Residential Accessibility

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Residential Accessibility

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Agenda
- Areas where there is a lot of confusion
- Elaborate on themes:
  - Federal Origins
  - Scoping Requirements
  - Residential Accessible Unit Types.

Accessibility Regulations
- Federal Laws:
  - 1968 Architectural Barriers Act
  - 1973 Rehabilitation Act
  - 1988 Amendments to the Federal Fair Housing Act
  - 1991 Americans with Disabilities Act

Instructor
Steve Thomas, CBO
- President, Colorado Code Consulting, LLC
- Over 35 years experience in code administration and enforcement
- ICC Means of Egress Code Committee
- Author – Building Code Basics, Building Code Essentials
- 2018 ICC Instructor of the Year
1968 Architectural Barriers Act

- Federal Funding Source
- Comprehensive document that resembles the ADA.
- ABAAS
  - Architectural Barriers Act Accessibility Standard

1973 Rehabilitation Act

- Federal Funding Source
- "Section 504"
- Provides for Residential Scoping
- UFAS
  - Uniform Federal Accessibility Standard

1968 Architectural Barriers Act

- Dept. of Defense,
- Dept. of Housing and Urban Development,
- General Services Administration,
  - Federal Buildings
  - Courthouses
- U.S. Postal Service

1973 Rehabilitation Act

- Section 504 covers properties if they are constructed, renovated, operated or purchased by a recipient of federal financial assistance.
- If the federal financial assistance comes from HUD and the project contains five or more units:
  - 5% must be accessible to people with physical disabilities
  - 2% of the units must be accessible to people with hearing and vision disabilities.
1988 Federal Fair Housing Act

- Private Funding Source
- Multifamily Residential (4 units)
- FFHA Design Manual
- Type B – A117.1

Townhouses with Property Lines and/or Fire Walls Included!

1991 Americans with Disabilities Act

- Private Funding Source
- NO residential aside from “transient”
- ADAAG
  - Americans with Disabilities Act Accessibility Guidelines

Mall of America – 4.2 Million SF

Private Sector Residential

- Non-Transient
- ADA does NOT apply EXCEPT:
  - Leasing Office
  - Other Title III Public and Common Use Spaces

Which Do I Use?

- Federal Funding
- ABA
- Rehab. Act

- Private Funding
- ADA
- FFHA
Free Resources !!!

- Access Board
  - [http://www.access-board.gov/](http://www.access-board.gov/)
- ADA Interpretations – Guides
  - [http://www.adata.org/adaportal/](http://www.adata.org/adaportal/)
- ADA Technical Assistance Center
  - 800-949-4232
- Fair Housing Accessibility First (FFHA)
  - [http://www.fairhousingfirst.org/](http://www.fairhousingfirst.org/)
- ADA-ABA Guidelines
  - [http://www.access-board.gov/ADA-ABA/](http://www.access-board.gov/ADA-ABA/)

IBC and Federal Acts

- IBC is safe harbor for the scoping of the Federal Fair Housing Act
- That’s it!!

Correlation with ADA

- Temporarily closer, but never “safe harbor”
- ADA:
  - 18 month implementation period for 2010 SAD
  - Allows grandfathering using old ADAAG until March 2012

IBC Accessibility

- Nearly Everything is required to be accessible.
- Multiple Exceptions
Residential Accessibility

Three Accessible Unit Configurations

- Accessible Units ANSI 1002
  - Intended to address ADA requirements
- Type A Units ANSI 1003
  - Derived from 1973 Rehab. Act Dwelling Units
- Type B Units ANSI 1004
  - Safe Harbor for Fed. Fair Housing Act Req’s.

Hotels – Group R-1

IBC 1107 – Dwelling & Sleeping Units
1107.6 Group R

- R-1 – Hotel and Boarding
- R-2 – Apartment/Condo
- R-3 – Single Family – “Townhouse”
- IRC Townhouses R320
• ADA Derived for Transient Lodging

<table>
<thead>
<tr>
<th>R-1 Hotels</th>
</tr>
</thead>
</table>

• Dwelling Units
  - R-2 - any number
  - R-3 – 4 or more units

R-2 or R-3 Dwelling Units

• Is it R-1 or R-2?
  - Are the units DWELLINGS?
  - Are Typical Hotel Amenities Provided?
    - Front Desk – Rental
    - Luggage Services
    - Housekeeping
    - Room Service
  - Lock-Offs look like OTHER hotel rooms?

There is no clear line...
RM ADA Technical Assistance Center

• Do you REALLY know how they will be used?
  - Dwellings?
  - Transient?

What do I do with them?

Do you REALLY know how they will be used?
- Dwellings?
- Transient?
- Be reasonable.
- Rely on the plans.
• Accessible Unit
• Type A Unit
• Type B Unit

THREE Accessible Unit Types

Accessible Unit Scoping

• R-1 and some R-2 per Table T1107.6.1.1
  ◦ Boarding houses
  ◦ Dormitories
  ◦ Fraternities and sororities
  ◦ Vacation timeshare properties

Accessible Unit Scoping

• I-1 Assisted Living
  ◦ 4% Accessible
  ◦ Remainder Type B

• R-4 Assisted Living
  ◦ One Accessible Unit

Accessible Unit Scoping
Accessible Unit Scoping

- **I-2 Health Care**
  - Hospitals – 10%
  - Emergency
  - Psychiatric & Detox
  - Nursing Homes – 50%
  - Phy. Rehab. – 100%

**Type A Units**

- **Type A Dwellings**
  - Roots in the 1973 Rehabilitation Act
  - Used exclusively by the building code.

- **R-2 – 2% when more than 20 units.**

- **Determined by site boundaries (P/L and Public Way)**
  - Apartments
  - Monasteries
  - Convents

- **I-3 – 3% Accessible Units**
  - One of each special holding/housing facility:
    - orientation,
    - protective custody,
    - administrative or disciplinary detention or segregation,
    - detoxification
    - medical isolation.
Type B Units

- Intended for compliance with the Federal Fair Housing Act
- Modest standards that allow for later adaptability.

ICC A117.1-2003 Section 1004

Type B Unit Scoping

- "In structures with four or more dwelling or sleeping units intended to be occupied as a residence..."
  - Group I-1
  - Group I-2
  - Group R

IBC 1107 – Type B

- 4 or more in a building?
  - All units shall be Type B
- Does it have an elevator or not?

Type B – No Elevator

- Type B required on at least one story that:
  - Has dwelling and/or sleeping units
  - Has an accessible entrance from the exterior.
  - Units intended to be occupied as a "residence" shall be Type B units
**TYPE B – No Elevator**

- If unit is multi-story, it is not required to be Type B
  - Unfinished attics and basements are not stories
  - Mezzanine – Lofts are not stories

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**Type B – Not “Elevator Building”**

- Elevator service to the lowest story with units.
- Only that story served shall be required to be Type B units

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**Mixed Use – Ground Floor**

- First floor containing residential is the “ground floor”.

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**Type B – No Elevator**

- Additional stories where:
  1. **Existing grade within 50 feet is 10% or less between the entrance and all vehicular or pedestrian arrival points**
  2. **Proposed grade within 50 feet is 10% or less between the entrance and all vehicular or pedestrian arrival points**
**Type B – Elevator Provided**

- If the building is provided with an elevator...
  - All units shall be Type B

**Private Residence Elevator**

- NOT elevator building
- "P.R.E must serve all levels"
  - Cheryl Kent, HUD
    - 2008 IBC MOE Hearing Palm Springs - E162

**Type B – Site Impracticality**

- Applies when existing grade is greater than 10%
- Allows reduction in Type B Units when NONE of the following conditions are present:
  1. 20% min. of all ground floor units shall be Type B, regardless.
  2. Pedestrian or Vehicular access point <8.33%
  3. Elevated walkway provided <10%
  4. Any unit with elevator is Type B

- If elevator to one floor of multistory unit, only floor served to be Type B
  - Type B Toilet Facility also required on that floor.
Accessible /Type A
1002.2 /1003.2 – Primary Entrance
• Shall be on accessible route, not through bedroom.

Type B
1004.2 – Primary Entrance
• Primary entrance
• Shall be accessible
• Shall be on an accessible route
• Shall not be to a bedroom

Similarities:
• Accessible
• Type A
• Type B
• Must be on accessible route
• Cannot be through a bedroom

Primary Entry Comparison
• Accessible routes shall coincide with or be located in the same area as a general circulation path.
• Shall consist of:
  ◦ Floor or ground <1:20
  ◦ Ramps
  ◦ Elevators
  ◦ Platform Lifts

**Accessible /Type A/Type B**
**1002.3/1003.3 Accessible Route**

- All spaces shall have a wheelchair turning space.
- Except:
  - That are not required to comply with Section 1002.11.2.
  - Within closets or pantries that are 48 inches maximum in depth.

**Accessible /Type A**
**1002.3/1003.3 Accessible Route**
- Shall connect all spaces (if only one route, shall not pass through toilet/bath rooms, closets, & similar)
  - Except: unfinished basements and attics

**Type B**
**1004.3- Accessible Route**
- Accessible Route shall connect all spaces and elements that are part of the dwelling
- If only one, shall not pass through toilet/bath rooms, closets, or similar
Type B 1004.3- Accessible Route

- An accessible route is NOT required to an attached garage UNLESS the garage is accessible.
- IBC Section 1104.3 Connected spaces?

Section 1104.4 Accessible Route Exceptions

- Accessible routes from parking garages contained within and serving Type B units are not required to be interior.

Type B 1004.3- Accessible Route

- Accessible route exceptions:
  - Raised or sunken floor in portion of living, dining, or sleeping room
  - Mezzanine that does not have plumbing fixtures or habitable space

Unit Type Requirement

- Accessible/Type A
  - Turning Space
  - Connect ALL spaces

- Type B
  - NO turning space
  - Connect DWELLING spaces
  - Except:
    - Mezzanines
    - Raised and Sunken areas

Accessible Route Comparison
Accessible/ Type A
1002.4/1003.4 Walking Surfaces

- Walking surfaces that are part of an accessible route shall comply with Section 403.

Type B
1004.4 – Walking Surfaces

- Width per 403.5
- Changes in level per 303
  - Except impervious exterior deck/patio may have floor 4” below the finished floor of the dwelling

ICC A117.1 Section 403

- 403.2 Floor Surface – Per 302
- 403.3 Slope.
  - The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
- 403.4 Changes in Level per 303
- 403.5 Clear Width per T403.5
- 403.5.1 Clear Width at Turn
- 403.5.2 Passing Space.

Unit Type

- Accessible/Type A
  - Surface materials
  - Width
  - Cross Slope
  - Width at turns
  - Passing Space
- Type B
  - Width
  - Change in Level

Walking Surface Comparison
Accessible/Type A
1002.5/1003.5 Doors and Doorways

- Primary entrance and all other doorways intended for user passage shall comply with 404.

Exception:
- In toilet rooms and bathrooms not required to comply with Section 1003.11, maneuvering clearances required by Section 404.2.3 are not required on the toilet room or bathroom side of the door.

Exceptions:
- A turning space between doors in a series
- Storm and screen doors are not required to comply with Section 404.2.5
- Communicating doors between individual sleeping units are not required to comply with Section 404.2.5
- At other than the primary entrance door, where exterior space dimensions of balconies are less than the required maneuvering clearance, door maneuvering clearance is not required on the exterior side of the door.

Type A/Type B
1003.5/1004.5 – Doors & Doorways

- ½” Threshold
- Except:
  - Thresholds at exterior sliding doors shall be permitted to be ¾ inch maximum in height, provided they are beveled with a slope not steeper than 1:2.
1004.5.1 – Type B Primary Entrance Door

- Section 404.2.5 maneuvering clearances is required on BOTH sides of the primary entrance door.

Type B
1004.5 – Doors & Doorways

- Primary entrance shall comply with 404 on BOTH SIDES
- Other User Passage Doors = 31¾”
  - 2'-10” door??
  - 31-5/8 per FFHADM
- No requirements for approach clearances aside from exterior side of primary entrance.

Unit Type
- Accessible
- Type A
- Type B

Door Comparison

Accessible, Type A and Type B 1002.6/1003.6/1004.6 Ramps

- Shall comply with 405
Accessible, Type A and Type B
1002.7/1003.7/1004.7
Private Residence Elevators

- Within the Unit:
- Shall comply with 407, 408 or 409
  - 407 – Standard
  - 408 – LULA
  - 409 – Private Residence Elevators

Accessible, Type A and Type B
1002.8/1003.8/1004.8
Platform Lifts

- Permitted within the unit
- Shall comply with ASME/ANSI A17.1

Accessible/Type A
1002.9/1003.9 Operable Parts

- Shall comply w/309
  - Light Controls
  - Receptacles
  - Environmental
  - Appliance
  - Window Hardware
  - Plumbing Fixture
  - Security or Intercom

Accessible/Type A
Operable Parts

- Electrical panelboards shall not be required to comply with Section 309.4
- Implies that they ARE required to be accessible but...
- Not for force or graspability
- Intended to apply only to interior installations
Type B 1004.9 – Operable Parts

- Same as for Accessible/Type A
  - Except:
    - Windows
    - Controls for Plumbing Fixtures
    - Appliance controls

Accessible, Type A and Type B 1002.9/1003.9/1004.9 Operable Parts

- Dedicated Receptacle Exception
- Single outlet with:
  - On a countertop not interrupted by a sink or appliance
  - At least one complying receptacle is provided
  - All other receptacles on that length of counter comply

Type B Operable Parts

- Bathrooms and kitchens:
- Lighting controls, switches, and receptacles
- May NOW be located over 36” high counters with 25.5” maximum depth

Accessible, Type A and Type B 1002.9/1003.9/1004.9 Operable Parts

- Exceptions:
  - Floor receptacles
  - HVAC Diffusers
  - One redundant accessible control per space
  - Controls mounted on ceiling fans
  - Electrical panelboards
Accessible 1002.10 - 611 Laundry Equipment

- Clear parallel floor space centered
- Operable parts within reach ranges:
  - doors, lint screens, detergent and bleach compartments
- Top loading opening = 36” max.
- Front loading machines shall have the bottom of the opening = 15” min. and 34” max.

Type A 1003.10 Laundry Equipment

- Type A references 611
- Parallel clear floor space CENTERED
- Controls and operating mechanisms, including doors, lint screens, detergent and bleach compartments shall comply with 309.

Type B 1004.10 Laundry Equipment

- New Changes in 2009 A117.1
- Parallel approach
  - No longer centered
- No requirements for controls
  - Stacking W/D OK

611 – Laundry Equipment

- Front loading machines now permit 24” offset of clear floor space.
- Front or parallel approach permitted.
- Previously had to be centered.
- May reduce room length by up to 9”.
### Laundry Comparison

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible</td>
<td>Controls, etc. within reach ranges</td>
</tr>
<tr>
<td>Type A</td>
<td>Controls, etc. within reach ranges</td>
</tr>
<tr>
<td>Type B</td>
<td>No provisions for controls</td>
</tr>
</tbody>
</table>

### Accessible

#### 1002.11 Toilet and Bathing Facilities

- At least one toilet and bathing facility must comply with Sections 603 through 610.

### Type A

#### 1003.11 Toilet and Bathing Facilities

- At least one toilet and bathing facility shall comply with Section 1003.11.
- At least one lavatory, one water closet and either a bathtub or shower within the unit shall comply with Section 1003.11.
- The accessible toilet and bathing fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.

### Type B

#### 1004.11.3 – Bathroom Fixtures

- **Option A**
  - Each bathroom must provide the required clearances.
    - Except 1/2 bath when additional fixtures provided on that level

- **Option B**
  - Only one bathroom must comply for maneuvering clearances.
  - Lavatory shall be 34” max. AFF
  - May not encroach into the clearance in front of the bathtub
Type B
1004.11.3 – Bathroom Fixtures

- Option A
  - Each fixture PROVIDED must comply
  - That means EVERY SINGLE one provided!!!

- Option B
  - One of each TYPE of fixture must comply
  - Meaning...
    - One lavatory
    - One WC
    - One bathing fixture

Unit Type          Requirement
- Accessible        - All Bath and Toilet facilities and all fixtures
- Type A            - One bathroom and only one lavatory, toilet and bathing fixture
- Type B            - Option A or Option B

Bathroom Scoping

Type B
1004.11.3 – Bathroom Fixtures

- Option B
  - One of each type of fixture provided shall comply with Section 1004.11.3.2.
  - 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.

Accessible, Type A and Type B
603.2.3(2)/1003.11/1004.11 - Bathrooms

- Type B – 30x48 outside of door swing shall not include knee and toe clearances

- Doors shall not swing into clear floor space or clearances
- Unless clear space is provided outside the door swing
Accessible, Type A and Type B
603.2.2/1003.11/1004.11 - Bathrooms

- Clearances are permitted to overlap

Diagram depicts Type B configuration

Accessible and Type A
606.2/1003.11.5 - Lavatories

- 34” max. Height
- Knee and toe clearances req’d.
- 30” width

Type A
1003.11.5 - Lavatories

- Exception - Cabinetry may be added that:
  ◦ Can be removed without removal of the lavatory
  ◦ Finish floor extends under cabinet
  ◦ Walls behind & surrounding cabinet are finished

Type B
1004.11.3 - Lavatories

- Option A and B
- 30x48 Parallel clear floor space centered on lavatory.
- Option B
- Lavatory rim at 34”AFF
Multiple Lavatories

- 1004.11.3.1
- When multiple lavatories are provided in a single toilet/bath room, only one lavatory is required to be accessible.

Lavatory Comparison

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible</td>
<td>Knee and Toe Clearances for ALL, 34” Max. Height, No false front cabinets.</td>
</tr>
<tr>
<td>Type A</td>
<td>Knee and Toe Clearances for ONE, 34” Max. Height, False front cabinets permitted.</td>
</tr>
<tr>
<td>Type B</td>
<td>Parallel Clear Floor Space Centered, 34” max. IF Option B</td>
</tr>
</tbody>
</table>

Accessible and Type A

1003.11.6 - Mirrors

- If above lavatory, shall be 40” max. AFF
- Accessible - Mirrors not located above lavatories, sinks or counters shall be mounted with the bottom edge of the reflecting surface 35” max. AFF

Mirror Comparison

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible</td>
<td>Above counters or lavatories - 40” max.</td>
</tr>
<tr>
<td></td>
<td>Not above counter or lavatory, 35” maximum</td>
</tr>
<tr>
<td>Type A</td>
<td>Above lavatories - 40” max.</td>
</tr>
<tr>
<td>Type B</td>
<td>Not regulated</td>
</tr>
</tbody>
</table>
Accessible

1002.11.1 Vanity Counter Top Space

- If vanity counter top space is provided in nonaccessible dwelling or sleeping units within the same facility, equivalent vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in Accessible units.

Water Closets

- Multiple differing requirements for each unit classification.

Accessible and Type A

604.2/1003.11.7 – Water Closets

- Shall be positioned with a wall at the rear and one side.
- 16-18” from side wall

Type A bathroom configuration depicted

Accessible and Type A

604.3.1/1003.11.7 – Water Closets

- Clearance
- 56x60”
**Type A**

1003.11.7 – Water Closets

- **EXCEPTION:**
  - Lavatory permitted on the rear wall 18 inches min. from C/L of the water closet.
  - 66” forward

**Accessible and Type A**

604.4/1003.11.7 – Water Closets

- Accessible Height
  - 17-19”
- Type A Height
  - 15-19”

**Type B**

1004.11.3 – Toilets

- WC C/L to bathtub or lavatory =18” Min.
  - Side opposite the direction of approach
  - 15 inches minimum on the other side.
**Type B 1004.11.3 - Toilets**

- WC C/L to an adjacent wall shall be **18 inches**
- The lateral distance from the centerline of the water closet to a lavatory or bathtub shall be 15 inches minimum.

**Type B Water Closet Clearances**

- Requirements for 18” absolute have been revised to 16-18” for all applications
- 33” minimum width must be provided if sink or vanity encroaches.

**Type B 1004.11.3 - Toilets**

- **Parallel Approach**
  - 48 x 56” space
  - Lavatory may encroach

**Type B 1004.11.3 - Toilets**

- **Front Approach**
  - 48 x 66” space
  - Lavatory may encroach
1004.11.3 - Toilets

- Both Parallel and Forward Approaches
- 56 x 60"
  - No Lavatory encroachment
  - VERY SUBJECTIVE!

Toilet Comparison

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| Accessible | • 56x60” Clear Space  
  • NO lavatory encroachment |
| Type A     | • 56x60” Clear Space  
  • Lavatory encroachment permitted if 56x66” |
| Type B     | • NO COMPARISON! |

Toilet Comparison

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| Accessible | • 17-19” Toilet Seat  
  • Controls on open side within reach ranges. |
| Type A     | • 15-19” Toilet Seat  
  • Controls on open side within reach ranges. |
| Type B     | • NO Regulation. |

Water Closet Grab Bars

- Accessible and Type A require the WC at a side wall.
Accessible, Type A and Type B

- Sidewall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall.
- Type A and B, no vertical bar req’d.

Type B Sidewall Grab Bar

- When a side wall is not available for a 42-inch grab bar, the sidewall grab bar shall be permitted to be 18 inches minimum in length, located 12 inches maximum from the rear wall and extending 30 inches minimum from the rear wall.

Exceptions:
- Accessible: 24” centered on WC when recessed fixture provided.
- Type A or Type B: 24” if space does not permit full 36” bar.

Type B Swing-Up Grab Bar

- 604.5 Exceptions:
  - 4. In Type B institutional facilities and assisted living facilities:
    - 2 swing-up grab bars shall be permitted to be installed in lieu of the rear wall and side wall grab bars.
  - 5. In a Type B unit, where fixtures are located on both sides of the water closet:
    - A swing-up grab bar complying with Sections 604.5.3 and 609 shall be permitted. The swing-up grab bar shall be installed on the side of the water closet with the 18 inch (455 mm) clearance required by Section 1004.11.3.1.2.
Accessible and Type A
607/1003.11.8 - Bathing Facilities

- Bathtubs per 607

Type A
1003.11.8 - Bathing Facilities

- Bathtub Exceptions:
  - Removable seat is not required
  - Grab bars not required if backing provided

- 2003 A117.1 new second horizontal grab bar location is now variable
  - 8-10” above the rim of the tub.
  - Formerly 9” absolute.

607.4.1.1 and 607.4.2.1
Bathtub Grab Bars

- 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 floor finish extends under such cabinetry.
Type B
1004.11.3- Bathing Facilities

- 60 x 30” in front of bathtubs
- Parallel approach

Option A Exception – Parallel Approach

Type B
1004.11.3- Bathing Facilities

- Option A Exception
- Forward Approach
- 48” Clearance

Option B
- 30 x 48”
- Control End
**Bathtub Comparison**

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| Accessible | • Seat Required  
            | • Full Side Clearance  
            | • Grab Bars Installed  |
| Type A    | • Seat NOT Required  
            | • Side clearance with removable cabinet obstruction  
            | • Grab Bar Backing ONLY  |
| Type B    | • Seat NOT Required  
            | • Multiple Clearance Options  
            | • Grab Bar Backing ONLY  |

**Accessible Roll-in Showers**

- **TABLE 1107.6.1.1 for roll-in scope**
- **Roll-in showers provided in Accessible units shall include a permanently mounted folding shower seat.**

**Accessible and Type A 608/1003.11 - Showers**

- **Section 608**
- **Roll-in or Transfer**
- **½” Max. Threshold**

**Accessible and Type A 608/1003.11 – Roll-in Showers**

- A lavatory complying with Section 606 shall be permitted at the end of the clearance opposite the shower compartment side where shower controls are positioned.
- **Type A - Where shower controls are located on the back wall and no seat is provided, the lavatory shall be permitted at either end of the clearance.**
Accessible and Type A Roll-in

- Standard roll-in type showers:
- Type A - Grab bars shall be provided on three walls of showers without seats.
- With seat: grab bars shall be provided on the back wall and on the wall opposite the seat.
- Grab bars shall not be provided above the seat.

Accessible and Type A

608/1003.11 –Transfer Grab Bars

- 608.3.1.1 Horizontal Grab Bars.
  - On control wall and on the back wall to a point 18 inches from the control wall.
- 608.3.1.2 Vertical Grab Bar:
  - 18 inches minimum in length
    - On the control end wall 3 inches minimum to 6 inches maximum above the horizontal grab bar
    - 4 inches maximum inward from the front edge of the shower.

Type A

1003.11 - Showers

- Exceptions:
  - Shower seat not req’d for transfer showers
    - Reinforcement is req’d for transfer showers
    - Roll-in showers can be designed without seats
  - Grab bars not req’d
    - Reinforcement is required
  - 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 floor finish extends under such cabinetry.

Type B

1003.11 - Showers

- Transfer clearances are similar to Accessible and Type A
- Accessible and Type A state 36” ABSOLUTE!!!
Type B
1003.11 - Showers

- 36 x 36” minimum
  - Accessible and Type A require 36” absolute depth for transfer showers
- NO threshold limits

Reinforcing:
- Same as Type A
  - Requires vertical grab bar backing.
- No seat reinforcing required IF stall is greater than 36 x 36”
  - (1004.11.3.1.3.3)

Unit Type

- Accessible
  - Roll-in MAY be mandatory
  - Seat Required for Roll-In
  - Grab Bars Installed

- Type A
  - Roll-in or Transfer Permitted
  - Seat NOT Required
  - Grab Bar Backing ONLY

- Type B
  - Seat NOT Required
    - Reinforcement or >36x36”
  - Grab Bar Backing ONLY

Shower Comparison

Kitchen Design
Accessible 1002.12 Kitchens

- Kitchens shall comply with Section 804.
- At least one work surface, 30 inches minimum in length, shall comply with Section 902.

Accessible 804.2 - Kitchens

- Pass Through – 40”
- U-Shaped – 60”
  U = 3 contiguous sides

Type A and Type B 1003.12/1004.12 - Kitchens

- Galley – 40”
  U = 3 contiguous sides
- U-Shaped – 60”

Type A 1003.12 - Kitchens

- Work Surface
  - 30” wide
  - Knee and Toe space underneath
  - 34” max. height
  - Exception: adj. counter 29-36”

- No sharp or abrasive surfaces under the work counter.
- A removable cabinet may be used if:
  - Top is stationary
  - Floor finish extends under
  - Walls behind and surrounding cabinetry are finished.
### Configuration/Work Space Comparison

<table>
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<th>Unit Type</th>
<th>Requirement</th>
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<tr>
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<tr>
<td>Type B</td>
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</tbody>
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### Accessible 606 – Kitchen Sinks

- A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided.
- Knee and toe clearance complying with Section 306 shall be provided.
- The dip of the overflow shall not be considered in determining knee and toe clearances.

### Accessible 606 – Kitchen Sinks

- A parallel approach complying with Section 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided.

### Type A 1003.12 - Kitchens

- Kitchen Sink
- 30” min. width
- Clear floor space with knee & toe clearance underneath
- 34” max. height to the sink rim or counter.
Type A
1003.12 - Kitchens

- The requirement for knee and toe clearance shall not apply to more than one bowl of a multi-bowl sink.
- Faucets per 309
- Exposed pipes and sink surfaces shall be protected.

Exceptions:
- Cabinet permitted if removable without affecting sink & if finished floor provided, etc.
- An adjustable sink and counter (29”-36”) may be used (rough-in plumbing must permit 29” height)

Type B
1004.12 – Kitchens

- 30 x 48” space parallel
- “Centered on the sink bowl”

Unit Type
- Accessible
- Type A
- Type B

Requirement
- Sink – Underside Clearance
  - No Removable Face
  - Parallel IF no conventional cooking equipment
- Sink – Centered Parallel Approach

Kitchen Sink Comparison
Kitchens

- Kitchen Storage
- No regulations in 2012!
- Same as Type B

Unit Type

- Accessible
- Type A
- Type B

Requirement

- Nothing!
- Nothing!
- Nothing!

Kitchen Storage Comparison

Accessible and Type A

1002.12/1003.12 - Kitchens

- Appliances
- Clear floor space shall be provided
- Parallel or forward approach
- Clear space may overlap

Exceptions

1. Appliance doors and door latching devices shall not be required to comply with operable parts provisions.
2. Bottom-hinged appliance doors, when in the open position, shall not be required to comply with reach ranges.
Type B  
1004.12 Kitchens

- Clear Floor Space required at appliances.
- Controls are not regulated.

Accessible and Type A  
1002.12/1003.12 - Kitchens

- Dishwashers
- Clear space shall be positioned adjacent to the door.
- Dishwasher door shall not obstruct clear space for the dishwasher or an adjacent sink.

Type B  
1004.12 - Kitchens

- Dishwashers
- The clear floor space shall be positioned beyond the swing of the dishwasher door.

Accessible and Type A  
1002.12/1003.12 - Kitchens

- Range or Cooktop
- Parallel Approach centered.
- If a forward approach is USED, knee and toe clearance are required!!!
- Underside shall be insulated or covered.
Type B
1004.12 - Kitchens

- A clear floor space, positioned for a parallel or forward approach to the cooktop, shall be provided.
- The centerline of the clear floor space shall align with the centerline of the cooktop.

Accessible
1002.12/804 - Kitchens

- 804.6.5.3 Ovens shall have controls on front panels.
  - Bottom hinged – Must have counter adjacent to one side of the door.
  - If side opening, the latch side shall be next to the countertop.

Type A
1003.12 - Kitchens

- Oven
- Ovens shall have controls on the front panel ON EITHER SIDE OF THE DOOR.
  - Bottom hinged – Must have counter adjacent to one side of the door.
  - If side opening, the latch side shall be next to the countertop.

Type B
1004.12 - Kitchens

- A clear floor space, positioned for a parallel or forward approach to the oven
## Unit Type Requirement

- **Accessible**
  - Controls within reach ranges
  - Oven – on front panel
    - Counter space adjacent

- **Type A**
  - Controls within reach ranges
  - Oven – BESIDE front panel
    - Counter space adjacent

- **Type B**
  - Clear floor space only

### Oven Comparison

**Accessible and Type A**

1003.12 - Kitchens

- Refrigerator/Freezer
- Combination units: 50% of freezer space shall be 54” maximum above the floor.
- Clear floor space may be offset 24” from unit C/L
- Type B – Parallel approach only

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**Type A and Type B**

1003.12/1004.12 - Kitchens

- Trash Compactor
  - Clear floor space
  - Parallel or forward approach
  - Does not need to be centered.

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**Accessible and Type A**

1002.13/1003.13 - Windows

- Operable windows required for ventilation.
- Regulates:
  - Clear floor space
  - Height of operable parts
Accessible and Type A
1002.13/1003.13 - Windows

- Operable windows required to provide an emergency escape and rescue opening shall comply with Section 309.2.
  - Clear floor space.

Residential Accessible Parking

1106 – Accessible Parking and Passenger Loading Facilities

- 1106.2 – Groups R-2, R-3 and R-4
  - 2%, but not <1, shall be accessible (when accessible units required)
  - Must provide within or beneath a building when such parking available

1106 – Accessible Parking and Passenger Loading Facilities

- 1106.5
  - Van Spaces
    - 1 for each 6 accessible spaces shall be van accessible
ANSI 502 – Parking Spaces

502.1 – Accessible parking spaces shall comply with Section 502.

502.2 – Vehicle Spaces
- 96” wide min. with an adjacent access aisle
- 132” for Van

502.4 – Access Aisle
- Width for Parking Spaces = 60”
- Width for Van Parking IF space is not 132”= 96”
- Length = As long as the space served.
- Marking = Such to discourage parking in them.

502.5 – Floor or Ground Surfaces
- Parking Spaces and Access Aisles to be 1:48 maximum slope.
ANSI 502 – Parking Spaces

• 502.6 – Vertical Clearance for Van Accessible Spaces
  ◦ 98” min height at space and route thereto.

Exception: In Group U private garages that serve Group R-2 and R-3 occupancies, van-accessible spaces located within private garages shall be permitted to have vehicular routes, entrances, parking spaces and access aisles with a minimum vertical clearance of 7 feet.

ANSI 502 – Parking Spaces

• 502.7 – Identification
  ◦ Spaces shall have signs w/ symbol of accessibility
  ◦ Mounted 60” to bottom of sign.

1106.5 Van Space Exception

In Group R-2 and R-4 occupancies where recreational facilities serve Accessible units, every recreational facility of each type serving Accessible units shall be accessible.

1110.2.1 Recreational Facilities serving Accessible units
1110.2.2 Facilities serving Type A and Type B units in a single building

- In Group R-2, R-3 and R-4 occupancies where recreational facilities serve a single building containing Type A units or Type B units, 25 percent, but not less than one, of each type of recreational facility shall be accessible.
- Every recreational facility of each type on a site shall be considered to determine the total number of each type that is required to be accessible.

1110.2.3 Facilities serving Type A and Type B units in multiple buildings

- In Group R-2, R-3 and R-4 occupancies on a single site where multiple buildings containing Type A units or Type B units are served by recreational facilities, 25 percent, but not less than one, of each type of recreational facility serving each building shall be accessible.
- The total number of each type of recreational facility that is required to be accessible shall be determined by considering every recreational facility of each type serving each building on the site.

1110.4.14 Swimming pools, wading pools, hot tubs and spas

- Swimming pools, wading pools, hot tubs and spas shall be accessible and be on an accessible route.
- Exceptions:
  3. Swimming pools, wading pools, spas and hot tubs that are required to be accessible by Sections 1110.2.2 and 1110.2.3 are not required to provide accessible means of entry into the water.

Questions?

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