



**BUILDING CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2011 LACBC**

**#122
1134B
Article 1
09-20-11
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**TRIGGERING MECHANISMS FOR RETROFIT
OF DISABLED ACCESS REQUIREMENTS**

The State of California disabled access regulations require the current provisions of the Code to be enforced whenever alterations, structural repairs, or additions are made to existing buildings. When an entity undertakes an alteration, structural repair, or addition with the sole purpose of removing barriers to the disabled pursuant to the requirements of the Americans with Disabilities Act or the accessibility requirements of the code, then the scope of the alteration is limited to the actual work of the project. The entity performing the alteration is not required to engage in additional modifications to the path-of-travel, restrooms, drinking fountains, or public telephones that may service the specific area of alteration. This situation applies even when a permit is required to perform the alteration.

Therefore, in accordance with Section 1134B.2.1, Exception 3 of the Building Code, alterations, structural repairs, or additions consisting of one or more of the following shall be limited to the actual work of the project. (Permits may be required.)

- 3.1 Altering one building entrance to meet accessibility requirements.
- 3.2 Altering one existing toilet facility to meet accessibility requirements.
- 3.3 Altering existing elevators to meet accessibility requirements.
- 3.4 Altering existing steps to meet accessibility requirements.
- 3.5 Altering existing handrails (some or all within a building) to meet accessibility requirements.
- 3.6 Alterations solely for the purpose of removing barriers undertaken pursuant to the requirements of Sections 36.402 and 36.404 through 36.406 of Title III of the ADA, including, but not limited to:
 - 3.6.1 Installing ramps.
 - 3.6.2 Making curb cuts in sidewalks and entrances.
 - 3.6.8 Widening doors.
 - 3.6.18 Creating designated accessible parking spaces.

In accordance with Section 1134B.2.1, Exception 4 of the Building Code, the following projects are not considered alteration projects for the purposes of accessibility for persons with disabilities and shall not be subject to the accessibility regulations of the Code:

1. Heating, ventilation, air conditioning, or duct-work not involving placement of control switches.
2. Electrical work not involving placement of switches and receptacles.
3. Cosmetic work that does not affect items regulated by the Code, such as floor covering, wall covering, painting, equipment not considered to be a part of the architecture of the building or area (e.g. computer terminals, office equipment, etc.).
4. Re-roofing.

The County of Los Angeles also considers the following retrofit work to be exempt from the provisions of the disabled access requirements:

1. Replacement of windows or skylights.
2. Installation of an automatic fire sprinkler system or fire alarm system not involving placement of control switches.
3. Small and unimportant work.

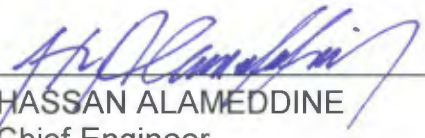
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