



INFORMATION SHEET

NO. DA-04

DATE : November 26, 2014

CATEGORY : **Disabled Access**

SUBJECT : **The Use of Power Door Operators in Lieu of Level Landings at Doors**

SECTIONS INVOLVED

- : 2013 California Building Code (CBC)**
- Section 202, Technically Infeasible, defined
 - Section 202, Equivalent Facilitation, defined
 - Section 1126A.2, Level Floor or Landing
 - Section 1126A.3, Maneuvering Clearances at Doors
 - Section 11B-202.3, Exception 2, Technical Infeasibility
 - Section 11B-404.3, Automatic and power-assisted doors
 - Sections 11B-404.2.4., Maneuvering clearances at doors
 - Figures 11A-8A through 11A-8F, Level Maneuvering Clearances at Doors
- DSA Advisory 11B-404.3, Automatic and power-assisted doors**
ANSI/BMHA A156.19-2002
ANSI/BMHA A156.10-2002
Information Sheet DA-05, Use of door operators in lieu of side clearance

PURPOSE : To detail an equivalency which may be administratively approved for the use of powered door operators in lieu of level landings adjoining exterior and interior doors of existing buildings which are required to be made accessible to persons with disabilities.

DISCUSSION :

Many existing San Francisco buildings are not constructed to allow for level landings as required in Sections 1126A.2 and 11B-404.2.4 of the CBC. Due to a variety of constraints, many building are unable to achieve the required maximum ¼" per foot slope and cross slope at doors as required for an accessible path of travel.

This Information Sheet outlines circumstances under which a power door operator may be installed as an equivalency in lieu of a level landing. An Approval of a Technical Infeasibility and Approval of an Equivalent Facilitation may be administratively approved for such conditions when an approved powered door operator is installed, and documentation that strict compliance with the prescriptive requirements of the code cannot be met due to physical or site constraints as defined in the California Building Code,

Section 202- Technically Infeasible. Submittal of a Documentation of Technical Infeasibility and an Approval of Equivalent Facilitation form must be submitted with the plans.

An entrance which complies with this Information Sheet will be considered to be accessible to and usable by persons with disabilities and to be in compliance with other code requirements for level landings.

Administrative approval may be granted for the use of powered door operators in lieu of level landings if the following conditions, as applicable, are met:

1. Slopes at landings on either side of the door may not to exceed 1:12 and should be the least slope reasonably achievable. Slopes may extend under the door.
2. Slopes between levels at doors may not exceed 6 feet in length and do not require handrails. Slopes shall be roughened or of slip resistant material.
3. The powered door operator is to be supplementary to manual door(s) which meet other code requirements. Powered door operator is to be maintained in operating condition.
4. Powered door operator shall be operational whenever door is unlocked.
5. Powered door operator controls (sensing devices, push plates, vertical actuation bars or other similar operating devices complying with Section 11B-205) are to be located in a conspicuous location at both push side and pull side of the door. The controls shall be within sight of the door. Vertical actuation bars are preferred.
6. Door operator push plates shall be a minimum of 4 inches in diameter or a minimum of 4 inches by 4 inches square and display the International Symbol of Accessibility (ISA) complying with Section 11B-703.7.2.1.
7. At each location where push plates are provided there shall be two push plates; the centerline of one push plate shall be 7 inches minimum and 8 inches maximum above the floor or ground surface and the centerline of the second push plate shall be 30 inches minimum and 44 inches maximum above the floor or ground surface.
8. At each location where vertical actuation bars are provided the operable portion shall be located so the bottom is 5 inches maximum above the floor or ground surface and the top is 35 inches minimum above the floor or ground surface. The operable portion of each vertical actuation bar shall be a minimum of 2 inches wide and shall display the International Symbol of Accessibility (ISA) complying with Section 11B-703.7.2.1.
9. A clear floor space of 30" x 48" is to be provided adjacent to and centered on each door operating devices providing parallel approach.
10. Signage shall be provided in accordance with ANSI/BHMA A156.19 Section 6.3. Additional signage shall be provided on or adjacent to the door, preferable on strike side, indicating location of door operator controls if the control equipment is not immediately obvious to users.

11. The minimum time from door being fully open to the start of door closing shall be as indicated in the following table:

<u>DISTANCE</u> (feet)	<u>TIME</u> (seconds)
0 to 6	5
7 to 8	6
9 to 10	7
11 to 12	10

Distances over 12 feet shall not be allowed.

The distance shall be established from the center of the door to the center of the farthest operator control.

12. Equipment installation shall be in accordance with the manufacturer's product listing and ANSI/BHMA A156.19 and ANSI/BHMA A156.10 as applicable.

Tom C. Hui
 Tom C. Hui, S.E., C.B.O.
 Director
 Department of Building Inspection

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 Date

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