

DOWNTOWN SANTA MONICA – 3RD STREET PROMENADE – Exterior Dining

The attached spread sheet and details are a summary of requirements for providing outside dining. It is based on the 2010 ADA Standards and the 2022 California Building Code (CBC). Be aware, that the building code could be modified every three years and there might be a mid-point Supplement which could also affect the requirements. In addition, the City of Santa Monica may have additional requirements that are required to be met.

With all of this said, this is a starting point for business owners to understand what they might need to meet when expanding their dining area onto the Promenade. It does not replace the use of a licensed professional whether you are providing a plan layout or the structure for a railing, a raised plinth, or a pedestrian ramp. It might also trigger upgrades for toilet rooms.

The attached does not address the existing building itself, which may have *readily achievable barrier removal* requirements according to the ADA, and could possibly trigger 20% proportional spending according to both ADA and CBC. So due diligence is required to see what additional obligations are to be met when expanding to include dining on the Promenade.



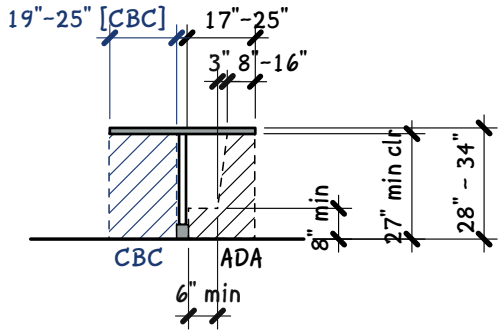
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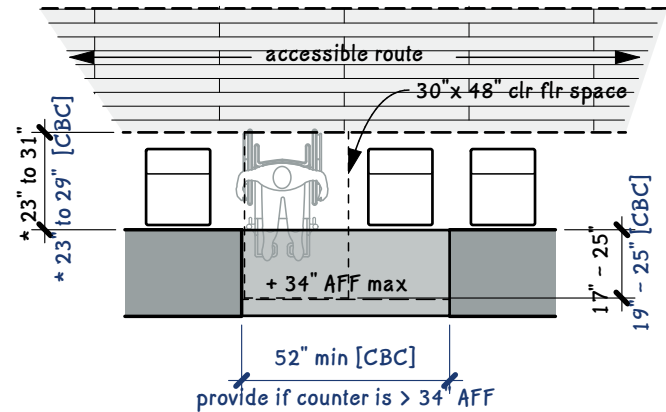
3rd Street Promenade - Exterior Dining 8-19-24

ITEM	REQUIREMENT
EXTERIOR SIDE OF STORE ENTRY	
Path of travel to entry	Walkway leading to entry is to be 48" minimum clear with no items located within or protruding into the space
	The clear height is to be 80" minimum clear with nothing overhanging into the space
	The running slope in the direction of travel is to be 5% maximum
	The cross slope of the direction of travel is to be 2.083% maximum
	Any height changes are to be ¼" maximum vertical OR if ½" then a 1:2 slope maximum from ¼" to ½" height change
	Any openings are to be ½" maximum and are to be non-directional
	<i>Note: the path of travel to the entry is to directly connect to the public right of way path of travel – if there is a change in direction, that area might be required to be 2.083% maximum slope in all directions</i>
Exterior entry area	The door clear floor space is 60" perpendicular from the face of the door (when closed), for the full width of the door + an additional 24" w x 60" d on the pull strike side (this presumes an out-swinging door)
	The door clear floor space has a 2.083% slope in all directions with nothing located within or protruding into the space
	<i>Note: there are more requirements for door hardware, clear width, closing requirements, and operating force that is not covered in this overview</i>
EXTERIOR SEATING	
Accessible Table/ Counter Seats	5% of the exterior seats are to be dispersed at accessible tables – different areas and fixed vs moveable furniture are to be calculated separately
	5% of the counter seats are to be dispersed at the counter providing a lower 60" wide section of counter for each required accessible seat (if the overall counter is greater than 34" high)
	The accessible seating areas are dispersed by table type (ie deuce, 4-top, 6-top, counter) and area
	The accessible wheelchair seating space has a clear volume underneath the table or counter of 27" minimum clear height x 30" minimum clear width (60" at counters) x 19" minimum depth (to 25" maximum depth) – no legs, cross-bracing for table-tops, or pedestal bases can be located in this volume – a loose chair can be located in the space if easily removable
	The 30" x 48" wheelchair clear floor seating space is contiguous with an accessible <i>path of travel</i> for forward approach without the person seated in a wheelchair blocking the minimum required aisle width

ITEM	REQUIREMENT
	The accessible seating space has a 2.083% maximum slope with an 80" minimum clear height
	A shade umbrella, if used, needs to have 80" minimum clear height over the accessible <i>path of travel</i> and accessible table
Accessible Tables/ Counters	The accessible table top or counter top section is to be at 28" minimum to 34" maximum above the floor
	Accessible tables will not be able to have a single center pedestal due to clearance requirements below - either 4 legs, sled bases, cantilevered from one side, or a fixed center post
	Each seating area is required to be on an accessible <i>path of travel</i> even if there are no accessible seats within the area
	Tables and counters that do not have any accessible seating are not required to be on an accessible <i>path of travel</i> within the space
Seating Layouts	Depending on sidewalk width, a deuce, a 4-top, or wider can be placed adjacent to the building leaving space for the public <i>path of travel</i> to the door, then place the clearance for the public walkway beyond, with more tables on the other side of the public walkway
	Depending on sidewalk width, you can place the public walkway adjacent to the building front with the table seating area beyond
	If the table seating goes into the pedestrian street area, the accessible tables will need a level space – can build a wooden plinth level with the sidewalk or a raised plinth with a pedestrian ramp with handrails up to the plinth surface <i>(Note: the street generally has slopes exceeding 2.083%)</i>
	<i>Note: if a plinth is built, a 6" minimum height edging has to be provided if the drop-off from the edge is greater than 4" to the adjacent area</i>
SUPPORT SPACES	
Entries	The entry door needs to be accessible if one is required to go inside the space
Restrooms	The restroom(s) supporting the exterior area are required to be accessible – this would be based on <i>proportional spending</i> of 20% of the project costs depending upon the construction budget
Hostess Stand	The hostess stand is required to be at 34" maximum to the top of the public side of the counter with a level clear floor space in front
Trash Receptacles	Top of the receptacle or the top of the opening is at 34" maximum above the floor with a level clear floor space in front



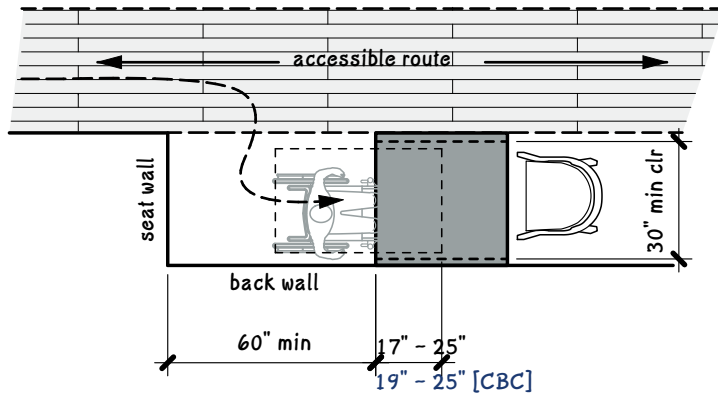
Typical Table Clearance



Typical Counter

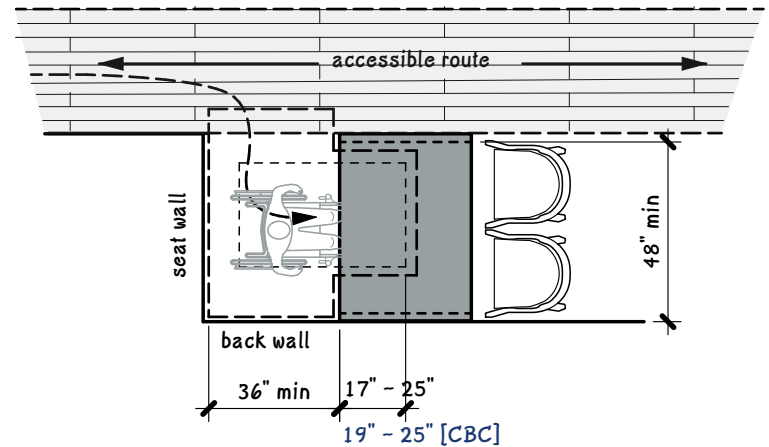
* space provided from the edge of counter to accessible route depends upon knee/toe clearance depth provided below the counter

Typical Clearances Under ADA & CBC © J Kent 2024



parallel approach in an alcove ~ since deeper than 15" the clr flr space increases to 30" x 60"

Deuce (2-Top) Clearance



4-Top Clearance

Typical Clearances if Backed to a Wall or Another Object © J Kent 2024