

PROJECT GUIDELINES

MULTI-FAMILY

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11A. HOUSING ACCESSIBILITY**PAGE**

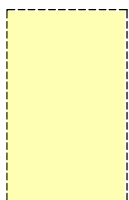
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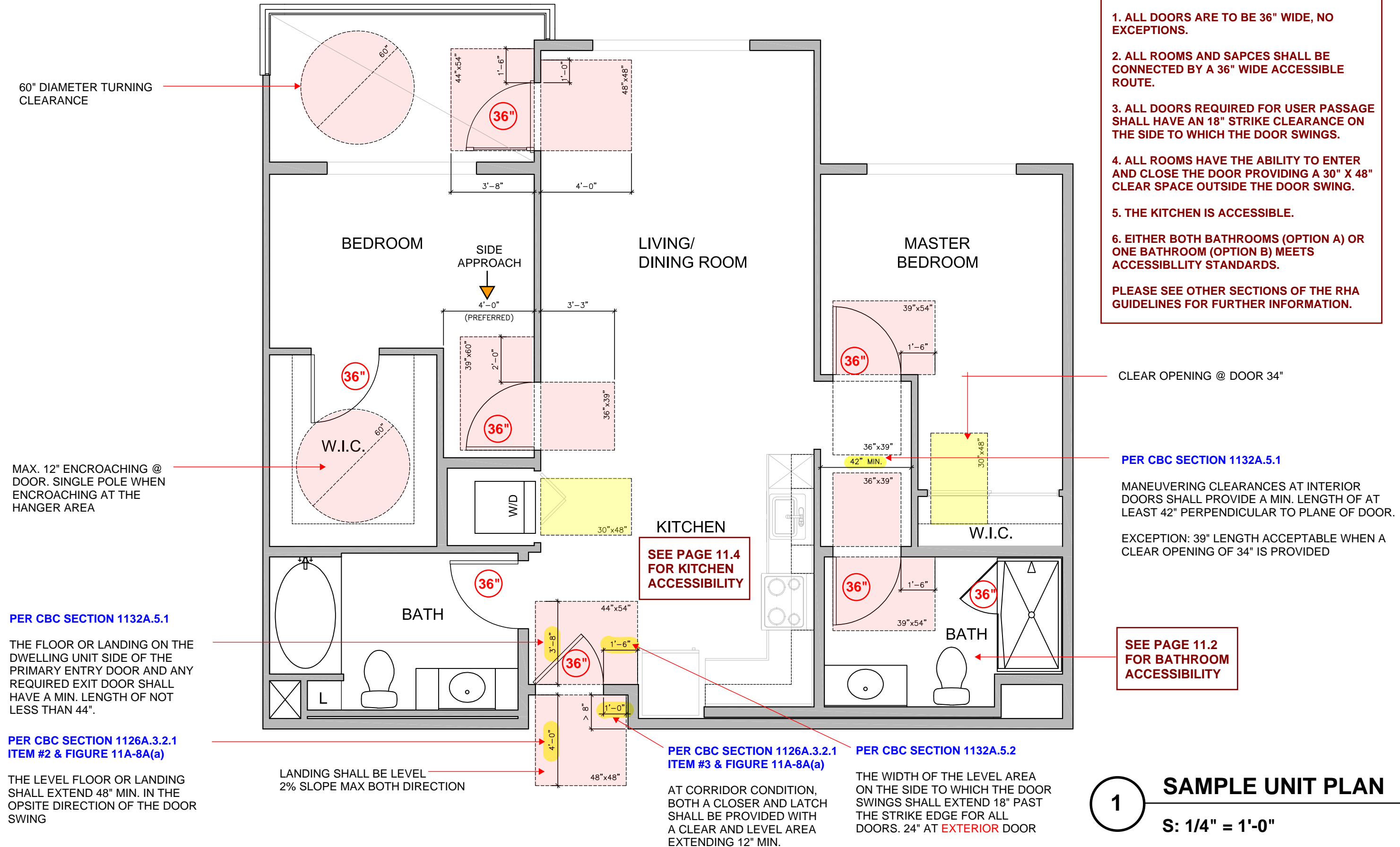
11B. PUBLIC ACCESSIBILITY

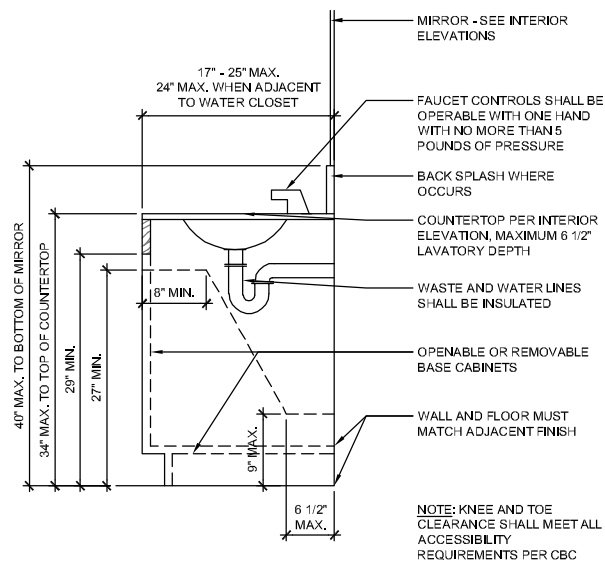
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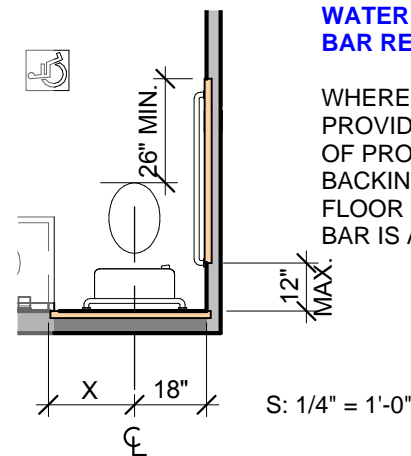
- MECHANICAL
 - MECHANICAL ROOMS
 - AC/CU
- ELECTRICAL
 - ELECTRICAL ROOMS
 - ELECTRICAL METERS
 - TRANSFORMERS
 - LOW VOLTAGE
- PLUMBING
 - MAINTENANCE ROOMS
 - WATER METERS
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COLOR LEGENDFORWARD
APPROACHPARALLEL
APPROACHDOOR
CLEARANCE

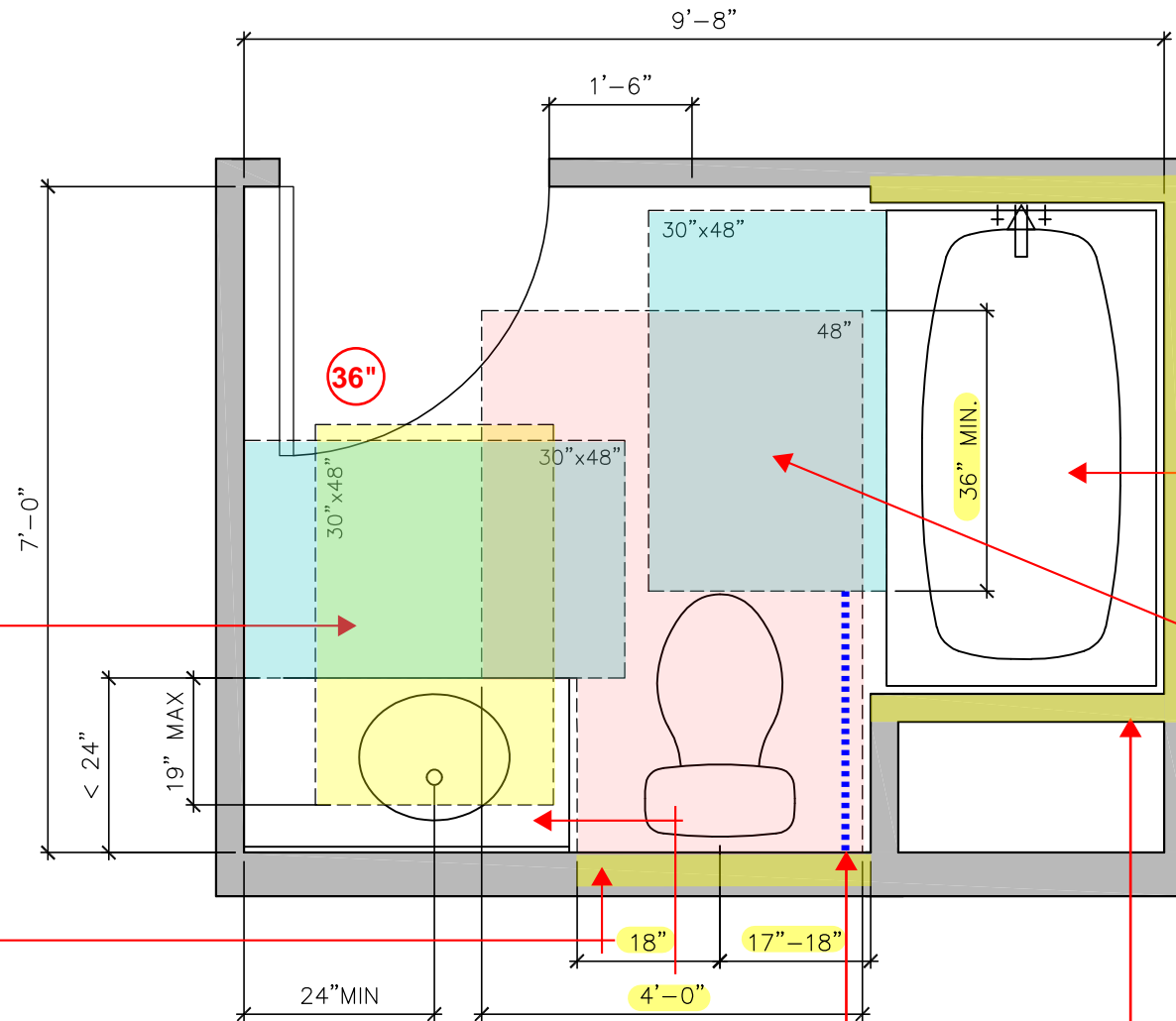
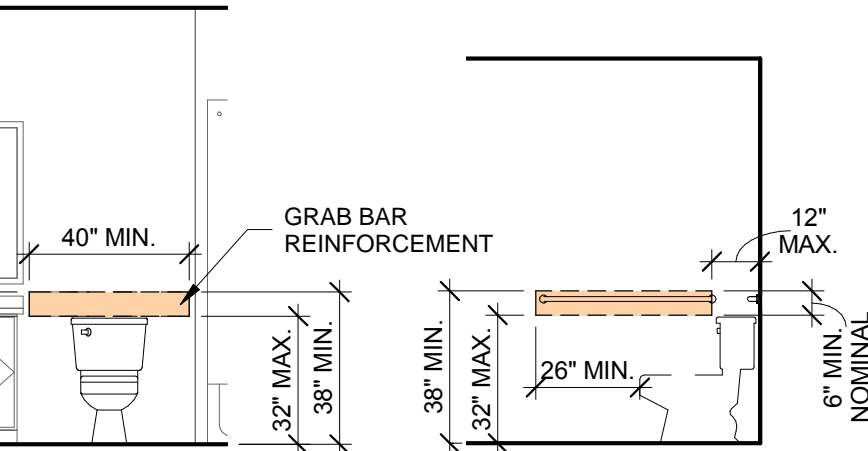


**SINK CLEARANCE / PER CBC SECTION 1134A.8 ITEM #2**

PROVIDE A 30"x48" CLEAR FLOOR SPACE CENTERED ON SINK FOR PARALLEL OR FORWARD APPROACH

**WATER CLOSET GRAB BAR REINFORCEMENT**

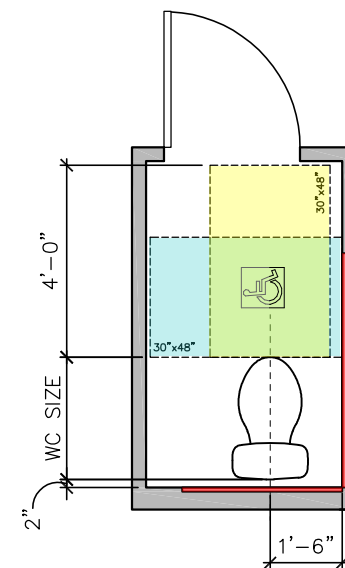
WHERE A SIDE WALL IS NOT PROVIDED WHICH IS CAPABLE OF PROVIDING GRAB BAR BACKING A FOLDWAY OR FLOOR MOUNTED GRAB BAR IS ACCEPTABLE.

**1 SAMPLE BATH PLAN**
S: 1/2" = 1'-0"**WATER CLOSET CLEARANCE / PER CBC SECTION 1134A.7**

THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36"

EXCEPTION: THE 48" MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36" FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24" IN DEPTH.

THE CENTERLINE OF THE WATER CLOSET SHALL BE 17" MINIMUM TO 18" MAXIMUM FROM A GRAB BAR WALL OR PARTITION. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO NON-GRAB BAR WALLS, VANITIES, LAVATORIES OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18" FROM THE OBSTACLE.



WATER CLOSET ROOM

S: 1/4" = 1'-0"

NOTE

1. FOR AN ACCESSIBLE BATHROOM DECIDE WHICH METHOD OF COMPLIANCE WILL BE USED: OPTION A BOTH BATHROOMS WILL COMPLY OR OPTION B ONE BATHROOM WILL COMPLY.
2. PROVIDE 18" STRIKE SIDE CLEARANCE.
3. PROVIDE 30" X 48" PARALLEL WITH THE TUB AND ALIGNED WITH THE CONTROL.
4. PROVIDE 36" WIDE SPACE AT BACK OF WATER CLOSET.

BATHTUB CLEARANCE

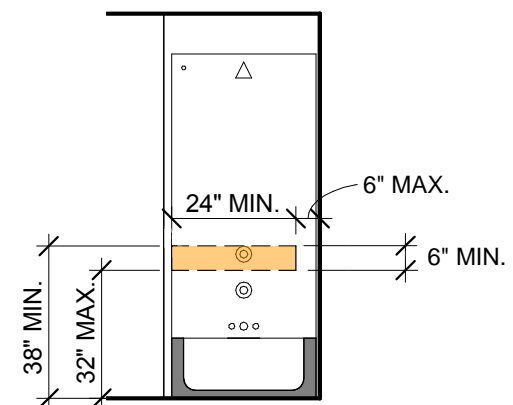
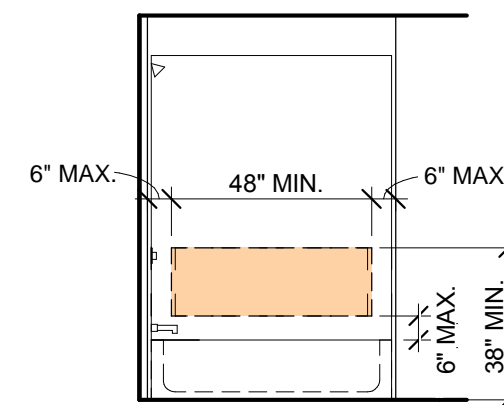
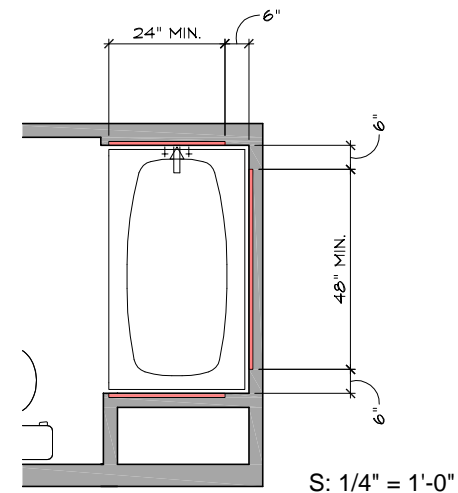
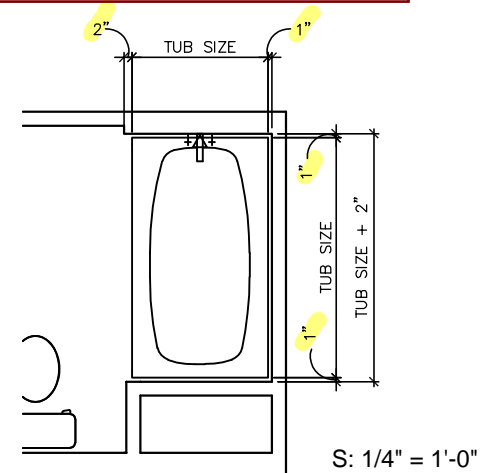
VERIFY IT WITH CLIENT, BATHTUB SIZE AND MEANS AND METHOD

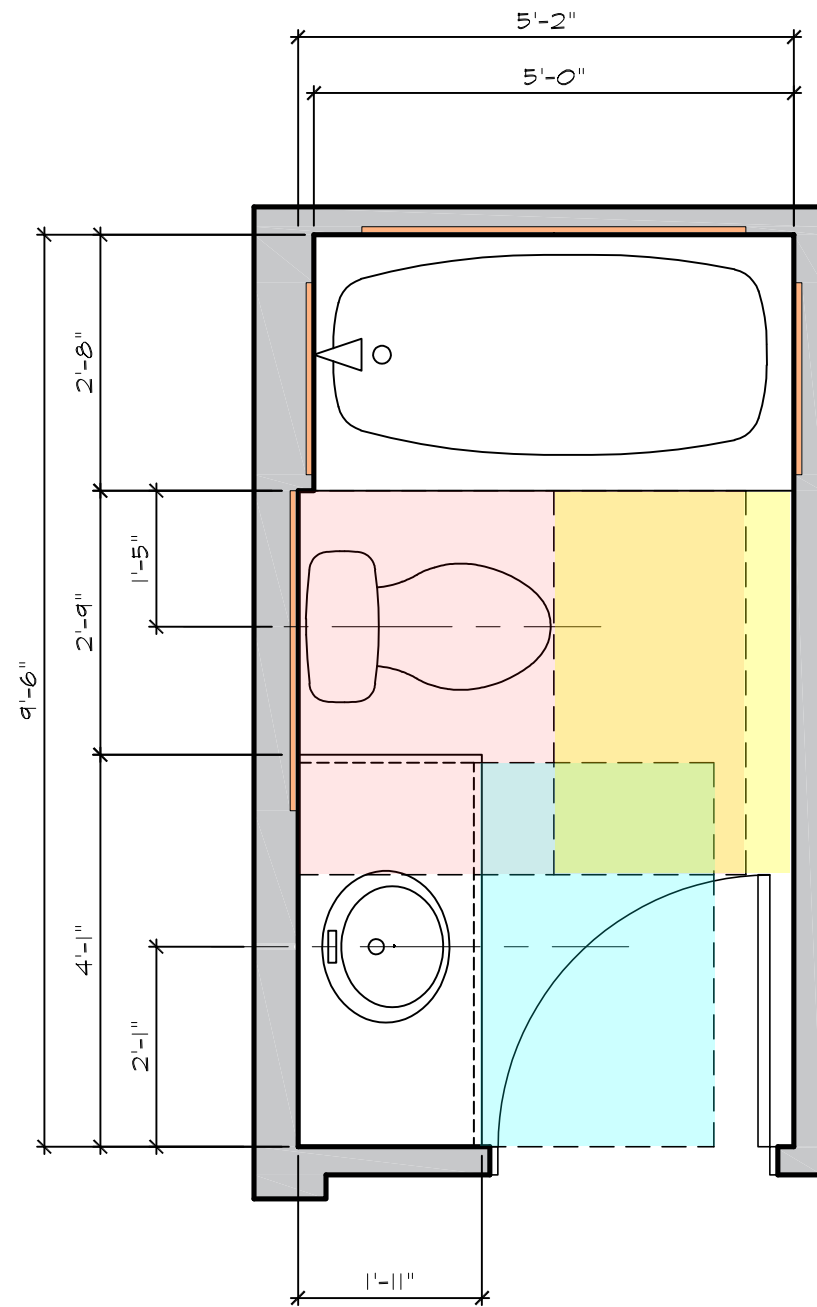
CLEARANCE FLOOR / PER CBC 2016 SECTION 1134A.5 ITEM #1

PROVIDE A MIN. CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF THE BATHTUB. THE EDGE OF THE CLEAR FLOOR SPACE SHALL BE FLUSH TO THE CONTROL WALL SURFACE, THAT INCLUDES THE FACE OF TILE, OR FIBERGLASS TUB SURROUND.

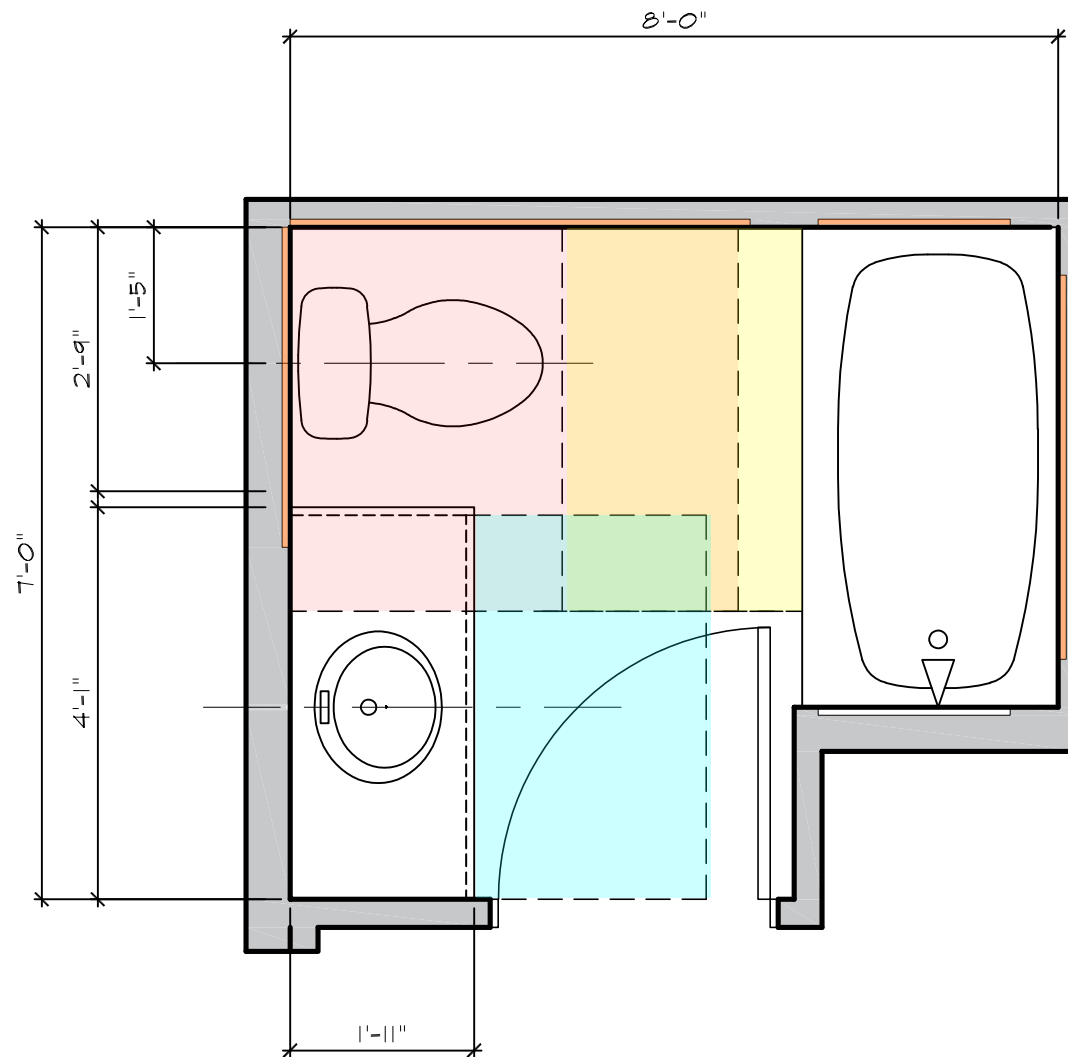
GRAB BAR REINFORCEMENT / PER CBC 2016 SECTION 1134A.5 ITEM #2

GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48" GRAB BAR WITH EACH END A MAX OF 6" FROM WALLS





OPTION - A
1104.11.3.1 ICC



OPTION B
1104.11.3.2 ICC

COLOR LEGEND

	VANITY 30"x 48", 1104.11.3.1.1
	WC 48"x 56", 1104.11.3.1.2.1 & 2
	TUB 30"x 48", 1104.11.3.1.3

TYPE B UNIT, 1104 ICC

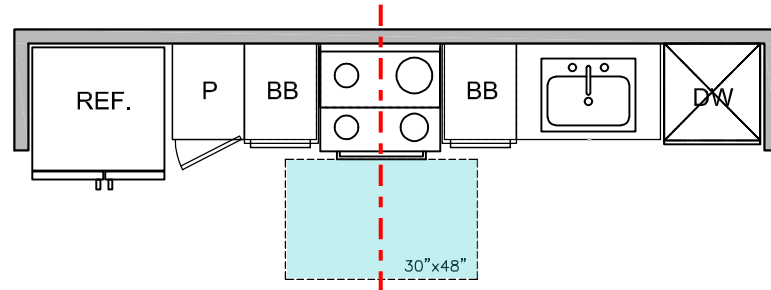
IN TYPE B UNITS, DESIGNERS CAN CHOOSE TO MEET EITHER OPTION A (SECTION 1104.11.3.1) OR OPTION B (SECTION 1104.11.3.2) REQUIREMENTS FOR THE BATH-ROOM(S) IN THE DWELLING UNIT OR SERVING THE SLEEPING UNIT.

THE CHOICE FOR OPTION A AND OPTION B IS AVAIL-ABLE EVEN FOR DWELLING UNITS OR SLEEPING UNITS WITH ONLY ONE BATHROOM. WHEN THERE ARE MULTIPLE BATHROOMS IN THE UNIT, OPTION A CLEARANCES WOULD APPLY TO ALL BATH-ROOMS WITHIN THE UNIT.

ON THE OTHER HAND, IF OPTION B WERE SELECTED FOR A UNIT WITH MULTIPLE BATHROOMS, THE OPTION B PROVISIONS WOULD APPLY TO JUST ONE BATHROOM IN THE UNIT.

ALL BATHROOMS MUST PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS.

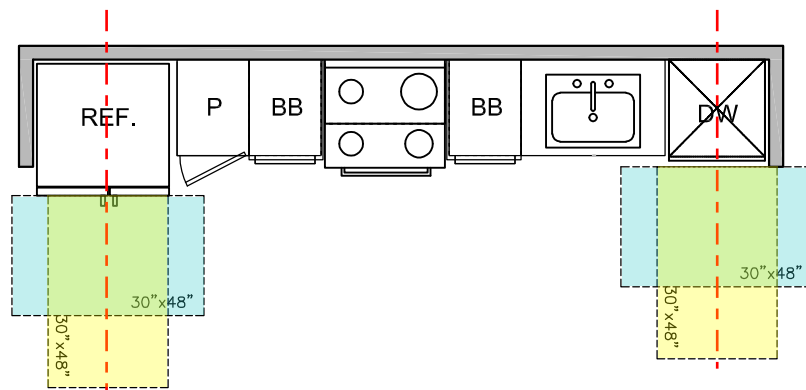
1. RANGE CLERANCE / PER CBC 1134A.2, ITEM #1



A CLEAR SPACE 30"X48" PARALLEL TO RANGE IS REQUIRED

* PER CBC 1134A.2, ITEM #4, THE CENTER LINE OF THE 30 X 42 SHALL BE ALIGNED WITH THE CENTER OF WORK SPACE, APPLIANCE OR FIXTURE (EXCLUDING HANDLES AND CONTROLS).

2. APPLIANCE CLERANCE / PER CBC 1134A.2, ITEM #2

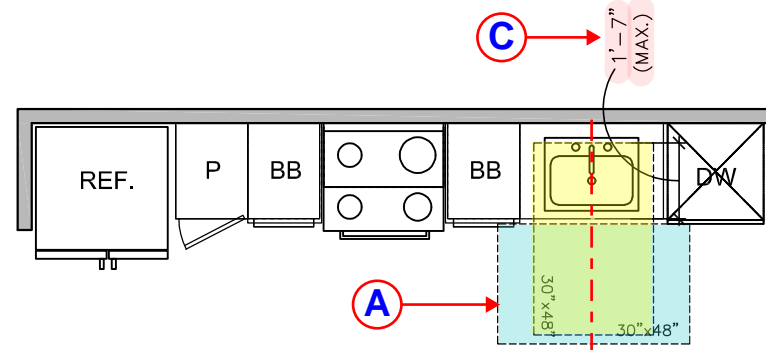


A CLEAR SPACE 30"X48" PARALLEL OR FORWARDING APPROACH TO APPLIANCE IS REQUIRED

1 KITCHEN

S: 1/4" = 1'-0", TYP

3. SINK CLERANCE



A. CLEAR FLOOR SPACE / PER CBC 1134A.2, ITEM #2

A CLEAR SPACE 30"X48" PARALLEL OR FORWARDING APPROACH TO SINK IS REQUIRED

B. REMOVABLE BASE CABINET / PER CBC 1134A.2.1

#1. BASE CABINETS UNDERNEATH SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE.

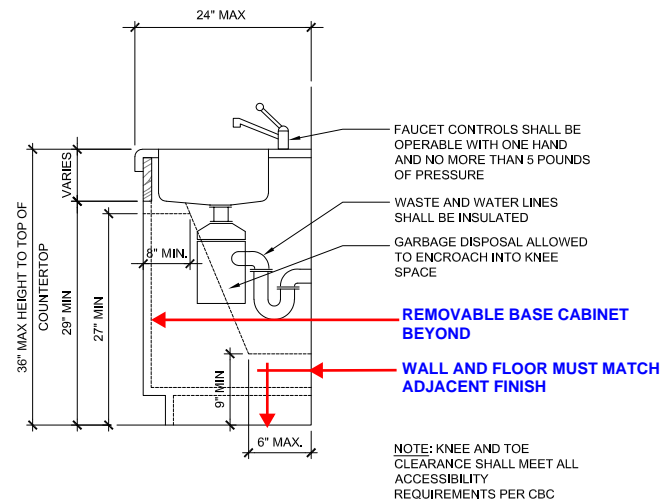
#2. FLOOR FINISH BENEATH KITCHEN SINKS AND WORK SURFACES SHALL BE EXTENDED TO THE WALL.

C. KNEE AND TOE SPACE / PER CBC 1134A.7

#1. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED.

#2. THE KNEE AND TOE SPACE SHALL BE 30" WIDE MIN., CENTERED ON THE SINK.

#3. A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19".



RHA STANDARD DETAIL

4. COUNTERTOP HEIGHT

A. 34" OBSTRUCTED HEIGHT / PER CBC 1134A.2, ITEM #2

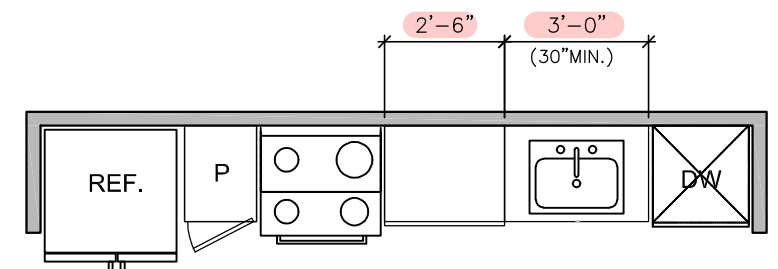
THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX.

B. 36" OBSTRUCTED HEIGHT / PER EXCEPTION, CBC 1134A.2, ITEM #2

KITCHEN COUNTERTOPS IN DWELLING UNITS SHALL BE PERMITTED TO BE 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR.

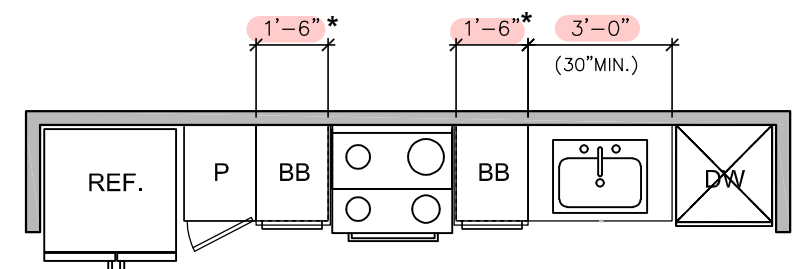
- CONDITION 1 FOR 36" H.

30" SINK SPACE + 30" WORK SPACE = 60"



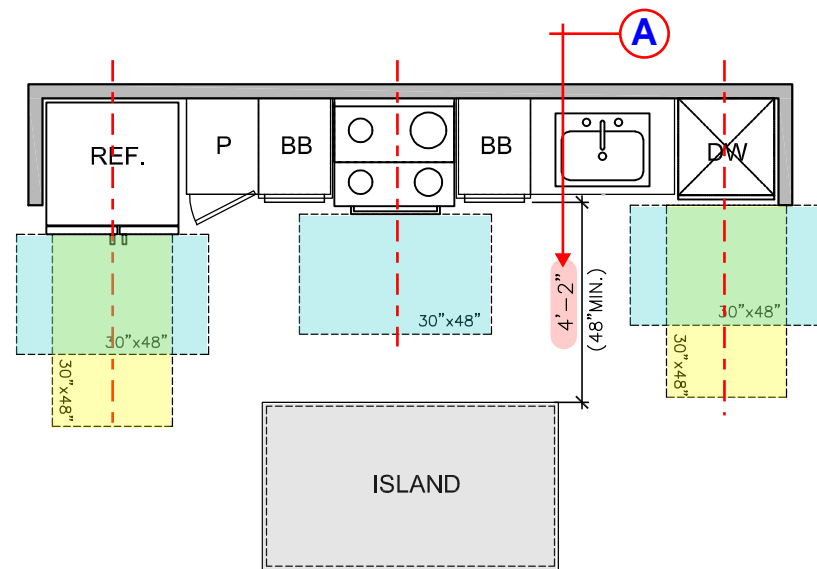
- CONDITION 2 FOR 36" H.

30" SINK SPACE + (2) X 15" BREAD BOARD* = 60"



* 18" MIN. CABINET FOR 15" BREAD BOARD

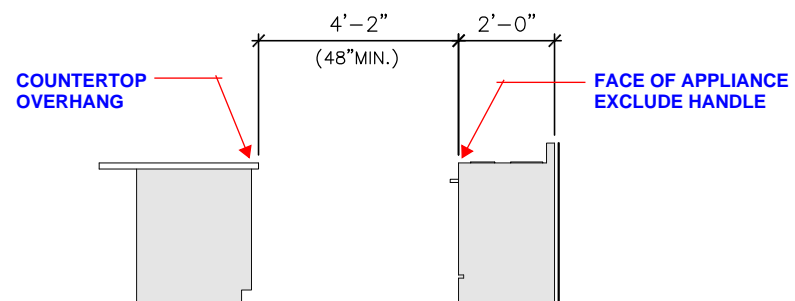
1. LINEAR KITCHEN



S: 1/4" = 1'-0", TYP

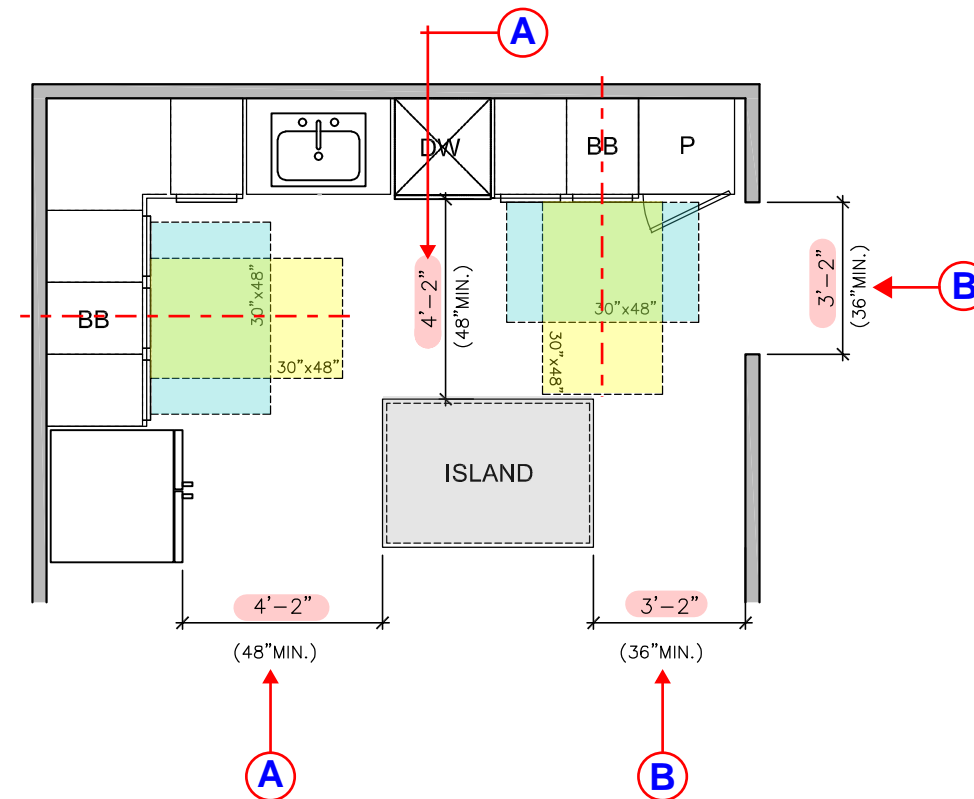
A. CLEAR WIDTH / PER CBC 1134A.2.1

A MINIMUM CLEAR WIDTH MEASURED BETWEEN ANY CABINET, COUNTERTOP OR THE FACE OF ANY APPLIANCE (EXCLUDING HANDLES AND CONTROLS) THAT PROJECTS INTO THE KITCHEN AND THE OPPOSING CABINET, COUNTERTOP, APPLIANCE OR WALL



A CLEAR WIDTH

2. L-SHAPED KITCHEN

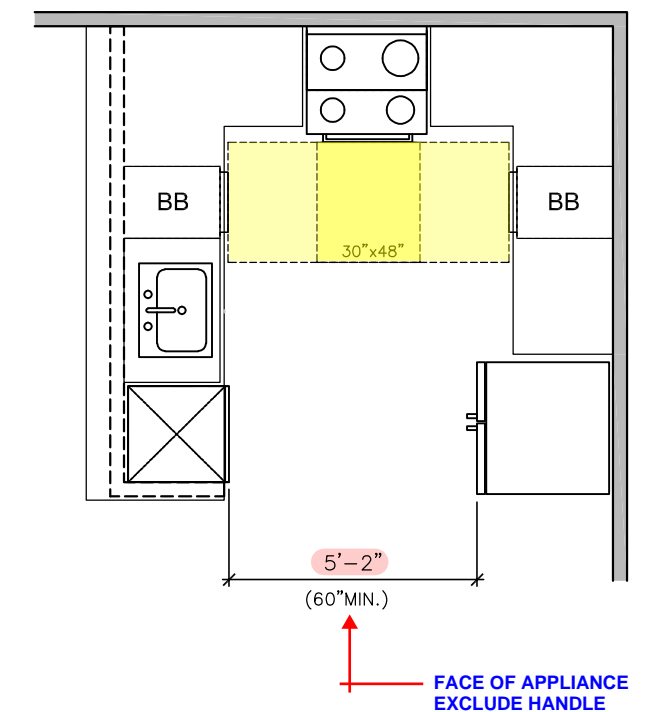


B. ACCESSIBLE ROUTE CLEAR WIDTH / PER CBC 1130A.2

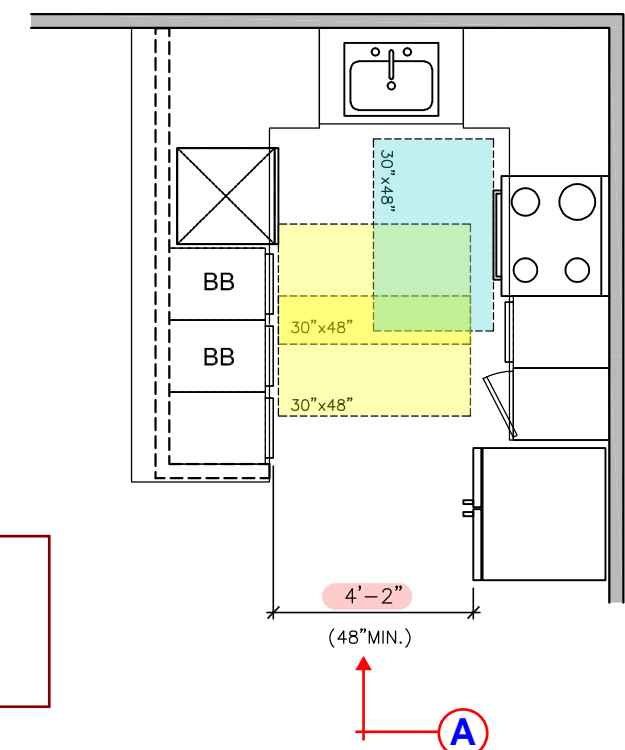
THE ACCESSIBLE ROUTE INTO AND THROUGHOUT COVERED MULTIFAMILY DWELLING UNITS SHALL BE AT LEAST 36 INCHES (914 MM) WIDE.

3. U-SHAPED KITCHEN

3.1 RANGE AT THE BASE



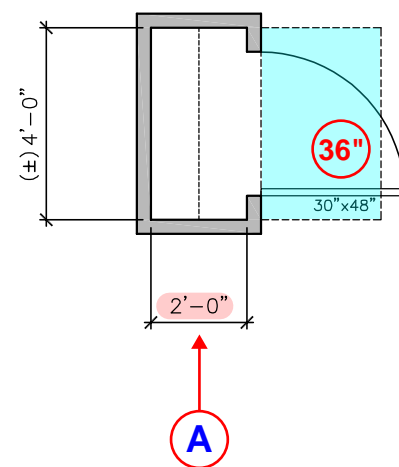
3.2 SINK AT THE BASE



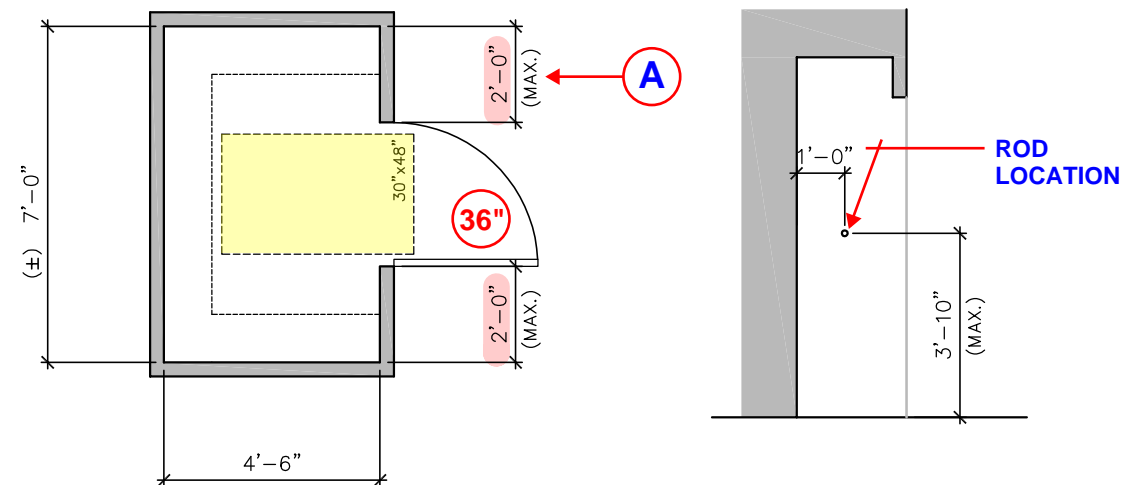
NOTE:
48" U SHAPED KITCHEN
ONLY APPLY TO MULTI-
STORY TOWNHOMES.

1. CLOTHES CLOSET CLEARANCE

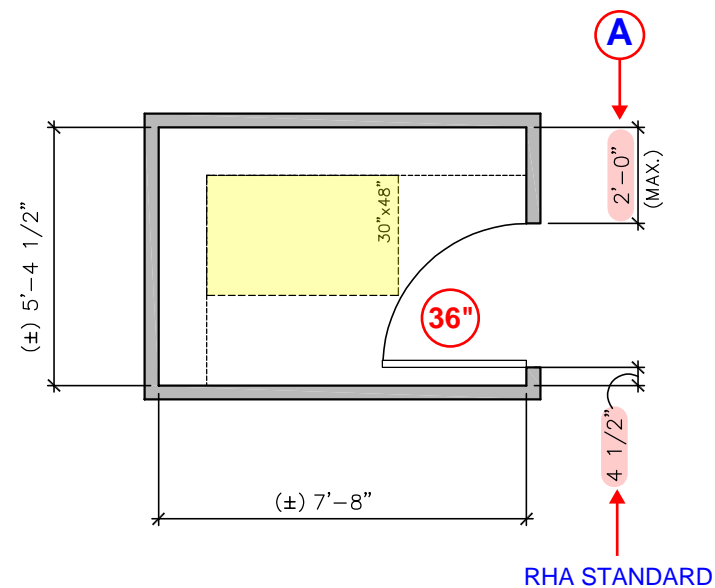
1.1 SMALL CLOSET (SWING OUT)



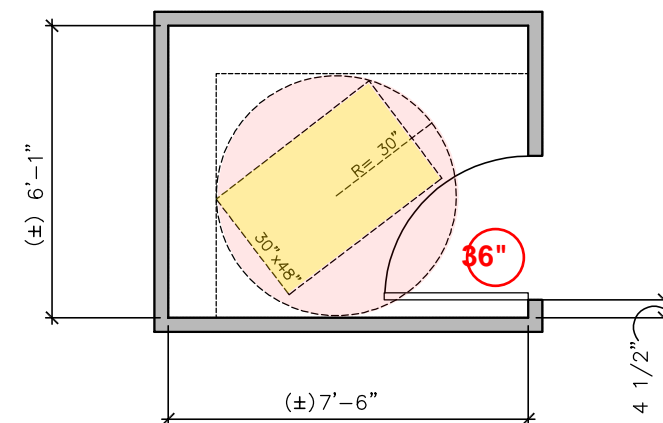
1.2 SMALL CLOSET (SWING OUT)



1.3 CLOTHES CLOSET (SWING IN)



1.4 CLOTHES CLOSET (SWING IN)



A. SIDE REACH OVER OBSTRUCTION / PER CBC FIG 11A-1J

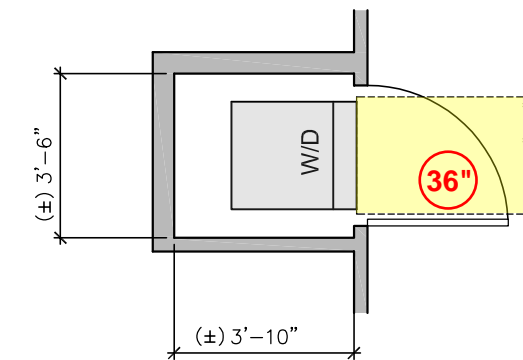
MAXIMUM SIDE REACH OVER OBSTRUCTION > 10" AND 24" MAX

10" MAX - 48" HEIGHT LIMIT

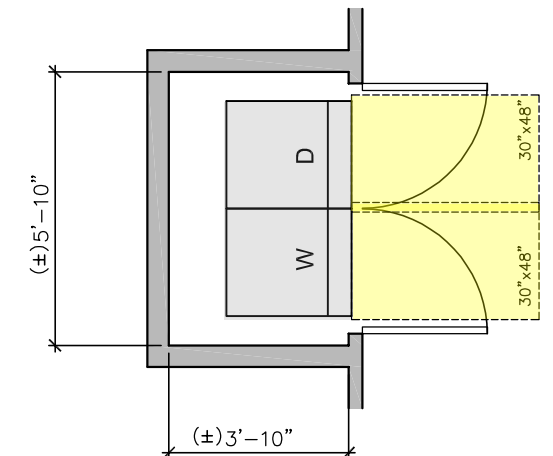
24" MAX - 46" HEIGHT LIMIT

2. WASHER & LAUNDRY CLEARANCE

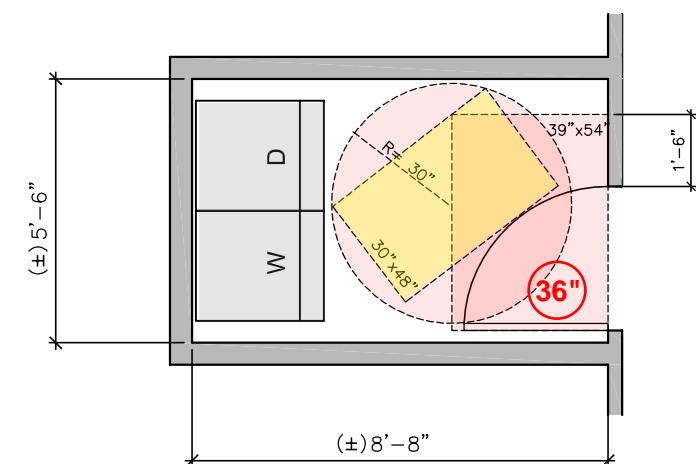
2.1 W/D STACK (SWING OUT)



2.2 SIDE BY SIDE (SWING OUT)

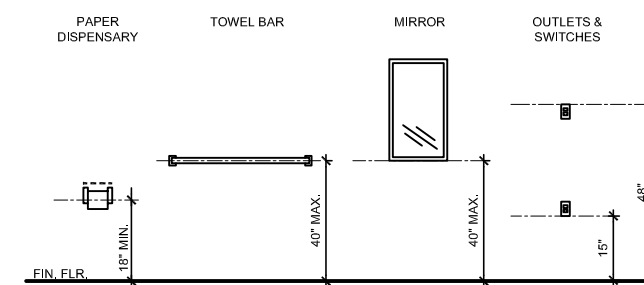


2.2 SIDE BY SIDE (SWING IN)



S: 1/4" = 1'-0"

3. ACCESSIBLE ACCESSORIES- MOUNTING HTS



S: 1/4" = 1'-0"

PER CBC 1134A.8

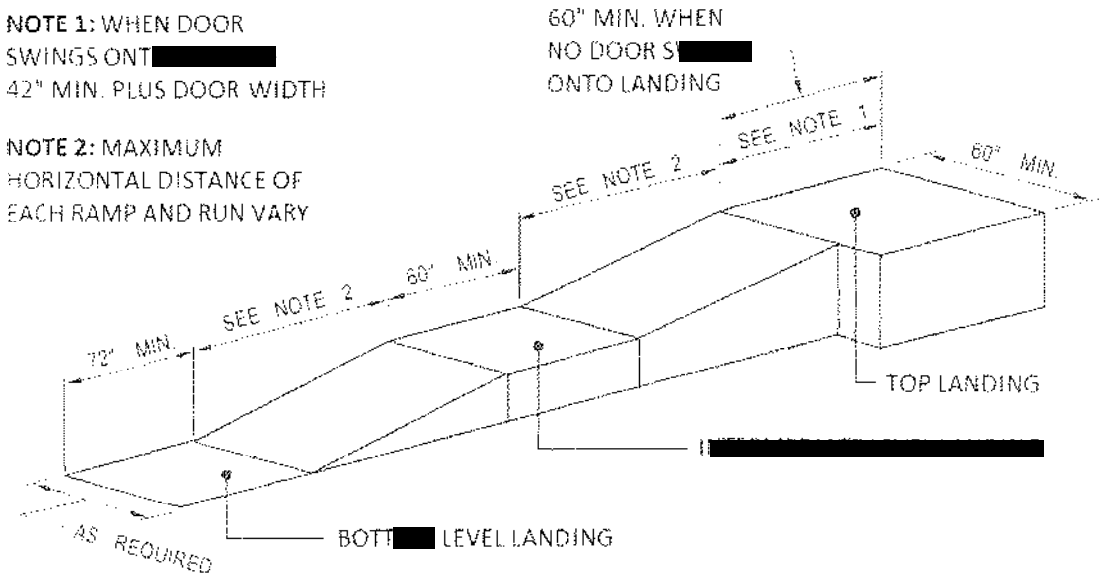
PROVIDE A CLEAR SPACE IN FRONT OF ALL ACCESSORIES

PER SECTION 1134A.8

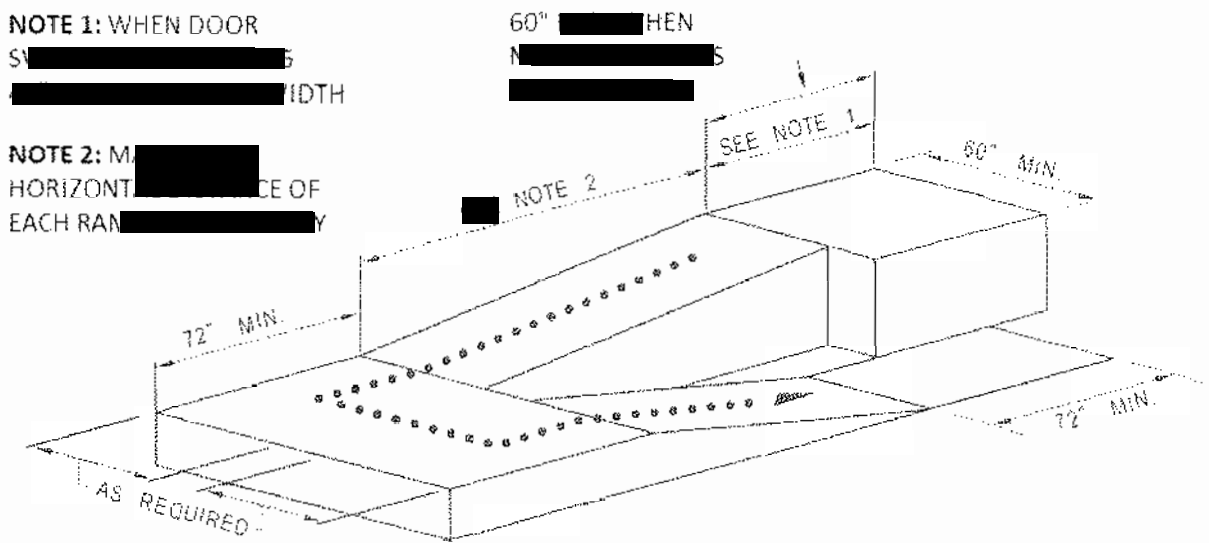
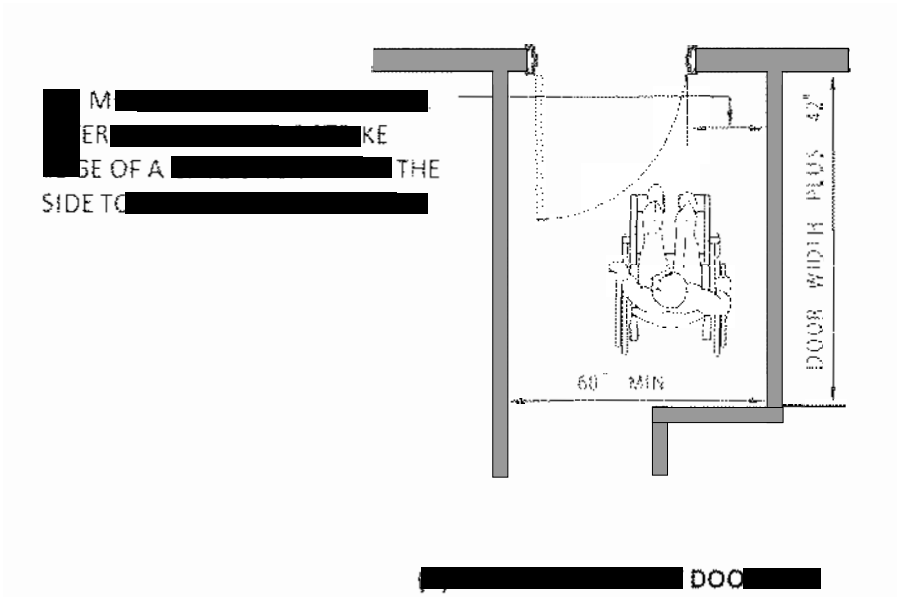
ALL OPERABLE PARTS OF ALL FIXTURES TO BE LOCATED WITHIN ONE OR MORE OF THE REACH RANGES

PER CBC 1134A.8

ALL MECHANISMS TO BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING OR TWISTING OF WRIST



(a) STRAIGHT RAMP RUN



(a) [REDACTED] LANDING