

BCMC PUBLIC HEARING
October 10, 1995
Wyndham Metrocenter Hotel
Phoenix, Arizona

The CABO Board for the Coordination of the Model Codes held a public hearing as indicated above to receive written and/or verbal comments regarding proposed recommendations for national uniformity in the model codes. The deletion of "R-3" from the second sentence of 5.4.2 of the October 5, 1993 Accessibility Report will make it consistent with the Fair Housing Act. At the conclusion of this hearing, the BCMC approved the transmittal of this report to CABO for approval. On approval by CABO, the recommendations contained in this report will be processed through the code change procedures of the BCMC participating organizations.

ACCESSIBILITY AND EGRESS FOR PEOPLE WITH PHYSICAL DISABILITIES

5.4.2 In Group R-2 occupancies containing 4 or more dwelling units and Group R-3 occupancies where there are 4 or more dwelling units in a single structure, all dwelling units shall be Type B dwelling units. In Group R-2 occupancies containing more than 20 dwelling units, at least 2% but not less than one of the dwelling units, shall be a Type A dwelling unit.

EXCEPTIONS:

1. A dwelling unit, otherwise required to be a Type B dwelling unit not provided with elevator access, provided that the first level containing units is accessible.
2. A multistory dwelling unit which is not provided with elevator service is not required to comply with requirements for Type B dwelling units. Where a multistory dwelling unit is provided with elevator service to only one floor, the floor provided with elevator service shall comply with the requirements for a Type B dwelling unit and a toilet facility shall be provided.
3. The number of Type B dwelling units provided in multiple non-elevator buildings on a single site may be reduced to a percentage of the ground floor units which is equal to the percentage of the entire site having grades, prior to development, which are 10% or less; but in no case shall the number of Type B units be less than 20% of the ground floor dwelling units on the entire site.
4. The required number of Type A and Type B dwelling units shall not apply to a site where the lowest floor or the lowest structural building members is required to be at or above the base floor elevation resulting in:
 1. A difference in elevation between the minimum required floor elevation at the primary entrances and all vehicular and pedestrian arrival points within 50 feet exceeding 30 inches.
 2. A slope exceeding 10% between the minimum required floor elevation at the primary entrances and all vehicular and pedestrian arrival points within 50 feet.

Where no such arrival points are within 50 feet of the primary entrances, the closest arrival point shall be used.