



Building Division's Responsibilities

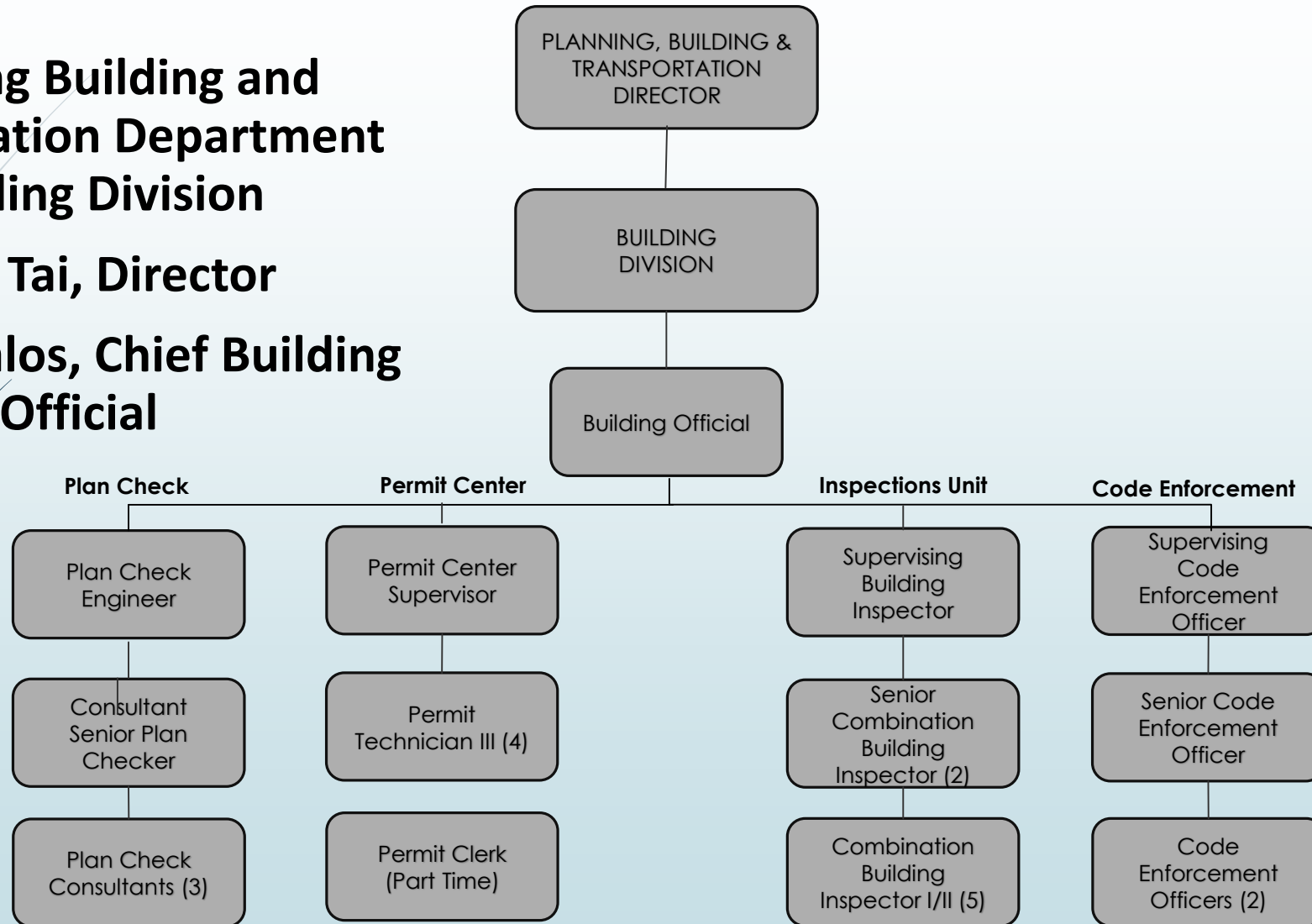


- The Building Division of the Planning, Building, and Transportation Department plays a vital role in ensuring public safety and maintaining accessibility for people with disabilities.
- Building Codes provide essential guidance for design professionals, plan reviewers, inspectors, and building officials, helping ensure that all structures meet established safety and accessibility standards.
- These codes are regularly updated to reflect advancements in technology and evolving industry practices.

Building Division Organizational Chart



**Planning Building and
Transportation Department
Building Division
Allen Tai, Director
Oscar Davalos, Chief Building
Official**



BACKGROUND KEY POINTS



- The California Building Codes are essential to ensure a barrier free environment for people with disabilities.
- The City of Alameda adopts updated codes every 3 years.
- The City recently adopted the 2025 California Building Codes which will be in effect on January 1, 2026.
- The California Building Codes chapter 11A and 11B include provisions for barrier removal for projects meeting or exceeding a specific construction cost threshold.



Early History (Pre-1960s) - Before Accessibility Codes



Key Points:

- No formal accessibility requirements in building design.
- Veterans' hospitals and rehab centers pioneered "barrier-free" concepts.
- Awareness grew after WWII and Korean War.





The First Standards (1960s–1970s) - Laying the Foundation



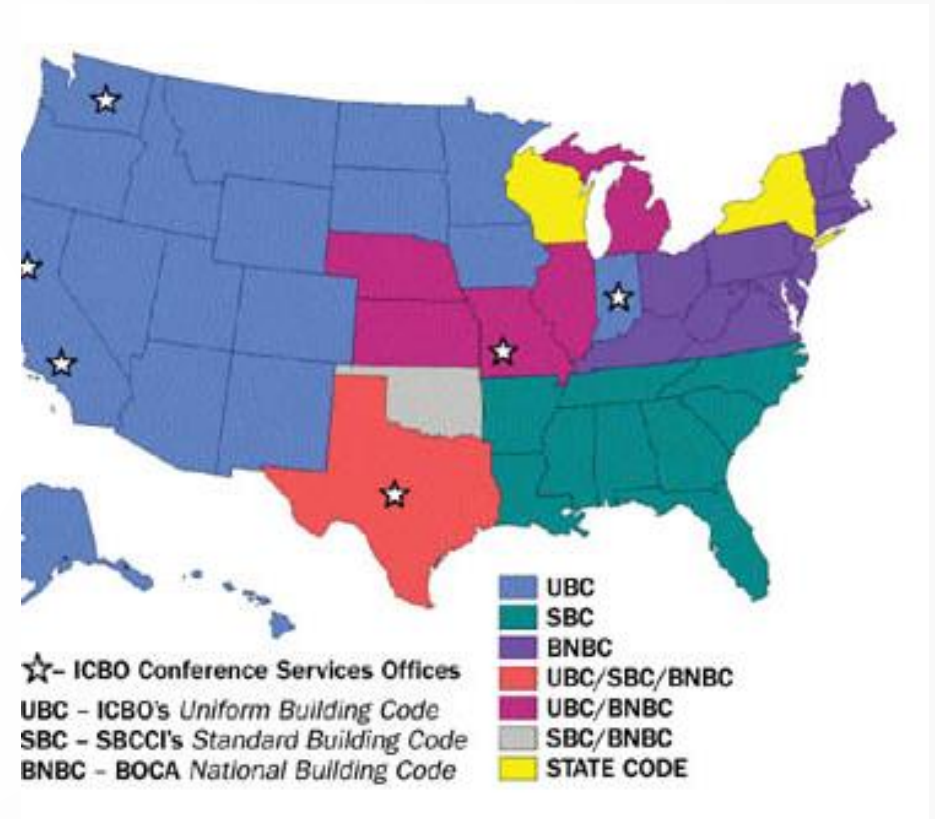
- **1961:** ANSI A117.1 — first technical accessibility standard.
- **1968:** Architectural Barriers Act — federal facilities must be accessible.
- Early state initiatives began referencing ANSI A117.1.



Model Code Integration (1970s–1980s) - Accessibility Enters Building Codes

► U.S. had **three regional model codes**:

- Uniform Building Code **UBC** (West)
- Building Officials and Code Administrators **BOCA** (Midwest/Northeast)
- Standard Building Code **SBC** (South)
- Each began adding accessibility chapters referencing ANSI A117.1.
- Compliance varied by state and city.



Civil Rights and ADA (1990s) - Accessibility Becomes Law



- ➡ **1973:** Rehabilitation Act (Section 504).
- ➡ **1990:** Americans with Disabilities Act (ADA).
- ➡ **1991:** ADA Accessibility Guidelines (ADAAG).



Thanks to these changes accessibility becomes a civil right, not just a design choice.

Unifying the Codes (1994–2000) - From Regional Codes to the IBC



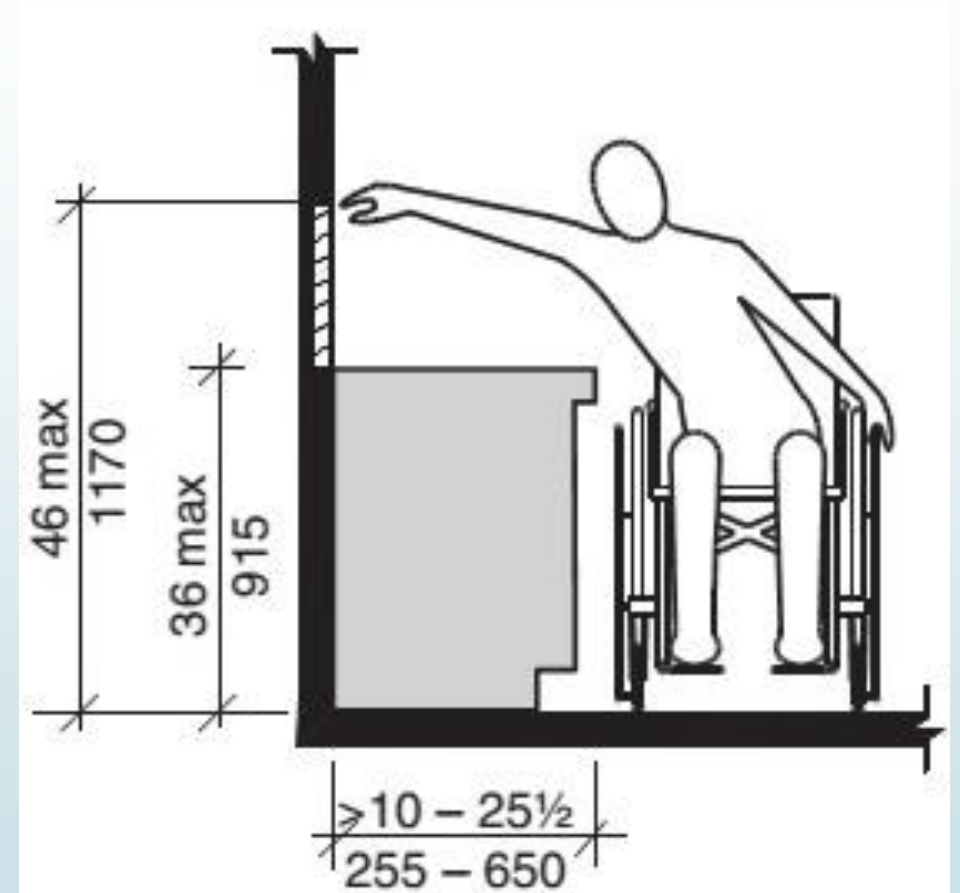
- **1994:** ICC formed (merging BOCA, ICBO, and SBCCI).
- **2000:** First *International Building Code (IBC)* published.
- IBC Chapter 11 references **ICC/ANSI A117.1** for accessibility.
- Created one national model code for accessibility.



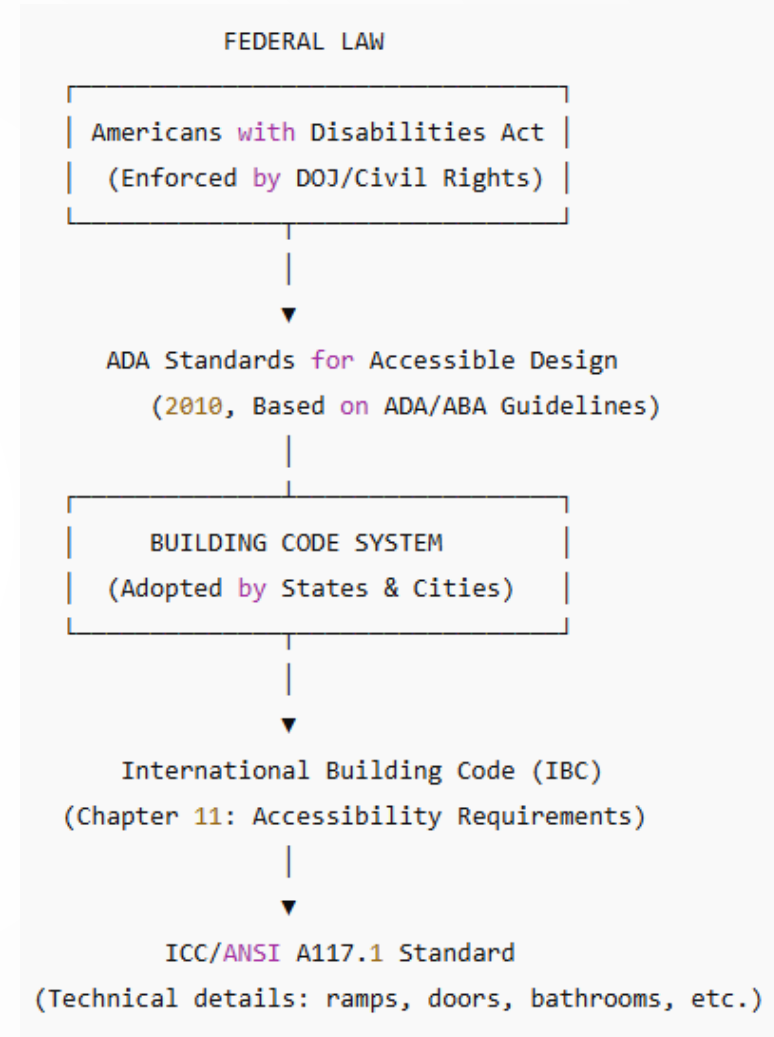
Modern Standards and Alignment - Federal & Code Harmonization



- **2004:** ADA/ABA Accessibility Guidelines issued.
- **2010:** ADA Standards for Accessible Design (enforceable 2012).
- IBC + ICC/ANSI A117.1 updated to align with ADA.
- Most jurisdictions now adopt IBC + A117.1 + ADA compliance.



How ADA, IBC & ANSI A117.1 Interrelate



ICC Model Code + California Amendments = California Building Codes



Current Code Developments - Modern Accessibility Trends

- Universal Design & Aging-in-Place concepts.
- Inclusive wayfinding (tactile, auditory, visual).
- ICC/ANSI A117.1-2023 adds updates for:
 - Electric vehicle charging spaces
 - Enhanced maneuvering spaces
 - Digital & sensory accessibility



Accessibility Key Milestones

Year	Event / Standard	Significance
1961	ANSI A117.1	First U.S. accessibility standard
1968	Architectural Barriers Act	Requires federally funded buildings to be accessible
1973	Rehabilitation Act, Sec. 504	Prohibits discrimination in federal programs
1988	Fair Housing Amendments Act	Accessibility in multifamily housing
1990	Americans with Disabilities Act (ADA)	Civil rights law for accessibility
1991	ADA Accessibility Guidelines (ADAAG)	Technical accessibility standards
2000	International Building Code (IBC)	Incorporates accessibility nationwide
2010	ADA Standards for Accessible Design	Updated federal accessibility standards
2017	ANSI A117.1–2017	Updates reach ranges and residential provisions
2021	IBC 2021	Expands accessible spaces; aligns with ANSI



Conclusions:

Providing Accessibility is not optional

Building Codes have evolved to be more inclusive.

Technological advances are also helping in removing barriers for people with disabilities.

