

## Standards for Accessibility Where Are We?

### Part II



## 2017 ICC/A117.1



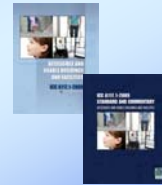
## Significant Changes to the ICC/A117.1 2017

Based on a 2017 ADA Symposium Session  
Presented by: David Collins, The Preview Group Inc.; Gina Hilberry, Cohen Hilberry Architects; Kim Paarlberg, ICC; Kermit Robinson, ICC; Jay Woodward, ICC



## ICC A117.1 *Accessible and Usable Buildings and Facilities*

- The ICC provides commentaries for the codes and the A117.1.
- Provides history, reasoning and examples
- ICC also provides technical assistance via phone, email or letter.



## Role of the Code Official

- Code officials enforce the locally adopted building code and any local or state laws
- The code official does not enforce ADA or FHA.

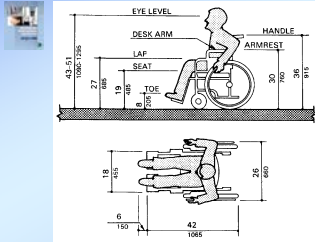


## A117.1 - Chapter 1: Application and Administration

- Human Factor Provisions
- Referenced Documents
- Definitions

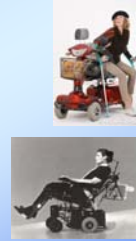


### 2009 Dimensions of Adult-Sized Wheelchair



### 2017 ICC A117.1

- Many revisions based on a study sponsored by the Access Board on Anthropometry of Wheeled Mobility
- Including persons using scooters and motorized wheelchairs
- <http://www.udeworld.com/anthropometrics.html>



### Human Factor Anthropometrics

Clear floor Space  
Design Guidelines for People Using Wheeled Mobility Devices

MINIMUM CLEAR FLOOR SPACE REQUIRED	MANUAL CHAIR	POWER CHAIR	SCOOTER
GENERAL RECOMMENDATION	W = 1.07 m (35.4 in) L = 1.22 m (40.0 in)		
PERCENT ACCOMMODATED	W = 1.07 m (35.4 in) L = 1.22 m (40.0 in)		
50%	W = 0.78 (25) L = 1.15 (38)	W = 0.95 (31) L = 1.10 (36)	W = 0.78 (25) L = 1.10 (36)
75%	W = 0.91 (30) L = 1.22 (40)	W = 1.07 (35) L = 1.20 (39)	W = 0.91 (30) L = 1.17 (38)
90%	W = 0.98 (32) L = 1.24 (41)	W = 1.13 (37) L = 1.22 (40)	W = 0.98 (32) L = 1.19 (39)
95%	W = 1.04 (34) L = 1.26 (42)	W = 1.19 (39) L = 1.24 (41)	W = 1.04 (34) L = 1.21 (39)
99%	W = 1.07 (35) L = 1.28 (43)	W = 1.22 (40) L = 1.26 (42)	W = 1.07 (35) L = 1.23 (40)



### Existing building and facilities

- The new sizes will not apply to existing buildings or facilities
- Will apply to new construction and additions
- The A117.1 definitions:
  - **existing building.** A building erected prior to the date of adoption of this standard, or one for which a legal building permit has been issued.
  - **existing facility.** A facility completed prior to the date of adoption of this standard, or one for which a legal permit has been issued.



### A117.1 - Chapter 3: Building Blocks

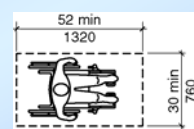
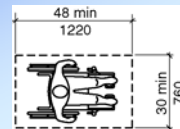
- Clear floor space
- Turning space
- Operable parts

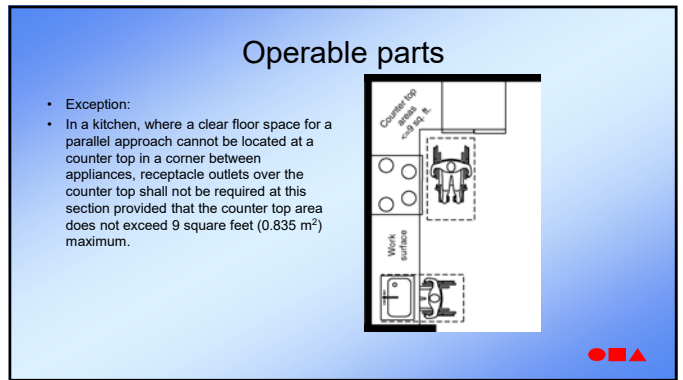
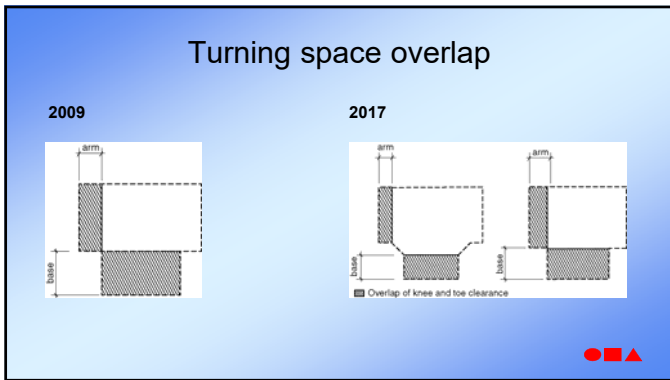
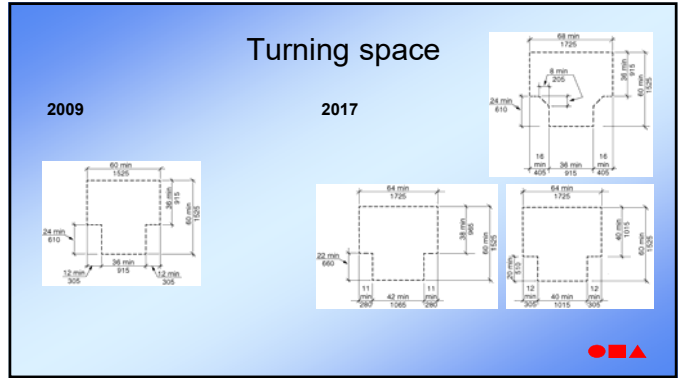
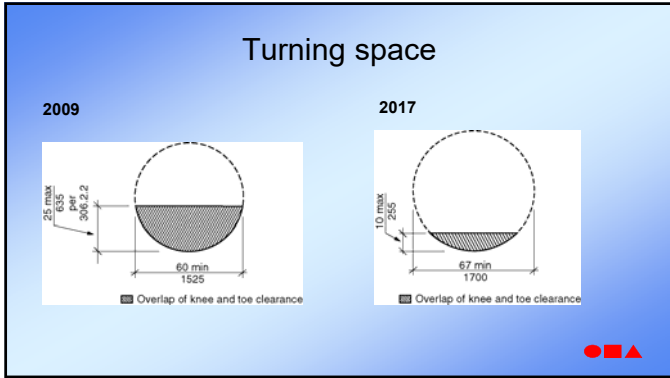


### Wheelchair space

2009

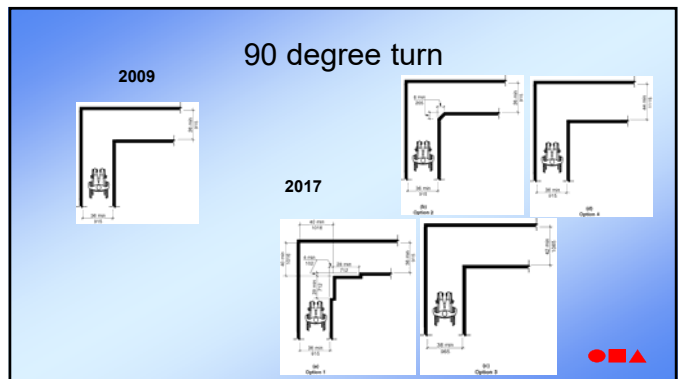
2017





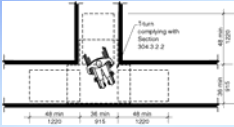
### A117.1 - Chapter 4: Accessible Routes

- 90 degree turns
- Curb cuts
- T-turn
- Elevators
- Doors
- Platform lifts
- Ramps

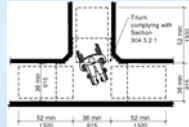


### T-turn

2009

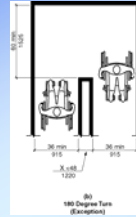


2017

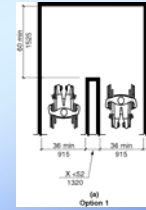


### Turn around obstruction

2009

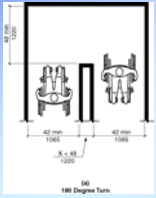


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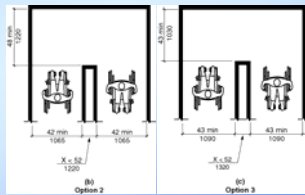


### Turn around obstruction

2009

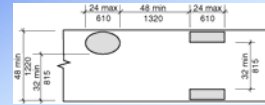


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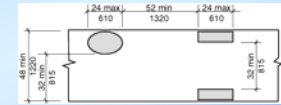


### Exterior route

2009

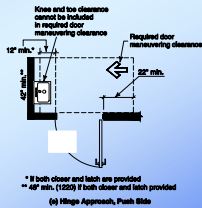


2017



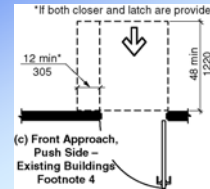
### Doors: 404.2.3 Obstructions to the Maneuvering Clearance

- Prohibits the use of knee and toe clearances (i.e., under sinks or counters) when overlapping maneuvering space at a door.
- The intent is that users do not need to reach over an obstruction to operate the hardware.

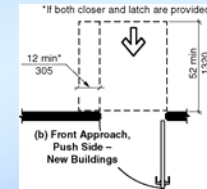


### Door maneuvering size

2009

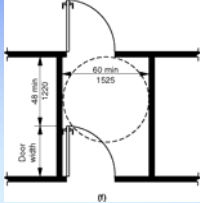


2017

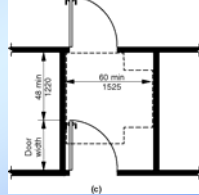


### Vestibules

2009



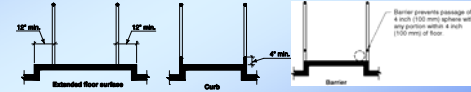
2017



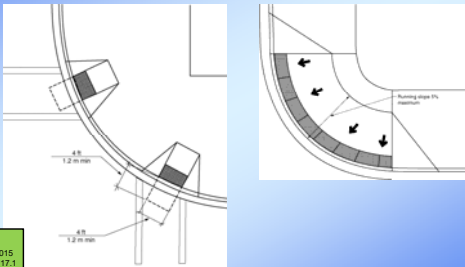
### Ramp Edge Protection:

405.9 Along the Sides of Ramp Runs

- Three distinct options: extended floor, curb or barrier.
- The height of a curb serving as the edge protection is specified as 4 inches.



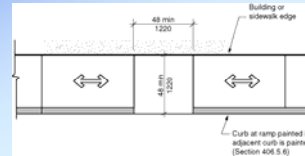
### Curb Ramps & Blended Transitions



2015 A117.1



### Perpendicular curb cuts



2015 A117.1



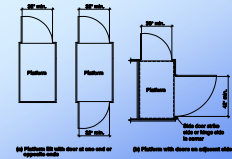
### Platform Lifts

- Permitted anywhere in existing buildings.
- Limited application in new construction.
- Standby power when used as part of an accessible means of egress.
- Manual doors on ends only if serving one landing.



### Platform Lifts: Lift Entry and Clear Floor Space

- Maneuvering and functioning within lifts that have doors on adjacent sides.
- Coordinates doors and gates with the access ramp.
- Width of approach ramp tied to size of platform. Previously ramp could have been narrower than door or gate it served.
- Increase size for new clear floor space

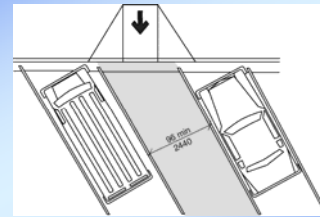


## A117.1 - Chapter 5: General Site and Building Elements

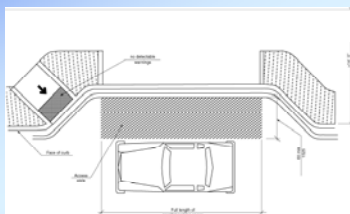
- Parking
- Meters
- Electrical Charging Stations
- Windows



## Angled street parking



## Parallel street parking



## Parking meters and pay stations

- Clear floor space
- Reach range
- Operable parts
- Displays



## Electric vehicle charging stations

- Clear floor space
- Reach ranges
- Operable parts
- Route not obstructed by cord or barriers



## Routes across parking lots

- Protected accessible route across parking lots



## Windows

- Four forces on a window – locking, unlocking, opening and closing
- One window in each room except kitchens and bathrooms
- Pick the windows required for emergency escape and rescue and natural ventilation
- Locking and unlocking to comply with operable parts
- Opening and closing to comply with new standard, *AAMA 513 Standard Laboratory Test Method for Determination of Forces and Motions Required to Activate Operable Parts of Operable Windows and Doors in Accessible Spaces*



## A117.1 - Chapter 6: Plumbing Elements and Facilities

- Drinking fountains
- Toilet & bathing rooms
  - Laundry

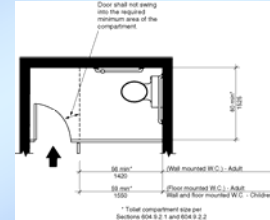
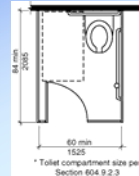


## Bottle filling stations

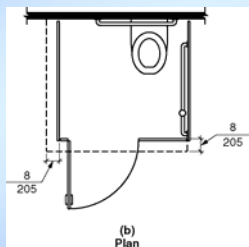
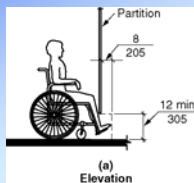


## Stall options

- End or row stall or new alternative stall



## Partition



## A117.1 - Chapter 7: Communication Elements and Features

- Signs
  - Variable message signage
- Two way communication system
  - Visual relay service



### Visual relay service

- Seating
- Privacy enclosure
- Two-way video communication system
- Background



Video Interpreter

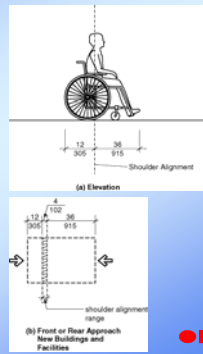
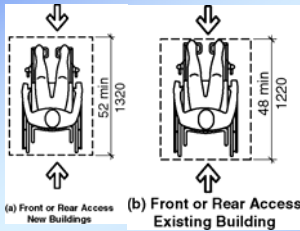


### A117.1 - Chapter 8: Special Rooms and Spaces

- Assembly seating
- Sign language interpreter station
  - Kitchens
  - Classroom acoustics

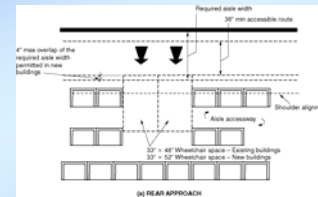


### Wheelchair space in assembly spaces



### Assembly Areas

- Approach requirements are good example of why the distinction is important.



### Dinner Theaters & Lecture Halls

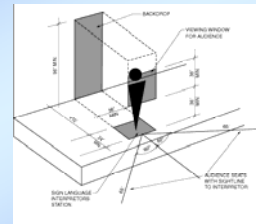


- Dispersion based on assembly seating to view an event rather than work surface or dining room dispersion throughout



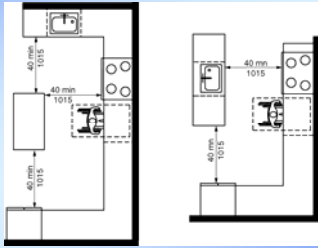
### Sign language interpreters stations

- Area to stand
- Viewing angle for audience
- Illumination
- Backdrop



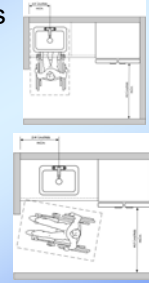


### Kitchen Island



### Kitchenettes

- Clarify kitchenette requirements for all type of units
- Requires 40 inch minimum clearance between cabinets, appliance and any walls at kitchenettes.
- Pass thru not required for kitchenette.
- Work surface not required in kitchenette.
- Parallel approach at sink.



### Classroom acoustics

Classrooms <20,000 cubic feet

Learning Space	Greatest one hour average sound level of exterior source background noise	Greatest one hour average sound level of interior source background noise	Maximum reverberation times for sound pressure levels in octave bands with frequencies of 500, 1000 and 2000 Hz.
Classrooms with an enclosed volume of <= 10,000 cubic feet	35 dBA/5 dBC	35 dBA/5 dBC	0.6 seconds
Classrooms with an enclosed volume of > 10,000 cubic feet and <= 20,000 cubic feet	35 dBA/5 dBC	35 dBA/5 dBC	0.7 seconds



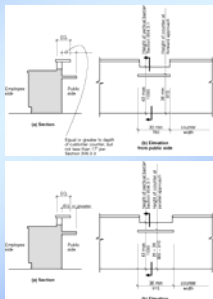
### A117.1 - Chapter 9: Furnishings and Equipment

- Work surfaces
  - Benches
  - Service windows
- Gaming machines and tables



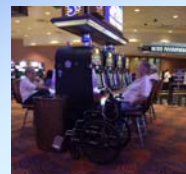
### Service windows

- Clarification that this is applicable to public side (not employee side)
- Side or front approach – equal customer counter
- Maximum barrier height to allow for face-to-face contact between employee and customer
- Allowance for security windows



### Gaming machines and tables

- Space next to gaming table or machine



## A117.1 - Chapter 10: Dwelling Units and Sleeping Units

- Accessible units
- Type A units
- Type B units
- Type C units
- Units with no provisions



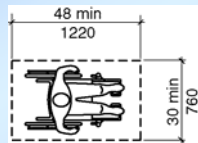
## Charging stations; Mattress height

- Charging Station:
  - Allow for someone to charge their motorized wheelchair
  - Option at assembly wheelchair space
  - Same space as next to bed in Accessible hotel or dorm rooms
- Mattress height



## Type B units

- Keep old size
- Match FHAA



## A117.1 - Chapter 11: Recreational Facilities

- Shooting facilities



## Elevated Shooting Platform

- Exception:
  - 500 sq.ft. maximum
  - Elevated over 12 feet



And from the present – to the future...

A117 Committee is gearing up for the next cycle.

Special task groups are under consideration – VRI environments, new technologies, doors and door hardware, reach range, and scoping.



## Scoping & Technical Requirements Traditional Relationship

- ANSI = Technical

- ICC = Scoping

("Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1")  
1101.2

Sometimes...

ICC has both and sometimes ANSI has both.



## Example A (Traditional)

- ANSI Chapter 5, Section 502 & 503
- Parking Spaces and Passenger Loading Zones
- Size, marking, access aisle (dimensions, location), surfaces, clearances, identification and relationship to accessible routes.
- ICC Chapter 11, Section 1106
- Parking and Passenger Loading Facilities
- Numbers required for various use groups and a paragraph on location.



## Example B (ICC)

### Area of refuge

ICC 1009.6.3 states that each area of refuge "shall be sized to accommodate one wheelchair space of 30" x 48" for each 200 occupants or portions thereof...."

ANSI has no role other than sizing the space.  
(Note: in ANSI 2015 changes the size of the "wheelchair space").



## Example C (ICC & ANSI)

Overlapping and in agreement

- ANSI 606.2 and 606.3.
- Exception: the lavatory in a toilet room serving a private office is not required to comply with knee and toe clearance requirements or with 606.3.
- ICC 1109.3, Toilet and bathing facilities.
- Exception: in toilet room serving a private office, the knee and toe clearances and height requirements are not applicable.



## Example D (ICC & ANSI)

Overlapping and Differing

- ANSI 802 Assembly Areas
- Includes technical criteria and dispersion required (per Table 802.10.2) including counts and a variety of distances and types in seating with line of sight considerations.
- ICC 1108.2 Assembly area seating.
- Includes minimum numbers (per Table 1108.2.2.1) and dispersion requirements by floors and types.



### Example E (ANSI alone)

- ANSI 502.11 Electrical vehicle charging stations. Where an electrical vehicle charging station is provided at a parking space, it shall comply with Section 502.11.
- ICC is silent.



### Other Standards

- ANSI: 702 Alarms. Accessible audible and voice alarms and notification appliances shall be installed in accordance with NFPA 72 etc.
- IBC: 907.5 Occupant notification systems. Details sound characteristics and refers to NFPA 72. Includes an exception that limits the sound to a maximum of 110 dB at the minimum hearing distance.



### More Complex Issues – Curb Ramps & Detectable Warnings

- ANSI – 406.12, 406.13 and 406.14 Detectable Warnings are required at raised marked crossings, curb ramps, and at islands or cut through medians on accessible routes.
- ICC 1104.1 – At least one accessible route shall be provided... (1104.1-1104.3 all includes descriptions of required locations).
- ADA & PROWPRM vary from ANSI



### Means of Egress

- ADA: Accessible means of egress must be provided according to the International Building Code (IBC). The Standards currently apply the IBC 2003 edition or the 2000 edition and 2001 supplement.
- IBC Section 1007 covers Accessible means of egress including permitted elements (including stairs, elevators, lifts, areas of refuge & signage).
- ANSI is silent except for relevant technical sections.



### Assistive Listening

- ANSI 706 Assistive Listening Systems – requires systems to interface with telecoils using neck loops. Notes sound pressure, signal-to-noise ratio and peak clipping level.
- ICC 1108.2.7. Each assembly area where audible communications are integral to the use of the space shall have an assistive listening system.



### Issues with New Technology

- No mention of the three major systems and new technologies: induction loop, FM systems, infrared systems and personal amplifiers. Wifi systems are also available.
- Induction (hearing) loops transmits sound electromagnetically – and neck loops are not required.



### 2021 (or so)



● ■ ▲

### ICC ASC A117

● ■ ▲

### New Technology & New Opportunity



ADAPTATION DESIGN  
Design by Adam Grant

● ■ ▲

### Effective Communication



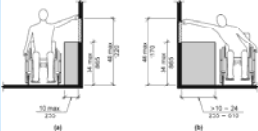
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### Harmonization with ADA, ABA & IBC

● ■ ▲

### Reach over counters

- Reach for electrical outlets and switches in common use, Accessible and Type A kitchens?



● ■ ▲

### Assisted toileting and bathing

- Concern in nursing homes and hospitals
- Safety of residents and staff
- Study ongoing from with AIA
- Need toilet away from wall
- Need seat in shower away from wall



### Bariatric Demands



### New Research – New Demands



### Design for People who are Deaf

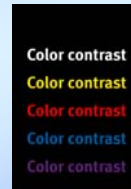
- Language
- Spatial Requirements for Movement
- Lighting

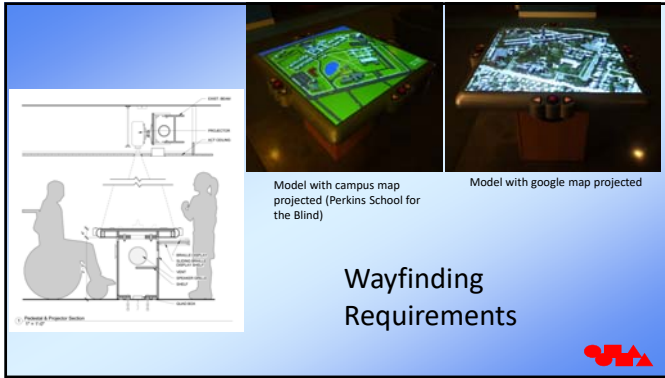


### Signage



- How to measure contrast





The slide features a diagram on the left showing a person in a wheelchair and a person with a white cane interacting with a wayfinding system. To the right are two photographs of physical models: one with a campus map and one with a Google map projected onto a surface. The text 'Wayfinding Requirements' is centered at the bottom.

Model with campus map projected (Perkins School for the Blind)

Model with google map projected

## Wayfinding Requirements

## Elements of Continuing Confusion

### Housing Acts, Standards, Guidelines & Codes

**Federal:**  
 Architectural Barriers Act (ABA) – Federal Facilities  
 Uniform Federal Accessibility Standards (UFAS) & ABAAS  
 Section 504 of the Rehabilitation Act (504) – Receive Federal Funding  
 Fair Housing Amendments Act (FHAA) – Multi-Family Housing

**State & Local:**  
 Americans with Disabilities Act (ADA) – Title II and Title III  
 ADAAG & the 2010 ADA Standards.  
 State & Local Human Rights Acts and Program Requirements  
 Building and Zoning Codes (IBC, ANSI & "stand alone")

### Safe Harbors

1. HUD Fair Housing Accessibility Guidelines published on March 6, 1991 and the Supplemental Notice to Fair Housing Accessibility Guidelines, Questions and Answers about the Guidelines, published on June 28, 1994.
2. HUD Fair Housing Act Design Manual
3. ANSIA117.1 (1986), used with the Fair Housing Act, HUD's regulations, and the Guidelines.
4. CABO/ANSI A117.1 (1992), used with the Fair Housing Act, HUD's regulations, and the Guidelines.
5. ICC/ANSI A117.1 (1998), used with the Fair Housing Act, HUD's regulations, and the Guidelines.
6. Code Requirements for Housing Accessibility 2000 (CRHA).
7. International Building Code 2000, as amended by the 2001 Supplement to the International Codes.
8. International Building Code 2003, with one condition\*.
9. ICC/ANSI A117.1 (2003) used with the Fair Housing Act, HUD's regulations, and the Guidelines.
10. 2006 International Building Code © (loose leaf)

### \*caveats

- \* Effective February 28, 2005 HUD determined that the IBC 2003 is a safe harbor, conditioned upon ICC publishing and distributing a statement to jurisdictions and past and future purchasers of the 2003 IBC stating, "ICC interprets Section 1104.1, and specifically, the exception to Section 1104.1, to be read together with Section 1107.4, and that the code **requires an accessible pedestrian route from site arrival points to accessible building entrances, unless site impracticality applies.** Exception 1 to Section 1107.4 is not applicable to site arrival points for any Type B dwelling units because site impracticality is addressed under Section 1107.7."

### Step 1: Identify the Project Type

- Transient Lodging vs. Residential Units (non-transient)
- Not Transient/Not Residential Units
- Ownership & Funding Sources
- Size & Date of Occupancy
- Location

## Neither Transient nor "Residential"

### Licensed long term care facilities

At least 50%, not less than 1 of each type.

### In-patient medical care facilities

- Not specializing in treating conditions that affect mobility = 10%
- Specializing in treating conditions that affect mobility = 100%

### Detention and Correctional Facilities

Either 2% or 3% of all beds/cells/types of accommodation



## Step 2: Identify Civil Rights Requirements

- Funding Source(s) & Ownership
- Size of Project
- Uses
- Date of Original Construction (for Rehab)



## Funding Sources & Ownership

### Public (Federal) Funds & Ownership

- HUD/Section 504
- UFAS (ABA)
  - Military Housing
  - Veterans Administration
  - Native American Programs (through HUD)
  - Rural Housing (USDA)
  - Federally Funded Student Housing
  - Federal Prisons
  - Federal Schools w/Dormitories
  - ADA with exceptions

### • Private Sector (ADA Title III)

- Apartment Complexes
- Condominium Complexes
- Independent Living
- Assisted Living
- TIF & State HDC Projects (all kinds)

### State & Local Government (ADA Title II)

- Transitional Housing
- State Schools w/Dormitories
- Nursing Homes
- Some Assisted Living
- State & Local Detention/Prisons/Jails



## Basics for Public Sector Housing Federal Funding

- Identify the Program(s) and Funding Source(s)
- Size and Use



## Size (# units/sleeping rooms)

- Does Section 504 or ABA or ADA apply?
  - (5% mobility, 2% communication visual or hearing)
- Single & Two-Family – generally exempt (verify with funding source)
- Three or more (possible local requirements – e.g. MA)
- Four or more (Fair Housing will likely apply)
- Fewer than five (ADA/HUD allows scoping to be applied to all units under a single contract whether or not located on a single site and irrespective of # of units at each structure if there are 5 or more units)



## Housing & ABA/UFAS/504

- All non-housing projects and elements must be accessible.
- Accessibility requirements apply to any housing project (of any type) with five or more units. This includes scattered site projects.
  - 5% accessible for persons with mobility disabilities
  - 2% accessible for persons with hearing or visual disabilities.
- Higher percentages may be required.





## Housing & the ADA\*

ADA applies to transient lodging, social service centers and Title II (State/Local Government owned/operated/leased) housing.

- Transient Lodging
- Residential Dwelling and Sleeping Units
- Medical Care Facilities
- Detention Facilities – Housing and Holding Cells & Specialized Cells

\*ADA = 2010 ADA Standards for Accessible Design



## Non-Transient Housing covered in ADA

Housing at a Place of Education

- College and University Housing (dormitories) – except certain units leased on an annual basis to graduate students or faculty.
- Social services – group homes, halfway houses, shelters and similar housing



## Residential Dwelling Units \*

State/Local Government owned or operated housing.

For example, public housing, temporary emergency housing, and some shelters

- A. Subject to Section 504 (federal funding): Scoping provided by HUD
- B. Not subject to Section 504 (no federal funding): Scoping provided by ADA
  - ADA does not apply to private sector individually owned or leased housing not used as a public accommodation
  - ADA does apply to all public spaces at private sector housing (leasing office, public parking)

FHAA applies to all non-transient housing types



## Fair Housing (FHAA)

10 HUD approved Safe Harbors

Relationship to ANSI Unit Types

- Accessible Units
- Type "A" Units
- Type "B" Units
- Type "C" Units - Visitable

Overlapping with ADA and ABA



## Fair Housing – Traditional Requirements

Fair Housing Amendments Act of 1988

Design and Construction Requirements  
24 CFR 100.205 (Code of Federal Regulations)

The design and construction requirements of the Fair Housing Act apply to all new multifamily housing consisting of four or more dwelling units

Applicable to all such projects built for first occupancy after March 31, 1991



## FHAA Design Manual Requirements

Statutory Design/Construction Requirements:

1. Accessible Building Entrance on Accessible Route
2. Accessible and Usable Public and Common Use Areas
3. Usable Doors – allow passage into and within
4. Accessible Route Into and Through the Covered Dwelling Unit
5. Light Switches, Electrical Outlets, Thermostats and Other Environmental Controls in Accessible Locations
6. Reinforced Walls for Grab Bars (and shower seats)
7. Usable Kitchens and Bathrooms

There are no Design Standards, only HUD Safe Harbors



### Comparable Standards



### Fair Housing Act Enforcement (HUD/DOJ enforcing agency)

Current concentration on two major areas in multifamily housing:

1. Zoning and Land Use
2. New Multifamily Construction Accessibility Requirements

Example: **JPI Construction LP and six other JPI entities (2009)**

- \$10.5 Million Settlement to resolve/retrofit properties
  - Total of 32 properties involved in settlement
  - Meeting the Challenge, Inc. provided FHA Compliance Plan Review and retrofit verification



### Step 3: Identify Building Code Requirements

- Local Building Code
- Local Zoning Code
  
- Use Group(s) & Construction Type
- Site Arrival Points



### Role of Building Codes

- Protect public health, safety, and general welfare in relation to the construction and occupancy of buildings and structures.
- Code becomes law in a jurisdiction when it has been formally enacted/adopted by the appropriate governmental authority.



### What are they?

- International Code Council/International Building Code (IBC) is a model building code developed by the International Code Council (ICC) adopted by jurisdictions with changes as deemed necessary.
- The IBC is on a 3 year update cycle.
- Note: references in this presentation are from IBC 2015
- ANSI A117.1 Standard is the consensus standard for the building industry that defines the minimum technical requirements for an accessible environment.
- ANSI is on a 5 year update cycle (roughly).
- Now called the ICC A117.1



### ANSI before ICC

- 1961 National Easter Seals. Edition was reaffirmed in 1971.
- 1980 This edition is the basis of UFAS (replaced by ABA Standards in 2004/2006).
- 1986 This edition is recognized in the FHAA and initial fair housing regulations. Still in use as part of several safe harbors.
- 1992 CABO assumed the secretariat – first one referenced in all 3 model codes.



### ANSI as Referenced by ICC

- 1998 first attempt to harmonize with ADAAG and referenced into the first ICC/IBC editions
- 2003 referenced in the 2006 and 2009 ICC/IBC
- 2009 referenced in the 2012, 2015 and 2018 ICC/IBC
- 2017 not yet referenced into ICC/IBC.
  - First new major research since the 1986 edition. More completely harmonized with ADA 2010



### Dwelling Unit Types (ANSI Chap. 10)

- Accessible
- Type "A" - Adaptable
- Type "B" - Fair Housing
- Type "C" - Visitable
- Units with Accessible Communication Features



### Accessible Units

Constructed to be accessible for an individual who uses a wheelchair.

ICC A117.1 Section 1002

#### Basic Characteristics:

- Constructed wheelchair accessible
- Access to all levels
- 3'-0" doors with maneuvering clearances and lever hardware
- Turning space in every room
- In kitchens - knee and toe clearances at sinks and a work surface
- In one bathroom - knee and toe clearance under the lavatory, grab bars installed at the water closet and tub/shower
- Access to light switches, HVAC, plumbing and appliance controls



### Type A Units

Constructed to be "adaptable" for a person using a wheelchair

ICC A117.1 Section 1003

#### Basic Characteristics

- Constructed wheelchair ready with some adaptable features
- Access to all levels
- 3'-0" doors with maneuvering clearances and lever hardware
- Turning space in every room
- In the kitchen - plan for knee and toe clearances at sinks and a work surface in the kitchen
- In one bathroom - plan for knee and toe clearance under the lavatory, blocking for grab bars
- Access to light switches, HVAC, plumbing and appliance controls



### Type B Units

Intended to match/mirror Fair Housing Design Guidelines. Provides some accessible features for people with mobility related disabilities.

ICC A117.1 Section 1004

#### Basic Characteristics

- Coordinated with FHA guidelines
- Exception for a route to some levels
- 2'-10" doors within the unit (no maneuvering clearance or lever hardware)
- No turning space requirements
- Side approach for the sink and appliances in the kitchen
- Access to light switches & HVAC (no appliance controls)



### Type C Units - Visitable

Constructed to be accessible to visitors of all abilities  
Allows for some aging-in-place and adaptability

ICC A117.1 Section 1005

Appears in the 2009 edition

#### Basic Characteristics

One accessible entrance.

Circulation paths through the first floor of the unit, including doors wide enough to use.

One toilet room that is similar to Type B requirements (can be a powder room).

A food preparation area on the accessible level.

Access to light controls, outlets and similar devices.



### USE GROUPS

Institutional – Group I

- Splits into Group I-1, I-2 and I-3

Residential – Group R

- Splits into Group R-1, R-2, R-3 and R-4



### Use Group I Variables

Intended Length of Stay

- Transient – less than 30 days
- Permanent/Non-transient - 30 days or more

Level of care or supervision – none, personal, custodial, medical care

Ability to exit independently (individuals capable of self-preservation)



### GROUPS I-1, I-2 & I-3 Basics

Accessible Units:

- Rehab facilities – 100%
- Nursing homes – 50%
- Hospitals – 10%
- Assisted living – 4%

Type B Units:

- IF:
- ≥ 4 units
  - where intended to be occupied as a residence
- THEN:
- All units not required to be Accessible units are to be Type B units
  - Nursing homes – 50% Type B
  - Assisted living – 96% Type B



### Residential Use Groups R-1, R-2, R-3 and R-4

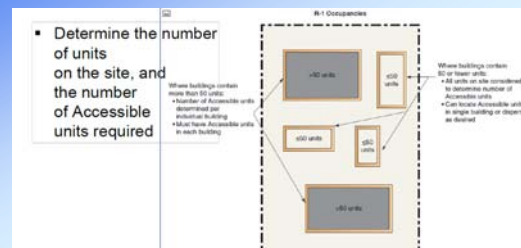


### Group R-1: (Transient in Nature) Transient Lodging

- Hotels & Motels
- Congregate residences with more than 10 occupants
  - Sleeping units with shared kitchen and bathing facilities
- Boarding houses with more than 10 occupants
  - With or without providing meals (rooms for rent)
- Number of required Accessible Units based on IBC Table 1107.6.1.1



### Group R-1



Group R-2: (Permanent in Nature)  
Multi-Family Dwelling-Sleeping Units

- Apartment & Condo Complexes with more than 2 units.
- Convents & Monasteries
- Boarding Houses & Congregate Living with more than 16 beds.
- Dormitories, Fraternities, Sororities
- Hotels & Motels (non-transient)
- Live/Work Units
- Vacation Time Share Units

2% Type A Units (if more than 20 units) – 98% to 100% Type B except where exceptions apply



Basic Questions for Private Sector Housing

1. Does Section 504 or ABA or ADA apply?  
5% mobility and 2% communication
2. Are there 20 or more units (in most jurisdictions)?  
IBC: 2% mobility
3. Does the building(s) have four or more dwelling units? Is there an elevator?  
IF YES: All units are covered by FHAA  
IF NO: Ground floor units are covered by FHAA (unless they are carriage houses or townhouses)
4. Is there more than one ground floor? (all ground floor units are covered)



Group R-3: (Permanent in Nature),  
Not R-1, R-2, R-4 or I

- Buildings that do not contain more than two dwelling units
- One and Two Family Residences
- Boarding Houses & Congregate Living (nontransient) with <16 residents
- Boarding Houses & Congregate Living (transient) with <10 residents

Accessibility provisions vary by local jurisdiction.



Group R-4: (Temporary in Nature)  
Occupants Receive Custodial Care AND are Capable of  
Self-Preservation

- Drug & Alcohol Centers
- Assisted Living Facilities
- Congregate/Convalescent Care Facilities
- Group Homes
- Halfway Houses
- Residential Board and Custodial Care Facilities
- Social Rehabilitation Facilities

Accessibility provisions vary by jurisdiction and program.



Existing Buildings

- Accessible units and Type A units required determined by total number being altered  
– Shall not exceed new construction requirements
- Type B units are required when the alteration is to more than 50% of the building area (i.e., Level 3 alteration)
- When Type B units are added, there are no additional requirements to improve the accessible route

