

Taken to Access

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Question of the month:

Q. In last months Taken to Access publication it was stated that buildings built in 2015 had to comply with EVCS infrastructure requirements. Does this mean buildings that are completed in 2015 or buildings permitted in 2015? What does the specific language state?

R. Language related to this requirement can be found in Governor Jerry Brown's Zero Emission Vehicle Executive Order B-16-2012. This order established benchmarks to be achieved by 2015 for the purpose of expanding and accommodating zero-emission vehicles. In it, there is a reference to "private sector's investment in zero emission vehicle infrastructure". Local jurisdictions have adopted this benchmark and are requiring that new projects provide EVCS. However, it is unclear as to whether the project has to start in 2015 or be permitted by 2015. The scoping section in the Draft Accessibility Building Standards does not include a minimum requirement for EVCS. Hence, the requirements would be established by local jurisdictions and will likely vary from project to project.

BUILDING INSPECTORS CHECKLIST

Senate Bill 1608 went into effect on January 1, 2009. Contained in the bill is a legislative request to provide a construction inspection "checklist" of accessibility features to be used by building officials during the rough stages of construction. On June 24, 2015, the California Commission on Disability Access issued the Accessibility Construction Inspection Checklist. The document is not so much a checklist but more a reference guide that can be used during progress/ rough inspections and itemizes key areas of risks for non-compliance. Inspectors are encouraged to highlight general areas of concern, take into consideration conditions such as finish products thicknesses and alert teams while there is still the time and flexibility to make corrections. Teams should recognize that the feedback may or may not be fully accurate as it would be contingent on the level of accessibility expertise of the inspector, the ability of the contractor to apply the feedback and the field conditions that may come up between inspections. For further review of the document follow this link: <http://www.ccda.ca.gov/res/docs/pdf/CCDA-Access-Construct-Inspect-Checklist-2015.pdf>

COMING SOON...STANDARDS & PREFERENCES

One of the main goals of the FPS PAC Accessibility Plan Review is to ensure full compliance upon construction completion. In addition to checking for general code compliance, access specialists provide suggested solutions or recommendations particularly as it relates to minimum and maximum requirements. While on paper it may appear that clearances can be met, often at the end of construction we encounter conditions where compliance was missed by fractions of an inch. For instance, side grabs in toilet rooms are required to be installed no more than 12" from the back wall and extend minimum 24" beyond the edge of the toilet. Often, these requirements can be met with a 42" long grab bar. However, depending on the size of the toilet and the accuracy of the installation, the 24" extension may or may not be met. Hence a common recommendation is to specify a 48" long grab bar. Unfortunately teams typically opt not to provide the longer grab bar to avoid incurring a higher material cost. However, when correcting deficiencies discovered during monitoring the costs become substantially higher. FPS PAC will soon be issuing a list of Sutter Standards and Preferences. Expect the 48" long side grab bar to be among them.

