



City of Oroville

Building Division - Community Development Department

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Disabled Accessibility for Historic Buildings & Structures

Historically, most buildings and properties were not originally designed to be readily accessible to persons with disabilities. With the passage of the Americans with Disabilities Act in 1990 emphasis has been placed on preserving historically significant properties, and on making these properties and the activities within them more accessible to persons with disabilities. This informational flyer is meant to guide and give ideas to persons investigating and conducting such renovations on historic buildings and properties.

A Qualified Historical Building or Property is defined as:

“Any building, site, object, place, location, district, or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by the appropriate local, state or federal government jurisdiction. This shall include historical buildings or properties on, or deemed eligible for, national, state or local historical registers or inventories, such as the National Register for Historic Places, California Register of Historic Properties, city or county registers, etc.”



In general three steps should be considered when renovating historical properties for disabled accessibility:

1. Review the historical significance and character defining features of the property
2. Assess the properties existing and required level of accessibility
3. Evaluate accessibility options while preserving the historical significance and character defining features

Keep in mind that archaic materials and methods of construction are allowed when renovating historical properties per the California Historical Building Code (CHBC) when approved by the Building Division. This may help when making modern renovations for disabled accessibility while keeping the character defining features intact. The information shown below are accepted alternatives and requirements specific to qualified historical properties that are separate from the prescriptive accessibility requirements shown in the California Building Code and 2010 ADA Standards for Accessible Design. Please keep in mind that this is not an all-inclusive list of disabled accessibility requirements for historical properties.

ALTERNATIVE PROVISIONS:

- The alternative provisions shall be applied only on an item-by-item basis and approved by the Building Official.

- Documentation is provided, included meeting minutes, letters, etc. stating reasons for the application of the alternative provisions. Documentation shall be retained in the building permit file.
- Alternative methods may be considered if proven that the alternate is considered equivalent to the prescriptive code requirement; this is called “Equivalent Facilitation”.

ENTRANCES:

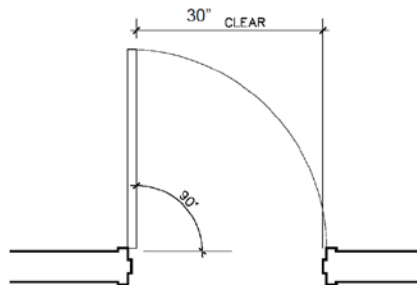
In the event that it is determined that no entrance used by the public can comply with disabled accessible requirements the following may be used as an alternative:

- Access at any entrance not used by the general public (complying with disabled access requirements) but remains open and unlocked is provided.
- Directional signs are provided at the main entrance(s) indicating the location of the accessible entrance.
- The secondary entrance is no further than 200ft from the primary entrance.
- The accessible entrance has an occupant notification system. Where security is a problem, remote monitoring may be used.

DOORS:

The following list of alternatives are in order of priority:

- Single-leaf doors may provide a minimum 30 inch clear opening (32” regular accessibility requirement).
- Single-leaf doors which provide a minimum 29.5 inch clear opening.
- Double doors with one leaf that provides a minimum 29.5” clear opening.
- Double doors operable with the power-assist device to provide a minimum 29.5” clear opening when both doors are in the open position.



Power-assisted doors may be considered an equivalent alternative to level landings, strike-side clearance and door-opening forces required by the regular code if they comply with the following:

- Power door actuating devices shall be located on a level area (less than 2% slope) not located within the door swing.
- Actuating devices shall require no more than 5lbs of pressure to operate.
- Power doors serving an occupant load of 150 or more shall have a back-up power source capable of operating the door a minimum of 100 cycles.
- Power doors shall be controlled on both the interior and exterior sides.
- Exterior and interior push plates or vertical actuation bars shall comply with the following:



- At each push plate location there shall be two (2) push plates four (4) inches in diameter or square. The bottom push plate centerline shall be located 7”-8” above grade level and the upper plate shall be located 30”-44” above grade level. The push plates shall be identified with the International Symbol of Accessibility (ISA).



- At each vertical actuation bar it shall be located so the bottom is 5 inches maximum above grade and the top is 35 inches minimum above grade. The bar shall be a minimum of 2” in width and shall be identified by the ISA.



Other alternatives may be considered based on each specific historic property that are deemed “Equivalent Facilitation” to the prescriptive requirement such as Occupant Notification Systems at accessible entrances.

TOILET ROOMS:

In lieu of separate gender toilet facilities as required in the regular code, an accessible unisex toilet may be designated.

EXTERIOR & INTERIOR RAMPS & LIFTS:

The following list of alternatives are in order of priority:

- A lift or ramp may have a slope not greater than 1:10 (10%) with a horizontal distance not over 5ft.
- A lift or ramp may have a slope not greater than 1:6 (17%) with a horizontal distance not over 13 inches.
- Both of the above ramps shall have signed posted at the upper and lower levels to indicate the steepness of the slope.

Reference the California Nonresidential Disabled Accessibility Requirements informational form for complete requirements that are not shown above for all prescriptive disabled accessibility code requirements.