LIVERMORE
CALIFORNIA

Sales Office in a Garage or Model Home

2007 California Building Code, Chapter 11B Accessibility

Sales offices in model homes or model home garages must comply with the 2007 California Building Code, Chapter 11B Accessibility requirements for B occupancies.

Submittal Requirements
Submit two (2) sets of construction drawings, which include site, elevation and floor plans, in addition to a completed permit application. Applicable building, plumbing, electrical and/or mechanical permits are required. All work must conform to the respective 2007 California Codes.

- If on-site parking is provided, accessible parking must be provided with all required signage.
- An accessible path of travel is required from the public sidewalk and the on-site parking space to the entrance of the sales office, through the entrance doors and throughout the sales office. If on-site parking is not provided, the path of travel is still required from the public sidewalk to the entrance of the sales office.
- Accessible restroom facilities are required for employees and for the public. A restroom may be constructed in the sales office or a portable accessible restroom may be provided on the site. The portable restroom must have an accessible path of travel to the sales office.
- The sales office must be heated. Energy calculations are required for the heating and cooling of the sales office. The calculations shall be performed as a residential addition. The CF-1R and MF-1R forms must be reproduced on the plans. Also provide the energy documents.
- Provide the structural calculations for the changes to shear walls or other structural building elements. The structural engineer is to stamp the plan sheet also.
- If changes are made to the exterior walls that would affect the lateral load design of the original dwelling, structural drawings and calculations are required.
- Reference the type of shear wall on the plans. The sheet schedule on the cover sheet needs to index the proper plan sheets submitted.

See also.....

CI-14 Accessible Entrance and Exit Doors
CI-24 Accessible Parking
CI-31 Accessible rout of Travel

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Permit Center

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