# 2025 CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, CHAPTER 11A (HCD 1-AC XX/24)

# DOCUMENT FOR FOCUS GROUP DISCUSSION ONLY

## Discussion Items

### ITEM 1 Chapter 11A Housing Accessibility, Section *1101A.1 Scope,* and *Section 1102A.1 Where required.*

***1101A.1 Scope****. The application and authority of this chapter are identified and referenced in Sections 1.8.2.1.2 and 1102A for the Department of Housing and Community Development. Applicable sections are identified in the Matrix Adoption Tables of this code under the abbreviation HCD 1-AC. The provisions of this chapter shall apply to the following:*

1. *All newly-constructed covered multifamily dwellings.*
2. *New common use areas serving existing covered multifamily dwellings.*
3. *Additions to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling.*
4. *New common-use areas serving new covered multifamily dwellings.*
5. *Where any portion of a building’s exterior is preserved, but the interior of the building is removed, including all structural portions of floors and ceilings, the building is considered a new building for determining the application of this chapter.* (No change to existing California amendment.)

*Chapter 11A generally does not apply to public accommodations such as hotels and motels and public housing. Public use areas, public accommodations and public housing as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B and are referenced in Section 1.9.1.* (No change to existing California amendment.)

*Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of ~~Chapter 11A and~~ Chapter 11B*.

***1102A.1 Where required****. Buildings or portions of buildings and facilities within the scope of this chapter shall be accessible to persons with disabilities. Each building on a building site shall be considered separately when determining the requirements contained in this chapter, except when calculating the number of units which must comply with Section 1102A.3.1. Dwelling units within a single structure separated by firewalls do not constitute separate buildings. (No change to existing California amendment.)*

*Newly-constructed covered multifamily dwellings as defined in this chapter, include, but are not limited to, the following:*

1. *Apartment buildings… (No change to existing California amendment.)*
2. *through 9. (No change to existing California amendment.)*
3. *Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of ~~Chapter 11A and~~ Chapter 11B.*

#### Rationale:

Section 1101A.1 currently requires that newly constructed covered multifamily dwellings, which can also be defined as public housing, are subject to the requirements of both Chapter 11A and Chapter 11B. Government Code, section 12955.1, provides direction for HCD to propose adoption of building standards necessary to prohibit discrimination in the design and construction of all housing other than publicly funded housing, and grants the Division of the State Architect the authority to promulgate regulations for public housing. Over the past code cycles, Chapter 11 B amendments included the scoping provisions consistent with Chapter 11A for covered multifamily dwellings. The Division of the State Architect (DSA) adopted the site impracticality test and technical requirements for accessible dwelling units with adaptable features in Chapter 11A. Adopting the 2019 Intervening Code Cycle Supplement, effective on July 1, 2021, separated Chapters 11A and 11B, providing the provisions for public housing wholly in Chapter 11B. A revised public housing definition in Chapter 2, in conjunction with the scoping and technical sections in Chapter 11B, meets the requirements of the Fair Housing Accessibility Guidelines and the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design, respectively. The modification is for clarity only. There is no intended change in regulatory effect.

### ITEM 2 Chapter 11A Housing Accessibility, Section *1101A.1 Scope*

***1101A.1 Scope****. The application and authority of this chapter are identified and referenced in Sections 1.8.2.1.2 and 1102A for the Department of Housing and Community Development. Applicable sections are identified in the Matrix Adoption Tables of this code under the abbreviation HCD 1-AC. The provisions of this chapter shall apply to the following:*

1. *All newly-constructed covered multifamily dwellings.*
2. *New common use areas serving existing covered multifamily dwellings.*
3. *Additions to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling.*
4. *Additions to existing covered multifamily dwellings where the existing covered multifamily dwelling were built for first occupancy after March 13, 1991.*
5. *5. New common-use areas serving new covered multifamily dwellings.*
6. *6. Where any portion of a building’s exterior is preserved, but the interior of the building is removed, including all structural portions of floors and ceilings, the building is considered a new building for determining the application of this chapter.* (No change to existing California amendment.)

*(…)* (No change to existing California amendment.)

#### Rationale:

HCD proposes to add a new item as item number four to clarify that additions to covered multifamily dwellings need to comply with Chapter 11A. Item three requires additions to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling, to comply with Chapter 11A. Clarity is need as to whether or not an addition of only two units to a building that already contained covered multifamily dwelling units would need to comply with Chapter 11A, as applicable. New item four clarifies that an addition of one or two dwelling units to an existing building that is a covered multifamily dwelling (a building built after March 13, 1991) would need to comply with Chapter 11A. The modification is for clarity only. There is no intended change in regulatory effect. Existing items four and five have been renumbered to accommodate the new item.

### ITEM 3 Chapter 11A Housing Accessibility, Section *1109A.2 Parking Facilities*

***1109A.2 Parking facilities****. Parking facilities shall include, but not be limited to, the following:*

1. *Garages*
2. *Private garages*
3. *Carports*
4. *Off-street parking (parking lots/spaces)*
5. *Electrical Vehicle (EV) (parking lots/spaces)*

#### Rationale:

HCD proposes to modify the above referenced existing California amendment. HCD proposes to add the “electrical vehicle” as a new parking type. Some confusion was expressed by both enforcement and design professionals with regard to the accessibility requirements for electrical vehicle (EV) parking spaces. Since EV charging in parking is a separate service provided, similar to garage parking or street parking, by adding it as a type of parking it will clarify the location and accessibility requirements. Chapter 11A of the California Building Code requires at least two percent of the assigned parking spaces serving covered multifamily dwelling units to be accessible in each type of parking facility. The existing language also further clarifies that at least one space of each type of parking facility shall be made accessible even if the total number exceeds two percent. For comparison, the Fair Housing Act (FHA) Design Manual requires 2 percent of the parking spaces to be accessible, with at least one space of each type. Parking requirements are determined by local governments and some housing developments may have very limited parking or no parking at all. Therefore, where parking is required by the local government for a covered multifamily building, 2 percent of each type of “electrical vehicle parking space", (EV covered, EV open parking, EV Garages, EV Off-street parking …etc.) would be required to be accessible. There is no intended change in regulatory effect.

### ITEM 4 Chapter 11A Housing Accessibility, Section *1115A.6 Exterior stairway handrails,*

***1115A.6 Exterior stairway handrails.***

***1115A.6.1 Where required.*** *Stairways shall have handrails on each side. Intermediate handrails shall be located equidistant from the sides of the stairway and comply with Section ~~1012.9~~ 1014.9.*

***Exception:*** (…)(No change to existing exception.)

#### Rationale:

During the 2015 Triennial Code Adoption Cycle, section 1012, was renumbered to align with the changes made to section numbers in the International Building Code (IBC). However, the reference in chapter 11A, section 1115A.6, to section 1012.9 was inadvertently left in and which is now section 1014.9. This is editorial and there is no intended change in regulatory effect.

### ITEM 5 Chapter 11A Housing Accessibility, Section *1116A.1 Warning curbs.*

***1116A.1 Warning curbs.*** *Abrupt changes in level exceeding 4 inches (101.6 mm) in vertical dimension, such as changes in level at planters or fountains located in or adjacent to walks, sidewalks or other pedestrian ways shall be identified by curbs or other approved barriers projecting at least 6 inches (152.4 mm) in height above the walk or sidewalk surface to warn the blind of a potential drop-off.* (No change to existing California amendment.)

***Exceptions:***

1. *Between a walk or sidewalk and an adjacent street or driveway.* (No change to existing exception.)
2. *When a guardrail or handrail is provided with edge protection in accordance with Section ~~1010.10.1~~ 1012.10.1.*

#### Rationale:

During the 2015 Triennial Code Adoption Cycle, section 1010.10.1, was renumbered to align with the changes made to section numbers in the IBC. However, the reference in Chapter 11A, section 1116A.1, to Section 1010.10.1 was inadvertently left in which is now Section 1012.10.1. This is an editorial change and there is no intended change in regulatory effect.

### ITEM 6 Chapter 11A Housing Accessibility, Section *1122A.6 Edge protection.*

***1122A.6 Edge protection****. Ramps and ramp landings shall be provided with a continuous and uninterrupted barrier on each side along the entire length in compliance with Sections ~~1010.10~~ 1012.10 and ~~1010.10.1~~ 1012.10.1. (See Figure 11A-5A.)*

***Note****: Extended floors or ground surfaces, as permitted in Section ~~1010.10.2~~ 1012.10.2, are not allowed for ramps and ramp landings providing access to, or egress from, buildings or facilities where accessibility is required.*

#### Rationale:

During the 2015 Triennial Code Adoption Cycle, sections *1010.10, 1010.10.1, and 1010.10.2* were renumbered to align with the changes made to section numbers in the IBC. However, the references in Chapter 11A, section 1122A.6, to these sections were inadvertently left in and are now being proposed to be updated to sections 1012.10, 1012.10.1, and 1012.10.2, respectively. These are editorial changes and there is no intended change in regulatory effect.

### ITEM 7 Chapter 11A Housing Accessibility, Section *1123A.6 Interior stairway handrails.*

***1123A.6 Interior stairway handrails.***

***1123A.6.1 Where required.*** *Stairways shall have handrails on each side. Intermediate handrails shall be located equidistant from the sides of the stairway and comply with Section ~~1012.9~~ 1014.9.*

***Exception****:* (No change to existing exception.)

#### Rationale:

During the 2015 Triennial Code Adoption Cycle, section 1012, was renumbered to align with the changes made to section numbers in the IBC. However, the reference in Chapter 11A, section 1126A.5, to Section 1012.9 was inadvertently left in and is now being proposed to be updated to Section 1014.9. This is an editorial change and there is no intended change in regulatory effect.

### ITEM 8 Chapter 11A Housing Accessibility, Section *1125A.1 Warning curbs.*

***1125A.1 Warning curbs****. Abrupt changes in level exceeding 4 inches (101.6 mm) in vertical dimension, such as changes in level at planters or fountains located in or adjacent to walks, halls, corridors, passageways, aisles, pedestrian ways and other circulation spaces shall be identified by curbs projecting at least 6 inches (152.4 mm) in height above the walk or sidewalk surface to warn the blind of a potential drop-off.* (No change to existing California amendment.)

***Exception****: When a guardrail or handrail is provided with edge protection in accordance with Section ~~1010.10.1~~ 1012.10.1.*

#### Rationale:

During the 2015 Triennial Code Adoption Cycle, section 101,0 was renumbered to align with the changes made to section numbers in the IBC. However, the reference in Chapter 11A, section 1125A.1, to section 1010.10.1 was inadvertently left in and is now being proposed for updated to section 1012.10.1. This is an editorial change and there is no intended change in regulatory effect.

### ITEM 9 Chapter 11A Housing Accessibility, Section *1126A.5 Type of latch and lock,*

***1126A.5 Type of latch and lock****. The type of latch and lock required for all doors or gates shall be in accordance with Section 1126A.6 and Chapter 10~~, Section 1008~~.*

#### Rationale:

During the 2015 Triennial Code Adoption Cycle, section 1008, was renumbered to align with the changes made to section numbers in the IBC. However, the reference in Chapter 11A, Section 1126A.5, to Section 1008 was inadvertently left in and is now being proposed for removal.

Due to continuous changes to section numbering throughout the code, HCD proposes to remove the reference to a specific section and only reference Chapter 10.

The proposed amendment provides further clarity to the code user. This is an editorial change and there is no intended change in regulatory effect.

### ITEM 10 Chapter 11A Housing Accessibility, Section *1143A.5 Visual characters.*

***1143A.5 Visual characters****. Signs with visual characters shall comply with this section.*

***1***through***4 (…)***(No change to existing California amendment)

**5**. *Height from finish floor. Visual characters shall be 40 inches (1016 mm) minimum above the finish floor.* (No change to existing California amendment)

***Exceptions****:*

1. *Visual characters indicating elevator car controls.* (No change to existing exception)
2. *Floor-level exit signs complying with Chapter 10~~,~~ ~~Section 1011.6~~.*

#### Rationale:

During the 2015 Triennial Code Adoption Cycle, section 1011, was renumbered to align with the changes made to section numbers in the IBC. However, the reference in Chapter 11A, section 1143A.5, to section 1011.6 was inadvertently left in and is now being proposed for removal.

Due to continuous changes to section numbering throughout the code, HCD proposes to remove the reference to a specific section and only reference Chapter 10.

The proposed amendment provides further clarity to the code user. This is an editorial change and there is no intended change in regulatory effect.