



INFORMATION BULLETIN

# IB-005

Eff: 03-13-1991 Rev: 01-01-2021

## Summary of Accessibility Upgrades for Existing Buildings

The purpose of this Information Bulletin (IB) is to summarize the accessibility upgrades that may be required of existing buildings or facilities. The provisions of the 2019 Edition of the California Building Code (CBC) §11B-202.4, Exception 8, apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.

Within three years of the original alteration, when the adjusted construction cost<sup>1</sup> of **alterations, structural repairs, or additions to existing buildings and facilities** does not exceed a valuation threshold of **\$172,418.00**, the cost of compliance with CBC §11B-202.4 shall be limited to 20% of the adjusted construction cost of alterations, structural repairs, or additions.

In choosing which accessible elements to provide, priority shall be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the area of alteration, structural repair, or addition (see CBC §202 and §11B-206.2.1 for more information on accessible routes and site arrival points);
3. At least one accessible restroom for each sex or a single accessible unisex restroom serving the area of alteration, structural repair or addition;
4. Accessible telephones, if provided, serving the area of alteration, structural repair, or addition;
5. Accessible drinking fountains, if provided, serving the area of alteration, structural repair, or addition; and/or
6. When possible, additional accessible elements such as parking, storage, and alarms.

An example of a completed FORM-025 Summary of Accessibility Upgrades is included on page 2 of this IB. FORM-025 can be obtain at [longbeach.gov/lbds/forms/](http://longbeach.gov/lbds/forms/).

<sup>1</sup> Adjusted cost of construction does not include the cost of alterations to path of travel elements required to be upgraded outside the area of alteration, structural repair, or addition.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at [longbeach.gov/lbds](http://longbeach.gov/lbds) and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.



FORM-025

**Summary of Accessibility Upgrades for Nonresidential Projects**

(For existing buildings where the adjusted construction cost is less than or equal to \$172,418.00 Sec. 11B-202.4 Exception 8)

<b>PROJECT ADDRESS:</b> 411 W OCEAN BLVD	<b>PROJECT NUMBER:</b> BRMD123456
<b>PROJECT DESCRIPTION/LOCATION:</b> Office tenant improvement (2,040 SF) at 5th floor Suite No. 502	<b>CONSTRUCTION VALUATION:</b> \$ 120,000
Work Type: (check one box) <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Structural Repair	<b>ADJUSTED COST OF PROPOSED CONSTRUCTION:</b> \$ 100,000

**PATH OF TRAVEL REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION**

Accessible Features	Does existing feature meet accessibility standards of Chapter 11B of the current CBC?	Will this feature be replaced or altered to meet Chapter 11B of the current CBC?	If so, how much will be spent to make this feature accessible?
1. Accessible entrance	YES		\$
2. Accessible route to the altered area	YES		\$
3. Accessible restroom for each sex or a unisex restroom	NO	YES	\$ 12,000
4. Accessible telephones	N/A		\$
5. Accessible drinking fountains	NO	YES	\$ 6,000
6. Other (Any of the below)			
A. Accessible parking spaces	NO	NO	\$ 10,000
B. Signs	NO	YES	\$ 2,000
C. Alarms	N/A		\$
D. Other:	N/A		\$
Cost of All Features Provided (A)	Summary of costs of Accessible Features Nos. 1-6 provided above.		\$ 20,000
Total Cost on Same Path of Travel (B)	Cost of Proposed Construction and Cost of Preceding Alterations.		\$ 100,000
Percentage Upgrades Provided (A / B)	Cost of all Features Provided / Total Cost on Same Path of Travel.		20%

**DESCRIPTION OF ACCESS FEATURES PROVIDED:**

New unisex restroom will be created immediately adjacent to exiting men and women's restroom in corridor. Drinking fountain at ground floor lobby will be replaced with new hi-lo-accessible unit. Existing signage for 10 accessible parking spaces will be replaced and updated to current requirements. Parking stall access aisle slopes are greater than 2% to existing curbs and cost of creating compliant slopes and curb ramps exceeds the required 20% spending.

**APPLICANT CERTIFICATION**  
I certify that the above information is true and correct to the best of my knowledge and belief.

Signature:	John Doe	Date:	01 / 01 / 21	Company:	JOHN DOE AND ASSOCIATE
Name: (print)	JOHN DOE	Address:	123 BROADWAY		
Title:	ARCHITECT	City, State Zip:	LONG BEACH, CA 90802		
Agent for:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Contractor	Phone No.:	562-123-4567		

**FOR BUILDING OFFICIAL USE ONLY**

Approved by:	Title:	Date:	/ /
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\*If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.