

## Chapter 10 - Dwelling Units and Sleeping Units

### 1001 General

**1001.1 Scoping.** Dwelling units and sleeping units required to be Accessible units, Type A units, Type B units, or units with accessible communication features by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of this chapter.

### 1002 Accessible Units

**1002.1 General.** Accessible units shall comply with Section 1002.

**1002.2 Primary Entrance.** The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

**1002.3 Accessible Route.** Accessible routes within Accessible units shall comply with Sections 1002.3.1 through 1002.3.3.

#### EXCEPTIONS:

1. Exterior spaces less than 30-inches (760 mm) in depth or width shall comply with Sections 1002.3.1, 1002.3.3, 302, and 303.
2. Unfinished attics and unfinished basements.

**1002.3.1 Location.** At least one accessible route shall connect all spaces and elements that ~~which~~ are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.

**1002.3.2 Turning Space.** All rooms served by an accessible route shall provide a turning space complying with Section 304.

**1002.3.3 Components.** Accessible routes shall consist of one or more of the following elements: floor or ground surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.

**1002.4 Walking Surfaces.** Walking surfaces that are part of an accessible route shall comply with Section 403.

**1002.5 Doors and Doorways.** The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with Section 404.

**1002.6 Ramps.** Ramps shall comply with Section 405.

**1002.7 Elevators.** Elevators within the unit shall comply with Section 407, 408 or 409.

**1002.8 Platform Lifts.** Platform lifts **within the unit** shall comply with ASME/ANSI A18.1 and with Section 410.

**1002.9 Operable Parts.** Lighting controls, electrical switches and receptacle **outlets**, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with Section 309.

**EXCEPTIONS:**

1. **Electrical** Receptacle **outlets** serving a dedicated use.
2. A **single receptacle** outlet where all of the following conditions are met:
  - (a) the **receptacle** outlet is above a length of countertop that is uninterrupted by a sink or appliance; and
  - (b) at least one receptacle **outlet** complying with Section 1002.9 is provided for that length of countertop; and
  - (c) all other receptacle **outlets** provided for that length of countertop comply with Section 1002.9.
3. Floor **electrical** receptacles **outlets**.
4. HVAC diffusers.
5. Controls mounted on ceiling fans.
6. ~~Except for light switches,~~ Where redundant controls **other than light switches** are provided for a single element, one control in each space shall not be required to be accessible.

**1002.10 Laundry Equipment.** Washing machines and clothes dryers shall comply with Section 611.

**1002.11 Toilet and Bathing Facilities.** All toilet and bathing facilities shall comply with Sections 603 through 610.

**1002.12 Kitchens.** Kitchens shall comply with Sections 804. At least one 30-inch wide work surface shall comply with Section 902.

**1002.13 Windows.** Where operable windows are provided, at least one window in each sleeping, living, or dining space shall have operable parts complying with Section 1002.9. Each required operable window shall have operable parts complying with Section 1002.9.

**1002.14 Storage Facilities.** Where storage facilities are provided, they shall comply with Section 905.

**EXCEPTION:** Kitchen cabinets shall comply with Section 804.6.

## 1003 Type A Units

**1003.1 General.** Type A units shall comply with Section 1003.

**1003.2 Primary Entrance.** The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

**1003.3 Accessible Route.** Accessible routes within Type A units shall comply with Sections 1003.3.1 through 1003.3.3.

### EXCEPTIONS:

1. Exterior spaces less than 30-inches (760 mm) in depth or width shall comply with Sections 1003.3.1, 1003.3.3, 302, and 303.
2. Unfinished attics and unfinished basements.

**1003.3.1 Location.** At least one accessible route shall connect all spaces and elements that which are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.

**1003.3.2 Turning Space.** All rooms served by an accessible route shall provide a turning space complying with Section 304.

**1003.3.3 Components.** Accessible routes shall consist of one or more of the following elements: floor or ground surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.

**1003.4 Walking Surfaces.** Walking surfaces that are part of an accessible route shall comply with Section 403.

**1003.5 Doors and Doorways.** The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with Section 404.

**EXCEPTION:** Thresholds at exterior sliding doors shall be permitted to be 3/4-inch (19 mm) high maximum provided they are beveled with a slope not greater than 1:2.

**1003.6 Ramps.** Ramps shall comply with Section 405.

**1003.7 Elevators.** Elevators within the unit shall comply with Section 407, 408 or 409.

**1003.8 Platform Lifts.** Platform lifts within the unit shall comply with ASME/ANSI A18.1 and with Section 410.

**1003.9 Operable Parts.** Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with Section 309.

## EXCEPTIONS:

1. **Electrical** Receptacle **outlets** serving a dedicated use.
2. A **single receptacle** outlet where all of the following conditions are met:
  - (a) the **receptacle** outlet is above a length of countertop that is uninterrupted by a sink or appliance; and
  - (b) at least one receptacle **outlet** complying with Section 1003.9 is provided for that length of countertop; and
  - (c) all other receptacle **outlets** provided for that length of countertop comply with Section 1003.9.
3. Floor **electrical** receptacles **outlets**.
4. HVAC diffusers.
5. Controls mounted on ceiling fans.
6. ~~Except for light switches,~~ Where **accessible** redundant controls **other than light switches** are provided for a single element, one control in each space shall not be required to be accessible.

**1003.10 Laundry Equipment.** Washing machines and clothes dryers shall comply with Section 611.

**1003.11 Toilet and Bathing Facilities.** **All** Toilet facilities and bathing facilities shall comply with Section 1002.11.

**1003.11.1 Doors.** Doors shall not swing into the clear floor or ground space or clearance for any fixture.

**EXCEPTION:** Where a clear floor or ground space complying with Section 305.3 is provided within the room, beyond the arc of the door swing.

**1003.11.2 Overlap.** Clear floor or ground spaces, clearances at fixtures and turning spaces are permitted to overlap.

**1003.11.3 Lavatory.** Lavatories shall comply with Section 606.

**EXCEPTION:** Cabinetry shall be permitted **to be added** under the lavatory, provided **the following conditions are met:**

- (a) the cabinetry can be removed without removal or replacement of the lavatory;
- (b) the **finish** floor **finish** extends under such cabinetry; and
- (c) the walls behind and surrounding cabinetry are finished.

**1003.11.4 Mirrors.** Mirrors above lavatories shall have the bottom edge of the reflecting surface 40-inches (1015 mm) maximum above the floor or ground.

**1003.11.5 Water Closet.** Water closets shall comply with Sections 1003.11.5.1 through 1003.11.5.5.

**1003.11.5.1 Location.** The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16-inches (405 mm) minimum and 18-inches (455 mm) maximum from the sidewall.

**1003.11.5.2 Clearance.** Clearance around the water closet shall be 60 inches (1525 mm) minimum, measured perpendicular from the side wall, and 56-inches (1420 mm) minimum, measured perpendicular from the rear wall.

**1003.11.5.2.1 Overlap.** The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, clear floor space required at other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

**EXCEPTION:** A lavatory complying with 1003.11.3 shall be permitted on the rear wall 18-inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66-inches (1675 mm) minimum measured perpendicular from the rear wall.

**1003.11.5.3 Height.** The top of the water closet seat shall be 15-inches (380 mm) minimum and 19-inches (485 mm) maximum above the floor or ground.

**1003.11.5.4 Grab Bars.** Grab bars complying with Section 604.5 shall be provided.

**EXCEPTION:** Where reinforcement has been provided in walls to permit the installation of such grab bars.

**1003.11.5.5 Flush Controls.** Hand operated flush controls shall comply with Section 1003.9. Flush controls shall be located on the open side of the water closet.

**1003.11.6 Bathtub.** Bathtubs shall comply with Section 607.

**EXCEPTIONS:**

1. The removable in-tub seat required by Section 607.3 is not required.
2. Grab bars **are shall** not **be** required where reinforcement complying with Section 609.10 has been provided.
3. **In Type A units,** Counter tops and cabinetry shall be permitted at the control end of the clearance provided such counter tops and cabinetry can be removed and the finished floor extends under such cabinetry.

**1003.11.7 Shower.** Showers shall comply with Section 608.

**EXCEPTIONS:**

1. A shower seat shall not be required in transfer type showers, where reinforcement complying with Section 609.10 has been provided.
2. Grab bars **are shall** not **be** required where reinforcement complying with Section 609.10 has been provided.
3. **In Type A units,** Counter tops and cabinetry shall be permitted at the control end of the clearance provided such counter tops and cabinetry can be removed and the **finished** floor **finish** extends under such cabinetry.

**1003.11.8 Vanity Counter Top Space.** If vanity counter top space is provided in non-accessible toilet or bathing facilities, equivalent vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible toilet and bathing facilities. Vanity counter top space shall comply with 308 and 309.

**1003.12 Kitchens.** Kitchens shall comply with Sections 1003.12.1 through 1003.12.6.

**1003.12.1 Clearance.** Clearance complying with Sections 1003.12.1.1 and 1003.12.1.2 shall be provided.

**1003.12.1.1 Galley Minimum Clearance.** Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40-inches (1015 mm) minimum.

**1003.12.1.2 U-Shaped Kitchens.** In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60-inches (1525 mm) minimum.

**1003.12.2 Clear Floor or Ground Space.** Clear floor or ground spaces required by Sections 1003.12.3 through 1003.12.6 shall comply with Section 305.3.

**1003.12.3 Work Surface.** At least one 30-inch (760 mm) wide minimum section of counter shall provide a work surface that complies with Sections 1003.12.3.1 through 1003.12.3.3.

**1003.12.3.1 Clear Floor or Ground Space.** A clear floor space complying with Section 305.3 positioned for a forward approach shall be provided. The clear floor or ground space shall be centered on the work surface. The clear floor or ground space shall provide knee and toe clearance complying with Section 306.

**EXCEPTION:** Cabinetry shall be permitted under the work surface provided the following conditions are met:

- (a) the cabinetry can be removed without removal or replacement of the work surface lavatory,
- (b) the finish floor finish extends under such cabinetry, and
- (c) the walls behind and surrounding cabinetry are finished.

**1003.12.3.2 Height.** The work surface shall be 34-inches (865 mm) maximum above the floor or ground.

**EXCEPTION:** A counter that is adjustable to provide a work surface at variable heights 29-inches (735 mm) minimum and 36-inches (915 mm) maximum, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors and structural elements.

**1003.12.3.3 Exposed Surfaces.** There shall be no sharp or abrasive surfaces under the work surface counters.

**1003.12.4 Sink.** Sinks shall comply with Sections 1003.12.4.1 through 1003.12.4.5.

**1003.12.4.1 Clear Floor or Ground Space.** A clear floor or ground space complying with Section 305.3, positioned for a forward approach, and knee and toe clearance complying with Section 306 shall be provided. The clear floor or ground space shall be centered on the sink bowl.

**EXCEPTIONS:**

1. The requirement for knee and toe clearance shall not apply to more than one bowl of a multi-bowl sink.
2. Cabinetry shall be permitted to be added under the sink, provided: **the following conditions are met:\***
  - (a) the cabinetry can be removed without removal or replacement of the sink,
  - (b) the **finish** floor **finish** extends under such cabinetry, and
  - (c) the walls behind and surrounding cabinetry are finished.

**1003.12.4.2 Height.** The sink shall be installed with the front of the higher of the rim or counter surface 34-inches (865 mm) maximum above the **finish** floor or ground.

**EXCEPTION:** Sink and counter that is adjustable to variable heights 29 inches (735 mm) minimum and 36-inches (915 mm) maximum, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors and structural elements, provided rough in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29-inches (735 mm).

**1003.12.4.3 Faucets.** Faucets shall comply with Section 309.

**1003.12.4.4 Exposed Pipes and Surfaces.** Water supply and drain pipes under sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

**1003.12.5 Kitchen Storage.** Cabinets shall have a clear floor or ground space complying with Section 305 positioned for parallel or forward approach.

**1003.12.6 Appliances.** Where provided, kitchen appliances shall comply with Sections 1003.12.6.1 through 1003.12.6.7.

**1003.12.6.1 Clear Floor or Ground Space.** A clear floor or ground space complying with Section 305 positioned for parallel or forward approach shall be provided at each kitchen appliance. Clear floor or ground spaces shall be permitted to overlap.

**1003.12.6.2 Operable Parts.** All appliance controls shall comply with Section 1003.9.

**EXCEPTIONS:**

1. Appliance doors and door latching devices shall not be required to comply with Section 309.4.
- 2: Bottom-hinged appliance doors, when in the open position, shall not be required to comply with Section 309.3.

**1003.12.6.3 Dishwasher.** Clear floor or ground space shall be positioned adjacent to the dishwasher door. The dishwasher door in the open position shall not obstruct the clear floor or ground space for the dishwasher or the sink.

**1003.12.6.4 Range or Cooktop.** Where a forward approach is provided, the clear floor or ground space shall provide knee and toe clearance complying with Section 306. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to protect from burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners.

**1003.12.6.5 Oven.** ~~For side opening ovens, the door latch side shall be next to a countertop.~~ Ovens shall comply with Section 1003.12.6.5. Ovens shall have controls on front panels, on either side of the door.

**1003.12.6.5.1 Side-Hinged Door Ovens.** Side-hinged door ovens shall have a countertop positioned adjacent to the latch side of the oven door.

**1003.12.6.5.2 Bottom-hinged Door Ovens.** Bottom-hinged door ovens shall have a countertop positioned adjacent to one side of the door.

**1003.12.6.6 Refrigerator/Freezer.** Combination refrigerators and freezers shall have at least 50 percent of the freezer door racks and freezer shelves, including the bottom of the freezer 54-inches (1370 mm) maximum above the floor or ground. The clear floor or ground space shall be positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24-inches (610 mm) maximum from the centerline of the dedicated space.

**1003.12.6.7 Trash Compactor.** A clear floor or ground space complying with Section 305 positioned for parallel or forward approach shall be provided.

**1003.13 Windows.** Where operable windows are provided, at least one window in each sleeping, living, or dining space shall have operable parts complying with Section 1003.9. Each required operable window shall have operable parts complying with Section 1002.9.

**1003.14 Storage Facilities.** Where storage facilities are provided, they shall comply with Sections 1003.14.1 through 1003.14.3.

**EXCEPTION:** Kitchen cabinets shall comply with Section 1003.12.5.

**1003.14.1 Clear Floor or Ground Space.** A clear floor or ground space complying with Section 305, positioned for either parallel or forward approach, shall be provided at each storage facility.

**1003.14.2 Height.** A portion of the storage area of each storage facility shall ~~accommodate a forward reach or side reach complying with~~ comply with at least one of the reach ranges specified in Section 308.

**1003.14.3 Operable Parts.** Operable parts on storage facilities shall comply with Section 309.

## **1004 Type B Units**

**1004.1 General.** Type B units shall comply with Section 1004.

**1004.2 Primary Entrance.** The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

**1004.3 Accessible Route.** Accessible routes within Type B units shall comply with Sections 1004.3.1 and 1004.3.2.

**EXCEPTION:** One of the following is not required to be on an accessible route:

1. A raised floor area in a portion of a living, dining, or sleeping room; or
2. A sunken floor area in a portion of a living, dining, or sleeping room; or
3. A mezzanine that does not have plumbing fixtures or an enclosed habitable space.

**1004.3.1 Location.** At least one accessible route shall connect all spaces and elements **that which** are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.

**1004.3.2 Components.** Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doorways, ramps, elevators, and platform lifts.

**1004.4 Walking Surfaces.** Walking surfaces that are part of an accessible route shall comply with Sections 1004.4.1 and 1004.4.2.

**1004.4.1 Width.** Clear width of an accessible route shall comply with Section 403.5.

**1004.4.2 Changes in Level.** Changes in level shall comply with Section 303.

**EXCEPTION:** Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4-inches (100 mm) maximum below the **finished** floor level of the adjacent interior spaces of the unit.

**1004.5 Doors and Doorways.** Doors and doorways shall comply with Sections 1003.5.1 and 1003.5.2.

**1004.5.1 Primary Entrance Door.** The primary entrance door to the unit shall comply with Section 404.

**EXCEPTION:** Maneuvering clearances required by Section 404.2.4 shall not be required on the unit side of the primary entrance door.

**1004.5.2 User Passage Doorways.** Doorways intended for user passage shall comply with Sections 1004.5.2.1 through 1004.5.2.4.

**1004.5.2.1 Clear Width.** Doorways shall have a clear opening of 31<sup>3</sup>/<sub>4</sub>-inches (810 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

**1004.5.2.2 Thresholds.** Thresholds shall comply with Section 303.

**EXCEPTION:** Thresholds at exterior sliding doors shall be permitted to be 3/4-inch (19 mm) high maximum provided they are beveled with a slope not steeper than 1:2.

**1004.5.2.3 Automatic Doors.** Automatic doors shall comply with Section 404.3.

**1004.5.2.4 Double Leaf Doorways.** Where an inactive leaf with operable parts higher than 48-inches (1220 mm) or lower than 15 inches above the floor or ground is provided, the active leaf shall provide the clearance required by Section 1004.5.2.1.

**1004.6 Ramps.** Ramps shall comply with Section 405.

**1004.7 Elevators.** Elevators within the unit shall comply with Section 407, 408 or 409.

**1004.8 Platform Lifts.** Platform lifts within the unit shall comply with ASME/ANSI A18.1 and with Section 410.

**1004.9 Operable Parts.** Lighting controls, electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.

**EXCEPTIONS:**

1. Electrical Receptacles outlets serving a dedicated use.
2. A single receptacle outlet where all of the following conditions are met:
  - (a) the receptacle outlet is above a length of countertop that is uninterrupted by a sink or appliance; and
  - (b) at least one receptacle outlet complying with Section 1004.9 is provided for that length of countertop; and
  - (c) all other receptacle outlets provided for that length of countertop comply with Section 1004.9.
3. Floor electrical receptacles outlets.
4. HVAC diffusers.
5. Controls mounted on ceiling fans. Ceiling fan mounted controls.
6. Controls or switches mounted on appliances. Appliance mounted controls or switches.
7. Plumbing fixture controls.

**1004.10 Laundry Equipment.** Washing machines and clothes dryers shall comply with Section 1004.10.1.

**1004.10.1 Clear Floor or Ground Space.** A clear floor or ground space complying with Section 305.3, positioned for parallel approach and centered on the appliance shall be provided.

**1004.11 Toilet and Bathing Fixtures.** Toilet and bathing fixtures shall comply with Sections 1004.11.1 through 1004.11.3.

**EXCEPTION:** Fixtures on levels not required to be accessible.

**1004.11.1 Clear Floor or Ground Space.** Clear floor or ground space required by Section 1004.11.3.1 or 1004.11.3.2 shall comply with Section 305.3 and Sections 1004.11.1.4 through 1004.11.1.3.

**1004.11.1.1 Doors.** Doors shall not swing into the clear floor or ground space for any fixture.

**EXCEPTION:** Where a clear floor or ground space complying with Section 305.3, excluding knee and toe clearances under elements, is provided within the room, beyond the arc of the door swing.

**1004.11.1.2 Knee and Toe Clearance.** Clear floor or ground space **at fixtures** shall be permitted to include knee and toe clearances complying with Section 306.

**1004.11.1.3 Overlap.** Clear floor or ground spaces shall be permitted to overlap.

**1004.11.2 Reinforcement.** Reinforcement shall be provided for future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are **located** to permit the installation of grab bars and seats complying with Section 604.5, 607.4, or 610, reinforcement shall be provided for future installation of grab bars meeting those requirements.

**EXCEPTION:** Reinforcement is not required in a room containing only a lavatory and a water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the unit.

**1004.11.3 Toilet and Bathing Rooms.** Either all toilet and bathing rooms provided shall comply with Section 1003.11.3.1 (Option A) or one toilet and bathing room shall comply with Section 1003.11.3.2 (Option B).

**1004.11.3.1 Option A.** At least ~~one of each fixture~~ **one lavatory, one water closet, and where provided, either a bathtub or shower** in each toilet or bathing room ~~provided~~ shall comply with Sections 1004.11.3.1.1 through 1004.11.3.1.3.

least one lavatory, one water closet and either a bathtub or shower within the

**EXCEPTION:** A lavatory and a water closet in a room containing only a lavatory and water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the unit.

**1004.11.3.1.1 Lavatory.** A clear floor or ground space complying with Section 305.3, positioned for a parallel approach and centered on the lavatory shall be provided.

**EXCEPTIONS:**

1. A lavatory complying with Section 606.
2. Cabinetry shall be permitted under the lavatory, provided such cabinetry can be removed without removal or replacement of the lavatory, and provided the finish floor finish extends under such cabinetry.

**1004.11.3.1.2 Water Closet.** The lateral distance from the centerline of the water closet to a bathtub, or lavatory shall be 18-inches (455 mm) minimum on the side opposite the direction of approach and 15-inches (380 mm) minimum on the other side. Where the water closet is adjacent to the wall the lateral distance from the centerline of the water closet to the wall shall be 18-inches (455 mm) and 15-inches (380 mm) minimum to a lavatory or bathtub. The water closet shall be positioned to allow for future installation of a grab bar on the side with 18-inches (455 mm) clearance. Clearance areas around the water closet shall comply with Section 1004.11.3.1.2.1, 1004.11.3.1.2.2, or 1004.11.3.1.2.3.

**1004.11.3.1.2.1 Parallel Approach.** 56-inches (1420 mm) minimum shall be provided measured from the wall behind the water closet. 48-inches (1220 mm) minimum shall be provided measured from a point 18-inches (455 mm) from the centerline of the water closet on the side designated for future installation of grab bars. Vanities or lavatories on the wall behind the water closet are permitted to overlap the clear floor or ground space.

**1004.11.3.1.2.2 Forward Approach.** 66-inches (1675 mm) minimum shall be provided measured from the wall behind the water closet. 48-inches (1220 mm) minimum shall be provided measured from a point 18-inches (455 mm) from the centerline of the water closet on the side designated for future installation of grab bars. Vanities or lavatories on the wall behind the water closet are permitted to overlap the clear floor or ground space.

**1004.11.3.1.2.3 Parallel or Forward Approach.** 56-inches (1420 mm) minimum shall be provided measured from the wall behind the water closet. 42-inches (1065 mm) minimum shall be provided measured from the centerline of the water closet.

**1004.11.3.1.3 Bathing Facilities.** Where a bathtub or shower compartment is provided it shall conform with Sections 1004.11.3.1.3.1, 1004.11.3.1.3.2, or 1004.11.3.1.3.3.

**1004.11.3.1.3.1 Parallel Approach Bathtubs.** Clearance in front of bathtubs with a parallel approach shall be 30-inches (760 mm) wide minimum by 60-inches (1525 mm) long minimum. A lavatory shall be permitted at the control end of the bathtub if a 30-inch (760 mm) wide minimum by 48-inch (760 mm by 1220 mm) long minimum clearance in front of the bathtub is provided.

**EXCEPTION:** Lavatories complying with Section 606 shall be permitted in the clearance.

**1004.11.3.1.3.2 Forward Approach Bathtubs.** Clearance in front of bathtubs with a forward approach shall be 48-inches (1220 mm) wide minimum by 60-inches (1525 mm) long minimum. A water closet shall be permitted in the clearance at the control end of the bathtub.

**1004.11.3.1.3.3 Shower Compartment.** If a shower compartment is the only bathing facility, the shower compartment shall be 36-inches (915 mm) minimum by 36-inches (915 mm) minimum. Reinforcing for shower seat is not required in shower compartments larger than 36-inches (915 mm) by 36-inches (915 mm). Clearance of 30 -inches (760 mm) wide minimum, measured from the face of the shower compartment, by 48-inches (1220 mm) deep minimum, measured from the shower head wall shall be provided.

**1004.11.3.2 Option B.** At least one lavatory, one water closet and either a bathtub or shower within the unit shall comply with Section 1004.11.3.2.1 through 1004.11.3.2.3. The accessible fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.

**1004.11.3.2.1 Lavatory.** Lavatories shall comply with Sections 1004.11.3.2.1.1 through 1004.11.3.2.1.3.

**1004.11.3.2.1.1 Clear Floor or Ground Space.** A clear floor or ground space complying with Section 305.3, positioned for a parallel approach shall be provided.

**EXCEPTIONS:**

1. A lavatory complying with Section 606.
2. Cabinetry shall be permitted to be added under the lavatory, provided such cabinetry can be removed without removal or replacement of the lavatory, and provided the finish floor finish extends under such cabinetry.

**1004.11.3.2.1.2 Position.** The centerline of the lavatory shall align with the centerline of the clear floor or ground space.

**1004.11.3.2.1.3 Height.** The front of the lavatory shall be 34-inches (230 mm) maximum above the floor or ground, measured to the higher of the fixture rim or counter surface.

**1004.11.3.2.2 Water Closet.** The water closet shall comply with Section 1004.11.3.1.2.

**1004.11.3.2.3 Bathing Facilities.** Where either a bathtub or shower compartment is provided, it shall conform with Section 1004.11.3.2.3.1 or 1004.11.3.2.3.2.

**1004.11.3.2.3.1 Bathtub.** Clearance in front of bathtubs shall be 30-inches (760 mm) wide minimum by 48-inches (1220 mm) long minimum measured from the control end of the bathtub.

**1004.11.3.2.3.2 Shower Compartment.** If a shower compartment is the only bathing facility, the shower compartment shall have minimum dimensions of 36-inches (916 mm) minimum by 36-inches (915 mm) minimum. Reinforcing for shower seat is not required in shower compartments larger than 36-inches (915 mm) by 36-inches (915 mm). A clearance of 30-inches (760 mm) minimum, measured from the face of the shower compartment, by 48-inches (1220 mm) minimum, measured from the shower head wall shall be provided.

**1004.12 Kitchens.** Kitchens shall comply with Sections 1004.12.1 and 1004.12.2.

**1004.12.1 Clearance.** Clearance complying with Sections 1004.12.1.1 and 1004.12.1.2 shall be provided.

**1004.12.1.1 Minimum Clearance Galley.** Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40-inches (1015 mm) minimum.

**1004.12.1.2 U-Shaped Kitchens.** In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60-inches (1525 mm) minimum.

**1004.12.2 Clear Floor or Ground Space.** Clear floor or ground space at appliances shall comply with Section 305.3 and Sections 1004.12.2.1 through 1004.12.2.6.

**1004.12.2.1 Sink.** The sink shall comply with Sections 1004.12.2.1.1 and 1004.12.2.1.2.

**1004.12.2.1.1 Approach.** Clear floor or ground space shall be positioned for a parallel approach.

**EXCEPTION:** Sink complying with Section 606.

**1004.12.2.1.2 Position.** The centerline of the sink shall align with the centerline of the clear floor or ground space.

**1004.12.2.2 Dishwasher.** Clear floor or ground space shall be positioned for parallel or forward approach. Clear floor or ground space shall be positioned beyond the swing of the dishwasher door.

**1004.12.2.3 Cooktop.** Clear floor or ground space shall be positioned for parallel approach. The centerline of the cooktop shall align with the centerline of the clear floor or ground space.

**EXCEPTION:** Where a forward approach clear floor or ground space is provided, the clear floor or ground space shall provide knee and toe clearance complying with Section 306. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock.

**1004.12.2.4 Oven.** Clear floor or ground space shall be positioned for parallel or forward approach.

**1004.12.2.5 Refrigerator/Freezer.** Clear floor or ground space shall be positioned for parallel or forward approach.

**1004.12.2.6 Trash Compactor.** Clear floor or ground space shall be positioned for parallel or forward approach.

## **1005 Units with Accessible Communication Features**

**1005.1 General.** Units required to have accessible communication features shall comply with Section 1005.

**1005.2 Unit Smoke Detection.** Where provided, unit smoke detection shall include audible notification complying with NFPA 72.

**1005.3 Building Fire Alarm System.** Where a building fire alarm system is provided, the system wiring shall be extended to a point within the unit in the vicinity of the dwelling unit smoke detection system.

**1005.4 Visible Notification Appliances.** Visible notification appliances, where provided within the unit as part of the dwelling unit smoke detection system or the building fire alarm system, shall comply with Sections 1005.4.1 through 1005.4.4.

**1005.4.1 Appliance.** Visible notification appliance shall comply with NFPA 72.

**1005.4.2 Activation.** All visible notification appliances provided within the unit for smoke detection notification shall be activated upon smoke detection. All visible notification appliances provided within the unit for building fire alarm notification shall be activated upon activation of the building fire alarm in the portion of the building containing the unit.

**1005.4.3 Interconnection.** The same visible notification appliances shall be permitted to provide notification of unit smoke detection and building fire alarm activation.

**1005.4.4 Prohibited Use.** Visible notification appliances used to indicate unit smoke detection or building fire alarm activation shall not be used for any other purpose within the unit.

**1005.5 Primary Entrance.** Communication features shall be provided at the unit primary entrance complying with Sections 1005.5.1 and 1005.5.2.

**1005.5.1 Notification.** A hard-wired electric doorbell shall be provided. A button or switch shall be provided on the public side of the unit primary entrance. Activation of the button or switch shall initiate an audible tone within the unit.

**1005.5.2 Identification.** A means for visually identifying a visitor without opening the unit entry door shall be provided. Peepholes, where used, shall provide a minimum 180-degree range of view.

**1005.6 Site, Building, or Floor Entrance.** Where a system permitting voice communication between a visitor and the occupant of the unit is provided at a location other than the unit entry door, the system shall comply with Sections 1005.6.1 and 1005.6.2.

**1005.6.1 Public or Common-Use Interface.** The public or common-use system interface shall include the capability of supporting voice and TTY communication with the unit interface.

**1005.6.2 Unit Interface.** The unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the public or common-use system interface.

**1005.7 Closed-Circuit Communication Systems.** Where a closed-circuit communication system is provided, the public or common-use system interface shall comply with Section 1005.6.1, and the unit system interface in units required to have accessible communication features shall comply with Section 1005.6.2.

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