City of Santa Barbara
Building & Safety Division

Existing Building Access Compliance Form:

Project Cost **Above** Valuation Threshold of ***$209,208.00***

Community Development
630 Garden Street
805-564-5485

BLD20_____

Project Address _____ Year Built_____ Case Number

CALIFORNIA BUILDING CODE SECTION 11B-202.4 Accessibility for Existing Buildings & Facilities.

All existing buildings and facilities - When alterations, structural repairs or additions are made to such buildings or facilities, an accessible path of travel[19] to the specific area of alteration or addition shall be added.

Exception 8: When the total cost of construction exceeds the valuation threshold**,** compliance shall be provided to the maximum extent possible. However, when the total cost exceeds the 2026 valuation threshold ***($209,208.00)*** and the enforcing agency determines an unreasonable hardship exists, full compliance shall not be required. Compliance shall be provided to the greatest extent possible without creating an unreasonable hardship, but in no case shall it be less than 20%. A separate "Request For Relief From Unreasonable Hardship" is required for this determination.

1a. Adjusted Cost of Construction for this Project (based on Marshall & Swift Cost Estimator or similar) **$** _____

2a. Cost of Construction over the last 3 years for this building or tenant space only where no accessibility upgrades were included **$** _____

3a. Total Cost of Construction: (Add items 1a + 2a) **$** _____

4a. 20% of Total Cost of Construction (Multiply Item 3a by 0.2) **$** _____ *****

*****This is the **minimum** amount required to upgrade existing Path of Travel items on this project unless it is already fully compliant.

PROVIDE "COSTS TO UPGRADE" THE ACCESSIBLE "PATH OF TRAVEL" PER CBC 11B-202.4 EXCEPTION 8

	Please provide amounts for both columns and check the appropriate boxes for the items below:	Already Compliant	Cost to Make Fully Compliant	Cost of Work On This Project
1b.	An accessible entrance to & into the structure (level landings, lever hardware, min. door width, etc.)	☐	**$** _____	**$** _____
2b.	An accessible route to the altered area (elevators, ramps, stairs, hallways, path from ROW, parking, etc.)	☐	**$** _____	**$** _____
3b.	At least one accessible restroom for each sex (unless single use restroom as allowed by plumbing code)	☐	**$** _____	**$** _____
4b.	Accessible public telephone(s) (if provided)	☐	**$** _____	**$** _____
5b.	Accessible drinking fountains (if provided)	☐	**$** _____	**$** _____
6b.	Additional accessible parking, storage/alarms (if possible) (This refers to items that are above and beyond the minimum listed above)			**$** _____
7b.	Total cost of providing accessible features		**$** _____	**$** _____ ***** *Total must be at least 20%

I certify that the above costs are based upon a valid estimate by a qualified person or firm and existing compliance is based upon a site investigation by me or my authorized representative.

Applicant Printed Name _____ Title/License # _____

Applicant Signature _____ Date _____

(State Licensed Architect, Licensed Contractor, or person knowledgeable with the current State and Federal Accessibility Codes. If not licensed, provide qualifications.)

Applicant completing this form is responsible for providing accurate information determined from a site investigation.

Please reproduce this form onto the plans. (See Detailed Instructions on page 5)

Accessible Features to be Evaluated	Check Appropriate Box						Location on Plans	Compliance Cost	Compliance Cost
Licensed Professional Shall Determine Path of Travel Features Required to be Compliant with 2022 CBC & Chapters 11A & 11B	Already Compliant	Compliance Required Under This Project	Hardship				Location of Each Accessibility Requirement on Plans including Sheet/Detail Number	Show Cost of Work Necessary to Achieve Full Compliance	Show Cost of Each Element Provided Under This Permit Below (20% Hardship Rule does not apply to Area of Work)
SECTION 1b. Accessible Entrance(s)									
Entry Door(s)									
ISA Signage[2,3,4]									
Level Landing Each Side & Legal Size[1]									
Min. 32" Wide Door Opening Clearance[1]									
Top Threshold to Landing: 1/2" max.[1]									
24" Exterior Pull Side[1]									
12" Push Side @ Interior[1]									
Lever or Panic Hardware[1]									
10" Smooth Kick Plate[1]									
5 lb max. Opening Force + Timed Sweep[1]									
							Section 1b Total		
SECTION 2b A. Exterior Accessible Route to Accessible Entrance(s)									
Accessible Route from Public Sidewalk[5]									
Min. 48" path to Accessible Entrance[6]									
Ramps:									
Max. 1:12 slope									
Max. 1:48 Cross slope									
Handrails on both sides									
Site Signage[2,3]									
Accessible Parking (AP) [8]									
Number of Van & Accessible Spaces							#Van #AP		
12' Van Stall w/ 5' Access Aisle on Right									
Stall(s) Signage									
Stall(s) Closest to Entry									
Access Aisle Width 5' & 8' max 1:48 Slope									
						Section 2b Subtotal A			
SECTION 2b B: Interior Accessible Route to Area of Alteration									
5' landings on pull side of doors[1]									
4' landings on push side of doors[1]									
Doors:									
18" strike edge clearance on pull side									
12" on push side with closer and latch									
Lever or "panic" hardware									
32" min. clear door opening									
Top Threshold to Landing: 1/2" max.									
Min. 44" corridor width > 10 occupants[9]									
Tactile signage at exit/stairway doors[2]									
Tactile signage at other rooms w/signs[2]									
Ramps:									
Max. 1:12 slope									
Max 1:48 cross slope									
Handrails on both sides									
Page 2 of 4						Section 2b Subtotal B			
						Section 2b Total			

SECTION 3b: Accessible Restroom	**Check Appropriate Box**							**Location on Plans**	**Compliance Cost**	**Compliance Cost**
At Least One Accessible Restroom for Each Sex, Unless Unisex is Allowed	Already Compliant	Compliance Required Under This Project	Hardship		Men	Women		Location of Each Accessibility Requirement on Plans including Sheet/Detail Number	Show Cost of Work Necessary to Achieve Full Compliance	Show Cost of Each Element Provided Under This Permit Below (20% Hardship Rule does not apply to Area of Work)
Accessible Signage on Door [10]										
60" Circle[11]										
Doors: [1]										
18" strike edge clearance on pull side										
12" on push side with closer and latch										
Lever or no hardware										
32" min. clear door opening										
Top Threshold to Landing: 1/2" max.										
Toilet Seat Height: 17" min to 19" max [12]										
Toilet Bowl 17" to18" from center to Wall [12]										
Toilet flush handle on wide side[12]										
Grab bars:[12]										
42" min. side grab bar length										
Side bar extends 24" in fromt of bowl										
36" min. rear grab bar length										
33"-36" grab bar height AFF										
Toilet Stall dimensions (11B-604):										
60" min. width (no other fixture can overlap)										
Front Entrance Stall:										
48" min. clear in front of bowl										
Side Entrance Stall:										
60" clearance in front of bowl										
Lavatory Clearances:[12]										
Top of sink - 34" max.										
Knee Clearance - 9"-27" high x 11" deep										
Toe clearance: 9"h x 17"-19"d.										
Underside of Counter: 29"h x 8"d min.										
Lav faucet with lever handles										
Lav faucet 5lbs to operate max.										
Bottom of Mirror (not frame) 40" max.[13]										
Toilet paper roll 19" AFF max, 7"-9" in front of WC										
Controls/Dispensers 40" high max.[13]										
Urinals:[11]										
Lip height - 17" max.										
Projection from wall - 13.5" max.										
Page 3 of 4								**Section 3b Total**		

	Check Appropriate Box							Location on Plans	Compliance Cost	Compliance Cost
	Already Compliant	Compliance Required Under This Project		Hardship				Location of Each Accessibility Requirement on Plans including Sheet/Detail Number	Show Cost of Work Necessary to Achieve Full Compliance	Show Cost of Each Element Provided Under This Permit Below (20% Hardship Rule does not apply to Area of Work)
SECTION 4b. Accessible Telephone (if Telephone is provided)										
30"x48" clear approach										
27" min clear under phone enclosure										
48" max height to operable parts										
Volume control										
Text phone number										
								Section 4b Total		
SECTION 5b. Accessible Drinking Fountain (if Drinking Fountain is provided)										
Hi/Lo Fountain - High spout 38"-43" high										
18"-19" projection from wall										
30"x48" clear approach										
Min. 27" clear under fountain										
Spout 36" max. above floor, 5" min. from front										
Recessed Alcove:										
32" clear width										
18" min. depth										
Wing Wall Alternate:										
Min. 32" clear width, 18" clear depth										
								Section 5b Total		
SECTION 6b: Additional Elements (if possible)										
Elevator(s):[16]										
36" min. door opening										
54"x80" min. clear cab size for center doors										
68"x54" min clear cab size for side doors										
Control Buttons:										
48" max. height for front approach										
54" max. height for side approach										
42" max. height for hallway call button										
Floor number at 60" AFF										
Tactile signs at controls/buttons										
Buttons min. 3/4" diameter, raised 1/8"										
Door to stay open min. 5 seconds										
Storage[17] **& Alarms:**[18]										
Accessible fixed storage										
30"x48" clear approach										
54" max. height for side approach										
9" min. height for side reach										
46" max. height over obstruction										
Complying opening hardware										
Strobes										
Audible Alarm										
Page 4 of 4								**Section 6b Total**		

Detailed Instructions

This form must be completed by a Licensed Professional such as an Architect, Engineer, General Contractor, or other qualified individual with an understanding of California Accessibility after performing a thorough site inspection.

Provide the Project Address and the building permit Case Number (if known).

Put the cost of construction for this project in Line 1a.

Put the cost of any construction in the last 3 years in Line 2a.

Put the sum of Lines 1a and 2a in Line 3a.

Multiply Line 3a by .2 (20%) and put that amount in Line 4a. This is the **minimum** amount that must be applied to make non-compliant Path of Travel items compliant. **NOTE: This amount is in addition to the adjusted total cost of construction, not a portion of it.**

If all of the elements listed in 1b through 6b are FULLY COMPLIANT: check all appropriate check boxes, provide printed name, signature, license number and date. Then reproduce only Page 1 onto the plans and no further action is required.

If any of the Areas listed in 1b through 6b do not comply: provide an itemized cost in the appropriate column for each Area on sheets 2 through 4. For each improvement in the itemized list that will be provided as part of this project, place a mark in the column labeled “Compliance Required Under This Project”. For each improvement in the itemized list that will NOT be provided as part of this project, place a mark in the column labeled "Hardship" (must be accompanied by an approved Relief from Unreasonable Hardship approval letter). For each improvement in the itemized list that already complies, place a mark in the column labeled “Compliant”. Put the totals from pages 2-4 in the appropriate sections on page one. Provide printed name, signature, license number and date. **Reproduce pages 1 through 4 of this document onto the plans.** If relief from an unreasonable hardship is granted by the Chief Building Official, that approval letter should be reproduced onto the plans as well.

FOOTNOTES:

1 CBC Section 11B-206.5

2 CBC Section 11B-703 & 1013.4

3 CBC Section 11B-216.5

4 CBC Section 11B-216.6

5 CBC Section 11B-206.2.1

6 CBC Section 11B-403

7 CBC Section 11B-402.2 / 11B-405

8 CBC Section 11B-208 & 11B-502

9 CBC Section 11B-403.5.1 Exception 2

10 CBC Section 11B-216.8.1 & 11B703.7.2.6

11 CBC Section 11B-605

12 CBC Section 11B-213.3.4

13 CBC Section 11B-603

14 CBC Section 11B-217-1

15 CBC Section 11B-211.1

16 CBC Section 11B-206.6

17 CBC Section 11B-225.2

18 CBC Section 11B-215.1

19 Path of Travel – An identifiable accessible route within an existing site, building or facility by means of which a particular area may be approached, entered and exited, and which connects a particular area with an exterior approach (including sidewalks, streets and parking areas), an entrance into the facility, and other parts of the facility. When alterations, structural repairs or additions are made to existing buildings or facilities, the term “path of travel” also includes the toilet and bathing facilities, telephones, drinking fountains and signs serving the area of work.