

---DRAFT---  
**Master Checklist For  
Covered Multifamily Dwelling Units (CMDU)  
California Building Code, Title 24, Part 2, Chapter 11A**

**APPLICATION AND GENERAL PROVISIONS**

**BUILDING ACCESSIBILITY**

Where Required

- See Section 1102A.1 for types of housing subject to Chapter 11A. Sec. 1102A.1

Existing Buildings

- Additions to Group R occupancies are subject to Chapter 11A when considered alone, the addition meets the definition of a CMDU. Sec. 1102A.2
- New common use spaces serving existing CMDU is subject to Chapter 11A. Sec. 1102A.2

Multistory Dwellings

– Apartment or Condominium in Buildings with no Elevator (Exception: Carriage Units) - Sec. 1102A.3.1  
At least 10% but not less than one of the multistory dwelling in apartment buildings with 3 or more dwelling units and/or condominiums with 4 or more dwelling units shall comply as follows:  
(See Section 1102A.3.1 for calculating the number of CMDU which must comply)

- The primary entry to the dwelling unit is on an accessible route unless exempted by site impracticality tests. Sec. 1102A.3.1(1).
- At least one powder room or bathroom is located on the primary entry level served by an accessible route. Sec. 1102A.3.1(2).
- The powder room or bathroom complies with Division IV of Chapter 11A. Sec. 1102A.3.1(2).
- All rooms or spaces located on the primary entry level are served by an accessible route and comply with Division IV of Chapter 11A. Sec. 1102A.3.1(3).
- Common use areas subject to section 1102A are accessible as required by this chapter. Sec. 1102A.3.1(4).

-Townhouse and condominium-type construction with one or more Elevators – Sec. 1102A.3.2

- The story of the CMDU served by the elevator is a ground floor and is the primary entry floor to the CMDU. Sec. 1102A.3.2.
- At least one powder room or bathroom is located on the primary entry level. Sec. 1102A.3.2(1)
- All rooms and spaces located on the primary entry level are served by an accessible route and comply with Division IV of Chapter 11A. Sec. 1102A.3.2(2).

Participation Areas

- Access is provided to elements listed in Section 1104B.4.3 of Chapter 11B.

Swimming Pools

- Swimming pools and spas required to be accessible comply with Section 1141A of Chapter 11A.

DRAFT #1 JMM  
04-5-2010

**COVERED MULTIFAMILY DWELLINGS**

General & Ground-Floors Above Grade

- All ground-floor dwelling units in nonelevator buildings are adaptable and on an accessible route. Sec. 1104A.1.  
(Except when not required as determined through site impracticality tests)

**GARAGES, CARPORTS AND PARKING FACILITIES**

Garages, carports and parking facilities accessory to CMDU

- Accessible as required by Sec. 1109A of Chapter 11A. Sec. 1105A

**SITE AND BUILDING CHARACTERISTICS**

General

- Regardless of terrain, CMDU with elevators is provided with at least one accessible entrance on an accessible route. Sec. 1106A.1
- CMDU without elevators is provided at least one accessible entrance on an accessible route. Site conditions
  1.  Elevator connecting parking area with the dwelling units on a ground floor. Sec. 1106A.1(1)
  2.  Elevator(s) providing means of access to dwelling units other than to dwelling units on a ground-floor, all dwelling units are CMDU. Sec. 1106A.1(2)
    - The elevator in this building provides access to all dwelling units in the building. Sec. 1106A.1(2)
  3.  The elevated walkway(s) between the building entrance and vehicular or pedestrian arrival point has a slope no greater than 10% (1 unit vertical in 10 units horizontal). Sec. 1106A.1(3)
    - The floor served by elevated walkway is a ground-floor and accessibility to all CDMU on the floor is provided. Sec. 1106A.1(3)
    - The walkway slope is reduced to 1 unit vertical in 12 units horizontal when the walkway meets the 10% criteria and provides an accessible route to the building entrance. Sec. 1106A.1(3)(Note)

**DEFINITIONS**

For definitions applicable to the requirements of Chapter 11A, see Section 1107A.

**EXTERIOR FACILITIES**

Parking Facilities

- Private garages accessory to CMDU are accessible as required in Section 1109A. – Sec. 1109A.2.1.
- Accessible parking spaces provided at minimum 2% of CMDU. Sec. 1109A.3.
- At least one (1) space of each type of parking facility is accessible even if total number exceeds 2%. Sec. 1109A.3.
- Assigned parking spaces serving CMDU provided at a minimum of 2% in each type of parking facility. Sec. 1109A.4.

- At least one (1) space of each type of parking facility is accessible even if total number exceeds 2%. Sec. 1109A.4.
- Unassigned parking provided for CMDU and visitors has minimum 5% accessible and access to grade level CMDU entrances and common use areas serving CMDU. Sec. 1109A.5.

#### Location of Accessible Parking Spaces

- Parking is located on shortest possible accessible route to CMDU unit entrance, or accessible building. Sec. 1109A.7(1).
- Parking facilities located adjacent to a building with multiple accessible entrances are dispersed and located near these entrances. Sec. 1109A.7(2).
- When practicable, accessible route does not cross traffic lane(s); when crossed, the accessible route is marked as a crosswalk. Sec. 1109A.7(3).
- Parking facilities not serving a specific building has accessible parking spaces located on shortest possible accessible route to accessible pedestrian entrance of parking facility. Sec. 1109A.7(4).

- Accessible parking spaces do not require persons with disabilities to pass behind parked vehicles other than their own. Sec. 1109A.7(5) - (See Exception regarding unreasonable hardship. Sec. 1109A.7(5)-Exception)

#### Accessible Parking Design and Construction

- Vertical clearances within parking facilities have minimum 8'-2" clearance from floor to lowest ceiling projection. Sec. 1109A.8.1.
- Bumper or curb is provided and located to prevent vehicle encroachment into required walkway width. Sec. 1109A.8.2(1).
- Ramps and curb ramps do not encroach into accessible parking space or adjacent loading/unloading access aisle. Sec. 1109A.8.2(2).
- Surface slope of accessible parking spaces are minimal and do not exceed 1/4" per ft. in any direction. Sec. 1109A.8.3
- Parking spaces adjacent to accessible parking spaces are not loading and unloading access aisles. Sec. 1109A.8.7.

#### Accessible Parking Space – Single Space

- Parking space is lined and a total minimum 14' in width. Sec. 1109A.8.5(1).
- The 14' parking space includes a lined minimum 9' wide parking area. Sec. 1109A.8.5(1).
- The 14' parking space includes a minimum 5' wide loading and unloading aisle located on the passenger side of the vehicle with the vehicle parked in the forward position (See figure 11A-2B). Sec. 1109A.8.5(1).
- "No Parking" is painted on the ground within the 5' wide area; the letters are no less than 12" high; and are visible for traffic enforcement. Sec. 1109A.8.5(4).
- Each accessible parking space has either:
  - Outlining or painting the space in blue and outlining on the parking surface in white or suitable contrasting color the International Symbol of Accessibility. Sec. 1109A.8.8(1) or:
  - Outlining the International Symbol of Accessibility in white on blue background; the symbol is minimum 36" high X 36" wide; located to be visible by traffic enforcement. Sec. 1109A.8.8(2).
- The parking space is a minimum of 18' in length. Sec. 1109A.8.5(3).

- Where more than one parking space is provided, two 9' wide parking spaces may be lined on each side of the 5' access aisle (See Figs. 11A-2A & 11A-2C). Sec. 1109A.8.5(2).

#### Accessible Parking Space - Van Accessible

- One in every eight (8) accessible parking spaces is van accessible but not less than one space. Sec. 1109A.8.6
- Parking space is lined and a total minimum 17' in width. Sec. 1109A.8.6.
- The 17' parking space includes a lined minimum 9' wide parking area. Sec. 1109A.8.6.
- The 17' parking space includes a minimum 8' wide loading and unloading aisle located on the passenger side of the vehicle with the vehicle parked in the forward position (See figure 11A-2B). Sec. 1109A.8.6(1).
- "No Parking" is painted on the ground within the 8' wide area; the letters are no less than 12" high; and are visible for traffic enforcement. Sec. 1109A.8.6(5).
- Each accessible parking space has either:
  - Outlining or painting the space in blue and outlining on the parking surface in white or suitable contrasting color the International Symbol of Accessibility. Sec. 1109A.8.8(1) or:
  - Outlining the International Symbol of Accessibility in white on blue background; the symbol is minimum 36" high X 36" wide; located to be visible by traffic enforcement. Sec. 1109A.8.8(2).
- The parking space is a minimum of 18' in length. Sec. 1109A.8.6(2).
- Signage is provided stating the parking space is "van accessible" (See Sec. 1109A.8.8). Sec. 1109A.8.6(3).

#### Parking Signage

- Each accessible parking space is identified by a reflective sign except when assigned resident parking is provided. Sec. 1109A.8.8
- Accessible parking spaces that are unassigned or for visitors are identified by a reflective sign. Sec. 1109A.8.8
- The signage is permanently posted immediately adjacent to and is visible from each parking space. Sec. 1109A.8.8
- Each sign is not smaller than 70 sq. inches in area. Sec. 1109A.8.8
- When in a path of travel, the sign is posted a minimum of 80" from the bottom of the sign to the parking space finished grade. Sec. 1109A.8.8.
- Sign may be centered on the wall at the interior wall of the parking space and located a minimum of 36" from the bottom of the sign to the parking space finished grade, ground or sidewalk. Sec. 1109A.8.8
- Van accessible spaces shall have additional signage or language included in the reflective sign stating "Van Accessible" and located below the accessibility symbol. Sec. 1109A.8.8
- Additional signage is provided in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each accessible parking space. Sec. 1109A.8.8.
- The sign(s) are not less than 17" X 22" with letter not less than 1" in height. Sec. 1109A.8.8
- Sign language complies with text in Sec. 1109A.8.8

## **EXTERIOR ROUTES OF TRAVEL**

### **Exterior Accessible Route**

- An accessible route is provided to:
  - all parts of the building,
  - accessible building entrances, and
  - between the building and the public waySec. 1110A.1
- The accessible route is the most practical direct route for the general public and residents. Sec. 1110A.1.

The exterior route(s) are provided as follows:

- When more than one route of travel is provided, all routes are accessible. Sec. 1110A.1(1).
- At least one (1) accessible route within the boundary of the site is provided from:
  - public transportation stops;
  - accessible parking and accessible passenger loading and unloading zones;
  - and public streets or sidewalksto the accessible building entrance they serve. Sec. 1110A.1(2)

- At least one (1) accessible route connects accessible buildings, facilities elements and spaces located on the same site. Sec. 1110A.1(3).
- If more than one (1) building or facility is located on the site, accessible route(s) is/are provided between accessible buildings and accessible site facilities. Sec. 1110A.1(3).
- At least one(1) accessible route connects accessible building or facility entrances with all accessible spaces, elements and CMDU. Sec. 1110A.1(4).
- An accessible route connects at least one (1) accessible entrance of each CMDU. Sec. 1110A.1(5).
- All elevator(s) provided for vertical access shall be accessible. (See Sec. 1124A for elevator requirements)
  - See Sec. 1110A.1(6) "Note" for an exception to this requirement where a vehicular route is provided.Sec. 1110A.1(6)
- Signs indicate the direction to accessible building entrances and facilities. Sec 1110.2.
- Sign(s) are provided at each primary public entrance and major junction where the accessible route deviates from the path of travel leading to an accessible route, entrance or facility. Sec. 1110A.2
- Signs comply with the requirements of Sec. 1143A.2 of Chapter 11A. Sec. 1110A.2.
- Carpet or carpet tile used in a common-use or public-use area on a ground or floor-surface has a firm backing or no backing. Sec. 1110A.3.
- The maximum carpet pile height is ½". Sec. 1110A.3.
- Carpet edges are fastened to the floor surface and is trimmed along entire edge. Sec. 1110A.3.
- Carpet edge trim complies with Sec. 1111A for changes in level. Sec. 1110A.3.

## **CHANGES IN LEVEL ON ACCESSIBLE ROUTES**

### **Change in Level Not Exceeding 1/2 Inch**

- Abrupt changes in level on the accessible route do not exceed ½". Sec. 1111A.1

- Changes in level are beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope); changes in level not exceeding ¼" can be vertical. Sec. 1111A.1.

### **Changes In Level Exceeding 1/2 Inch**

- Sloped surface not exceeding 1 unit vertical in 20 units horizontal (5% slope), curb ramp, ramp elevator or platform lift is provided. Sec. 1111A.2.
- Stairs are not part of the accessible route. Sec. 1111A.2
- Stairs located along or adjacent to the accessible route comply with Sec. 1115 of Chapter 11A. Sec. 1111A.2.

## **CURB RAMPS ON ACCESSIBLE ROUTES**

-