

FILE NO. 2-1109B.3

DATE: September 27, 2000

**CODE APPLICATION NOTICE****CODE SECTION:** Section 1109B.3, 1998 2001 California Building Code

**1109B.3 Patient Bedrooms and Toilet Rooms.** *Patient bedrooms and associated toilet facilities shall be made accessible as follows:*

1. *Long-term-care facilities, including skilled nursing facilities, intermediate care facilities, bed and care, and nursing homes shall have at least 50 percent of patient bedrooms and toilet rooms, and all public-use and common-use areas, accessible.*
2. *General-purpose hospitals, psychiatric facilities, and detoxification facilities shall have at least 10 percent of patient bedrooms and toilets, and all public-use and common use areas, accessible.*
3. *Hospitals and rehabilitation facilities that specialize in treating conditions that affect mobility, or units within either that specialize in treating conditions that affect mobility, shall have all patient bedrooms and toilets and all public-use and common-use areas accessible.*

**INTERPRETATION:**

The specific applications for accessibility for Group I Occupancies (hospitals, skilled nursing and intermediate-care facilities) are found in Sections 1109B.1 through 1109B.8. Section 1109B.3, subsections 1 through 3, state that ~~the total number~~ at least 50 percent of patient bedrooms and associated toilet rooms ~~that must be accessible~~ for long-term-care (skilled nursing and intermediate care) facilities must be accessible, are 50 percent, at least 10 percent of patient bedrooms and associated toilet rooms for general-purpose hospital (acute care) facilities must be accessible, and ~~rehabilitation facilities must have~~ 100 percent accessible of patient bedrooms and associated toilet rooms for rehabilitation facilities must be accessible. Specificity is also given in the various sections of 1109B pertaining to requirements for the facility entrance, diagnostic and treatment areas, waiting areas, offices and sanitary facilities, offices and suites, and all public-use and common-use areas. The requirements found in Section 1114B.1 are to be applied to all of these areas.

Additionally, since the special requirements of Section 1114B.1 are to be applied to areas where accessibility is required they need not be applied to those patient bedrooms and associated toilet rooms beyond the percentage of rooms required in Section 1109B.3.

**REASON:**

The general accessibility requirements usually apply throughout a facility, and are found in CCR Title 24, Part 2, Chapter 11B (California Building Code), Section 1103B.1.

Occupancy modifications and/or enhancements, found in subsequent sections, prescribe more detailed requirements for specific applications. Section 1109B for Group I Occupancies, contains scoping reductions which reduce the total number of required accessible patient bedrooms and related toilets.

Further, an accessible route of travel, as discussed in Section 1114B.1 must by definition (See Section 1102B.) connect all accessible elements and spaces. Therefore, an accessible route of travel need only connect the accessible patient bedrooms and toilets not all patient bedrooms and toilets.

To place accessibility requirements on all patient rooms and toilet rooms would in essence be requiring 100 percent patient room accessibility. This is clearly not the intent of the code. If it had been the intent, the specific percentages and associated modifications would not have been given.

This interpretation is consistent with the Division of the State Architect ~~Jurisdictional~~ Access Policy #98-04 (Accessibility Requirements in Group I Occupancies) effective October 15, 1998, revised April 5, 2000.

ORIGINAL SIGNED	9/21/04
Kurt A. Schaefer	Date