



2020 MN Accessibility Code: Back to the Basics

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Objective and Outcome



Objective

To address some of the common questions about the Minnesota Accessibility Code.

Outcome

Participants will have an understanding of some basic yet commonly asked accessibility questions, understand where to locate and how to track related code sections, and gain a better understanding of how to apply requirements of the 2020 Minnesota Accessibility Code.

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Agenda

- Code Documents
 - Components of the Minnesota Accessibility Code
 - Differences Between Code and Standard
- Examples to clarify common questions
 - Applicability and Temporary Structures
 - General Exemptions
 - Accessible route including small level changes/stages + Exceptions
 - Accessible parking
 - Doors – recessed doors, power operator buttons
 - Toilet Bathing and Dressing rooms
 - Dwelling and sleeping units:
 - R-1 + 1103.2.11 exception + Student housing, R-2, R-4 scoping
 - IRC-3 Scoping to Accessibility Code R-3
 - Calculating quantity
 - Community-use kitchens in Group R occupancies
 - Clear space beyond doors
 - Common-use spaces
 - Storm Shelters
 - Change of occupancy & existing buildings

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Minnesota Accessibility Code Documents

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Minnesota Accessibility Code Documents

The Minnesota State Building Code is adopted under State Statute 326B.106. [1300.0050]

Includes:

- MN Rule 1300 for Code Administration
- MN Rule 1341 Accessibility Code.

MN Rule 1341 adopts the ICC national model codes:

- IBC + ANSI A117.1
- IEBC Section 305
(via MN Conservation Code)

1300.0050 CHAPTERS OF MINNESOTA STATE BUILDING CODE	
The Minnesota State Building Code adopted under Minnesota Statutes, Section 326B.106, subdivision 1, includes the following chapters:	
A. 1300, Minnesota Building Code Administration;	K. 1325, Solar Energy Systems;
B. 1301, Building Official Certification;	L. 1335, Floodproofing Regulations;
C. 1302, State Building Code Construction Approvals;	M. 1341, Minnesota Accessibility Code;
D. 1303, Special Provisions;	N. 1346, Minnesota Mechanical Code;
E. 1305, Minnesota Building Code;	O. 1350, Manufactured Homes;
F. 1306, Special Fire Protection Systems;	P. 1360, Prefabricated Structures;
G. 1307, Elevators and Related Devices;	Q. 1361, Industrialized/Modular Buildings;
H. 1309, Minnesota Residential Code;	R. 1370, Storm Shelters (Manufactured Home Parks);
I. 1311, Minnesota Conservation Code for Existing Buildings;	S. 4714, Minnesota Plumbing Code;
J. 1315, Minnesota Electrical Code;	T. 1322 and 1323, Minnesota Energy Codes; and
	U. 5230, Minnesota High Pressure Piping Systems.

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Minnesota Accessibility Code Documents

Components:

(Code Scoping)

2018 IBC
Chapter 11



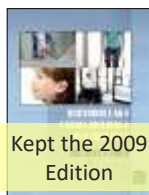
(Code Scoping)

2018 IEBC
Section 305



(Technical Standard)

ANSI A117.1-2009



Kept the 2009
Edition

Minnesota Rules &
Amendments:

- Rule Chapter 1341 Accessibility
- Rules Chapter 1300 Administration

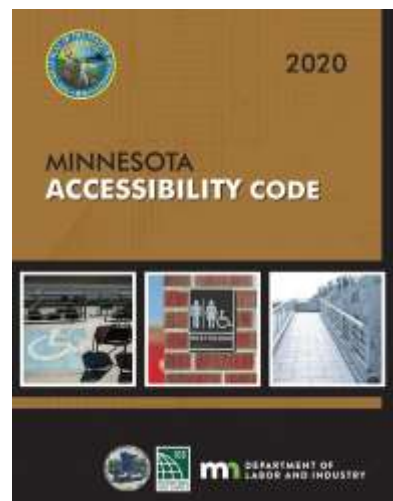


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Minnesota Accessibility Code Documents

General Book Layout

- **Administrative** Rules Chapter 1300 [Page 1-13]
- **Scoping** Chapter 11 from the 2018 IBC [Page 21-38]
(with MN Amendments for New Buildings.)
- **Scoping** Section 305 from the 2018 IEBC [Page 39-41]
(with MN Amendments for Existing Buildings.)
- **Technical** Design Criteria from the ANSI A117.1 Standard.
(has its own section 305 and chapter 11) [Page 43-163]



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Minnesota Accessibility Code Documents

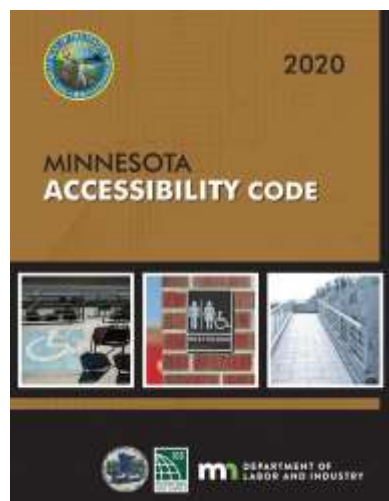
Custom book

Published for Minnesota by the International Code Council (ICC).

A single unified book specific to Minnesota Accessibility Code requirements.

Enforced by State Code Officials.

<https://www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes>



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Minnesota Accessibility Code Documents

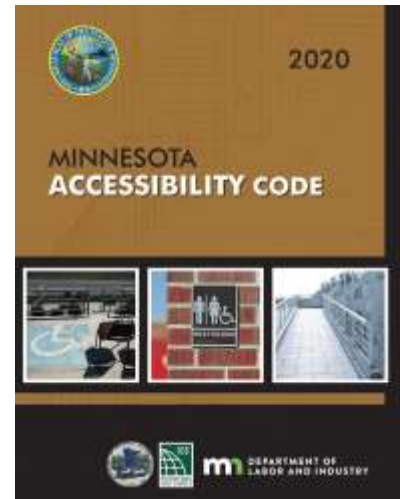
Code vs. Standard

When there are differences between the IBC Code sections and the referenced ANSI A117.1 Standard within the Minnesota Accessibility Code, the IBC Code sections apply.

[MN Rule 1300.0030, subpart 2(B)]

Example: Stairs

- IBC Chapter 10 Section 1009 Stairways (Code)
- A117.1 Section 504 Stairways (Technical Standard)
(more on this later in the accessible route section)



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Minnesota Accessibility Code – Basic Yet Common Questions

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Administration and Applicability

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Administration and Applicability

State Code applies to:

- The design, construction, addition, alteration, replacement, repair, and maintenance of **any building or structure**, **except does not apply to work located in a public way**. [1300.0040 Subpart 1]
- **If there is a conflict** between a general requirement and a specific requirement, **the specific requirement applies**. [1300.004 Subpart 2]
- **Temporary structures** shall comply with Accessibility regulations. [1300.0190]
- Sites, buildings, structures, facilities, elements and spaces, **temporary or permanent**, shall be accessible. [1341 Scoping Section 1103.1]

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General Exceptions

General Exceptions:

- Work located in a public way. [1300.0040 Subpart 1]
- Detached one-and two-family dwellings. [1341 Scoping Section 1103.2.3]
- Most Utility buildings of Group U Occupancies. [1341 Scoping Section 1103.2.4]
- Construction sites. [1341 Scoping Section 1103.2.5]
- Equipment spaces. [1341 Scoping Section 1103.2.9]
- R-1 Occupancies containing no more than 5 sleeping units that are also occupied as the residence of the proprietor. [1341 Scoping Section 1103.2.11]
- Recreational equipment. [1341 Scoping Section 1103.2.15 (MN 1341)]

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General Exceptions

General Exception 1103.2.2

**Employee Work Areas only
need to comply with 4
things:**

1. Ability to approach, enter and exit the work area.



(continued next slide)

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General Exceptions

2. Building Code Section 907.5.2.3.1, Visible alarm notification appliances.

- Where employee work areas have audible alarms, the notification appliance circuits shall have at least 20% spare capacity to add visible alarm appliances for hearing-impaired employees. (IBC 907.5.2.3.1)



(continued next slide)

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General Exceptions

3. Building Code Section 1009, Accessible Means of Egress.

- Exception:** Existing buildings are not required to provide accessible means of egress. [Accessibility Code Scoping Section 305.6 Exception 2]



(continued next slide)

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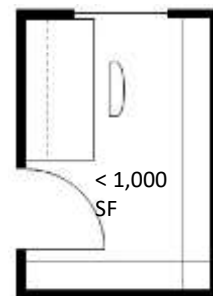
Employee Work Areas

4. Accessibility Code Scoping Section 1104.3.1, Common-use circulation paths within employee work areas shall be accessible.

- Exception: Work areas smaller than 1,000 square feet. [Accessibility Code Scoping Section 1104.3.1 Exception 1]

Door maneuvering clearance is part of the circulation path on an accessible route because doors are a component of an accessible route per A117.1 402.2 (MN1341).

Therefore, door maneuvering clearance is not required on the employee work area side of the door in accordance with 1104.3.1 Exception 1. where the area is under 1,000 s.f.



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Accessible Routes

Accessible Route Components

Accessible route components: [A117.1 402.2(MN1341)]

- Walking surfaces with a slope not steeper than 1:20
- Doors and doorways
- Ramps (**indoors only** [MN1341])
- Curb ramps (excluding the flared sides)
- Elevators and platform lifts

Note: Stairs are not allowed as a component of an accessible route so are not required to comply with the technical criteria of the ANSI A117.1 section on stairs.

Stairs must only comply with IBC Egress Chapter 10

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Accessible Route Components

402.2.1(MN 1341) Accessible route components at building entrance.

Accessible building entrances shall provide an exterior accessible route consisting of one or more of the following components:

- walking surfaces with a slope of not steeper than 1:20
- doors and doorways
- curb ramps excluding the flared sides
- Elevators
- platform lifts.

Note: Ramps are not on this list.

Slope of exterior accessible routes shall be 1:20 maximum.

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Accessible Route Components

402.2.2(MN 1341) Accessible route components within a site.

Buildings, facilities, elements, and spaces that are required to be accessible and are on the same site shall be connected by an accessible route consisting of one or more of the following components:

- walking surfaces with a slope of not steeper than 1:20
- doors and doorways
- curb ramps excluding the flared sides
- Elevators
- platform lifts.

Note: Ramps are not on this list.

Slope of exterior accessible routes shall be 1:20 maximum.
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Accessible Route Components

Exterior accessible routes

- 1:20 Maximum running slope.
[A117.1 402.2.1(MN1341)].
- Not a ramp if 1:20 slope or less.
[A117.1 106 Ramp Definition]
- Since it is not a ramp, no ramp features triggered (no handrails; no edge protection).
- If the rise is under 30-inches no guard rails required [IBC 1015.2].



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Accessible Route – Connected Spaces

IBC Section 1104.3: “...at least one accessible route shall be provided to each portion of the building...”

(New IBC) Exception 1: **“Stories and mezzanines exempted by Section 1104.4.”**



Only “stories and mezzanines” are exempt when criteria is met for 30 occupant load max.

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Accessible Route – Connected Spaces

Multi-level Buildings:

IBC Section 1104.4 (MN1341), Exception 1:

“An accessible route is not required to stories, mezzanines or occupied roofs that have an occupant load of not more than 30...”



- Exception 1 is only for routes between stories, mezzanines and occupied roofs - specifically.
- Small level changes within a story are not exempt.

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Accessible Route – Connected Spaces

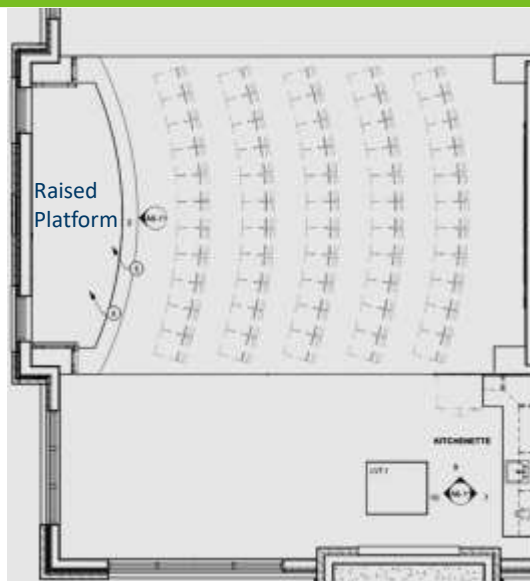
Routes to small level changes within a story are **not exempt**.

IBC Section 1104.3:

“...at least one accessible route shall be provided to each portion of the building...”

IBC Section 1108.2.8:

“An accessible route shall directly connect the performance area to the assembly area where a circulation path directly connects the areas.”



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Accessible Route – Connected Spaces



Common-use raised platforms within a story require an Accessible Route because these are not a “story” or a “mezzanine” by definition. Exception 1 does not apply.

[IBC Section 1104.3]

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Accessible Route – Connected Spaces



Where the circulation path is within a tenant space in a multitenant facility, the accessible route shall also be interior.

[IBC 1104.5 (MN1341)]

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Accessible Route – Adding Connection Between Floors



In Alterations to Existing Buildings, where an internal stair (circulation path) is added where there wasn't one before, an accessible route shall be provided.

[IEBC Scoping Section 305.8.4]

This coincides with the requirement that accessible routes shall be interior when the general circulation path is interior. [IBC 1104.5 (MN1341)]

Exception: If both stories have accessible entrances, an interior Accessible route not required where each level has an occupant load of 30 or less [IBC 1104.4.1 Exception 1 (MN1341)].

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Accessible Parking

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Accessible Parking

Distribution:

Accessible parking space quantity shall be distributed in each parking facility per table 1106.1.

[IBC 1106.1]



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Accessible Parking

Examples of more than one parking facility on a site. Calculate each separately.



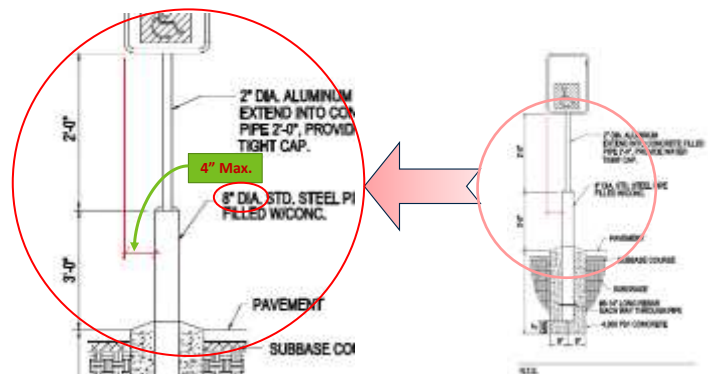
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Accessible Parking

Exterior accessible route, Protruding sign and Passing space at head of access aisles.

A post mounted sign works at the head of 8' wide access aisles at flush walkways.

At 8' (96") wide access aisles there will be at least 44" remaining on each side of the bollard.

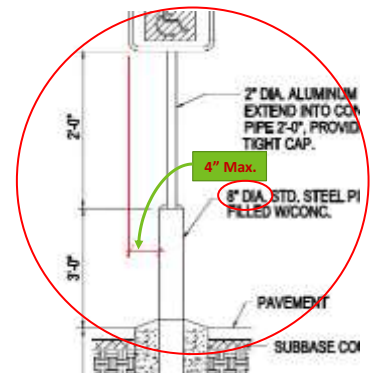


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Accessible Parking

Why it works:

- At 8' (96") wide access aisles there will be at least 44" remaining on each side of the bollard.
- The sign is not a protruding hazard with a 4" max. protrusion.
- A 32" min. passing space is allowed at pinch points [A117.1 Section 403.5]



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Accessible Parking

Where a sign would conflict with the accessible route, the no parking designation can be provided on the surface of the access aisle.

[A117.1 502.4.4(MN1341)]



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Accessible Parking

The barrier that happens when there is no vertically posted sign at the access aisle.



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Accessible Parking

Do gravel parking lots need to be paved for the accessible parking stalls?

- A117.1 Section 502.3. Car and van parking spaces shall be marked to define the width.
- A117.1 Sections 502.4.2, and 502.4.4. Access aisles shall be 96 inches min. in width and be marked so as to discourage parking in them.



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Door Clearances

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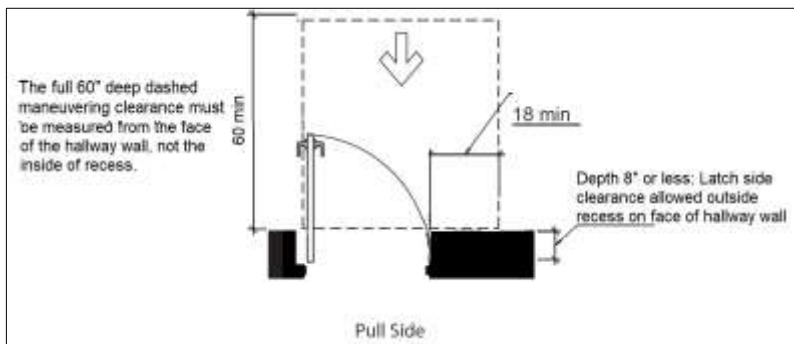
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Door Clearances

Recessed door allowance for latch side clearance. [A117.1 Section 404.2.3.5]

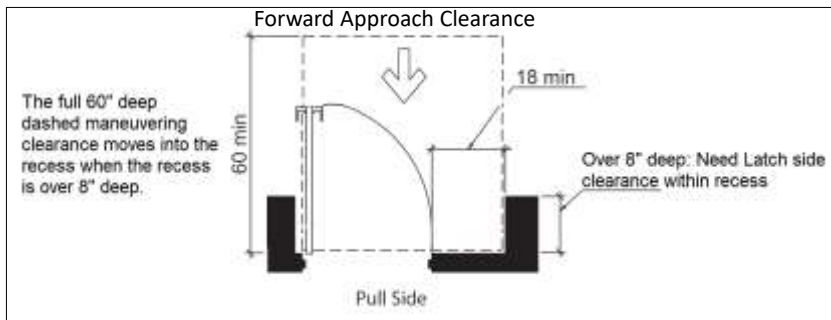
When door is recessed 8" or less



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Door Clearances

When door is recessed over 8". [A117.1 Section 404.2.3.5]

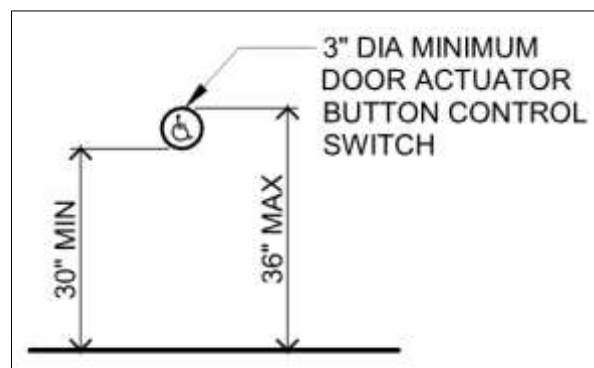


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Automatic Door Opener Controls

At Exterior Locations, HEIGHT to the Control switch 30" minimum to the bottom of the control and 36" maximum to the top of the control.

[A117.1 Section 404.3.5.2 (MN 1341 amendment)].



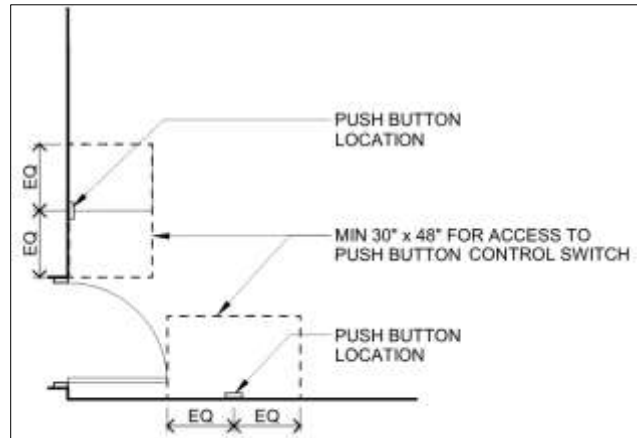
40

Automatic Door Opener Controls

At Exterior Locations, a 30"x 48" parallel approach to the control switch that is:

- centered on the control switch
- beyond door swing.

[A117.1 Section 404.3.5.2 (MN1341 amendment)].



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Automatic Door Opener Controls

Parallel approach centered on the control switch beyond door swing.



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Accessible Toilet, Bathing and Dressing Rooms

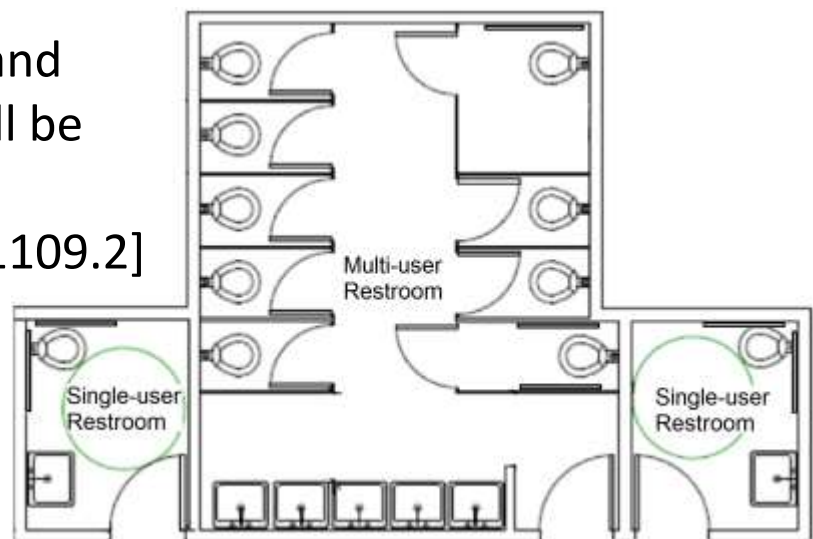
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Quantity of Accessible Toilet Rooms Required

Each toilet room and
bathing room shall be
accessible.
[Scoping Section 1109.2]



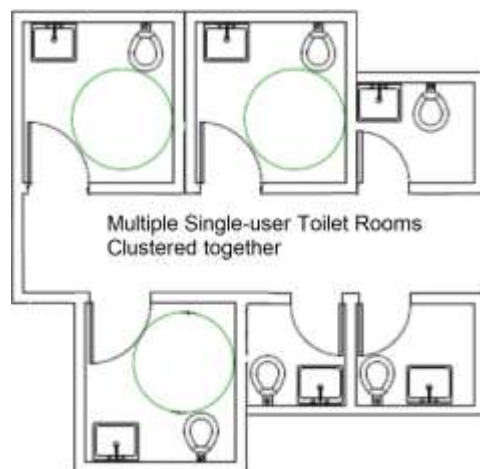
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Quantity of Accessible Toilet Rooms Required

Multiple Single-user Restrooms

Each toilet room and bathing room shall be accessible.
[Scoping Section 1109.2]

Exception 3: Where multiple single-user toilet rooms or bathing rooms are clustered together at a single location, at least 50% for each use at each cluster shall be accessible.



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Quantity of Accessible Toilet Rooms Required

Multi-user Restroom

Not an individual toilet room unless a sink and turning space is inside each toilet enclosure.

Without sink in each enclosure it is a toilet *compartment*, not a toilet room.
[A117.1 Section 604.1]



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Changing Bench in Dressing Rooms

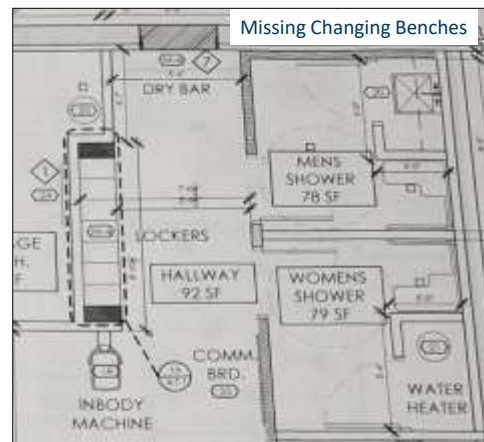
*"Where **dressing rooms**, fitting rooms or locker rooms are provided..., not less than one of each type of use in each cluster shall be accessible."*

[Scoping Section 1109.12.1]

A **dressing** room is any room where you get dressed/undressed.

- E.G.: Single user shower rooms

(In contrast to a **fitting** room which is a space in a clothing store for trying on clothes to see if they **fit**.)



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Changing Bench in Dressing Rooms

Allowable alternate solution:

Where shower rooms are within a gender separated locker room.



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Changing Bench in Dressing Rooms

A shower seat is not a changing bench.

Different functions:

- Shower seats are wet showering surfaces.
- Changing benches are dry dressing surfaces.



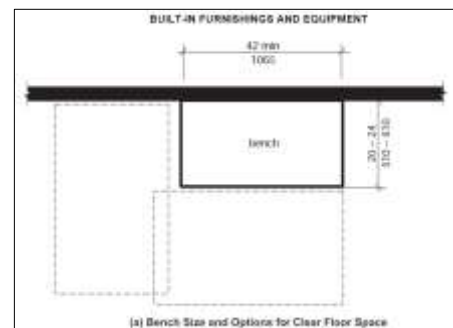
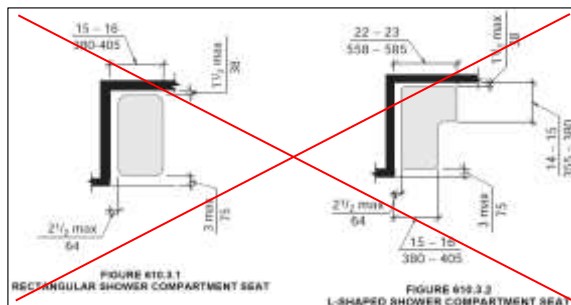
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Changing Bench in Dressing Rooms

Bench required in dressing rooms by Technical Design requirements.
[A117.1 Section 803 and 903]

A shower seat is not a changing bench.

- Different size requirements



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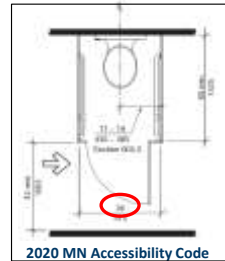
Toilet Rooms

Q. Can the width of the Ambulatory Toilet Stall be wider than 36”

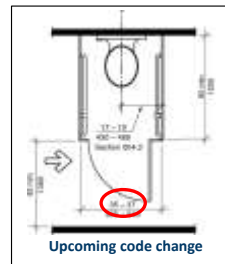
A. Under the current 2020 MN Accessibility Code the width can only be 36” absolute, no larger, no smaller. [A117.1 Section 604.10.2]

HOWEVER: The newer edition of the A117.1 has changed to allow a range of 35” – 37” due to input from the industry. The range is an industry standard tolerance.

Under current code, consideration could be given to use the range as an alternate means and method based on the criteria in a newer accessibility standard.



2020 MN Accessibility Code



Upcoming code change

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Dwelling & Sleeping units – Scoping and Technical Criteria Basics

Dwelling & Sleeping units: Scoping

Group + Type:

GROUP R OCCUPANCY CLASSIFICATIONS [IBC Section 310]

Group R-1

Group R-2

Group R-3

Group R-4

+

3 TYPES OF ACCESSIBLE UNITS

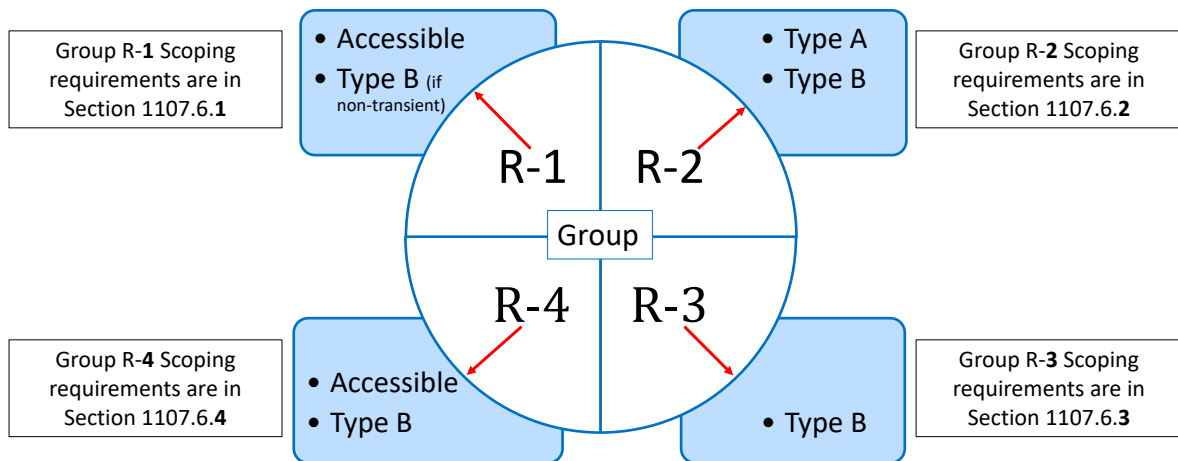
[Chapter 10 of MN Accessibility Code]

- 1) Accessible Units (most stringent requirements)
- 2) Type A Units (Adaptable. Fewer requirements)
(the "A" does not stand for the word "Accessible")
- 3) Type B Units (Least stringent. Meets Federal FHA)
 - Option a
 - Option b

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Dwelling & Sleeping units: Scoping

Scoping = Group, Type & Quantity



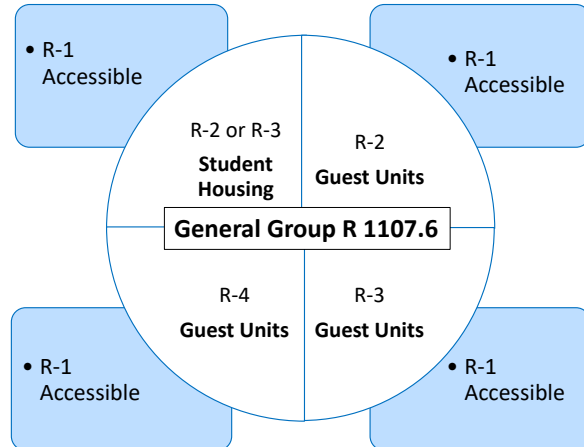
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Dwelling & Sleeping units: Scoping

Group + Guest Unit Type Scoping

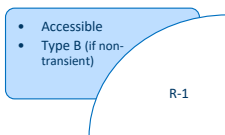
Student housing shall comply with R-1 accessibility requirements in 1107.6.1. [Scoping 1107.6 Subitem 2 (MN 1341)]

In Groups R-2, R-3, and R-4 occupancies, any dwelling units and sleeping **units** intended to be **used by guests** shall comply with R-1 accessibility requirements in 1107.6.1. [Scoping 1107.6 Subitem 1 (MN 1341)]



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Dwelling & Sleeping units: Scoping



Group R-1 Quantity:

- **Accessible units** per Table 1107.6.1.1
 - Exception: R-1 buildings with 5 or less units and is the residence of the proprietor (e.g.: B & B's) are exempt. [Scoping Section 1103.2.11]
- **Type B units (non-transient only)** *when* there are 4 or more units occupied as a residence. (such as extended stay hotels)

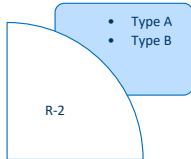
Table 1107.6.1.1 – for R-1's only

TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITHOUT ROLL-IN SHOWERS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	13
501 to 1,000	2% of total	1% of total	3% of total
Over 1,000	20, plus 1 for each 100, or fraction thereof, over 1,000	10 plus 1 for each 100, or fraction thereof, over 1,000	30 plus 2 for each 100, or fraction thereof, over 1,000



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Dwelling & Sleeping units: Scoping

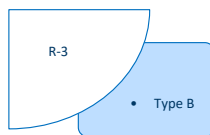


Group R-2 Quantity: [Scoping Section 1107.6.2]

- Type A: 2% of total when over 7 units.
- Type B: all remaining units *when* there are 4 or more units occupied as a residence.
 - *sometimes* Accessible units if student housing or guest unit.

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Dwelling & Sleeping units: Scoping



Group R-3 Quantity: [Scoping Section 1107.6.3]

Type B: all units *when* there are 4 or more units occupied as a residence *in a single structure*.

Exception: Multi-story units without elevator are not required to be a Type B unit. [Section 1107.7.2]



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Dwelling & Sleeping units R-3 Occupancies: Scoping

Q. When does an IRC-3 become an R-3 for accessibility?

A. Minnesota Residential Code Section R320

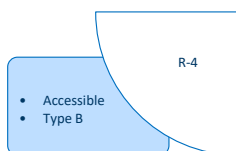
R320.1 Scope. Where there are four or more IRC-3 dwelling units or sleeping units in a single structure, the provisions for Group R-3 occupancies located in Minnesota Rules, Chapter 1341, *Minnesota Accessibility Code*, shall apply.



This Residential Code Section sends you to the Accessibility Code

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Dwelling & Sleeping units: Scoping



Group R-4 Quantity: [Scoping Section 1107.6.4]

- Accessible units: at least 1
- Type B: all remaining units *when* there are 4 or more units occupied as a residence.



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Dwelling & Sleeping units: Scoping

R-1 Exception for Accessible Route [1107.6.1.4]

Where the building has 2 or less stories and 100 or fewer units, the required Accessible units are permitted to be clustered on one level as long as all common-use areas and amenities serving the Accessible units are on an accessible route.



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Dwelling & Sleeping units: Scoping

R-2 and R-3 Exceptions for Accessible Route [1107.4] and Structures without Elevators [1107]

The required Type A and Type B units are permitted to be clustered on the accessible ground level as long as all common-use areas and amenities serving the Type A and Type B units are on an accessible route.



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Dwelling & Sleeping units: Technical Requirements

Accessibility provisions for dwelling units in Minnesota			
2019 State Building Code Accessibility Provisions for Dwelling Units			
The requirements of the Minnesota State Building Code apply to newly constructed and remodeled buildings. Accessibility provisions do not apply to Type B dwelling units are consistent with the provisions of the Federal Fair Housing Act. Provide an overview of the topic and does not constitute legal advice. The specific provisions of law and an attorney should be consulted to determine its applicability and provide information, but it makes no representation and accepts no liability for any reliance on the completeness or accuracy of the information.			
	Accessible Unit	Type A Unit	Type B Unit
Applicability	New facilities, both as to public, existing, existing and proposed building facilities require that a percentage of the units be accessible.	All new Type A units are required to be accessible.	Facilities with four or more units intended to be occupied as a residence.
Minimum requirements	At least 1 percent of units are required to be accessible.	At least 1 percent of units are required to be accessible.	At least 1 percent of units are required to be accessible.
Excluded buildings	Single-family, duplex, triplex, fourplex, townhouse and detached single-family units with three or fewer sleeping units.	Single-family, duplex, triplex and Group II townhouse.	Single-family, duplex, triplex and townhouse.
Design elements			

Quick Reference Guide Available on the DLI website at:

<https://www.dli.mn.gov/business/get-licenses-and-permits/building-plan-review>

into the door	• minimum clearance adjacent to door • no swing hardware • accessible door hardware	same as accessible unit	• one half inch threshold
operable parts	• pulling controls, electrical switches and touchpad controls, environmental controls, electrical panels, and door controls • security or alarm systems shall be accessible and located between 36 inches and 48 inches above the floor	same as accessible unit	same as accessible unit

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Dwelling & Sleeping units: Technical Requirements

Kitchen	Accessible Unit Code Section 1002.12	Type A Unit Code Section 1003.12	Type B Unit Code Section 1004.12
Clearance between counters	40 inches minimum between counters in pass-through kitchen. 60 inches minimum between counters in U-shaped kitchen.	Same as accessible unit.	40 inches minimum between counters in pass-through kitchen or U-shaped kitchen with cabinets on opposite walls. (4) 40 inches minimum between counters in U-shaped kitchen with cabinets on three walls.
Work surface	36 inches wide minimum, 34 inches in height maximum with knee and toe clearance beneath located next to oven.	30 inches wide minimum, 34 inches in height maximum with knee and toe clearance beneath. Removable cabinet can be provided for knee and toe clearance.	N/A.
Sink	33 inches in height maximum. Forward approach with knee and toe clearance beneath. Accessible operable parts on faucet.	Same as accessible unit except a removable cabinet can be provided for knee and toe clearance.	Clear floor space for parallel approach centered on sink.

Quick Reference Guide Available on the DLI website at:

<https://www.dli.mn.gov/business/get-licenses-and-permits/building-plan-review>

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Dwelling & Sleeping units: Technical Requirements

ACCESSIBLE UNITS = FULL ACCESSIBILITY

In compliance with A117.1 Chapters 3 – 9, and Section 1002.

- Accessible Route / Turning Space / Maneuvering
- Door requirements throughout
- Operable parts / reach ranges for everything
- Knee Spaces
- Low work surfaces in kitchen
- Appliance / Laundry clearances & reach ranges
- Bathroom clearances, heights, spaces at all elements in 1 bathroom within unit

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Dwelling & Sleeping units: Technical Requirements

TYPE A UNITS = A Few Exceptions Allowed

In compliance with Section 1003.

- Removable cabinets allowed under sink knee spaces
- 1 Type-A Bathroom where there are more than one
- Reinforcement only for future grab bar installations
- Smaller clearances allowed in the Type A bathroom

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Dwelling & Sleeping units: Technical Requirements

TYPE B UNITS = Many Exceptions Allowed

In compliance with Section 1004.

- Turning spaces not required
- Interior doors can have 31.75" clear opening width
- Impervious Patios/Balconies/Decks may have a 2" max. step down
- Reach ranges at appliance controls exempt
- Permanent cabinets allowed under sinks (no knee clearance required)
- Low counter / sink / work surfaces not required
- Appliance / Laundry clear floor space only
- 1 Option B Bathroom, OR, all bathrooms Option A
- Reinforcement only for future grab bar installations
- Smaller bathroom clearances allowed
- Transfer shower can be larger than 36"x36" and have tall threshold.

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Community-use Kitchens in Group R occupancies

12/22/2022

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Community-use Kitchens in Group R occupancies

Where kitchens and kitchenettes are provided in accessible spaces they shall be accessible.

[Scoping Section 1109.4]



Common-use kitchens require:

- Sink at 34" A.F.F. with **open** knee/toe clearance.
- Where oven/range is provided: 34" high work surface with **open** knee/toe clearance next to oven/range.

[A117.1 Section 804]



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Community-use Kitchens in Group R occupancies

Where kitchens and kitchenettes are provided in accessible spaces they shall be accessible.

[Scoping Section 1109.4]

Common-use kitchens require:

- Sink at 34" A.F.F. with open knee/toe clearance.

[A117.1 Section 804.4 and 606.3]

- Knee Clearance Exception: If no oven/range provided then knee clearance at sink is not required.

[A117.1 Section 804.4 and 606.2 Exception 1]



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Clearance in Type B Option A Bathrooms

Type B Option A Bathroom Clearances:

30"x48" Clear floor space beyond door swing.

Turning circle not required.

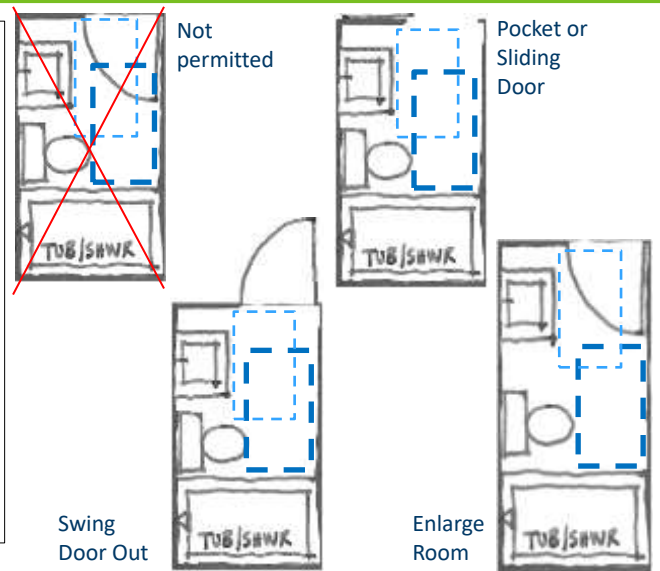
Doors shall not swing into the clear floor space for any fixture. [A117.1 Section 1004.11.2.1]

Exception: where there is a 30" x 48" clear floor space beyond the door swing.

30" x 48" parallel approach, centered, required at **sink**. [A117.1 Section 1004.11.3.1.1]

Forward approach to **tub** allowed in a 60" min. wide bathroom.

Toilet & sink permitted in clearance at one end of **tub**. [A117.1 Section 1104.11.3.1.3.2]



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Clearance in Type B Option B Bathrooms

Type B Option B Bathroom Clearances:

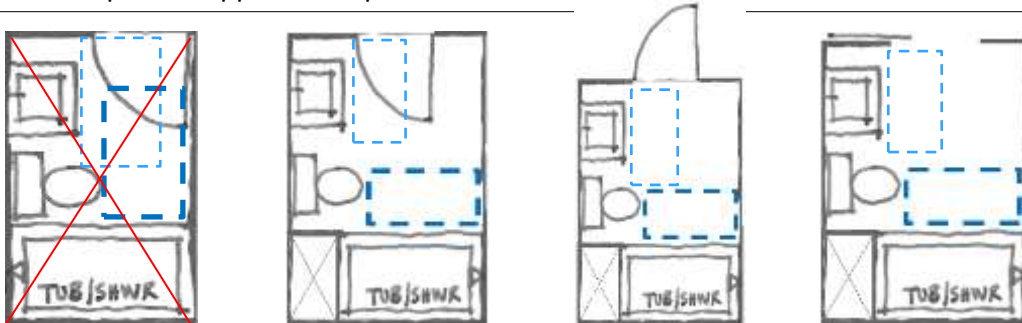
30" x 48" clear floor space beyond door swing required. Turning circle not required.

Doors shall not swing into the clear floor space for any fixture. [A117.1 Section 1004.11.2.1]

Exception: where there is a 30" x 48" clear floor space beyond the door swing.

30" x 48" parallel approach, centered, required at **sink**. [A117.1 Section 1004.11.3.2.1]

30" x 48" **clear** parallel approach required at **control end of tub**. [A117.1 Section 1004.11.3.2.3.1]



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Storm Shelters

12/22/2022

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Community Storm Shelters

Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible.

[IBC 1103.1].

Storm Shelters shall be provided with an accessible route in compliance with ICC A117.1.

[ICC 500 Storm Shelter Standard Section 501.6]



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Community Storm Shelters

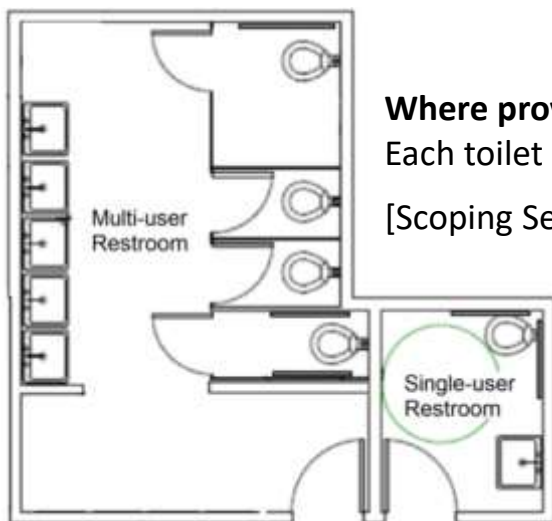
Each storm shelter shall be sized to accommodate a minimum of one wheelchair space for every 200 shelter occupants.

[ICC 500 Shelter Standard Section 501.1.3]



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Community Storm Shelters



Where provided:

Each toilet room and bathing room shall be accessible.

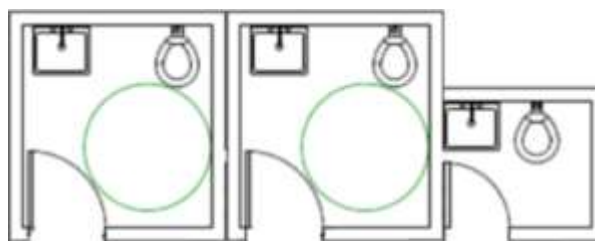
[Scoping Section 1109.2]

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Community Storm Shelters

Multiple Single-user Restrooms

Section 1109.2 **Exception 3**: Where more than one **single-user** toilet room or bathing room are clustered together at a single location, at least 50% **for each use** at each cluster shall be accessible. (always round up per Section 1101.3)



Multiple Single-user Toilet Rooms
Clustered together

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Community Storm Shelters

Signage at storm shelter entrances indicating “tornado shelter” or “tornado safe room” is required to have accessibility features that comply with ANSI A117.1.

[ICC 500 Shelter Standard
Section 504.1]



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Community Storm Shelters

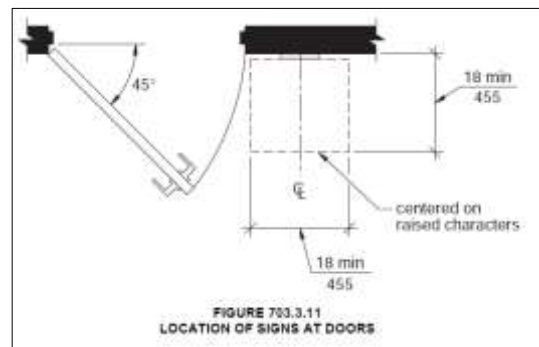
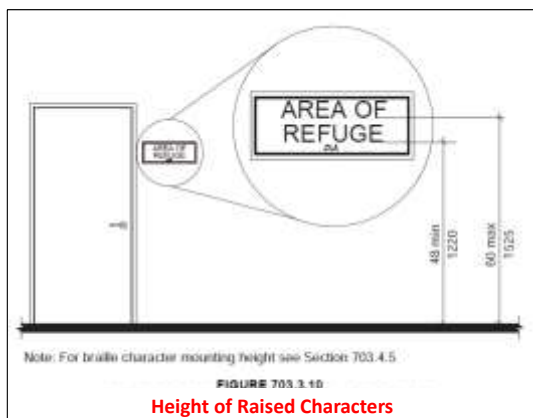
A117.1 Section 703.3.1 requires that raised characters be duplicated in braille.



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Community Storm Shelters

Compliant sign mounting heights and locations at the entrance to the storm shelter. [A117.1 Section 703.3.10, 703.3.11 and 703.4]



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Community Storm Shelters

Compliant sign mounting heights and locations for the sign at the entrance to the storm shelter. [A117.1 Section 703.3.10, 703.3.11 and 703.4]

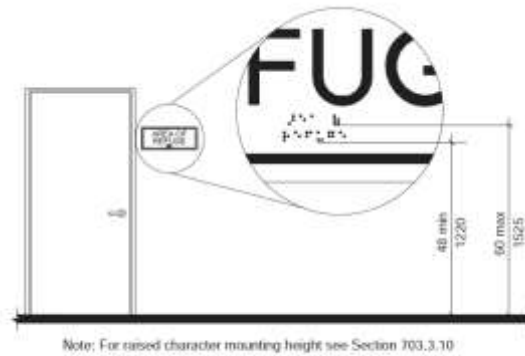


FIGURE 703.4.5

Height of BRAILLE Characters

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Change of Occupancy for Accessibility to Existing Buildings

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Change of Occupancy for Accessibility to Existing Buildings

IEBC Scoping Section 305.4.1. Partial change of occupancy.

*Where a **portion** of the building is changed to a new occupancy classification, any alterations shall comply with Sections:*

- 305.6 (Alterations = new construction unless technically infeasible)
- 305.7 (20% Rule) = (NOT the list for complete change of occupancy)
- 305.8 (Scoping and exceptions for alterations)

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Change of Occupancy for Accessibility to Existing Buildings

IEBC Scoping Section 305.4.2. Complete change of occupancy.

*Where an **entire building** undergoes a change of occupancy, it shall comply with:*

- Section 305.4.1 (partial change of occupancy + includes 20% rule for any alterations),
- AND shall have all of the following (unless technically infeasible):
 1. Accessible building entrance
 2. Accessible route from entrance to primary function areas
 3. Compliant signage
 4. Accessible parking, where parking is provided
 5. Accessible loading zone where loading zones are provided
 6. Accessible route connecting accessible parking and accessible passenger loading zones to accessible building entrance
 7. Accessible toilet/bathing room (MN1341)

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Change of Occupancy for Accessibility to Existing Buildings

New IEBC Section 305.6 Alterations.

A facility that is altered shall comply with the applicable provisions in Chapter 11 (IBC New Construction Criteria). Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

1. Accessible route to altered area only if required by Section 305.7. (20% rule)
2. Accessible means of egress (from IBC Chapter 10) not required.
3. Individually owned Type A dwelling units in R-2 occupancies shall be permitted to meet Type B unit criteria.
4. Type B dwelling units not required in existing buildings where the work area is 50% or less of the aggregate area of the building.

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Change of Occupancy for Accessibility to Existing Buildings

New IEBC Section 305.7 = 20% Rule. Reworked for clarity.

305.7 Alterations affecting an area containing a primary function.

"Where an alteration ~~that~~ affects ~~or could affect the usability of or access to~~ the accessibility to, or contains an area of primary function shall be made to ensure that, to the maximum extent feasible, the path of travel to the altered area and the toilet rooms, parking facilities, telephones, and drinking fountains serving the altered area are accessible, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities, parking facilities and drinking fountains serving the area of primary function. The alterations to the path of travel, toilet rooms, parking facilities, telephones, and drinking fountains serving the altered area need not exceed 20 percent of the cost of the alteration to the primary function area."

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Change of Occupancy for Accessibility to Existing Buildings

305.7 Alterations affecting an area containing a primary function.

Exceptions:

1. "The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function."
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical, ~~or~~ plumbing systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.
6. This provision does not apply to alterations undertaken by a tenant where the accessible route, toilet facilities, parking facilities, telephones, and drinking fountains are outside the tenant space."

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Final Thoughts and Questions



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Thank you!

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