



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

**DOUBLE PARKING STALLS**

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**DIAGONAL PARKING STALLS**

**EXTERIOR ROUTES OF TRAVEL:**

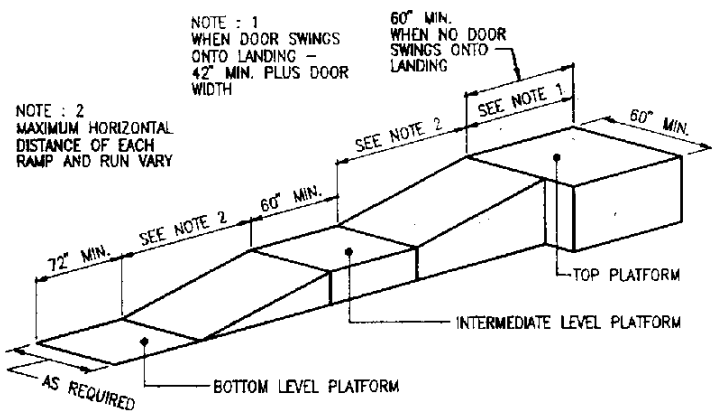
From handicap parking spaces, provide most practical direct accessible route of travel to all building entrances and exterior ground level exits by incorporating pedestrian ramps, walks, and sidewalks. Any path of travel will be considered a ramp if its slope is greater than 1:20 (5 percent) of horizontal run.

**WALKS AND SIDEWALKS REQUIREMENTS:**

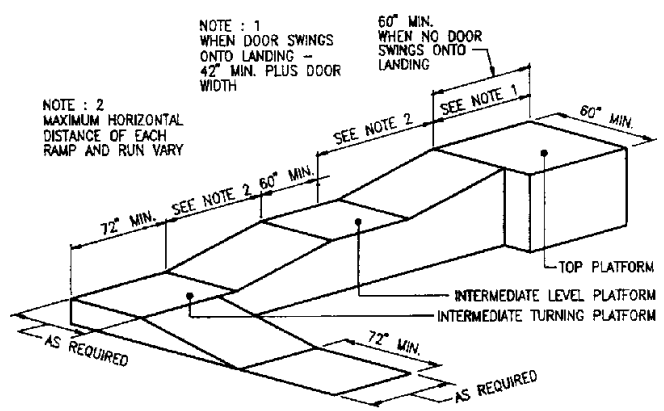
- Width = 48"
- Slope = 1 in 20 max.
- Change in level = Max 1/2", 1/4" - 1/2" beveled (1:2) 1 vertical to 2 horizontal
- Cross slope = Max 1/4" per foot
- Level areas at doors and gates = 60" x 60" swing side and 48" wide x 44" deep on push side
- Swing side strike edge clearance = 24"
- Hand rail not required

**RAMP REQUIREMENTS:**

- Width = As required for stairways and exits and min 48"
- Slope = Max 1:12 (1:14 or less preferred)
- Cross slope = Max 1:50
- Landing = See illustration below
- Hand rail = Required with slope >1:20
- Hand rail height = 34" to 38"
- Hand rail grip = 1 1/2" diameter



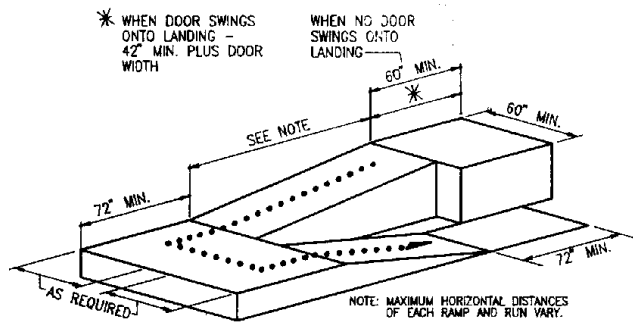
( a ) STRAIGHT RAMP RUN



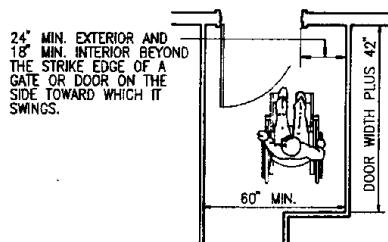
( b ) RAMP WITH TURNING PLATFORM

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**RAMP DIMENSIONS**



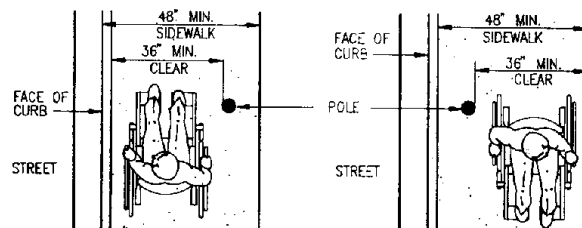
( a ) RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM



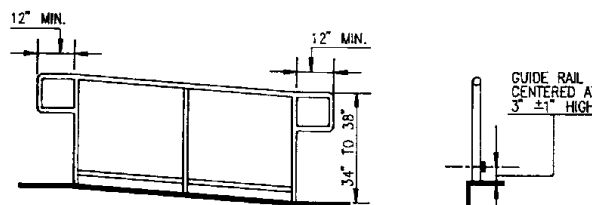
( b ) RAMP LANDING AT DOORWAY

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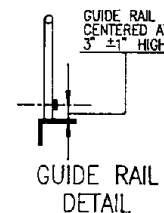
**RAMP LANDING AND DOORWAY**



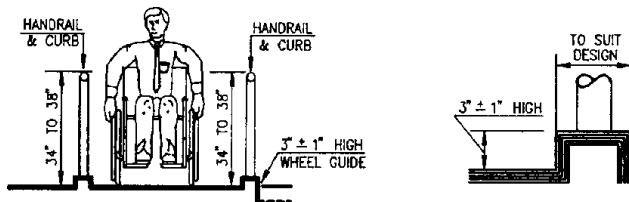
( a ) SIDEWALK OBSTRUCTIONS



( b ) GUIDE RAIL



GUIDE RAIL DETAIL



( c ) WHEEL GUIDE

WHEEL GUIDE DETAIL

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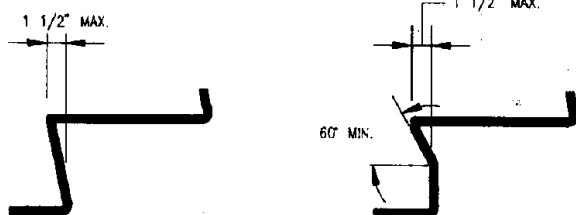
**RAMP AND SIDEWALKS**

**STAIRWAYS:**

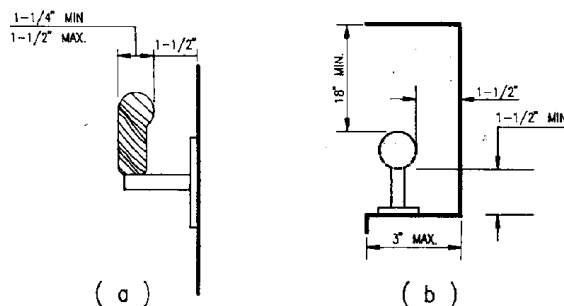
Construction of stairway shall comply with the standards stated below regardless of whether access is provided via elevators.

**HANDRAILS:**

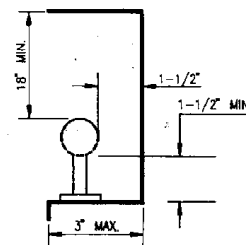
- Height = 34" - 38"
- Extension at top = 12" past top nosing
- Extension at bottom = 12" + tread width
- Mounting = 1 1/2" space from wall
- Grip = 1 1/4" - 1 1/2" or equivalent shape
- Risers = open risers are not permitted



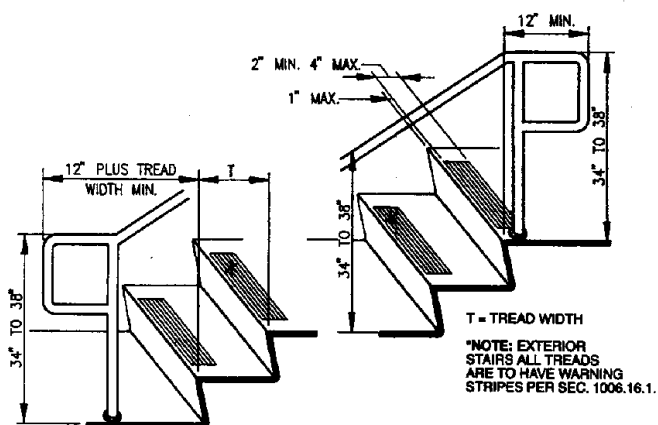
**STAIRS**



( a )

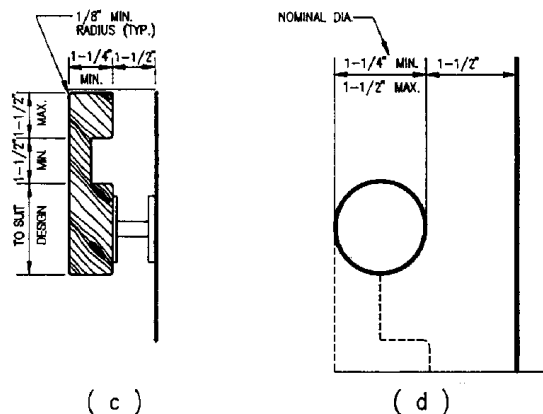


( b )

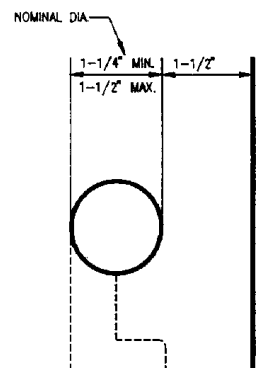


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**WARNING STRIPING AND HANDRAIL EXTENSIONS**



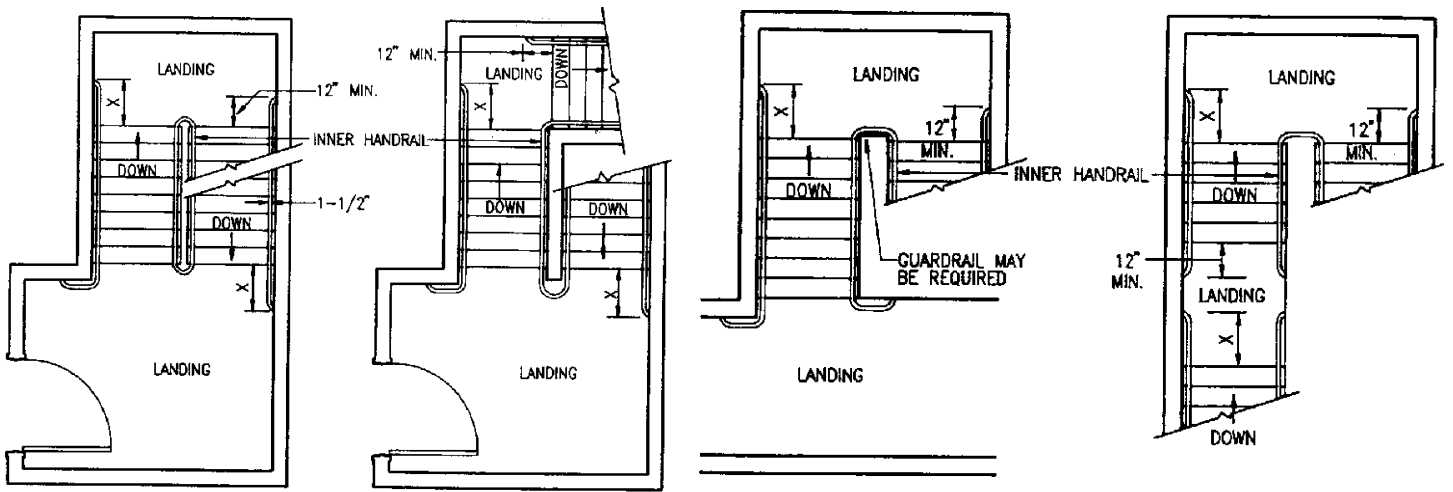
( c )



( d )

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**STAIR HANDRAILS**



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.

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### STAIR HANDRAILS

#### DOORS:

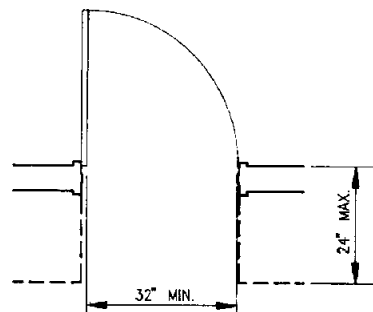
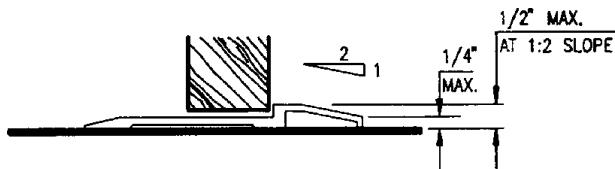
All entrances and exterior and interior exit doors regardless of the occupant load shall be made accessible to persons with disabilities.

Size = Min 3'-0" wide (32" clear when 90° open) and 6'-8" in height

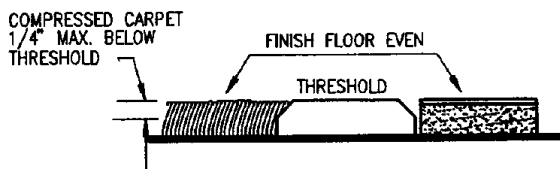
Door hardware = operable with single effort without requiring ability to grasp hardware

Effort to operate doors = 8 1/2 pounds at exterior doors and 5 pounds at interior doors

Door hardware height = 30" - 44" above floor

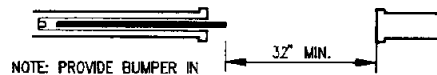


( a ) HINGED DOOR



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### THRESHOLDS



NOTE: PROVIDE BUMPER IN POCKET TO PREVENT DOOR FROM FULLY RECEDING

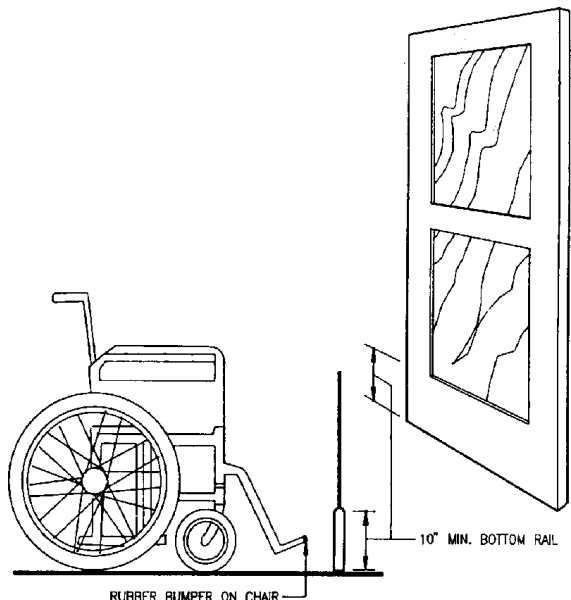
( b ) SLIDING DOOR



( c ) FOLDING DOOR

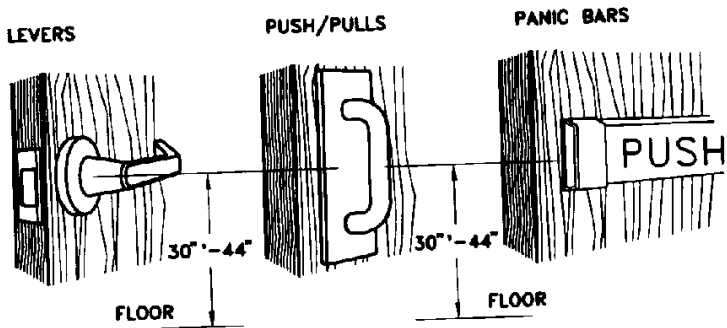
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### CLEAR DOOR WIDTH AND DEPTH



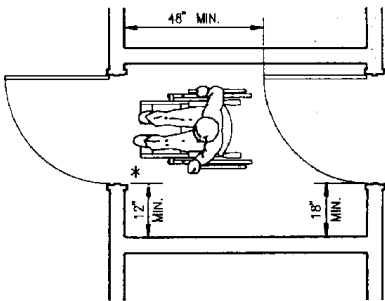
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### DOOR CONSTRUCTION

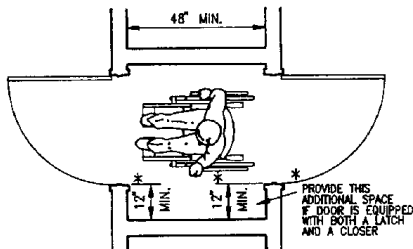


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**DOOR HARDWARE**



( a ) DOOR IN SERIES

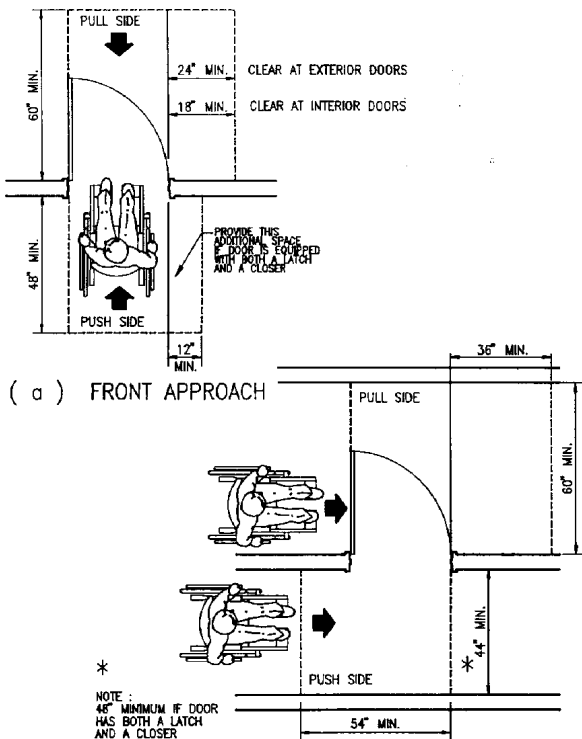


( b ) BOTH DOORS OPEN OUT

( SERVING OTHER THAN A REQUIRED EXIT STAIRWAY )

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**VESTIBULE**

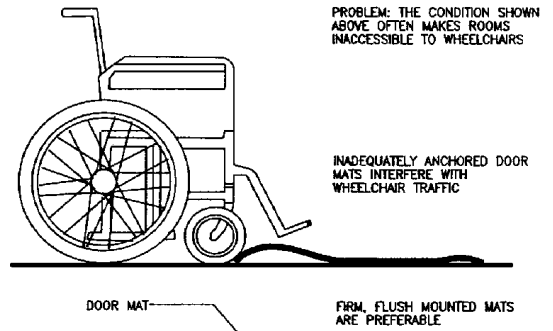
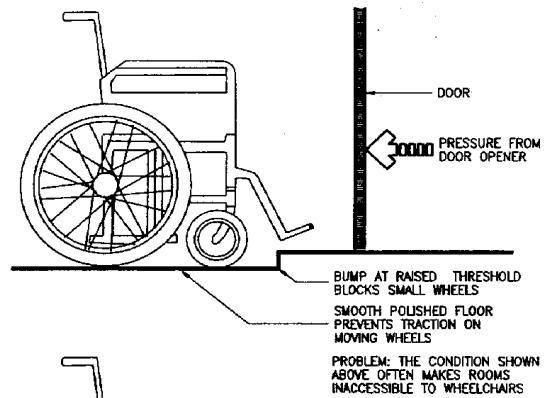


( a ) FRONT APPROACH

( b ) HINGE APPROACH

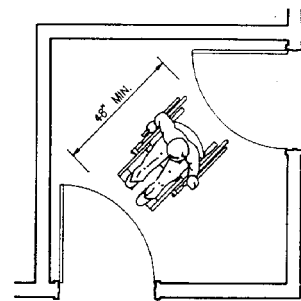
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**LEVEL MANEUVERING CLEARANCE AT DOORS**

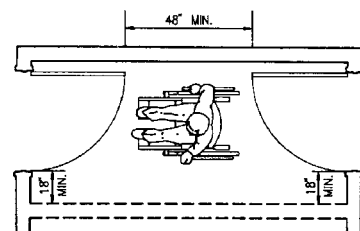


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**OBSTRUCTIONS**



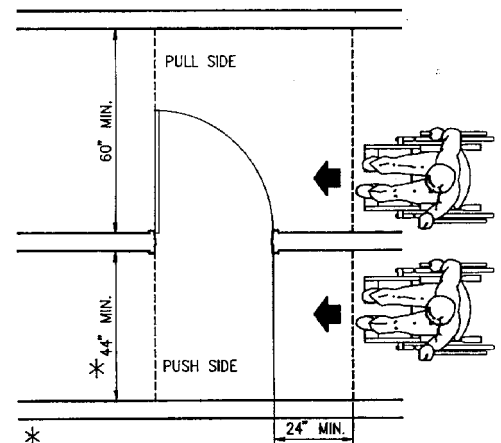
( a ) DOORS AT ADJACENT WALLS



( b ) DOORS AT OPPOSITE WALLS

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**VESTIBULE**



( c )

LATCH APPROACH

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**LEVEL MANEUVERING CLEARANCE AT DOORS (Continued)**

**BATHING AND TOILET FACILITIES:**

All sanitary facilities that serve buildings, facilities or portion of buildings that are required by handicapped regulations to be accessible to persons with disabilities shall comply. Separate facilities are required where provided for the non disabled. Where unisex facilities are provided for the non disabled, such unisex facilities shall be provided for persons with disabilities. Where facilities are to be used solely by small children, the specific heights may be adjusted to meet their accessibility needs.

**TOILET ROOM FIXTURES AND ACCESSORIES:**

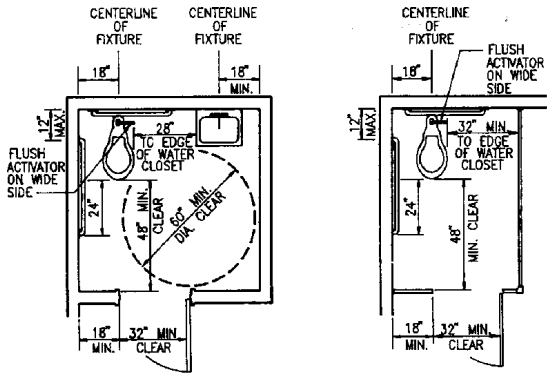
Water closet height = Min. 17" to max. 19"

Water closet flush control = Max. 44" above floor

Grab bars = 1 1/4"  $\phi$  - 1 1/2"  $\phi$  mounted at 33" above floor with 1 1/2" wall clearance

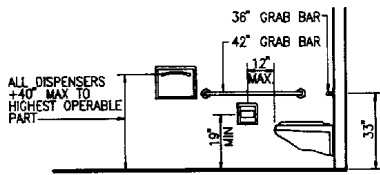
Towel, sanitary napkins and waste receptacles = Max. 40" above floor

Urinal = Min. 14" from wall and 17" above floor with operable control at max. 44" above floor



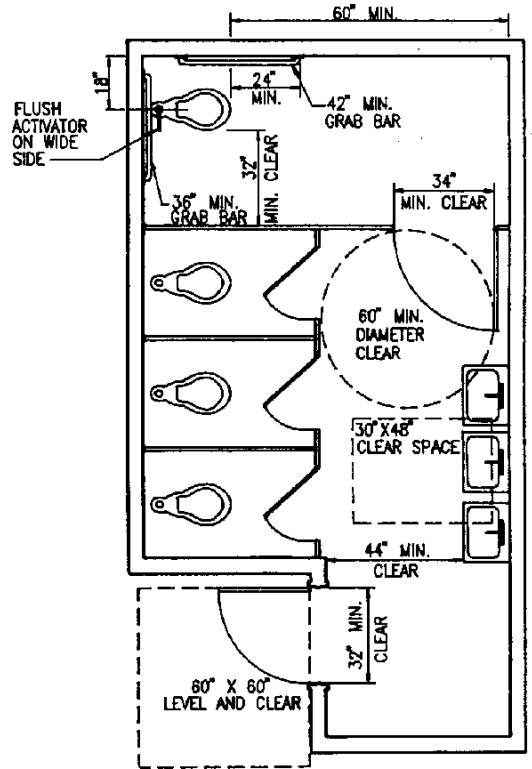
SINGLE OCCUPANCY TOILET

MULTIPLE TOILET STALL



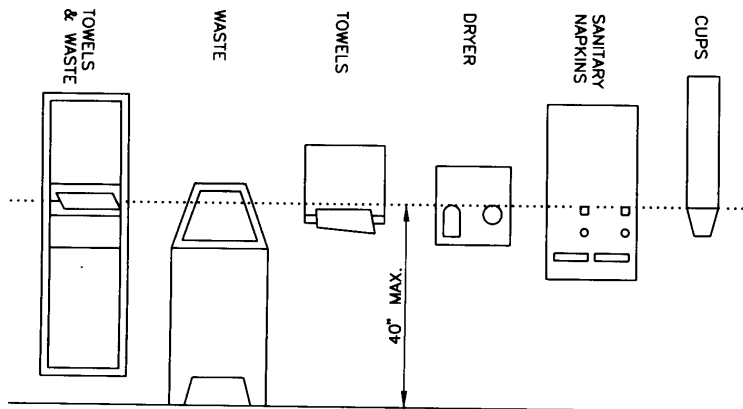
SIDE ELEVATION

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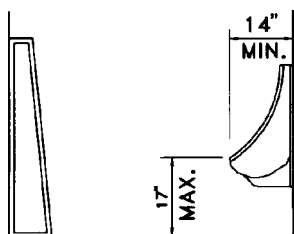


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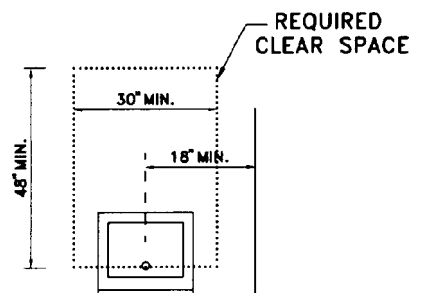
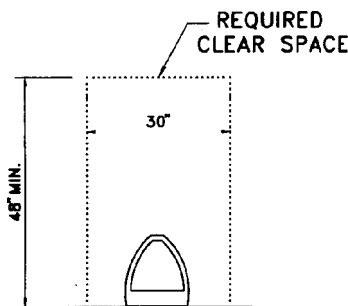
**MULTIPLE ACCOMMODATION TOILET**



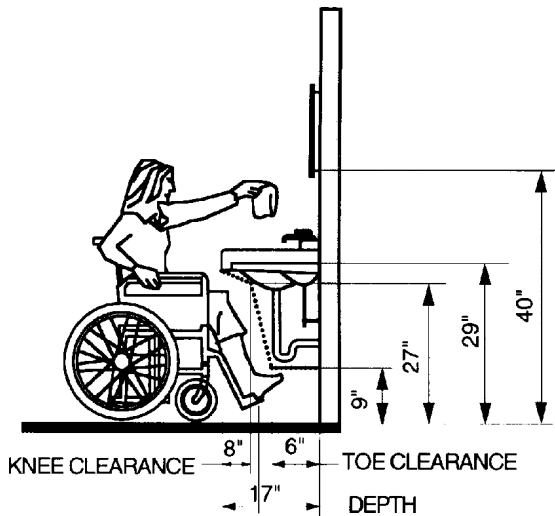
TOILET ACCESSORIES



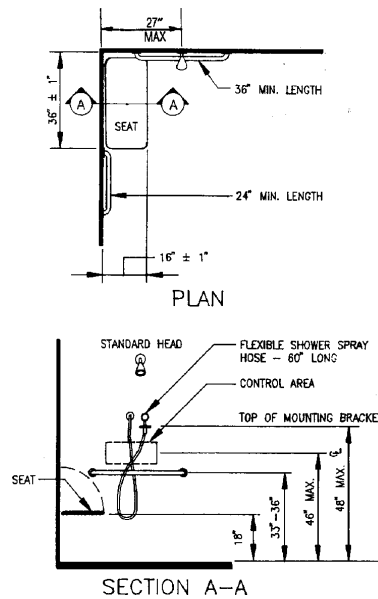
URINALS



LAVATORIES

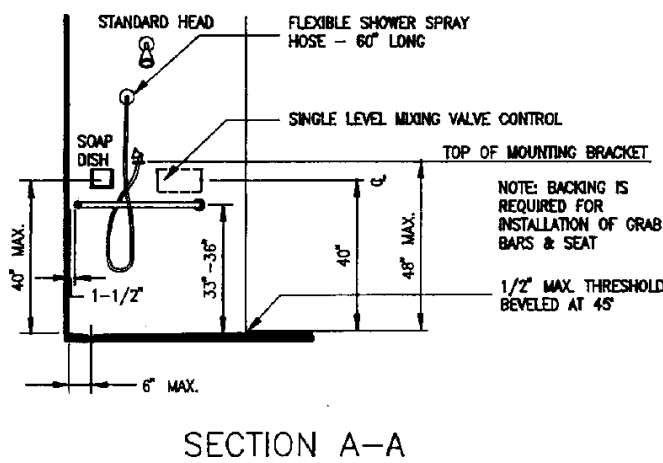
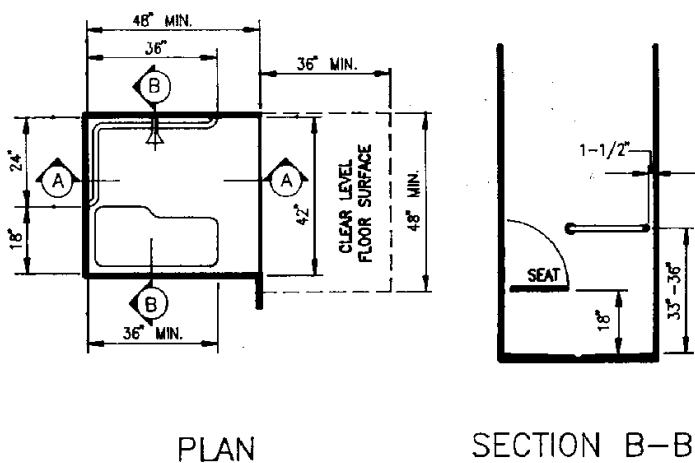


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**OPEN SHOWER**

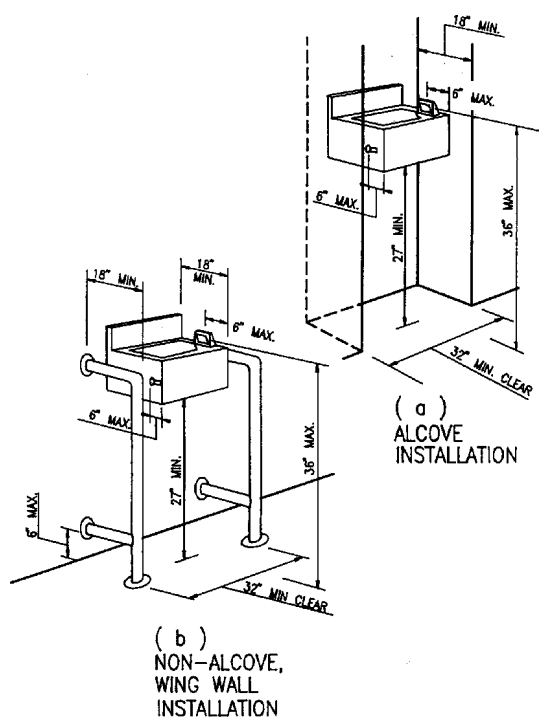


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**ROLL-IN SHOWER STALL**

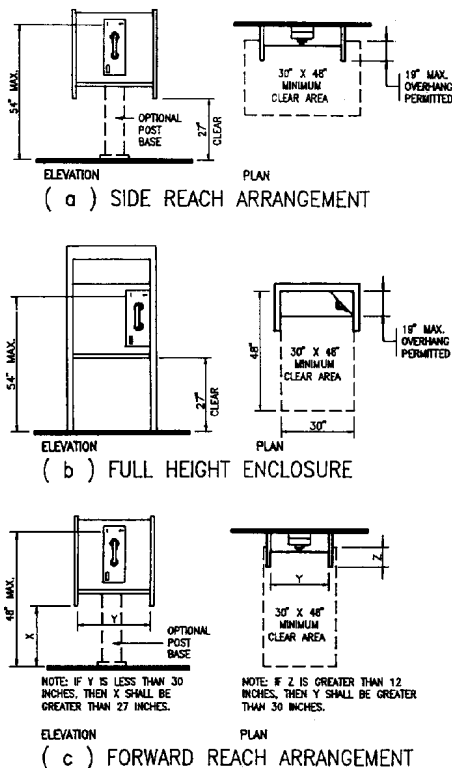
**WATER FOUNTAINS (Drinking) AND PUBLIC TELEPHONE:**

When water fountains and public telephones are provided, they shall comply with handicapped regulations as illustrated below.



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**WATER FOUNTAINS**



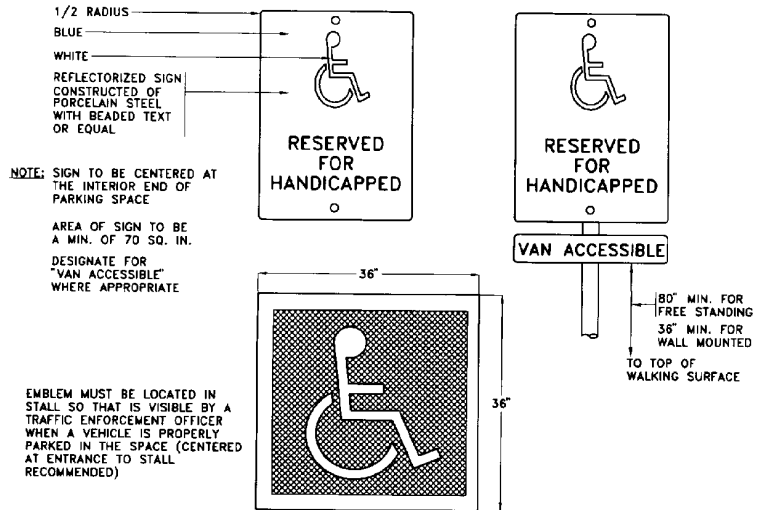
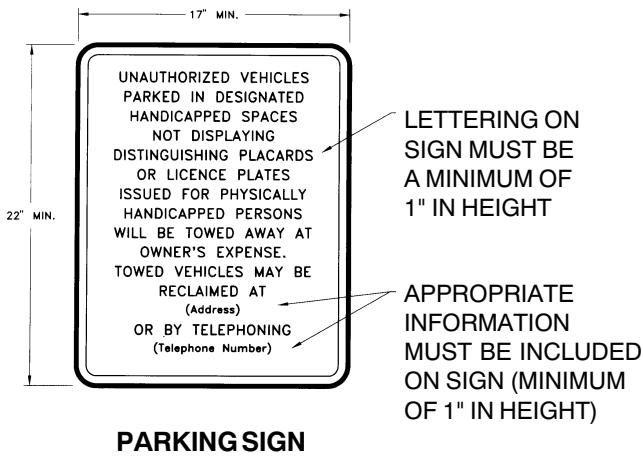
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**MOUNTING HEIGHTS AND CLEARANCES FOR TELEPHONES**

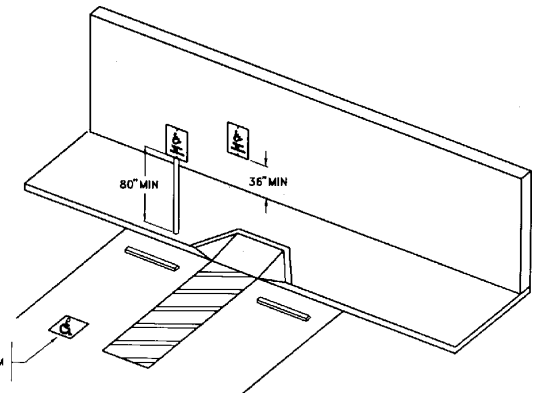
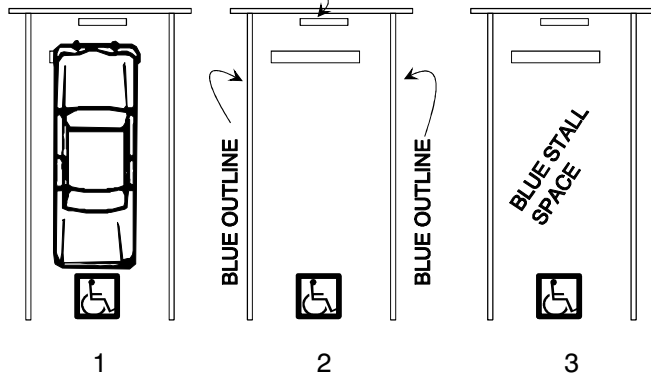
## SIGNS & IDENTIFICATIONS

### AT PARKING SPACES:

- Required when 5 or more spaces
- Each parking space to have permanent (70 sq. in.) reflectionized porcelain enameled steel sign
- Free standing signs located at interior end of parking space mounted minimum of 80" above finish grade
- Wall mounted signs located at interior end of parking space mounted minimum of 36" above finish grade
- At van accessible space, all "VAN ACCESSIBLE" sign mounted below the symbol of accessibility
- Tow away signs at each entrance to parking area or adjacent to accessible parking spaces. Choose one of the following:



### HANDICAPPED PARKING SIGN (TYP)

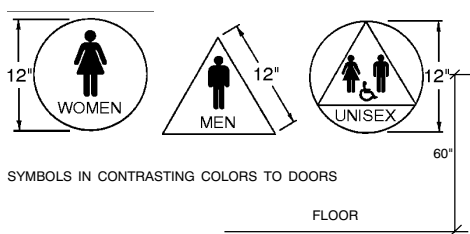


### PARKING SPACE SIGNAGE

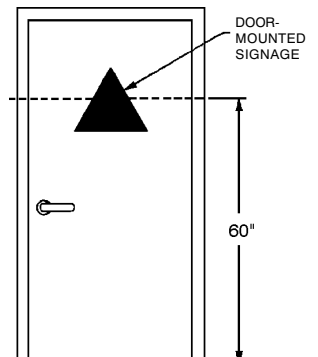
1. Handicapped symbol 36" x 36" in white on blue background shall be visible when vehicle is parked.
2. Stall outlines in blue with handicapped symbol in white located anywhere in the stall place.
3. Stall space in blue with handicapped symbol in white located anywhere in the stall space.

### AT TOILET FACILITIES:

Doorways leading to toilet facilities shall have geometric signs centered on the door at a height of 60" above floor and their color and contrast shall be distinctly different from the color and contrast of the door. An additional sign pictogram shall be installed on the wall adjacent to the latch outside of the door at 60" above floor with raised letters & braille.

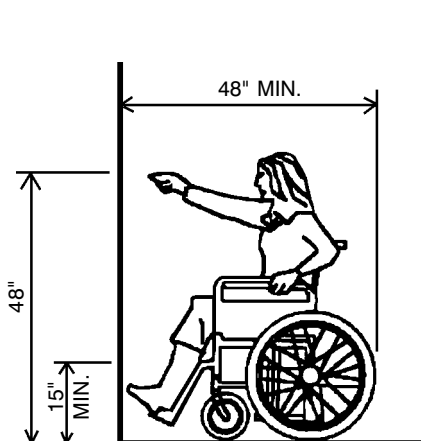


### WALL SIGNS (PICTOGRAM)

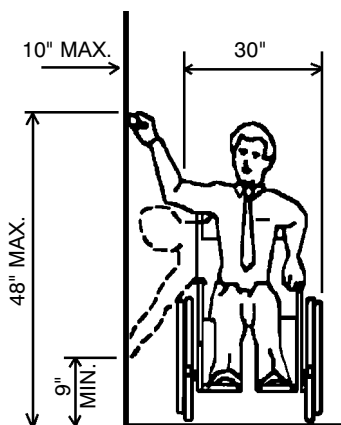


### TOILET ROOM SIGNAGE

### (DOOR SIGNS) GEOMETRIC



### FOREWARD AND SIDE REACH



FOR LIGHT SWITCHES, HVAC THERMOSTATS, HOOD, VENTS AND APPLIANCE CONTROLS.

MINIMUM HEIGHT FOR ELECTRICAL RECEPTACLE WALL OUTLETS.

**AT ROOM IDENTIFICATION:**

Examples, name of room, room numbers, exits.

Requirements : Raised letters & Braille

- Location: On wall adjacent to latch side of door, 60" above floor. (At double doors, on right wall.)
- Raised letter Characteristics:
  - a. 5/8" to 2" high, rased 1/32"
  - b. sans serif, upper case
  - c. non-glare
  - d. contrast: Light-on-dark or dark-on-light
- Braille: Grade II, dots = 1/10" on center in each cell with 2/10" space between cells, raised 1/40"
- Obstacles: A person must be able to approach within 3" of signage without encountering protruding objects or standing (sitting) within swing of door.
- Pictograms:
  - a. Location: Where used in permanently signed rooms & spaces, equivalent verbal description placed below in raised letters & Grade II Braille.
  - b. Border Dimension: Min. 6" high

**EXISTING BUILDINGS**

**GENERAL CONCEPT:**

All existing buildings and facilities, when alterations, structural repairs or additions are made to such buildings or facilities, shall comply with all provisions of New Buildings, Site Accessibility, Accessibility for Entrances, Exits and Paths of Travel, except as modified below. There requirements shall apply only to the area of specific alteration, structural repair or addition and shall include those additional areas and facilities listed below:

- A primary entrance to the building or facility
- The primary path of travel to the specific area of alteration, structural repair or addition
- Sanitary facilities, drinking fountains and public telephones serving the area

**EXCEPTIONS:**

**1.** When the total construction cost of alterations, structural repairs or addition does not exceed a valuation threshold of \$81,896.45 as of March, 1996 (updated annually), and the building official finds that compliance with the handicapped regulations creates an "unreasonable hardship", compliance shall be limited to the actual work of the project. For the purpose of this exception, an "unreasonable hardship" exists when cost of an accessible entrance, path of travel, sanitary facilities, public phones and drinking fountains is proportionate to the cost of the project. That is:

<b>FIVE FEATURES</b>	\$,	<i>accessible entrance</i>
	+	<i>\$, accessible path of travel from arrival points</i>
	+	<i>\$, accessible sanitary facilities (1 per sex)</i>
	+	<i>\$, accessible drinking fountain</i>
	+	<i>\$, accessible public phone</i>
<hr style="border: 0.5px solid black;"/>		
	=	<i>\$ total &gt; 20% x cost of the project</i>
	=	<i>("unreasonable hardship")</i>

Once an "unreasonable hardship" has been established and granted by the Building Official, up to 20% of total construction cost not including the five features noted above must be spent on making accessible elements comply in the following order of priority:

- An accessible entrance
- An accessible route to the altered area
- At least one accessible restroom for each sex
- Accessible telephones
- Accessible drinking fountains, and
- When possible, additional accessible elements such as storage and alarms

\* Application for unreasonable hardship exception is included in this bulletin

**2.** Regardless of how much money is being spent on remodeling, the following buildings must allot up to 20% of the project cost (computed without the cost of making the FIVE FEATURES accessible) on making the FIVE FEATURES accessible:

- a. Office buildings & passenger vehicle stations three or more stories & 3000 or more sq. ft. per floor
- b. Offices of physicians & surgeons

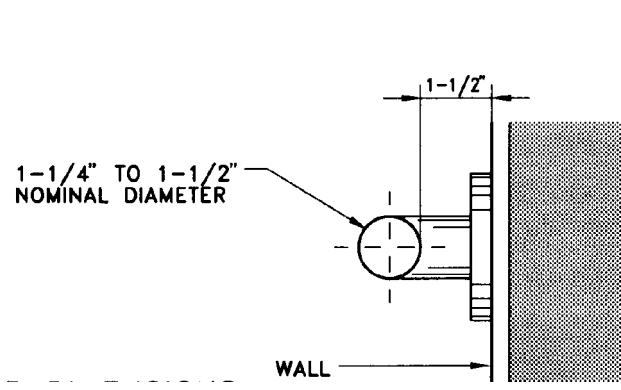
- c. Shopping centers (defined as one or more retail stores)
- d. Other buildings three or more stories & > 3000 sq. ft. per floor, if a reasonable portion of services sought by the public is available on the accessible level.

**3.** Alterations to entrances, toilet facilities, elevators, steps & handrails to meet the accessibility requirements may be limited to the actual work of the project. Alterations to meet the "readily achievable" requirements of Title III of the Americans with Disabilities Act may be limited to the actual work of the project.

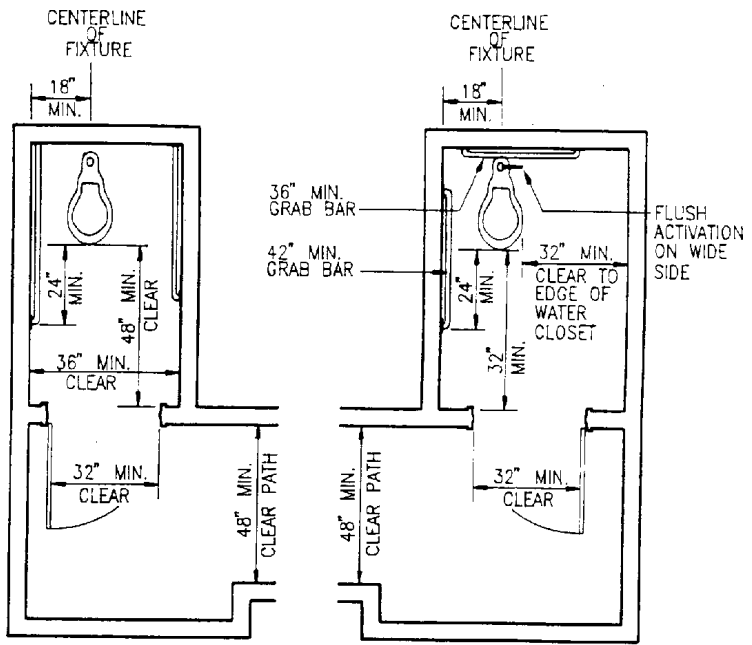
**4.** Projects which consist only of heating, ventilation, air conditioning, reroofing, electrical work not involving placement of switches & receptacles, cosmetic work that does not affect items regulated by this code, such as painting, are not accessibility requirements.

**5.** When an unreasonable hardship exists, then the building official may grant unreasonable hardship if equivalent facilitation is provided.

**6.** These regulations shall not apply when legal or physical constraints would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship as determined by an appeals process.



**SECTION THROUGH TYPICAL GRAB BAR**



**FRONT TRANSFER  
STYLE TOILET  
ROOM PLAN**

**SIDE TRANSFER  
STYLE TOILET  
ROOM PLAN**

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

**EQUIVALENT FACILITATION FOR EXISTING BUILDINGS ONLY**

**COUNTY OF VENTURA  
DIVISION OF BUILDING AND SAFETY  
800 SOUTH VICTORIA AVENUE  
VENTURA, CA 93009  
(805) 654-2771**

**APPLICATION FOR UNREASONABLE HARDSHIP EXCEPTION**

Date Received: \_\_\_\_\_

Accepted By: \_\_\_\_\_

**DOCUMENTATION OF UNREASONABLE HARDSHIP**

Project

Address: \_\_\_\_\_

Plan Review #: \_\_\_\_\_

Owner: \_\_\_\_\_

Telephone: \_\_\_\_\_

Applicant: \_\_\_\_\_

Telephone: \_\_\_\_\_

I HEREBY REQUEST AN UNREASONABLE HARDSHIP EXCEPTION for the public accommodation identified as follows:

I DECLARE that an unreasonable hardship exists and that compliance with the building standard would make the specific work of the project affected by the building unfeasible. In support of the application, the following information establishes the grounds for a hardship exception under 24 CCR § 422 (c):

1.\* State the cost of providing access: \$ \_\_\_\_\_

2.\* State the cost of all construction contemplated: \$ \_\_\_\_\_

3.\* The access feature increases the cost of construction by: % \_\_\_\_\_

4. State the impact of proposed improvements on financial feasibility of the project:

\_\_\_\_\_

5. State the nature of the accessibility which would be gained or lost:

\_\_\_\_\_

6. State the nature of the use of the facility under construction and its availability to handicapped persons:

\_\_\_\_\_

7. State the facilities to be provided that are equivalent to the access feature requested to be waived:

[ ] \_\_\_\_\_

\* Please attach a breakdown of reasonable costs and/or a bonafide contractor's estimate of costs.

I further acknowledge that if the exception being requested is for improvements along the route of travel for an alteration project minor valuation (< \$75,000) or to alter an area previously exempt from accessibility requirements under California law, that I will expend no less than 20% of the valuation of the project (not including costs for requirements along access route) to improve access along the route of travel as required by 24 CCR § 3112A(a) exceptions 1 and 2.

The following individuals provided information listed in the above section:

\_\_\_\_\_  
Architect

\_\_\_\_\_  
Owner(s)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date