



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION**

**PUBLIC HOUSING  
PLAN REVIEW LIST**

**GENERAL PROJECT INFORMATION**

PLAN CHECK NO \_\_\_\_\_ DISTRICT NO \_\_\_\_\_

JOB ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

NOTE: Numbers in parenthesis ( ) refer to sections of the 2026 edition of the Los Angeles County Building Code, Table (T) & Building Code Manual (BCM).

**INSTRUCTIONS**

- Corrections with circled item numbers apply to this plan check.
- In the left-hand margin of the circled corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Resubmit marked original plans and two corrected sets of plans, calculations and this plan review list.
- Incomplete, unclear, or faded drawings or calculations will not be accepted.
- Incorporate all comments as marked on checked set of plans and calculations and these correction sheets.

**For public housing facility, also see Residential Accessibility - Plan Review List.**

**This correction list indicates specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the owner(s) of this building and his/her consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA). Where the ADA & FHA requirements exceed those contained in Title 24, Part 2, it is the owner’s responsibility and consultants to ensure compliance with the most current ADA & FHA regulations, as the County/City is not delegated the authority to plan review or inspect projects for ADA & FHA compliance.**

**RESIDENTIAL FACILITIES**

a. Public housing facilities with residential dwelling units shall comply with 11B-233. See Chapter 2, Section 202 of this code for the definition of Public Housing. **§11B-233.1**

**PUBLIC HOUSING.** Housing facilities constructed or altered by, for, or on behalf of a public entity, or constructed or altered as part of a public entity’s program to provide housing pursuant to U.S. Code of Federal Regulations, including but not limited to the following:

- a. One- or two-family dwelling units or congregate residences.
  - b. Buildings or complexes with three or more residential dwelling units.
  - c. Housing provided by entities subject to regulations issued by the United States, Department of Housing and Urban Development under Section 504 of the Rehabilitation Act of 1973 as amended.
  - d. Homeless shelters, group homes and similar social service establishments.
  - e. Transient lodging, such as hotels, motels, hostels and other facilities providing accommodation of a short-term nature of not more than 30 days duration.
  - f. Housing at a place of education owned or operated by a public entity, such as housing on or serving a public school, public college or public university campus.
  - g. Privately owned housing made available for public use as housing.
- b. Public housing facilities with residential dwelling units provided by entities not subject to regulations issued by the Department of Housing and Urban Development (HUD) under Section 504 of the Rehabilitation Act of 1973, as amended, shall comply with 11B-233.3. **§11B-233.3**

- c. Newly constructed public housing facilities with residential dwelling units shall comply with 11B-233.3.1. (See exception)
- i. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with 11B-809.2 through 11B-809.4 and shall be on an accessible route as required by 11B-206. **§11B-233.3.1.1**
  - ii. In facilities with residential dwelling units, adaptable residential dwelling units shall comply with Section 11B-809.6 and shall be provided as required by 11B-233.3.1.1 through 11B-233.3.1.2.6. Adaptable residential dwelling units shall be on an accessible route as required by 11B-206. **§11B-233.3.1.2 (See exception)**
    1. Residential dwelling units on floors served by an elevator shall be adaptable. **§11B-233.3.1.2.1**
    2. Ground floor residential dwelling units in non-elevator buildings shall be adaptable. **§11B-233.3.1.2.2**
    3. Where the first floor in a building containing residential dwelling units is a floor above grade, all units on that floor shall be adaptable. **§11B-233.3.1.2.3**
    4. Multi-Story residential dwelling units in buildings with one or more elevators. In elevator buildings, facilities with multi-story residential dwelling units shall comply with the following (See exception): **§11B-233.3.1.2.4**
      - a. The primary entry of the multi-story residential dwelling unit shall be on an accessible route on the floor served by the elevator.
      - b. At least one powder room or bathroom and kitchen shall be located on the primary entry level.
      - c. Rooms or spaces located on the primary entry level shall be served by an accessible route and comply with 11B-809.6 through 11B-809.12.
    5. Multi-story residential dwelling unit in building with no elevator. In non-elevator, a minimum of 10 percent but not less than one of the ground floor multi-story residential dwelling units shall be calculated using the total number of multi-story residential dwelling units in buildings on a site and shall comply with the following: **11B-233.3.1.2.5**
      - a. The primary entry of the multi-story residential dwelling unit shall be on an accessible route.
      - b. At least one powder room or bathroom shall be located on the primary entry level.
      - c. Rooms or spaces located on the primary entry level shall be served by an accessible route and comply with 11B-809.6 through 11B-809.12.
    6. The site impracticality tests in this section may be used to determine the number of required residential dwelling units with adaptable features in buildings without an elevator, located on sites with difficult terrain conditions or unusual characteristics. Except as provided for Section 11B-233.3.1.2.5, the provisions of this section do not apply to multistory dwelling units in non-elevator buildings. The remaining residential dwelling units shall comply with the following requirements: **11B-233.3.1.2.6.5**
      - a. Grab bar reinforcement complying with Section 11B-809.10.5.2, 11B-809.10.6.4 or 11B-809.10.7.3.
      - b. Interior door opening width complying with Section 11B-404.2.3.
      - c. Door and gate hardware complying with Section 11B-404.2.7.
      - d. Door signal devices complying with Section 11B-809.8.4.
      - e. Door maneuvering clearance complying with Section 11B-809.8.
      - f. Water closet seat height complying with Section 11B-809.10.7.4.
      - g. Electrical receptacles, switches and controls complying with Section 11B-809.12.

- h. Faucets complying with Section 11B-809.10.8.6.
    - i. Water closet, bathtub and lavatory maneuvering clearances complying with Section 11B-809.10.
    - j. Removable base cabinets complying with Section 11B-809.9.3.
- 4. In public housing facilities with residential dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling units, shall provide communication features complying with 11B-809. **§11B-233.3.1.3**
- 5. Residential dwelling units designed and constructed or altered by public entities that will be offered for sale to individuals shall provide accessible features to the extent required by regulations issued by Federal agencies under the Americans with Disabilities Act or Section 504 of the Rehabilitation Act of 1973, as amended. this chapter. (See exception)
- 6. Where an addition to an existing building result in an increase in the number of residential dwelling units, the requirements of 11B-233.3.1 shall apply only to the residential dwelling units that are added until the total number of residential dwelling units complies with the minimum number required by 11B-233.3.1. Residential dwelling units required to comply with 11B-233.3.1.1 and 11B-233.3.1.2 shall be on an accessible route as required by 11B-206. **§11B-233.3.3**
- 7. Alterations shall comply with the following: **§11B-233.3.4 (See exception)**
  - a. Where a building is vacated for the purposes of alteration and the altered building contains more than 15 residential dwelling units, at least 5 percent of the residential dwelling units shall comply with 11B-809.2 through 11B-809.4 and shall be on an accessible route as required by 11B-206. In addition, at least 2 percent of the residential dwelling units shall comply with 11B-809.5. **§11B-233.3.4.1**
  - b. In individual residential dwelling units, where a bathroom or a kitchen is substantially altered, and at least one other room is altered, the requirements of 11B-233.3.1 shall apply to the altered residential dwelling units until the total number of residential dwelling units complies with the minimum number required by 11B-233.3.1.1 and 11B-233.3.1.3. Residential dwelling units required to comply with 11B-233.3.1.1 shall be on an accessible route as required by 11B-206. **§11B-233.3.4.2 (See exception)**
- 8. Residential dwelling units required to provide mobility features complying with 11B-809.2 through 11B-809.4 and residential dwelling units required to provide communication features complying with 11B-809.5, shall be dispersed among the various types of residential dwelling units in the facility and shall provide choices of residential dwelling units comparable to, and integrated with, those available to other residents. **§11B-233.3.5 (See exception)**
- 9. Housing facilities that are provided by or on behalf of a place of education, with residential units leased on a year-round basis exclusively to graduate students or faculty, and that do not contain any public use or common use areas available for educational programming, are not subject to 11B-224 and shall comply with 11B-233. **§11B-233.3.6**
- 10. The building standards for residential dwelling units with adaptable features do not apply to the alteration, repair, rehabilitation or maintenance of residential dwelling units constructed for first occupancy on or prior to March 13, 1991. Multifamily dwelling units with adaptable features constructed for first occupancy after March 13, 1991, shall be maintained in compliance with the accessibility standards in effect at the time of construction. **§11B-233.3.4.3**  
**Exception:** 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 and a new building is constructed behind the existing exterior, the building is considered a new building for determining the application of this chapter.
- 11. Residential dwelling units shall comply with Section 11B-809. Residential dwelling units required to provide mobility features shall comply with Sections 11B-809.1.1 through 11B-809.1.3, and Sections 11B-809.2 through 11B-809.4. Residential dwelling units required to provide communication features shall comply with Section 11B-809.5. Residential dwelling units with adaptable features shall comply with Section 11B-809.6. **§11B-809.1**
- 12. In buildings with three or more residential dwelling units, the primary entry door to the dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall comply with Section 11B-309 and shall be connected to permanent wiring. **§11B-809.1.1**

13. Where primary entry doors to residential dwelling units are provided with a viewing device for a standing person, the primary entry door to a residential dwelling unit with mobility features shall also provide a lower viewing device 42 inches (1067 mm) minimum and 43 inches (1092 mm) maximum above the finish floor or ground, measured to the top of the device. The viewing device shall allow for a minimum 180-degree range of view. **§11B-809.1.2**
14. Where washing machines and clothes dryers are provided in residential dwelling units with mobility features, they shall comply with Section 11B-611. Washing machines and clothes dryers shall be front loading and shall be the same or equivalent type as provided in comparable dwelling units not required to provide mobility features. **§11B-809.1.3**
15. Accessible routes complying with Chapter Division 4 shall be provided within residential dwelling units in accordance with 11B-809.2. **§11B-809.2 (See exception)**
  - a. At least one accessible route shall connect all spaces and elements which are a part of the residential dwelling unit. Where only one accessible route is provided, it shall not pass through bathrooms, closets, or similar spaces. **§11B-809.2.1**
  - b. All rooms served by an accessible route shall provide a turning space complying with 11B-304. **§11B-809.2.2 (See exception)**
16. Where a kitchen is provided, it shall comply with 11B-804 Kitchens and Kitchenettes. **§11B-809.3**
17. At least one bathroom shall comply with 11B-603. No fewer than one of each type of fixture provided within the bathroom shall comply with applicable requirements of 11B-603 through 11B-610. Toilet and bathing fixtures required to comply with 11B-603 through 11B-610 shall be located in the same bathroom or toilet and bathing area, such that travel between fixtures does not require travel between other parts of the residential dwelling unit. **§11B-809.4**
18. In residential dwelling units with more than one bathroom, when a bathtub is installed in the first bathroom in compliance with 11B-809.4 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with 11B-608. **§11B-809.4.1**
19. Residential dwelling units required to provide communication features shall comply with the following:
  - a. Where a building fire alarm system is provided, the system wiring shall be extended to a point within the residential dwelling unit in the vicinity of the residential dwelling unit smoke detection system. **§11B-809.5.1**
    - i. Where alarm appliances are provided within a residential dwelling unit as part of the building fire alarm system, they shall comply with 702 Chapter 9, Section 907.5.2.3.4. **§11B-809.5.1.1**
  - b. All visible alarm appliances provided within the residential dwelling unit for building fire alarm notification shall be activated upon activation of the building fire alarm in the portion of the building containing the residential dwelling unit. **§11B-809.5.1.2**
17. Residential dwelling unit smoke detection systems shall comply with Chapter 9, Section 907.2.11. Residential dwelling unit carbon monoxide detection systems shall comply with Chapter 4. **§11B-809.5.2**
  - a. All visible alarm appliances provided within the residential dwelling unit for smoke detection notification shall be activated upon smoke detection. All visible alarm appliances provided within the residential dwelling unit for carbon monoxide detection notification shall be activated upon carbon monoxide detection. **11B-809.5.2.1**
18. The same visible alarm appliances shall be permitted to provide notification of residential dwelling unit smoke detection and building fire alarm activation, and carbon monoxide detection. **§11B-809.5.3**
19. Visible alarm appliances used to indicate residential dwelling unit smoke detection, carbon monoxide detection, or building fire alarm activation shall not be used for any other purpose within the residential dwelling unit. **§11B-809.5.4**
20. Communication features shall be provided at the residential dwelling unit primary entrance complying with the following:

- a. A hard-wired electric doorbell shall be provided. A button or switch shall be provided outside the residential dwelling unit primary entrance. Activation of the button or switch shall initiate an audible tone and visible signal within the residential dwelling unit. Where visible doorbell signals are located in sleeping areas, they shall have controls to deactivate the signal. **§11B-809.5.5.1**
  - b. A means for visually identifying a visitor without opening the residential dwelling unit entry door shall be provided and shall allow for a minimum 180-degree range of view. **§11B-809.5.5.2**
21. Where a system, including a closed-circuit system, permitting voice communication between a visitor and the occupant of the residential dwelling unit is provided, the system shall comply with 11B-708.4. **§11B-809.5.6**

## **PARKING SPACES**

22. At residential facilities subject to Chapter 11B, comply with the following:
- a. Where at least one parking space is provided for each residential dwelling unit, at least one parking space complying with Section 11B-502 Parking Spaces shall be provided for each residential dwelling unit required to provide mobility features complying with Sections 11B-809.2 through 11B-809.4. **§11B-208.2.3.1**
  - b. Where the total number of parking spaces provided for each residential dwelling unit exceeds one parking space per residential dwelling unit, 2 percent, but no fewer than one space, of all the parking spaces not covered by Section 11B-208.2.3.1 Parking for Residents shall comply with Section 11B-502 Parking Spaces. **§11B-208.2.3.2**
  - c. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2. **§11B-208.2.3.3**
  - d. **Note:** When assigned parking is provided, Chapter 11A indicates designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.
23. In residential facilities containing residential dwelling units required to provide mobility features complying with Sections 11B-809.2 through 11B-809.4, and adaptable features complying with Chapter 11A, Division IV parking spaces provided in accordance with Section 11B-208.2.3.1 shall be located on the shortest accessible route to the residential dwelling unit entrance they serve. Spaces provided in accordance with Section 11B-208.2.3.2 Additional Parking Spaces for Residents shall be dispersed throughout all types of parking provided for the residential dwelling units. **§11B-208.3.2.**
24. Private garages accessory to residential dwelling units shall comply with Section 11B-208.3 Location. Private garages include individual garages and multiple individual garages grouped together. **§11B-208.3.3**
25. Detached private garages accessory to residential dwelling units, shall be accessible as required by Section 11B-208.3 Location. **§11B-208.3.3.1**
26. Attached private garages directly serving a single residential dwelling unit shall provide at least one of the following options: **§11B-208.3.3.2**
- a. A door leading directly from the residential dwelling unit which immediately enters the garage.
  - b. An accessible route from the residential dwelling unit to an exterior door entering the garage.
  - c. An accessible route from the residential dwelling unit's primary entry door to the vehicular entrance at the garage.

## **KITCHENS, KITCHENETTES AND WET BARS**

27. Pass through kitchens shall have two entries. Dimension 40-inch minimum clearance between counters, appliances, or cabinets in pass through kitchens. **§11B-804.2.1**

28. Dimension 60-inch minimum clearance between opposing base cabinets, counter tops, appliances, or walls in U-shaped kitchens. **§11B-804.2.2**
29. In residential dwelling units required to comply with 11B-809 Residential Dwelling Units, at least one 30-inch-wide minimum section of counter shall provide a kitchen work surface that complies with the following: **§11B-804.3**
- a. A 30 inch wide by 48-inch-deep forward approach clear floor space shall be provided. The clear floor space shall be centered on the kitchen work surface and shall provide knee and toe clearance complying with 11B-306 Knee and Toe Clearance.  
EXCEPTION: Cabinetry shall be permitted provided that all of the following are met:
- The cabinetry can be removed without removal or replacement of the kitchen work surface.
  - the finish floor extends under the cabinetry; and
  - the walls behind and surrounding the cabinetry are finished.
- b. The kitchen work surface shall be 34 inches maximum above the finish floor or ground.  
EXCEPTION: A counter that is adjustable to provide a kitchen work surface at variable heights, 29 inches minimum and 36 inches maximum, shall be permitted.
- c. There shall be no sharp or abrasive surfaces under the work surface counters.
30. Sinks shall comply with 11B-606 Lavatories and Sinks. **§11B-804.4**
31. At least 50 percent of shelf space in storage facilities shall comply with 11B-811 Storage. **§11B-804.5**
32. Kitchen appliances shall comply with the following: **§11B-804.6**
- a. A clear floor or ground space complying with 11B-305 Clear Floor or Ground space shall be provided at each kitchen appliance. Clear floor or ground spaces shall be permitted to overlap.
- b. All appliance controls shall comply with 11B-309 Operable Parts. (See exceptions)
- c. Clear floor or ground space shall be positioned adjacent to the dishwasher door. The dishwasher door, in the open position, shall not obstruct the clear floor or ground space for the dishwasher or the sink.
- d. At the range or cooktop, where a forward approach is provided, the clear floor or ground space shall provide knee and toe clearance complying with 11B-306. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners.
- e. Ovens shall comply with the following:
- Side-hinged door ovens shall have the work surface required by 11B-804.3 Kitchen and Work Surfaces positioned adjacent to the latch side of the oven door.
  - Bottom-hinged door ovens shall have the work surface required by 11B-804.3 Kitchen and Work Surfaces positioned adjacent to one side of the door.
  - Ovens shall have controls on front panels.
- f. Combination refrigerators and freezers shall have at least 50 percent of the freezer space 54 inches maximum above the finish floor or ground. The clear floor or ground space shall be positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24 inches maximum from the centerline of the dedicated space.

## **TWO-WAY COMMUNICATION SYSTEMS**

33. Common use or public use system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface. **§11B-708.4.1**

34. Residential dwelling unit system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface. **§11B-708.4.2**

#### **RESIDENTIAL DWELLING UNITS WITH ADAPTABLE FEATURES**

35. Accessible route shall pass through the primary entry door, through all rooms within the dwelling unit and exterior decks and balconies. Accessible route shall adjoin or overlap clear floor spaces and connect all exterior doors **§11B-809.7 (See exceptions)**
- A. Clear width for accessible route shall be 36 inches minimum. Clear width shall be permitted to be reduced to 32 inches minimum at doors.
  - B. Changes in level shall comply with 11B303.2 and 11B-303.3. Ramps complying with 11B-405, elevators complying with 11B-407 or platform lifts complying with 11B-410 shall be provided where changes in level exceed ½ inch high.
36. Primary entry doors, required exit doors, secondary exterior doors and interior doors for user passage shall comply with 11B-809.8 and 11B-404.2. Doors to small mechanical closets specifically dedicated to furnaces or hot water heaters shall not be required to comply with this section **§11B-809.8**
- A. The clear width of doors shall comply with Section 11B-404.2.3.
  - B. Door hardware shall comply with Section 11B-404.2.7.
  - C. Door surfaces shall comply with Section 11B-404.2.10.
  - D. Doors in series shall comply with Section 11B-404.2.6.
37. Primary entry doors, required exit doors, and interior doors intended for user passage shall have thresholds complying with Section 11B-404.2.5. Secondary exterior door thresholds, including sliding door tracks, shall be ¾ inch high maximum with a 1:2 maximum slope **§11B-809.8.1**
38. Provide maneuvering clearance of 44 inches minimum in length measured perpendicular to the face of the door in the closed position at dwelling unit side of the primary entry doors, secondary exterior doors, and required exit doors. Width of maneuvering clearance shall extend 18 inches beyond the strike edge at the pull side of the door. At interior doors, maneuvering clearances shall be 42 inches minimum in length on both sides of the door measured perpendicular to the face of the door in the closed position. A 39-inch (991 mm) minimum length is allowed at interior doors when a clear opening width of 34 inches (864 mm) minimum is provided. The width of the maneuvering clearance shall extend 18 inches (457 mm) beyond the strike edge at the pull side of the door. The width of the maneuvering clearance shall extend 18 inches beyond the strike edge at the pull side of the door. Floor or ground surfaces within maneuvering clearances shall not have slopes exceeding 1:48. See exceptions. **§11B-809.8.3, §11B-809.8.3.1**
39. Every primary entrance to a residential unit with adaptable features shall be provided with a door buzzer bell, chime or equivalent. Activating mechanism shall be mounted 48 inches maximum above the floor and connected to permit wiring **§11B-809.8.4**
40. Kitchen shall be on an accessible route and be provided with the following
- A. Clear floor space of 30 inches by 48 inches, with centerlines aligned with the centerline of the work surface, appliance, sink or fixture at the required locations: **§11B-809.9.1**
    - I. For a parallel approach at the range
    - II. For parallel or forward approach at a cooktop
    - III. For a parallel or forward approach to the sink and to the work surface required by 11B-809.9.3 and 11B-809.9.4
    - IV. For a parallel or forward approach to all other fixtures or appliances

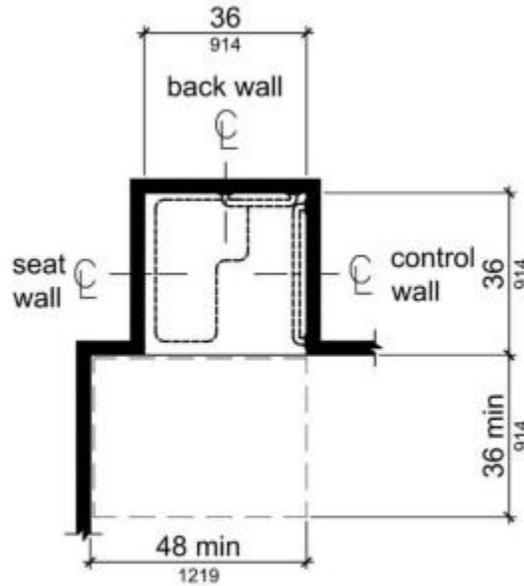
- B. Minimum clear width measured between any cabinet, work surface or the face of any appliance (excluding handles and controls) and the opposing cabinet, work surface, appliance or wall as follows: **§11B-809.9.2**
    - I. U-shaped kitchens, designed with parallel approach at a sink, range, cooktop or other fixtures and appliances located at the base of the U without knee and toe clearance, shall provide a clear width of 60 inches minimum
    - II. U-shaped kitchen, with a cooktop, sink or work surface located at the base of the U, that provides knee and toe spacing complying 11B-809.9.3 and 11B-809.9.4 to allow for a forward approach, shall provide a clear width of 48 inches minimum
    - III. All other kitchen designs shall provide a clear width of 48 inches minimum
  - C. Knee and toe space complying with 11B-306 shall be provided at sinks and work surfaces required to comply with 11B-809.9.4 **§11B-809.9.3**
    - I. Removable base cabinets shall be permitted under sinks and work surfaces provided that all of the following conditions are met:
      - I. Base cabinets can be removed without the use of specialized tools or knowledge.
      - II. The finish floor extends under the base cabinet; and
      - III. The walls behind and surrounding the base cabinets are finished
  - D. Work surfaces shall be 36 inches maximum above the finish floor with minimum lengths at the following locations: **§11B-809.9.4**
    - I. Linear length of 30 inches minimum for installation of a sink
    - II. Linear length of 30 inches minimum for work surfaces
    - III. A sink and work surface in a single integral unit 60 inches minimum in length, is permitted
  - E. Lower shelving and/or drawer space shall be provided at a height of 48 inches maximum above the finish floor **§11B-809.9.5**
  - F. Controls for faucets shall comply with 11B-309.1. Hand-operated metering faucets shall remain open for 10 seconds minimum **§11B-809.9.6**
  - G. Exposed water supply and drainpipes under sinks and lavatories shall comply with 11B-606.5 **§11B-809.9.7**
41. All bathrooms on an accessible route within residential dwelling units with adaptable features shall comply with 11B-809.7, 11B-809.8, 11B-809.10.5.2, 11B-809.10.6.4, 11B-809.10.7.3 and 11B-809.12 **§11B-809.10.1**
42. One bathroom and one fixture of each type within the dwelling unit shall be designed to comply with the following: **§11B-809.10.2**
- A. Maneuvering space in bathrooms shall comply with 11B-809.10.4
  - B. Bathtubs shall comply with 11B-809.10.5
  - C. Showers shall comply with 11B-809.10.6
  - D. Water closets shall comply with 11B-809.10.7
  - E. Lavatories, vanities, mirrors and towel bars shall comply with 11B-809.10.8. When two or more lavatories are provided, at least one shall comply with 11B-809.10.8
  - F. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Where two or more bathrooms are provided, when a bathtub is installed in the first bathroom in compliance with 11B-809.10.5 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with 11B-809.10.6
43. Powder rooms shall comply with 11B-809.7, 11B-809.8, 11B-809.10.5.2, 11B-809.10.6.4, 11B-809.10.7.3, and 11B-809.12. When powder room is the only toilet facility located on an accessible level it shall, in addition, comply with 11B-809.10.4, 11B-809.10.7 and 11B-809.10.8 **§11B-809.10.3**
44. Where doors swing into the bathrooms or powder rooms, clear maneuvering space of 30 inches by 48 inches minimum shall be provided outside the arc of the door swing. Clear maneuvering space shall be permitted to include knee and toe clearance under bathroom fixtures. Turning space is not required within the room **§11B-809.10.4**

45. Clear floor space 30 inches minimum by 48 inches minimum shall be located with the long edge of the clear floor space parallel to the side of the bathtub or bathtub-shower combination. Controls shall be located on the wall at the foot of the bathtub. Edge of the clear floor space shall be flush with the control wall surface. Area under the lavatory, located at the control end of the tub, shall be permitted to encroach on the clear floor space provided the lavatory is 19 inches maximum in depth, and knee and toe clearance complying with 11B-306 is provided. Cabinets under lavatories and toilets shall not encroach on the clear floor space **§11B-809.10.5.1**
46. Reinforcement for grab bars shall be located at the following: **§11B-809.10.5.2**
- A. Where bathtubs are installed without surrounding walls reinforcement shall be provided for floor-mounted grab bars
  - B. Where bathtubs are installed with surrounding walls, grab bar reinforcement shall be installed as follows:
    - I. at the control end wall and head end wall, between 30 inches maximum to 38 inches minimum above the finish floor, extending 28 inches minimum from the front edge of the bathtub to the back wall of the bathtub. The grab bar reinforcement shall be 8 inches minimum in height
    - II. at the back wall, from 5 inches maximum above the bathtub rim to 38 inches minimum above the finish floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch grab bar with each end 6 inches maximum from the end walls of the bathtub
  - C. Controls and operating mechanisms shall comply with 11B-309.4
  - D. Doors and panels of bathtub enclosures shall be constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall be 1/8-inch thick minimum when fully tempered, or 1/4-inch thick minimum when laminated
47. When one or more shower stalls are provided within the same dwelling unit, at least one shower stall shall comply with the following: **§11B-809.10.6.1**
- I. A transfer type shower compartment 36 inches wide by 36 inches deep, clear inside dimensions measured at center points of opposing sides, with an entrance opening 36 inches wide; or
  - II. A shower stall 30 inches deep minimum by 60 inches wide minimum with an entrance opening 60 inches minimum. A water closet shall be permitted to project 12 inches maximum into the opening provide 36 inches minimum clear space is maintained between water closet and the shower wall
  - III. A shower stall 36 inches deep by 60 inches wide minimum with an entrance 36 inches minimum when a wall is installed on the opening side
48. The slope of the shower floor shall be 1/2 inch per foot maximum in any direction and shall slope to a drain. The floor surfaces shall be of Carborundum, grit-faced tile or of material providing equivalent slip resistance **§11B-809.10.6.2**
49. A clearance of 36 inches wide minimum by 48 inches long minimum measured from the control wall shall be provided outside shower as illustrated on Figure 11B-809.10.6.3. **§11B-809.10.6.3**
50. Reinforcement for grab bars shall be continuous and installed in the walls of showers 30 inches minimum to 38 inches maximum above the finish floor. The grab bar reinforcement shall be 8 inches minimum in height. Glass-walled shower stalls shall provide reinforcement for installation of floor-mounted or ceiling-mounted grab bars **§11B-809.10.6.4**
51. Where provided thresholds shall be 2 inches maximum in height and have a beveled or sloped angle not exceeding 1 unit vertical in 2 units horizontal. Thresholds 1/2 inch or less in height shall have a beveled or sloped angle not exceeding 1 unit vertical in 1 unit horizontal **§11B-809.10.6.5**
52. Floor space at water closets shall be 48 inches wide minimum measured perpendicular to the side wall. A floor space 48 inches wide minimum by 36 inches deep minimum shall be provided in front of the water closet (See exception) **§11B-809.10.7.1**

53. Water closets shall be located within bathrooms that permits a grab bar to be installed on at least one side of the fixture. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from a wall or partition that is 54 inches minimum in length. Where water closets are adjacent to other walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be 18 inches minimum from the obstacle **§11B-809.10.7.2**
54. Reinforcement for grab bars for water closets shall comply with the following: **§11B-809.10.7.3**
- A. Where water closets are not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway or similar alternative grab bars
  - B. Where water closets are placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. Where reinforcement is installed at the back, it shall be installed between 30 inches maximum and 38 minimum above the finish floor. The grab bar reinforcement shall be 8 inches minimum in height. The backing shall be 40 inches minimum in length
  - C. Where water closet is located adjacent to lavatories, cabinets, wing walls or privacy walls, reinforcement shall be 36 inches in length. Installation at the side wall shall be between 30 inches minimum and 38 inches maximum above the finish floor. Reinforcement shall be 10 inches maximum from rear wall and shall extend 30 inches minimum in front of the water closet. Reinforcement shall be 8 inches minimum in height
55. Water closet seats shall be 15 inches minimum and 19 inches maximum measured to the top of the seat above the finish floor **§11B-809.10.7.4**
56. Controls shall be mounted 44 inches maximum above the finish floor. The force required to activate controls shall be 5 pounds maximum **§11B-809.10.7.5**
57. Bathrooms required to comply with 11B-809.10 shall provide lavatories complying with 11B-809.10.8. Where mirrors or towel bars are provided, no less than one of each shall comply with this section **§11B-809.10.8**
- A. Lavatories without base cabinets shall be installed with the centerline 18 inches minimum from an adjoining wall or fixture to allow for forward approach. Lavatories with base cabinets shall be installed with the centerline 24 inches minimum from an adjoining wall or fixture to allow for a parallel approach. The top of the lavatory rim shall be 34 inches maximum above the finished floor **§11B-809.10.8.1**
  - B. Provide 30 inches minimum by 48 inches minimum floor space centered on the lavatory **§11B-809.10.8.2**
  - C. Cabinets shall be removable without use of specialized knowledge and/or tools. The finished floor shall extend to the wall under the lavatory **§11B-809.10.8.3**
  - D. Knee and toe clearances shall be provided and comply with 11B-306 **§11B-809.10.8.4**
  - E. Comply with 11B-809.9.7 for plumbing protection **§11B-809.10.8.5**
  - F. Comply with 11B-309.4 for faucet controls and operating mechanisms **§11B-809.10.8.6**
  - G. Where mirrors are provided the bottom edge of the reflective surface shall be 40 inches maximum above the finish floor. Where towel bars are provided, they shall be installed 40 inches maximum above the finish floor to the top of the bar **§11B-809.10.8.7**
58. Where washing machines and clothes dryers are provided in residential dwelling units with adaptable features, one of each type shall be provided **§11B-809.11**
59. Electrical receptables on branch circuits of 30 amperes or less, communication system receptables, controls and switches shall be located as follows: **(See exceptions) §11B-809.12**
- A. Where there is no obstruction, 48 inches maximum measured from the top of the receptable box and 15 inches minimum measured from the bottom of the receptable box to the finish floor
  - B. Where the reach is over an obstruction, electrical receptables, controls and switches shall comply with 11B-308.3 and 11B-309.2
  - C. When the reach is over a kitchen work surface and base cabinet, the work surface shall be 36 inches maximum above the finish floor and 25 ½ inches maximum in depth. The base cabinet shall be 24 inches maximum in depth

- D. Where receptacles are provided in a kitchen at a corner work surface, one receptable shall be located 36 inches from either wall at the inside corner

**FIGURE 11B – 809.10.6.3**



Note: inside finished dimensions measured at the center points of opposing sides

**ADDITIONAL COMMENTS**

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