



**SAN JOAQUIN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

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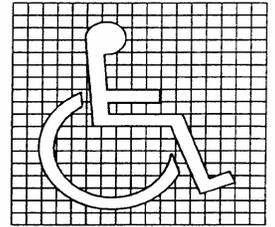
## CALIFORNIA NON-RESIDENTIAL DISABLED ACCESS REGULATIONS

This is only a summary of the most typical details.  
Refer to California Building Code for a complete reference.

### *INTERNATIONAL SYMBOL OF ACCESSIBILITY*

The surface of each accessible parking space or stall has a surface identification duplicating either of the following schemes:

1. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant; or
2. By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide. 1129B.4. (1) & (2)

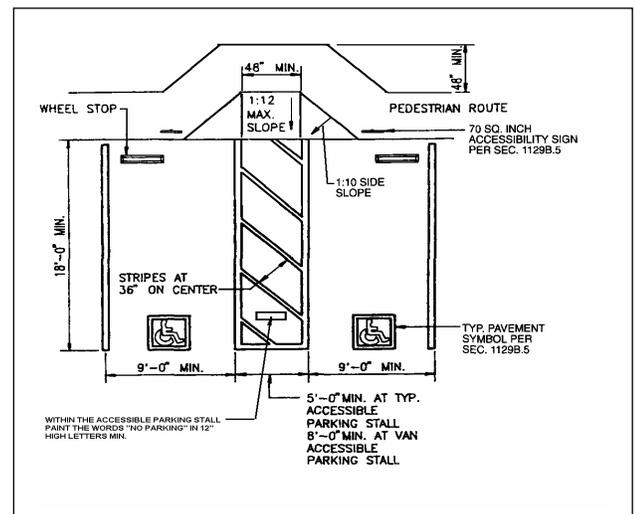


### *PARKING – Section 1129B*

1. The accessible space shall be as near as possible to the primary entrance of building. 1129B.3
2. Bumpers are required when no curb barrier is provided which will prevent encroachment of cars over walkways. 1129B.3 (3)
3. The parking space shall be located so that the disabled person cannot walk behind any vehicles other than their own. 1129B.3 (3)
4. Where a single parking space is provided it shall be a van accessible space, 17' wide, outlined to provide a 9' parking area and an 8' loading and unloading area on the passenger side of the vehicle. 1129B.3 (1)
6. Each parking space is required to be at least 18' long. 1129 B.3 (1)

The words NO PARKING shall be painted on the ground within each five-foot (1524 mm) loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches (154 mm) high and located so that it is visible to traffic enforcement officials. 1129B.3 (1)

8. Surface slopes of parking areas for the disabled should be minimal, but shall not to exceed 2% slope in any direction. 1129B.3 (4)
9. Ramps shall not encroach into any parking space. 1129B.3 (3)
10. Van accessible parking spaces shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility. 1129B.4
11. Signs may be centered on a wall at the end of a parking space an additional sign shall state "Minimum fine \$250". 1129B.



## VAN ACCESSIBLE SPACE

**TABLE NO. 11B-6 – SPACES REQUIRED**

The following table establishes the number of accessible parking spaces required.

TOTAL NUMBER OF PARKING SPACES IN LOT OR GARAGE	MINIMUM REQUIRED NO. OF SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	*
1001 AND OVER	**

\*Two percent of total  
 \*\*Twenty plus one for each 100, or fraction thereof over 1001.

One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide minimum and shall be designated van accessible as required by Section 1129B.3.2. All such spaces may be grouped on one level of a parking structure.

### **SIGNAGE– Section 1129B.4**

Identification of Parking Spaces for Off-street Parking Facilities.

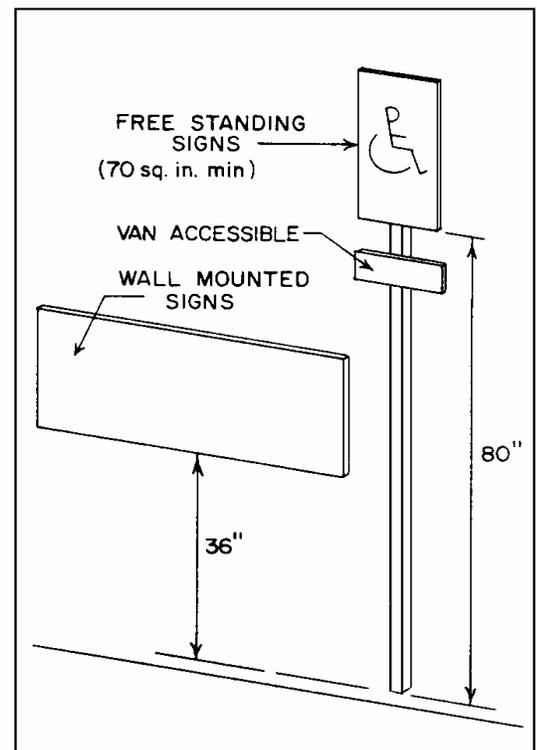
Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in a path of travel, shall be posted at a minimum height of 80 inches from the bottom of the sign to the parking space finish grade. Signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk.

An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

“Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner’s expense. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_.

Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

**Detectable Warnings.** A curb ramp shall have a detectable warning that extends the full width and depth of the curb ramp inside the grooved border when the ramp slope is less than 1 unit vertical to 15 units horizontal (6.7% slope). The detectable warnings shall consist of raised truncated domes and slip resistant. Detectable warning shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. The domes may be constructed in a variety of methods, including cast in place or stamped, or may be part of a prefabricated surface treatment. 1127B.5 (7)



## BUILDING ACCESS – Sections 1114B and 1117B

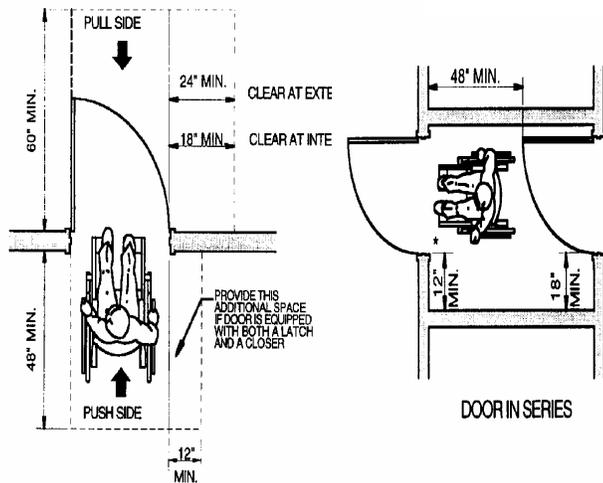
### Egress General.

In buildings or portions of buildings required to be accessible, accessible means of egress shall be provided in the same number as required for exits by Chapter 10. When additional exits are provided and perceived or signed to be exits they shall also have accessible means of egress. Exits in excess of those required by Section 1007 and which are more than 24 inches above grade are not required to be accessible. Such doors shall have signs warning that states “Not an Accessible Exit”.

Every required exit doorway shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet 8 inches in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32 inches. In computing the exit width required by Section 1003, the net dimension of the exit way shall be used.

### Entrance Sign

Entrances to buildings and facilities that are accessible to and usable by persons with disabilities shall be identified with a minimum of one International Symbol of Accessibility and with additional directional signs. Section 1117B.5.8.1.2

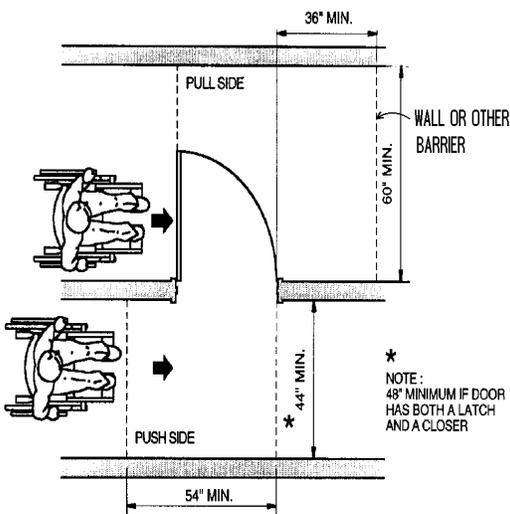


(a) FRONT APPROACH

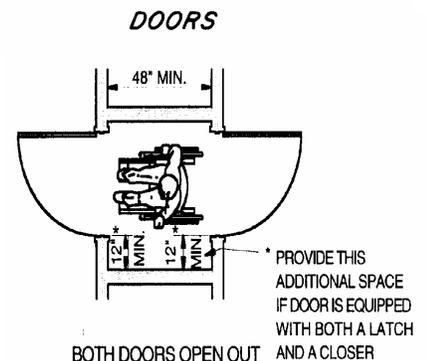
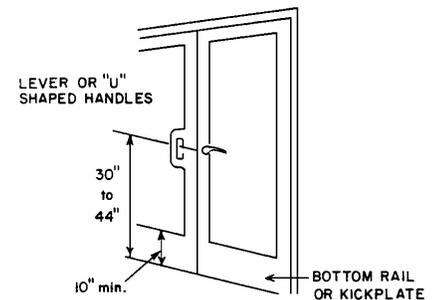
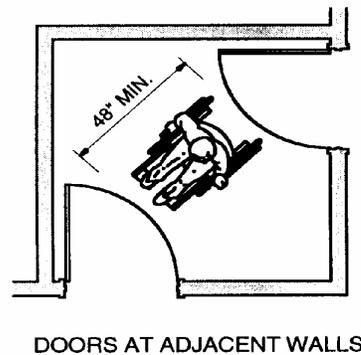
### DOOR AND DOOR HARDWARE – Sections 1133B.2.5 and 1004.13

#### 1. Effort to operate doors.

Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. 1133B.2.5

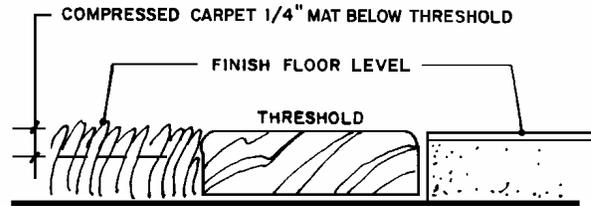
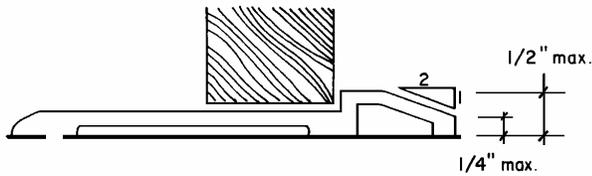


(b) HINGE APPROACH

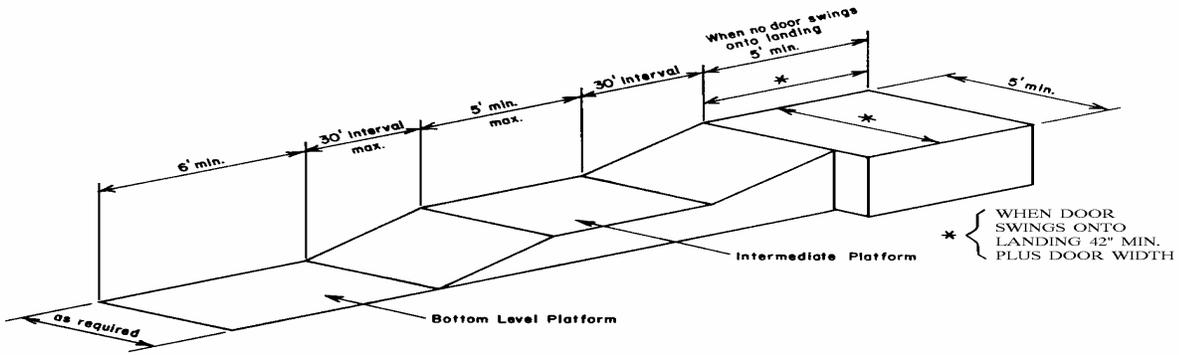


## ***THRESHOLDS – Sections 1133B.2.4***

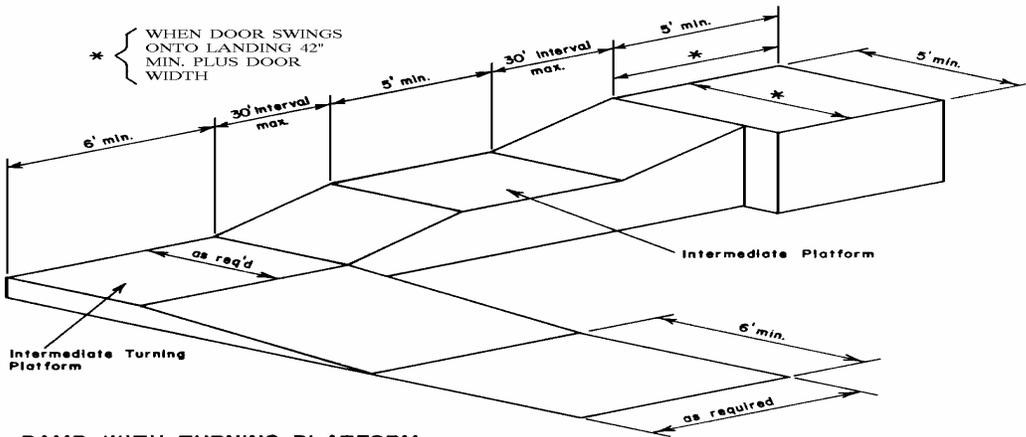
### ***Exterior Routes of Travel – Sections 1127B***



1. Maximum allowable slope of a ramp is 1:12. or (8.33 %) 1127B.5 (3)
2. Landings are required at top and bottom of every ramp. 1010.6
3. Pedestrian ramps serving primary entrances to buildings with occupancy load of 300 or more will require 60" clear width: less than 300, the width shall be 48". 1133B.5.2
4. Ramps installed in the means of egress; the width between the handrails shall be 36" minimum width. 1010.5.1
5. Landings shall be 60" minimum length measured in the direction of travel. 1010.6.3
6. Handrails will be required on each side of a ramp when the rise is greater that 6". 1010.8
7. Ramps require slip resistant finish and securely attached. 1010.7.1
8. A guard rail 42" in height will be required on the open side of the ramp where the ramp is 30" or more above grade. 1013



**STRAIGHT RAMP RUN**

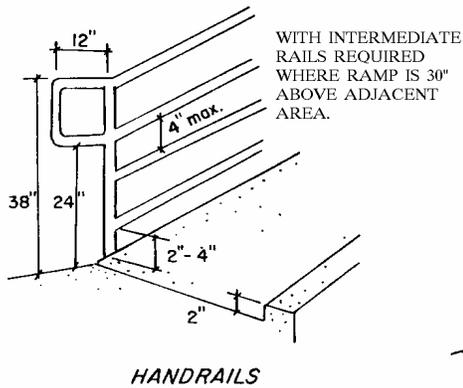


**RAMP WITH TURNING PLATFORM**

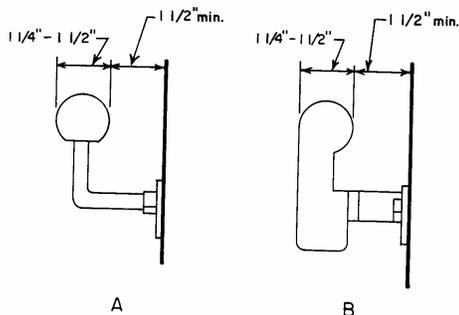
**Handrail Configuration.**

Handrails shall be 34 to 38 inches above the nosing of the treads or ramp surface 1133B.5.5.1

Handrails shall extend a minimum of 12 inches beyond the top nosing and 12 inches, plus the tread width, beyond the bottom nosing. Ends shall be returned smoothly to floor, wall, or post. 1133B.5.5.1

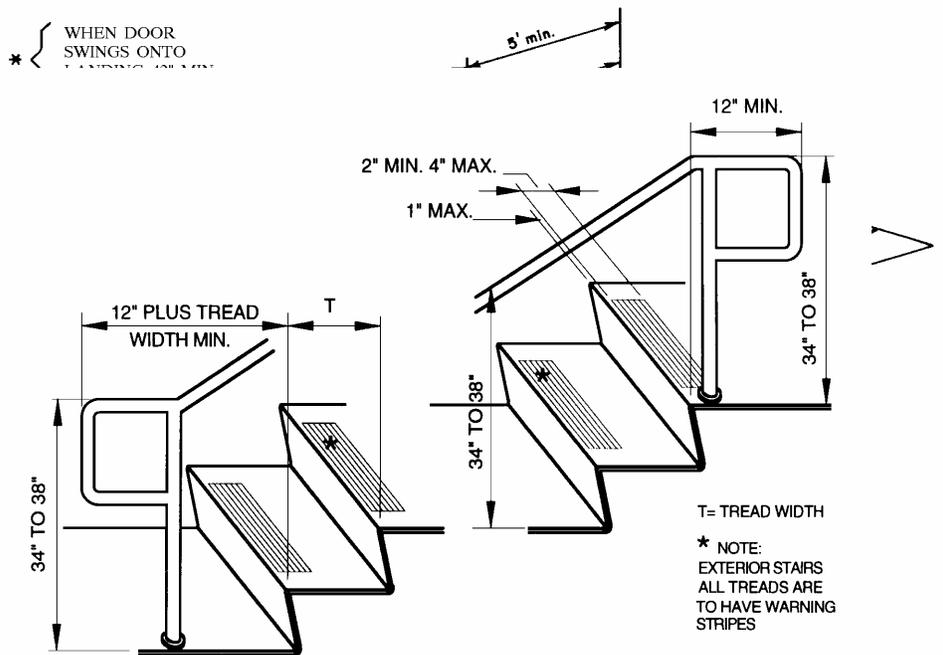


**HANDRAILS**



**A**

**B**



**WARNING STRIPING AND HANDRAIL EXTENSIONS**

## STAIRWAYS – Sections 1133B4

### Stairway Identification

Approved stairway identification signs shall be located at each floor level in all enclosed stairways in buildings two or more stories in height. At exit discharge level the sign shall include a raised five-pointed star located to the left of the identifying floor level. 1133B.4.3

### Striping for the Visually Impaired

For exterior/interior stairways, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2 inches wide and placed parallel to and not more than 1 inch from the nose of the step or landing to alert the visually impaired. The strip shall be of a material that is at least as slip resistant as the other treads of the stair. A painted strip shall be acceptable. 1133B.4.4

### Treads

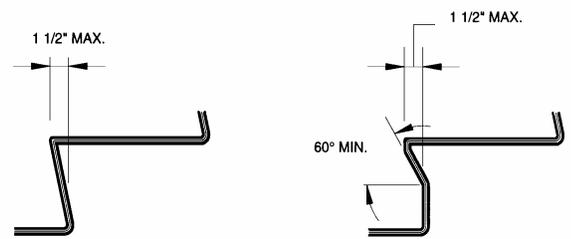
All tread surfaces shall be slip-resistant. Treads shall have smooth, rounded or chamfered edges and no abrupt edges at the nosing. Weather exposed stairs and their approaches shall be designed so that water will not accumulate on the walking surface. 1133B.4.5.1

### Nosing

Nosing shall not project more than 1-1/4 inch past the face of the riser below. 1133B.4.5.3

### Riser

Open risers are not permitted. 1133B.4.5.2

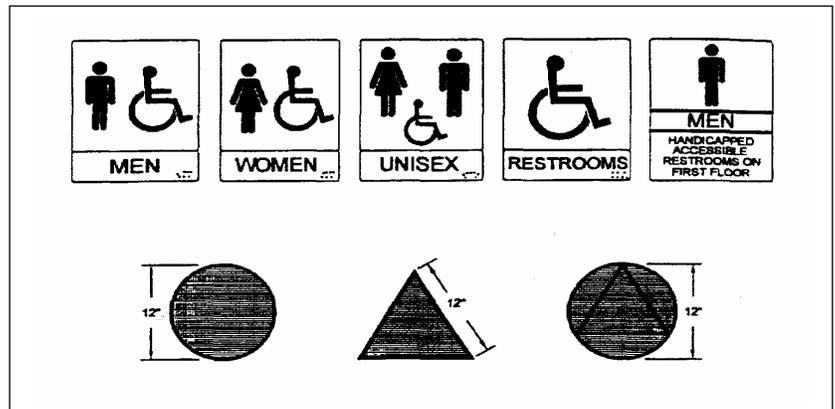


STAIR NOSING

## RESTROOM SIGNAGE – Section 1115B.6

1. Characters and symbols are required to contrast with their background. 1115B.6

2. Symbols are to be centered on door 60” above the finished floor and are to be distinctly different from the door in color and contrast. 1115B.6

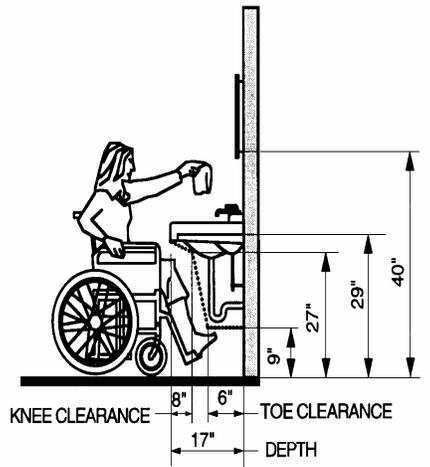
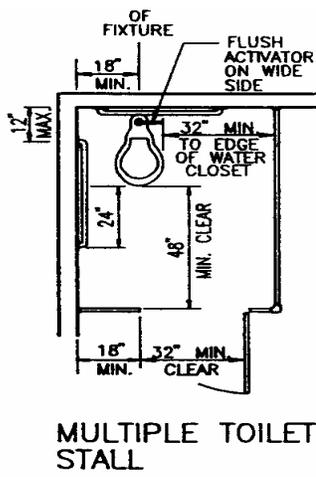
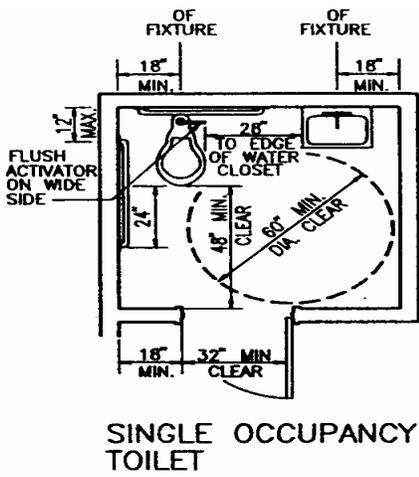
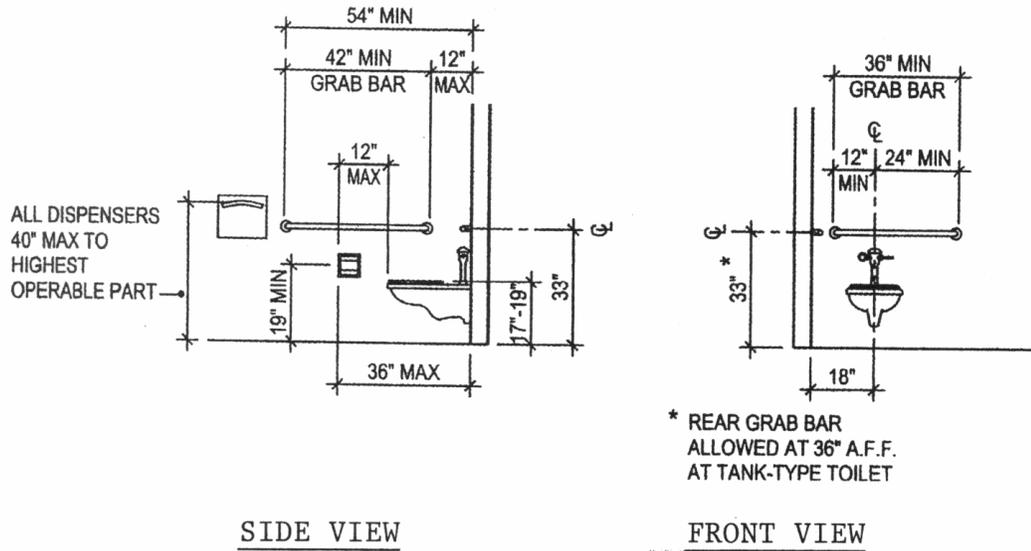


## BATHING and TOILET FACILITIES – Section 1115B.3

1. Equip the door into the stall with auto closing device and provide a clear opening width of 32” at the end of a stall or 34” at side of stall. 1115B.3.1.4.4

2. Provide 44” wide clear path to a stall and a 48” space in front of a compartment door, measured at right angles to door. 1115B.3.4 (4.5)

4. Where six or more stalls are provided within a multi-accommodation toilet room at least one stall shall be of wheelchair design, the ambulatory accessible compartment stall shall be 36" wide with an outward swinging self-closing door and parallel grab bars as shown. 1115B.3 (5)



**MULTIPLE ACCOMMODATION TOILET**

**LAVATORY NOTES – Section 1115B.4.3**

1. Provide a clear space 30"x48" in front of lavatory. The clear space may extend into knee and toe space under lavatory. 1115B.4.3 (3)
2. Hot water and drainpipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. 1115B.4.3.4

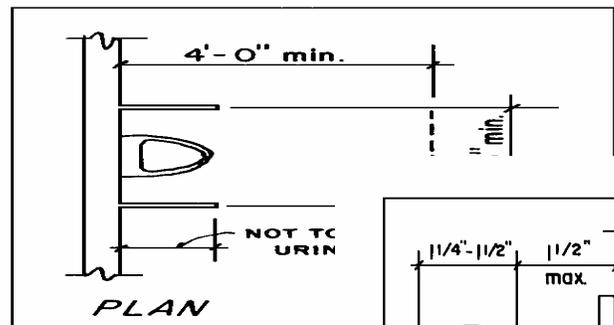
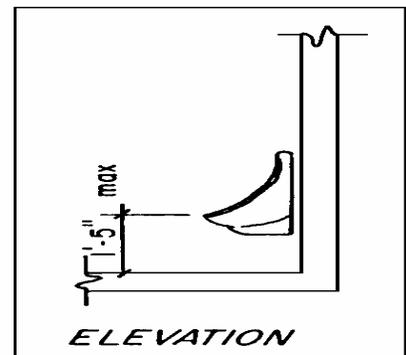
4. Faucet controls and operating mechanisms are required to be operable with one hand and cannot require grasping, pinching, or twisting of wrist. The force required to activate controls is not to exceed 5 lbs. Lever operated, push type and electronically controlled mechanisms are examples of acceptable design. Self closing valves are allowed if the faucet remains open for at least 10 seconds. 1115B.4.3 (1)

**ACCESSIBLE URINALS– Section 1115B.4.2**

1. Urinals shall be floor mounted or wall hung. Where one or more wall hung urinals are provide, at least one with a rim projecting a minimum of 14 inches (356 mm) from the wall and a maximum of 17 inches (432 mm) from the wall and a maximum of 17 inches (432 mm) above the floor shall be provided.
2. Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5lbf. Electronic automatic flushing controls are acceptable and preferable.
3. Where urinals are provided at least one shall have a clear space of 30"x48" in front of urinal. 1115B.4.2 (3)

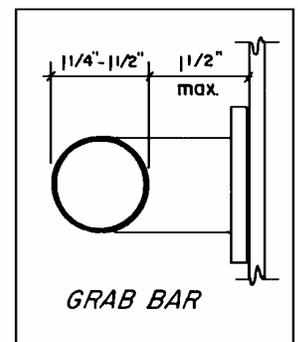
**ACCESSORIES – Section 1115B.8**

1. Where towel, sanitary napkin and waste receptacles and similar dispensing and disposal fixtures are provided, at least one of each type is to be located with all operable parts, including coin slots, within 40" from the floor. 1115B.8.1
2. Mount mirrors with bottom edge no more than 40" from floor. 1115B.8.1
3. Locate toilet tissue dispensers on wall within 12" of front edge of toilet seat, mounted below the grab bar at a minimum height if 19" and 36" maximum to the far edge form the rear wall.1115B.8.4

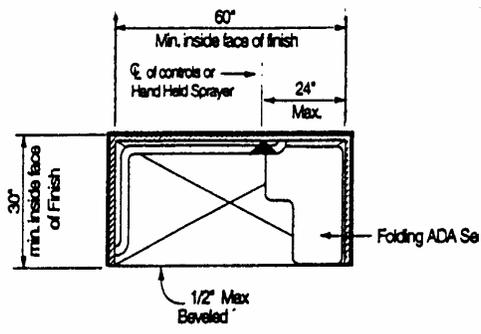


**TOILET GRAB BAR DETAIL – Section 1115B.4.1**

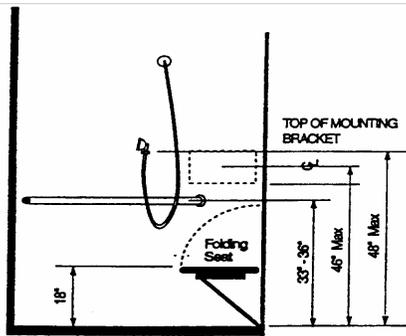
1. Locate grab bars on each side or one side and the back of toilet, 33" above and parallel to floor. Bars at side to be 42" long with front end 24" in front of toilet. Bars in back to be 36" long. Diameter or width of gripping surface is required to be 1-1/4" to 1-1/2" of shape is to provide an equivalent gripping surface.
2. If grab bars are mounted adjacent to wall, the space between wall and bar is to be 1-1/2".
3. Grab bars shall not rotate.
4. Grab bars and any surface adjacent to them can not have any sharp or abrasive elements.
5. Grab bars and mountings shall withstand 250 lbs./side.



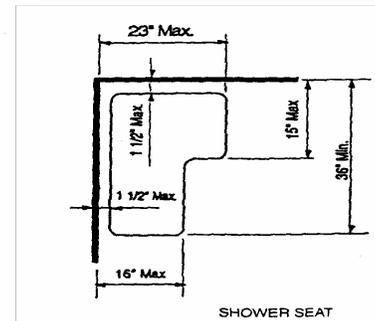
**TUB & SHOWER - GRAB BAR DETAIL –See Section 1115B.7.1**



ROLL-IN SHOWER—A

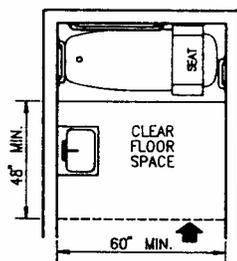


ELEVATION AT SHOWER  
TYPICAL FOR A-C

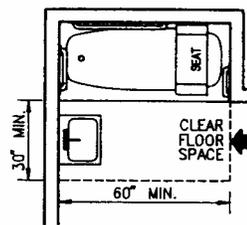


SHOWER SEAT

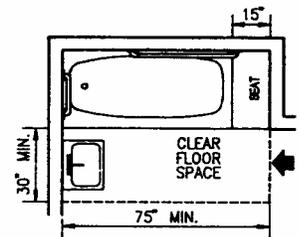
### CLEAR FLOOR SPACE AT BATHTUBS



( a ) WITH SEAT  
IN TUB



( b ) WITH SEAT  
IN TUB



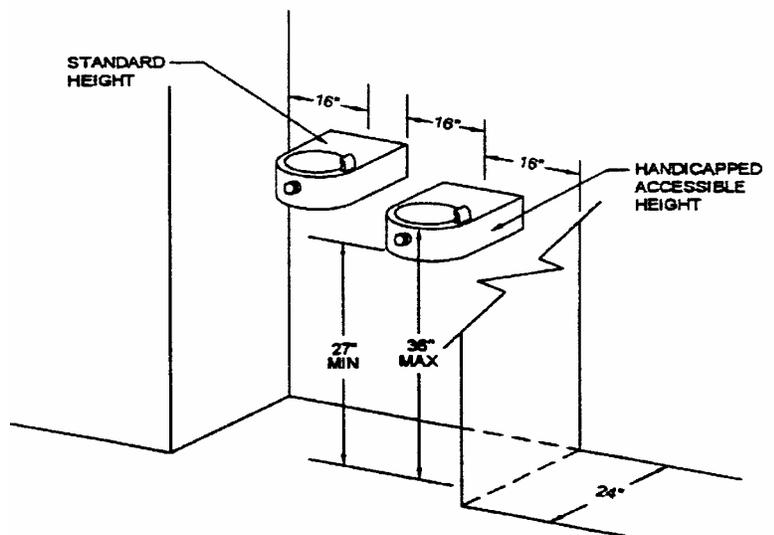
( c ) WITH SEAT AT  
HEAD OF TUB

### DRINKING FOUNTAINS – Section 1115B.4.6 and 1117B.6

1. General. Where water fountains are provided, they shall comply with this section.

In new construction, where only one drinking fountain area is provided on a floor, there shall be a drinking fountain that is accessible to individuals who use wheelchairs accessible to those who have difficulty bending or stooping. This can be accommodated by the use of “hi-low” fountains, or by such other means as would achieve the required accessibility for each group on each floor.

2. Alcoves. Water fountains shall be located completely within alcoves or otherwise positioned so as not to encroach into pedestrian ways. The alcove in which the water fountain is located shall not be less than 32 inches in width and 18 inches in depth. Protruding objects located in alcoves or otherwise positioned so as to limit encroachment into pedestrian ways are permitted to project 4 inches into walls, halls corridors, passageways or aisles.



HIGH-LOW DRINKING FOUNTAIN

3. The drinking fountain shall be a minimum of 18” in depth and there shall be a clear and unobstructed knee space under the drinking fountain not less than 27” in height, 30” in width and 8” in depth, the depth measurement being taken from the front edge of the fountain. Additionally, there shall be toe clearance of 9” in height above the floor, and 17” in depth from the front edge of the fountain. A side approach drinking fountain is not acceptable. 1115B.4.6.2

4. The bubbler shall be activated by a control which is easily operated by a disabled person such as a hand-operated lever type control located within 6” of the front of fountain, a push bar control along the front of the drinking fountain, etc. The bubbler outlet orifice shall be located within 6” of the front of the drinking fountain and shall be within 36” of the floor. The water stream from the bubbler shall be substantially parallel to the front edge of the drinking fountain. 1115B.4.6.4

### ***SITE DEVELOPMENT AND ACCESSIBLE ROUTE OF TRAVEL***

NOTE: Accessible Route of Travel is defined as “a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by persons with other disabilities”. (CBC 1102B)

1. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits, and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc. (CBC 1127B.1)
2. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. (CBC 1114B.1.2)
3. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site. (CBC 1127B.1)
4. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities. (CBC 1127B.1)
5. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way. (CBC 1114B.1.2)
6. At least one accessible route shall connect the following:(CBC 1114B.1.2)
  - a. Accessible buildings, facilities, elements and spaces that are on the same site.
  - b. Accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility.
7. An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit. (CBC 1114B.1.2)
8. Where more than one route of travel is provided, all routes shall be accessible. (CBC 1114B.1.2)

### ***FIXED OR BUILT IN SEATING, TABLES AND COUNTERTOPS***

1. Where fixed or built-in seating, tables or computers are provided for the public, and in general employee areas, 5% but never less than 1 must be accessible. (1122B.1)

2. If seating spaces for people in wheelchair are provided at fixed tables or counters, clear floor space complying with section 1118B.4 shall be provided. Such clear floor space shall not overlap knee space by more than 19". (1122B.2, Figure 11B-13)
3. If seating spaces for people in wheelchairs is provided at fixed tables or counters, knee spaces at least 27" high, 30" wide and 19" deep shall be provided. (1122B.3, Figure 11B-13)
4. The tops of tables and counters shall be 28" to 34" from the floor or ground. (1122B.4)
5. Where a single counter contains more than one transaction station, such as a bank counter with multiple windows or a retail sales counter with multiple cash registers, at least 5%, but never less than one, of each type of station shall be located at a section of counter that is at least 36" long and no more than 28" to 34" high. (1122B.4)

## ***ACCESSIBLE SIGNAGE***

1. When permanent identification is provided for rooms and spaces, raised letters shall be provided and shall be accompanied by Braille in conformance with Section 1117B.5.6 through 1117B.5.6.3. Signs shall be installed on the wall adjacent to the latch outside the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Mounting height shall be 60" above the finished floor to the centerline of the sign. Mounting location shall be determined so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of the door. (1117B.5.7)
2. When raised characters or symbols are used, they shall conform to the following:
  - a. Letters and numbers on signs shall be raised or recessed 1/32" minimum and shall be sans-serif uppercase characters accompanied by Grade 2 Braille. (1117B.5.5 #1)
  - b. Raised characters or symbols shall be a minimum of 5/8" high (maximum of 2") (1117B.5.5 #2)
  - c. Pictorial symbol signs (pictograms) shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be a minimum of 6" in height. (1117B.5.5 #3)
3. Letters and numbers on signs shall have a width-to-height ratio of between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10. (1117B.5.3)
4. Characters and symbols shall contrast with their background, either light characters on a dark background or dark characters on a light background. (1117B.5.2)
5. Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured by using an uppercase X. Lowercase characters are permitted. For signs suspended or projected above the finish floor in compliance with Section 1121B, the minimum character height shall be 3". (1117B.5.4)
6. Contracted Grade 2 Braille shall be used wherever Braille symbols are specifically required in other portions of these regulations. Dots shall be 1/10" on centers in each cell with 2/10" space between cells. Dots shall be raised a minimum of 1/40" above the background. (1117B.5.6)

## ***EGRESS SIGNAGE***

**1007.9 Signage.** Signage indicating special accessibility provisions shall be provided as shown:

1. Each door providing access to an *area of refuge* from an adjacent floor area shall be identified by a sign stating: AREA OF REFUGE.

- Each door providing access to an exterior area for assisted rescue shall be identified by a sign stating: EXTERIOR AREA FOR ASSISTED RESCUE.

Where exit sign illumination is required by Section 1011.2, the signs shall be illuminated. Additionally, tactile signage complying with ICC A117.1 shall be located at each door to an *area of refuge* and exterior area for assisted rescue in accordance with Section 1011.3.



**1007.10 Directional signage.** Direction signage indicating the location of the other *means of egress* and which are *accessible means of egress* shall be provided at the following:

- At *exits* serving a required *accessible* space but not providing an *approved accessible means of egress*.
- At elevator landings.
- Within *areas of refuge*.



**1007.11 Instructions.** In areas of refuge and exterior areas for assisted rescue, instructions on the use of the area under emergency conditions shall be posted. The instructions shall include all of the following:

- Persons able to use the exit stairway do so as soon as possible, unless they are assisting others.
- Information on planned availability of assistance in the use of stairs or supervised operation of elevators and how to summon such assistance.
- Directions for use of the two-way communications system where provided.

**1011.3 Tactile exit signs.** A tactile sign stating EXIT and complying with ICC A117.1 shall be provided adjacent to each door to an *area of refuge*, an exterior area for assisted rescue, an *exit stairway*, an *exit ramp*, an *exit passageway* and the *exit discharge*.



**1011.4 Internally illuminated exit signs.** Electrically powered, *self-luminous* and *photo luminescent exit* signs shall be *listed* and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and **Chapter 27**. *Exit* signs shall be illuminated at all times.

**1024.2.6.1 Emergency exit symbol.** The doors shall be identified by a low-location luminous emergency exit symbol complying with NFPA 170. The exit symbol shall be a minimum of 4 inches (102 mm) in height and shall be mounted on the door, centered horizontally, with the top of the symbol no higher than 18 inches (457 mm) above the finished floor.



**1024.2.6.2 Door hardware markings.** Door hardware shall be marked with no less than 16 square inches (406 mm<sup>2</sup>) of luminous material. This marking shall be located behind, immediately adjacent to or on the door handle and/or escutcheon. Where a panic bar is installed, such material shall be no less than 1 inch (25 mm) wide for the entire length of the actuating bar or touchpad.

**1024.2.6.3 Door frame markings.** The top and sides of the door frame shall be marked with a solid and continuous 1 inch to 2 inch (25 mm to 51 mm) wide stripe. Where the door molding does not provide sufficient flat surface on which to locate the stripe, the stripe shall be permitted to be located on the wall surrounding the frame.

**1024.4 Self-luminous and photo luminescent.** Luminous egress path markings shall be permitted to be made of any material, including paint, provided that an electrical charge is not required to maintain the required luminance. Such materials shall include, but are not limited to, *self-luminous* materials and *photo luminescent* materials. Materials shall comply with either