1. Doors or Gates in Series
   09.1
   In common use areas

2. Pull Side Maneuvering Clearances
   09.1
   Manual swinging doors and gates

3. Push Side Maneuvering Clearances
   09.1
   Manual swinging doors and gates

Mayor’s Office on Disability
Information Bulletin MOD-09

Subject
Doors, Doorways, and Gates (CBC Chapter 11B)

References
- 2019 California Building Code (CBC)
- 2010 ADA Standards (ADAS)
- Fair Housing Act Design Manual (FHADM)

Purpose
This bulletin provides guidance for the design and construction requirements of accessible doors, doorways and gates in Mobility Dwelling Units and common areas.

For more information visit the Mayor’s Office on Disability (MOD) website: sfgov.org/mod

CBC Code Section Summary

11B-309 Operable parts.
11B-404 Doors, doorways and gates.
11B-404.2 Manual doors, doorways, and manual gates.
11B-404.2.3 Clear widths.
11B-404.2.4 Maneuvering clearances.
11B-404.2.5 Thresholds.
11B-404.2.6 Doors in series and gates in series.
11B-404.2.7 Door and gate hardware.
11B-404.2.9 Door and gate opening force.
11B-404.2.10 Door and gate surfaces.
11B-404.2.11 Vision lights.
11B-404.3 Automatic and power assisted doors and gates.

Criteria for Design and Construction of Doors and Gates

1. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.
2. Door and gate opening force: The maximum opening force requirement for doors and gates is as follows:
   a. 5 pounds for interior and exterior manual doors, gates, sliding doors, and folding doors.
   b. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
3. Operable parts on doors and gates shall be mounted 34" min. to 44" max. above the finish floor or ground.

Residential Dwelling Unit Terminology

Mobility Unit: Residential dwelling unit per 11B-233.1.1.1 providing mobility features complying with Sections 11B-809.2 through 11B-809.4.
Adaptable Unit: Residential dwelling unit per 11B-233.1.2. providing adaptable accessibility features as required by Sections 11B-233.1.2.1 through 11B-233.1.2.6.
Communication Unit: Residential dwelling unit per 11B-233.1.3, providing communication features complying with Section 11B-809.5.

Not to Scale
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1. Door Clear Width for User Passage

- At least one of the active leaves of a pair of doors shall comply with clear width and maneuvering clearance requirements.

2. Exit-Only Doors

- No strike side clearance or maneuvering clearance required for approach from exterior.

3. Stairway / Door Clearances

- Per 11B-206.4.1, exception 1, this maneuvering clearance is not required if the door leads directly to the exterior.

- Keep maneuvering clearance clear of fire standpipe risers and other obstructions.

- Coordinate required maneuvering clearance with handrail extension requirements.

- Coordinate door maneuvering clearance with guardrail req.