

Plan Check No. _____

For public housing residential 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 owners 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

1. Public housing facilities with residential dwelling units available for public use 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 owned and/or operated by, for or on behalf of a public entity including but not limited to the following:

1. Publically owned and/or operated one- or two-family dwelling units or congregate residences;
 2. Publically owned and/or operated buildings or complexes with three or more residential dwelling units;
 3. Publically owned and/or operated 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;
 4. Publically owned and/or operated homeless shelters, group homes and similar social service establishments;
 5. Publically owned and/or operated transient lodging, such as hotels, motels, hostels and other facilities providing accommodations of a short term nature of not more than 30 days duration;
 6. 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;
 7. Privately owned housing made available for public use as housing.
2. 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**
 - a. Newly constructed public housing facilities with residential dwelling units shall comply with 11B-233.3.1. (See exception)
 - i. In public housing 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 public housing facilities with residential dwelling units, adaptable residential dwelling units complying with Chapter 11A, Division IV – Dwelling Unit Features shall be provided as required by 11B-233.3.1.2.1 through 11B-233.3.1.2.5. 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**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

4. Multi-Story residential dwelling units in buildings with one or more elevators. In elevator buildings, public housing 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 Chapter 11A, Division IV – Dwelling Unit Features.
5. In non-elevator buildings in public housing facilities, 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 Chapter 11A, Division IV – Dwelling Unit Features.
6. The number of adaptable residential dwelling units required in non-elevator building public housing facilities shall be determined in accordance with Chapter 11A, Section 1150A.1. The remaining ground floor residential dwelling units shall comply with the following requirements: **§11B-233.3.1.2.6**
- a. Grab bar reinforcement complying with 11B-609.
 - b. Doors complying with 11B-404.
 - c. Communication features complying with 11B-809.5.5.
 - d. Electrical receptacle and switches complying with 11B-308.1.
 - e. Toilet and bathing facilities complying with 11B-809.4.
 - f. Kitchen sink removable cabinets complying with 11B-606.2, Exception 3.
- iii. 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**
- b. 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)
 - c. Where an addition to an existing public housing facility building results 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**

- d. Alterations to a public housing facility shall comply with the following: **§11B-233.3.4 (See exception)**
- i. Where a building is vacated for the purposes of alteration for use as public housing, 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. Residential dwelling units with adaptable features shall be provided in compliance with 11B-233.3.1.2. In addition, at least 2 percent of the residential dwelling units shall comply with 11B-809.5. **§11B-233.3.4.1(See exception)**
 - ii. In public housing facilities with 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-233.3.1.2, and 11B-233.3.1.3. 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-233.3.4.2 (See exception)**
- e. In public housing facilities, 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, and adaptable features complying with Chapter 11A, Division IV 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)**
- f. 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**
3. Residential dwelling units required to provide mobility features shall comply with 11B-809.2 through 11B-809.4. Residential dwelling units required to provide communication features shall comply with 11B-809.5. **§11B-809.1**
4. 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)**
5. Where a kitchen is provided, it shall comply with 11B-804 Kitchens and Kitchenettes. **§11B-809.3**
6. 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**
7. 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**
8. 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**
 - ii. 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**
- b. 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**
 - i. 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**
- c. 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**
- d. 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**
- e. Communication features shall be provided at the residential dwelling unit primary entrance complying with the following:
 - i. 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**
 - ii. 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**
- f. 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

9. 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**

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.

10. Residential facilities:

- a. 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
- b. 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
- c. Detached private garages accessory to residential dwelling units, shall be accessible as required by Section 11B-208.3 Location. **§11B-208.3.3.1**
- d. Attached private garages directly serving a single residential dwelling unit shall provide at least one of the following options: **§11B-208.3.3.2**
 - i. A door leading directly from the residential dwelling unit which immediately enters the garage.
 - ii. An accessible route from the residential dwelling unit to an exterior door entering the garage.
 - iii. An accessible route from the residential dwelling unit's primary entry door to the vehicular entrance at the garage.

KITCHENS, KITCHENETTES AND WET BARS

11. Dimension 40 inch minimum clearance between counters, appliances, or cabinets in pass through kitchens. Pass through kitchens shall have two entries. **§11B-804.2.1**
12. Dimension 60 inch minimum clearance between opposing base cabinets, counter tops, appliances, or walls in U-shaped kitchens. **§11B-804.2.2**
13. 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 all of the following are met:
 - i. the cabinetry can be removed without removal or replacement of the kitchen work surface;
 - ii. the finish floor extends under the cabinetry; and
 - iii. 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.
14. Sinks shall comply with 11B-606 Lavatories and Sinks. **§11B-804.4**
15. At least 50 percent of shelf space in storage facilities shall comply with 11B-811 Storage. **§11B-804.5**

16. 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:
 - i. 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.
 - ii. 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.
 - iii. 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

- 17. 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**
- 18. 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**

ADDITIONAL COMMENTS
