

ADMINISTRATIVE BULLETIN

- NO. AB-012** :
- DATE** : March 4, 1998 (Updated 01/01/~~08~~11 for code references)
- SUBJECT** : Disabled Access
- TITLE** : **Use of Powered Door Operators in Lieu of Level Landings at Doors**
- PURPOSE** : To detail an equivalency which may be administratively approved for the use of powered door operators in lieu of clearances adjoining exterior and interior doors of existing buildings which are required to be made accessible to persons with disabilities.
- REFERENCES** : 2007~~10~~ San Francisco Building Code
- Section 202, Unreasonable Hardship, defined
 - Section 1126A.3, Maneuvering Clearances at Doors
 - Section 1105B, Exception 1, Equivalent facilitation for Group B occupancies
 - Section 1133B.1.1.1.1 exception 3, Entrances and exterior ground floor exit doors
 - Section 1133B.2.3.2, Automatic and power-assisted doors
 - Sections 1133B.2.4.2 and 1133B.2.4.3, Maneuvering clearances at doors
 - See Administrative Bulletin AB-011 regarding use of door operators in lieu of side clearance
- DISCUSSION** : Many existing San Francisco buildings are not constructed to allow level landings at doors on accessible paths-of-travel which meet the specific requirements of level landings (a slope not greater than 1/4" per foot). This Administrative Bulletin outlines circumstances under which a Documentation of Unreasonable Hardship may be administratively approved for such conditions when equivalent facilitation is provided through the use of powered door operators. Documentation must include a clear plan and a cost estimate for a fully complying solution, along with justification as to why implementation of such a plan would be a hardship. An entrance which complies with this bulletin 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.

Submittal of a Documentation of Unreasonable Hardship form must be accompanied by information which documents that strict compliance with code requirements cannot be met without creating an unreasonable hardship as defined under San Francisco Building Code, Section 202. Where the cost of alterations over a three-year period exceeds the valuation threshold, this equivalency may be reconsidered as part of an Unreasonable Hardship Request accompanying subsequent remodeling permits.

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 along the path-of-travel at the door may not exceed 1:12 slope and should be the least slope as is reasonably achievable.
2. Slopes along the path-of-travel may extend under the door.
3. Slopes between levels at doors may not exceed 6 feet. These slopes shall not be considered ramps and shall not be subject to other ramp requirements.
4. Slopes shall be roughened or of slip-resistant materials.
5. The powered door operator is to be supplementary to manual door(s) which meet all other code requirements.
6. Powered door operators are to be maintained in operating condition.
7. Powered door operator controls are to be located in an area as level as reasonable based on the existing topography and path-of-travel layout. Door operatoring devices control buttons shall be outside the swing of the operated door. Where there is a pair of doors with only one operated leaf, the operator should be, whenever possible, on the strike side of the operated door leaf and as close to the operated leaf as reasonably possible.
8. A clear floor space of 30" x 48" is to be provided adjacent to each door operatoring devices button. Objects adjacent to and below door operatoring devices controls shall not project more than 4" from the wall.
9. Powered door operator controls (~~door operator button, photocell, or other device~~ sensing devices, push plates, vertical actuation bars or other similar operating devices complying with Section 1117B.6) are to be located in a conspicuous location are to be located on both the interior and exterior sides of door.
10. 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 1117B.5.8.1.
11. 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.
12. 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 1117B.5.8.1.
- ~~10. Powered door operator controls are to be mounted between 36 inches and 44 inches above the finished floor.~~
- ~~11~~13. 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.
- ~~12~~14. The minimum time from door opening to the start of door closing shall be as indicated in the following table:

DISTANCE (feet)	TIME (seconds)
0 to 5	4
5+ to 15	7
15+ to 20	10
20+	13

The distance shall be established from the farthest operator control.

~~13. Door operator button size is to be at least 9 (nine) square inches and include the International Symbol of Accessibility (ISA).~~

~~14~~15. Powered door operators shall be operational whenever the door is unlocked.

~~15~~16. Equipment installation shall comply with manufacturer's listing requirements.

Vivian L. Day, C.B.O. Date
Director
Department of Building Inspection

Approved by the Building Inspection Commission on March 4, 1998

~~Originally signed by:
William Wong for Frank Y. Chiu, Director
March 9, 1998~~