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ACCESSIBILITY FOR EXISTING BUILDINGS

Handout #10

The information in this handout provides general guidelines for Accessibility Requirements for Existing Buildings. To obtain complete information for your project, please contact our friendly staff in person or over the phone at **Planning (626) 384-5450 or Building and Safety (626) 384-5460, during business hours (Monday through Thursday from 7:00 a.m. to 6:00 p.m.)**.

INTRODUCTION

The 2016 California Building Code (CBC), Chapter 11B, Title 24 Accessibility Standards have changed. They are now aligned with, and in most cases mirror, the 2010 Federal Americans with Disabilities Act (ADA). There are elements in the California codes that are more restrictive than the Federal codes. In all cases, the more restrictive elements shall apply.

SECTION 11B-202 ACCESSIBILITY FOR EXISTING BUILDINGS

All existing buildings and facilities, when additions are made to such buildings or facilities, each addition shall comply with all provisions of the 2016 CBC Chapter 11B, Division 2 – New Buildings.

In alterations of existing elements or spaces, each altered element or space shall comply with the requirements of new construction per 2016 CBC Chapter 11B, Division 2, including Section 11B-202.4. These requirements shall apply only to the area of specific alteration, structural repair, or addition, and shall include a primary entrance to the building or facility and the primary path of travel to the specific area of alteration, structural repair, addition, sanitary facilities, drinking fountains, signs, and public telephones serving the area.

EXCEPTIONS (Existing Buildings and Facilities)

Additions to existing buildings shall comply with all elements of new construction. There are no provisions for elements that are technically infeasible or create unreasonable hardships in construction.

In alterations of existing elements or spaces, each altered element or space shall comply with the requirements of new construction per 2016 CBC Chapter 11B, Division 2, including Section 11B-202.4. Certain exceptions are allowed. Please see the 2016 California Building Code, Chapter 11B, Section 11B-202 for full code text.

TECHNICALLY INFEASIBLE (2016 CBC, Chapter 11B, Division 2, Section 11B-202.3.2)

In alterations, where the enforcing authority determines compliance with the applicable requirements is technically infeasible, the alteration shall provide equivalent facilitation or comply with the requirements to the maximum extent feasible. The details of the finding that full compliance with the requirements is technically infeasible shall be recorded and entered into the file of the enforcing agency.

UNREASONABLE HARDSHIP (2016 CBC, Chapter 11B, Division 2, Section 11B-202.4.8)

It is the applicant's responsibility to review the requirements with their design professional, determine the applicability of the Unreasonable Hardship provisions 2016 CBC, Chapter 11B, Division 2, Section 11B-202.4.8, and provide the documentation of the hardship in construction.

COMPLIANCE

Determination of Unreasonable Hardship is based solely on the 2016 California Building Code accessibility requirements of Section 11B-202 and the specifically adopted code sections as amended by the City of Covina Municipal Code. It is the applicant's responsibility to check with their design professional or legal advisor, as needed, to determine ADA applicability and compliance requirements.