accessible parking provided on accessible route for minimum 2% of covered multifamily dwelling units
  - o Site provisions such as accessible parking and curb ramps provided at public- or common-use facility

CBC 1110A.1, CBC 1117A.2, and CBC 1117A.4

17. Accessible routes shall be the most practical route and shall coincide – the maximum extent feasible – with routes for the general public and building residents.

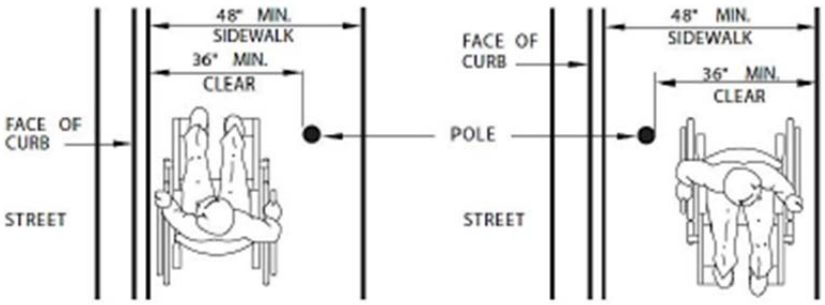
CBC 1110A.1

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

CBC 1110A.1(1)

EXTERIOR ROUTES OF TRAVEL

19. Dimension minimum 48-inch-wide walks and sidewalks.
Exception: Minimum 36-inch width acceptable for walk serving individual dwelling unit provided adequate maneuvering clearances provided at doors per accessibility correction list 6A
Exception: Minimum 36-inch clear width acceptable at sidewalk right-of-way obstructions per CBC Figure 11A-5A(a)



(a) SIDEWALK OBSTRUCTIONS

FIGURE 11A-5A
RAMPS AND SIDEWALKS

CBC 1113A.1.1

20. Specify on site accessibility plan running slope of each walk and sidewalk.

CBC 1113A.3

21. Specify on site accessibility plan spot elevations at each walk to verify running slopes indicated per item 20 do not exceed 5% slope unless pedestrian ramp provided per accessibility correction list 4A.

CBC 1113A.3

22. Specify on site accessibility plan maximum 2.1% slope of each walk and sidewalk.
Exception: If building official determines local conditions would create an unreasonable hardship, cross slope may be increased to maximum 4.2% slope for maximum 20-foot distance

CBC 1113A.1.3

23. Specify stable, firm, and slip-resistant surface for each accessible walk and sidewalk.

CBC 1113A.1.2

24. Dimension **<u>one of the following</u>** at accessible routes exceeding 200 feet in length:
- ❑ Minimum 60-inch clear width
- ❑ Minimum 60-inch-wide by 60-inch-long passing space(s) at maximum 200-foot intervals
- ❑ Minimum 48-inch-wide T-shaped intersection(s) – where base and arms extend minimum 48 inches beyond intersection – at maximum 200-foot intervals

CBC 1110A.4 and CBC 1138A.1.2

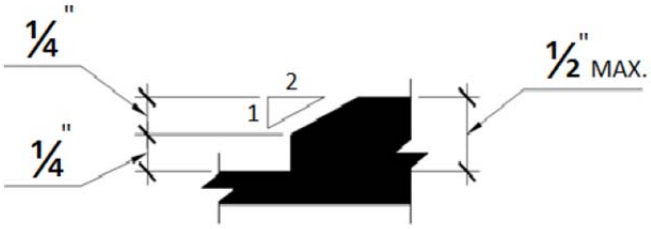
25. For walks with continuous gradients, dimension minimum 5-foot-long level areas at maximum 400-foot intervals.

CBC 1133B.7.6

26. Identify on site accessibility plan and dimension any abrupt changes in level greater than 1/4 inch on walks or sidewalks.

CBC 1111A.1

27. For abrupt changes in level between 1/4 inch and 1/2 inch on walks or sidewalks, detail maximum 50% beveled slope per CBC Figure 11A-1F(b).



(b) BEVELED CHANGE IN LEVEL

FIGURE 11A-1F
CHANGE IN LEVEL

CBC 1111A.2

28. For abrupt changes in level greater than 1/2 inch on walks or sidewalks, provide sloping surface with maximum 5% running slope **<u>or</u>** pedestrian ramp per accessibility correction list 4A.
Exception: Changes in level served by curb ramps shall meet requirements of accessibility correction list 3A

CBC 1111A.2

29. Stairs located along or adjacent to an accessible route shall comply with requirements of accessibility correction list 7A.

CBC 1111A.1

30. Identify on site accessibility plan any grates located on walks or sidewalks and detail maximum 1/2-inch grid openings in direction of traffic flow, with elongated openings in gratings placed so that long dimension is perpendicular to dominant direction of traffic.

CBC 1113A.6

31. For walks or sidewalks encountering doors or gates, dimension level areas complying with the following:
- ❑ Minimum 60-inches wide by 60-inches deep at doors or gates swinging toward walk or sidewalk with minimum 24-inch clearance extending beyond latch side of door or gate
- ❑ Minimum 48-inches wide by 44-inches deep at doors or gates swinging away from walk or sidewalk

CBC 1113A.4

HAZARDS

32. Identify on site accessibility plan and dimension any vertical drops adjacent to walks or sidewalks.

CBC 1116A.1

33. At any walk or sidewalk with adjacent vertical drop exceeding 4 inches, detail minimum 6-inch-high warning curb.
Exception: Vertical drops due to curbs between sidewalks and vehicular ways
Exception: Where handrail or guardrail provided **<u>with edge protection per one of the following</u>**:
- ❑ Minimum 4-inch-high curb
- ❑ Barrier preventing passage of 4-inch-diameter sphere, where any portion of sphere is within 4 inches of ground surface

CBC 1010.10.1 and CBC 1116A.1

34. At any walk or sidewalk with adjacent vertical drop exceeding 30 inches, detail minimum 42-inch-high guardrail with openings not allowing passage of 4-inch-diameter sphere.
Exception: Openings not allowing passage of 4-3/8-inch-diameter sphere allowed in portions of guard 36 inches to 42 inches high

CBC 1013.1 and CBC 1013.2

35. At any walk entering or adjoining vehicular ways without curb, railing, or barrier separation, detail continuous detectable warning strip per the following with 36-inch (absolute) depth for entire length/width of transition.
- ❑ Including raised, truncated domes per CBC Figure 11B-705.1:
  - o Minimum 0.9-inch and maximum 0.92-inch base diameter
  - o Minimum 0.45-inch and maximum 0.47-inch top diameter
  - o Minimum 0.18-inch and maximum 0.22-inch height
  - o Minimum 2.3-inch and maximum 2.4-inch center-to-center spacing and minimum 0.65-inch base-to-base spacing
    Exception: Minimum 1.6-inch and maximum 2.4-inch center-to-center spacing acceptable for domes in radial pattern
- ❑ Yellow color – integral to surface – conforming to FS33538 of Federal Standard 595C

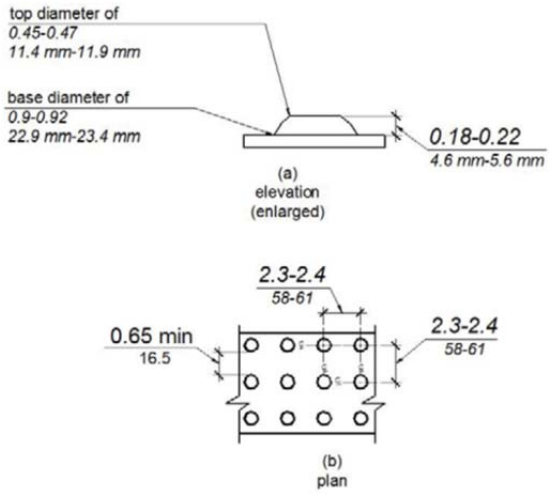


FIGURE *11B*-705.1
SIZE AND SPACING OF TRUNCATED DOMES

CBC 1116A.5 and CBC 11B-705.1.2.5

36. Identify on site accessibility plan any obstructions overhanging pedestrian ways and dimension vertical clearance complying with the following:
- ❑ Minimum 84 inches per CBC Figure 11A-1B where part of required egress path
  Exception: Minimum 80 inches acceptable at doorways and arches maximum 24 inches deep
- ❑ Minimum 80 inches for other pedestrian ways

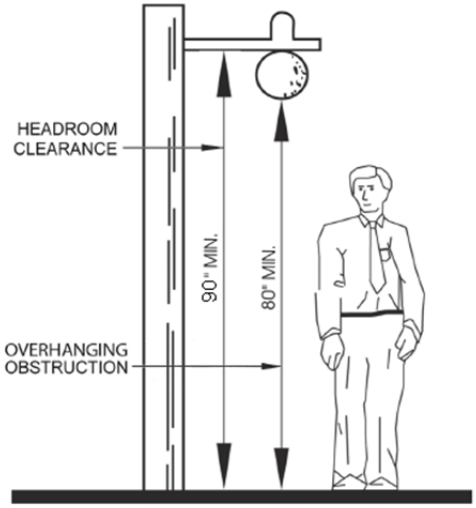


FIGURE 11A-1B
HEADROOM CLEARANCE AND OVERHANGING OBSTRUCTION

CBC 1116A.2

37. Where pedestrian ways adjoin areas with less than 80-inch vertical clearance – e.g., open areas beneath stairs – detail cane-detectable barrier at maximum 27 inches above walking surface.

CBC 1116A.2

38. Specify rounded corners with minimum 1/8-inch radius of curvature for any sign projecting from a post and with bottom edge less than 80 inches above walking surface.

CBC 1116A.4

SIGNAGE

39. Identify on site accessibility plan location of each exterior directional and informational sign and coordinate with signage schedule and/or details indicating the following:
- ❑ Sign dimensions
- ❑ Character and symbol dimensions
- ❑ Character, symbol, and background colors
- ❑ Sign placement (e.g., post-mounted, wall-mounted)
- ❑ Horizontal/vertical clearance dimensions from pedestrian ways

CBC 1143A.1

40. Specify on signage schedule and/or details visual characters on any exterior directional and informational signs complying with the following:
- ❑ Signs providing information about accessible elements and features of a building or site shall include appropriate symbol of accessibility
- ❑ Located minimum 40 inches above finished floor
- ❑ Characters and background with non-glare finish
- ❑ Characters contrasting with background, either light characters on dark background or dark characters on light background
- ❑ Text shall be in a horizontal format
- ❑ Line spacing between baselines of separate character lines at minimum 135 percent and maximum 170 percent of character height
- ❑ Characters shall be uppercase or lowercase or a combination of both
- ❑ Characters shall be conventional in form – i.e., not italic, oblique, script, highly decorate, or of other unusual form
- ❑ Character font with uppercase letter “O” width minimum 60 percent and maximum 110 percent uppercase letter “I” height
- ❑ Characters with stroke thickness of uppercase letter “I” minimum 10 percent and maximum 20 percent character height
- ❑ Characters spaced with closest points of adjacent character minimum 10 percent and maximum 35 percent of character height
- ❑ Character height sized according to CBC Table 1143A.5 and based on uppercase letter “I”:

TABLE 1143A.5
VISUAL CHARACTER HEIGHT

HEIGHT TO FINISH FLOOR FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 inches (1016 mm) to less than or equal to 70 inches (1778 mm)	Less than 72 inches (1829 mm)	$^5/_8$ inch (15.9 mm)
	72 inches (1829 mm) and greater	$^5/_8$ inch (15.9 mm), plus $^1/_8$ inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1829 mm)
Greater than 70 inches (1778 mm) to less than or equal to 120 inches (3048 mm)	Less than 180 inches (4572 mm)	2 inches (51 mm)
	180 inches (4572 mm) and greater	2 inches (51 mm), plus $^1/_8$ inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4572 mm)
Greater than 120 inches (3048 mm)	Less than 21 feet (6401 mm)	3 inches (76 mm)
	21 feet (6401 mm) and greater	3 inches (76 mm), plus $^1/_8$ inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6401 mm)

CBC 1143A.3 and CBC 1143A.5

41. Specify on signage schedule and/or details pictograms on any exterior directional and informational signs complying with the following:
- ❑ Field height of minimum 6 inches
- ❑ Characters and Braille not within pictogram field
- ❑ Pictograms and field with non-glare finish
- ❑ Pictograms contrasting with field, either light pictogram on dark field or dark pictogram on light field
- ❑ Include text descriptors complying with raised character, Braille, and mounting height provisions of CBC 1143A.6 and CBC 1143A.7

CBC 1143A.6.10

42. At each major junction where an accessible route diverges from main circulation path, provide sign displaying International Symbol of Accessibility and indicating direction to accessible routes, entrances, and/or facilities.

CBC 1110A.2

SITE IMPRACTICALITY

43. Where proposed on sites with difficult terrain conditions or unusual characteristics, covered multifamily dwellings in buildings without an elevator may employ site impracticality tests per item 44 or 46 to determine accessibility/adaptability requirements.
Exception: Where a building elevator is provided only as a means of creating an accessible route to covered multifamily dwelling units on a ground floor, the building is not considered an elevator building and accessibility/adaptability requirements would apply only to ground-floor dwelling units

CBC 1150A.1

44. For a site with a single building having one common (lobby) entrance, provide dimensions and spot elevations on site accessibility plan demonstrating the site passes one of the following tests:
- ❑ Individual building test (all conditions must be satisfied):
  - o Slopes of undisturbed site measured between planned entrance and all vehicular or pedestrian arrival points within 50 feet of planned entrance exceed 15%
  - o Slopes of planned finished grade measured between planned entrance and all vehicular or pedestrian arrival points within 50 feet of planned entrance exceed 15%
    Exception: If there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the slopes of undisturbed and finished grade shall be measured from the closest vehicular or pedestrian arrival point and the planned entrance
- ❑ Unusual characteristics test (all conditions must be satisfied):
  - o Applies only to sites in state or federally designated floodplain or coastal high-hazard areas or sites subject to other similar requirements of law or code requiring design of lowest floor or lowest structural member of lowest floor at level at or above base flood elevation
  - o Original site characteristics result in difference in finished grade elevation exceeding 30 inches and slope exceeding 10% measured between planned entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance
    Exception: If there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the slope of finished grade shall be measured from the closest vehicular or pedestrian arrival point and the planned entrance

CBC 1150A.1

45. If a site passes one of the impracticality tests of item 44, the following accessibility/ adaptability provisions may be applied:
- ❑ Accessible route not required to common (lobby) entrance
- ❑ Minimum 20% of ground-floor dwelling units shall comply with accessibility/adaptability provisions of accessibility correction list 15A
- ❑ All remaining ground-floor dwelling units shall comply with item 48

CBC 1150A.1

46. For site with multiple buildings or site with single building having multiple entrances, provide site terrain analysis per the following:

- ❑ Calculates percentage of buildable area of undisturbed site with natural grade less than 10% slope
- ❑ Employs topographic survey with 2-foot contour intervals and slope measured between successive intervals
- ❑ Certified by a licensed engineer, architect, landscape architect, or surveyor

CBC 1150A.1

47. If site terrain analysis is provided per item 46, the following accessibility/adaptability provisions may be applied:

- ❑ The following number ground-floor units – minimum 20% of total ground-floor units on site – shall be on an accessible route and comply with accessibility/adaptability provisions of accessibility correction list 15A:
  - o Percentage of units equaling percentage of total buildable area of undisturbed site with natural grade less than 10% slope per site terrain analysis
  - o All additional ground floor units in a building – or served by a particular entrance – falling within a 8.33% slope between their planned entrances and an arrival point
- ❑ All remaining ground-floor dwelling units shall comply with item 48

CBC 1150A.1

48. Beyond the accessibility/adaptability provisions of items 45 and 47, all other ground-floor dwelling units on sites meeting impracticality criteria shall comply with the following provisions on accessibility correction list 15A:

- ❑ Grab bar reinforcement
- ❑ Minimum 32-inch clear width at interior doors
- ❑ Lever hardware
- ❑ Door signal devices
- ❑ Complying clear space at doors
- ❑ Minimum 15-inch water closet seat height
- ❑ Electrical receptacle outlet height
- ❑ Lighting and environmental control height
- ❑ Faucet controls
- ❑ Minimum space requirements at water closets, bathtubs, and lavatories
- ❑ Removable cabinets under kitchen sink counter

CBC 1150A.2