

Community Development Department

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Fire Prevention Division
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ACCESSIBILITY FOR EXISTING BUILDINGS SECTION 1134B.

1134B.1 Scope. The provisions of this division apply to renovation; structural repair, alteration and additions to existing buildings, including those identified as historic buildings. This division identifies minimum standards for removing architectural barriers, and providing and maintaining accessibility to existing buildings and their related facilities.

1134B.2 General. All existing buildings and facilities, when alterations, structural repairs or additions are made to such buildings or facilities, shall comply with all provisions of Division I, New Buildings, except as modified by this division. These requirements shall apply only to the area of specific alteration, structural repair or addition and shall include those areas listed below:

1134B.2.1 A primary entrance to the building or facility and the primary path of travel to the specific area of alteration, structural repair or addition, and sanitary facilities, drinking fountains, signs and public telephones serving the area.

EXCEPTIONS: 1. When the total construction cost of alterations, structural repairs or additions does not exceed a valuation threshold of \$50,000, based on January 1981, ENR US20 Cities. Average construction cost index of 3372.02 (Engineering News Record, McGraw Hill Publishing Company), and the enforcing agency finds that compliance with this code creates an unreasonable hardship, compliance shall be limited to the actual work of the project. The enforcing agency shall annually update the valuation threshold to a current amount based on the increase in the index since the last figure used. (For example, the January 2000 amount is \$90,895.07.) For purposes of this exception, an unreasonable hardship exists where the cost of providing an accessible entrance, path of travel, sanitary facilities, public phones and drinking fountains, is disproportionate to the cost of the project; that is, where it exceeds 20 percent of the cost of the project without these features. Where the cost of alterations necessary to make these features fully accessible is disproportionate, access shall be provided to the extent that it can be with out incurring disproportionate cost. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

- 1.1 An accessible entrance,
- 1.2 An accessible route to the altered area,
- 1.3 At least one accessible restroom for each sex,
- 1.4 Accessible telephones,
- 1.5 Accessible drinking fountains, and
- 1.6 When possible, additional accessible elements such as parking, storage and alarms.

The obligation to provide access may not be evaded by performing a series of small alterations to the area served by a single path of travel if those alterations could have been performed as a single undertaking. If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate. Only alterations undertaken after January 26, 1992, shall be considered in determining if the cost of providing an accessible path of travel is disproportionate to the overall cost of the alterations.

2. Certain types of privately funded, multistory buildings and facilities were formerly exempt from accessibility requirements above and below the first floor under this code, but as of the effective date of this regulation are no longer exempt due to more restrictive provisions in the federal Americans with Disabilities Act. In alteration projects involving buildings and facilities previously approved and built without elevators, areas above and below the ground floor are subject to the 20 percent disproportional provisions described in Exception 1, above, even if the value of the project exceeds the valuation threshold in Exception 1. The types of buildings and facilities are:

- 2.1 Office buildings and passenger vehicle service stations of three stories or more and 3,000 or more square feet per floor.
- 2.2 Offices of physicians and surgeons.
- 2.3 Shopping centers.
- 2.4 Other buildings and facilities three stories or more and more than 3,000 square feet (279 m²) per floor if a reasonable portion of services sought and used by the public is available on the accessible level.

NOTE: For the general privately funded multistory building exception applicable to new construction and alterations, see Section 1103B.1, Exception 2.1.

All forms and handouts are available on www.cityofnapa.org

3. Alterations, structural repairs or additions consisting of one or more of the following shall be limited to the actual work of the project:

- 3.1 Altering one building entrance to meet accessibility requirements.
- 3.2 Altering one existing toilet facility to meet accessibility requirements.
- 3.3 Altering existing elevators to meet accessibility requirements.
- 3.4 Altering existing steps to meet accessibility requirements.
- 3.5 Altering existing handrails to meet accessibility requirements.

3.6 Alteration solely for the purpose of removing barriers undertaken pursuant to the requirements of Sections 36.402 and 36.404 through 36.406 of Title III of the Department of Justice regulations promulgated pursuant to the Americans with Disabilities Act (Public Law 101-336, 28 C.F.R. Section 36.402, 28 C.F.R. Section 36.404, 28 C.F.R. Section 36.405, and 28 C.F.R. 36.406) or the accessibility requirements of this code as those requirements or regulations now exist or are hereafter amended, including the following:

- 3.6.1 Installing ramps
- 3.6.2 Making curb cuts in sidewalks and entrances
- 3.6.3 Repositioning shelves
- 3.6.4 Rearranging tables, chairs, vending machines, display racks, and other furniture
- 3.6.5 Repositioning telephones
- 3.6.6 Adding raised markings on elevator control buttons
- 3.6.7 Installing flashing alarm lights
- 3.6.8 Widening doors
- 3.6.9 Installing offset hinges to widen doorways
- 3.6.10 Eliminating a turnstile or providing an alternative accessible path
- 3.6.11 Installing accessible door hardware
- 3.6.12 Installing grab bars in toilet stalls
- 3.6.13 Rearranging toilet partitions to increase maneuvering space
- 3.6.14 Insulating lavatory pipes under sinks to prevent burns
- 3.6.15 Installing a raised toilet seat
- 3.6.16 Installing a full-length bathroom mirror
- 3.6.17 Repositioning the paper towel dispenser in a bathroom
- 3.6.18 Creating designated accessible parking spaces
- 3.6.19 Installing an accessible paper cup dispenser at an existing inaccessible water fountain
- 3.6.20 Removing high-pile, low-density carpeting
- 3.7 Altering existing parking lots by resurfacing and/or re-striping

4. Projects which consist only of heating, ventilation, air conditioning, re-roofing, electrical work not involving placement of switches and receptacles, cosmetic work that does not affect items regulated by this code, such as painting, equipment not considered to be a part of the architecture of the building or area, such as computer terminals, office equipment, etc., are not considered alteration projects for the purposes of accessibility for persons with disabilities and shall not be subject to this code. For the purposes of this section, the term construction cost does not include building permit fees or discretionary permit fees.

NOTE: The only purpose of this exception is to exclude projects from activating the provisions of this section. The exceptions are not intended to relieve projects from complying with other applicable provisions of this code (e.g., replacement of carpet does not activate the provisions of this section; however, it still must comply with Section 1124B.3).

1134B.2.2 Where it is technically infeasible in the area of an alteration to make existing restroom facilities code compliant and to install separate sanitary facilities for each sex, then the installation of at least one unisex toilet/bathroom per floor being altered, located in the same area as existing toilet facilities, will be permitted. Such a facility shall meet the requirements of Section 1115B.7.2.

1134B.3 General Accessibility for Entrances, Exits and Paths of Travel.

1134B.3.1 Automatic doors. When an automatic door operator provide a clear, unobstructed opening width of 32 inches with the door positioned at an angle of 90 degrees from its closed position.

EXCEPTIONS: 1. In existing buildings the following shall apply:

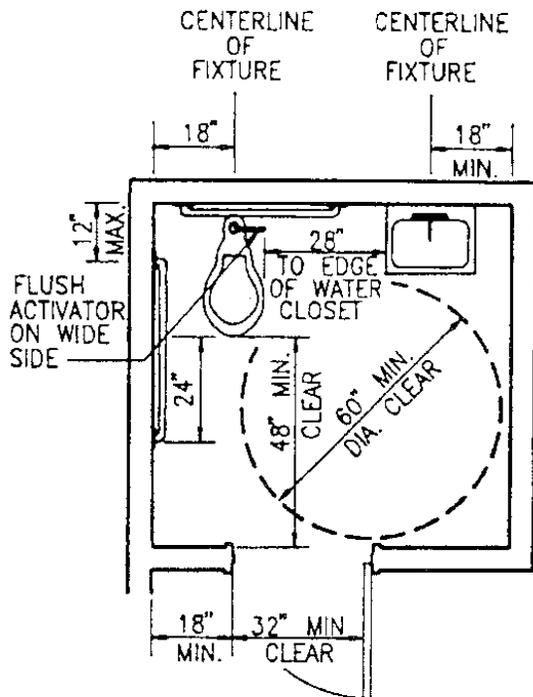
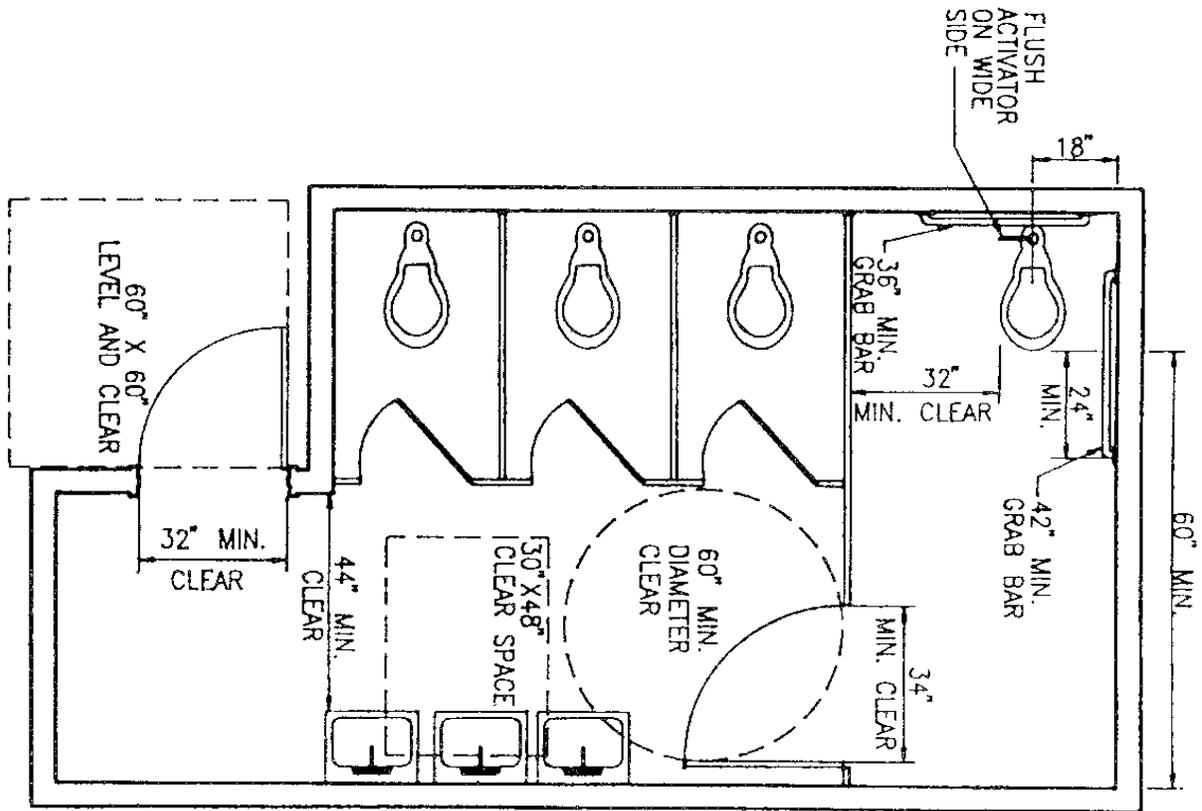
- 1.1 Where the occupant load is less than 10, except Group I, Division 1 Occupancies, doorways may be 30 inches in clear width.
- 1.2 Where occupant load is greater than 10 and it is determined that compliance with Section 1120A.2.3 would create an unreasonable hardship, doorways may be 30 inches in clear width.

2. In existing buildings, the provisions of this section shall not apply when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See Section 101.17.11, Item 4.

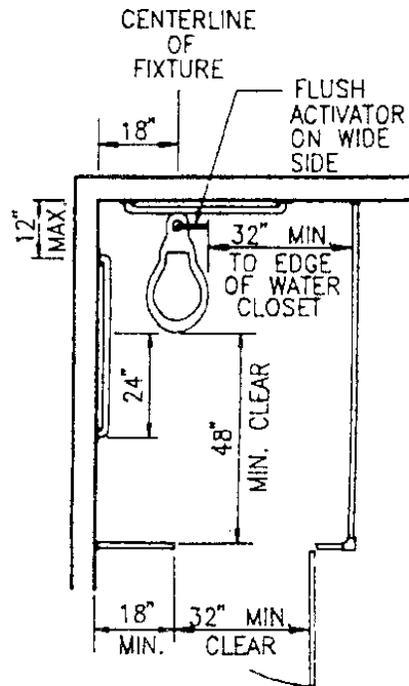
SECTION 1135B . HISTORIC PRESERVATION. SPECIAL STANDARDS OF ACCESSIBILITY FOR BUILDINGS WITH HISTORICAL SIGNIFICANCE

1135B.1 General. Qualified historical buildings shall comply with the State Historical Building Code, Part 8, Title 24, of the California Code of Regulations as printed in Part 2, Chapter 34, Division II.

All forms and handouts are available on www.cityofnapa.org

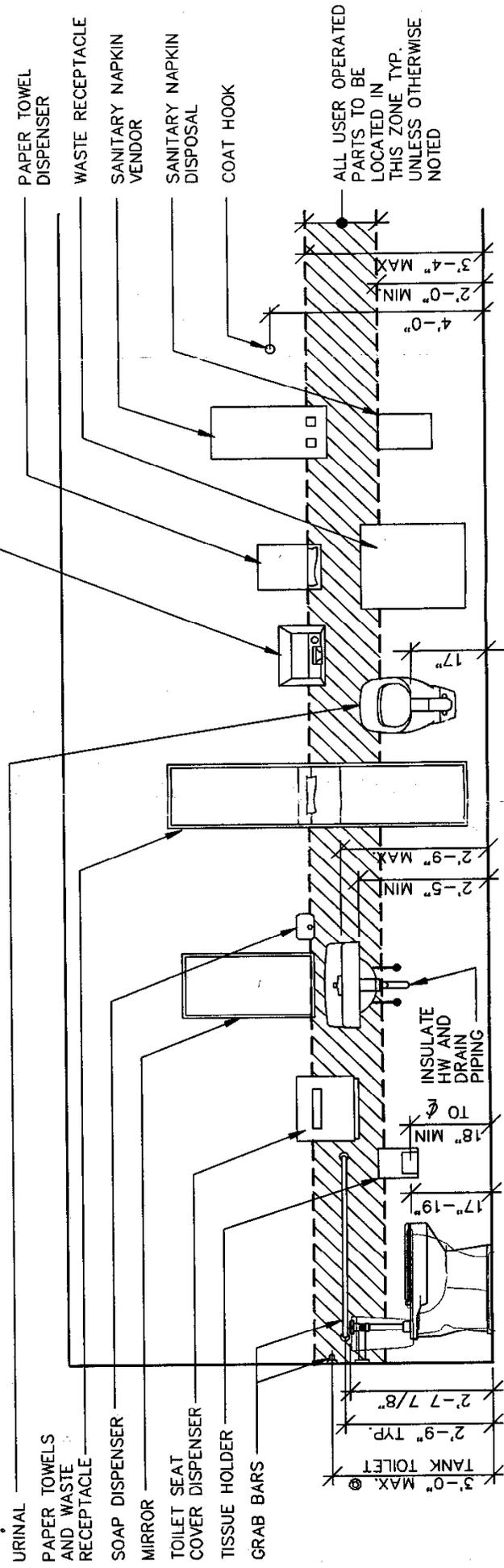


SINGLE OCCUPANCY TOILET



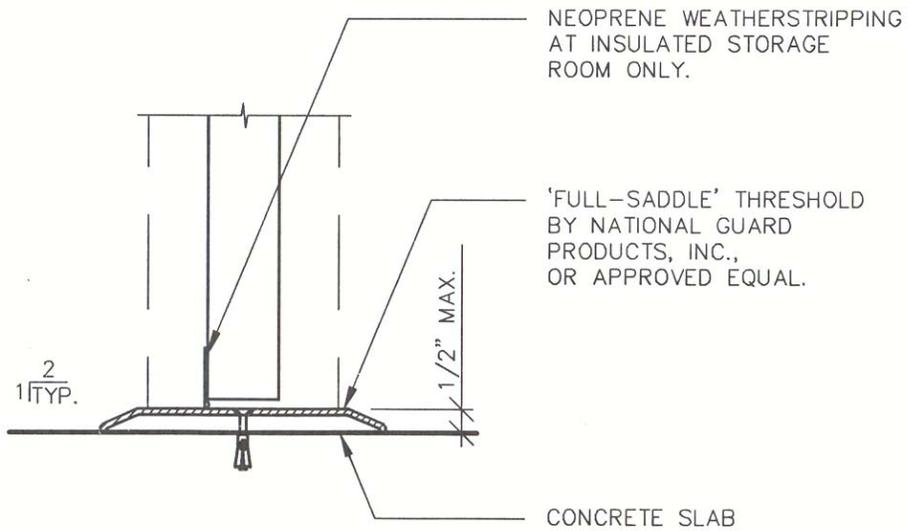
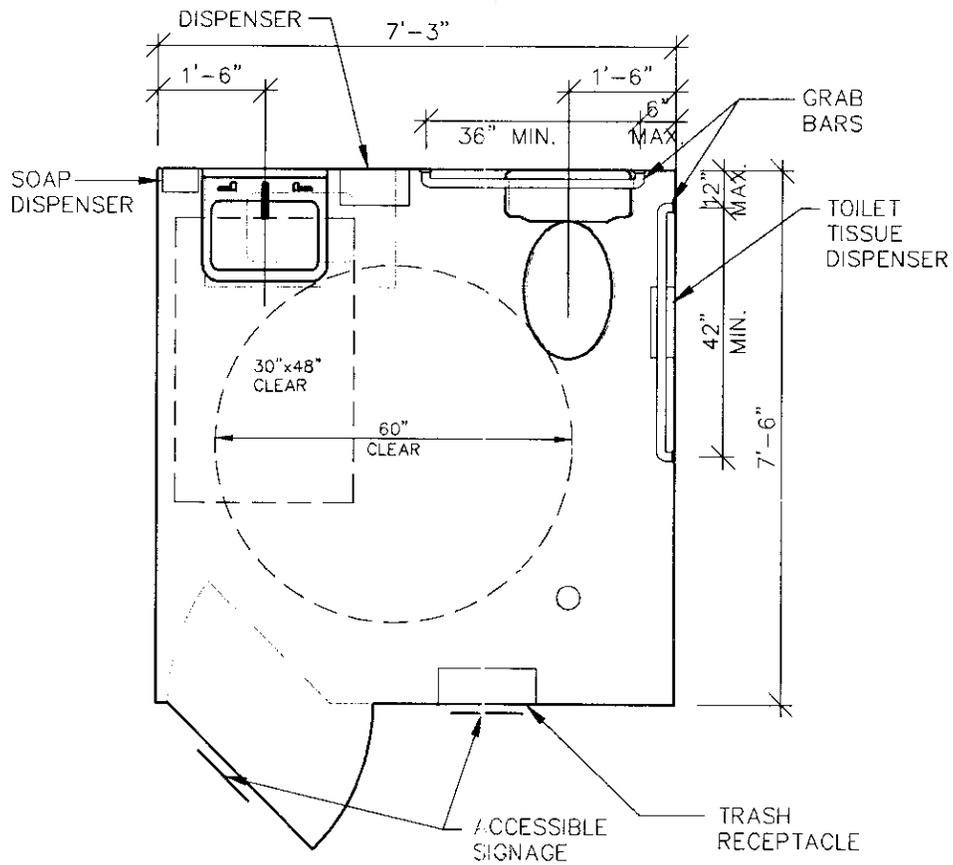
MULTIPLE TOILET STALL

All forms and handouts are available on www.cityofnapa.org

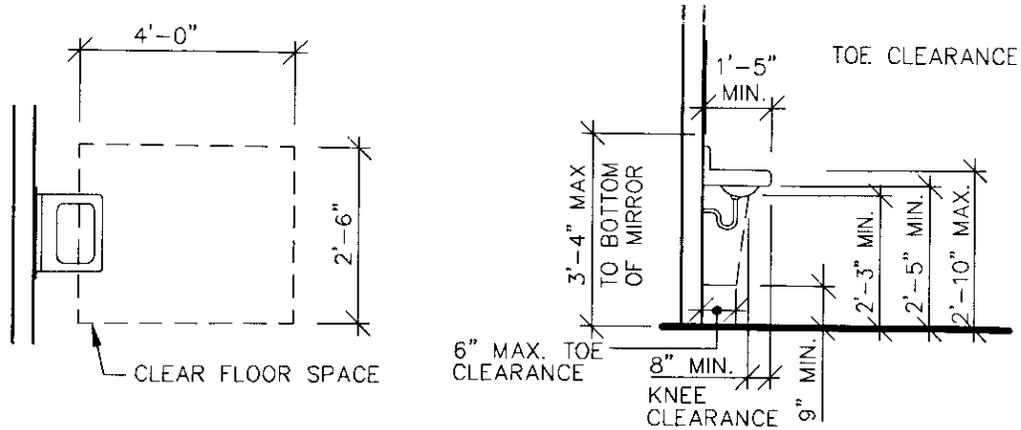


ALL USER OPERATED PARTS TO BE LOCATED IN THIS ZONE TYP. UNLESS OTHERWISE NOTED

UNISEX RESTROOM FLOOR PLAN

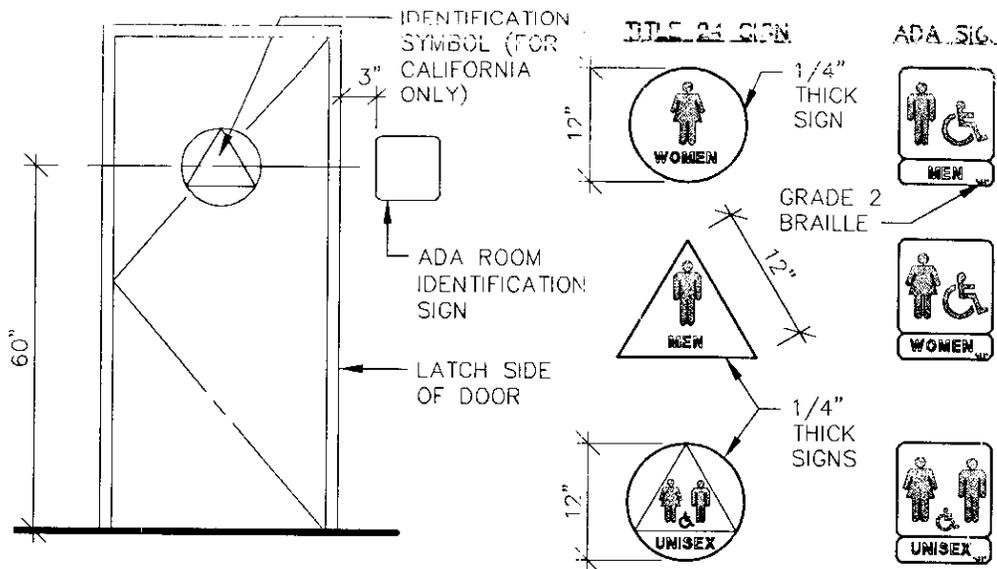


All forms and handouts are available on www.cityofnapa.org



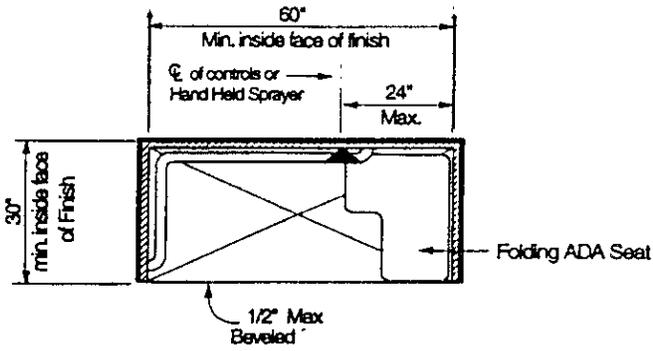
LAVATORY NOTES:

1. PROVIDE A CLEAR SPACE 30"x48" MIN. IN FRONT OF THE LAVATORY. THE CLEAR SPACE MAY EXTEND INTO KNEE SPACE UNDER LAVATORY.
2. INSULATE OR CONFIGURE HOT WATER SUPPLY AND DRAIN PIPING UNDER LAVATORIES TO PREVENT CONTACT.
3. NO SHARP OR ABRASIVE ELEMENTS ARE ALLOWED UNDER LAVATORIES.
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 LB. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN.
5. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

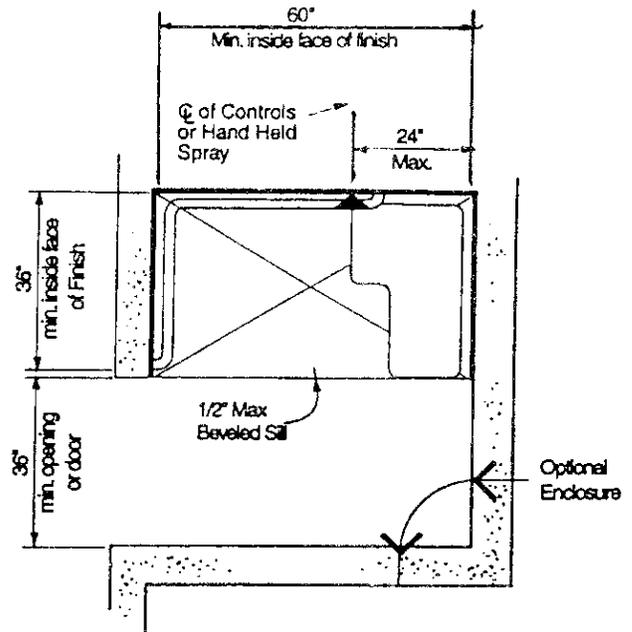


NOTES

1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE CENTERED ON DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM THE DOOR IN COLOR AND CONTRAST.
3. BOTH TITLE 24 SIGNS AND ADA SIGNS ARE REQUIRED IN CALIFORNIA.
4. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
5. LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

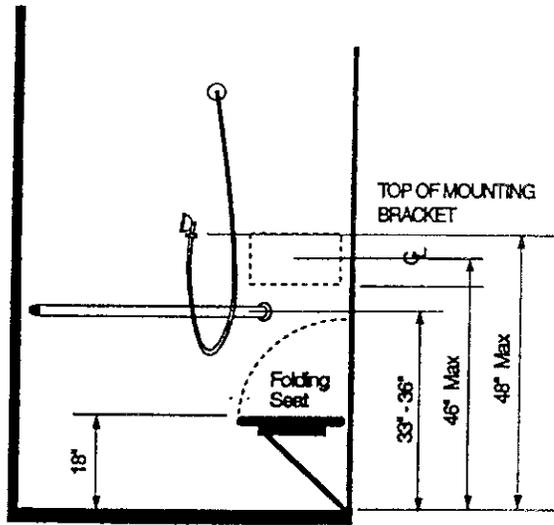


ROLL-IN SHOWER—A

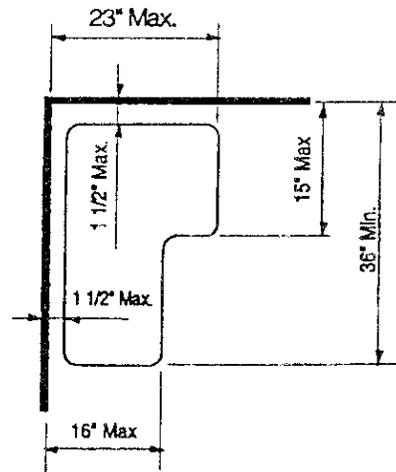


PLAN

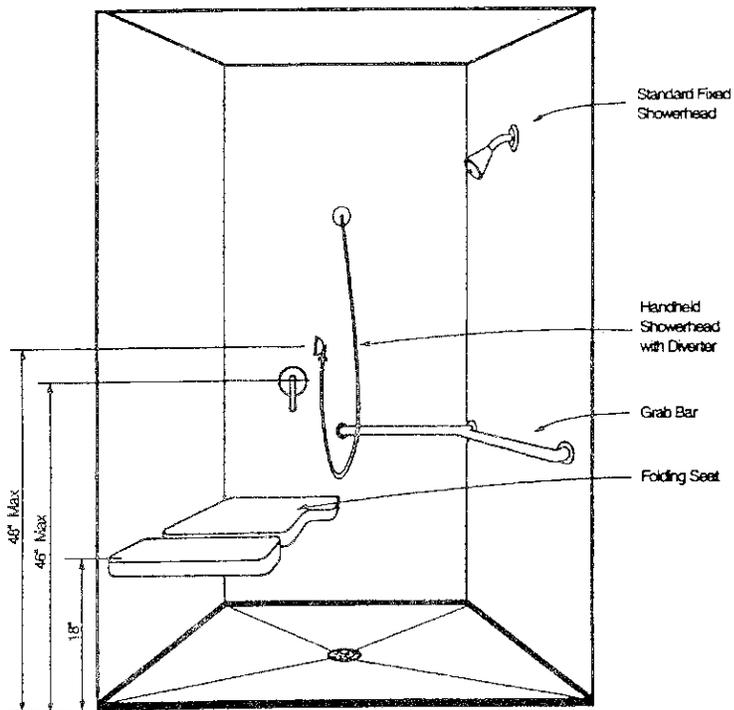
ROLL-IN SHOWER—C
36" x 60" WITH ENCLOSURE



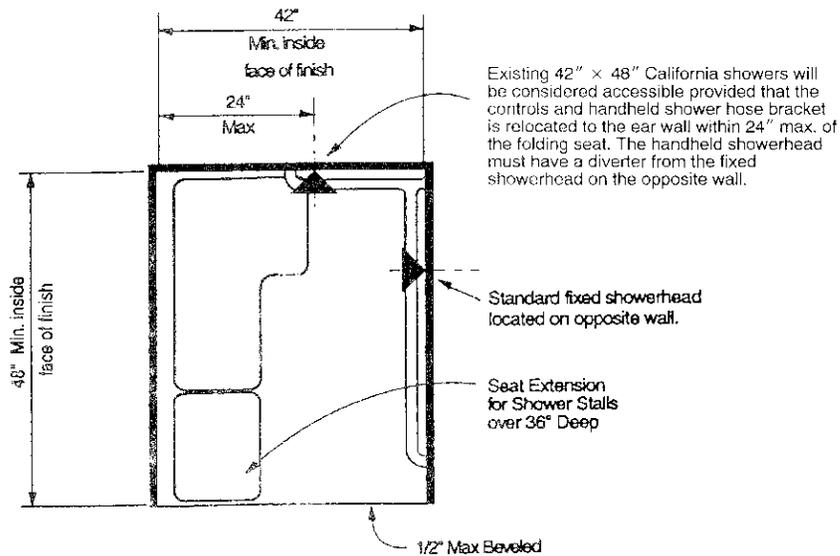
ELEVATION AT SHOWER
TYPICAL FOR A-C



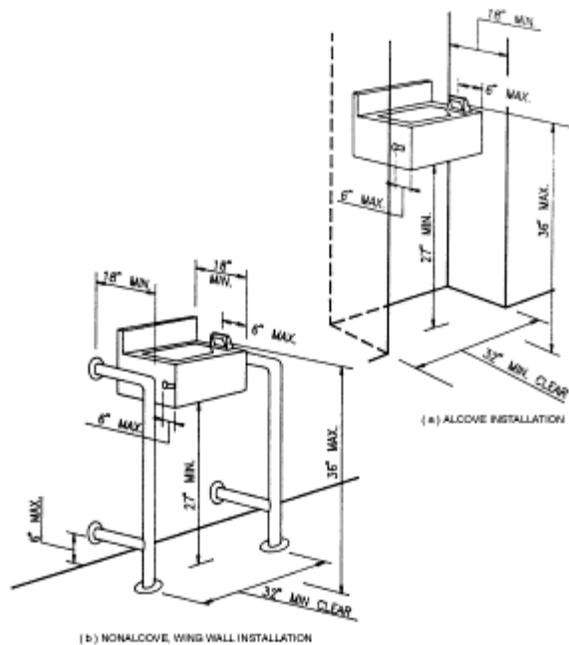
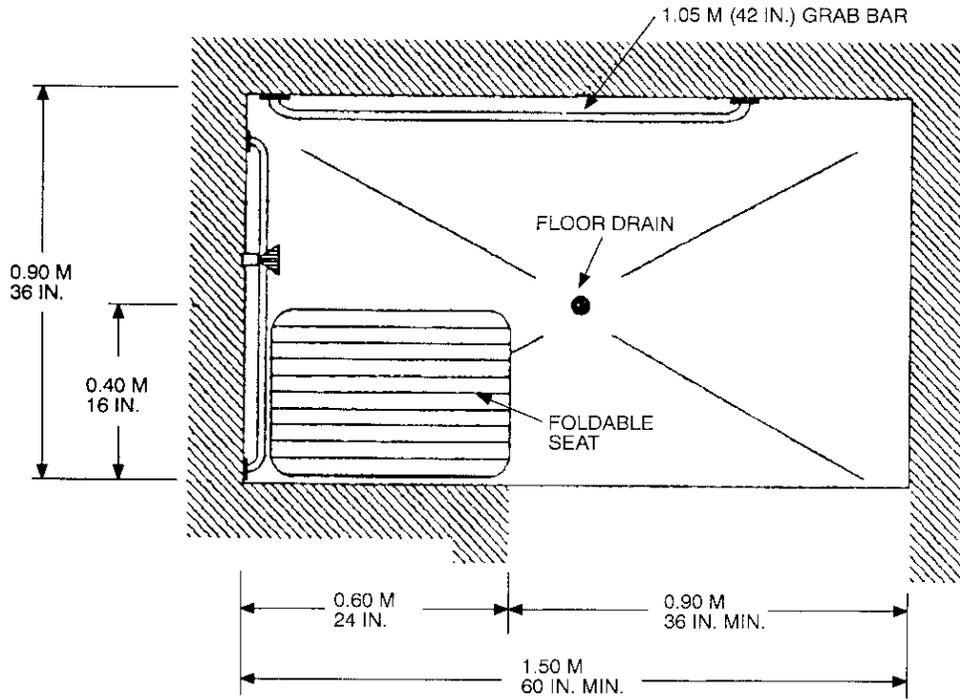
SHOWER SEAT



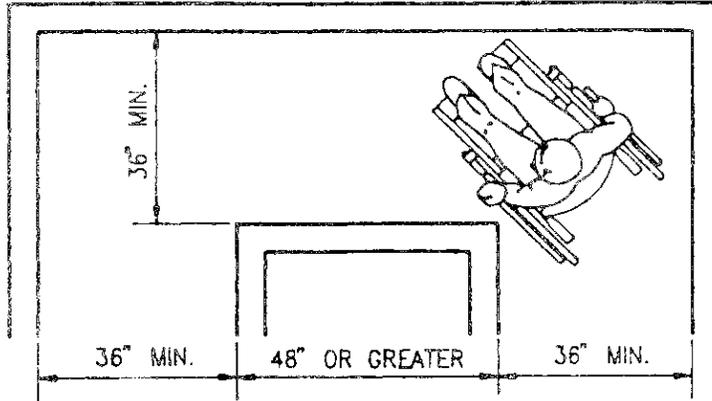
PERSPECTIVE OF ROLL-IN SHOWER---B
42" x 48" CALIFORNIA SIZE



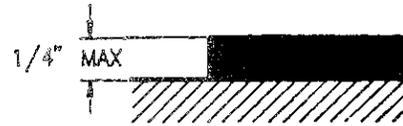
ROLL-IN SHOWER
42" x 48" CALIFORNIA SIZE



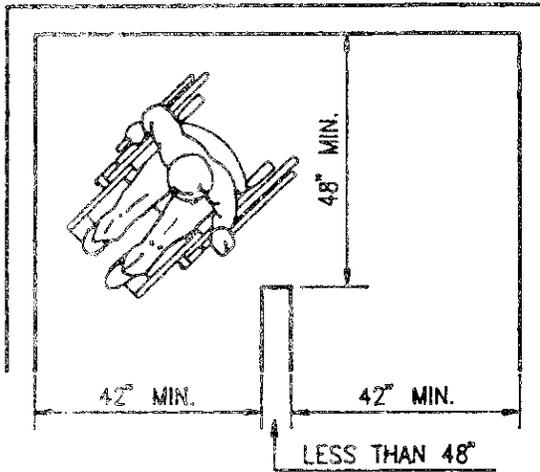
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.



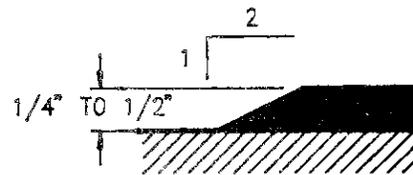
90° TURN



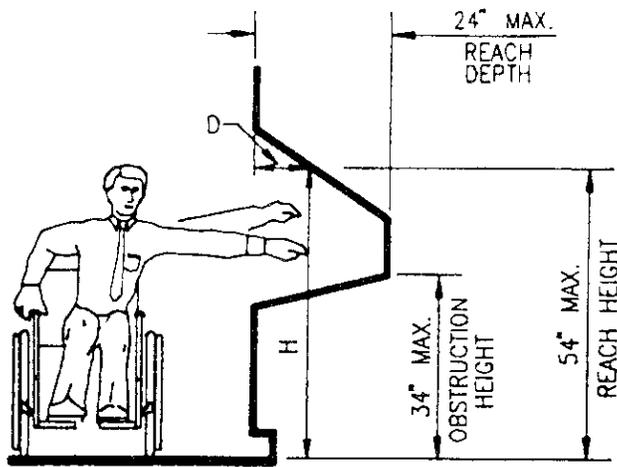
CHANGE IN LEVEL



TURNS AROUND AN OBSTRUCTION



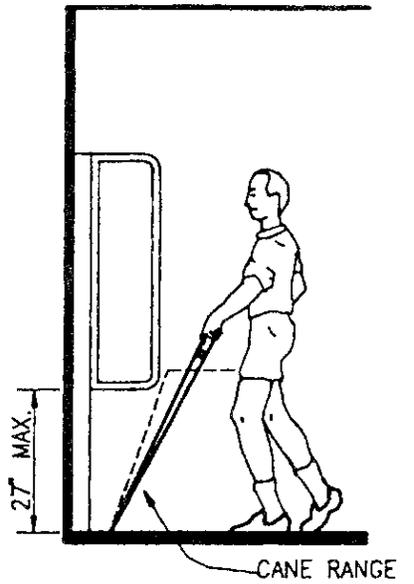
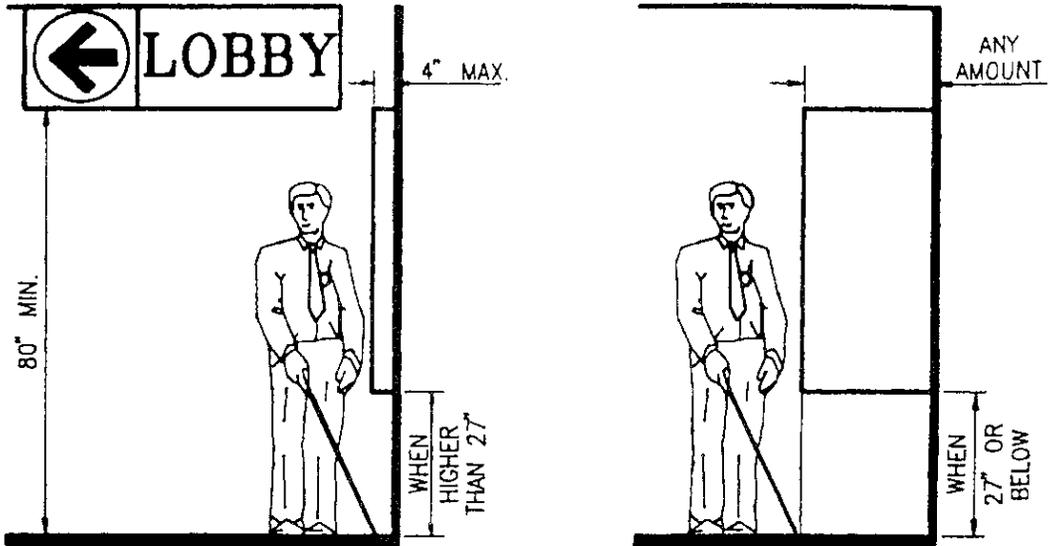
CHANGE IN LEVEL



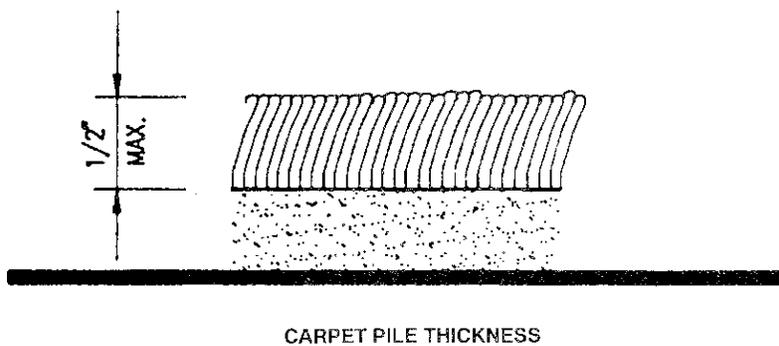
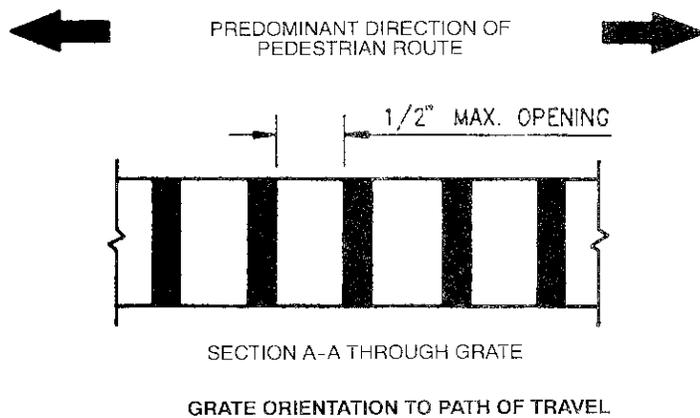
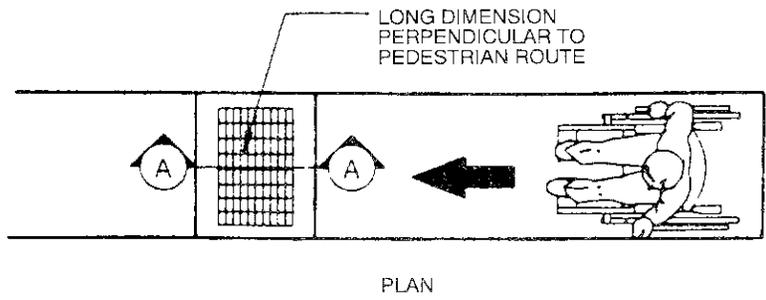
(d) ATM REACH RANGE LIMITS

CORRESPONDING REACH HEIGHTS
FOR GIVEN DEPTHS :

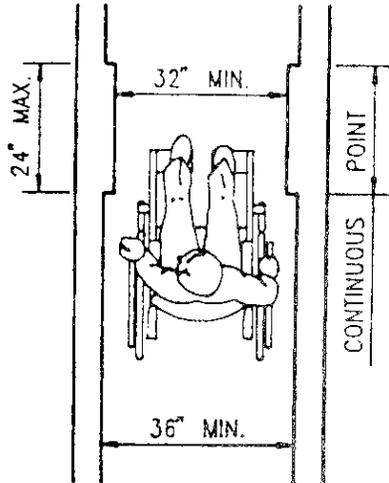
WHEN D = 10"	OR LESS,	H = 54" MAX.
WHEN D = 11"		H = 53.5" MAX.
WHEN D = 12"		H = 53.0" MAX.
WHEN D = 13"		H = 52.5" MAX.
WHEN D = 14"		H = 51.5" MAX.
WHEN D = 15"		H = 51.0" MAX.
WHEN D = 16"		H = 50.5" MAX.
WHEN D = 17"		H = 50.0" MAX.
WHEN D = 18"		H = 49.5" MAX.
WHEN D = 19"		H = 49.0" MAX.
WHEN D = 20"		H = 48.5" MAX.
WHEN D = 21"		H = 47.5" MAX.
WHEN D = 22"		H = 47.0" MAX.
WHEN D = 23"		H = 46.5" MAX.
WHEN D = 24"		H = 46.0" MAX.



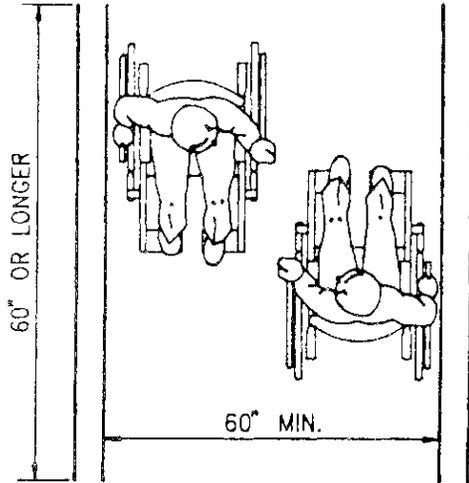
WALKING PERPENDICULAR TO WALL



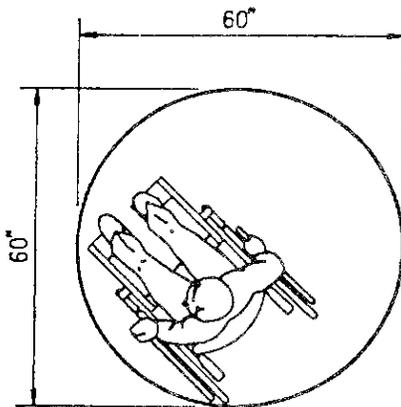
All forms and handouts are available on www.cityofnapa.org



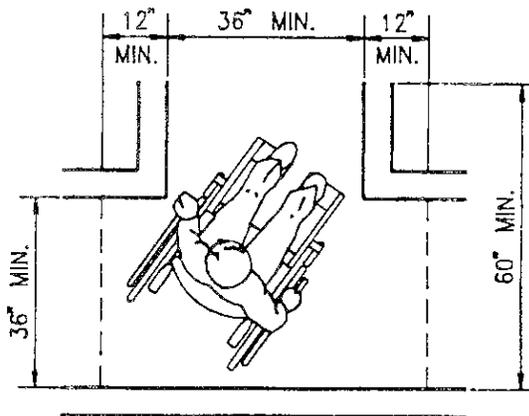
-MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR



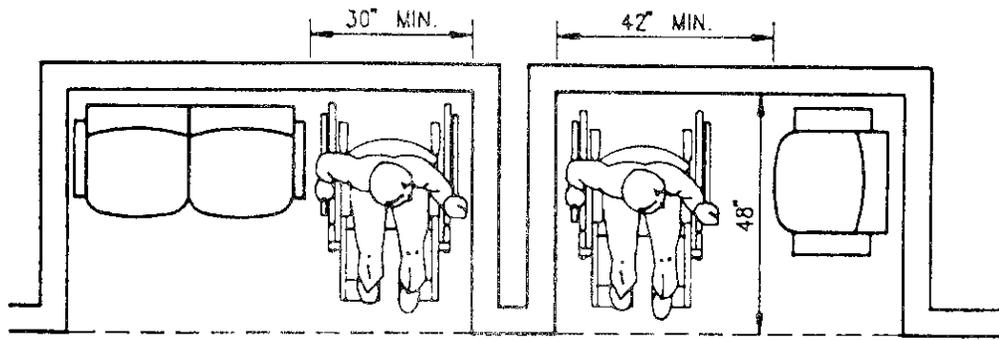
-MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS



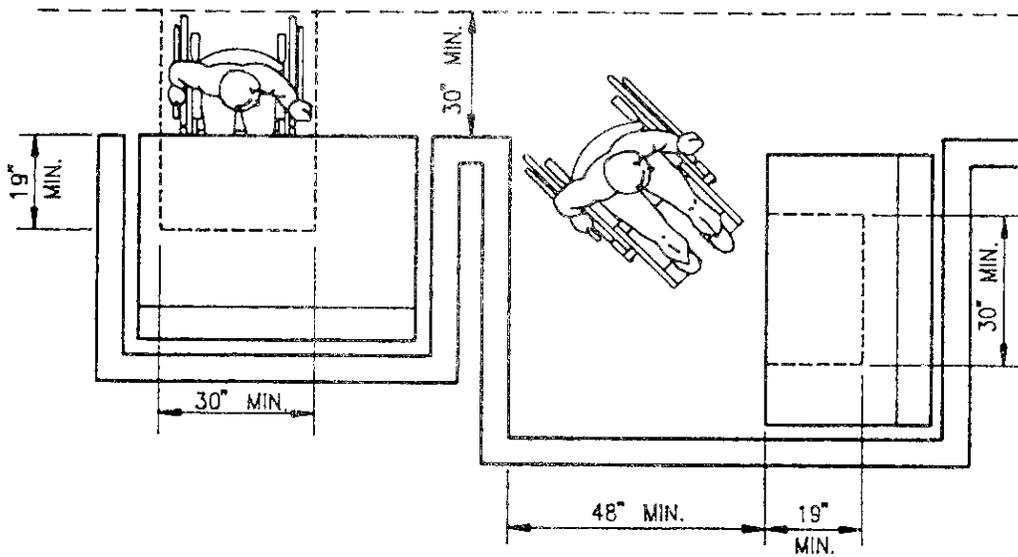
60 INCHES DIAMETER SPACE



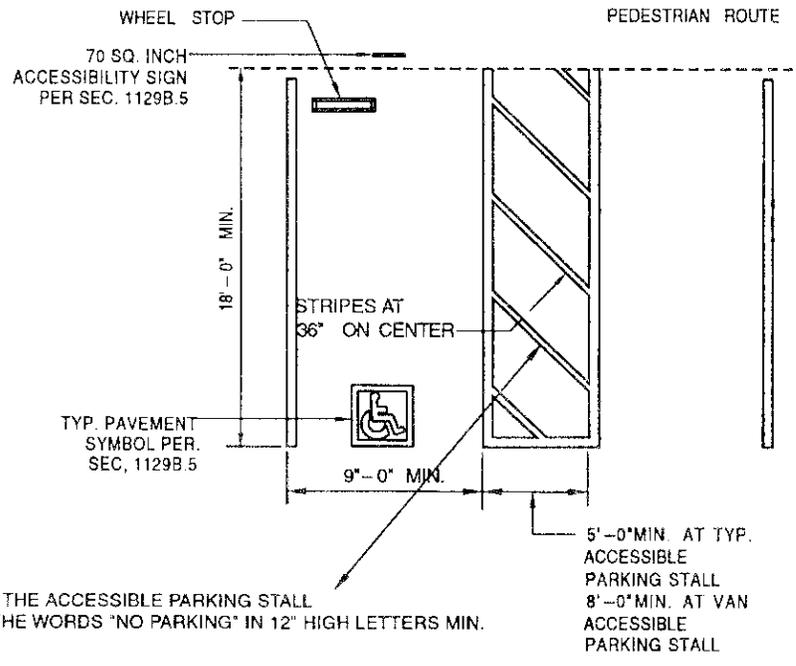
T-SHAPED SPACE FOR 180° TURNS



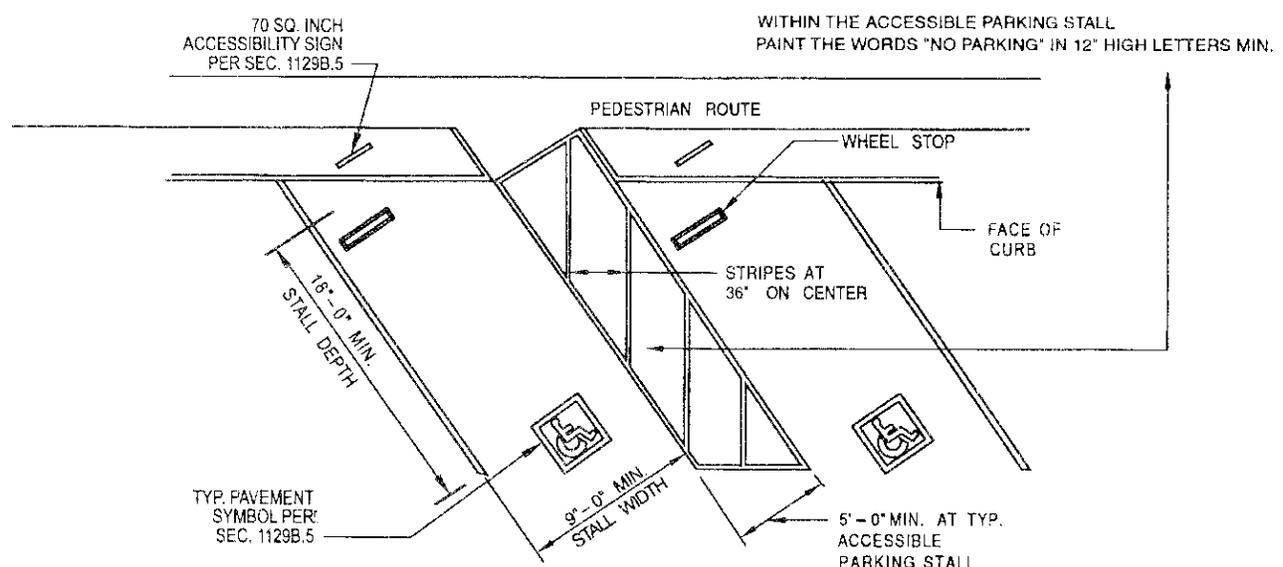
← ACCESSIBLE PATH OF TRAVEL →



MINIMUM CLEARANCES FOR SEATING AND TABLE



SINGLE PARKING STALLS

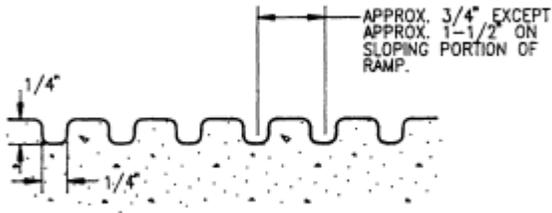


DIAGONAL PARKING STALLS

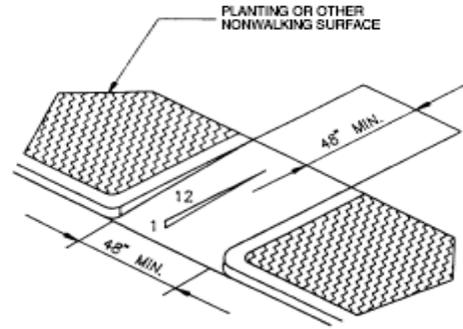
-WARNING STRIPING AND HANDRAIL EXTENSIONS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

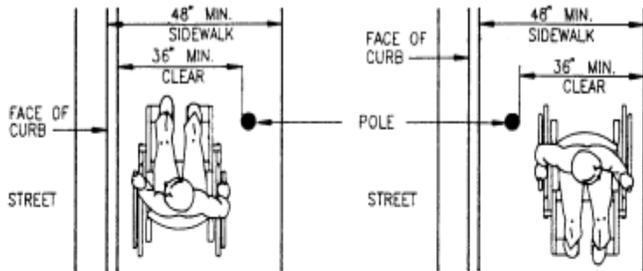
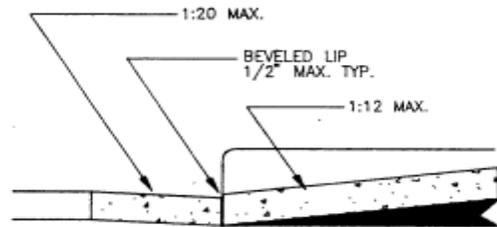
All forms and handouts are available on www.cityofnapa.org



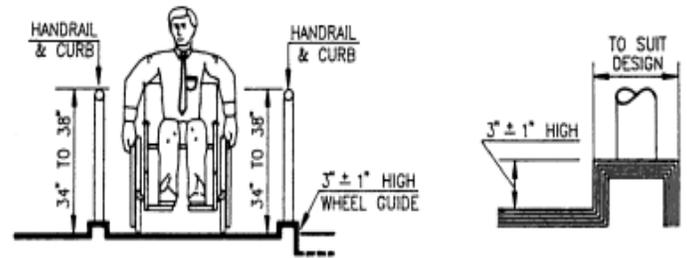
GROOVING DETAIL



(a)

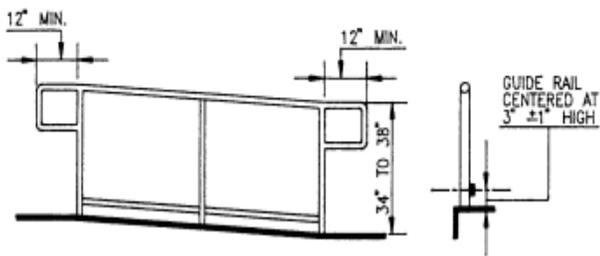


(a) SIDEWALK OBSTRUCTIONS



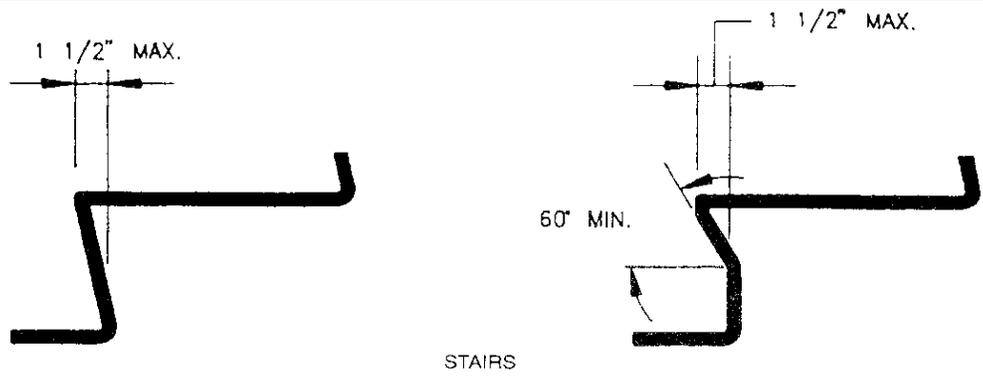
(a) WHEEL GUIDE

WHEEL GUIDE DETAIL

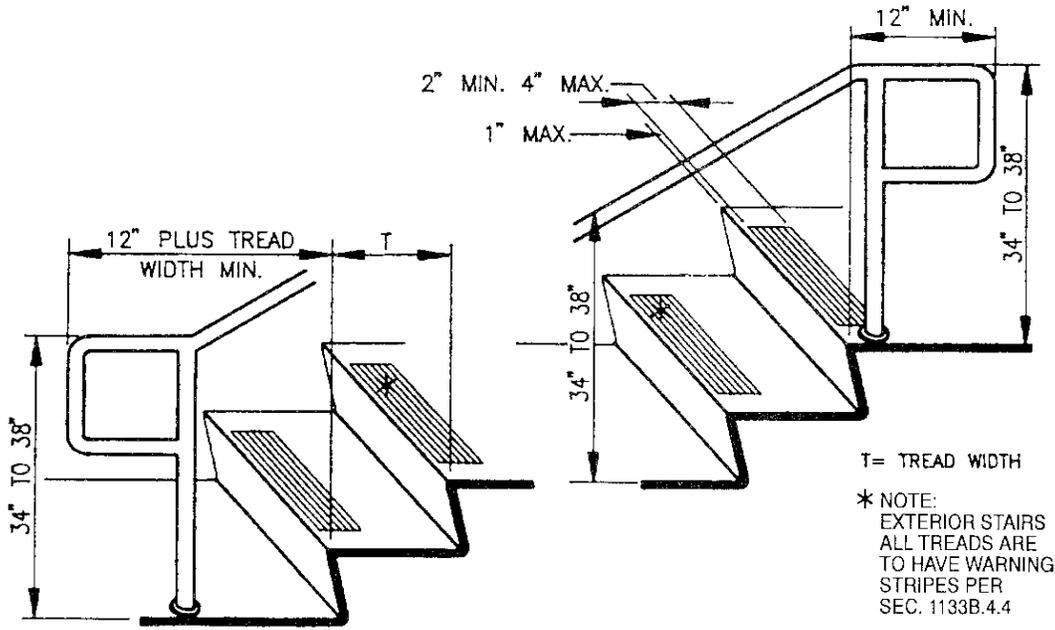


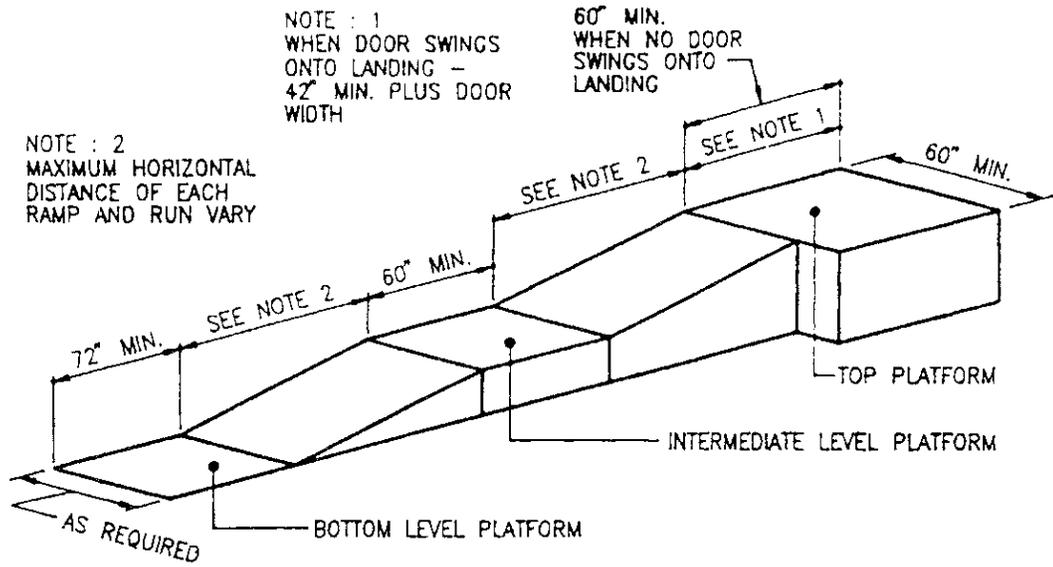
(b) GUIDE RAIL

GUIDE RAIL DETAIL

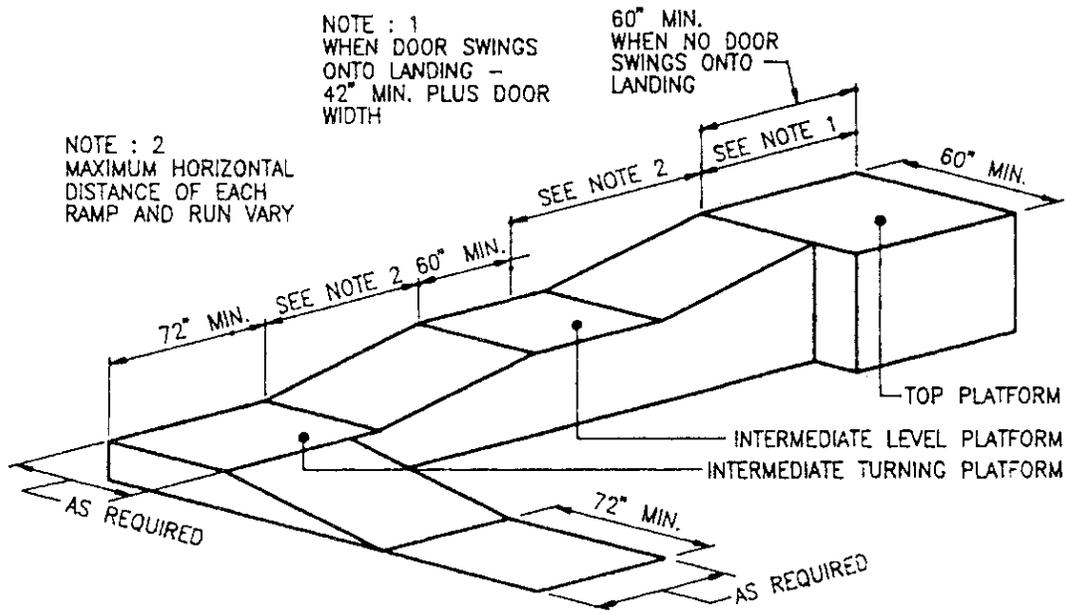


STAIRS

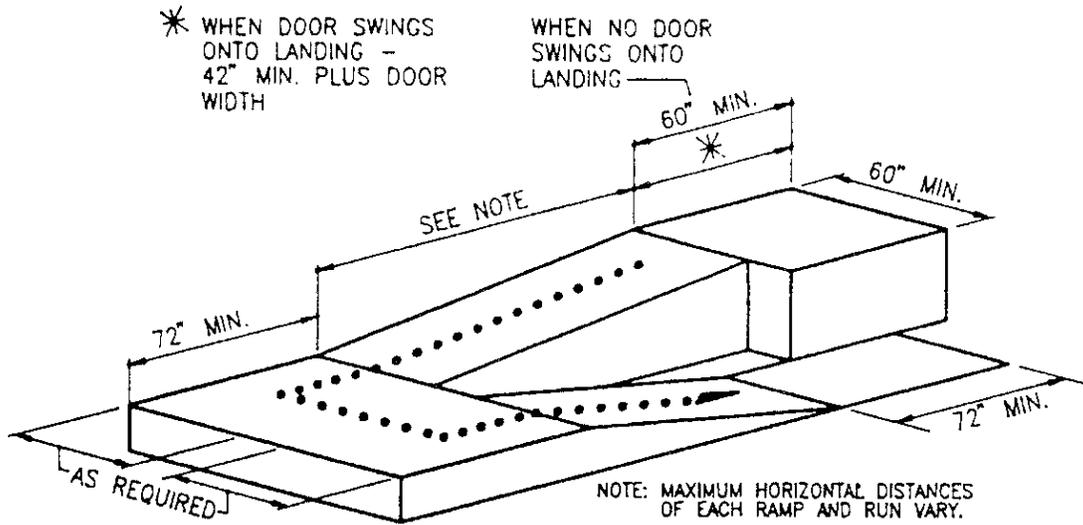




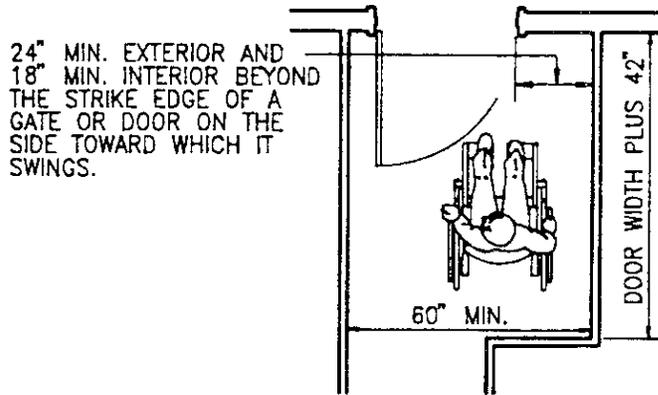
STRAIGHT RAMP RUN



RAMP WITH TURNING PLATFORM

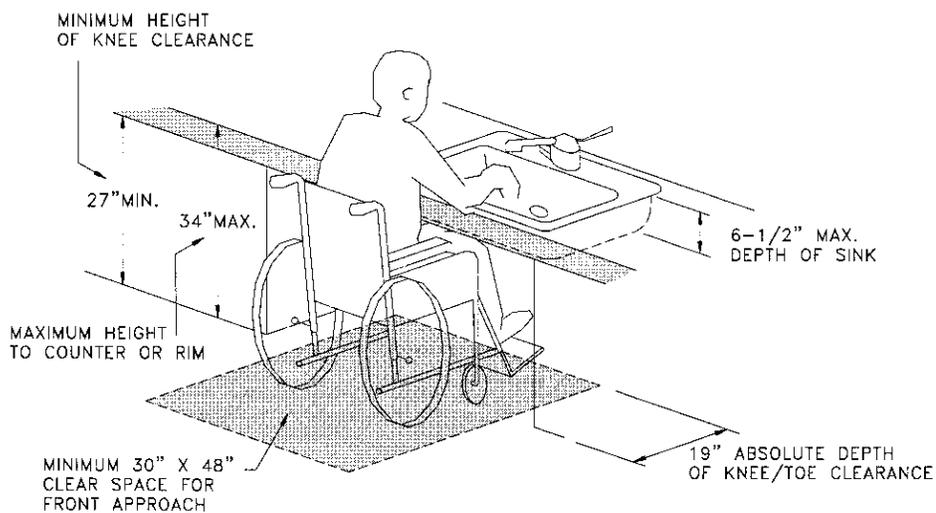


RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM

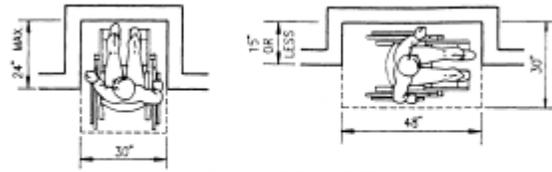


RAMP LANDING AT DOORWAY

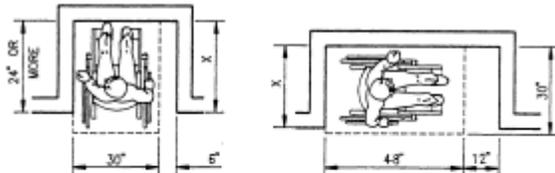
- A. Minimum 30" x 48" clear space is provided in front of sink that allows forward approach.
- B. Required clear space adjoins or overlaps an accessible route.
- C. 34" maximum height of rim or counter above floor surface.
- D. Sink is a maximum of 6-1/2" deep.
- E. Knee clearance under sink is a minimum of 27" high and 30" wide, and provides an absolute depth of 19" underneath the sink.
- F. Drain and hot water piping is insulated or configured to prevent contact.
- G. There are no sharp or abrasive elements under sink.
- H. Faucets are lever type, push type or electronically controlled mechanisms (or other similar designs).
NOTE: Self closing valves must maintain a minimum of 10 second open flow. **1115B.2.1.6.1 & .2**
- I. Faucets are operable with one hand and do not require tight grasping, pinching or twisting of the wrist. **1115B.2.1.6.1 & .2**
- J. 5 lb. maximum force required to activate controls. **1115B.2.1.6.1 & .2**



SINKS



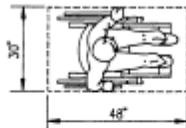
(a) CLEAR FLOOR SPACE IN ALCOVES



NOTE : IF $X > 24$ INCHES, THEN AN ADDITIONAL MANEUVERING CLEARANCE OF 6 INCHES SHALL BE PROVIDED AS SHOWN.

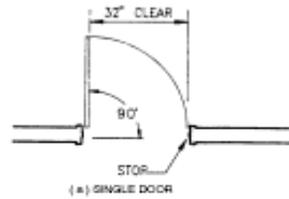
NOTE : IF $X > 15$ INCHES, THEN AN ADDITIONAL MANEUVERING CLEARANCE OF 12 INCHES SHALL BE PROVIDED AS SHOWN.

(b) ADDITIONAL MANEUVERING CLEARANCE FOR ALCOVES



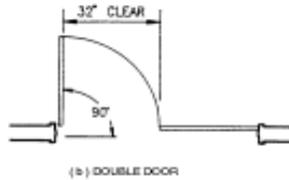
(c) CLEAR FLOOR SPACE

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.



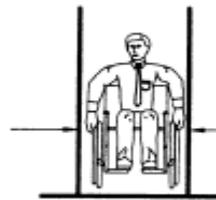
(a) SINGLE DOOR

CLEAR OPENINGS MUST BE BETWEEN THE DOOR IN ITS 90° OPENING POSITION AND THE FACE OF THE STOP.



(b) DOUBLE DOOR

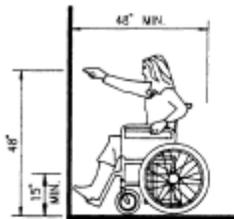
CLEAR OPENINGS FOR TWO LEAF DOORS MUST BE BETWEEN EITHER DOOR IN ITS 90° OPEN POSITION AND THE EDGE OF THE OTHER DOOR.



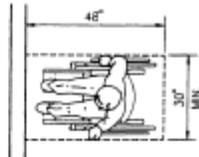
(c) PASSAGE CLEARANCE

AN ADULT SIZE WHEELCHAIR AVERAGES 27 INCHES IN WIDTH. THE REQUIRED 33 INCH CLEAR OPENING ALLOWS 2-1/2 INCHES ON EACH SIDE FOR HANDS.

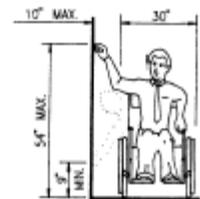
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.



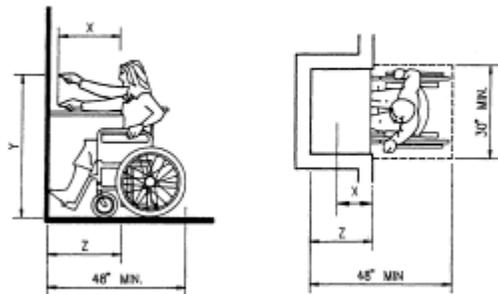
(a) HIGH FORWARD REACH LIMIT



(a) CLEAR FLOOR SPACE PARALLEL APPROACH



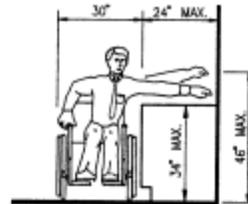
(b) HIGH AND LOW SIDE REACH LIMITS



(b) MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

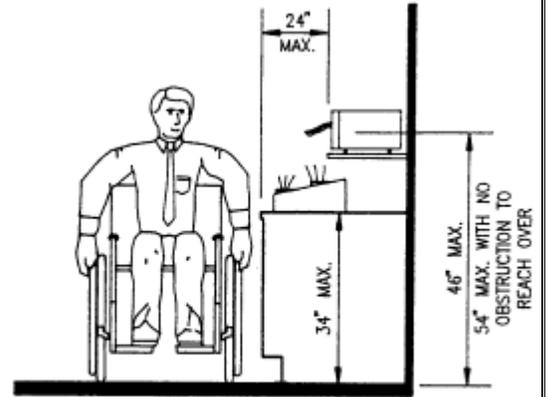
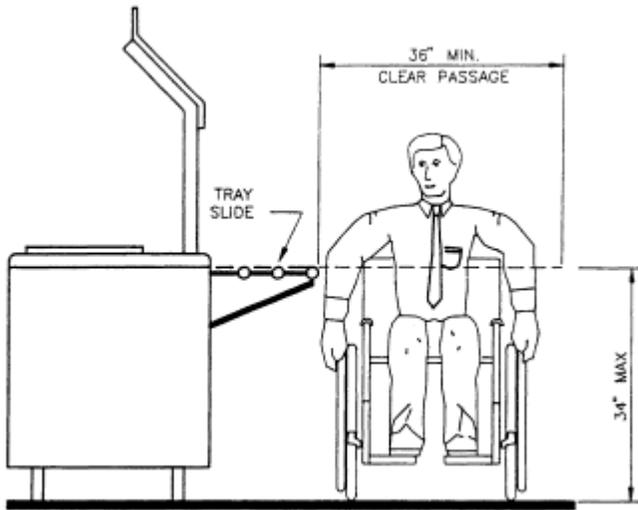
NOTE : X SHALL BE LESS THAN OR EQUAL TO 25 INCHES . Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THAN 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

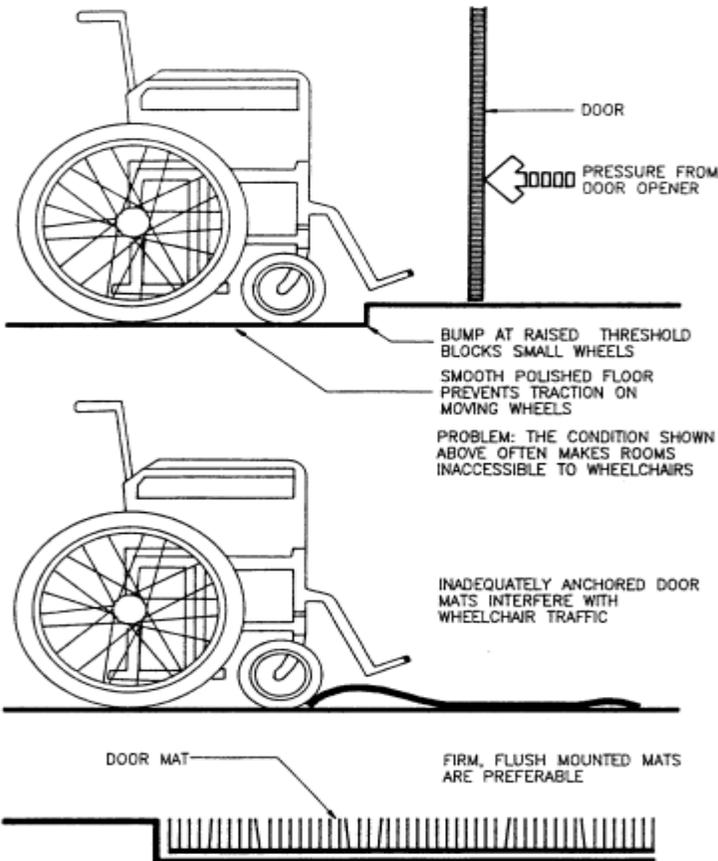


(c) MAXIMUM SIDE REACH OVER OBSTRUCTION

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

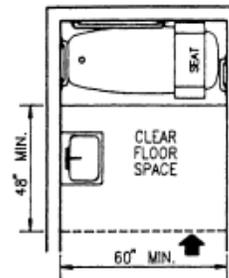


THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

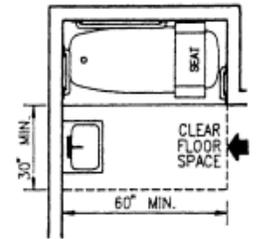




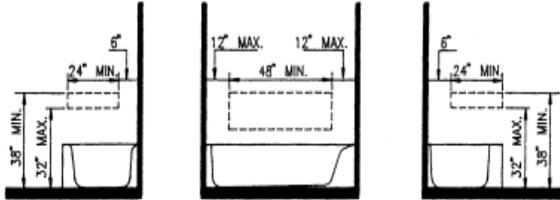
(a) WATER CLOSET IN ADAPTABLE BATHROOMS



(a) WITH SEAT IN TUB

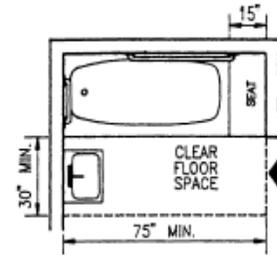


(b) WITH SEAT IN TUB

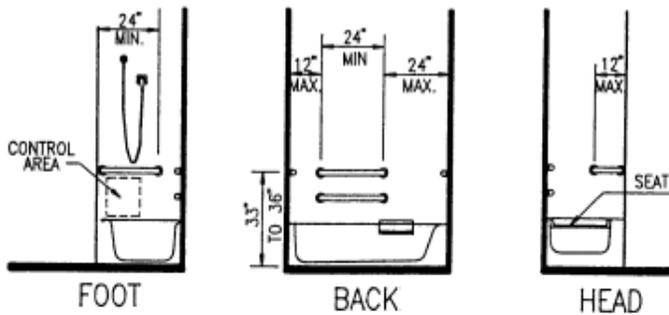


NOTE : THE AREA OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYP. FIXTURE CONFIGURATIONS

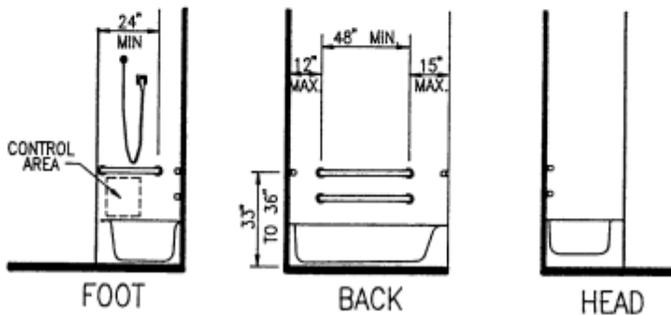
(b) LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE BATHTUBS



(c) WITH SEAT AT HEAD OF TUB



(a) WITH SEAT IN TUB



(b) WITH SEAT AT HEAD OF TUB



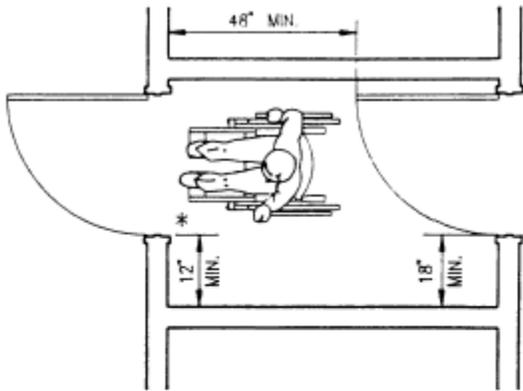
(a) SYMBOL PROPORTIONS



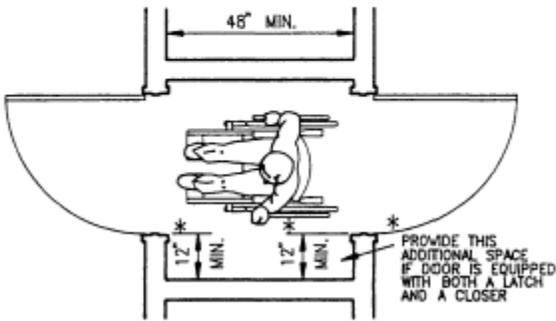
(b) DISPLAY CONDITIONS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

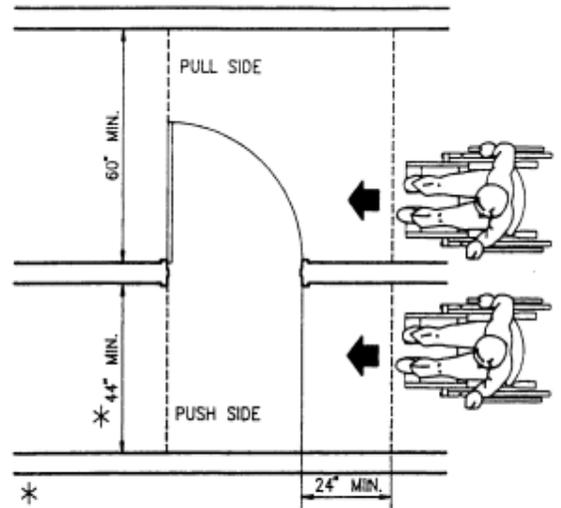
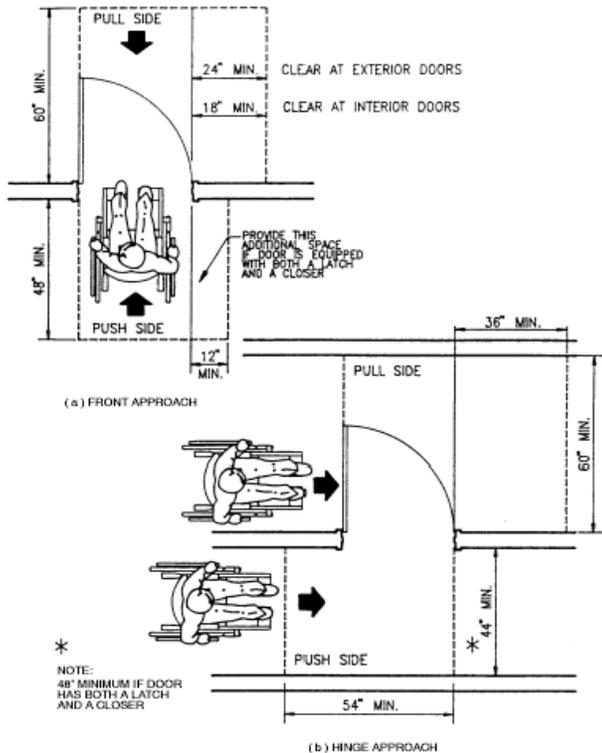
All forms and handouts are available on www.cityofnapa.org



(a) DOOR IN SERIES

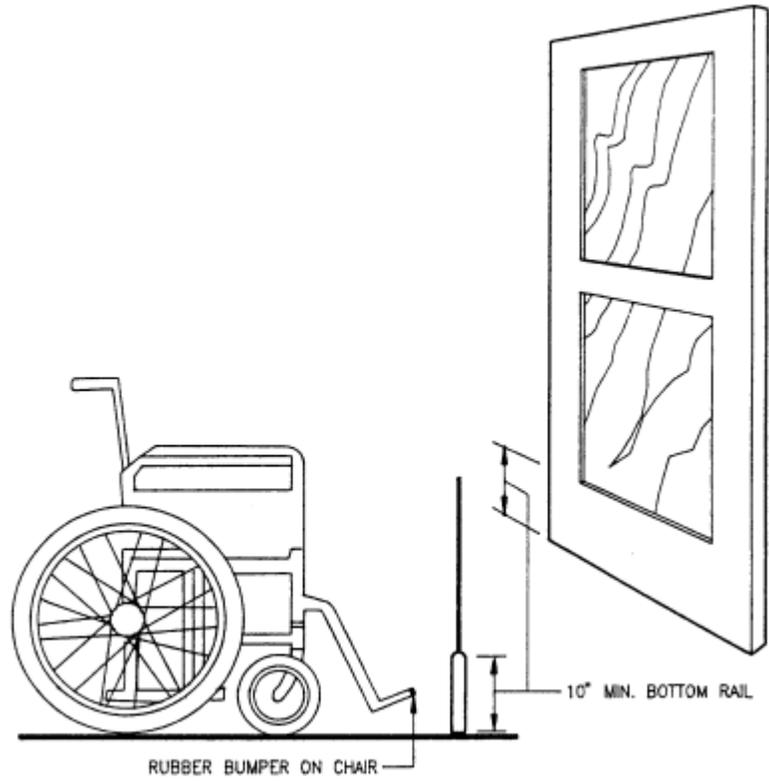
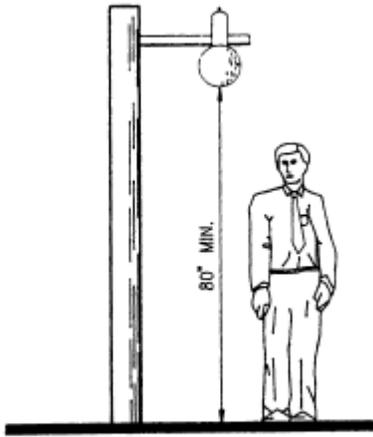


(b) BOTH DOORS OPEN OUT
(SERVING OTHER THAN A REQUIRED EXIT STAIRWAY)

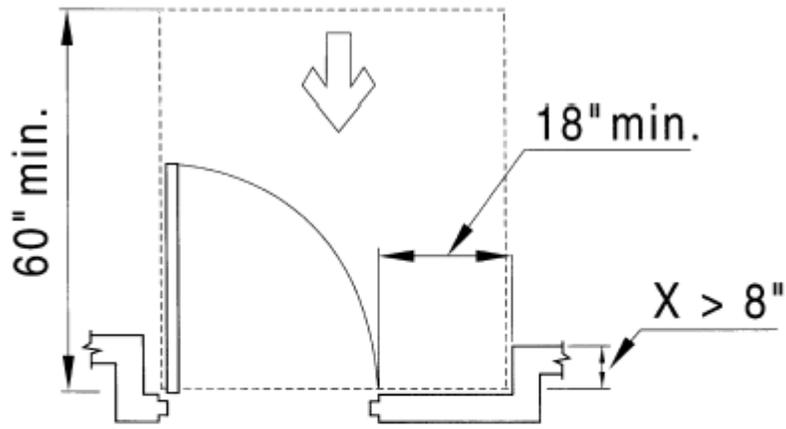


(c) LATCH APPROACH

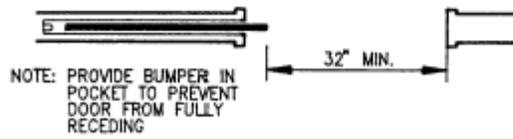
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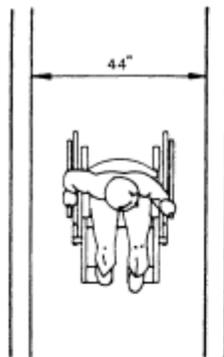
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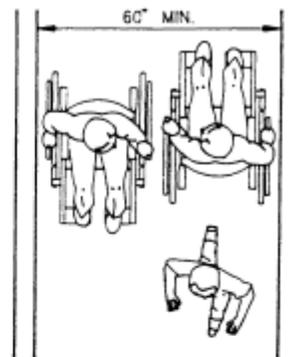
(a) PULL SIDE (INTERIOR DOOR)



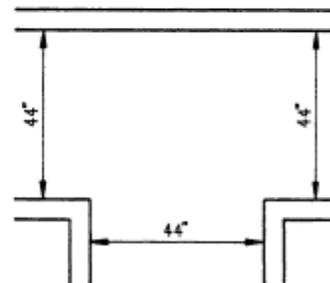
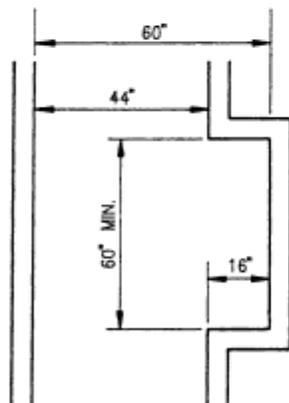
(b) SLIDING DOOR



MINIMUM CORRIDOR WIDTH

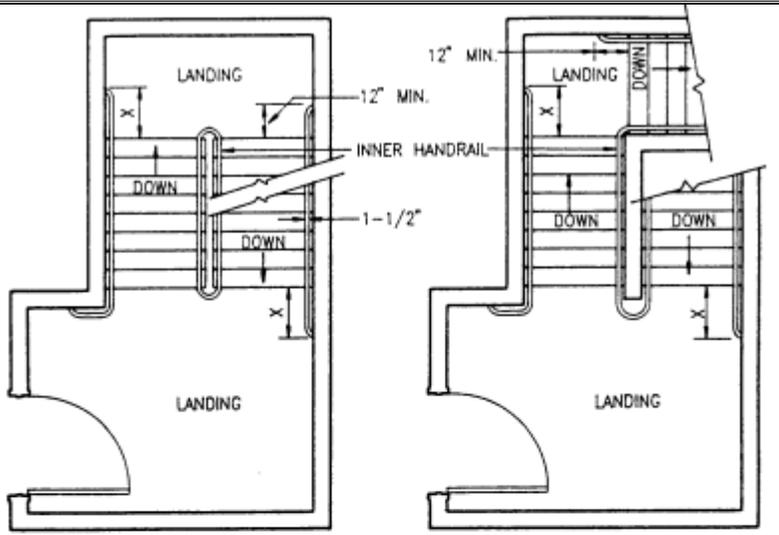


MINIMUM WIDTH FOR CORRIDORS OVER 200'



PASSING ALCOVES FOR CORRIDORS OVER 200' IN LIEU OF 60" MIN. WIDTH

All forms and handouts are available on www.cityofnapa.org



NOTE : INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR PATH OF TRAVEL.

X : EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES.

