



Guidelines For Conversion Of A Single Family Dwelling To Commercial Use (B Occupancy)

The following information and documents will have to be submitted for review;

- 1) Plot plan of site showing all setbacks and building uses.
- 2) Floor plan of existing building(s) showing proposed uses of each room, exits, and location of Accessibility path of travel from the public access or parking to the new office location. If you are providing a public restroom and/or parking, they also must meet the current Accessibility Code.
- 3) Sign plan and location of signs on property.
- 4) Contractor information (a currently licensed contractor is required).
- 5) All commercial plans must be designed by a licensed professional (Architect or Engineer).

Please be aware that commercial development fees may be due. After the above information is submitted to the City of Tehachapi for review, you will be contacted for an appointment to meet and discuss your project.

All of the accessibility requirements are the responsibility of the applicant and the City provides the attached data as a courtesy only.

ACCESSIBILITY DETAILS

Parking / Stairs & Ramps / Hazards / Toilets / Signs Based on 2013 CBC and 2010 ADA

CALIFORNIA ACCESSIBILITY Quick-Cards® A Unique Quick-Reference Guide

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A PARKING SPACES

- Each lot or parking structure where parking is provided for the public as clients, guests, employees or residents must provide accessible parking.

SINGLE PARKING SPACES

- Length of parking space: 18' Min.
- Parking space min. dimensions: 9' wide x 18' long.
- Access aisle min. dimensions: 5' wide x 18' long.

DOUBLE AND DIAGONAL PARKING SPACES

- Two spaces can be provided within a 23' wide area, lined to provide a 9' parking area on each side of a 5' loading access aisle.
- Two parking spaces are permitted to share a common access aisle; the access aisle must be in the middle of the two accessible parking spaces.
- Access aisle min. dimensions: 5' wide x 18' long.

VAN PARKING SPACES

- Length of parking space: 18' Min.
- Parking space min. dimensions: 12' wide x 18' long; or 9' wide where access aisle is a min. of 8' wide.
- Access aisle min. dimensions: 5' wide x 18' long.
- Van parking spaces must be permitted to be 9' wide min. where the access aisle is a min. of 8' wide.
- Number of Van Accessible Spaces: For every 6 or fraction of 6 accessible parking spaces at least 1 must be a van accessible parking space.

LOADING AND UNLOADING ACCESS AISLE

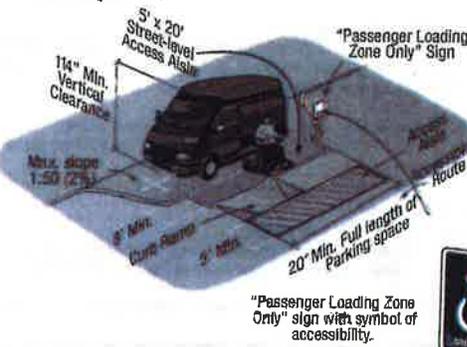
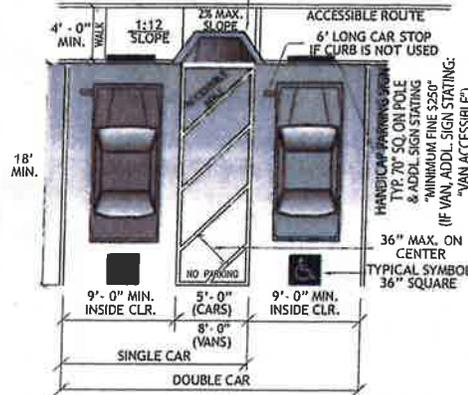
- Access aisle min. dimensions: 5' wide x full length of parking space.
- Access aisles must be marked with a blue painted borderline around their perimeter; markings may extend beyond the minimum required length.
- The area within the blue borderlines must be marked with hatched lines a max. of 36" on center in a color contrasting with that of the aisle surface, preferably blue or white.
- The words "NO PARKING" must be painted on the surface within each access aisle in white letters a min. of 12" in height and located to be visible from the adjacent vehicular way.
- Access aisles must be placed on either side of the parking space except for van parking spaces which must have access aisles located on the passenger side of the parking spaces.
- Two parking spaces are permitted to share a common access aisle.
- Access aisles must not overlap the vehicular way.
- Access aisles must adjoin an accessible route.

APPLICABLE TO ALL ACCESSIBLE PARKING SPACES

- Surface slope within accessible parking spaces: 2% (1:48) max. in any direction.
- Accessible parking spaces must be located on the shortest accessible route from parking to an accessible entrance.
- Parking spaces and access aisles must be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.
- The disabled must not be forced to travel behind parking spaces other than their own.
- Curb ramps are not permitted to project into access aisles and parking spaces.
- The maximum surface slope within accessible parking spaces must not exceed 2% (1:48) in any direction.
- A curb or wheel stop must be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.
- Parking spaces, access aisles and vehicular routes serving them must provide a vertical clearance of 98" min.
- Accessible signage must be provided at accessible parking spaces.
- Detectable Warning surfaces must be provided at curb ramps.

Note: For further details and illustrations on parking facilities see Parking Facilities Quick-Card.

CURB RAMP REQUIRED WHEN WALK IS AT DIFFERENT ELEVATION THAN PARKING. SEE CURB RAMP SECTION OF THIS QUICK-CARD.



CA T24 11B-208.2, 208.2.4, 502.1 - 502.7;
ADA 208.2, 208.2.4, 502.1 - 502.7

PARKING SPACES TABLE

Total Number of Parking Spaces in Lot of Garage	Minimum Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20 plus 1 for each 100 or fraction thereof over 1,001

B PARKING SIGNS

GENERAL SIGNAGE

- Each parking space for persons with disabilities must be identified by a reflectorized sign permanently posted adjacent to and visible from each parking space, consisting of the International Symbol of Accessibility: a profile view of a wheelchair with an occupant in white on dark blue background. The symbol must consist of a white figure on a blue background. The blue must be Color No. 15090 in Federal Standard 595B.



PARKING SPACE IDENTIFICATION SIGN

- Sign Size: 70 sq. in. min. area
- Sign Finish: Reflectorized
- Height of Sign (when in path of travel): 80" min. from the bottom of the sign to the finish floor or ground surface.
- Height of Sign (when not in path of travel): 60" min. from the bottom of the sign to the finish floor or ground surface.
- Location: Signs must be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space.
- Visibility: A parking space identification sign must be visible from each parking space.
- Signs identifying accessible parking spaces must not be obscured by a vehicle parked in the space.

WALL-MOUNTED SIGNS

- Instead of post-mounting, general signage may be centered on the wall at the interior end of the parking space.

MINIMUM FINE SIGN

- Additional language or an additional sign below the International Symbol of Accessibility must state: "Minimum Fine \$250"

UNAUTHORIZED PARKING SIGN

- Location: An additional sign must be posted either in a conspicuous place at each entrance to an off-street parking facility, OR immediately adjacent to on-site accessible parking and visible from each parking space.
- Sign Size: Min. 17" wide x 22" high.
- Sign Content: "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 owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____." (Insert appropriate information in the blank spaces as a permanent part of the sign.)

PAVEMENT/SURFACE IDENTIFICATION

Each accessible car and van parking space must have a surface identification complying with either Option 1 or Option 2.

- Option 1: The parking space must be marked with an International Symbol of Accessibility in white on a blue background a min. 36" wide x 36" high. The centerline of the International Symbol of Accessibility must be a max. of 6" from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

Option 2: The parking space must be outlined or painted blue and must be marked with an International Symbol of Accessibility a min. 36" wide x 36" high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility must be a max. of 6" from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.



CA T24 11B-502.6, 502.6.4, 502.8; ADA 502.6.4, 502.6, 502.8

C ENTRY & DIRECTIONAL

- Directional signs, including the International Symbol of Accessibility indicating the accessible route to the nearest accessible entrance must be provided at junctions when the accessible route diverges from the regular circulation path.
- In existing buildings and facilities where not all entrances are accessible, entrances that are accessible must be identified by the International Symbol of Accessibility.



SIGNS ARE REQUIRED AT ALL H.C. ENTRIES/EXITS. AT NON-REQUIRED EXITS, SIGNS INDICATING NO H.C. ACCESS.

DIRECTIONAL SIGNS

CA T24 11B-216.6; ADA 216.6

D SIGNAGE DETAILS

- Non-glare finish
- Characters must contrast with their background with either light characters on a dark background or dark characters on a light background.
- Uppercase, lowercase or a combination of both
- Conventional in form
- No italic, oblique, script, highly decorative or of other unusual forms.
- Horizontal format
- Proportions: Width of the uppercase letter "O": 60% min. and 110% max. of the height of the uppercase letter "M".
- Height: See Visual Character Height Table
- Stroke Thickness of Uppercase Letter "M": 10% min. and 20% max. of the height of the character.
- Character Spacing: Measured between the two closest points of adjacent raised characters within a message, excluding word spaces.
- Spacing between individual characters must be 10% min. and 35% max. of character height.

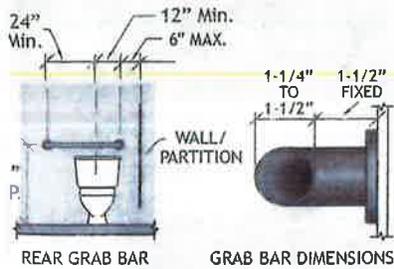
VISUAL CHARACTER HEIGHT TABLE

Height to finish floor/ground from baseline of character	Horizontal viewing distance	Minimum Character Height
40" or less than or equal to 70"	less than 72"	5/8"
Greater than 70" to less than or equal to 120"	72" and greater	5/8" plus 1/8" per foot of viewing distance above 72"
	less than 180"	2"
Greater than 120"	180" and greater	2" plus 1/8" per foot of viewing distance above 180"
	less than 21'	3"
	21' and greater	3" plus 1/8" per foot of viewing distance above 21'

- Spacing between the baselines of separate lines of characters within a message must be 135% min. and 170% max. of the character height.
- Installation Height: 40" Max. above finish floor.

CA T24 11B-703.5; ADA 703.5

GRAB BARS



CROSS SECTION

Regular Cross Section Outside Diameter: 1 1/4" min. and 2" max.

on-Circular Cross Section Dimension: 2" max.

on-Circular Perimeter: 4" min. and 4.8" max.

SPACING

Space between the wall and the grab bar: 1 1/2"

Space between the grab bar and projecting objects below and at the ends: 1 1/2" min.

Space between the grab bar and projecting objects above: 12" min.

POSITION OF GRAB BARS

Installation Position: Horizontal

Installation Height: 33" min. and 36" max. above the finish floor measured to the top of the gripping surface.

Grab bars must be installed in any manner that provides a gripping surface and that does not obstruct the required clear floor space.

Surface, Fittings & Structural Strength

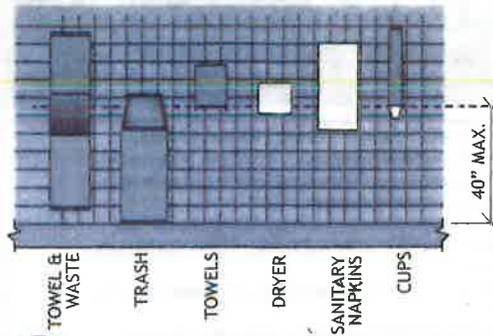
Grab bars and any wall or other surfaces adjacent to grab bars must be free of sharp or abrasive elements and must have rounded edges.

Grab bars must not rotate within their fittings.

Structural Strength: 250 lbs.

CA T24 118-609; ADA 609

ACCESSORIES



- Accessories must be located on an accessible route.
- Operable parts must be provided with clear floor space.

MIRRORS

- Mirror Height - When Located Above Lavatories or Countertops: 40" max. above the finish floor or ground measured to the bottom edge of the reflecting surface.
- Mirrors Height - When Not Located Above Lavatories or Countertops: 35" max. above the finish floor or ground measured to the bottom edge of the reflecting surface.
- Mirror Height - Full-Length: 74" min. measured from the floor or ground to the top edge of mirror.

HOOKS, SHELVES & CABINETS

- Coat Hooks Height: 15" Min. and 48" Max.
- Shelves Height: 40" min. and 48" max. above the finish floor.
- Medicine Cabinets Usable Shelf: 44" Max. above the finish floor.

TOWEL, SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES & OTHER ACCESSORIES

- Operable Parts Height: 40" max. above the finish floor.

CA T24 118-603.3-603.5, 309; ADA 603.3-603.4, 309

DRINKING FOUNTAINS

CLEAR FLOOR SPACE

- Clear Floor Space Size: 30" min. x 48" min.
- Clear Floor Space must be positioned for a forward approach and centered on the unit.
- Knee and toe clearances must be provided.

DEPTH

- Wall- and post-mounted cantilevered drinking fountains depth: 18" min. and 19" max.

OPERABLE PARTS

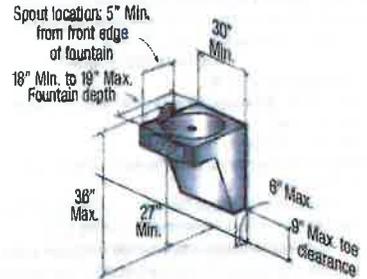
- Operable parts: operable with one hand and must not require tight grasping, pinching or twisting of the wrist.
- Operable parts force: 5 lbs. max.
- The flow of water must be activated by a manually operated system that is front mounted or side mounted and located within 6" of the front edge of the fountain or an automatic electronically controlled device.

SPOUT

- Spout Outlets Installation Height: 36" max. above the finish floor or ground.
- Spout Location: 15" min. from the vertical support and 5" max. from the front edge of the unit, including bumpers.

WATER FLOW

- Flow of Water Height: 4" min.
- Location: 5" max. from the front of the unit.
- Angle of the water stream: horizontal, relative to the front face of the unit.
- Where spouts are located less than 3" of the front of the unit, the angle of the water stream must be 30" max.
- Where spouts are located between 3" and 5" max. from the front of the unit, the angle of the water stream must be 15" max.

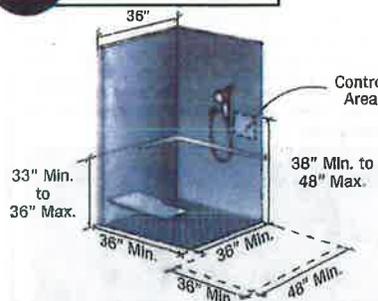


PEDESTRIAN PROTECTION

- All drinking fountains must either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.
- The protected area within which a drinking fountain is located must be 32" wide min. and 18" deep min.
- When used, wing walls or barriers must project horizontally at least as far as the drinking fountain and to within 6" vertically from the floor or ground surface.

CA T24 118-602, 305, 309, ADA 602, 305, 309

SHOWERS



TRANSFER TYPE SHOWER COMPARTMENTS (ADA ONLY)

SIZE & CLEARANCES

Clear Inside Dimensions: 36" x 36" (with a 36" Min. wide entry on the face of the shower compartment).

Clear Floor Space Adjacent to Shower Compartment: 36" Min. x 48" Min.

GRAB BARS

Location: Control wall and Back wall

Installation Clearance: Grab bar provided across the control wall and back wall to a point of 18" from the control wall.

Installation Height: 33" Min. to 36" Max.

SEATS

Type: Folding or non-folding.

Shape: Rectangular or L-shaped.

Structural Strength: 250 lbs.

CONTROLS

Location: Installed on the side wall opposite the seat, 15" Max. from the centerline of the seat toward the shower opening.

Installation Height (above the shower floor): 38" Min. to 48" Max.

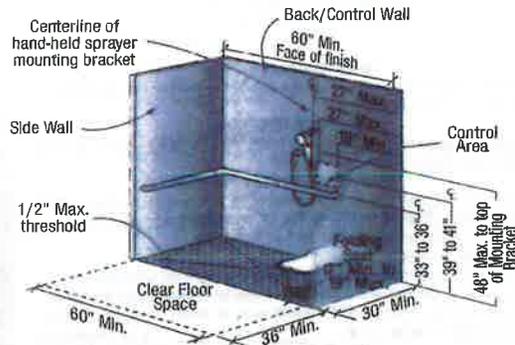
Operation Force: 5 lbs. Max.

SHOWER SPRAY UNIT

Installation Height: 48" Max. above shower floor.

Location: Installed on the control wall of the compartment.

Shower spray unit hose length: 59" Min.



STANDARD ROLL-IN SHOWER COMPARTMENT

SIZE & CLEARANCES

- Clear Inside Dimensions: 30" Min. wide x 60" Min. long (with a full opening width on the long side).
- Clear Floor Space Adjacent to Shower Compartment: 36" Min. x 60" Min. (adjacent to the open face of the shower compartment).

GRAB BARS

- Location: Back wall and Side wall opposite the shower seat.
- Installation Clearance: Grab bars must be installed 6" max. from adjacent walls.
- Installation Height: 33" Min. to 36" Max.

SEATS

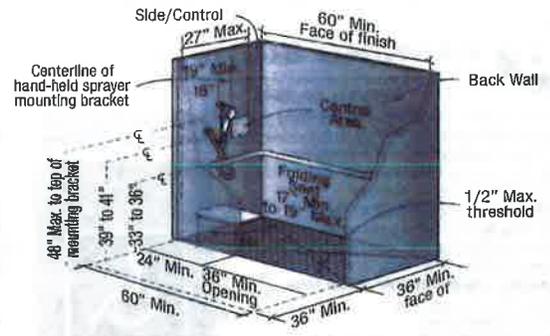
- Type: Folding or non-folding.
- Shape: Rectangular or L-shaped.
- Structural Strength: 250 lbs.

CONTROLS

- Location: Installed on the back wall of the compartment adjacent to the seat wall 19" Min. and 27" Max. from the seat wall.
- Installation Height (above the shower floor): Above the grab bar, 48" Max. above the shower floor with centerline 39" to 41" above the shower floor.
- Operation Force: 5 lbs. Max.

SHOWER SPRAY UNIT

- Installation Height: Above the grab bar; 48" Max. above shower floor.
- Location: Installed on the control wall of the compartment.
- Shower spray unit hose length: 59" Min.

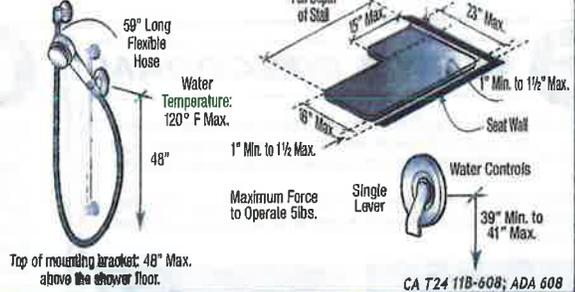


ALTERNATE ROLL-IN SHOWER COMPARTMENT

SIZE & CLEARANCES

- Clear Inside Dimensions: 36" Min. wide x 60" Min. long (with a 36" Min. wide entry on the long side of the compartment).
- Clear Floor Space Adjacent to Shower Compartment: 36" Min. x 60" Min. (adjacent to the opening of the shower compartment).

Note: The requirements for grab bars, seats, controls and shower spray units in Alternate Roll-In Shower Compartments are the same as those in Standard Roll-In Shower Compartments. See Standard Roll-In Shower Compartments for details.



CA T24 118-608; ADA 608

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E DOORS

MANUAL DOORS, DOORWAYS AND GATES

- Doors, doorways and gates that are part of an accessible route must be accessible.
- CLEAR WIDTH**
 - Clear width of door openings: 32" min.
 - Clear width of door openings greater than 24" deep: 36" min.
 - Clear openings of doorways with swinging doors must be measured between the face of the door and the stop, with the door open 90°.
 - There must be no projections into the required clear opening width lower than 34" above the finish floor or ground.
 - Projections into the clear opening width between 34" and 80" above the finish floor or ground must not exceed 4".

MANEUVERING CLEARANCES

- Maneuvering clearances must extend the full width of the doorway and the required latch side or hinge side clearance.
- Maneuvering clearances for swinging doors and gates: see Table 1.
- Maneuvering clearances for doorways less than 36" wide with out doors or gates, sliding doors or folding doors: see Table 2.
- Maneuvering clearances for recessed doors and gates: Maneuvering clearances for forward approach must be provided when any obstruction within 18" of the latch side, an interior doorway, or within 24" of the latch side of an exterior doorway, projects more than 8" beyond the face of the door, measured perpendicular to the face of the door or gate.

THRESHOLDS

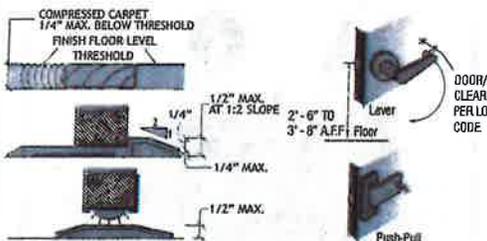
- Thresholds, if provided at doorways, must be 1/2" high max.
- Raised thresholds and changes in level at doorways:
 - Changes in level of 1/4" high max. must be permitted to be vertical and without edge treatment.
 - Changes in level between 1/4" high min. and 1/2" high max. must be beveled with a slope not steeper than 1:2.
 - Changes in level greater than 1/2" high must be ramped

DOOR AND GATES IN SERIES

- The distance between two hinged or pivoted doors in series and gates in series must be 48" min. plus the width of doors or gates swinging into the space.

DOOR AND GATES HARDWARE

- Operation: Handles, pulls, latches, locks and other operable parts on doors and gates must be operable with one hand and must not require tight grasping, pinching or twisting of the wrist.
- Operation force: 5 lbs. max.
- Operable parts hardware height: 34" min. and 44" max. above the finish floor or ground.
- Where sliding doors are in the fully open position, operating hardware must be exposed and usable from both sides.



CLOSING SPEED

- Door closers and gate closers must be adjusted so that from an open position of 90°, the time required to move the door to a position of 12° from the latch is 5 seconds min.
- Door and gate spring hinges must be adjusted so that from the open position of 70°, the door or gate must move to the closed position in 1.5 seconds min.

DOOR AND GATE OPENING FORCE

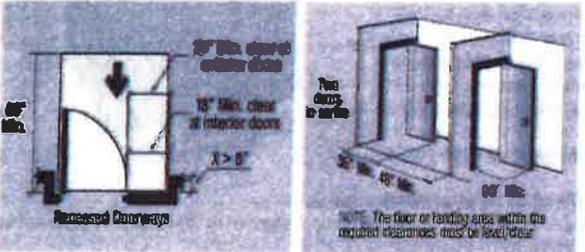
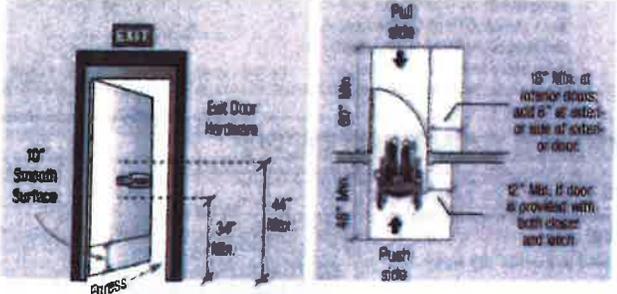
- Interior hinged doors and gates: 5 lbs. max.
- Sliding or folding doors: 5 lbs. max.
- Exterior hinged doors: 5 lbs. max.
- Required fire doors: appropriate administrative authority min. and 15 lbs. max.
- These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

DOOR AND GATE SURFACES

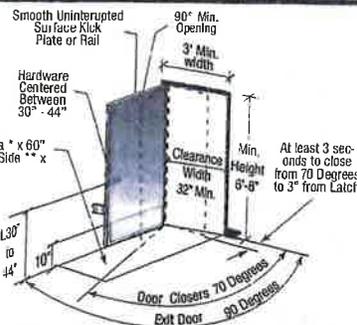
- Swinging door and gate surfaces within 10" of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the door or gate.
- Parts creating horizontal or vertical joints in these surfaces must be within 1/16" of the same plane as the other and be free of sharp or abrasive edges.
- Cavities created by added kick plates must be capped.

VISION LIGHTS

- Doors, gates and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels must have the bottom of at least one glazed panel located 43" max. above the finish floor.



CA T24 11B-404.1, 404.2.3 - 404.2.11, 303.2 - 303.4, 309.4; ADA 404.1, 404.2.3 - 404.2.11, 303.2 - 303.4, 309.4



* Door width + 18" for interior door or 24" for exterior door
** Door width + 12" if both latch and closer

TABLE 1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS & GATES

Type of Use	Minimum Maneuvering Clearance		
	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch)
From front	Pull	60 inches	18 inches ⁵
From front	Push	48 inches	0 inches ¹
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches ²	22 inches ³
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches ⁴	24 inches

* CA T24 Table 11B-404.2.4.1; ADA Table 404.2.4.1
¹ Add 12" if closer and latch are provided.
² Add 4" if closer and latch are provided.
³ Beyond hinge side.
⁴ Add 4" if closer is provided.
⁵ Add 6" at exterior side of exterior doors.

TABLE 2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDING DOORS & MANUAL FOLDING DOORS

Approach Direction	Minimum Maneuvering Clearance	
	Perpendicular to Doorway	Parallel to Doorway (beyond stop/latch side unless noted)
From front	48 inches	0 inches
From side ¹	42 inches	0 inches
From pocket/hinge side	42 inches	22 inches ²
From stop/latch side	42 inches	24 inches

* CA T24 Table 11B-404.2.4.2; ADA Table 404.2.4.2
¹ Doorway with no door only.
² Beyond pocket/hinge side.

F TELEPHONES

CLEAR FLOOR SPACE

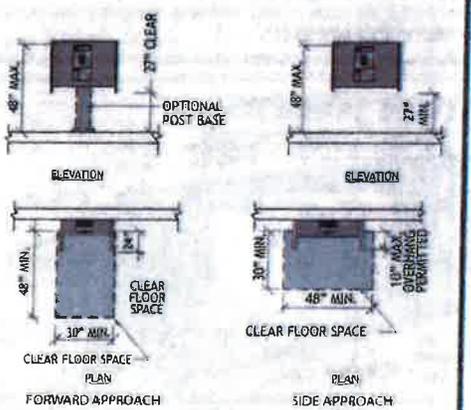
- Clear Floor or Ground Space: 30" min. x 48" min.
- The clear floor or ground space must not be obstructed by bases, enclosures or seats.
- Where a parallel approach is provided, the distance from the edge of the telephone enclosure to the face of the telephone unit must be 10" max.
- Where a forward approach is provided at a telephone within an enclosure, the counter may extend beyond the face of the telephone 20" into the required clear floor or ground space and the enclosure may extend beyond the face of the telephone 24".
- If an additional 6" in width of clear floor space is provided, creating a clear floor space of 36" x 48", the enclosure may extend more than 24" beyond the face of the telephone.

OPERABLE PARTS

- High Forward Reach: 48" Max.
- Low Forward Reach: 15" Min.
- Operable parts must be operable with one hand and must not require tight grasping, pinching or twisting of the wrist.
- The force required to activate operable parts must be 5 lbs. max.
- Telephones must have push-button controls where such service is available.
- Telephone directories, where provided, must be located in accordance with the requirements above.
- The cord from the telephone to the handset must be 29" long min.

VOLUME CONTROL TELEPHONES

- Public telephones required to have volume controls must be equipped with a receive volume control that provides a gain adjustable up to 20 dB min.
- For incremental volume control, provide at least one intermediate step of 12 dB of gain min.
- An automatic reset must be provided.
- Volume control telephones must be equipped with a receiver that generates a magnetic field in the area of the receiver cap.
- Public telephones with volume control must be hearing aid compatible.



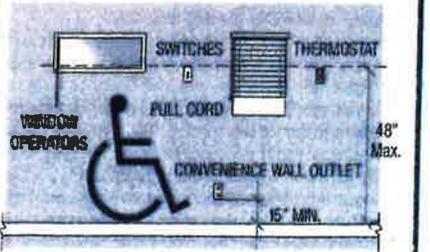
TTYs

- TTYs provided at a public pay telephone must be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone cord must be sufficiently long to allow connection of the TTY and the telephone receiver.
- When in use, the touch surface of TTY keypads must be 34" min. above the finish floor.
- Public pay telephones required to accommodate portable TTYs must be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure.
- The telephone handset must be capable of being placed flush on the surface of the shelf.
- The shelf must be capable of accommodating a TTY and must have 6" min. vertical clearance above the area where the TTY is to be placed.

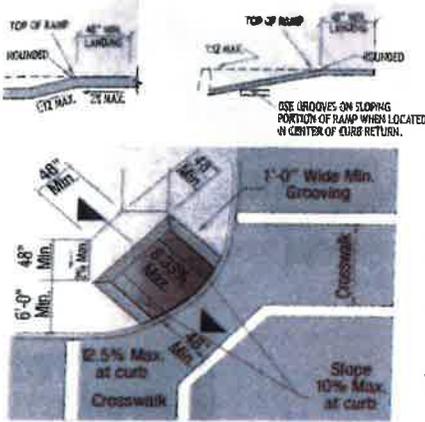
G CONTROL HEIGHTS

Controls or Switches: Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment must be located no more than 48" measured from the top of the outlet box nor less than 15" measured from the bottom of the outlet box to the level of the finish floor or working platform.

Electrical Receptacle Outlets: Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles must be located no more than 48" measured from the top of the receptacle outlet box nor less than 15" measured from the bottom of the receptacle outlet box to the level of the finish floor or working platform.



K CURB RAMPS



CURB RAMPS

- Curb ramps may be perpendicular, parallel or a combination of perpendicular and parallel.

PERPENDICULAR CURB RAMPS

- Ramp runs must have a running slope not steeper than 1:12.
- Where provided, curb ramp flares must not be steeper than 1:10.

PARALLEL CURB RAMPS

- The running slope of the curb ramp segments must be in-line with the direction of sidewalk travel.
- Ramp runs must have a running slope not steeper than 1:12.
- A turning space 48" min. x 48" min. must be provided at the bottom of the curb ramp.
- The slope of the turning space in all directions must be 1:48 max.

DIAGONAL CURB RAMPS

- Diagonal or corner type curb ramps with returned curbs or other well-defined edges must have the edges parallel to the direction of pedestrian flow.

- Diagonal curb ramps with flared sides must have a segment of curb 24" long minimum located on each side of the curb ramp and within the marked crossing.
- The bottom of diagonal curb ramps must have a clear space 48" min. outside active traffic lanes of the roadway.
- Diagonal curb ramps provided at marked crossings must provide the 48" min. clear space within the markings.

BLENDED TRANSITIONS

- Blended transitions must have a running slope not steeper than 1:20.

ISLANDS

- Raised islands in crossings must be cut through level with the street or have curb ramps at both sides.
- The clear width of the accessible route at islands must be 60" wide min.
- Where curb ramps are provided, they must comply with the requirements in this section.
- Landings and the accessible route must be permitted to overlap.
- Islands must have detectable warnings.

COMMON REQUIREMENTS FOR CURB RAMPS & BLENDED TRANSITIONS LOCATION

- Curb ramps and the flared sides of curb ramps must be located so that they do not project into vehicular traffic lanes, parking spaces or parking access aisles.
- Curb ramps at marked crossings must be wholly contained within the markings, excluding any flared sides.

WIDTH

- The clear width of curb ramp runs (excluding any flared sides), blended transitions and turning spaces must be 48" min.

LANDINGS

- Landings must be provided at the tops of curb ramps and blended transitions.
- The landing clear length must be 48" min.
- The landing clear width must be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing.
- The slope of the landing in all directions must be 1:48 max.

FLOOR OR GROUND SPACE

- Floor or ground surfaces of ramp runs must be stable, firm and slip resistant.
- Changes in level other than the running slope and cross slope are not permitted on ramp runs.

WET CONDITIONS

- Curb ramps and blended transitions and their landings subject to wet conditions must be designed to prevent the accumulation of water.

GRADE

- Grade breaks at the top and bottom of curb ramp runs must be perpendicular to the direction of the ramp run.
- Grade breaks must not be permitted on the surface of ramp runs and turning spaces.

- Surface slopes that meet at grade breaks must be flush.

CROSS SLOPE

- The cross slope of curb ramps and blended transitions must be 1:48 max.

COUNTER SLOPE

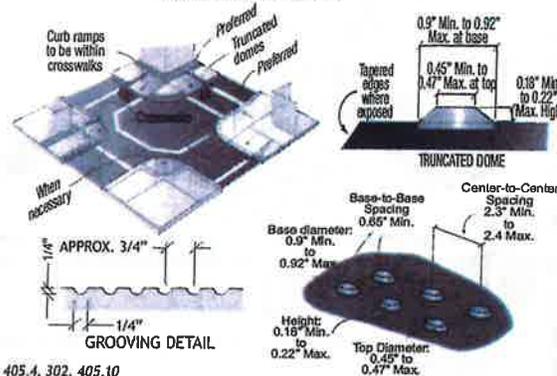
- Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24" of the curb ramp must not be steeper than 1:20.
- The adjacent surfaces at transitions at curb ramps to walks, gutters and streets must be at the same level.

GROOVED BORDER

- Curb ramps must have a grooved border 12" wide along the top of the curb ramp at the level surface of the top landing and at the outside edges of the flared sides.
- The grooved border must consist of a series of grooves 1/4" wide x 1/4" deep, at 1/4" on center.

DETECTABLE WARNINGS

- Curb ramps and blended transitions must have detectable warnings.
- Detectable warnings at curb ramps must extend 36" in the direction of travel.
- Detectable warnings must extend the full width of the ramp run excluding any flared sides.
- Detectable warnings must be located so the edge nearest the curb is 6" min. and 8" max. from the line at the face of the curb marking the transition between the curb and the gutter, street or highway.
- Truncated domes in a detectable warning surface must have a base diameter of 0.9" min. and 0.92" max., a top diameter of 0.45" min. and 0.47" max. and a height of 0.18" min. and 0.22" max.
- Truncated domes in a detectable warning surface must have a center-to-center spacing of 2.3" min. and 2.4" max., and a base-to-base spacing of 0.65" min., measured between the most adjacent domes on a square grid.



L WALKS & SIDEWALKS

CLEAR WIDTH - SIDEWALKS & WALKS

- Clear width for sidewalks and walks: 48" min.
- The clear width may be reduced to 36" when right-of-way restrictions, natural barriers or other existing conditions don't allow compliance with the 48" clear sidewalk width because it would create an unreasonable hardship.

SLOPE

- The running slope of sidewalks must not exceed the general grade established for the adjacent street or highway.

CONTINUOUS GRADIENT

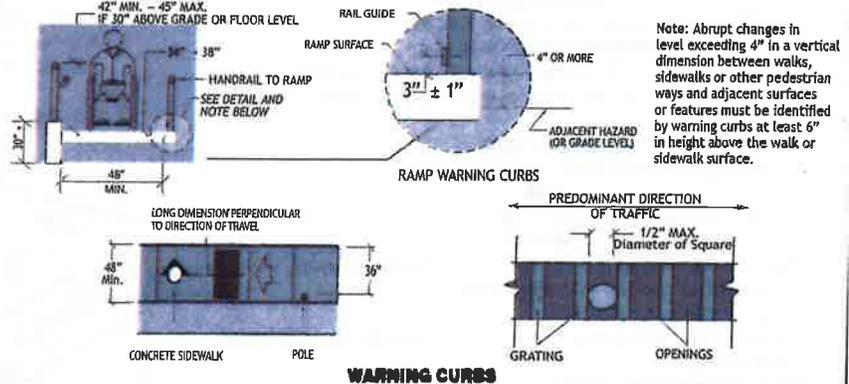
- All walks with continuous gradients must have resting areas, 5' in length, at intervals of 400' max.
- The resting area must be at least as wide as the walk.
- The slope of the resting area in all directions must be 1:48 max.

OPENINGS

- Openings in floor or ground surfaces must not allow passage of a sphere more than 1/2" diameter.
- Elongated openings must be placed so that the long dimension is perpendicular to the dominant direction of travel.

CHANGES IN LEVEL

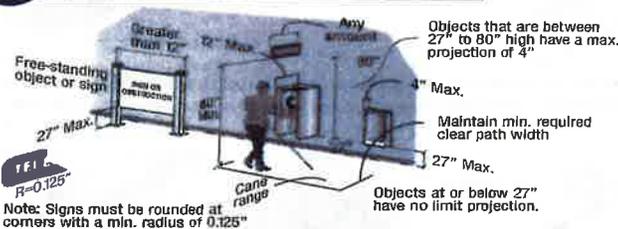
- Changes in level of 1/4" high max. are permitted to be vertical and without edge treatment.
- Changes in level between 1/4" high min. and 1/2" high max. must be beveled with a slope not steeper than 1:2.
- Changes in level greater than 1/2" high must be ramped.



- Abrupt changes in level exceeding 4" in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features must be identified by warning curbs at least 6" in height above the walk or sidewalk surface.
- A warning curb is not required between a walk or sidewalk and an adjacent street or driveway.
- A warning curb is not required when a guard or handrail is provided with a guide rail centered 2" min. and 4" max. above the surface of the walk or sidewalk.

CA T24 11B-302, 303, 403; ADA 302, 303, 403

M PROTRUDING OBJECTS



PROTRUSION LIMITS

- Objects with leading edges more than 27" and not more than 80" above the finish floor or ground must protrude 4" max. horizontally into the circulation path.

POST-MOUNTED OBJECTS

- Free-standing objects mounted on posts or pylons must overhang circulation paths 12" max. when located 27" min. and 80" max. above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12", the lowest edge of such sign or obstruction must be 27" max. or 80" min. above the finish floor or

EDGES & CORNERS

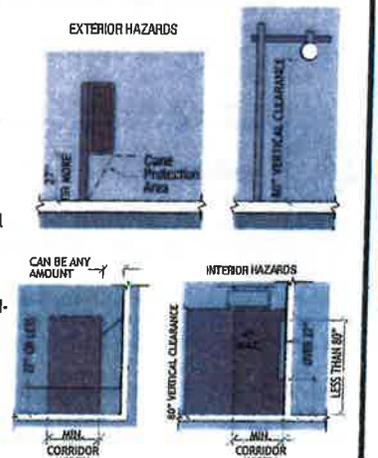
- Where signs or other objects are mounted on posts or pylons, and their bottom edges are less than 80" above the floor or ground surface, the edges of such signs and objects must be rounded or eased and the corners must have a minimum radius of 1/8.

VERTICAL CLEARANCE

- Vertical clearance: 80" high min.
- Guardrails or other barriers must be provided where the vertical clearance is less than 80" high.
- The leading edge of such guardrail or barrier must be located 27" max. above the finish floor or ground.
- Where a guy support is used parallel to a circulation path, including but not limited to sidewalks, a guy brace, sidewalk guy or similar device must be used to prevent an overhanging obstruction.

CLEAR WIDTH

- Protruding objects must not reduce the clear width required for accessible routes.



H STAIRWAYS

STAIRS AND STAIRWAYS

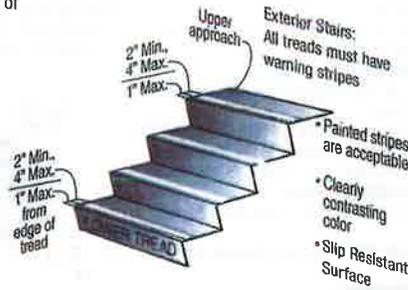
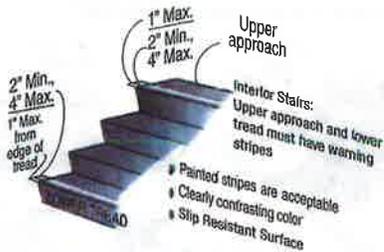
- A stair is defined as a change in elevation, consisting of one or more risers.
- A stairway is defined as one or more flights of stairs, either exterior or interior, with the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one level to another.

TREADS AND RISERS

- All steps on a flight of stairs must have uniform riser heights and uniform tread depths.
- Risers Height: 4" min. and 7" max.
- Treads Depth: 11" min.
- Open risers are not permitted.
- Tread Surface must be stable, firm and slip resistant.
- Changes in level are not permitted.

TREAD CONTRASTING STRIPE

- Interior stairs must have the upper approach and lower tread marked by a stripe providing clear visual contrast.
- Exterior stairs must have the upper approach and all treads marked by a stripe providing clear visual contrast.
- The stripe must be a min. of 2" wide to a max. of 4" wide placed parallel to, and not more than 1" from, the nose of the step or upper approach.



- The stripe must extend the full width of the step or upper approach and must be of material that is at least as slip resistant as the other treads of the stair.
- A painted stripe must be acceptable.
- Grooves must not be used to satisfy this requirement.

NOSINGS

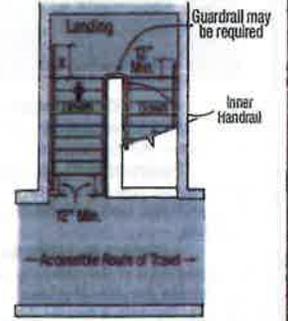
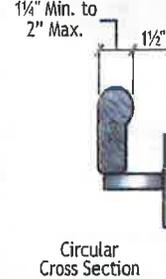
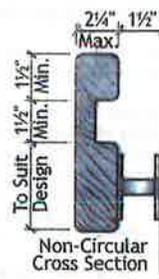
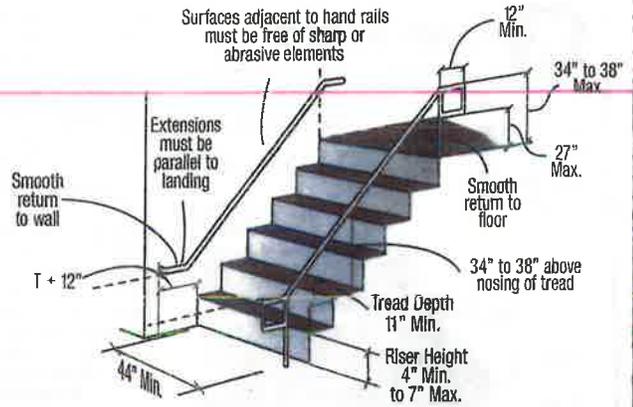
- The radius of curvature at the leading edge of the tread must be 1/2" max.
- Nosings that project beyond risers must have the under side of the leading edge curved or beveled.
- Risers must be permitted to slope under the tread at an angle of 30° max. from vertical.
- The permitted projection of the nosing must extend 1/4" max. over the tread below.

HANDRAILS

- Handrails must be provided on both sides of stairs.
- Handrail Height: 34" min. and 38" max.
- Handrails must comply with the requirements in the Handrails section of this Quick-Card.

WET CONDITIONS

- Stair treads and landings subject to wet conditions must be designed to prevent the accumulation of water.



CA T24 118-504, 302; ADA 504, 302

I RAMPS

- A walking surface that has a running slope steeper than 1:20 (5% slope) is considered a ramp.

SLOPE

- Ramp runs must have a running slope not steeper than 1:12.

CROSS SLOPE

- Cross slope of ramp runs must not be steeper than 1:48.

FLOOR OR GROUND SURFACES

- Floor or ground surfaces of ramp runs must be stable, firm and slip resistant.
- Changes in level other than the running slope and cross slope are not permitted on ramp runs.

CLEAR WIDTH

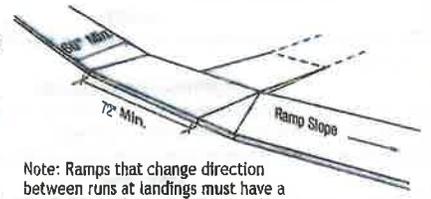
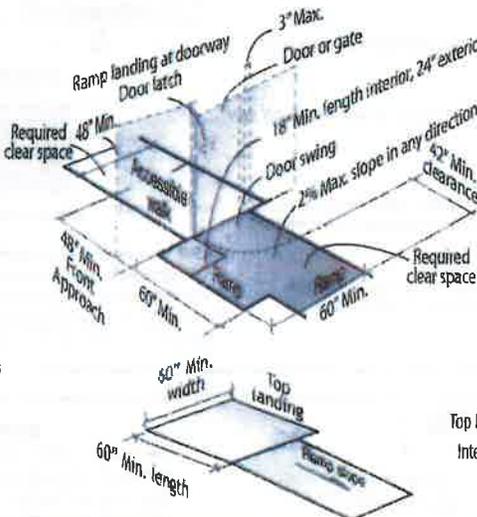
- The clear width of a ramp run must be 48" min.

RISE

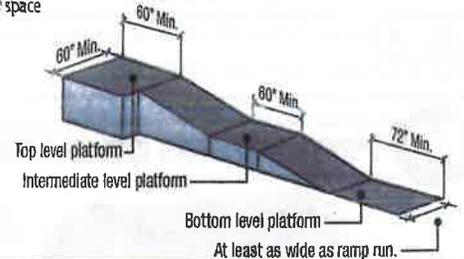
- The rise for any ramp run must be 30" max.

LANDINGS

- Ramps must have landings at the top and the bottom of each ramp run.
- Landings must be stable, firm and slip resistant.
- Changes in level are not permitted.
- The landing clear width must be at least as wide as the widest ramp run leading to the landing.
- Top landings must be 60" wide min.
- The landing clear length must be 60" long min.
- Bottom landings must extend 72" min. in the direction of ramp run.
- Ramps that change direction between runs at landings must have a clear landing 60" min. x 72" min. in the direction of downward travel from the upper ramp run.
- Where doorways are located adjacent to a ramp landing, maneuvering clearances are permitted to overlap the required landing area.
- Doors, when fully open, must not reduce the required ramp landing width by more than 3".
- Doors, in any position, must not reduce the minimum dimension of the ramp landing to less than 42".



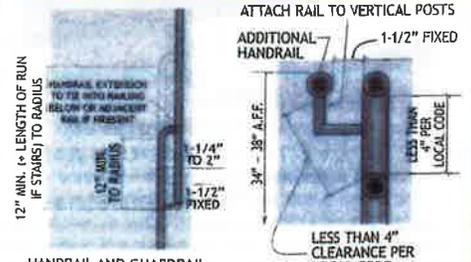
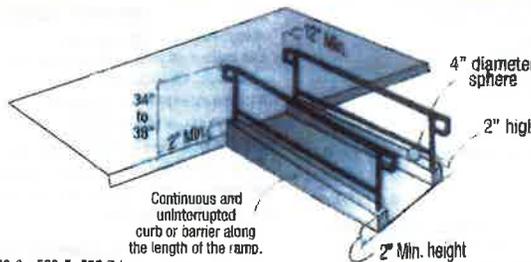
Note: Ramps that change direction between runs at landings must have a min. clear landing of 60" x 72" in the direction of downward travel from the upper ramp run.



CA T24 118-405.2 - 405.10; ADA 405.2 - 405.10

J HANDRAILS

- Handrail Location: both sides of stairs and ramps.
- Handrail Continuity: full length of each stair flight or ramp run.
- Handrail Height: 34" min. and 38" max. measured from walking surfaces, stair nosings or ramp surface to top of gripping surface.
- Handrail gripping surfaces (circular cross section) outside diameter: 1-1/4" min. and 2" max.
- Handrail clearance between handrail gripping surfaces and adjacent surfaces: 1-1/2" min.



CA T24 118-502.2 - 502.5, 505.7.1; ADA 502.2 - 502.5, 505.7.1