

ARCHITECTURAL PLAN REVIEW CHECKLIST RESIDENTIAL CARE/ASSISTED LIVING (Cont'd)

Code Requirements	Code section	Req'd
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The intent of this checklist is to provide a general guideline for the architectural plan review. This checklist may not include items related to all possible projects. This checklist may include more items than specific set of architectural plans may encompass.

Referenced Codes:

- 2013 California Building Code (CBC)

* Code section referenced is CBC unless noted otherwise.

This checklist provides requirements specific to Residential Care/Assisted Living. Refer to “Single Family Residential Plan Review Checklist” for additional applicable requirements.

	Code Requirements	Code section	Req'd
	B. BUILDING ANALYSIS		
	Chapter 3 - Use and Occupancy Classification		
1.	Buildings used as residential care/assisted living facilities including more than 6 ambulatory clients, excluding staff, and may include not more than 6 nonambulatory or bedridden clients, shall be classified as Group R-4 occupancy.	310.6	
2.	Group R-4 occupancies shall meet construction requirements as defined for Group R-3, except for special requirements specific to Group R-4 occupancy.	310.6	
	Chapter 4 - Special Detailed Requirements Based on Use and Occupancy		
3.	Group R-4 occupancies where nonambulatory clients are housed above the first story and there is more than 3,000 square feet of floor area above the first story, or housing more than 16 clients above the first story shall be of not less than 1-hour fire-resistance-rated construction throughout.	425.3.3	
4.	Group R-4 occupancies housing nonambulatory elderly clients shall be of not less than 1-hour fire-resistance-rated construction throughout.	425.3.4	
5.	Group R-4 occupancies licensed as a Residential Care Facility with individual floor areas over 6,000 sq ft per floor shall be provided with smoke barriers. The area within a smoke compartment shall not exceed 22,500 sq ft nor shall its travel distance exceed 200 ft and such smoke barriers shall divide the floor as equally as possible.	425.5.1	
6.	Minimum of two exits are required in Group R-4 occupancies.	425.8.2.1	
7.	Egress through adjoining dwelling units shall not be permitted.	425.8.3.1	
8.	In Group R-4 occupancies, a means of exit shall not pass through more than one intervening room. A means of egress shall not pass through kitchens, storerooms, closets, garage or spaces used for similar purpose, except when kitchens do not form separate rooms by construction.	425.8.3.4	
9.	In Group R-4 occupancies, the corridor width shall be 44" min. on floors housing clients, except it may be 36" wide when corridor is serving 10 or less occupant load or when serving ambulatory clients only and having occupant load of 49 or less.	425.8.4.2	
10.	Grounds of a residential care for the elderly facility serving Alzheimer's clients may be fenced and gates therein equipped with locks, provided safe dispersal areas are located not less than 50' from the buildings. Dispersal areas shall be sized to provide an area of not less than 3 square feet per occupant. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with egress requirements.	425.8.8	
	Chapter 5 - General Building Heights and Areas		

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11.	Allowable height increase is not permitted due to the installation of automatic fire-sprinkler system in fire areas with an occupancy in licensed Group R-4.	504.2	
12.	The total maximum allowable building area for unseparated Group R-4 occupancy building two or more stories above grade plane shall not exceed twice of the max allowable area per floor.	506.4.1	
13.	The sum of the ratios on all floors for separated mixed occupancies shall not exceed 2 for Group R-4 occupancy building two stories or higher above grade plane.	506.5.2	
14.	The sum of the ratios on each floor for separated mixed occupancies building shall not exceed 1.	508.4.2	
C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM			
Chapter 7 - Fire Resistance Rated Construction			
15.	Exterior wall openings are not permitted in walls located less than 3' from the property lines and no more than 25% of protected and unprotected exterior wall openings is permitted in walls located between 3' to 5' from the property lines.	Table 705.8	
16.	Provide/detail draftstops in attics and concealed roof spaces such that any horizontal area does not exceed 3,000 sq ft unless NFPA 13 sprinkler system is installed throughout the building.	718.4.3	
Chapter 9 - Fire Protection Systems			
17.	An automatic sprinkler system shall be provided throughout the building with a Group R-4 fire area.	903.2.8	
18.	An approved manual fire alarm shall be installed in Group R-4 occupancies.	907.2.10.1	
19.	An approved automatic smoke alarm system shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens in Group R-4 occupancies.	907.2.10.2	
20.	Protective social care facilities in Group R-4 occupancy, which houses persons who are hearing impaired, shall be provided with notification appliances for the hearing impaired installed in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarms.	907.5.2.3.5	
F. PUBLIC AND COMMERCIAL BUILDINGS ACCESSIBILITY			
Chapter 11A - Division I: Application and General Provisions			
21.	For multistory dwelling units in buildings with elevators, the story of the unit served by the elevator is considered primary entry floor and shall comply with sec.1102A.3.2.	1102A.3.2	
22.	At least 10% but not less than one of the multistory dwelling units on the ground floor of buildings without elevators in apartment buildings with three or more dwelling units and/or condominiums with four or more dwelling units shall comply with sec.1102A.3.1.	1102A.3.1	
23.	The minimum no. of multifamily dwelling units, which must comply with sec.1102A.3, shall be calculated using the total number of all multistory dwelling units in buildings on that site. Any fraction thereof shall be rounded to next highest whole number.	1102A.3.1	
24.	All ground-floor dwelling units in non-elevator buildings shall be adaptable and on an accessible route unless an accessible route is not required as determined by site impracticality provisions.	1150A and 1104A.1	
25.	Where the first floor containing dwelling units in a building is above grade, all units on that floor shall be served by an accessible route. This floor will be considered a ground floor and all dwelling units are considered covered multifamily dwelling units. Exception: Carriage units as defined in sec.1107A.3-C and 1104A.2.	1104A.2	
26.	When a building elevator or elevators are provided as a means of access to dwelling units other than dwelling units on a ground floor, all dwelling units in that building shall be adaptable and on accessible route, regardless of the slope of the natural terrain. Note: Where a building elevator is provided only to dwelling units on a ground floor, only dwelling units located on the ground floor shall be required to comply with chapter 11A.	1106A	
27.	Public and common use facilities shall be accessible as per Chapter 11B.		

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Code Requirements		Code section	Req'd
Chapter 11A – Division II: Exterior Facilities			
28.	Each parking facility (garages, private garages, carports, and off-street parking) provided for covered multifamily dwelling units and facilities that serve covered multifamily dwellings shall provide accessible parking.	1109A.1 & 1109A.2	
29.	Accessible parking spaces shall be located on the shortest possible accessible route to accessible building entrances. When it is impractical and the accessible route of travel should cross lanes for vehicular traffic, it shall be designated and marked as a crosswalk.	1109A.7	
30.	Provide min. 2% of covered multifamily dwelling units (at least one of each type) accessible parking. No signage is required for assigned parking.	1109A.3	
31.	When parking spaces are assigned for residents, provide min. 2% of the assigned parking as accessible parking in each type of parking facility (at least one of each type). No signage is required for assigned parking.	1109A.4	
32.	When parking spaces are unassigned or visitor parking is provided, min. 5% of the unassigned parking spaces shall be accessible parking, which has access to grade-level entrances to the covered multifamily dwellings. Signage is required.	1109A.5, 1109A.8.8	
33.	All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8'-2" to the lowest projection from the ceiling where required for accessibility to parking spaces.	1109A.8.1	
34.	Where single accessible parking space is provided, it shall be 14'-0" wide and outlined to provide a 9'-0" parking area and a 5'-0" loading and unloading access aisle on the passenger side of the vehicle.	1109A.8.5	
35.	One in every eight accessible spaces, but not less than one, shall be served by an access aisle 8'-0" wide minimum and shall be designated "van accessible".	1109A.8.6	
36.	In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways.	1109A.8.2	
37.	Ramps shall not encroach into any accessible parking space or the adjacent access aisle.	1109A.8.2	
38.	Accessible parking spaces shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.	1109A.7	
39.	Surface slopes of accessible parking spaces shall be minimum possible and shall not exceed 2%.	1109A.8.3	
40.	When a building or portion of a building is required to be accessible or adaptable, an accessible route shall be provided to all portions of the building, accessible building entrances and between building and public way in compliance with sec.1110A.1.	1110A.1	
41.	Where more than one route of travel is provided, all routes shall be accessible.	1110A.1	
42.	Curb ramps shall be constructed where a pedestrian way crosses a curb. Where it is necessary to locate a curb ramp in the center of the curb return, the street surfaces shall be marked to identify pedestrian crosswalks, and the lower end of the curb ramp shall terminate within crosswalk area.	1112A.1	
43.	Curb ramps shall be located to prevent their obstruction by parked cars. Built-up curb ramps shall not project into vehicular traffic lanes.	1112A.2	
44.	A level landing 48" deep shall be provided at upper end of each curb over its full width or the slope of the flared sides of the curb ramp shall not exceed 1:12.	1112A.6	
45.	All curb ramps shall have a grooved border 12" wide at the level surface at the top and each side of the sidewalk.	1112A.8	
46.	Curb ramps shall have a detectable warning that extends the full width and depth of the curb ramp.	1112A.9 & 1127B.5	
47.	Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2".	1113A.1	
48.	Walks and sidewalks shall be a minimum of 48" in width, except width of walks, serving individual dwelling units, may be reduced to 36".	1113A.1.1	
49.	Walk and sidewalk surface cross slopes shall not exceed 2%.	1113A.1.3	

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	Code Requirements	Code section	Req'd
50.	When the slope in the direction of travel of any walk exceeds 5%, it shall comply with the provisions of sec.1114A as a pedestrian ramp.	1113A.3	
51.	Landings shall be provided with a level area not less than 60"x60" at a door or gate that swings towards the walk, and not less than 48"wide x44"deep at a door that swings away from the walk. Such walks shall extend 24" to the side of the strike edge of a door or gate that swings towards the walk.	1113A.4	
52.	Any path of travel shall be considered a ramp if its slope is greater than 1:20 and shall comply with sec.1114A or 1122A.	1002	
53.	The maximum slope of ramps on an accessible route shall be no greater than 1:12. Transitions from ramps to walks, gutters or streets shall be flush and free of abrupt changes.	1114A.2, 1122A.2	
54.	The cross slope of ramp surfaces shall be no greater than 2%.	1114A.2.1& 1122A.2.1	
55.	All ramps shall have a minimum clear width of 48" except that the ramp shall have clear width of 60" if it is the only exit discharge path serving accessible entrances for an occupant load of 300 or more. Ramps serving occupant load of 10 or less in Group R occupancies may be 36" in clear width.	1114A.1	
56.	Intermediate landings shall be provided at intervals not exceeding 30" of vertical and at each change of direction. Bottom and intermediate landings at a change of direction greater than 30 degrees shall have a dimension in the direction of ramp run of not less than 72". Other intermediate landings shall be 60" long in the direction of ramp.	1114A.4.6 1114A.4.7 1122A.3.6 1122A.3.7	
57.	Top landings shall not be less than 60" wide and shall have a length of not less than 60" in the direction of ramp run. When door swings onto the landing, the min. shall be 42" plus door width and the landing clear width shall be 57"min. when the door is fully open.	1114A.4.2 1114A.4.4 1122A.3.2 1122A.3.4	
58.	The width of the landing shall extend 24" past the strike edge of any door or gate for exterior ramps and 18" past the strike edge for interior ramps.	1114A.4.5 1122A.3.5	
59.	Continuous handrails 34"-38" above ramp surface are required on each side of ramps when the slope exceeds 1:20 except only 1 handrail required within dwelling unit.	1114A.6.1 1114A.6.2.1 1122A.5.1 1122A.5.2	
60.	Handrails shall extend a min. of 12" beyond the top and bottom of the ramp and with returned ends.	1114A.6.2.2 1114A.6.2.3, 1122A.5.2.2 1122A.5.2.3	
61.	The grip portion of ramp handrails shall be between 1-1/4" and 2" in cross sectional dimension with a smooth surface and edges shall have a minimum radius of 1/8". Handrails shall not rotate within their fittings.	1114A.6.2.5 1122A.5.2.5	
62.	There shall be a clear space of 1-1/2" between wall face and ramp handrail. Handrails may be located in a recess if the recess is a max. of 3" deep and extends at least 18" above top of rail.	1114A.6.2.4 1122A.5.2.4	
63.	Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10' in length with a vertical drop over 4", the ramp shall have a guide curb a minimum of 2" in height at each side or a wheel guide rail centered 2"-4" above ramp surface.	1114A.7 1122A.6	
64.	Open risers are not permitted on stairways. Nosing shall not project more than 1-1/2" past the face of riser below. Risers shall be sloped or underside of nosing shall have an angle not more than 30 degrees from vertical.	1115A.2 1115A.4 1123A.2 1123A.4	
65.	Stairway shall have handrails on each side, and intermediate handrails shall be located equidistant from the sides of the stairway such that all portions of the stairway width required for egress capacity are within 30" of a handrail.	1115A.6 1123A.6 1012.9	

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Code Requirements		Code section	Req'd
66.	Exterior stairways shall have striping at the upper approach and all treads. Striping shall be slip resistant and 2"- 4" wide placed parallel to and not more than 1" from the nose or landing.	1115A.5	
67.	Interior stairways shall have striping at the upper approach and lower tread. Striping shall be slip resistant and 2"- 4" wide placed parallel to and not more than 1" from the nose or landing.	1123A.5	
68.	Handrails shall be 34"-38" above nosing of treads and shall extend 12" min. beyond the top nosing and 12" plus tread width beyond the bottom nosing with returned ends.	1115A.6.2 1123A.6.2	
69.	The grip portion of stairway handrails shall be between 1-1/4" and 2" in cross sectional dimension with a smooth surface and edges shall have a minimum radius of 1/8". Handrails shall not rotate within their fittings.	1115A.6.2.5 1123A.6.2.5	
70.	There shall be a clear space of 1-1/2" between wall face and stairway handrail. Handrails may be located in a recess if the recess is a max. of 3" deep and extends at least 18" above top of rail.	1115A.6.2.4 1123A.6.2.4	
Chapter 11A – Division III: Building Features			
71.	Interior accessible routes shall be 44" min. wide when serving an occupant load of 10 or more and 36" min. when serving less than 10 occupants.	1120A.1	
72.	Interior accessible routes exceeding 200 ft shall have a min. 60" clear width or at a central location a 60"x60" turning space or an intervening tee with a min. 44" width.	1120A.2	
73.	Abrupt changes in level along any accessible route shall not exceed 1/2". Changes in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1:2. Any level changes over 1/2" shall be made by a sloped surface not greater than 1:20 or a ramp.	1121A	
74.	Elevators provided in covered multifamily buildings shall be accessible and comply with CBC Chapter 11A, ASME A17.1, Safety Code for Elevators and Escalators, Title 8, of the California Code of Regulations, under "Elevator Safety Orders".	1124A.1	
75.	Passenger elevators shall be located near a major accessible route and shall remain accessible and usable at all times that the building is occupied.	1124A.2	
76.	All elevators shall be on an accessible route and shall be accessed from either an area of refuge or a horizontal exit.	1124A.2 & 1007.4	
77.	The car shall have a min. clear distance of 80"x54" between wall and door, excluding return panels, for center-opening doors, and 68"x54" for side-slide opening doors. The min. distance from wall to return panel shall not be less than 51".	1124A.3.2	
78.	Elevator doors shall have a minimum clear width of 36".	1124A.3.2.1	
79.	Elevator control buttons shall be configured, located and designed as required by sec.1124A.3.3.1 and 1124A.3.3.2.	1124A.3.3.1 1124A.3.3.2	
80.	Car control identification for the visually impaired shall be as required in sec.1124A.3.3.2.	1124A.3.3.2	
81.	Emergency telephone handset shall be positioned no higher than 48" above the floor with a min. 29" long handset cord.	1124A.3.4	
82.	Hall call buttons shall be centered 42" above the floor. Size of hall buttons shall be per sec.1124A.4. Visual indication shall be provided.	1124A.4	
83.	A visual and audible signal shall be provided at each hoistway entrance.	1124A.6	
84.	Raised floor number designation shall be provided on both doorjambes with raised Arabic numerals and raised Braille symbols and characters centered at 60" above floor. On grade level, a raised five-pointed star shall be placed to the left of the raised character.	1124A.8	
85.	Headroom clearance in any part of the required egress system shall be 84"min. Other walks, pedestrian ways and circulation spaces shall be 80" min. If the clearance is less than 80", a guardrail or other barrier with its leading edge at or below 27" above floor shall be provided.	1125A.2	
86.	Abrupt changes in level over 4" along any accessible route shall be provided with min. 6" curb except where guardrail or handrail with a wheel guide is provided.	1125A.1	
87.	Any obstruction that overhangs a pedestrian way shall be 80" min.	1125A.3	

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	Code Requirements	Code section	Req'd
88.	Doors shall be 36"x80" min. providing min. 32" clear width when door opens at 90 degrees.	1126A.1	
89.	A pair of doors must have at least one leaf providing min. 32" clear width when open at 90 degrees.	1126A.1	
90.	The floor or landing on each side of the door shall not be more than 1/2" lower than the top of the threshold of the doorway.	1126A.2.1	
91.	The width of the level area on door swing side shall extend 24" min. past the strike edge for exterior door and 18" min. for interior door.	1126A.3.2	
92.	Doors with front approach shall have level landing length of 60" min. on the pull side and 48" min. on the push side. When door is provided with a closer and a latch, the landing on the push side shall extend 12" min. past the strike edge.	1126A.3.2.1	
93.	Doors with hinge side approach shall have level landing depth of 60" min. on the pull side and extend 36" min. past the strike edge unless the landing depth is greater than 60", the landing shall extend 24" min. past the strike edge for exterior doors and 18" min. for interior doors.	1126A.3.2.2	
94.	Doors with hinge side approach shall have level landing depth of 44" min. on the push side and extend 54" min. past the strike edge. When door is provided with a closer and a latch, the landing on the push side shall be 48" min. in depth.	1126A.3.2.2	
95.	Doors with latch side approach shall have level landing depth of 60" min. on the pull side and extend 24" min. past the strike edge unless the doors serving individual dwelling units shall have depth of 44" min. and 54" min. for doors with a closer.	1126A.3.2.3	
96.	Doors with latch side approach shall have level landing depth of 44" min. on the push side and extend 24" min. past the strike edge. When door is provided with a closer, the landing on the push side shall be 48" min. in depth.	1126A.3.2.3	
97.	The minimum space between two hinged doors in series, serving other than a required exit, shall provide a space of min. 48" plus door width. Doors in a series shall swing either in the same direction or away from the space between the doors.	1126A.3.3	
98.	Hand-activated door hardware shall be centered between 30" and 44" above floor. Latching and locking doors on accessible route shall be operable with a single effort by hardware without requiring grasping the opening hardware. Locked exit shall operate consistent with sec.1126A.4 in the direction of egress.	1126A.6	
99.	Levers shall be curved with a return to within 1/2" of the door.	1126A.6.1	
100.	The bottom 10" of all doors and/or gates shall have a smooth, uninterrupted surface.	1126A.7	
101.	At least 1% of the total number of fixtures in common use toilet facilities, but not less than 1 of each type of fixture shall be accessible.	1127A.2	
102.	Multiple-accommodation toilet facilities shall have a min. clear space of 60" diameter or 56"x63" within a height of 27" above floor within the sanitary facility room. A door shall not encroach into this space more than 12", other than the accessible water closet compartment door.	1127A.2.1	
103.	Doors shall not swing into the clear floor space required for any fixture.	1127A.2.1	
104.	Accessible water closet shall comply with sec. 1127A.2.1, Item 3 in multiple-accommodation toilet facilities and with sec.1127A.2.3 in single-accommodation toilet facilities.		
105.	Grab bars shall be installed in accordance with sec. 1127A.4 and shall not project more than 3" into the clear space.	1127A.2.1 1127A.2.2	
106.	Compartment doors in multiple-accommodation toilet facilities shall comply with sec.1127A.2.1, Item 5.		
107.	Clear and unobstructed accesses of 44" min. shall be provided to accessible water closet compartment and a min. 48" space in front of the compartment.	1127A.2.1	
108.	The minimum clear width of an accessible route to a single-accommodation toilet facility shall be 36" min.	1127A.2.2	

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	Code Requirements	Code section	Req'd
109.	Where 6 or more water closet stalls are provided, at least one shall comply with sec.1127A.2.1. At least one additional stall shall be 36" wide with an outward swinging self-closing door and grab bars complying with sec.1127A.4.3-1127A.4.5 on each compartment side wall.	1127A.2.1	
110.	Accessible water closets shall be placed between 17" and 19" to the top of a max. 2" high toilet seat.	1127A.2.3	
111.	Accessible urinals shall be placed 17" max. above floor with a clear floor space of 30"x48" in front of the urinal.	1127A.2.4	
112.	Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting and located at 44" max. above floor.	1127A.2.3 1127A.2.4	
113.	At least one of each type of toilet room dispensing/disposal fixtures and bottom edge of mirror shall be located with all operable parts within 40" from finished floor.	1127A.8.1 1127A.8.3	
114.	Toilet tissue dispensers permitting continuous paper flow shall be located on the wall within 12" of front edge of toilet seat.	1127A.8.2	
115.	At least 1% of all lavatories, but not less than 1, shall be accessible and shall comply with sec.1127A.3.	1127A.3	
116.	At least 1% of all fixtures in bathing facilities, but not less than one of each type of fixture in each facility shall be accessible and shall comply with sec.1127A.5.	1127A.5	
117.	At least 1% of all lockers but not less than one locker shall be accessible on an accessible path of travel of 36" min. clear width.	1127A.6	
118.	All accessible toilet and bathing facilities shall be identified by the "International Symbol of Accessibility" on doorways leading to the facilities, except within dwelling units or guestroom.	1127A.7.1	
119.	Reach ranges to an object in an accessible space shall comply with sec.1127A.9.5.	1127A.9.5	
120.	At least one of each type of appliances in common use laundry rooms shall be accessible with 30"x48" clear floor space in front of the appliance. Front loading type washing or drying machines shall be provided.	1127A.10	
121.	Common use facilities serving adaptable dwelling units shall be accessible.	1127A.1	
	Chapter 11A – Division IV: Dwelling Unit Features		
122.	Doors shall be 6'-8" min. in height with a min. 32" clear width when door opens at 90 degrees.	1132A.3	
123.	A pair of doors must have at least one leaf providing min. 32" clear width when open at 90 degrees.	1132A.3	
124.	Exterior impervious landings serving primary entry doors and required exit doors and exterior pervious landings at secondary exterior doors are limited to ½" of height change in compliance with sec.1131A. No level change is allowed in exterior pervious landings.	1132A.4	
125.	Exterior impervious landings at secondary exterior doors may have a max. change of 4".	1132A.4	
126.	½" max. threshold height is permitted at primary entry doors, required exit doors and interior doors; and ¾" max. at secondary exterior doors.	1132A.4.1	
127.	The floor on the dwelling unit side of the primary entry door and required exit door shall be 44" min. Other interior doors within dwelling unit shall have 42" min. clear space on each side of the door.	1132A.5.1	
128.	The width of the level area on door swing side shall extend 18" min. for interior doors.	1132A.5.2	
129.	Hand-activated door hardware shall be centered between 30" and 44" above floor. Latching and locking doors on accessible route shall be operable with a single effort by hardware without requiring grasping the opening hardware. Locked exit shall operate consistent with sec.1132A.6 in the direction of egress.	1132A.8	
130.	Levers shall be curved with a return to within ½" of the door when occupant load is greater than 10.	1132A.8.1	
131.	The bottom 10" of all doors and/or gates shall have a smooth, uninterrupted surface.	1132A.9	

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	Code Requirements	Code section	Req'd
132.	A clear floor space of 30"x48" min. shall be provided and centered at the range/cooktop for parallel approach and at the kitchen sink and other fixtures for parallel or forward approach.	1133A.2	
133.	A clear width of 60" min. shall be provided in a U-shaped kitchen with a range/cooktop at the base of the U or 48" min. if a cooktop/sink with a 30" min. wide clear space to a ht. of 27" is located at the base of the U. All other kitchens shall have a min. clear width of 48".	1133A.2.1	
134.	Base cabinets under the kitchen sink shall be removable and with finished floor extended to the wall under the sink.	1133A.3	
135.	Kitchen sink and work surface shall each have a min. length of 30" or a single integral unit of min. 60" length. Two 15" wide breadboards may be provided in lieu of 30" work surface.	1133A.4	
136.	5% min. of covered multifamily dwelling units shall have repositionable countertops in compliance with sec. 1133A.4.1.		
137.	Lower shelving shall be provided at no higher than 48" above floor.	1133A.5	
138.	At least one adaptable powder room or bathroom shall be located on the primary entry level of the multi-story dwelling units that are required to be adaptable.	1102A.3	
139.	All bathrooms in an adaptable dwelling unit shall be adaptable per sec. 1134A.2 Option 1 Items 1 to 10 or only one bathroom is adaptable per sec. 1134A.2 Option 2 Items 1 to 12, and all other bathrooms in that unit shall comply with sec. 1134A.2 Option 2 Items 8 to 12.		
140.	All powder rooms in adaptable dwelling units shall comply with sec. 1134A.3 Items 1 to 6. If the powder room is the only toilet facility on an accessible level, it shall comply with sec. 1134A.3 Items 1 to 7.		
141.	All adaptable bathrooms shall have sufficient maneuvering space for a person using a wheelchair to enter and close the door, use the fixtures, reopen the door and exit.	1134A.4	
142.	A min. clear floor space of 30"x48" shall be provided within the bathroom/powder room outside the door swing.	1134A.4	
143.	A min. clear floor space of 30" perpendicular x 48" parallel to the bathtub.	1134A.5	
144.	Grab bar reinforcement shall be installed on the back and side wall of bathtubs per sec.1134A.5 Item 2 or a reinforced area for the installation of floor-mounted grab bars shall be provided when the bathtub does not have surrounding walls.	1134A.5	
145.	Grab bar reinforcement shall be installed continuous in the shower walls at 32" max. above floor with min. 6" height or provide reinforcement for floor-mounted/ceiling-mounted grab bars.	1134A.6	
146.	Bathtub and shower enclosures shall be of approved, shatter-resistant materials in compliance with sec. 1134A.5 Item 5. Hinged doors shall open outward.	1134A.5	
147.	Shower stall shall measure at least 42"wide x 48"deep with 36"min. entrance opening.	1134A.6	
148.	A min. clear maneuvering space of 30"x48" shall be located outside the shower, flush and parallel to the control wall.	1134A.6	
149.	The threshold in a shower stall shall not exceed 2" in height with max. 1V:2H bevel. Threshold less than ½" may be beveled at 45 deg max.	1134A.6	
150.	Water closet shall be located in a space with min. 36" clear width and min. 48" in front of water closet or min. 48" clear width and min. 36" in front of water closet.	1134A.7	
151.	Water closets shall be a min. of 18" from the centerline to any obstruction or wall.	1134A.7	
152.	Grab bar reinforcement shall be placed on both sides of side wall or on one side and at the back of the water closet per sec. 1134A.7 Item 2 or provide reinforcement for floor-mounted grab bars per sec. 1134A.7.		
153.	The min. water closet seat height shall be 15".	1134A.7	
154.	Water closet controls shall be mounted no more than 44" above floor.	1134A.7	
155.	Lavatories, vanities, mirrors and towel fixtures shall be a min. of 18" from centerline to any obstruction for forward approach and a min. of 24" for parallel approach. The top of fixture rim shall be max. 34" above floor.	1134A.7	

**ARCHITECTURAL PLAN REVIEW CHECKLIST
RESIDENTIAL CARE/ASSISTED LIVING (Cont'd)**

Code Requirements		Code section	Req'd
156.	A min. clear maneuvering space of 30"x48" shall be provided at the centerline of lavatories.	1134A.7	
157.	Cabinets under lavatories shall be designed with adaptable knee and toe space and allow parallel approach.	1134A.7	
158.	Bottom of mirrors and towel fixtures shall be 40" max. above floor.	1134A.7	
159.	Front loading clothes washers shall be provided unless the management provides assistive devices upon request of occupant to permit top loading clothes washers.	1135A	
160.	Electrical receptacle outlets on branch circuits of 30 amp or less, communication system receptacles, switch and control shall be located no more 48" from the top of outlet box nor less than 15" from the bottom of outlet box above floor.	1136A	
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161.	Drinking fountains shall have a min. clear floor space of 30"x48" for forward approach per sec. 1139A.3. Side approach is not acceptable.	1139A.1	
162.	Electrical receptacle outlets on branch circuits of 30 amp or less, communication system receptacles, switch and control shall be located no more 48" from the top of outlet box nor less than 15" from the bottom of outlet box above floor.	1142A	
163.	Swimming pool deck shall be accessible and have a mechanism to assist disabled persons to gain entry into and exit from the pool.	1141A	