Frequently Asked Questions
Administrative Bulletin AB-017
Exception to Requirements for Disabled Access to Commercial Vacant Spaces

1. **What is the purpose of Administrative Bulletin, AB-017?**

   AB-017 allows for the deferral of disabled access upgrades required by California Building Code (CBC) Chapter 11B when a building permit is issued for the non-structural demolition and removal of existing finishes in an unoccupied commercial tenant space prior to the issuance of a building permit for a full tenant improvement project.

2. **What types of buildings are allowed to utilize AB-017?**

   Buildings of construction Types I and II may utilize AB-017.

3. **Can AB-017 be used for non-structural soft demolition for Group R residential occupancies?**

   No. AB-017 can only be applied to commercial tenant improvement (T.I.) projects located in an unoccupied building or portions thereof.

4. **What types of non-structural soft demolition can be undertaken using AB-017?**

   The applicant can remove kitchen and restroom fixtures and interior finishes that are not part of the fire-resistive building elements. Including, but not limited to, non-rated interior non-fire rated, non-load bearing walls or partitions, cabinets and casework, floor finishes and T-bar ceilings.

5. **Does AB-017 allow the deferral of any other building code requirements?**

   No. AB-017 does not defer other building code requirements, including, but not limited, those related to lateral and vertical structural supports, means of egress and fire resistance.

6. **Do fire and life safety systems need to be maintained while completing interior demolition using AB-017?**

   Yes. All fire and life safety systems need to be maintained while the tenant space is vacant, including:
   - Fire alarms
   - Fire sprinklers
   - Emergency lighting
   - Exit and egress paths of travel
   - Smoke control

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7. **What is the process to occupy or reoccupy the tenant space with a subsequent building permit?**

   A tenant improvement application must be submitted and approved. A building permit must be issued and all work must be completed before the tenant space may be occupied. The cost valuation of the permit under AB-017 shall be added to the tenant improvement permit

   valuation to determine the amount of accessibility improvements required. The tenant improvement application shall include a reference copy of the issued AB-017 permit drawings.

8. **Can the Material Reduction & Recovery Plan (MRRP) be deferred when using AB-017?**

   No. The MRRP cannot be deferred.

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