GENERAL PROJECT INFORMATION

PLAN CHECK NO. __________________________ DISTRICT NO ________
JOB ADDRESS ___________________________ CITY ________________ ZIP __________

The State of California delegates to the County the authority to ensure compliance with Title 24, Part 2 of the California Code of Regulations. 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 (HUD). Where the ADA & HUD requirements exceed those contained in Title 24, Part 2, it is the owners responsibility and consultants to ensure compliance with the most current ADA & HUD regulations, as the County/City is not delegated the authority to plan review or inspect projects for ADA & HUD compliance.

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2011 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.

GROUP R OCCUPANCIES

1. Hotels, motels, inns, dormitories, resorts, homeless shelters, halfway houses, transient group homes, and similar places of transient lodging shall provide access for persons with disabilities in accordance with the provisions of the accessibility requirements of California Building Code. (1111B.4)

2. Provide _____ fully accessible guest rooms or dormitory rooms, including sanitary facilities serving such guest rooms or dormitory rooms and _____ additional accessible rooms with roll-in showers in accordance with Table 11B-3. (1111B.4.2)

<table>
<thead>
<tr>
<th>Total Number of Rooms</th>
<th>Fully Accessible Rooms</th>
<th>Plus Additional Accessible Rooms with Roll-In Showers</th>
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<td>1</td>
</tr>
<tr>
<td>26 to 50</td>
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<tr>
<td>501 to 1,000</td>
<td>2% of Total</td>
<td>4 Plus 1 for each additional 100 over 400</td>
</tr>
<tr>
<td>1,001 and over</td>
<td>20 + 1 for each 100 over 1,000</td>
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</tbody>
</table>

3. Accessible guest rooms or suites shall be dispersed among the various classes of sleeping accommodations to provide a range of options applicable to room sizes, costs, amenities provided, and the number of beds provided. (1111B.4.1)
4. Where provided as part of an accessible unit, sleeping room or suite, the following spaces shall be accessible and shall be on an accessible route complying with Section 1111B.4.2.1:
   a. The living area.
   b. The dining area.
   c. At least one sleeping area.
   d. Patios, terraces or balconies.
   e. Where full bathrooms are provided, at least one full bathroom (that is, one with a water closet, a lavatory and bathtub or shower).
   f. Where only half baths are provided, at least one half bath.
   g. Carports, garages or parking spaces.

5. Guest rooms and suites shall be on an accessible route complying with Section 1114B.1.2. An accessible route shall also connect all accessible spaces and elements, including telephones, within the unit, sleeping room or suite. (1114B.4.2.2)

6. Accessible sleeping rooms shall have a 36" clear width maneuvering space located along both sides of a bed, except that where two beds are provided, this requirement can be met by providing a 36" wide maneuvering space located between the beds. (1111B.4.3)

7. When accommodations are provided with kitchens, kitchenettes, wet bar units or similar amenities, they shall be accessible and meet the requirements of Section 1133A. Kitchens shall be provided per the number required to be accessible in conformance with Table 11B-3. (1111B.4.4)

8. Hotel and motel bathrooms beyond those specified by Section 1111B.4 shall provide the following features: (1111B.4.6)
   a. All bathroom fixtures are in a location that allows a person using a wheelchair measuring 30" by 48" to touch the wheelchair to any lavatory, urinal, water closet, tub, sauna, shower stall and any other similar sanitary installation, if provided.
   b. All bathroom entrance doors have a clear opening width of 32" and shall be either sliding doors or shall be hung to swing in the direction of egress from the bathroom.

9. Fixed or built-in storage facilities located within accessible sleeping rooms or suites required by Table 11B-3 shall be accessible in the number and dimensions provided in Section 1125B.

10. Dormitory rooms beyond those specified herein shall comply with the adaptability requirements of Section 1111B.5. (1111B.4.8)

11. Toilet facilities shall comply with Section 1111B.4.6 as modified for hotel, motel, and dormitory accommodations. (1111B.4.6.7)

12. Required accessible bathrooms for places of transient lodging shall comply with the following provisions: (1111B.4.6)
   a. Doors to accessible bathrooms shall comply with Section 1133B.2 and shall not swing into the floor space required for any fixture. (1111B.4.6.1)
   b. All fixtures and controls shall be on an accessible route. There must be within the bathroom a clear floor space measuring 30" by 60". The clear floor spaces at fixtures and controls, the accessible route, and the turning space may overlap. (1111B.4.6.2)
   c. If a toilet compartment is provided, it shall comply with Section 1115B.3.1 or 1115B.3.2; its water closet shall comply with Section 1115B.4.1 of this Code. (1111B.4.6.3)
   d. If a lavatory and/or mirror is provided, they shall comply with Sections 1115B.4.3 and 1115B.8.1, as applicable. (1111B.4.6.4)
   e. If controls, dispensers, receptacles, or other types of equipment are provided, then at least one of each shall be on an accessible route and shall comply with Section 1117B.6, Controls and operating mechanism. (1111B.4.6.5)
   f. If tubs or showers are provided, then at least one accessible tub that complies with Section 1115B.4.5 or at least one accessible shower that complies with Section 1115B.4.4 of this Code shall be provided. (1111B.4.6.6)
   g. Toilet facilities shall comply with section 1111B.4.6 as modified for hotel, motel and dormitory accommodations 1111B.4.6.7.

**NOTE: Hotel and motel bathrooms beyond those specified in Section 1111B.4 shall provide the following features:**
   i. All bathroom fixtures shall be in a location that allows a person using a wheelchair measuring 30 inches by 48 inches to touch the wheelchair to any lavatory, urinal, water closet, tub, sauna, shower stall and any other similar sanitary installation, if provided.
   ii. All bathroom entrance doors shall have a clear opening width of 32 inches and shall be either sliding doors or shall be hung to swing in the direction of egress from the bathroom.

13. All accessible sleeping rooms or suites required by Table 11B-3 shall comply with the requirements of Section 1111B.4.5 for hearing impaired guests. (1111B.4.2)

14. In addition to those accessible sleeping rooms and suites required by Section 1111B4.2, additional sleeping rooms and suites shall be provided with the following features as required by Table 11B-4 as follows: (1111B.4.5)
   a. Visible alarms shall be provided and shall comply with NFPA 72 and Chapter 9, Section 907.5.2.3. (1111B.4.5.1)
b. Visual notification devices shall also be provided in units, sleeping rooms and suites to alert room occupants of incoming telephone calls and a door knock or bell. Notification devices shall not be connected to visual alarm signal appliances.  
(1111B.4.5.2)
c. Permanently installed telephones shall have volume controls complying with Section 1117B.2.8; an accessible electrical outlet within 48” of a telephone connection shall be provided to facilitate the use of a text telephone.  
(1111B.4.5.3)
15. Public and common use rooms and similar areas shall be made accessible to persons with disabilities.  
(1111B.2)
16. When recreational facilities are provided, including swimming pools, they shall comply with Sections 1104B.4.3 and 1132B.2.  
(1111B.3)

BATHING AND SHOWER FACILITIES

17. Where separate facilities are provided for persons of each sex, these facilities shall be accessible to persons with disabilities. Where unisex facilities are provided, these facilities shall be accessible to persons with disabilities.  
(1115B.1.1)
18. Where facilities are to be used solely by small children, the specific heights and clearances may be adjusted to meet their accessibility needs. See Table 1115B-1 for suggested mounting heights and clearances.  
(1115B.1.2)
19. Where facilities for bathing are provided for the public, clients, or employees, including showers or bathtubs, at least one shower or bathtub and support facilities such as lockers, and not less than 1% of all facilities, shall be accessible.  
(1115B.2)

TOILET FACILITIES

20. Multiple-accommodation toilet facilities shall have the following:  
(1115B.3.1)
a. A clear space measured from the floor measured to a height of 27” above the floor, within the sanitary facility room, of sufficient size to inscribe a circle with a diameter not less than 60” in size. Other than the door to the accessible water closet compartment, a door, in any position, may encroach into this space by not more than 12” (305 mm).  
(1115B.3.1.1)
b. Doors shall not swing into the clear floor space required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the fixture’s required clear floor space. See figures 11B-1E (a) and (e).  
(1115B.3.1.2)
c. Provide a minimum of one accessible water closet in compliance with Section 1115B.4.1. At least 5% of lavatories, but not less than one lavatory, shall be accessible in compliance with Section 1115B.4.3.  
(1115B.3.1.3)
d. Accessible water closets shall comply with the following:  
(1115B.3.1.4)
i. The compartment shall be a minimum of 60” wide.  
(1115B.3.1.4.1)
ii. Side opening door, either in-swinging or out-swinging, a minimum of 60” wide and 60” deep maneuvering space shall be provided in front of the water closet.  
(1115B.3.1.4.2)
iii. End opening door (facing the water closet), either in-swinging or out-swinging, a minimum of 60” wide and 48” deep maneuvering space shall be provided in front of the water closet. The door shall be located in front of the clear floor space and diagonal to the water closet, with a minimum stile width of 4”.  
(1115B.3.1.4.3)
iv. The water closet compartment shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening width of 32” when located at the end and 34” when located at the side with the door positioned at an angle of 90° from its closed position.  
(1115B.3.1.4.4)
v. The inside and outside of the compartment door shall be equipped with a loop or U-shaped handle immediately below the latch. The latch shall be flip-over style, sliding or other hardware not requiring the user to grasp or twist. Except for door-opening widths, a clear, unobstructed access of not less than 44” shall be provided to water closet compartments designed to use by persons with disabilities. Maneuvering space at the compartment door shall comply with Sections 1133B.2.4.2 and 1133B.2.4.3 and in no case shall the space immediately outside of the water closet compartment door be less than 48” as measured perpendicular to the compartment door in its closed position.  
(1115B.3.1.4.5)
e. Where six or more compartments are provided within a multiple-accommodation toilet room, in addition to the water closet and compartment required by items 3 and 4 above, provide at least one ambulatory accessible compartment. The ambulatory accessible compartment shall be 36” wide with an outward swinging self-closing door and parallel grab bars complying with Section 1115B.4.1, Item 3.  
(1115B.3.1.5)
f. Toilet rooms shall have a stable, firm, slip resistant surface in compliance with Section 1124B.1.  
(1115B.3.1.6)
21. Single accommodation toilets facilities shall have the following:  
(1115B.3.2)
a. There shall be sufficient space in the toilet room for a wheelchair measuring 30” wide by 48” long to enter the room and permit the door to close. There shall be in the room a clear floor space of at least 60” in diameter, or a T-shaped space complying with Figure 11B-12 (a) and (b). No door shall encroach into this space for more than 12”. See Figure 11B-1A.  
(1115B.3.2.1)
b. Doors shall not swing into the clear floor space required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the fixture’s required clear floor space. See Figure 11B-1E.  
(1115B.3.2.2)

c. Provide one accessible water closet in compliance with Section 1115B.4.1. A minimum 60" wide by 48" deep maneuvering shall be provided in front of the water closet.  
(1115B.3.2.3)

d. All doors, fixtures and controls shall be on an accessible route. The minimum clear width of accessible route shall be 36" except at doors (see Section 1133B.2). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible shall be as shown in Figure 11B-5E. See also Figure 11B-1A.  
(1115B.3.2.4)

e. Toilet room floors shall have a stable, firm, slip resistant surface in compliance with Section 1124B.1.  
(1115B.3.2.5)

f. Provide one accessible lavatory in compliance with Section 1115B.4.3.  
(1115B.3.2.6)

g. The entrance door shall contain a privacy latch which complies with Section 1117B.6, Controls and operating mechanism.  
(1115B.3.2.7)

NOTE: For bathrooms serving residential occupancies see Section 1111B.4.6 and Chapter 11A.

Exception: In an existing building, a single-accommodation toilet facility may have the water closet fixture in an area which provides a clear space of not less than 36" wide by 48" long in front of the water closet.

ACCESSIBLE FIXTURES

22. Water closets required to be accessible shall comply with the following:  
(1115B.4.1)

a. The centerline of the water closet fixture shall be 18" from the side wall or partition. On the other side of the water closet, provide a minimum of 28" wide clear floor space if the water closet is adjacent to a fixture or a minimum of 32" wide clear floor space if the water closet is adjacent to a wall or partition. This clear floor space shall extend from the rear wall to the front of the water closet.  
(1115B.4.1.1)

b. Provide clear floor space and maneuvering space at accessible water closets in compliance with Section 1115B.4.1, Item 2. Refer to Section 1115B.3.1, Items 4.2 and 4.3 for additionally required maneuvering space at multiple-accommodation toilet facilities. Refer to Section 1115B.3.2, Item 3 for additionally required maneuvering space at single-accommodation toilet facilities.  
(1115B.4.1.2)

i. Where a water closet is not within a water closet compartment, clear floor space around the water closet shall be 60" minimum measured perpendicular from the side wall closest to the water closet and 56" minimum measured perpendicular from the rear wall. See Figure 11B-1E (a).  
(1115B.4.1.2.1)

ii. Where a wall mounted water closet is installed within an accessible water closet compartment, clear floor space around the water closet shall be 60" minimum measured perpendicular from the side wall closest to the water closet and 56" minimum measured perpendicular from the rear wall. Where a floor mounted water closet is installed within an accessible water closet compartment, clear floor space around the water closet shall be 60" minimum measured perpendicular from the side wall and 59" minimum measured perpendicular from the rear wall. See Figures 11B-1E (b), (c), (d) and (e).  
(1115B.4.1.2.2)

iii. Where a water closet is installed within an accessible water closet compartment with an in-swinging door, a minimum 60" wide by 36" deep maneuvering space shall be provided in front of the clear floor space required in Item 2.2. See Figures 11B-1E (c) and (e).  
(1115B.4.1.2.3)

Exception: An adjacent fixture at the rear wall is permitted to encroach into the required floor space at the wide side of the water closet where clearances are provided in compliance with Section 1115B.4.1, Item 1.

Grab bars for water closets not located within a compartment shall comply with the Section 1115B.7 and shall be provided on the side wall closest to the water closet and on the rear wall. Grab bars for water closets located within an accessible compartment shall comply with Section 1115B.7 and shall be provided on the side wall closest to the water closet and on the rear wall. Grab bars for water closets located within ambulatory accessible compartments shall comply with Section 1115B.7 and shall be provided on both sides of the compartments. Grab bars shall not project more than 3" into the required clear floor space.

i. The side grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extend 54" minimum from the rear wall with the front end positioned 24" minimum in front of the water closet. The side grab bar shall be securely attached and centered 33" above and parallel to the floor.
24. Lavatory fixtures, vanities and built-in lavatories shall comply with Section 1115B.4.3.
   a. Faucet controls and operating mechanisms shall be operable with one hand in accordance with this chapter and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall not be greater than 5 pound-force. Lever-operated, push type and electronically controlled mechanisms (preferable) are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least ten seconds.
   b. Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18” to the centerline of the fixture. All lavatories that are designated to be accessible shall be a minimum of 17” in horizontal depth and mounted with the rim or counter edge no higher than 34” above the finished floor and with vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory of 29” reducing to 27” at a point located 8” back from the front edge. In addition a minimum 9-inch-high toe clearance must be provided extending back toward the wall to a distance no more than 6” from the back wall. The toe clearance space must be free of equipment or obstructions. A clear floor space 30” by 48” complying with Section 1118B.4 shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19” into knee and toe space underneath the lavatory. See Figure 11B-1D, Knee clearance.
   d. Hot water and drain pipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.

25. Showers required to be accessible shall comply with this subsection following: (1115B.4.4)
   a. Accessible showers shall comply with one of the following:
      i. Roll-in shower 60” minimum in width between wall surfaces and 30” minimum in depth with a full opening width on the long side. Shower compartment size and clear floor space shall comply with the Figure 11B-2A.
      ii. Alternate roll-in shower 60” minimum in width between wall surfaces and 36” in depth with an entrance opening width of 36” minimum. Shower compartment size and clear floor space shall comply with Figure 11B-2B.
      iii. Alternate roll-in shower with optional enclosure 60” minimum in width between wall surfaces and 36” in depth as long as the entrance opening width is a minimum 36”. Shower compartment size and clear floor space shall comply with Figure 11B-2C.
   b. Thresholds in roll-in type showers shall be 1/2” high maximum and shall comply with Section 1124B.2.
   c. Where, within the same functional area, two or more accessible showers are provided, there shall be at least one shower constructed opposite hand from the other or others. (That is, one left-hand controls versus right-hand controls) 1115B.4.3
26. A flexible hand-held sprayer unit with a hose at least 60" long that can be used both as a fixed shower head and as a hand-held shower shall be provided. This unit shall be mounted such that the top of the mounting bracket is at a maximum height of 48" above the shower floor: 1115B.4.4.4
   i. Controls in a 60" minimum by 30" minimum roll-in shower shall be located on the back wall of the compartment adjacent to the seat and the centerline of the controls shall be within a range of no less than 19" and no more than 27" from the seat wall as shown in Figure 11B-2A.
   ii. Controls in a 60" minimum by 36" alternate roll-in shower shall be located on the side wall of the compartment adjacent to the seat and the centerline of the controls shall be within a range of no less than 19" and no more than 27" from the seat wall as shown in Figure 11B-2B.
   iii. Controls in a 60" minimum by 36" minimum alternate roll-in shower with optional enclosure shall be located on the back wall of the compartment adjacent to the seat and the centerline of the controls shall be within a range of 19" and no more than 27" from the seat wall as shown in Figure 11B-2C.

27. Except within guest rooms and suites in hotels, motels and similar transient lodging establishments, where accessible shower facilities are provided in areas subject to excessive vandalism, in lieu of providing the fixed flexible hose, two wall-mounted shower heads shall be installed. Each shower head shall be installed so that it can be operated independently of the other and shall have swivel angle adjustments, both vertically and horizontally. One shower head shall be located at a height of 48" above the floor. (1115B.4.4.6)

28. The maximum slope of the floor shall be 2% in any direction. Where drains are provided, grate openings shall be a maximum of 1/4" and located flush with the floor surface. (1115.4.4.7)

29. Shower accessories shall include: (1115B.4.4.8)
   a. A folding seat mounted 18" above the floor, and with a minimum space of 1" and maximum space of 1-1/2" allowed between the edge of the seat and any wall. When folded, the seat shall not extend more than 6" from the mounting wall. The seat dimensions and mounting position shall comply with Figures 11B-2A, 11B-2B, 11B-2C and 11B-2D. The structural strength of seats and their attachments shall comply with Section 1115B.7.2.
   b. Grab bars located on walls adjacent to and opposite the seat shall comply with the diameter, loading and projection requirements of Section 1115B.7. Grab bars shall be mounted between a minimum of 33" and a maximum of 36" above the shower floor with an L-shaped grab bar mounted on walls opposite and adjacent to the front edge of the seat, but not extended to include that portion of wall over the seat. See Figure 11B-2A or 11B-2B
   c. c) When a soap dish is provided, it shall be located on the control wall at a maximum height of 40" above the shower floor, and within reach limits from the seat. (1115.4.4.9)
   d. Enclosures, when provided for shower compartments, shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats. (1115B.4.4.10)

30. Bathtubs required to be accessible shall comply with Section 1115B.4.5.

**IDENTIFICATION SYMBOLS**

31. Doorways leading to sanitary facilities shall be identified by a geometric symbol in compliance with Section 1115B.6. Geometric symbols shall be centered horizontally on the door at a height of 60 inches above the finish floor or ground surface measured to the center of the symbol. See Section 1117B.5.1 item 1 for additional signage requirements applicable to sanitary facilities.

32. Men’s sanitary facilities shall be identified by an equilateral triangle, ¼ inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. (1115B.6.1)
33. Women’s sanitary facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. (1115B.6.2)

34. Unisex sanitary facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter with a ¼ inch thick triangle superimposed on the circle and within the 12-inch diameter. The triangle symbol shall be contrast with the circle symbol, either light on a dark background or dark on a light background. The circle shall be contrast with the door, either light on a dark background or dark on a light background. (1115B.6.3)

GRAB BARS, TUB AND SHOWER SEATS

35. Grab bars, tub and shower seats shall comply with Section 1115B.7.

ACCESSORIES (MIRRORS, MEDICINE CABINETS, DISPENSERS, CONTROLS AND LOCKERS, ETC)

36. All mirrors located above accessible lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40” maximum above the finished floor or ground. (1115B.8.1.1)

37. When mirrors are provided at locations other than above lavatories or countertops, at least one shall be installed with the bottom edge of the reflecting surface 35” maximum above the finished floor or ground. (1115B.8.2)

38. Mirrors in fitting areas and dressing areas shall comply with Section 1117B.8. (1115B.8.3)

ADDITIONAL COMMENTS

39. If medicine cabinets are provided, at least one shall be located with a usable shelf no higher than 44” above the floor. A clear floor space 30” by 48” complying with Section 1118B.4 shall be provided in front of a medicine cabinet to allow a forward or parallel approach. (1118B.8.2)

40. Where towel, sanitary napkins, waste receptacles, dispensers, other equipment and controls are provided, at least one of each type shall be located on an accessible route, with all operable parts, including coin slots, within 40” from the finished floor and shall comply with Section 1117B.6, Controls and operating mechanisms.

41. Toilet tissue dispensers shall be located on the wall within 12” of the front edge of the toilet seat, mounted below the grab bar, at a minimum height of 19”, and 36” maximum to the far edge from the rear wall. Dispensers that controls delivery or that do not permit continuous paper flow shall not be used. (Figure 11B-1A, 1115B.8.4)

42. Where lockers are provided for the public, clients, employees, members or participants, at least one locker and not less than 1 percent of all lockers shall be made accessible to persons with disabilities. A path of travel not less than 36” in clear width shall be provided to these lockers. (1115B.8.5)