



**County of San Diego
Planning & Development Services
BUILDING DIVISION**

ACCESSIBILITY CORRECTION LIST Public Accommodations & Commercial Buildings	15B
Existing and Historical Buildings	

RECORD ID:	OWNER ON APPLICATION:
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EXISTING BUILDINGS

1. All new construction in existing buildings and facilities shall comply with current disabled access provisions. CBC 11B-201.1

2. No alteration, structural repair, or addition shall be made to an existing building or facility that decreases accessibility or usability of the building or facility below requirements for new construction at the time of alteration, structural repair, or addition. CBC 11B-202.3.1

3. When alterations, structural repairs, or additions are made to existing buildings or facilities, the following elements shall be accessible:
Exception: Items among the following list and constructed or altered in compliance with disabled access provisions in the immediately preceding edition of the *California Building Code*
Exception: Cases of disproportionate cost per items 11 and 13
Exception: Projects consisting exclusively of work listed in items 14, 15, and/or 16
 - Route of travel from public way to building/facility entrance serving area of alteration, structural repair, or addition
 - Building/facility entrance serving area of alteration, structural repair, or addition
 - Primary path of travel within building/facility to area of alteration, structural repair, or addition
 - Sanitary facilities serving area of alteration, structural repair, or addition
 - Signs on routes and paths to and within area of alteration, structural repair, or addition
 - If required or provided, drinking fountains serving area of alteration, structural repair, or addition
 - If required or provided, public telephones serving area of alteration, structural repair, or additionCBC 11B-202.4

4. Using ■■■■■■ or equivalent symbol, identify on site accessibility plan accessible route of travel from public way to building/facility entrance serving area of alteration, structural repair, or addition. CBC 11B-202.4

5. Identify the following accessible elements serving area of alteration, structural repair, or addition via accessible route(s):
 - Sanitary facilities
 - Signage
 - Drinking fountains (if required or provided)
 - Public telephones (if required or provided)CBC 11B-202.4

6. Identify on site accessibility plan location of accessible parking spaces serving area of alteration, structural repair, or addition. CBC 11B-202.4

7. For each element specified in items 4 through 6, indicate if element is existing or new. CBC 11B-202.4

8. Add the following note to site accessibility plan:
"If the building inspector determines noncompliance with any current accessibility provision of the law, he/she shall require submittal of complete and detailed plans to the County of San Diego, Building Division, for further review. Plans must clearly show all existing non-compliant conditions serving the alteration, structural repair, or addition and proposed mitigation of deficiencies to meet current accessibility provisions."
CBC 11B-202.4

**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.**

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9. If existing route(s) from public way to area of alteration, structural repair, or addition are fully compliant with current accessibility provisions, add the following note to site accessibility plan:
"I am the designer/owner in responsible charge of this project. I have inspected the site/premises and determined that existing conditions are in full compliance with current accessibility provisions to the extent required by the law.

Signature: _____
Date: _____"

CBC 11B-202.4

10. If existing sanitary facilities serving area of alteration, structural repair, or addition are fully compliant with current accessibility provisions, add the following note to site accessibility plan:
"I am the designer/owner in responsible charge of this project. I have inspected the site/premises and determined that existing restroom(s) serving the area of alteration are in full compliance with current accessibility provisions to the extent required by the law."

Signature: _____
Date: _____"

CBC 11B-202.4

11. When the adjusted construction cost of alterations, structural repairs, or additions does not exceed a valuation threshold of \$156,162.00 (as of January 2017), existing elements serving the area of alteration, structural repair, or addition may be upgraded per the following as an alternative to item 3:

- An additional amount equaling at least 20% of adjusted construction cost shall be spent on disabled access upgrades
- Accessibility upgrade costs shall be dedicated to elements in the following order of priority:
 - Accessible parking stall and access aisle
 - Accessible route to entrance
 - Accessible entrance
 - Accessible route to area of alteration
 - At least one accessible restroom for each sex **or** one accessible unisex restroom
 - If required or provided, accessible public telephones
 - If required or provided, accessible drinking fountains
 - Additional accessible elements (e.g., additional parking spaces, storage, alarms)

CBC 11B-202.4 and CBC 11B-213.2

12. The adjusted construction cost specified in item 11 shall be calculated per the following:

- Includes all costs directly related to the construction of the project, including labor, material, equipment, services, utilities, contractor financing, contractor overhead and profit, and construction management costs. The costs shall not be reduced by the value of components, assemblies, building equipment, or construction not directly associated with accessibility or usability.
- Includes cost of any alterations, structural repairs, or additions to the building or facility within preceding three years
- Does not include cost of accessibility improvements
- Does not include project management fees and expenses, architectural and engineering fees, testing and inspection fees, and utility connection or service district fees

CBC 11B-202.4

13. In alteration projects involving buildings or facilities previously approved and built without elevators, the 20% upgrade cost limit of item 11 may be used for areas above and below the ground floor in the following projects regardless of valuation (i.e., above the \$156,162.00 valuation threshold as of January 2017):

- Office buildings and passenger vehicle service stations of three stories or more and 3000 square feet or more per floor
- Offices of physicians and surgeons
- Shopping centers
- Other building and facilities three stories or more and 3000 square feet or more per floor if reasonable portion of services sought and used by public is available on an accessible level

CBC 11B-202.4

14. Additions or alterations to meet disabled access requirements and consisting exclusively of one or more of the following items shall not trigger additional disabled access upgrades per item 3:

- Altering one building entrance
- Altering one existing toilet facility
- Altering existing elevators
- Altering existing steps
- Altering existing handrails

CBC 11B-202.4

15. Alterations solely for the purpose of disabled access barrier removal and consisting exclusively of one or more of the following items shall not trigger additional disabled access upgrades item 3:

- Installing ramps
- Making curb cuts in sidewalks and/or entrance
- Repositioning shelves
- Rearranging tables, chairs, vending machines, display racks, and other furniture
- Repositioning telephones

- Adding raised markings on elevator control buttons
- Installing flashing alarm lights
- Widening doors
- Installing offset hinges to widen doorways
- Eliminating a turnstile or providing an alternative accessible route
- Installing accessible door hardware
- Installing grab bars in toilet stalls
- Rearranging toilet partitions to increase maneuvering space
- Insulating lavatory pipes under sinks to prevent burns
- Installing a raised toilet seat
- Installing a full-length bathroom mirror
- Repositioning a paper towel dispenser in a bathroom
- Creating designated accessible parking spaces
- Removing high-pile, low-density carpeting

CBC 11B-202.4

16. Projects consisting exclusively of the following work shall not trigger disabled access upgrades in existing buildings and facilities provided the work does not affect accessibility or usability of building or facility:

- Heating
- Ventilation
- Air conditioning
- Reroofing (non-structural)
- Electrical work not involving placement of switches or outlets
- Cosmetic work not affecting items regulated by the CBC (e.g., painting, office equipment)

CBC 11B-202.4

17. Projects consisting exclusively of the installation of electric vehicle charging stations shall not trigger disabled access upgrades in existing building and facilities **unless** the primary function of the facility is vehicle fueling, recharging, parking, or storage.

CBC 11B-202.4

18. Submit the following for any project providing limited accessibility upgrades per item 11 or 13:

- Completed "Application for Unreasonable Hardship Exception to Disabled Access Requirements" (form PDS 644)
- Documentation supporting estimates of adjusted construction cost and itemized costs of accessibility upgrades

CBC 11B-202.4

19. If "Application for Unreasonable Hardship Exception to Disabled Access Requirements" (form PDS 644) submitted, add the following note to site accessibility plan:

"I am the designer/owner in responsible charge of this project. As part of this permit, the following deficient disabled access elements will be upgraded per the approved Application for Unreasonable Hardship Exception to Disabled Access Requirements (form PDS 644):

(List each applicable disabled access element upgraded in same order as priority list of item 11)

Signature: _____"

Date: _____"

CBC 11B-202.4

20. Provide complete details, dimensions, and notes for all disabled access elements designated for upgrades listed on plans per item 19.

CBC 11B-202.4

21. If completed "Application for Unreasonable Hardship Exception to Disabled Access Requirements" (form PDS 644) indicates total construction cost applies only to work proposed under this permit, add the following note to site accessibility plan:

"I am the tenant/owner in responsible charge of this project. I certify that no alterations, structural repairs, or additions have been performed at this building/facility within the last three years.

Signature: _____"

Date: _____"

CBC 11B-202.4

HISTORICAL BUILDINGS

22. Provide documentation qualifying building as historical.

CHBC 8-601.1

23. The accessibility provisions of CBC Chapter 11B shall apply to qualified historical buildings unless strict compliance with that chapter will threaten or destroy the historical significance or character-defining features of the building, facility, or property.

CHBC 8-602.1

24. If historical significance or character-defining features of building, facility, or property would be threatened by applying the accessibility provisions of CBC Chapter 11B, alternative accessibility provisions of the *California Historical Building Code* (CHBC) per items 25 through 29 may be applied provided the following conditions are met:

- Provisions applied only on item-by-item or case-by-case basis
- Provisions applied only to existing historical buildings and not new construction or reconstruction of historical buildings
- Documentation provided stating reasons for application of alternative provisions

CHBC 8-601.3 and CHBC 8-602.2

25. In lieu of compliance with CBC Chapter 11B for access to building/facility entrances, provide entrance complying with one of the following (listed in order of priority):

- Access to any entrance used by general public and no further than 200 feet from primary entrance
- Access to any entrance not used by general public but open and unlocked with directional signs at primary entrance and as close as possible and within 200 feet of primary entrance
- Accessible entrance with notification system (remote monitoring acceptable at locations with security issues)

CHBC 8-603.2

26. In lieu of compliance with CBC Chapter 11B for doors, provide door(s) complying with the following (listed in order of priority):

- Single-leaf door with minimum 30-inch clear width
- Single-leaf door with minimum 29-1/2-inch clear width
- Double door with one leaf with minimum 29-1/2-inch clear width
- Double door operable with power-assist device to provide 29-1/2-inch clear width when both door leafs in open position

CHBC 8-603.3

27. In lieu of compliance with CBC Chapter 11B for level landings, strike-edge clearances, and opening forces at doors, provide power-assisted door(s).

CHBC 8-603.4

28. In lieu of compliance with CBC Chapter 11B for separate-gender toilet facilities, provide accessible unisex toilet facility per accessibility correction list 9B.

CHBC 8-603.5

29. In lieu of compliance with CBC Chapter 11B for exterior and interior pedestrian ramps and platform/wheelchair lifts, provide ramp or lift complying with one of the following (listed in order of priority):

- Ramp or lift per the following:
 - o Maximum 10% slope
 - o Maximum 60-inch ramp run measured horizontally
 - o Signs posted at upper and lower landings of ramp or lift indicating steepness of slope
- Ramp per the following:
 - o Maximum 16.7% slope
 - o Maximum 13-inch ramp run measured horizontally
 - o Signs posted at upper and lower landings of ramp or lift indicating steepness of slope

CHBC 8-603.6

30. If the alternatives of items 25 through 29 would threaten the historical significance or character-defining features of the building, facility, or property, alternative designs providing equivalent facilitation may be proposed to the County of San Diego, Building Division, for consideration.

CHBC 8-604