

DRAFT



Local Building Department

Contact your local building department for specific accessibility requirements. By law, your Local Building Department has the authority to interpret, enforce and amend California Code of Regulations, Title 24, which includes accessibility for private business occupancies.

[References: HSC 13145, 13146, 13196, 17960, 17961, 17962, 18959, and 19958, GC 4453(b), Civil Code 55.53, and PRC 25402.1(g), available in Appendix 1]

State of California

The following state agencies can provide assistance depending on the occupancy of your business.

[References: HSC 17958 and 18938(b) available in Appendix 1 and CBC 1.1.3 available in Appendix 2.]

- Division of the State Architect (DSA), covers accessibility for public schools, publicly funded housing, state owned or leased essential service buildings

E-mail: DSA-Feedback@dgs.ca.gov

Phone: (916) 445-5827

Website: <https://www.dgs.ca.gov/dsa/Programs/progAccess.aspx>

- Department of Rehabilitation (DOR), Disability Access Services (DAS) serves as a resource that provides public information, consultation, training and technical assistance to state and local government, consumers, employers and businesses to address accessibility issues. DAS also provides physical and communication accessibility expertise for employers, businesses, architects, design professionals, and building officials.

E-mail: DASinfo@dor.ca.gov

Phone: (916) 558-5755

FAX 916-558-5757

TTY 844-729-2800

Telecommunications Relay Service 711

Website: www.dor.ca.gov/disabilityaccessinfo

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- California Building Standards Commission (CBSC), covers state buildings and occupancies not covered by other state agencies.

E-mail: CBSC@dgs.ca.gov

Phone: (916) 263-0916

Website: www.bsc.ca.gov

- Department of Housing and Community Development (HCD), covers housing and multifamily dwelling accessibility.

E-mail: ????

Phone: (916) ???

Website: www.hcd.ca.gov

Department of Justice (DOJ) Federal Government

The ADA Information Line provides information and technical assistance on the ADA Standards for Accessible Design and other ADA provisions applying to businesses, non-profit service agencies and state and local government programs.

Phone: 800-514-0301 (Voice)

800-514-0383 (TTY)

Website: www.ada.gov

Access Specialists / Property Surveys

Certified Access Specialists Institute (CASI):

E-mail: info@casinstitute.org

Phone: (866) 888-9188

Website: <https://casinstitute.org/>

Outstanding Follow UP Notes From The Committee:

1. The way the 'References' it is currently organized. I would like to take a crack at writing up an alternative 'References' page...but I can't do it by tomorrow, I can have it done by Monday(**TASK OUTSTANDING**).
2. I think we should specify 'Building Code' technical assistance, and under different headings, 'Law-related' references, and under another heading again, 'Access Specialists'. They represent three very different types of information.
3. I'm thinking most of the people we are trying to help will be flummoxed with the references to CBSC, DSA, HCD and DOR. They won't automatically understand when/why one or another State agency would be their most appropriate resource.
4. Ditto on the 'Common Misconceptions' guide. I think it is way down in the weeds. Most business owners that I talk to have only the most vague understanding of the '2010 ADAS' or 'Chapter 11B'. They will wonder...'What is Chapter 11B?' I think they have much more basic misconceptions, and we need to funnel them to people who can explain in detail everything else.

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Common misconceptions regarding accessibility related to HCD

1. A condominium (or apartment) development is a commercial project which has to comply with Chapter 11B and 2010 ADA Standards.
 2. An office serving an apartment complex is required to comply with Chapter 11A only.
 3. I don't need to provide access to the office because I don't have disabled tenants.
 4. A recreation area will be open to the public after constructed. However, it doesn't need to comply with Chapter 11B and 2010 ADA Standards because it is part of an apartment/condominium project.
 5. A recreation area open to the public doesn't need to comply with Chapter 11B and 2010 ADA Standards because it is located in a mobilehome park or RV park.
 6. An RV park with trailers and tents provided (for rent) by the park owner doesn't need to comply with Chapter 11B and 2010 ADA Standards because the trailers are not buildings.
 7. A factory-built project doesn't need to comply with accessibility requirements because the structures are pre-built in the factory.
 8. A commercial modular doesn't need to comply with accessibility requirements because it is pre-built in the factory.
 9. I have to comply with ADA or Chapter 11B only.
 10. Chapter 11B doesn't require barrier removals; therefore, I'm not obligated to provide access to my existing building.
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Common misconceptions regarding accessibility related to DOR

1. I don't have any disabled customers.
2. I'm grandfathered. (SF guide)
3. I'm in a new building.
4. I can't afford it.
5. My landlord says no.
6. People with disabilities make me uncomfortable.
7. I don't know where to get information.
8. The Health Department won't allow animals.
9. Compliance never ends.
10. Nobody else complies.

Common misconceptions regarding accessibility related to CBSC

1. The State of California has authority over every building and building department?
 2. All amendments apply to all non-residential occupancies.
 3. I am exempt since my building has historic designation (SF guide)
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1. Research/information gathering (risk management, know your goal, spend resources wisely)

a. Define responsibility

Own

Lease

Both

Business structure (franchisee, etc)

locations

b. Pre or Post ADA

- i. Initial permit date
- ii. Any additions dates
- iii. Any alteration Dates
- iv. TI's
- v. Renovations

c. LIST ALL GOODS AND Services

- i. Facets of business
- ii. % of revenue
- iii. advertising

d. Employer responsibility

- i. Maintenance procedures
- ii. Customer relations (hearing, vision impairments)
- iii. Internet presence
- iv. Daily compliance measures
- v. Employee training

2. Available publications

a. Myths

- i. I am grandfathered
- ii. The City signed off on my permit
- iii. Other common myths

b. Reference Guides

- i. ADA
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ii. Trade Associations

iii. IRS stuff (tax incentives and CAL CAP ADA)

3. Chart of Situations/applications:

a. See next page

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Category		Role				Funding		Physical Plant					Segment					
User Groups	Business Type	Owner	Lessor/ Franchisor	Tenant/ Franchisee	Federal	State/public	Privately	Initial Construction	Renovation/Alteration	Addition	Tenant Improvement	Historic	Daily Maintenance and operation	Goods and Services and activities	Customer Relations	Employment	Communications/Web/	Vehicle
		Banking /																
Retail Sales/Mall																		
Sit-Down Restaurant																		
Fast Food																		
Hotel/Motel																		
Offices																		
Service provider																		
Theater/Arena																		
Transportation hub																		
Recreational																		
Winery/Brewery/Distillery																		
Entertainment																		



