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PREFACE

Introduction

Accessibility requirements for housing facilities exist in Federal law and in many contemporary state and local building codes. Under the Fair Housing Act (the Act), the U.S. Department of Housing and Urban Development (HUD) has promulgated regulations to implement the Act and developed the Fair Housing Accessibility Guidelines (the Guidelines). The Guidelines contain specific design guidance that, if complied with, will provide a "safe harbor" for builders, owners and designers. The Act requires all builders, owners and designers of buildings that are covered by the Act to comply. As a civil rights law, the Act is enforced by the U.S. Department of HUD and the U.S. Department of Justice (DOJ). Enforcement typically comes after construction has begun or even after construction has been completed.

This document, the *Code Requirements for Housing Accessibility (CRHA)*, together with the Appendix, has been compiled with the intention of providing an additional safe harbor for compliance with the accessibility requirements of the federal Fair Housing Act. That safe harbor is explained in detail later in this preface.

Most state and local building codes also address accessibility and contain requirements that apply to residential occupancies and other buildings that are covered under the Act. Where state and local building codes are based on one of the model codes, or on the 2000 *International Building Code (IBC)*, the requirements are in many ways consistent with the requirements of the Act, HUD's regulations and the Guidelines. Although the Act and building codes have legal bases and enforcement authorities that are independent of each other, they are both laws with which buildings must comply.

Harmonization of the two sets of requirements can simplify the regulatory process and make it easier for builders, owners and designers to comply with the Act and the locally adopted building code. More importantly, widespread enforcement of technically consistent accessibility provisions through the building code enforcement system will help to increase the stock of housing that affords a measure of accessibility to people with disabilities. In addition, it will help to accomplish accessible design at the building permit issuance stage so that costly retrofitting is not necessary after construction is completed. The model code groups and the International Code Council (ICC) have been striving to develop accessibility provisions that meet or exceed the Fair Housing Act requirements. The most recent effort is represented by 2000 IBC as amended by the 2001 *Supplement to the International Codes* and its referenced standard ICC/ANSI A117.1-1998.

Purpose

The purpose of this document is to bring together contemporary and up-to-date provisions from model codes and consensus national standards which will meet or exceed the minimum requirements of the Fair Housing Act, regulations and the Guidelines. The document has been prepared in a form that is suitable for adoption by any state or local jurisdiction. The document will be particularly useful for a jurisdiction that currently has not adopted any accessibility-related codes or regulations applicable to housing, and a jurisdiction that is seeking to replace its current provisions. This document can also be adopted in conjunction with adoption of the 2000 IBC or a recent edition of any of the other model building codes, provided that currently adopted provisions that overlap or conflict with these provisions are addressed and resolved at the time of adoption of these provisions. Information on model building codes other than the 2000 IBC can be found in the HUD Final Report. That report contains an analysis of the *International Building Code*, the *Uniform Building Code*, the *Standard Building Code*, and the *BOCA National Building Code*, and is published at 65 *Federal Register* 15740-15794 (March 23, 2000).

The CRHA can also be adopted in anticipation of future adoption of the 2000 IBC and can serve in the interim to provide the jurisdiction with enforceable provisions that would provide the desired safe harbor until such time as the 2000 IBC with amendments in the 2001 Supplement is adopted. Once the 2000 IBC with the amendments in the 2001 Supplement is adopted, this document would no longer be needed since all of these provisions will be effectively in place. If a jurisdiction adopts the 2000 IBC but does not wish to adopt the entire 2001 Supplement, the portion of the 2001 Supplement that contains the revised text necessary to provide a safe harbor under the Fair Housing Act would have to be incorporated into the adoption of the 2000 IBC. Contact ICC, BOCA, ICBO or SBCCI for assistance in identifying those revisions.

Builders and designers can also utilize this document to determine the requirements that, if complied with, will provide a safe harbor, regardless of whether these provisions have been adopted by a state or local jurisdiction. It is expected that this tool can help builders and designers confidently proceed with construction with a lesser likelihood of facing enforcement action by HUD or DOJ. Moreover, this document should help to increase the inventory of accessible housing to the benefit of people with disabilities.

While the requirements in this document together with the Appendix represent a safe harbor with respect to the Fair Housing Act, it is not intended to be a comprehensive compilation of all accessibility provisions that might be applicable to a residential development. Users must understand that compliance with all other applicable laws and ordinances is also required. For example, when a building or facility includes any features that are covered by other laws that address accessibility, such as the Americans with Disabilities Act of 1990, Section 504 of the Rehabilitation Act of 1973 or the Architectural Barriers Act of 1968, those features must also comply with those laws as well as any other local, state or Federal laws that apply to the project. Therefore, it is important to

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keep in mind that the safe harbor provided for in this document, as discussed below, does not provide a safe harbor for compliance with other applicable laws or other applicable building code requirements.

HUD Analysis of 2000 IBC

HUD has completed an analysis of the 2000 IBC and ICC/ANSI A117.1-1998 for the purpose of determining whether the code and standard meet the requirements of the Act, the regulations and the Guidelines. HUD's Final Report, which was published in the Federal Register on March 23, 2000, concluded that ICC/ANSI A117.1-1998 meets the minimum requirements of the Act, regulations and Guidelines in all respects and identified several areas in which the 2000 IBC does not, in HUD's opinion, meet the minimum requirements of the Act, regulations or the Guidelines. This analysis has been extremely valuable in that it provides the ICC with a definitive indication of the amendments to the 2000 IBC that would meet the requirements of the Fair Housing Act.

Content

The requirements contained in this document in Chapters 1 through 7 have been extracted from the 2000 IBC, as amended by the 2001 *Supplement to the International Codes* and the 1998 ICC/ANSI A117.1 as follows:

2000 *International Building Code* - The 2000 IBC contains comprehensive accessibility provisions for all buildings. There are scoping provisions (e.g. when and where accessibility is required, how many accessible features are required, etc.) and mainstreamed technical provisions (how to make a feature accessible). The IBC scoping and technical provisions that are applicable to residential occupancies and other facilities that are covered by the federal Fair Housing Act have been extracted and incorporated into this document. The extracted text may have also been edited to fit the form and content of this document. This editing may have also included deleting portions of text that are not applicable to the occupancies and facilities covered by federal law.

2001 *Supplement to the International Codes* - Proposed changes to the 2000 IBC were developed to respond to the variances from the federal Fair Housing Act identified by HUD in its Final Report *Accessibility Analysis of Model Codes, International Building Code Analysis, March 23, 2000*. These text revisions have been reviewed by HUD and determined to resolve the variances between the Fair Housing Act and the provisions in this document. The proposed changes were approved in the 2000 ICC Code Development Cycle and are published in the 2001 Supplement. The text may also have been edited to fit the form and content of this document.

ICC/ANSI A117.1-1998 *Accessible and Usable Buildings and Facilities* - The 2000 IBC adopts by reference this consensus national standard for comprehensive technical provisions on accessibility. The technical provisions of ICC/ANSI A117.1 that are applicable to residential occupancies and other facilities that are covered by the federal Fair Housing Act have been extracted and incorporated into this document. As with IBC text, the extracted A117.1 text may have been edited to fit the form and content of this document. This editing may have also included deleting portions of text that are not applicable to the occupancies and facilities covered by the Act, or by making a general reference to ICC/ANSI A117.1 where the full text of A117.1 is not incorporated in this document.

The Appendix contains commentary regarding the differences between the Fair Housing Act and the IBC on several issues. For example, in regard to transient housing, the commentary provides guidance on factors that are taken into consideration under federal law in determining if a facility is considered to be housing that is covered by the Fair Housing Act. The factors include aspects of facility operation that are not practical to include in the traditional building code enforcement process. Additional commentary discussion in this appendix is provided in order to assist the user of this document in understanding the intent of the accessibility requirements of the Fair Housing Act in the context of the requirements in this document.

As is typical of model codes, the applicable requirements are established in some cases by having the full text of the requirement incorporated in this document. In other cases, the requirements are established by reference to another code or standard. The requirements in both cases are equally applicable and enforceable.

Some provisions of the 2000 IBC have been incorporated in this document that are not strictly fair housing issues. This was done on selected subjects where there is overlap of Fair Housing requirements and ADA requirements which would both be applicable to a residential development and therefore it was deemed appropriate to include all of the IBC's requirements on that subject rather than only those portions that relate to Fair Housing. This was also done with respect to certain scoping requirements, such as with scoping for accessible units and Type A units, which are not required by the Fair Housing Act, where necessary to preserve the overall context of the 2000 IBC provisions. For example, with respect to the ADA, the accessible parking provisions includes the 2000 IBC scoping requirement for accessible van spaces. As another example, the requirements for Group I-2 hospitals, Group I-2 rehabilitation facilities, and Group I-3, cover scoping requirements other than those intended for consistency with the Fair Housing Act. Again, there are other instances where this was not done and users should not assume that this document comprehensively includes all applicable provisions of all other applicable accessibility laws.

The provisions of the 2000 IBC, as amended by the 2001 Supplement, and contained in this document in some respects go beyond the minimums set forth in the Fair Housing Act's accessibility requirements. In the course of development of the IBC and its predecessor documents formerly published by BOCA, ICBO and SBCCI, it was determined by code enforcement officials, who vote on proposed changes to the codes, to be reasonable and appropriate to address some accessibility issues that are not addressed in the

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federal Fair Housing Act and which result in an incrementally greater degree of accessibility than that which is mandated as a minimum under federal law.

Safe Harbor

The requirements contained in Chapters 1 through 8 of this document along with the commentary in the Appendix, is a safe harbor for compliance with the Fair Housing Act's accessibility requirements. It is also important to emphasize that achieving the objective of creating a safe harbor involves more than just adoption of appropriate code provisions. It is also critical that all of the applicable code requirements be enforced and not waived in the course of the enforcement process. Clearly if a provision is waived, the result is that the building would then not comply with the waived provision and the safe harbor would not extend to that building.

Format

The provisions in this document are presented in the customary form for ICC's *International Codes*. The Chapter, section and subsection numbering system is consistent with that of a stand-alone code. As such, the number for a given section of text is not the same as the section number in the source documents. The source of each provision is identified in brackets type immediately following the primary section number in this document. For example, "**101.3 [IBC 102.4]**" means that Section 101.3 is taken from Section 102.4 of the 2000 IBC. The designation "SUPP" on an IBC section number indicates text that was revised since the 2000 Edition and published in the 2001 Supplement. In some cases, a provision is covered in both the IBC and A117.1. In this case all source section numbers are shown in brackets.

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CHAPTER 1

ADMINISTRATION

SECTION 101 GENERAL

101.1 Scope. These provisions regulate sites, buildings and facilities that contain dwelling units or sleeping units in residential occupancies and other occupancies as set forth herein for the purpose of providing accessible living facilities for people with disabilities.

101.2 Implementation. These provisions shall be applied and enforced through the administrative system for code enforcement adopted by the jurisdiction. In the absence of such an enforcement mechanism, the provisions of Chapter 1 of the ICC *International Building Code* shall apply.

101.3 [IBC 102.4] Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

101.4 [A117 104.1] Dimensions. Dimensions that are not stated as "maximum" or "minimum" are absolute. All dimensions are subject to conventional industry tolerances.

101.5 [A117 104.2] Graphics. Unless specifically stated otherwise, figures included herein are not considered part of the requirements and are provided for informational purposes only.

101.6 [IBC 3104.2 SUPP] Separate structures. Connected buildings shall be considered to be separate structures.

Exception: For purposes of calculating the number of Type B units required by Section 406, structurally connected buildings and buildings with multiple wings shall be considered one structure.

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CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 [IBC 201.1] Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 [IBC 201.2] Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter, the singular number includes the plural and the plural the singular.

201.3 [IBC 201.3] Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code*, *International Plumbing Code*, *International Mechanical Code*, *International Fuel Gas Code*, or *International Fire Code*, such terms shall have ordinarily accepted meanings such as the context implies.

201.4 [IBC 201.4] Terms not defined. Where terms are not defined, through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

[A117 106.5] ACCESS AISLE. An accessible pedestrian space between elements, such as parking spaces, seating, and desks, that provides clearances appropriate for use of the elements.

[IBC 1102.1; A117 106.5] ACCESSIBLE. A site, building, facility or portion thereof that complies with this code.

[IBC 1102.1; A117 106.5] ACCESSIBLE ROUTE. A continuous unobstructed path that complies with Chapter 5.

[IBC 1102.1 SUPP] ACCESSIBLE UNIT. A dwelling unit or sleeping unit that complies with this code and Chapters 1-9 of ICC/ANSI A117.1.

[A117 106.5] AUTOMATIC DOOR. A door operated with power mechanisms and controls.

[IBC 202] BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

[IBC 310.2] BOARDING HOUSE. A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

[A117 106.5] CIRCULATION PATH: An exterior or interior way of passage from one place to another for pedestrians.

[A117 106.5] COUNTER SLOPE. Any slope opposing the running slope of a curb ramp or ramp.

[A117 106.5] CROSS SLOPE. The slope that is perpendicular to the direction of travel (see running slope).

[A117 106.5] CURB RAMP. A short ramp cutting through a curb or built up to it.

[IBC 310.2] DORMITORY. A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family group, under joint occupancy and single management, as in college dormitories or fraternity houses.

[IBC 202] DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

[IBC 1102.1 SUPP] DWELLING UNIT OR SLEEPING UNIT, MULTISTORY. A dwelling unit or sleeping unit with habitable space located on more than one story.

[IBC 1102.1 SUPP] DWELLING UNIT OR SLEEPING UNIT, TYPE A. A dwelling unit or sleeping unit designed and constructed for accessibility in accordance with ICC/ANSI A117.1.

[IBC 1102.1 SUPP] DWELLING UNIT OR SLEEPING UNIT, TYPE B. A dwelling unit or sleeping unit designed and constructed for accessibility in accordance with ICC/ANSI A117.1, consistent with the design and construction requirements of the federal Fair Housing Act.

[A117 106.5] ELEMENT. An architectural or mechanical component of a building, facility, space or site.

[IBC 1102.1] FACILITY. The entire building or any portion of a building, structure or area, including the site on which such building, structure or area is located, wherein specific services are provided or activities are performed.

[IBC 502.1] GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

[IBC 202] HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

[IBC 1102.1 SUPP] INTENDED TO BE OCCUPIED AS A RESIDENCE. This refers to a dwelling unit or sleeping unit that can or will be used all or part of the time as the occupant's place of abode. (*See Appendix for commentary*)

[A117 106.5] MARKED CROSSING. A crosswalk or other identified path intended for pedestrian use in crossing a vehicular way.

[IBC 502.1] MEZZANINE. An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not more than one-third of the area of the room or space in which the level or levels are located.

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[A117 106.5] OPERABLE PART. A component of an element used to insert or withdraw objects, or to activate, deactivate, or adjust the element.

[IBC 310.2] PERSONAL CARE SERVICE. The care of residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the resident while inside the building.

[A117 106.5] POWER-ASSISTED DOOR. A door used for human passage, with a mechanism that helps to open the door, or to relieve the opening resistance of the door.

[IBC 1102.1] PUBLIC ENTRANCE. An entrance that is not a service entrance.

[IBC 1102.1] PUBLIC-USE AREAS. Interior or exterior rooms or spaces that are made available to the general public.

[IBC 1002.1] RAMP. A walking surface that has a running slope steeper than one unit vertical in 20 units horizontal (5-percent slope).

[IBC 310.2] RESIDENTIAL CARE/ASSISTED LIVING FACILITIES. A building or part thereof housing a maximum of 16 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This classification shall include, but not be limited to, the following: residential board and care facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities. Residential care/assisted living facilities housing more than 16 persons shall be classified as a Group I-1.

[A117 106.5] RUNNING SLOPE. The slope that is parallel to the direction of travel (see cross slope).

[IBC 1102.1] SERVICE ENTRANCE. An entrance intended primarily for delivery of goods or services.

[A117 106.5] SIGN. An architectural element composed of displayed textual, symbolic, tactile or pictorial information.

[IBC 1102.1] SITE. A parcel of land bounded by a property line or a designated portion of a public right-of-way.

[IBC 1102.1 SUPP] SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units. (*See Appendix for commentary*)

[IBC 202] STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

[IBC 202] STRUCTURE. That which is built or constructed.

[A117 106.5] TACTILE. Describes an object that can be perceived using the sense of touch.

[A117 106.5] TTY. Machinery or equipment that employs interactive, graphic communications through the transmission of coded signals across the standard telephone network. The term TTY also refers to devices known as text telephones and TDDs.

[A117 106.5] VEHICULAR WAY: A route provided for vehicular traffic.

[IBC 1102.1] WHEELCHAIR SPACE. Space for a single wheelchair space and its occupant.

[IBC 1102.1] WHEELCHAIR SPACE CLUSTER. Locations of two or more adjacent wheelchair spaces along with companion seating in assembly areas.

CHAPTER 3

USE AND OCCUPANCY CLASSIFICATION

SECTION 301 GENERAL

301.1 [IBC 301.1] Scope. The provisions of this chapter shall control the classification of all buildings and structures as to use and occupancy.

SECTION 302 CLASSIFICATION

302.1 [IBC 302.1] General. Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. Structures with multiple uses shall be classified as mixed occupancies according to Section 302.3 of the *International Building Code*. Where a structure is proposed for a purpose which is not specifically provided for in this code, such structure shall be classified in the group which the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

1. Assembly: Groups A-1, A-2, A-3, A-4 and A-5
2. Business: Group B
3. Educational: Group E
4. Factory and Industrial: Groups F-1 and F-2
5. High Hazard: Groups H-1, H-2, H-3, H-4 and H-5
6. Institutional: Groups I-1, I-2, I-3 and I-4
7. Mercantile: Group M
8. Residential: Groups R-1, R-2 and R-3 and R-4
8. Storage: Groups S-1 and S-2
9. Utility and Miscellaneous: Group U

302.2 [IBC 302.4 SUPP] Spaces used for different purposes. A room or space that is intended to be occupied at different times for different purposes shall comply with all requirements that are applicable to each of the purposes for which the room or space will be occupied. (*See Appendix for commentary*)

SECTION 303 [IBC 308] INSTITUTIONAL GROUP I

303.1 [IBC 308.1] Institutional Group I. Institutional Group I occupancy includes among others, the use of a building or structure, or a portion thereof, in which people having physical limitations because of health or age are harbored for medical treatment or other care or treatment, or in which people are detained for penal or correctional purposes or in which the liberty of the occupants is restricted. Institutional occupancies shall be classified as Group I-1, I-2, I-3 or I-4.

303.2 [IBC 308.2] Group I-1. This occupancy shall include a building or part thereof housing more than 16 persons, on a 24-

hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following: residential board and care facilities, assisted living facilities, half-way houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug centers and convalescent facilities. A facility such as the above with five or fewer persons shall be classified as a Group R-3. A facility such as above, housing at least six and not more than 16 persons shall be classified as a Group R-4.

303.3 [IBC 308.3] Group I-2. This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than five persons who are not capable of self-preservation. This group shall include, but not be limited to the following: hospitals, nursing homes (both intermediate care facilities and skilled nursing facilities), mental hospitals and detoxification facilities. A facility such as the above with five or fewer persons shall be classified as a Group R-3.

303.3.1 [IBC 308.3.1] Child care facility. A child care facility which provides care on a 24-hour basis to more than five children 2½ years of age or less shall be classified as Group I-2.

SECTION 304 [IBC 310] RESIDENTIAL GROUP R

304.1 [IBC 310.1 SUPP] Residential Group "R". Residential Group "R" includes among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classed as an Institutional Group I. Residential occupancies shall include the following:

- R-1** Residential occupancies where the occupants are primarily transient in nature (less than 30 days) including:
 - Hotels (including motels)
 - Boarding houses (transient)
- R-2** Residential occupancies containing more than two dwelling units where the occupants are primarily permanent in nature, including:
 - Apartment houses
 - Boarding houses (not transient)
 - Dormitories
 - Fraternities and sororities
 - Monasteries
 - Convents

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- R-3** Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, or I and where buildings do not contain more than two dwelling units, or adult and child care facilities, that provide accommodations for five or fewer persons of any age for less than 24 hours shall be classified as Group R-3.
- R-4** Residential occupancies shall include buildings arranged for occupancy as Residential Care/Assisted Living Facilities including more than five but not more than 16 occupants, excluding staff.

CHAPTER 4 [IBC CHAPTER 11]

SCOPING

SECTION 401 [IBC1101] GENERAL

401.1 [IBC 1101.1] Scope. The provisions of this chapter shall control the design and construction of facilities for accessibility to physically disabled persons.

401.2 [IBC 1101.2] Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code.

SECTION 402 [IBC 1103] SCOPING REQUIREMENTS

402.1 [IBC 1103.1] Where required. Buildings and structures, temporary or permanent, including their associated sites and facilities, shall be accessible to persons with physical disabilities.

402.2 [IBC 1103.2] General exceptions. Sites, buildings, facilities and elements shall be exempt from this chapter to the extent specified in this section.

402.2.1 [IBC 1103.2.1] Specific requirements. Accessibility is not required in buildings and facilities, or portions thereof, to the extent permitted by Sections 403 through 407.

402.2.2 [IBC 1103.2.4] Detached dwellings. Detached one- and two-family dwellings and accessory structures, and their associated sites and facilities, are not required to be accessible.

402.2.3 [IBC 1103.2.11] Residential Group R-1. Buildings of Group R-1 containing not more than five rooms for rent or hire that are also occupied as the residence of the proprietor. *(See Appendix for commentary)*

SECTION 403 [IBC 1104] ACCESSIBLE ROUTE

403.1 [IBC 1104.1] Site arrival points. Accessible routes within the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

403.2 [IBC 1104.2] Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Exception: An accessible route is not required between accessible facilities that have as the only means of access between them, a vehicular way not providing for pedestrian access.

403.3 [IBC 1104.3] Connected spaces. When a building, or portion of a building, is required to be accessible, an accessible route shall be provided to each portion of the building, to accessible building entrances, connecting accessible pedestrian walkways and the public way. Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.

Exception: A single accessible route is permitted to pass through a kitchen or storage room in an accessible dwelling unit.

403.4 [IBC 1104.4] Multilevel buildings and facilities. At least one accessible route shall connect each accessible level, including mezzanines, in multistory buildings and facilities.

Exceptions:

1. An accessible route is not required to floors above and below accessible levels that have an aggregate area of not more than 3,000 square feet (278.7 m²) unless the level contains offices of health care providers (Group B or Group I), passenger transportation facilities and airports (Group A-3 or Group B) or multiple tenant facilities of Group M.
2. In Groups A, I, R and S occupancies and care facilities, levels that do not contain accessible elements or other spaces required by Section 406 or 407 are not required to be served by an accessible route from an accessible level.

403.5 [IBC 1104.5] Location. Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior.

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

SECTION 404 [IBC 1105] ACCESSIBLE ENTRANCES

404.1 [IBC 1105.1] Required. At least 50 percent but not less than one entrance to each building and structure, and each separate tenant space within the building or structure, shall comply with the accessible route provisions of this chapter.

Exceptions:

1. Entrances to spaces not required to be accessible as provided for in Section 406 and 407.
2. Loading and service entrances that are not the only entrance to a building or to a tenant space.

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404.2 [IBC 1105.2] Multiple accessible entrances. Where a building or facility has entrances which normally serve accessible parking facilities, transportation facilities, passenger loading zones, taxi stands, public streets and sidewalks, tunnels or elevated walkways, or accessible interior vertical access, then at least one of the entrances serving each such function shall comply with the accessible route provisions of this chapter.

**SECTION 405 [IBC 1106]
PARKING AND PASSENGER LOADING FACILITIES**

405.1 [IBC 1106.1] Required. Where parking is provided, accessible parking spaces shall be provided in compliance with Table 405.1 except as required by Section 405.2. (See Appendix for commentary)

**TABLE 405.1 [IBC 1106.1]
ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus one for each 100 over 1,000

405.2 [IBC 1106.2 SUPP] Groups R-2 and R-3. Two percent, but not less than one, of each type of parking space provided for occupancies in Groups R-2 and R-3, which are required to have Type A or Type B dwelling or sleeping units, shall be accessible. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building. (See Appendix for commentary)

405.3 [IBC 1106.4] Van spaces. For every eight or fraction of eight accessible parking spaces, at least one shall be a van-accessible parking space.

405.4 [IBC 1106.5] Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

Exception: In multilevel parking structures, van-accessible parking spaces are permitted on one level.

405.5 [IBC 1106.6] Passenger loading zones. Passenger loading zones shall be designed and constructed in accordance with Section 523.

405.6 [IBC 1101.2] Parking spaces. Accessible parking spaces shall comply with Section 524.

**SECTION 406 [IBC 1107 SUPP]
USE GROUP I AND GROUP R OCCUPANCIES**

406.1 [IBC 1107.1 SUPP] General. In addition to the other requirements of this chapter, occupancies having dwelling units or sleeping units shall be provided with accessible features in accordance with Sections 406.2 through 406.7.

406.2 [IBC 1107.2 SUPP] Design. Dwelling units and sleeping units which are required to be accessible units shall comply with this code and the applicable portions of Chapters 1-9 of ICC/ANSI A117.1. Type A and Type B units shall comply with the applicable portions of Chapter 10 of ICC/ANSI A117.1. Units required to be Type A units are permitted to be designed and constructed as accessible units. Units required to be Type B units are permitted to be designed and constructed as accessible units or as Type A units.

406.3 [IBC 1107.3 SUPP] Accessible spaces. Rooms and spaces available to the general public or available for use by residents and serving accessible units, Type A units or Type B units shall be accessible. Accessible spaces shall include toilet and bathing rooms, kitchen, living and dining areas and any exterior spaces, including patios, terraces and balconies.

Exception: Recreational facilities in accordance with Section 407.9.

406.4 [IBC 1107.4 SUPP] Accessible route. At least one accessible route shall connect accessible building or facility entrances with the primary entrance of each accessible unit, Type A unit and Type B unit within the building or facility and with those exterior and interior spaces and facilities that serve the units.

Exceptions:

1. If the slope of the finished ground level between accessible facilities and buildings exceeds one unit vertical in 12 units horizontal (1:12), or where physical barriers prevent the installation of an accessible route, a vehicular route with parking that complies with Section 405 at each public or common use facility or building is permitted in place of the accessible route.
2. Exterior decks, patios, or balconies that are part of Type B units and have impervious surfaces, and that are not more than 4 inches (102 mm) below the finished floor level of the adjacent interior space of the unit.

406.5 [IBC 1107.5 SUPP] Group I. Occupancies in Group I shall be provided with accessible features in accordance with 406.5.1 through 406.5.5.

406.5.1 [IBC 1107.5.1 SUPP] Group I-1. Group I-1 occupancies shall be provided with accessible features in accordance with Sections 406.5.1.1 and 406.5.1.2.

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406.5.1.1 [IBC 1107.5.1.1 SUPP] Accessible units. At least 4 percent, but not less than one, of the dwelling units and sleeping units shall be accessible units.

406.5.1.2 [IBC 1107.5.1.2 SUPP] Type B units. In structures with four or more dwelling or sleeping units intended to be occupied as a residence, every dwelling 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 406.7.

406.5.2 [IBC 1107.5.2 SUPP] Group I-2 Nursing homes. Nursing homes of Group I-2 shall be provided with accessible features in accordance with Sections 406.5.2.1 and 406.5.2.2.

406.5.2.1 [IBC 1107.5.2.1 SUPP] Accessible units. At least 50 percent, but not less than one, of the dwelling units and sleeping units shall be accessible units.

406.5.2.2 [IBC 1107.5.2.2 SUPP] Type B units. In structures with four or more dwelling or sleeping units intended to be occupied as a residence, every dwelling 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 406.7.

406.5.3 [IBC 1107.5.3 SUPP] Group I-2 Hospitals. In general purpose hospitals, psychiatric facilities and detoxification facilities of Group I-2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be accessible units.

406.5.4 [IBC 1107.5.4 SUPP] Group I-2 Rehabilitation facilities. In hospitals and rehabilitation facilities of Group I-2 which specialize in treating conditions that affect mobility, or units within either which specialize in treating conditions that affect mobility, 100 percent of the dwelling units and sleeping units shall be accessible units.

406.5.5 [IBC 1107.5.5 SUPP] Group I-3. In occupancies in Group I-3, at least 5 percent, but not less than one, of the dwelling units and sleeping units shall be accessible units.

406.6 [IBC 1107.6 SUPP] Group R. Occupancies in Group R shall be provided with accessible features in accordance with Sections 406.6.1 through 406.6.4.

406.6.1 [IBC 1107.6.1 SUPP] Group R-1. Group R-1 occupancies shall be provided with accessible features in accordance with Sections 406.6.1.1 and 406.6.1.2.

406.6.1.1 [IBC 1107.6.1.1 SUPP] Accessible units. In occupancies in Group R-1, accessible dwelling units and sleeping units shall be provided in accordance with Table 406.6.1.1. All facilities on a site shall be considered to determine the total number of accessible units. Accessible units shall be dispersed among the various classes of units. Roll-in showers provided in accessible units shall include a permanently mounted folding shower seat.

406.6.1.2 [IBC 1107.6.1.2 SUPP] Type B units. In structures with four or more dwelling or sleeping units intended to be occupied as a residence, every dwelling

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 406.7.

**TABLE 406.6.1.1 [IBC TABLE 1107.6.1.1 SUPP]
ACCESSIBLE DWELLING AND SLEEPING UNITS**

TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS ASSOCIATED WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 to 25	0	1
26 to 50	0	2
51 to 75	1	4
76 to 100	1	5
101 to 150	2	7
151 to 200	2	8
201 to 300	3	10
301 to 400	4	12
401 to 500	4	13
501 to 1,000	1% of total	3% of total
Over 1,001	10 plus 1 for each 100 over 1,000	30 plus 2 for each 100 over 1,000

406.6.2 [IBC 1107.6.2 SUPP] Group R-2. Type A and Type B units shall be provided in occupancies in Group R-2 in accordance with Sections 406.6.2.1 and 406.6.2.2.

406.6.2.1 [IBC 1107.6.2.1 SUPP] Type A units. In buildings 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.

Exception: The number of Type A units is permitted to be reduced in accordance with 406.7.

406.6.2.2 [IBC 1107.6.2.2 SUPP] 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 406.7.

406.6.3 [IBC 1107.6.3 SUPP] Group R-3. In occupancies in Group R-3 where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling 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 406.7.

406.6.4 [IBC 1107.6.4 SUPP] Group R-4. Group R-4 occupancies shall be provided with accessible features in accordance with Sections 406.6.4.1 and 406.6.4.2.

406.6.4.1 [IBC 1107.6.4.1 SUPP] Accessible units. At least one of the dwelling or sleeping units shall be an accessible unit.

406.6.4.2 [IBC 1107.6.4.2 SUPP] Type B units. In structures with four or more dwelling or sleeping units intended to be occupied as a residence, every dwelling 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 406.7.

406.7 [IBC 1107.7 SUPP] General exceptions. Where specifically permitted by Sections 406.5 or 406.6, the required number of Type A and Type B units is permitted to be reduced in accordance with Sections 406.7.1 through 406.7.5.

406.7.1 [IBC 1107.7.1 SUPP] Buildings without elevator service. Where no elevator service is provided in a building, only the dwelling and sleeping units that are located on stories indicated in Sections 406.7.1.1 and 406.7.1.2 are required to be Type A and Type B units. The number of Type A units shall be determined in accordance with Section 406.6.2.

406.7.1.1 [IBC 1107.7.1.1 SUPP] One story with Type B units required. At least one story containing dwelling units or sleeping units intended to be occupied as a residence shall be provided with an accessible entrance from the exterior of the building and all units intended to be occupied as a residence on that story shall be Type B units.

406.7.1.2 [IBC 1107.7.1.2 SUPP] Additional stories with Type B units. On all other stories that have a building entrance in proximity to arrival points intended to serve units on that story, as indicated in 2.1 and 2.2, all dwelling units and sleeping units intended to be occupied as a residence served by that entrance on that story shall be Type B units.

2.1. Where the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance are 10% or less, and

2.2. Where the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance are 10% or less.

Where no such arrival points are within 50 feet (15 240 mm) of the entrance, the closest arrival point shall be used unless that arrival point serves the story required by Section 406.7.1.1. (*See Appendix for commentary*)

406.7.2 [IBC 1107.7.2 SUPP] Multistory units. A multistory dwelling or sleeping unit which is not provided with elevator service is not required to be a Type B unit. Where a multistory unit is provided with external elevator service to only one floor, the floor provided with elevator service shall be the primary entry to the unit, shall comply with the requirements for a Type B unit, and a toilet facility shall be provided on that floor. (*See Appendix for commentary*)

406.7.3 [IBC 1107.7.3 SUPP] Elevator service to the lowest story with units. Where elevator service in the building provides an accessible route only to the lowest story containing dwelling or sleeping units intended to be occupied as

a residence, only the units on that story which are intended to be occupied as a residence are required to be Type B units.

406.7.4 [IBC 1107.7.4 SUPP] Site impracticality. On a site with multiple non-elevator buildings, the number of units required by Section 406.7.1 to be Type B units is permitted to be reduced to a percentage which is equal to the percentage of the entire site having grades, prior to development, which are less than 10 percent, provided that all of the following conditions are met:

1. Not less than 20 percent of the units required by Section 406.7.1 on the site are Type B units; and
2. Units required by Section 406.7.1, where the slope between the building entrance serving the units on that story and a pedestrian or vehicular arrival point is no greater than 8.33 percent, are Type B units, and
3. Units required by Section 406.7.1, where an elevated walkway is planned between a building entrance serving the units on that story and a pedestrian or vehicular arrival point and the slope between them is 10 percent or less are Type B units, and
4. Units served by an elevator in accordance with 406.7.3 are Type B units.

406.7.5 [IBC 1107.7.5 SUPP] Base flood elevation. The required number of Type A and Type B units shall not apply to a site where the lowest floor or the lowest structural building members of non-elevator buildings are required to be at or above the base flood elevation resulting in:

1. A difference in elevation between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet (15 240 mm) exceeding 30 inches (762 mm), and
2. A slope exceeding 10 percent between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet (15 240 mm).

Where no such arrival points are within 50 feet (15 240 mm) of the primary entrances, the closest arrival point shall be used.

SECTION 407 SPECIAL OCCUPANCIES AND ELEMENTS

407.1 [IBC 1107.2] Assembly area seating. Assembly areas with fixed seating shall comply with Sections 407.1.1 through 407.1.5.2 and Section 516.

407.1.1 [IBC 1107.2.1] Services. Services and facilities provided in areas not required to be accessible shall be provided on an accessible level and shall be accessible.

407.1.2 [IBC 1107.2.2] Wheelchair spaces. In theaters, bleachers, grandstands and other fixed seating assembly areas, accessible wheelchair spaces shall be provided in accordance with Table 407.1.2. At least one seat for a companion shall be provided beside each wheelchair space.

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**TABLE 407.1.2 [IBC 1107.2.2]
ACCESSIBLE WHEELCHAIR SPACES**

CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACES
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
Over 500	6, plus 1 additional space for each total seating capacity increase of 200

407.1.2.1 [IBC 1107.2.2.1] Wheelchair space clusters. Accessible wheelchair spaces shall be grouped in wheelchair space clusters in accordance with Table 407.1.2.1.

Exception: In fixed seating assembly areas where sightlines require more than one step for a rise in elevation between rows, the minimum required number of wheelchair space clusters in that area shall be one-half of that required by Table 407.1.2.1.

**TABLE 407.1.2.1 [IBC 1107.2.2.1]
WHEELCHAIR SPACE CLUSTERS**

CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACE CLUSTERS
Up to 300	1
301 to 600	2
601 to 900	3
901 to 1,500	4
1501 to 2,100	5
2101 to 3,000	6
Over 3,000	6, plus 1 additional cluster for each 1,000 seats or portion thereof.

407.1.3 [IBC 1107.2.3] Dispersion of wheelchair space clusters. Dispersion of wheelchair space clusters shall be based on the availability of accessible routes to various seating areas including seating at various levels in multi-level facilities.

407.1.3.1 [IBC 1107.2.3.1] Multilevel assembly seating areas. In multi-level assembly seating areas, wheelchair space clusters shall be provided on the main floor level and on one of each two additional floor or mezzanine levels.

Exceptions:

1. In multilevel assembly spaces utilized for worship services, where the second floor or mezzanine level contains 25 percent or less of the total seating capacity, wheelchair space clusters shall be permitted to all be located on the main level.
2. In multilevel assembly seating where the second floor or mezzanine level provides 25 per-

cent or less of the total seating capacity and 300 or fewer seats, wheelchair space clusters shall be permitted to all be located on the main level.

407.1.3.2 [IBC 1107.2.3.2] Separation between clusters. Wheelchair space clusters shall be separated by a minimum of five intervening rows or by a minimum of ten intervening seats. Wheelchair spaces within any one wheelchair space cluster shall not be separated by an intervening row, nor by more than two intervening seats, nor by more than a 7-inch (178 mm) vertical level change.

Exception: A vertical level change exceeding 7 inches (178 mm) is permitted in a wheelchair space cluster where necessary to maintain sightlines.

407.1.4 [IBC 1107.2.4] Assistive listening systems. Theaters, auditoriums, lecture halls and similar fixed seating assembly areas where audible communications are integral to the use of the space shall have an assistive listening system if the area is equipped with an audio amplification system or the area has a capacity of 50 or more persons.

407.1.4.1 [IBC 1107.2.4.1] Receivers. Receivers shall be provided for assistive listening systems in accordance with Table 407.1.4.1. Twenty five percent of receivers, but not less than two, shall be hearing aid compatible.

**TABLE 407.1.4.1 [IBC 1107.2.4.1]
RECEIVERS FOR ASSISTIVE LISTENING SYSTEMS**

Less than 50	2
50 to 500	2, plus 4 for each total seating capacity increase of 100 above 51
501 to 1,000	20, plus 3 for each total seating capacity increase of 100 above 501
1,001 to 2,000	35, plus 2 for each total seating capacity increase of 100 above 1,001
over 2,000	55, plus 1 for each total seating capacity increase of 100 above 2,000

407.1.5 [IBC 1107.2.5] Dining areas. In dining areas, the total floor area allotted for seating and tables shall be accessible.

Exception: In buildings without elevators, an accessible route to a mezzanine seating area is not required, provided that the mezzanine contains less than 25 percent of the total area and the same services are provided in the accessible area.

407.1.5.1 [IBC 1107.2.5.1] Fixed or built-in seating or tables. Where fixed or built-in seating or tables are provided in dining areas, at least 5 percent, but not less than one such seat or table, shall be accessible and be distributed throughout the facility.

407.1.5.2 [IBC 1107.2.5.2] Dining counters. In establishments serving food or drink for consumption where the only seating is at counters exceeding 34 inches (864 mm) in height, a 60-inch (1524 mm) minimum length portion of the counter shall be accessible.

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407.2 [IBC 1108.2] Toilet and bathing facilities. Toilet rooms and bathing facilities shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing facilities provided within the facility shall not be located on the inaccessible floor. At least one of each type of fixture, element, controls or dispensers in each accessible toilet room and bathing facility shall be accessible.

Exceptions:

1. In toilet rooms or bathing facilities accessed only through a private office, not for common or public use, and intended for use by a single occupant, any of the following alternatives are allowed:
 - 1.1. Doors are permitted to swing into the clear floor space provided the door swing can be reversed to meet the requirements in Section 512,
 - 1.2. The height requirements for the water closet are not applicable,
 - 1.3. Grab bars are not required to be installed in a toilet room provided that the reinforcement has been installed in the walls and located so as to permit the installation of such grab bars,
 - 1.4. The requirement for height, knee and toe clearance shall not apply to a lavatory.
2. This section is not applicable to dwelling units, sleeping accommodations and patient toilet and bathing facilities which are not required to be accessible.
3. Where multiple single user toilet rooms or bathing facilities are clustered at a single location and contain fixtures in excess of the minimum required number of plumbing fixtures, at least 5 percent, but not less than one room for each use at each cluster, shall be accessible.
4. Toilet room fixtures that are in excess of those required by the plumbing code and that are designated for use by children in day care and primary school occupancies.

407.3 [IBC 1108.4] Kitchens, kitchenettes and wet bars. Where kitchen, kitchenettes and wet bars are provided in accessible spaces or rooms, they shall be accessible in accordance with Section 520.

407.4 [IBC 1108.5] Drinking fountains. On floors where drinking fountains are provided, at least 50 percent, but not less than one fountain, shall be accessible.

407.5 [IBC 1108.6] Elevators. Passenger elevators on an accessible route shall be accessible and comply with ICC/ANSI A117.1.

407.6 [IBC 1108.7 SUPP] Lifts. Platform (wheelchair) lifts shall not be a part of a required accessible route in new construction.

Exceptions: Platform (wheelchair) lifts are permitted for:

1. An accessible route to spaces which are not open to the general public with an occupant load of not more than five.
2. An accessible route within a dwelling unit or sleeping unit.

407.7 [IBC 1108.11] Seating at tables, counters and work surfaces. Where seating at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating, but not less than one, shall be accessible.

407.7.1 [IBC 1108.11.1] Dispersion. Accessible fixed or built-in seating at tables, counters or work surfaces shall be distributed throughout the space or facility containing such elements.

407.8 [IBC 1108.13] Controls, operating mechanisms and hardware. Controls, operating mechanisms and hardware intended for operation by the occupant, including switches that control lighting and ventilation and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible.

407.9 [IBC 1108.14 SUPP] Recreational facilities. Recreational facilities shall be provided with accessible features in accordance with Sections 407.1 through 407.9.3.

407.9.1 [IBC 1108.14.1 SUPP] Facilities serving a single building. In Group R-2 and R-3 occupancies where recreational facilities are provided serving a single building containing Type A 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 which are required to be accessible.

407.9.2 [IBC 1108.14.2 SUPP] Facilities serving multiple buildings. In Group R2 and R3 occupancies on a single site where multiple buildings containing Type A 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 which is required to be accessible shall be determined by considering every recreational facility of each type serving each building on the site.

407.9.3 [IBC 1108.14.3 SUPP] Other occupancies. All recreational facilities not falling within the purview of Sections 407.9.1 or 407.9.2 shall be accessible.

407.10 [IBC 1107.6] Self-service storage facilities. Self-service storage facilities shall provide accessible individual self-storage spaces in accordance with Table 407.10.

**TABLE 407.10 [IBC TABLE 1107.6]
ACCESSIBLE SELF-SERVICE STORAGE FACILITIES**

TOTAL SPACES IN FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE SPACES
1 to 200	5%, but not less than 1
Over 200	10, plus 2% of total number of units over 200

407.10.1 [IBC 1107.6.1] Dispersion. Accessible individual self-service storage spaces shall be dispersed throughout the various classes of spaces provided. Where more classes of spaces are provided than the number of required accessible spaces, the number of accessible spaces shall not be required to exceed that required by Table 407.10. Accessible spaces are permitted to be dispersed in a single building of a multibuilding facility.

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407.11 [IBC 1108.8] Storage. Where fixed or built-in storage elements such as cabinets, shelves, medicine cabinets, closets, and drawers are provided in required accessible spaces, at least one of each type shall contain storage space complying with ICC/ANSI A117.1.

407.11.1 [IBC 1108.8.1] Lockers. Where lockers are provided in accessible spaces, at least five percent, but not less than one, of each type shall be accessible.

407.11.2 [IBC 1108.8.3] Coat hooks and folding shelves. Where coat hooks or folding shelves are provided in inaccessible toilet rooms, toilet compartments, or in dressing or locker rooms, at least one of each type shall be provided in accessible toilet rooms, toilet compartments and dressing and locker rooms.

SECTION 408 SIGNAGE

408.1 [IBC 1109.1] Signs. Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations:

1. Accessible parking spaces required by Section 405 except where the total number of parking spaces provided is five or less. (*See Appendix for commentary*)
2. Accessible passenger loading zones.
3. Accessible entrances where not all entrances are accessible.
4. Accessible dressing and locker rooms where not all such rooms are accessible.

408.2 [IBC 1109.2] Directional signage. Directional signage indicating the route to the nearest like accessible element shall be provided at the following locations. These directional signs shall include the International Symbol of Accessibility:

1. Inaccessible building entrances.
2. Inaccessible public toilets and bathing facilities.
3. Elevators not serving an accessible route.

408.3 [IBC 1109.3] Other signs. At exits and elevators serving a required accessible space, but not providing an approved accessible means of egress as required by the *International Building Code*, signs shall be installed indicating the location of accessible means of egress.

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Chapter 5

TECHNICAL PROVISIONS - GENERAL

SECTION 501 SCOPE

501.1 [A117 101.1] General. The provisions of this chapter establish technical requirements for the design and construction of buildings and facilities for accessibility.

Exceptions:

1. Type A dwelling units shall comply with Section 602.
2. Type B dwelling units shall comply with Section 603.
3. Dwelling units required to have accessible communication features shall comply with Section 604.

SECTION 502 [A117 302] FLOOR OR GROUND SURFACES

502.1 [IBC 1003.2.6; A117 302.1] General. Floor or ground surfaces shall be stable, firm, and slip resistant, and shall comply with Section 502. Changes in level in floor or ground surfaces shall comply with Section 503.

502.2 [A117 302.2] Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be $\frac{1}{2}$ inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor or ground surfaces and shall have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 503.

502.3 [A117 302.3] Openings. Openings in floor or ground surfaces shall be of a size that does not permit the passage of a $\frac{1}{2}$ inch (13 mm) diameter sphere, except as allowed for elevators and wheelchair (platform) lifts. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

502.4 [IBC 1003.3.1.4] Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be

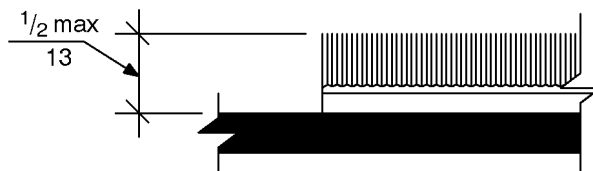


FIGURE 502.2
CARPET ON FLOOR OR GROUND SURFACES

at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).

Exceptions:

1. Group R-3 more than three stories high and individual units of Group R-2 where the following apply:
 - 1.1. A door is permitted to open at the top step of an interior flight of stairs, provided the door does not swing over the top step.
 - 1.2. Screen doors and storm doors are permitted to swing over stairs or landings.
2. Exterior doors as provided for in Section 503.2, Exception 1, which are not on an accessible route.
3. Variations in elevation due to differences in finish materials, but not more than $\frac{1}{2}$ inch (12.7 mm).
4. Exterior decks, patios, or balconies that are part of Type B dwelling units and have impervious surfaces, and that are not more than 4 inches (102 mm) below the finished floor level of the adjacent interior space of the dwelling unit.

SECTION 503 [A117 303] CHANGES IN LEVEL

503.1 [A117 303.1] General. Changes in level in floor or ground surfaces shall comply with Section 503.

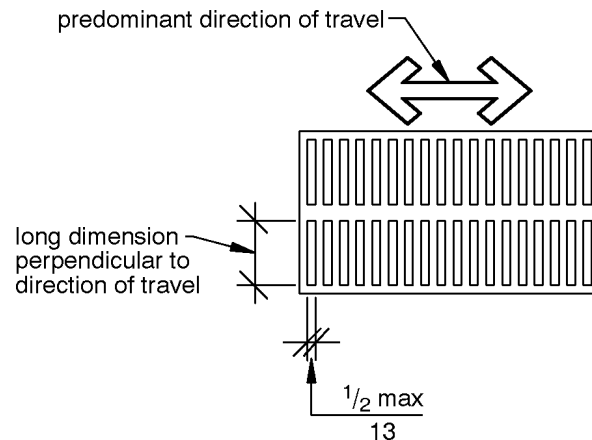


FIGURE 502.3
OPENINGS IN FLOOR OR GROUND SURFACES