

CTC ADA/IBC Coordination
Study Group Report of CTC Meeting June 28-29, 2012
Possible Public Comments
E39, E94, E169, E174, E183, E191, E206, E215, E216, E225 & G240

CTC ADA/IBC Coordination Study Group

E39 (D)

Editorial revision of accessible means of egress and adding Group I-3 exception

Public comment is Request As Modified.

Revise proposal as follows:

1007.3 (IFC [B] 1007.3) Stairways. In order to be considered part of an *accessible means of egress*, a *stairway* between stories shall have a clear width of 48 inches (1219 mm) minimum between *handrails* and shall either incorporate an *area of refuge* within an enlarged floor-level landing or shall be accessed from either an *area of refuge* complying with Section 1007.6 or a *horizontal exit*. *Exit access stairways* that connect levels in the same story are not permitted as part of an *accessible means of egress*.

Exceptions:

1. The clear width of 48 inches (1219 mm) between *handrails* is not required in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
2. *Areas of refuge* are not required at *stairways* in buildings equipped throughout by an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
3. The clear width of 48 inches (1219 mm) between *handrails* is not required for *stairways* accessed from a *horizontal exit* from a refuge area in conjunction with a horizontal exit.
4. *Areas of refuge* are not required at *stairways* serving *open parking garages*.
5. *Areas of refuge* are not required for smoke protected seating areas complying with Section 1028.6.2.
6. The *Areas of refuge* are not required at stairways in Group R-2 occupancies.
- ~~7. *Areas of refuge* are not required at *stairways* in *Group I-3 facilities*.~~
- ~~7.8.~~ *Areas of refuge* are not required for stairways accessed from a refuge area in conjunction with a horizontal exit.

1007.4 (IFC [B] 1007.4) Elevators. In order to be considered part of an *accessible means of egress*, an elevator shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A17.1. Standby power shall be provided in accordance with Chapter 27 and Section 3003. The elevator shall be accessed from either an *area of refuge* complying with Section 1007.6 or a *horizontal exit*.

Exceptions:

1. *Areas of refuge* are not required at the elevator in *open parking garages*.
- ~~2. *Areas of refuge* are not required at elevators in *Group I-3 facilities*.~~
- ~~3.2.~~ *Areas of refuge* are not required in buildings and facilities equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
- 4.3. *Areas of refuge* are not required at Elevators not required to be located in a shaft in accordance with Section 712.
- 5.4. *Areas of refuge* are not required at Elevators serving smoke protected seating areas complying with Section 1028.6.2.
- ~~6.5.~~ *Areas of refuge* are not required for elevators accessed from a refuge area in conjunction with a horizontal exit.

PC Reason:

E39 was denied by the Means of Egress Committee based on a question that was asked by a committee member regarding providing the exemption to exempt the area of refuge requirement for group I-3 occupancies; specifically, the committee member questioned the addition of exception #7 to 1007. Unfortunately our work group representatives were not at the microphone when the question was raised so we failed to provide a response to the question. The proposals text regarding horizontal exits and elevators was not questioned or challenged by floor testimony or committee deliberations.

Exception #7 to 1007 was added for consistency with the ADA 207.2 exception 2, which exempts group I-3 (detention) occupancies from area of refuge requirements do to security concerns. Furthermore, the life safety concerns are already addressed by the increase fire protection features and constant supervision that is provided in group I-3 facilities. Per the 2012 edition of the IBC group I-3 occupancies are already exempted from area of refuge requirements per current exemption # 2 to 1007, which exempts buildings that are sprinkled per 903.3.1.1. IBC section 903.2.3 requires group I occupancies to be sprinkled per 903.3.1.1. It is a valid argument that proposed exception #7 to 1007 is redundant therefore not needed; therefore our public comment proposes to delete exception #7 from the code change. The proposals text regarding horizontal exits and elevators is unaffected by this public comment.

E94 (D)

Public comment is Request As Modified.

Revise proposal as follows:

1009.7.5 (IFC [B] 1009.7.5) Solid Risers Riser Opening Limitations. Risers shall be solid not have openings that allow passage of a sphere with a diameter of ½ inches (12.7 mm).

Exceptions:

- ~~1. Solid risers are not required for stairways that serve as the means of egress from areas exempted from accessibility in accordance with Section 1103.2.~~
- ~~21. Solid risers are not required Risers within Type B or non-accessible dwelling or sleeping units not required to be Accessible or Type A units, provided that the openings between the lower adjacent tread, floor, or landing and the lower edge of the riser that do not allow permit the passage of a sphere with a diameter of 4 inches (102 mm).~~
- ~~3. Means of egress stairways shall be permitted to have openings between the lower adjacent tread, floor, or landing and the lower edge of the riser that do not permit the passage of a sphere with a diameter of 4 inches (102 mm).~~
- ~~42. Solid risers are not required Risers for occupancies in Group I-3 or in Group F, H and S occupancies other than in areas not accessible to the public shall have no opening limitation.~~
- ~~53. Solid risers are not required Risers for spiral stairways constructed in accordance with Section 1009.12 shall have no opening limitation.~~
- ~~64. Solid risers are not required Risers for alternating tread devices constructed in accordance with Section 1009.13 shall have no opening limitation.~~
- ~~75. Solid risers are not required Risers for ship ladders constructed in accordance with Section 1009.14 shall have no opening limitation.~~

Reason: The intent of this public comment is coordination with ADA intent for solid risers but acknowledging what types of openings should be permitted. Generally, most stairways will have risers with a maximum opening size of ½ inch. Within residential units (other than Accessible or Type A units) stairways shall be permitted tread with a 4 inch opening similar to the guard requirements. Solid treads are not required in jails or not public areas in factories and storage for safety reasons. Solid risers would not allow adequate foot placement on the treads for spiral stairways, alternating tread devices or ships ladders.

E169 (D) Remove pointer to Existing Building

Public Comment: Request AS

Original proposal was
Delete without substitution:

1103.2.2 Existing buildings. Existing buildings shall comply with Section 3411.

Reason: Code change G201 removed the existing building requirements from the IBC. Accessibility requirements for existing buildings can be found in the IEBC.

E174 (D) Remove pointer to day care

Public Comment: Request AS

**Original proposal was
Delete without substitution:**

1103.2.12 Day care facilities. Where a day care facility is part of a *dwelling unit*, only the portion of the structure utilized for the day care facility is required to be accessible.

Reason: Day care facilities should not be singled out as a specific exception for several reasons. Day care conducted in *dwelling units* is most often found in IRC dwellings rather than IBC dwellings. Also, in efforts to coordinate with the ADAAG by providing a laundry list of exceptions in IBC Section 1103, it is not necessary to specify day care facilities. The ADAAG regulates business use of the home in a wide variety of possible uses, not just day care. Providing this specific exception can be misleading and unnecessary by narrowing the focus of regulated businesses in *dwelling units* to day care facilities. Where constructed new, any day care occupancy connected to any other occupancy would be considered a mixed use building and should be addressed as such. Therefore, this is literally already covered by Chapter 11.

E183 (D) Parking

Public comment is Request As Modified.

Revise proposal as follows:

1106.1 Required. Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1, ~~except and~~ as required by Sections 1106.2 through 1106.4. Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.

1106.2 Groups I-1, R-1, R-2, R-3 and R-4. Accessible parking spaces shall be provided in Groups I-1, R-1, R-2, R-3 and R-4 occupancies in accordance with items 1 through 4 as applicable.

1. In Groups R-2, R-3, and R4 occupancies which are required to have Accessible, Type A or Type B dwelling or sleeping units, at least 2 percent, but not less than one, of each type of parking space provided shall be accessible.
2. In Groups I-1 and R-1 occupancies accessible parking shall be provided in accordance with Table 1106.1.
3. In addition Where at least one parking space is provided for each dwelling unit or sleeping unit, to the parking required by Table 1106.1, in Groups I-1, R-1, R-2 and R-4, where parking is provided for Accessible and Type A units, at least one accessible parking space shall be provided for each Accessible and Type A unit.
4. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building.

Reason: The intent of this public comment is to clarify and coordinate parking requirements for what may be considered residential occupancies under Fair Housing and ADA. The additional language in the base paragraph is to editorial to clarify requirements.

Item 1 - The proposed comment reintroduces the basic requirement that for Group R-2 and R-3 (and R-4 per Section 310.6) when parking is made available at least 2%, but no less than one, space must meet the accessible requirements. See also E218-12 for signage requirements. These spaces are not required to be signed as accessible providing the space is provided.

Item 2 – This is added as coordination with item 3. If this section will include where Accessible units are required, then accessible parking for R-1 and I-1 must be clear.

Item 3 - This comment also address the change in the ADA which requires a one-to-one ratio when parking is provided for each dwelling unit, an accessible parking space is required for each dwelling unit that is an Accessible or Type A dwelling Unit.

Item 4 – This is existing text.

E191 (D) Attempt to work with DOJ regulations for dorms built in apartment style to be counted appropriately

Public comment is Request As Modified. (Red text is the new text)

Revise proposal as follows:

1107.6.2 Group R-2. Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 and 1107.6.2.2.

1107.6.2.1 Apartment houses, monasteries and convents. Type A units and Type B units shall be provided in apartment houses, monasteries and convents in accordance with Sections 1107.6.2.1.1 and 1107.6.2.1.2.

1107.6.2.1.1 Type A units. In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent but not less than one of the units shall be a Type A unit. All Group R-2 units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units. **Bedrooms within monasteries and convents shall be counted as sleeping units for the purpose of determining the number of units. Where the sleeping units are grouped into suites, only one sleeping units per suite shall be permitted to count towards the number of required Type A units.**

Exceptions:

1. The number of Type A units is permitted to be reduced in accordance with Section 1107.7.
2. Existing structures on a site shall not contribute to the total number of units on a site.

1107.6.2.1.2 Type B units. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

1107.6.2.2 Group R-2 other than apartment houses, monasteries and convents. In Group R-2 occupancies, other than apartment houses, monasteries and convents, Accessible units and Type B units shall be provided in accordance with Sections 1107.6.2.2.1 and 1107.6.2.2.2. **Bedrooms within congregate living facilities shall be counted as sleeping units for the purpose of determining the number of units. Where the sleeping units are grouped into suites, only one sleeping units per suite shall be permitted to count towards the number of required Accessible units.**

1107.6.2.2.1 Accessible units. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1.

1107.6.2.2.2 Type B units. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and every sleeping unit intended to be occupied as a residence shall be a Type B unit.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

1107.6.3 Group R-3. In Group R-3 occupancies where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit

intended to be occupied as a residence shall be a Type B unit. **Bedrooms within congregate living facilities shall be counted as sleeping units for the purpose of determining the number of units.**

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

1107.6.4 Group R-4. Accessible units and Type B units shall be provided in Group R-4 occupancies in accordance with Sections 1107.6.4.1 and 1107.6.4.2. **Bedrooms within congregate living facilities shall be counted as sleeping units for the purpose of determining the number of units.**

1107.6.4.1 Accessible units. At least one of the dwelling or sleeping units shall be an Accessible unit.

1107.6.4.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

Reason: The new style of dorm setups are looking like dwelling units but still operate as dormitories. In large facilities, the Accessible rooms should not be all grouped into one suite, so that the students have options. In congregate living arrangements in Group R-3 and R-4, with the maximum size at 16 occupants, this is not an issue.

E206 (D) Delete windows because addressed in A117.1

Public comment request AS

**Original proposal was
Delete without substitution:**

~~**1109.13.1 Operable window.** Where operable windows are provided in rooms that are required to be accessible in accordance with Sections 1107.5.1.1, 1107.5.2.1, 1107.5.3.1, 1107.5.4, 1107.6.1.1, 1107.6.2.1.1, 1107.6.2.2.1 and 1107.6.4.1, at least one window in each room shall be accessible and each required operable window shall be accessible.~~

Reason: The MOE committee disapproved this change because the CTC representative asked for some additional time to investigate some possible conflicts with ADA. The concern was over operable windows in Accessible units in transient lodging. Since there are window requirement in Accessible Units (ICC A117.1 1002.13) it would be appropriate to address the technical requirements at that location. Therefore, in our opinion there is no scoping conflict with ADA by removing this section from the IBC.

E215 (D) Playgrounds

Public Comment: Request AS

Original proposal was:

SECTION 1110 **RECREATIONAL FACILITIES**

~~**1110.4 1109.15.4 Recreational and sports facilities exceptions.** Recreational and sports facilities shall be required to be accessible shall be exempt from this chapter to and shall be on an accessible route to the extent specified in this section.~~

1110.4.13 Play Areas. Play areas containing play components designed and constructed for children shall be accessible and be located on an accessible route.

Reason: The MOE committee disapproved this change because of testimony from NAHB and the National Apartment Association that pools and playgrounds connected with residential facilities are not required to comply with the 2010 ADA Standard for Accessible Design; therefore, asking them to comply with ICC A117.1 for playgrounds would be exceeding ADA requirements. Upon further review and by working with CTC, it was decided that a better approach would be to put in exceptions under the scoping addressed in E208.

The MOE committee also stated that they were not sure how someone could make a playground accessible. These provisions are already in the 20009 ICC A117.1, Section 1108. These requirements were developed originally by the Access Board and included many representatives from the playground equipment industry. The requirements basically are as follows.

Play components are elements designed to offer opportunities to play, socialize or learn. They can be stand alone or part of a composite play structure. Swings, spring riders, water tables, playhouses, slides and climbers are just a few examples of play components. Ground-level play components are accessed from the ground, such as swings, spring riders or panels. Elevated play components are part of a composite structure accessed from a platform or deck, such as slides or climbers. All accessible play components must be integrated so there is not a separate "accessible" area.

At least one of each type of play component available at ground level must be on an accessible route. Additional ground-level play components may be required depending on the number of elevated play components provided. This two-part evaluation is designed to provide a variety of experiences for individuals who choose to remain with their mobility device and not transfer to elevated components. If ramps provided access to at least 50 percent of the elevated play components, which also include three different types, then additional ground level play components are not required. At least 50 percent of elevated play components must be accessed by ramps or transfer systems. Where elevated play areas have more than 20 components, at least 25 percent of the elevated play components must be accessed by a ramp. Where elevated play areas have 20 or fewer components, all the routes can be transfer systems (ICC A117.1 1108.3.2)

The surfaces around the play areas must consider wheelchair access as well as child fall safety issues. The smaller size of children and how they move around the space is also considered in the requirements. Ground-accessible routes are required to be at least 60 inches wide (to allow wheelchairs to pass) and with a maximum slope of 1:16. There are exceptions to deal with access around elements and transitions at changes in materials.

Where ramps are used for access to elevated play components, the maximum rise per ramp run is 12 inches, and handrails are at a height of 20 inches to 28 inches. A transfer platform is a series of steps allowing access to the elevated play areas. The first platform is between 11 and 18 inches above the ground and unobstructed on the transfer side. A series of platforms can then be used to move up into the structure, each with a maximum rise of 8 inches. The size of each platform/step is a minimum of 24 wide and at least 14 inches deep. Some type of support for stability must be provided, but options are left open (ICC A117.1 1108.4).

Play tables, including water or sand tables, should provide knee clearances of 24 inches high and with the table top or edge (i.e., at sand or water tables) not more than 31 inches high (ICC A117.1 1108.4.3.3).

Depending on the age of the children the play component is designed for, a better design would provide a lower reach range than required. Based on research from the U.S. Access Board, the recommended heights are 20 to 36 inches for 3- to 4-year-olds, 18 to 40 inches for 5- to 8-year-olds and 16 to 44 inches for 9- to 12-year-olds.

Soft, contained- play equipment allow individuals to enter a fully enclosed play environment that uses pliable materials such as plastic, soft padding and fabric. When three or fewer entry points are provided, at least one must be on an accessible route. When four or more entry points are provided, at least two must be on an accessible route (ICC A117.1 1108.4.1.2)

Kim has lots of playground pictures.

E216 (AS) – This PC is in progress

FYI - United Spinal has a similar proposal that limits this exception to existing Group R-2 and R-3 facilities.

Public comment is request Approved as Modified.

Modify proposal as follows:

SECTION 1110 RECREATIONAL FACILITIES

1110.4 Recreational exceptions. Recreational and sports facilities shall be accessible and shall be on an accessible route to the extent specified in this section.

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:

1. *Catch Pools or a designated section of a pool used as a terminus for a water slide flume* shall not be required to provide an *accessible* means of entry, provided that a portion of the *catch pool edge* is on an *accessible* route.

2. Where spas or hot tubs are provided in a cluster, at least 5 percent, but no less than one spa or hot tub in each cluster, shall be accessible and be on an accessible route.
3. Swimming pools, wading pools, spas and hot tubs that are required to be accessible by Section 1110.2.2 and 1110.2.3 are not required to provide accessible means of entry into the water.

1110.4.14.1 Raised diving boards and diving platforms. Raised diving boards and diving platforms are not required to be accessible or to be on an accessible route.

1110.4.14.2 Water Slides. Water slides are not required to be accessible or to be on an accessible route.

Reason: Code change E208 initiates the new recreation scoping section in Chapter 11. Section 1110.2 clarifies what recreational facilities associated with residential units are required to be fully accessible. Where units do not contain Accessible units, but do contain type B units, the Fair Housing Act only requires an accessible route to the pool, not access into the water. Lifts are very expensive to install and maintain. This proposal is asking for a step back for these limited residential facilities. Note that in both current and proposed language (E208) residential complexes that do not have Type B units (i.e., townhouse complex or group of single family homes) would not be required to provide even an accessible route to the pool.

E225 (D) Golf Courses

Public comment is request Approved as Modified.

Modify proposal as follows:

SECTION E106 SECTION 1110 RECREATIONAL FACILITIES

1110.4 1109.15.4 Recreational and sports facilities exceptions. ~~Recreational and sports facilities shall be required to be accessible shall be exempt from this chapter to~~ and shall be on an accessible route to the extent specified in this section.

1110.4.13 E106.1 Golf Facilities. Golf facilities shall comply with ~~E106.1.1~~ 1110.4.13.1 through ~~E106.1.4~~ 1110.4.13.3.

E106.1.1 Golf Courses. Golf courses shall comply with ~~E106.1.1.1~~ through ~~E106.1.1.3~~.

E106.1.1.1 Teeing Grounds. ~~Where one teeing ground is provided for a hole, the teeing ground shall be designed and constructed so that a golf car can enter and exit the teeing ground. Where two teeing grounds are provided for a hole, the forward teeing ground shall be designed and constructed so that a golf car can enter and exit the teeing ground. Where three or more teeing grounds are provided for a hole, at least two teeing grounds, including the forward teeing ground, shall be designed and constructed so that a golf car can enter and exit each teeing ground.~~

E106.1.1.2 Putting Greens. ~~Putting greens shall be designed and constructed so that a golf car can enter and exit the putting green.~~

1110.4.13.1 E106.1.1.3 Weather Shelters. Where provided, weather shelters shall be designed and constructed so that a golf car can enter and exit the weather shelter and shall be accessible.

E106.1.2 Practice Putting Greens, Practice Teeing Grounds, and Teeing Stations at Driving Ranges. ~~At least 5 percent, but no fewer than one, of practice putting greens, practice teeing grounds, and teeing stations at driving ranges shall be designed and constructed so that a golf car can enter and exit.~~

~~**1110.4.13.2 E106.1.3 Accessible route.** At least one accessible route shall connect accessible elements and spaces within the boundary of the golf course. In addition, Accessible routes serving golf car rental areas; bag drop areas; course weather shelters complying with Section ~~E106.1.1.3-1110.4.13.1~~; course toilet rooms; practice putting greens; practice teeing grounds; and teeing stations at driving ranges complying with Section ~~1110.4.13.2 E106.1.2~~ shall comply with the accessible route requirements for golf courses in ICC A117.1.~~

Exception: Accessible golf car passages shall be permitted to be used for all or part of accessible routes required by this section.

~~**E106.1.4 Teeing Grounds.** When teeing grounds are being altered, teeing grounds shall comply with Section ~~E106.1.1.1~~.~~

~~**Exception:** In existing golf courses, the forward teeing ground shall not be required to be one of the teeing grounds on a hole designed and constructed so that a golf car can enter and exit the teeing ground where compliance is not feasible due to terrain.~~

Reason: The MOE committee felt the elements of the course itself should not be in the code, but rather the requirements should be limited to the constructed elements of a golfing facility. The proposal as modified is limited to constructed elements.

G240 (AM)

Request Disapproval

Report of Hearings - Modify proposal as follows:

3411.7.1 (IEBC [B] 410.7.1) Priorities. In choosing which accessible elements to provide, subject to Exception #1 above of Section 3411.7, priority should be given to those elements that will provide the greatest access, in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex or a single unisex restroom;
4. Accessible telephones;
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, storage, and alarms.

Reason: The Department of Justice has this list as recommendations only. It is definitely not intended to be a mandatory priority list. There are many times where the cost of the project, or the effects of the alterations would have influence on what would be the most effective use of resources. As a recommendation, this language belongs in the commentary and not in building code text. Non-mandatory language does not belong in codes. Interpretation and enforcement would not be consistent between jurisdictions

In addition, the order of the list is not always logical. What is the logic for parking and fire alarms to be behind telephones?

The existing commentary addresses this issue and expands to clarify the intent of these provisions as guidance that depends on the facility being altered.