

RESIDENTIAL CARE/ASSISTED LIVING
ARCHITECTURAL PLAN CHECK LIST
(Group R-4)

The intent of this checklist is to provide a general guideline for the architectural plan review. This checklist may not include items related to all possible projects. This checklist may include more items than specific set of architectural plans may encompass.

A. GENERAL

Refer to General Residential Plan Check List

Code sections as shown:

“sec. 301” is referring to 2007 California Building Code
“CMC sec. 1005.2” is referring to 2007 California Mechanical Code
“CEC sec. 511.3” is referring to 2007 California Electrical Code
“CPC sec. 610.2” is referring to 2007 California Plumbing Code
“MMC II-3-2.04” is referring to 2008 Milpitas Municipal Code

B. Building Analysis

Ch. 3 – Use and Occupancy Classification

Refer to Single Family Residential Plan Check List for additional comments

1. Buildings used as residential care/assisted living facilities including more than 6 ambulatory clients, excluding staff, and may include not more than 6 nonambulatory or bedridden clients, shall be classified as Group R-4 occupancy per sec. 310.1.

Ch. 4 - Special Detailed Requirements Based on Use and Occupancy

Group R-4 occupancies shall meet construction requirements as defined for Group R-3, except for special requirements specific to Group R-4 occupancy (sec.310.1).

2. Group R-4 occupancies where nonambulatory clients are housed above the first story and there is more than 3,000 square feet of floor area above the first story, or housing more than 16 clients above the first story shall be of not less than 1-hour fire-resistance-rated construction throughout per sec. 425.3.3.
3. Group R-4 occupancies housing nonambulatory elderly clients shall be of not less than 1-hour fire-resistance-rated construction throughout per sec. 425.3. 4.
4. Group R-4 occupancies licensed as a Residential Care Facility with individual floor areas over 6,000 sq ft per floor shall be provided with smoke barriers per sec.709. The area within a smoke compartment shall not exceed 22,500 sq ft nor shall its travel distance exceed 200 ft and such smoke barriers shall divide the floor as equally as possible as per sec. 425.5.1.

5. Minimum of two exits are required in Group R-4 occupancies as per sec. 425.8.2.1.
6. Egress through adjoining dwelling units shall not be permitted as per sec. 425.8.3.1.
7. In Group R-4 occupancies, a means of exit shall not pass through more than one intervening room. A means of egress shall not pass through kitchens, storerooms, closets, garage or spaces used for similar purpose, except when kitchens do not form separate rooms by construction, as per sec. 425.8.3.4.
8. In Group R-4 occupancies, the corridor width shall be 44" min. on floors housing clients, except it may be 36" wide when corridor is serving 10 or less occupant load or when serving ambulatory clients only and having occupant load of 49 or less as per sec. 425.8.4.2.
9. Grounds of a residential care for the elderly facility serving Alzheimer's clients may be fenced and gates therein equipped with locks, provided safe dispersal areas are located not less than 50' from the buildings per sec. 425.8.8. Dispersal areas shall be sized to provide an area of not less than 3 square feet per occupant. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with egress requirements.

Ch. 5 – General Building Heights and Areas

Refer to Single Family Residential Plan Check List for additional comments

10. Allowable height increase is not permitted due to the installation of automatic fire-sprinkler system in fire areas with an occupancy in licensed Group R-4 per sec. 504.2.
11. The total maximum allowable building area for unseparated Group R-4 occupancy building two or more stories above grade plane shall not exceed twice of the max allowable area per floor per sec. 506.4.
12. The sum of the ratios on all floors for separated mixed occupancies shall not exceed 2 for Group R-4 occupancy building two stories or higher above grade plane per sec. 506.4.1.
13. The sum of the ratios on each floor for separated mixed occupancies building shall not exceed 1 per sec. 508.3.3.2.

Ch. 6 – Type of Construction

Refer to Single Family Residential Plan Check List for additional comments

C. Fire-Resistance Construction and Fire Protection Systems

Ch. 7 – Fire Resistance Rated Construction

Refer to Single Family Residential Plan Check List for additional comments

14. Exterior wall openings are not permitted in walls located less than 3' from the property lines and no more than 25% of protected and unprotected exterior wall openings is permitted in walls located between 3' to 5' from the property lines as per Table 704.8.

15. Provide/detail draftstops in attics and concealed roof spaces such that any horizontal area does not exceed 3,000 sq ft unless NFPA 13 sprinkler system is installed throughout the building per sec. 717.4.3.

Ch. 9 – Fire Protection System

Refer to Single Family Residential Plan Check List for additional comments

16. An automatic sprinkler system shall be provided throughout the building with a Group R-4 fire area per sec. 903.2.7.
17. An approved manual and automatic fire alarm system shall be installed in Group R-4 occupancies per sec. 907.2.8.4.
18. Protective social care facilities in Group R-4 occupancy, which houses persons who are hearing impaired, shall be provided with notification appliances for the hearing impaired installed in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarms per sec. 907.9.1.5.

D. Means of Egress

Ch. 10 – Means of Egress

Refer to Single Family Residential Plan Check List for additional comments

Group R-4 occupancies shall meet construction requirements as defined for Group R-3, except for special requirements specific to Group R-4 occupancy (sec.310.1).

E. Interior Environment

Ch. 8 – Interior Finishes

Refer to Single Family Residential Plan Check List

Ch. 12 – Interior Environment

Refer to Single Family Residential Plan Check List

F. Housing Accessibility

Ch. 11A - Division I: Application and General Provisions

1. For multistory dwelling units in buildings with elevators, the story of the unit served by the elevator is considered primary entry floor and shall comply with sec.1102A.3.2.
2. At least 10% but not less than one of the multistory dwelling units on the ground floor of buildings without elevators in apartment buildings with three or more dwelling units and/or condominiums with four or more dwelling units shall comply with sec.1102A.3.1.

3. The minimum no. of multifamily dwelling units, which must comply with sec.1102A.3, shall be calculated using the total number of all multistory dwelling units in buildings on that site per sec. 1102A.3.1. Any fraction thereof shall be rounded to next highest whole number.
4. All ground-floor dwelling units in non-elevator buildings shall be adaptable and on an accessible route unless an accessible route is not required as determined by site impracticality provisions as per sec.1150A and 1104A.1.
5. Where the first floor containing dwelling units in a building is above grade, all units on that floor shall be served by an accessible route. This floor will be considered a ground floor and all dwelling units are considered covered multifamily dwelling units. Exception: Carriage units as defined in sec.1102A.3-C and 1104A.2.
6. When a building elevator or elevators are provided as a means of access to dwelling units other than dwelling units on a ground floor, all dwelling units in that building shall be adaptable and on accessible route, regardless of the slope of the natural terrain per sec. 1106A. Note: Where a building elevator is provided only to dwelling units on a ground floor, only dwelling units located on the ground floor shall be required to comply with chapter 11A.
7. Public and common use facilities shall be accessible as per Chapter 11B.

Division II - Exterior Facilities

8. Each parking facility (garages, private garages, carports, and off-street parking) provided for covered multifamily dwelling units and facilities that serve covered multifamily dwellings shall provide accessible parking per sec. 1109A.1 & 1109A.2.
9. Accessible parking spaces shall be located on the shortest possible accessible route to accessible building entrances per sec. 1109A.7. When it is impractical and the accessible route of travel should cross lanes for vehicular traffic, it shall be designated and marked as a crosswalk.
10. Provide min. 2% of covered multifamily dwelling units (at least one of each type) accessible parking. No signage is required for assigned parking per sec. 1109A.3.
11. When parking spaces are assigned for residents, provide min. 2% of the assigned parking as accessible parking in each type of parking facility (at least one of each type) per sec. 1109A.4. No signage is required for assigned parking.
12. When parking spaces are unassigned or visitor parking is provided, min. 5% of the unassigned parking spaces shall be accessible parking, which has access to grade-level entrances to the covered multifamily dwellings per sec. 1109A.5. Signage is required per sec. 1109A.8.8.
13. All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8'-2" to the lowest projection from the ceiling where required for accessibility to parking spaces per sec. 1109A.8.1.
14. Where single accessible parking space is provided, it shall be 14'-0" wide and outlined to provide a 9'-0" parking area and a 5'-0" loading and unloading access aisle on the passenger side of the vehicle per sec. 1109A.8.5.

15. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 8'-0" wide minimum and shall be designated "van accessible" per sec. 1109A.8.6.
16. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways per sec. 1109A.8.2.
17. Ramps shall not encroach into any accessible parking space or the adjacent access aisle per sec. 1109A.8.2.
18. Accessible parking spaces shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own per sec. 1109A.7.
19. Surface slopes of accessible parking spaces shall be minimum possible and shall not exceed 2% per sec. 1109A.8.3.
20. When a building or portion of a building is required to be accessible or adaptable, an accessible route shall be provided to all portions of the building, accessible building entrances and between building and public way in compliance with sec.1110A.1.
21. Where more than one route of travel is provide, all routes shall be accessible per sec. 1110A.1.
22. Curb ramps shall be constructed where a pedestrian way crosses a curb. Where it is necessary to locate a curb ramp in the center of the curb return, the street surfaces shall be marked to identify pedestrian crosswalks, and the lower end of the curb ramp shall terminate within crosswalk area per sec. 1112A.1.
23. Curb ramps shall be located to prevent their obstruction by parked cars per sec. 1112A.2. Built-up curb ramps shall not project into vehicular traffic lanes.
24. A level landing 48" deep shall be provided at upper end of each curb over its full width or the slope of the flared sides of the curb ramp shall not exceed 1:12 per sec. 1112A.6.
25. All curb ramps shall have a grooved border 12" wide at the level surface at the top and each side of the sidewalk per sec. 1112A.8.
26. Curb ramps shall have a detectable warning that extends the full width and depth of the curb ramp per sec. 1112A.7 & 1127B.5.
27. Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding ½" per sec. 1113A.1.
28. Walks and sidewalks shall be a minimum of 48" in width, except width of walks, serving individual dwelling units, may be reduced to 36" per sec. 1113A.1.1.
29. Walk and sidewalk surface cross slopes shall not exceed 2% per sec. 1113A.1.3.
30. When the slope in the direction of travel of any walk exceeds 5%, it shall comply with the provisions of sec.1114A as a pedestrian ramp per sec. 1113A.3.
31. Landings shall be provided with a level area not less than 60"x60" at a door or gate that swings towards the walk, and not less than 48"wide x44"deep at a door that swings away from the walk per

- sec. 1113A.4. Such walks shall extend 24" to the side of the strike edge of a door or gate that swings towards the walk.
32. Any path of travel shall be considered a ramp if its slope is greater than 1:20 per sec. 1002 and shall comply with sec.1114A or 1122A.
 33. The maximum slope of ramps on an accessible route shall be no greater than 1:12 per sec. 1114A.2. Transitions from ramps to walks, gutters or streets shall be flush and free of abrupt changes per sec. 1122A.2.
 34. The cross slope of ramp surfaces shall be no greater than 2% per sec. 1114A.2.1 & 1122A.2.1.
 35. All ramps shall have a minimum clear width of 48" except that the ramp shall have clear width of 60" if it is the only exit discharge path serving accessible entrances for an occupant load of 300 or more per sec. 1114A.1. Ramps serving occupant load of 10 or less in Group R occupancies may be 36" in clear width.
 36. Intermediate landings shall be provided at intervals not exceeding 30" of vertical and at each change of direction per sec. 1114A.4.1 & 1122A.3.1. Bottom and intermediate landings at a change of direction greater than 30 degrees shall have a dimension in the direction of ramp run of not less than 72" per sec. 1114A.4.6 & 1122A.3.6. Other intermediate landings shall be 60" long in the direction of ramp per sec. 1114A.4.7 & 1122A.3.7.
 37. Top landings shall not be less than 60" wide and shall have a length of not less than 60" in the direction of ramp run per sec. 1114A.4.2 & 1122A.3.2. When door swings onto the landing, the min. shall be 42" plus door width and the landing clear width shall be 57" min. when the door is fully open per sec. 1114A.4.4 & 1122A.3.4.
 38. The width of the landing shall extend 24" past the strike edge of any door or gate for exterior ramps and 18" past the strike edge for interior ramps per sec. 1114A.4.5 & 1122A.3.5.
 39. Continuous handrails 34"-38" above ramp surface are required on each side of ramps when the slope exceeds 1:20 except only 1 handrail required within dwelling unit per sec. 1114A.6.1, 1114A.6.2.1, 1122A.5.1 & 1122A.5.2.
 40. Handrails shall extend a min. of 12" beyond the top and bottom of the ramp and with returned ends per sec. 1114A.6.2.2, 1114A.6.2.3, 1122A.5.2.2 & 1122A.5.2.3.
 41. The grip portion of ramp handrails shall be between 1-1/4" and 2" in cross sectional dimension with a smooth surface and edges shall have a minimum radius of 1/8" per sec. 1114A.6.2.5 & 1122A.5.2.5. Handrails shall not rotate within their fittings.
 42. There shall be a clear space of 1-1/2" between wall face and ramp handrail per sec. 1114A.6.2.4 & 1122A.5.2.4. Handrails may be located in a recess if the recess is a max. of 3" deep and extends at least 18" above top of rail.
 43. Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10' in length with a vertical drop over 4", the ramp shall have a guide curb a minimum of 2" in height at each side or a wheel guide rail centered 2"-4" above ramp surface per sec. 1114A.7 & 1122A.6.

44. Open risers are not permitted along accessible routes. Nosing shall not project more than 1-1/2" past the face of riser below per sec. 1115A.2 & 1123A.2. Risers shall be sloped or underside of nosing shall have an angle less than 60 degrees from horizontal per sec. 1115A.4 & 1123A.4.
45. Stairway shall have handrails on each side, and one intermediate handrail is required for each 88" of required width of stairway located at equal distance from sides of stairways per sec. 1115A.6 & 1123A.6.
46. Exterior stairways shall have striping at the upper approach and all treads per sec. 1115A.5. Striping shall be slip resistant and 2"- 4" wide placed parallel to and not more than 1" from the nose or landing.
47. Interior stairways shall have striping at the upper approach and lower tread per sec. 1123A.5. Striping shall be slip resistant and 2"- 4" wide placed parallel to and not more than 1" from the nose or landing.
48. Handrails shall be 34"-38" above nosing of treads and shall extend 12" min. beyond the top nosing and 12" plus tread width beyond the bottom nosing with returned ends per sec. 1115A.6.1-1115A.6.3 & 1123A.6.1-1123A.6.3.
49. The grip portion of stairway handrails shall be between 1-1/4" and 2" in cross sectional dimension with a smooth surface and edges shall have a minimum radius of 1/8" per sec. 1115A.6.2.5 & 1123A.6.2.5. Handrails shall not rotate within their fittings.
50. There shall be a clear space of 1-1/2" between wall face and stairway handrail per sec. 1115A.6.2.4 & 1123A.6.2.4. Handrails may be located in a recess if the recess is a max. of 3" deep and extends at least 18" above top of rail.

Division III – Building Features

51. Interior accessible routes shall be 44" min. wide when serving an occupant load of 10 or more and 36" min. when serving less than 10 occupants per sec. 1120A.1.
52. Interior accessible routes exceeding 200 ft shall have a min. 60" clear width or at a central location a 60"x60" turning space or an intervening tee with a min. 44" width per sec. 1120A.2.
53. Abrupt changes in level along any accessible route shall not exceed 1/2" per sec. 1121A. Changes in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1:2. Any level changes over 1/2" shall be made by a sloped surface not greater than 1:20 or a ramp.
54. Elevators provided in covered multifamily buildings shall be accessible and comply with Chapter 11A and Title 24, Part 7 of the California Code of Regulations per sec. 1124A.1.
55. Passenger elevators shall be located near a major accessible route and shall remain accessible and usable at all times that the building is occupied per sec. 1124A.2.
56. All elevators shall be on an accessible route and shall be accessed from either an area of refuge or a horizontal exit per sec. 1124A.2 & 1007.4.

57. The car shall have a min. clear distance of 80"x54" between wall and door, excluding return panels, for center-opening doors, and 68"x54" for side-slide opening doors per sec. 1124A.3.2. The min. distance from wall to return panel shall not be less than 51".
58. Elevator doors shall have a minimum clear width of 36" per sec. 1124A.3.2.1.
59. Elevator control buttons shall be configured, located and designed as required by sec.1124A.3.3.1 and 1124A.3.3.2.
60. Car control identification for the visually impaired shall be as required in sec.1124A.3.3.2.
61. Emergency telephone handset shall be positioned no higher than 48" above the floor with a min. 29" long handset cord per sec. 1124A.3.4.
62. Hall call buttons shall be centered 42" above the floor. Size of hall buttons shall be per sec.1124A.4. Visual indication shall be provided per sec. 1124A.4.
63. A visual and audible signal shall be provided at each hoistway entrance per sec.1124A.6.
64. Raised floor number designation shall be provided on both doorjambes with raised Arabic numerals and raised Braille symbols and characters centered at 60" above floor per sec. 1124A.8. On grade level, a raised five-pointed star shall be placed to the left of the raised character.
65. Headroom clearance in any part of the required egress system shall be 84"min. per sec. 1125A.2. Other walks, pedestrian ways and circulation spaces shall be 80" min. If the clearance is less than 80", a guardrail or other barrier with its leading edge at or below 27" above floor shall be provided.
66. Abrupt changes in level over 4" along any accessible route shall be provided with min. 6" curb except where guardrail or handrail with a wheel guide is provided per sec. 1125A.1.
67. Any obstruction that overhangs a pedestrian way shall be 80" min. per sec. 1125A.3.
68. Doors shall be 36"x80" min. providing min. 32" clear width when door opens at 90 degrees per sec. 1126A.1.
69. A pair of doors must have at least one leaf providing min. 32" clear width when open at 90 degrees per sec. 1126A.1.
70. The floor or landing on each side of the door shall not be more than ½" lower than the top of the threshold of the doorway per sec. 1126A.2.1.
71. The width of the level area on door swing side shall extend 24" min. past the strike edge for exterior door and 18" min. for interior door per sec. 1126A.3.2.
72. Doors with front approach shall have level landing length of 60" min. on the pull side and 48" min. on the push side per sec. 1126A.3.2.1. When door is provided with a closer and a latch, the landing on the push side shall extend 12" min. past the strike edge.
73. Doors with hinge side approach shall have level landing depth of 60" min. on the pull side and extend 36" min. past the strike edge unless the landing depth is greater than 60", the landing shall

- extend 24" min. past the strike edge for exterior doors and 18" min. for interior doors per sec. 1126A.3.2.2.
74. Doors with hinge side approach shall have level landing depth of 44" min. on the push side and extend 54" min. past the strike edge. When door is provided with a closer and a latch, the landing on the push side shall be 48" min. in depth per sec. 1126A.3.2.2.
75. Doors with latch side approach shall have level landing depth of 60" min. on the pull side and extend 24" min. past the strike edge unless the doors serving individual dwelling units shall have depth of 44" min. and 54" min. for doors with a closer per sec. 1126A.3.2.3.
76. Doors with latch side approach shall have level landing depth of 44" min. on the push side and extend 24" min. past the strike edge. When door is provided with a closer, the landing on the push side shall be 48" min. in depth per sec. 1126A.3.2.3.
77. The minimum space between two hinged doors in series, serving other than a required exit, shall provide a space of min. 48" plus door width. Doors in a series shall swing either in the same direction or away from the space between the doors per sec. 1126A.3.3.
78. Hand-activated door hardware shall be centered between 30" and 44" above floor per sec. 1126A.6. Latching and locking doors on accessible route shall be operable with a single effort by hardware without requiring grasping the opening hardware. Locked exit shall operate consistent with sec.1126A in the direction of egress.
79. Levers shall be curved with a return to within ½" of the door per sec. 1126A.6.1.
80. The bottom 10" of all doors and/or gates shall have a smooth, uninterrupted surface per sec. 1126A.7.
81. At least 1% of the total number of fixtures in common use toilet facilities, but not less than 1 of each type of fixture shall be accessible per sec.1127A.2.
82. Multiple-accommodation toilet facilities shall have a min. clear space of 60" diameter or 56"x63" within a height of 27" above floor within the sanitary facility room per sec. 1127A.2.1. A door shall not encroach into this space more than 12", other than the accessible water closet compartment door.
83. Doors shall not swing into the clear floor space of any fixture per sec. 1127A.1 & 1127A.2.1.
84. Accessible water closet shall comply with sec. 1127A.2.1.3, Item 3 in multiple-accommodation toilet facilities and with sec.1127A.2.2, Item 3 in single-accommodation toilet facilities.
85. Grab bars shall be installed in accordance with sec. 1127A.4 and shall not project more than 3" into the clear space per sec. 1127A.2.1 & 1127A.2.2.
86. Compartment doors in multiple-accommodation toile facilities shall comply with sec.1157A.2.1, Item 5.
87. Clear and unobstructed accesses of 44" min. shall be provided to accessible water closet compartment and a min. 48" space in front of the compartment per sec. 1127A.2.1.

88. The minimum clear width of an accessible route to a single-accommodation toilet facility shall be 36" min. per sec. 1127A.2.2.
89. Where 6 or more water closet stalls are provided, at least one shall comply with sec.1127A.2.1. At least one additional stall shall be 36" wide with an outward swinging self-closing door and grab bars complying with sec.1127A.4.3-1127A.4.5 on each compartment side wall per sec. 1127A.2.1.
90. Accessible water closets shall be placed between 17" and 19" to the top of a max. 2" high toilet seat per sec. 1127A.2.3.
91. Accessible urinals shall be placed 17" max. above floor with a clear floor space of 30"x48" in front of the urinal per sec. 1127A.2.4.
92. Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting and located at 44" max. above floor per sec. 1127A.2.3 & 1127A.2.4.
93. At least one of each type of toilet room dispensing/disposal fixtures and bottom edge of mirror shall be located with all operable parts within 40" from finished floor per sec. 1127A.8.1 & 1127A.8.3.
94. Toilet tissue dispensers permitting continuous paper flow shall be located on the wall within 12" of front edge of toilet seat per sec. 1127A.8.2.
95. At least 1% of all lavatories, but not less than 1, shall be accessible and shall comply with sec.1127A.3.
96. At least 1% of all fixtures in bathing facilities, but not less than one of each type of fixture in each facility shall be accessible and shall comply with sec.1127A.5.
97. At least 1% of all lockers but not less than one locker shall be accessible on an accessible path of travel of 36" min. clear width per sec. 1127A.6.
98. All accessible toilet and bathing facilities shall be identified by the "International Symbol of Accessibility" on doorways leading to the facilities per sec.1127A.7.2, except within dwelling units or guestroom per sec. 1127A.7.
99. Reach ranges to an object in an accessible space shall comply with sec.1127A.9.5.
100. At least one of each type of appliances in common use laundry rooms shall be accessible with 30"x48" clear floor space in front of the appliance per sec. 1127A.10. Front loading type washing or drying machines shall be provided.
101. Common use facilities serving adaptable dwelling units shall be accessible per sec. 1127A.

Division IV – Dwelling Unit Features

102. Doors shall be 6'-8" min. in height with a min. 32" clear width when door opens at 90 degrees per sec. 1132A.3.
103. A pair of doors must have at least one leaf providing min. 32" clear width when open at 90 degrees per sec. 1132A.3.

104. Per sec. 1132A.4, exterior impervious landings serving primary entry doors and required exit doors and exterior pervious landings at secondary exterior doors are limited to ½" of height change in compliance with sec.1131A. No level change is allowed in exterior pervious landings.
105. Exterior impervious landings at secondary exterior doors may have a max. change of 4" per sec. 1132A.4.
106. ½" max. threshold height is permitted at primary entry doors, required exit doors and interior doors; and ¾" max. at secondary exterior doors per sec. 1132A.4.1.
107. The floor on the dwelling unit side of the primary entry door and required exit door shall be 44" min. per sec. 1132A.5.1. Other interior doors within dwelling unit shall have 42" min. clear space on each side of the door.
108. The width of the level area on door swing side shall extend 18" min. for interior doors per sec. 1132A.5.2.
109. Hand-activated door hardware shall be centered between 30" and 44" above floor per sec. 1132A.8. Latching and locking doors on accessible route shall be operable with a single effort by hardware without requiring grasping the opening hardware. Locked exit shall operate consistent with sec.1132A.6 in the direction of egress.
110. Levers shall be curved with a return to within ½" of the door when occupant load is greater than 10 per sec. 1132A.8.1.
111. The bottom 10" of all doors and/or gates shall have a smooth, uninterrupted surface per sec. 1132A.9.
112. A clear floor space of 30"x48" min. shall be provided and centered at the range/cooktop for parallel approach and at the kitchen sink and other fixtures for parallel or forward approach per sec. 1133A.2.
113. A clear width of 60" min. shall be provided in a U-shaped kitchen with a range/cooktop at the base of the U or 48" min. if a cooktop/sink with a 30" min. wide clear space to a ht. of 27" is located at the base of the U per sec. . 1133A.2.1. All other kitchens shall have a min. clear width of 48".
114. Base cabinets under the kitchen sink shall be removable and with finished floor extended to the wall under the sink per sec. 1133A.3.
115. Kitchen sink and work surface shall each have a min. length of 30" or a single integral unit of min. 60" length per sec. 1133A.4. Two 15" wide breadboards may be provided in lieu of 30" work surface.
116. 5% min. of covered multifamily dwelling units shall have repositionable countertops in compliance with sec. 1133A.4.1.
117. Lower shelving shall be provided at no higher than 48" above floor per sec. 1133A.5.
118. At least one adaptable powder room or bathroom shall be located on the primary entry level of the multi-story dwelling units that are required to be adaptable per sec. 1102A.3.

119. All bathrooms in an adaptable dwelling unit shall be adaptable per sec. 1134A.2 Option 1 Items 1 to 10 or only one bathroom is adaptable per sec. 1134A.2 Option 2 Items 1 to 12, and all other bathrooms in that unit shall comply with sec. 1134A.2 Option 2 Items 8 to 12.
120. All powder rooms in adaptable dwelling units shall comply with sec. 1134A.3 Items 1 to 6. If the powder room is the only toilet facility on an accessible level, it shall comply with sec. 1134A.3 Items 1 to 7.
121. All adaptable bathrooms shall have sufficient maneuvering space for a person using a wheelchair to enter and close the door, use the fixtures, reopen the door and exit per sec. 1134A.4.
122. A min. clear floor space of 30"x48" shall be provided within the bathroom/powder room outside the door swing per sec. 1134A.4.
123. A min. clear floor space of 30" perpendicular x 48" parallel to the bathtub per sec. 1134A.5.
124. Grab bar reinforcement shall be installed on the back and side wall of bathtubs per sec.1134A.5 Item 2 or a reinforced area for the installation of floor-mounted grab bars shall be provided when the bathtub does not have surrounding walls per sec. 1134A.5.
125. Grab bar reinforcement shall be installed continuous in the shower walls at 32" max. above floor with min. 6" height or provide reinforcement for floor-mounted/ceiling-mounted grab bars per sec. 1134A.6.
126. Bathtub and shower enclosures shall be of approved, shatter-resistant materials in compliance with sec. 1134A.5 Item 5. Hinged doors shall open outward per sec. 1134A.5.
127. Shower stall shall measure at least 42"wide x 48"deep with 36"min. entrance opening per sec. 1134A.6.
128. A min. clear maneuvering space of 30"x48" shall be located outside the shower, flush and parallel to the control wall per sec. 1134A.6.
129. The threshold in a shower stall shall not exceed ½" and shall be beveled at 45 deg max. per sec. 1134A.6.
130. Water closet shall be located in a space with min. 36" clear width and min. 48" in front of water closet or min. 48" clear width and min. 36" in front of water closet per sec. 1134A.7.
131. Water closets shall be a min. of 18" from the centerline to any obstruction or wall per sec. 1134A.7.
132. Grab bar reinforcement shall be placed on both sides of side wall or on one side and at the back of the water closet per sec. 1134A.7 Item 2 or provide reinforcement for floor-mounted grab bars per sec. 1134A.7.
133. The min. water closet seat height shall be 15" per sec. 1134A.7.
134. Water closet controls shall be mounted no more than 44" above floor per sec. 1134A.7.

135. Lavatories, vanities, mirrors and towel fixtures shall be a min. of 18" from centerline to any obstruction for forward approach and a min. of 24" for parallel approach per sec. 1134A.7. The top of fixture rim shall be max. 34" above floor.
136. A min. clear maneuvering space of 30"x48" shall be provided at the centerline of lavatories per sec. 1134A.7.
137. Cabinets under lavatories shall be designed with adaptable knee and toe space and allow parallel approach per sec. 1134A.7.
138. Bottom of mirrors and towel fixtures shall be 40" max. above floor per sec. 1134A.7.
139. Front loading clothes washers shall be provided unless the management provides assistive devices upon request of occupant to permit top loading clothes washers per sec. 1135A.
140. Electrical receptacle outlets on branch circuits of 30 amp or less, communication system receptacles, switch and control shall be located no more 48" from the top of outlet box nor less than 15" from the bottom of outlet box above floor per sec. 1136A.

Division V – Features Common to Exterior and Interior of Buildings

141. Drinking fountains shall have a min. clear floor space of 30"x48" for forward approach per sec. 1139A.3. Side approach is not acceptable per sec. 1139A.1.
142. Electrical receptacle outlets on branch circuits of 30 amp or less, communication system receptacles, switch and control shall be located no more 48" from the top of outlet box nor less than 15" from the bottom of outlet box above floor per sec. 1142A.
143. Swimming pool deck shall be accessible and have a mechanism to assist disabled persons to gain entry into and exit from the pool per sec. 1141A.

G. BUILDING ELEMENTS

Ch. 14 – Exterior Walls

Refer to Single Family Residential Plan Check List

Ch. 15 – Roof Assemblies and Rooftop Structures

Refer to Single Family Residential Plan Check List

Ch. 24 – Glass and Glazing

Refer to Single Family Residential Plan Check List

Ch. 25 – Gypsum Board and Plaster

Refer to Single Family Residential Plan Check List

Reviewed and approved by:



Leon Sheyman, Permit Center Manager

Date:

May 7, 2009
