The California State University

Office of the Chancellor

Access Compliance Design Guideline

12/2/2011

CSU Access Compliance Design Guideline

rev. *12/2/11*

Authority Cited: Ed Code 66606.

Applicability: All CSU capital projects receiving trustee schematic approval January 2012 or later.

Where Found: This Guideline is available online and has been incorporated into A/E Agreements via Procedure Guide reference.

Intent: The CSU Access Compliance Design Guideline intentionally exceeds California Building Code accessibility minimums. By implementing a buffer capacity requirement, this Guideline seek to allow CSU a measure of discretion to accept minor variances in as-constructed conditions while ensuring code requirements are achieved. Having this discretion will reduce costly delays. To the extent the additional buffer is realized, increased physical accessibility will also be provided.

Variance: Use good judgment in applying and interpreting this guideline. *Individual* elements from this Guideline may be waived by campus. Where so waived, *briefly* document in the project record the campus representative who waived and why.

Conflicting Requirements: This Guideline is a policy document. It is intended to supplement, not supersede, code requirements. Where code imposes a more restrictive standard the code standard shall apply.

Buffers to Slope Limits

	Design to (as max)	*rather than*
Ramps:	7.1% (1 in 14 slope)	*8.33% (1 in 12) slope*
Cross slope:	1.5% (1 in 65)	*2% (1 in 50)*
Apron side slopes:	8.33% (1 in 12)	*10% (1 in 10)*
Bldg entry:	level and clear (CBC 1133B.2.4.2)	*sloped to drain*
Shower pans:	**Design to (as max)**	*rather than*

1.5% (1 in 65)   *2% (1 in 50)*

Buffers to Dimensional <u>Min Limits</u>

Design to exceed code min limit by at least:

1/4"	for max limits 1" to 6"
1/2"	for max limits 6" to 24"
1"	for min limits 24" and greater

Buffers to Dimensional <u>Max Limits</u>

Design to fall short of code max limit by at least:

1/4"	for max limits from 1" to 6"
1/2"-1"	for max limits from 6" to 24"
1/2"-1"	for max limits for 24" and greater

Dimensional Min/Max Examples:

- *60" turning circle: specify 61" as a minimum.*

- *Door strike-side clearances: 18" required, provide 19" as min.; 24" provide 25" as min.*

- *Alcoves 24" min., provide 25"; 30" provide 31"; 36" provide 37", etc.*

- *Stairs: provide 45" min. width between stringers instead of 44" min.*

- *Counter heights: 34" max? Specify 33 1/2" instead. Use care to maintain underside clearances (using max/min buffers).*

Measurement Tolerances - Field Installation and Specified Dimensions

+/- 1/16"	for specific dims 1/4" to 4"
+/- 1/8"	for specific dims 4" to 81"
+/- 1/4"	for specific dims 81" and greater

Localized variances of +/- 1/4" for measurements to/from <u>drywall surfaces</u> is an acceptable field tolerance.

Fine Tolerances - below 1/4"

The acceptable fine-fractional installation/manufacturing tolerance shall be +/- a half of the single-unit of the specified fractional measure. Tolerances shall be inclusive of [paint] finish.

I.e. for <u>eights</u>, the tolerance shall be +/- 1/<u>16</u>"

I.e. for <u>tenths</u>, the tolerance shall be +/- 1/20" (Braille)

Buffers to <u>Low-count Quantity Limits</u> (49 or less)

In general, when <u>more than</u> five (5) accessible elements in one area/location are provided, provide code minimum required plus one.

Low-count Examples:

- Accessible parking stalls *(I.e., if 6 required, provide 7)*

- Lockers, sinks, station count, etc. *(if 6 required, provide 7)*

- For accessible toilet stalls: Provide two accessible stalls once the room fixture count exceeds <u>10.</u>

- For ambulatory toilet stall: Provide two ambulatory stalls once the room fixture count exceeds <u>10.</u>

Buffers to <u>High-count Quantity Limits</u> (50 or more)

Use a triggering threshold 10% less than the high count threshold.

High-count Examples:

- A code threshold of 50 seats or more, read as 45 seats or more as triggering.

- Accessible parking counts should not seek to 'max out'. The intent is that if total space count approaches the next higher threshold, the design bias should be to employ the next higher threshold. The intent is to build in a capacity buffer.

Buffers to <u>Force Limits</u>

Observe a 20% min/max buffer.

Force Limit Examples:

5 lbs max	design to	4 lbs max (doors, controls)
15 lbs max	design to	13 lbs max (rated assemblies)
250 lbs min	design to	300 lbs min (rails and grab bars)

<u>Miscellaneous</u> Accessibility Elements

Signage and Fonts: Use Measurement Tolerances for vertical placement.

Truncated dome color: Specify 'Federal Yellow' (use of black or blue *inserts* at transit station *loading* areas acceptable).

Accessible parking: Design entire stall and access aisle as a pad. Design to a buffered cross-slope maximum of 1.5% in all directions.

Outside the accessible parking/access aisle 'pad' at the sides and back that are not on the accessible route, it is acceptable to warp or bevel surfaces more sharply to achieve the 1.5% max on pad slope.

Accessible parking space width dimensions: Lay out individual accessible parking spaces *and* individual access aisles each 2" wider than code minimum.

Projections: Observe buffer min/max limits.

Automatic door openers: Provide powered doors as follows:

- At exterior building entrance where double doors are provided. *Where multiple paired doors at an individual entry are provided only one pair need be powered.*

- All ground floor multiple-occupancy bathrooms.

- Pedestal opener controls are preferred at building entry door locations. High-low control pads preferred at other indoor locations.

Elevator hall and cabin buttons: Specify illuminated-across-entire-face button type.

Stair tread width, handrail and head heights: Use min/max limits.

Handrail 1.5" wall offset: Use Measurement Tolerances. Does not apply where there is no immediately adjacent wall, i.e. handrail with wire or post railing rather than wall mount.

Door closers": Use Buffer Force Limits. Specify that units shall be balanced for repeatable and consistent operation through the expected range of motion at (insert) values.

Plumbing controls": Sensor activation preferred.

Eye wash stations: Provide a centered 30" front approach.

Manufactured Items

Manufactured items, i.e. doors, thresholds, hardware, signage, etc. that are represented as 'access compliant, accessible, etc.' are considered complaint with this buffering policy as-manufactured.

Project Meetings

- At design kickoff and milestone project design meetings include accessibility review as an agenda item.

- At project construction kick-off project construction weekly meetings include accessibility review as an agenda item.

Punch List, Acceptance and Close-out

- CSU shall provide a CASp (Certified Access Specialist) project inspection prior to punch list. *Cap Renewal projects may exclude CASp inspection at campus discretion.*

- Provide post-punch inspection and <u>CASp acceptance certification</u>.

- *CASp certification shall be completed prior to filing of Notice of Completion.*

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