



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR  
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pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

September 24, 2020

**PUBLIC NOTICE OF PENDING ACTION  
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board at its special meeting on Monday, October 5, 2020 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

**CASE#:** MHRB\_2020-0010

**DATE FILED:** 9/9/2020

**OWNER:** MENDOCINO HOTELS LLC

**APPLICANT:** JAY DEVDHAR

**AGENT:** KELLY GRIMES, ARCHITECT

**REQUEST:** A Mendocino Historical Review Board Permit request to construct an aggregate concrete ramp to access the hotel from the front. The ramp would have siding similar to the guardrail at the front porch. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the "Heeser House."

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45080 Albion St CR (407D), Mendocino (APN: 119-236-01)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by October 4, 2020 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

To submit public comments via telecomment: A request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence

delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.'

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**OCTOBER 5, 2020  
MHRB\_2020-0010**

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**OWNER:** MENDOCINO HOTELS LLC  
212 SUTTER ST 3RD FL  
SAN FRANCISCO, CA 94108

**APPLICANT:** JAY DEVDHAR  
1461 UNIVERSITY AVE  
BERKELEY, CA 94702

**AGENT:** KELLY B GRIMES, ARCHITECT  
PO BOX 598  
LITTLE RIVER, CA 95456

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request to construct an aggregate concrete ramp to access the hotel from the front. The ramp would have siding similar to the guardrail at the front porch. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the "Heeser House."

**STREET ADDRESS:** 45080 Albion St CR (407D), Mendocino (APN 119-236-01).

**PARCEL SIZE:** 1± Acre

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**HISTORIC STRUCTURES:**

On Site:	Heeser House, Category I
North:	Beacon Building, Category I
South:	Jarvis-Nichols Building, Category I Mendocino Hotel, Category I
East:	Seavey House, Category III
West:	Odd Fellows Hall, Category I

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**PAST MHRB PERMITS:** 2006-03 addition. 2006-26 fencing and window. 2006-44 tent. 2019-0005 exterior restoration and remodel.

**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

- |   |                    |
|---|--------------------|
| ✓ Building Size, Height, Proportions and Form     | Roof Shape         |
| ✓ Relationship of Building Masses and Open Spaces | Color(s)           |
| ✓ Relationship to Surrounding Structures          | Sign Size          |
| ✓ Materials and Textures                          | Number of Signs    |
| Architectural Details and Style                   | Placement/Location |
| Facade Treatment                                  | Lighting           |
| Proportions of Windows and Doors                  | ✓ Paving/Grading   |
| Landscaping                                       |                    |

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Building Design (pages 7-9)

**APPLICANT'S STATEMENT:** "Construct an ADA compliant ramp to access the building from the front. Ramp to have siding similar to guardrail at front porch and an aggregate concrete surface similar to the existing pathways at the Garden Suites Site."

**STAFF NOTES:** MHRB Permit 2019-0005 authorized Guardrails and Handrails Repairs: The applicant proposed to repair various guardrails and handrails throughout the site. Guardrails less than 30 inches above grade were authorized to be repaired and all the guardrails at porches and decks that are more than 30 inches above grade were required to construct a new building code compliant guardrail. All stairs required new building code compliant handrails. Guardrails and handrails are to be made from redwood and copper materials.

MHRB Application 2020-0010 ADA Ramp and Guardrails: The proposed guardrails would be constructed from redwood horizontal boards finished to match the existing front porch and deck railing. The aggregate-finished ramp and landing would connect an existing aggregate concrete path to the front porch deck (See proposed ground level floor plan for the conference building).

MCC Sec. 20.760.030 states that walkways and driveways located in Historical Zone A requires Review Board Approval.

MCC Sec. 20.760.040 states reconstruction of an existing sidewalk and immediate area in exact replication of the undamaged original sidewalk and immediate area is exempt from Chapter 20.760.

MCC Sec. 20.760.050(A)(5) establishes material standards by stating, "Sidewalks of brick, flagstone, or board are allowed. Driveways of grass, gravel or turfstone pavers are allowed. Major coverage of front yard setbacks is prohibited." Attached are previously distributed information about compliant ADA surfaces, including "Permanent pedestrian facilities ADA Compliance handbook" and "Disability access requirements and resources" (see Attachments B and C).

**REQUIRED FINDINGS:** The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (a) The exterior appearance and design of the proposed ramp and guardrails are in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, the Heeser House a Category I Historic Resource; and no exterior changes are proposed to the Heeser House; and
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (c) The proposed ramp and guardrails will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

**STANDARD CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.
2. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit have been completed prior to its expiration.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.

4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
  5. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
    - a. That such permit was obtained or extended by fraud.
    - b. That one or more of the conditions upon which such permit was granted have been violated.
    - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
  6. To establish that site work satisfies the requirements of MHRB Permit 2020-0010 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2020-0010 have been satisfied.
  7. Any Building Permit request shall include MHRB Permit 2020-0010 (printed on the plans submitted).
  8. Outdoor lighting shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend beyond the property boundaries.
  9. All new and repaired pathways shall be constructed using materials that match the existing aggregate concrete paths at the site.
  10. All handrails and guardrails shall be constructed of redwood and copper materials. Colors and reveals shall be similar to existing materials and finishes on-site.
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The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,616.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

**ATTACHMENTS:**

- A. Application MHRB\_2020-0010
- B. Permanent pedestrian facilities ADA Compliance handbook
- C. Disability access requirements and resources

<p><b>COUNTY OF MENDOCINO</b> <b>DEPT. OF PLANNING &amp; BUILDING</b> <b>SERVICES</b></p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB 2020-0010</u></p> <p>Date Filed <u>9-9-2020</u></p> <p>Fee \$ <u>\$718.78</u></p> <p>Receipt No. <u>PRJ 037130</u></p> <p>Received by <u>Juliane</u></p> <p style="text-align: right;"><u>Office Use Only</u></p>
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**MHRB APPLICATION FORM**

Name of Applicant <u>JAY DEVDHARA</u>	Name of Property Owner(s) <u>MENDOCINO HOTELS, LLC</u> <u>C/O SAM DEVDHARA.</u>	Name of Agent <u>Kelly B. Grimes</u> <u>Architect</u>
Mailing Address <u>1461 UNIVERSITY AVE</u> <u>BERKELEY, CA</u> <u>94702</u>	Mailing Address <u>212 SVETTER ST.</u> <u>3RD FLOOR</u> <u>S.F., CA, 94108</u>	Mailing Address <u>P.O. BOX 598</u> <u>LITTLE RIVER, CA</u> <u>95456</u>
Telephone Number <u>415-812-0756</u>	Telephone Number <u>415-606-5150</u>	Telephone Number <u>707-937-2904</u>

Assessor's Parcel Number(s)  
119-236-01

<p>Parcel Size</p> <p><u>1.12</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres</p>	<p>Street Address of Project</p> <p><u>45080 MAIN ST.</u> <u>(Mendocino Hotel address)</u></p>
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**TYPE OF DEVELOPMENT**  
(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

## PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

### 1. Describe your project in detail.

- For demolition, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- For new signs, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- For new copy on existing signs, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- For exterior painting, describe existing and proposed colors. Provide paint chips for proposed colors.
- For exterior lighting, include description/detail of fixtures and indicate locations on the site plan.
- For new construction, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- For walkways, driveways, paving and grading, provide dimensions, location and materials.

### Garden Suites MHRB Project Description 9-8-2020

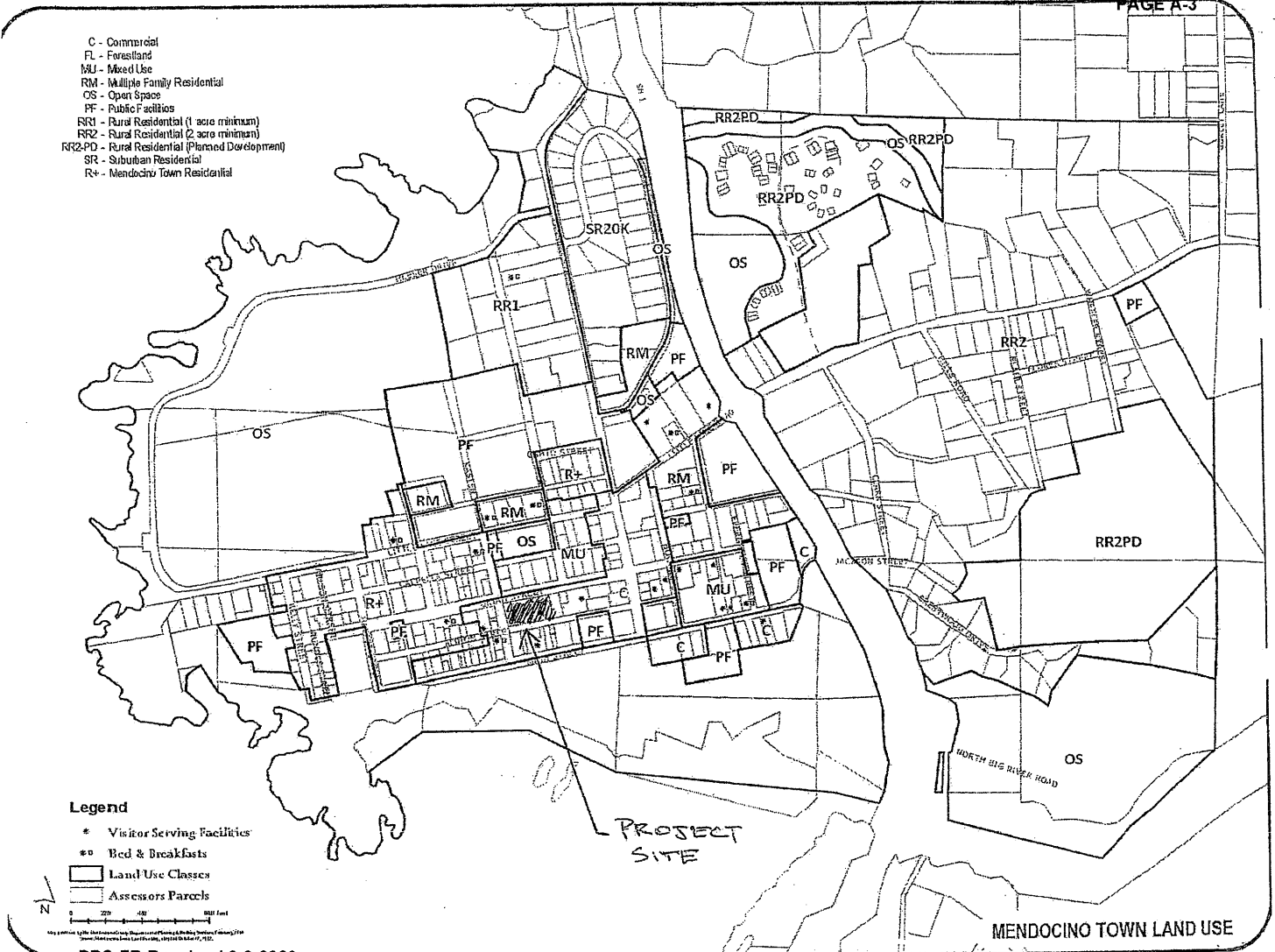
1. Construct an ADA compliant ramp to access the building from the front. Ramp to have siding similar to guardrail at front porch and an aggregate concrete surface similar to the existing pathways at the Garden Suites Site.

### 2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 14964 sq. ft.
- What is the total floor area (internal) of all structures on the property? 12,478 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? \_\_\_\_\_ sq. ft.

*If you need more room to answer any question, please attach additional sheets*

- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential



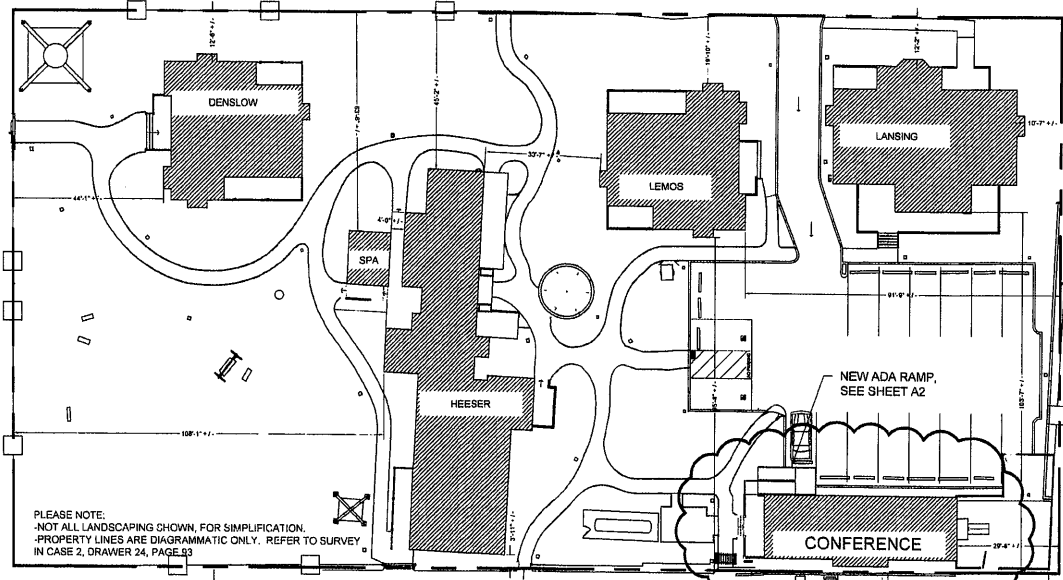
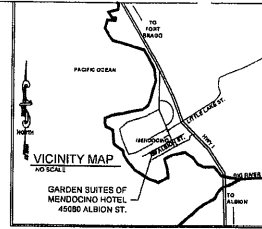


A remodel / repair for:

The Conference Building at The Garden Suites  
at the Mendocino Hotel  
45080 Albion Street  
Mendocino, California

UKIAH STREET

95456



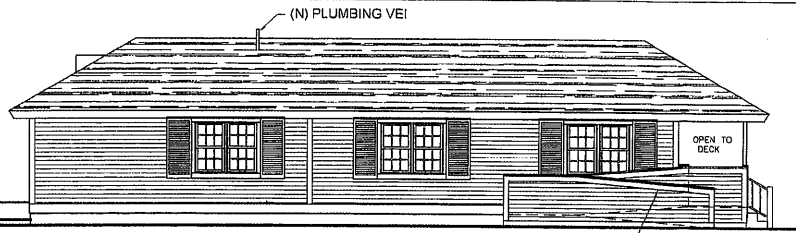
PLEASE NOTE:  
-NOT ALL LANDSCAPING SHOWN, FOR SIMPLIFICATION.  
-PROPERTY LINES ARE DIAGRAMMATIC ONLY. REFER TO SURVEY  
IN CASE 2, DRAWER 24, PAGE 53

SITE PLAN

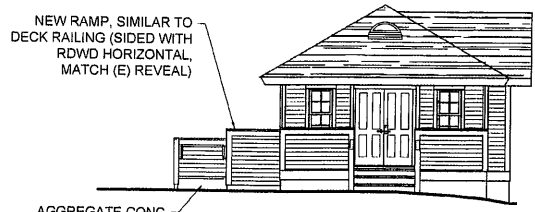
ALBION STREET



A1



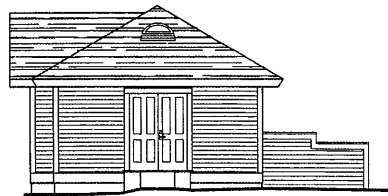
**PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
CONFERENCE BLDG



**PROPOSED WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
CONFERENCE BLDG



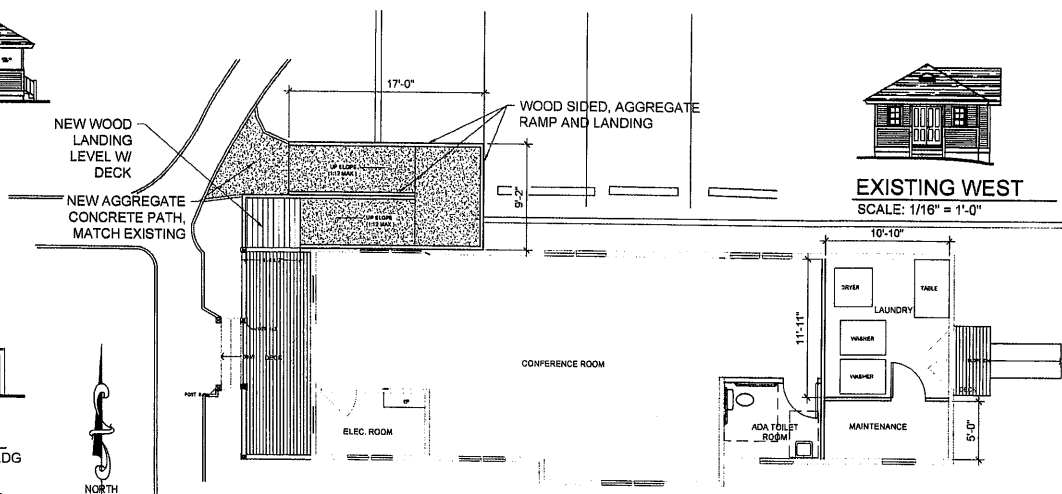
**EXISTING NORTH**  
SCALE: 1/16" = 1'-0"



**PROPOSED EAST ELEVATION**  
SCALE: 1/8" = 1'-0"  
CONFERENCE BLDG



**EXISTING WEST**  
SCALE: 1/16" = 1'-0"



**PROPOSED GROUND LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
CONFERENCE BLDG



**EXISTING EAST**  
SCALE: 1/16" = 1'-0"



**EXISTING SOUTH** NO CHANGE TO THIS ELEVATION  
SCALE: 1/16" = 1'-0"



A2

PERMANENT PEDESTRIAN FACILITIES ADA COMPLIANCE HANDBOOK

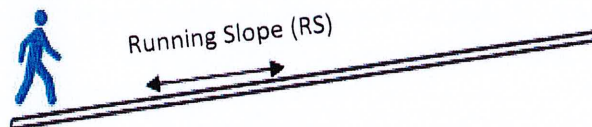
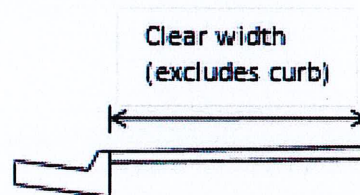
## Checklist Usage

The checklists contained herein are based on ADA compliance requirements for permanent pedestrian facilities. The checklists are a tool for personnel to use in determining compliance of pedestrian facility features. Personnel must verify that contract compliance of pedestrian facilities has been obtained. Generally, contractual requirements will be more conservative than the ADA compliance requirements. In the event verification inspection shows noncompliance with contractual requirements, notify the contractor of the noncompliant work in accordance with Section 5-1.30, "Noncompliant and Unauthorized Work," of the *Standard Specifications*, and determine if the pedestrian facility is ADA compliant. Pedestrian facilities constructed under the contract that are noncompliant with ADA requirements must be corrected. If ADA compliance is achieved, but contractual compliance is not, the pedestrian facilities may remain in place subject to a credit to the Department through an approved change order.

## Checklists

### General Sidewalk/ Path of Travel Checklist

- Firm, stable, and slip resistant – Sidewalks constructed with concrete materials with broom finish applied perpendicular to primary path of travel. [Inspection Report – Field Verify] {DIB 82-06 4.3.1(1)}
- Minimum clear width is 48 inches\* exclusive of curb width\*\*. [Inspection Report – Field Measurement] {DIB 82-06 4.3.3(2)}
  - \***Exception** – The clear width may be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 48 inches wide minimum. {DIB 82-06 4.3.3(3)}
  - \*\***Exception** – The clear width measurement may include the curb if constructed monolithically with the sidewalk where there is no joint at the back of curb. Common examples are those placed on bridge structures.
- Maximum running slope for pedestrian access route nonadjacent to roadway, for example, a meandering pathway, is 5.0 percent. [Inspection Report – Field Measurement] {DIB 82-06 4.3.4(2)}





# UNITED STATES ACCESS BOARD

Advancing Full Access and Inclusion for All



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## Chapter 3: Floor and Ground Surfaces

- [Firmness, Stability, and Slip Resistance \[§302.1\]](#)
- [Carpet \[§302.2\]](#)
- [Openings \[§302.3\]](#)
- [Changes in Level \[§303\]](#)
- [Common Questions](#)



### ADA STANDARDS

[About the ADA Standards](#)

[ADA Standards](#)

[Guide to the Standards](#)

[About this Guide](#)

[Chapter 1: Using the ADA Standards](#)

[Chapter 2: New Construction](#)

[Chapter 2: Alterations and Additions](#)

[Chapter 3: Floor and Ground Surfaces](#)

[Chapter 3: Clear Floor or Ground Space and Turning Space](#)

[Chapter 3: Operable Parts](#)

[Chapter 3: Protruding Objects](#)

[Chapter 4: Accessible Routes](#)

[Chapter 4: Entrances, Doors, and Gates](#)

[Chapter 4: Ramps and Curb Ramps](#)

[Chapter 4: Elevators and Platform Lifts](#)

[Chapter 4: Accessible Means of Egress](#)

[Chapter 5: Parking Spaces](#)

[Chapter 5: Passenger Loading Zones](#)

[Chapter 5: Stairways](#)

[Single File Version](#)

[Animations](#)

[Background](#)

[Other Resources](#)

This guide explains requirements in the [ADA Standards](#) for floor and ground surfaces. Specifications for floor and ground surfaces address surface characteristics, carpeting, openings, and changes in level. They apply to:

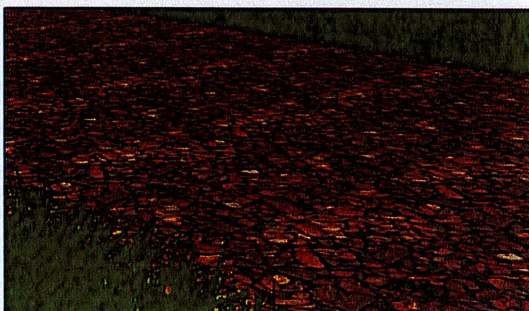
- interior and exterior accessible routes, including walking surfaces, ramps, elevators, and lifts
- stairways that are part of a means of egress
- required clearances, including clear floor space, wheelchair seating spaces, turning space, and door maneuvering clearances
- accessible parking spaces, access aisles, and accessible passenger loading zones.

### Firmness, Stability, and Slip Resistance [§302.1]

Accessible floor and ground surfaces must be stable, firm, and slip resistant. Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.



Hardened materials such as concrete, asphalt, tile, and wood are sufficiently firm and stable for accessibility.



Most loose materials, including gravel will not meet these requirements unless properly treated to provide sufficient surface integrity and resilience. Binders, consolidants, compaction, and grid forms may enable some of these materials to perform satisfactorily but require repeated maintenance.

### Slip Resistance

Accessible surfaces must be slip resistant to minimize hazards to people with disabilities, especially those who are ambulatory or semi-ambulatory or who use canes, crutches, and



### EMAIL UPDATES

APN 119-236-01

## DISABILITY ACCESS REQUIREMENTS AND RESOURCES

**NOTICE TO APPLICANTS FOR BUSINESS LICENSES AND  
COMMERCIAL BUILDING PERMITS:**

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

DEPARTMENT OF  
GENERALSERVICES,  
Division of the State  
Architect, CASp Program

[www.dgs.ca.gov/dsa](http://www.dgs.ca.gov/dsa)  
[www.dgs.ca.gov/casp](http://www.dgs.ca.gov/casp)

DEPARTMENT OF  
REHABILITATION  
Disability Access Services

[www.dor.ca.gov](http://www.dor.ca.gov)  
[www.rehab.cahwnet.gov/  
disabilityaccessinfo](http://www.rehab.cahwnet.gov/disabilityaccessinfo)

DEPARTMENT OF  
GENERALSERVICES,  
California Commission on  
Disability Access

[www.cdda.ca.gov](http://www.cdda.ca.gov)  
[www.cdda.ca.gov/resourc  
es-menu/](http://www.cdda.ca.gov/resources-menu/)

**CERTIFIED ACCESS SPECIALIST INSPECTION SERVICES**

Compliance with state and federal construction-related accessibility standards ensures that public places are accessible and available to individuals with disabilities. Whether your business is moving into a newly constructed facility or you are planning an alteration to your current facility, by engaging the services of a Certified Access Specialist (CASp) early in this process you will benefit from the advantages of compliance and under the Construction-Related Accessibility Standards Compliance Act (CRASCA, Civil Code 55.51-55.545), also benefit from legal protections.

Although your new facility may have already been permitted and approved by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, for example, placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can provide plan review of your improvement plans and an access compliance evaluation of the public accommodation areas of your facility that may not be part of the alteration.

A CASp is a professional who has been certified by the State of California to have specialized knowledge regarding the applicability of accessibility standards. CASp inspection reports prepared according to CRASCA entitle business and facility owners to specific legal benefits, in the event that a construction-related accessibility claim is filed against them.

To find a CASp, visit [www.apps2.dgs.ca.gov/DSA/casp/casp\\_certified\\_list.aspx](http://www.apps2.dgs.ca.gov/DSA/casp/casp_certified_list.aspx).

(Issued 12-28-18)

APN 119-236-01

## DISABILITY ACCESS REQUIREMENTS AND RESOURCES

**GOVERNMENT TAX CREDITS, TAX DEDUCTIONS AND FINANCING**

State and federal programs to assist businesses with access compliance and access expenditures are available:

**Disabled Access Credit for Eligible Small Businesses**

FEDERAL TAX CREDIT—Internal Revenue Code Section 44 provides a federal tax credit for small businesses that incur expenditures for the purpose of providing access to persons with disabilities. For more information, refer to Internal Revenue Service (IRS) Form 8826: Disabled Access Credit at [www.irs.gov](http://www.irs.gov).

STATE TAX CREDIT—Revenue and Taxation Code Sections 17053.42 and 23642 provide a state tax credit similar to the federal Disabled Access Credit, with exceptions. For more information, refer to Franchise Tax Board (FTB) Form 3548: Disabled Access Credit for Eligible Small Businesses at [www.ftb.ca.gov](http://www.ftb.ca.gov).

**Architectural and Transportation Barrier Removal Deduction**

FEDERAL TAX DEDUCTION—Internal Revenue Code Section 190 allows businesses of all sizes to claim an annual deduction for qualified expenses incurred to remove physical, structural and transportation barriers for persons with disabilities. For more information, refer to IRS Publication 535: Business Expenses at [www.irs.gov](http://www.irs.gov).

**California Capital Access Financing Program**

STATE FINANCE OPTION—The California Capital Access Program (CalCAP) Americans with Disabilities Act (CalCAP/ADA) financing program assists small businesses with financing the costs to alter or retrofit existing small business facilities to comply with the requirements of the federal ADA. Learn more at [www.treasurer.ca.gov/cpcfca/calcap/](http://www.treasurer.ca.gov/cpcfca/calcap/).

**FEDERAL AND STATE LEGAL REQUIREMENTS ON ACCESSIBILITY FOR INDIVIDUALS WITH DISABILITIES**

AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) —The ADA is a federal civil rights law that prohibits discrimination against individuals with disabilities, and requires all public accommodations and commercial facilities to be accessible to individuals with disabilities. Learn more at [www.ada.gov](http://www.ada.gov).

CALIFORNIA BUILDING CODE (CBC)—The CBC contains the construction-related accessibility provisions that are the standards for compliant construction. A facility's compliance is based on the version of the CBC in place at the time of construction or alteration. Learn more at [www.bsc.ca.gov](http://www.bsc.ca.gov).

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