Chicago Building Code - Accessibility and Usability for Commercial and Residential Buildings

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- Module 2 Exterior Accessible Route
- Module 3 Accessible Entry and Means of Egress
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- Module 7 Dwelling and Sleeping units

Goal

. . . determine the minimum requirements for accessibility.

- Including the Illinois Accessibility Code (IAC) and the Chicago Building Code (CBC) additional requirements

Marginal Markings

- Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2015 edition.

- Deletion indicators in the form of an arrow are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

- A single asterisk [*] placed in the margin indicates that text or a table has been relocated within the code.

- A double asterisk [**] placed in the margin indicates that the text or table immediately following it has been relocated there from elsewhere in the code.
Marginal Markings

CBC - Double Solid vertical lines in the margins within the body of the code indicate a difference between the 2018 IBC and the Chicago Building Code.

IAC – Italics – difference between the IAC and the 2010 ADA Standard.

Accessibility in the Built Environment

What are we talking about?

disability
A Look at Accessibility

- Coordination with Federal Documents.

Disability Definition

“A physical or mental impairment which substantially limits one or more of a person’s major life activities.”

2018 IBC - Philosophy 101

Everything must be accessible, and then allow for a degree of inaccessibility that is logical and reasonable.

Requirements

- Scoping Requirements:
  - “What, Where and How Many”
  - (2018 IBC and IEBC)
- Technical Requirements:
  - “How”
  - (ICC A117.1-2009)
Mainstreaming

IBC Appendix E

- Items in the 2010 ADA that are not typically within the purview of the code official.
- Appendix are enforceable only were specifically adopted
- Appendix E includes:
  - Communication features
  - Laundry
  - Mailboxes
  - ATM’s
  - Telephones
  - Room designation signage
  - Transportation facilities

Coordination Efforts

Federal laws

ICC Goals

- Coordinate the building code requirements with the

ABA

Fair Housing Act

ADA
American’s with Disabilities Act (ADA) - 1990

- Civil Rights law against discrimination for persons with disabilities.
- Consists of five areas:
  - Title I – Employment
  - Title II – Accessibility public transportation and governmental services
  - Title III – Accessibility to all other buildings
  - Title IV – Telecommunication
  - Title V – Miscellaneous

Scoping and technical requirements found in:

- Originally in 1991 -
  - American’s with Disabilities Act Accessibility Guidelines (ADAAG).
  - Uniform Federal Accessibility Standards (UFAS).
- Currently –
  - 2010 ADA Standard for Accessible Design
  - Previously called the 2004 ADA/ABA Accessibility Guidelines

2010 ADA Standard for Accessible Design

- Published in Federal Registry on Sept. 15, 2010.
- Requirements were mandatory for new construction started after March 15, 2012.

ADA & ABA Standards §207

- Require compliance with the International Building Code (IBC) for accessible means of egress

OR

IBC 2000 with 2001 Supplement
Section 1003.2.13
ADA & ABA Standards

- What about compliance with later editions?
- Permitted where equivalent or better ("equivalent facilitation" in the ADA Standards Section 103)
- IAC includes the accessible means of egress from the 2015 IBC

Fair Housing Act (FHA) – 1968 & 1988

- Civil Rights law against discrimination in housing.
- 1968 - no discrimination on the basis of race, color, religion, sex and national origin.
- 1988 - amended to include disabilities and familial status.

Fair Housing Act

- Covers all housing built for first occupancy after March 13, 1991.
- Scoping and technical requirements found in the Fair Housing Accessibilities Guidelines (FHAG).
“Safe Harbor” means…

- that requirements in the document have been reviewed by HUD and meet or exceed the building construction requirements in the FHA.
- 2021 IBC and 2017 ICC A117.1 will be review by HUD.

Environmental Barriers Act (EBA)

- The EBA is an Illinois anti-discrimination law for persons with disabilities.
- The scoping and technical for buildings is in the Illinois Accessibility Code (IAC).
- The Capital Development Board supports the EBA and the IAC.
- IAC, April 24, 1997, was coordinated with the 1991 ADAAG.
- The new IAC was effective Oct. 23, 2018.

Role of the Code Official

- The IAC is coordinated with the 2010 ADA Accessibility Standard, with italicized amendments where the IAC exceeds ADA (e.g., vertical access, parking).
- The IAC includes the accessible means of egress from the 2015 IBC.
- The IAC is not coordinated with the FHAG.
Local/State Law

- Illinois is a home rule state – check with the city/town
- State owned facilities and schools – 2015 IBC and 2015 IEBC
- The Chicago Building Code (CBC) is using the 2018 IBC, including Appendix E, and the 2018 IEBC with amendments to coordinate with the IAC.

Enforcement of Federal Requirements

- Complaints
- Inspection and Review
- Mediation
- Through the courts

Alternatives permitted

- IAC – 103 Equivalent facilitation.
- CBC -1102.1.1 Equivalent facilitation.
- IBC – 104.10 Modifications.
- ICC A117.1 - 103 Compliance Alternatives.

Technical Assistance

- ADA – Access Board, 800-872-2253(v), 800-993-2822(TTY), www.access-board.gov or email at lb@access-board.gov
- ADA – ADA Technical Assistance Centers (800)949-4232; wwwadata.org
- Fair Housing – Fair Housing Accessibility First, (888)341-7781; www.fairhousingfirst.org.
- IAC - Capital Development Board, (217)782-8530; Felicia.Burton@illinois.gov
- MOPD - Mayor's Office for People with Disabilities MOPDCompliance@cityofchicago.org.
General Exceptions

Detached Dwellings

Collective Reference

Employee Work Area

- Approach, enter and exit only
- Elements for employees and only for work not required to be accessible

Exceptions:
- Work station < 300 sq.ft. in area and **required** to be elevated >=7 inches
Employee Work Area – Common use circulation paths

Common use circulation paths not required to be accessible:
- <1,000 sq.ft. areas
- Integral to equipment
- Exterior employee areas

Walk-in Coolers and Freezers

Areas in Places of Religious Worship

- Small areas used for religious ceremonies are now exempt from the access requirements.
- <300 sq.ft. in area and elevated or lowered >=7 inches
- Removed in CBC

Utility Structure
Construction Sites

Raised Area

Limited Access Space

Equipment Spaces

Copyright 2019 International Code Council
Highway tollbooths

Residential R-1

Day Care Facility in a Single Family Home

Live/Work Units
Detention and Correctional Facilities

Not Exempted Under IBC

- Religious Buildings
  - Private Clubs

Special Occupancies

Sections 1107, 1108 and 1110
- Group I.
- Group R.
- Assembly seating.
- Self-service storage areas.
- Judicial facilities.
- Recreational facilities.

No accessible routes between levels (or when do you need an elevator?)

- Aggregate area of stories, mezzanines and occupied roofs <= 3000 sq.ft. except in:
  - Health care providers.
  - Multi-tenant mercantile.
  - Transportation facilities.
  - Government buildings.
- Items specifically addressed in 1107 and 1108.
- Air traffic control towers.
- 2nd floors or mezzanines that are non-public areas with <= 5 occupants.
No accessible routes between levels (or when do you need an elevator?)

- Aggregate area of stories, mezzanines and occupied roofs <= 1000 sq.ft. in basements, one or two story buildings except in:
  - Health care providers.
  - Multi-tenant mercantile.
  - Transportation facilities.
  - Publicly owned buildings.
  - Items specifically addressed in 1107 and 1108.
  - Air traffic control towers.
- Stock rooms for business or mercantile between 1,000 and 3,000 sq.ft.

Press Boxes

- <500 sq.ft.
- Accessed from the bleachers
- A minimum of 12 feet elevation

Existing buildings

- Maintenance.
- Alteration.
- Change of occupancy.
- Addition.
- Historic buildings.
Which book to use?

- Chapter 34 was deleted from the 2015 IBC
- The 2018 IEBC has three methods—
  - Prescriptive Compliance Method – Chapter 5
  - Work Area Method – Chapters 6 through 12
  - Performance compliance method – Chapter 13
- Accessibility provisions for all three methods in Section 305

Extent of Application

Alterations are not required to exceed the accessibility that would be required for a new building.

Alterations to Existing Buildings – Part 1

When altering an existing building, everything that is altered must meet new construction requirements for accessibility.

General Exceptions

- Accessible means of egress.
- Technically infeasible.
- When historical significance is adversely affected.
- Type B units when the alteration is to less than 50% of the area of the building (Level 1 or 2)
Technically Infeasible

- Removal or alteration of a load-bearing member that is an essential part of the structural frame
- Existing physical or site constraints

Alterations to Existing Buildings – Part 2

- If the area being altered contains a primary function area, the route to that area and any toilet rooms or drinking fountains that serve that area must be evaluated for accessibility.
  - If they are not accessible, additional improvements are required.

Primary Function Area

- A major activity for which the facility is intended.
- Can be multiple areas
- Not limited to public use
- Excluding areas such as:
  - Mechanical room or boiler room
  - Supply storage
  - Employee lounge or locker room
  - Janitors closet
  - Entrances
  - Corridors
  - Restrooms (except where primary purpose – highway rest stops)

Accessible Route Exceptions

- The cost of the accessible route exceeds 20% of the cost of the alteration.
- The alteration is limited to items that will not alter the physical configuration or use of the space.
- The alteration is to improve accessibility.
- The route is to Type B units only.
Number 1 & 2 complaints in existing buildings

Parking  Toilet Rooms

Basis for Technical Requirements

Dimensions of Adult-Sized Wheelchair

Wheelchair Turning Space
Unobstructed Reach Limit

Cane Ranges and Techniques

Children Requirements

2017 ICC A117.1

- Will NOT be referenced in the 2018 IBC
- Many revisions based on a study sponsored by the Access Board on Anthropometry of Wheeled Mobility
2018 IBC Accessibility and Usability for Commercial and Residential Buildings

2017 ICC A117.1

Revisions include items such as
- 30”x52” clear floor space
- 67” turning circle
- 8” chamfered corners on turns for 36” wide aisles and corridors
- Changes to turning spaces allowances to use knee and toe clearances
- Will not be referenced in the 2018 I-Codes

Exterior Accessible Route

- Exterior Accessible Routes
- Locations and Elements
- Curb Ramps
- Ramps
- Accessible Parking Spaces
- Passenger Loading Zones
- Signage.

Public Arrival Points

- Accessible routes start at public arrival points such as:
  - Accessible parking spaces
  - Bus drop offs
  - Public transportation stops
  - Where a building sidewalk connects to the public sidewalk
Accessible Entrances

- Accessible routes connection public arrival points to accessible entrances

Other elements on the site

- Accessible routes are required to all facilities offered on the site.
- Exception: Where the only access is by a vehicular route, then the accessible route can also be provided by that vehicular route.
- IAC/CBC – adds additional criteria for exception

Minimum Clear Width for a Single Wheelchair

Changes in Elevation
Hazardss
- Grates
- Platform edges
- Raised and marked crossings

Protruding Objects

Cut-in Curb Ramps
- X = 36" minimum in new construction – IAC comply with ramp landing of 60" minimum
- On existing sites, if landing is <36" then slope of flared sides shall not exceed 1:12.
On existing sites, if landing is <36” then slope of flared sides shall not exceed 1:12.

Detectable warnings are not required on curb ramps by IBC or A117.1

If a designer chooses to provide detectable warnings, then technical provisions are provided for area covered, location, pattern and contrast.

Surfaces are required to be slip resistant, so don’t paint the curb ramp or flared sides

If the curb is painted, then just the curbs on the flared sides are painted

A 36” minimum landing must be available at the top of the curb ramp

A depressed sidewalk with curb ramps at each end is permitted

Don’t put a built up curb ramp overlapping the access aisle

Locate so that they will not be obstructed by parked cars
Curb Ramp Allowances

- Curb ramps can have a rise of more than 6 inches.
- Curb ramps do not have to have handrails.
- Curb ramps are not required to have flared sides.

Signage

Where not all entrances are accessible
- At accessible entrances
- Directional signage at non-accessible entrances

Accessible Parking Spaces

- Based on number of parking spaces provided.
- Number of parking spaces required per zoning ordinances.
- Accessible spaces required:
  - Table 1106.1 for general parking.
  - 2% for Group R-2 and R-3.
  - 10% at hospitals facilities.
  - 20% at mobility treatment centers.
  - 1 of 6 accessible spaces sized for a van
Dispersion by Type
- Parking lots
- Parking garages
- Carports
- Private garages
- Pay/free
- Employee/visitor only

Parking Locations
- Locate on the shortest accessible route to an accessible entrance.
- Multi-entrance building or multi-building sites – disperse spaces
- Exception:
  - Van spaces on ground level of parking garages (vertical clearance of 98 inches)
  - Grouped where better access is provided

Dimensions of Parking Spaces in Parking Lot

Alternative Space
Parking

- IAC 502

Passenger Loading Zones

- At least one in Group I-1 and I-2
- At the entrance where valet parking is provided
- Where passenger loading zones are provided, they must be accessible
Passenger Loading Zones

- Passenger loading zones do not have to have a confined length. The intent is to allow for a location where people can transfer in safety.
- Vertical clearance is 114" minimum.

Allowances

- Passenger loading zones do not have to have a confined length. The intent is to allow for a location where people can transfer in safety.
- Vertical clearance is 114" minimum.

Valet parking

- 1106.7.3 Valet parking. A passenger loading zone shall be provided at valet parking services. If at-grade parking is provided, at least one accessible space for self-parking of a vehicle shall be provided.

Signage

- Accessible parking must have a sign.
- Exceptions:
  - Fewer than 4 total parking spaces
  - In Group I-1, R-2, R-3 and R-4 where parking is assigned to residents
  - Access aisles should be marked to discourage parking on them
  - The space is not required to be marked
  - Accessible passenger loading zones must have a sign.
Good or Bad?

![Image of a building with accessible features]

Good or Bad?

![Image of a building with inaccessible features]

Good or Bad?

![Image of a building with accessible features]

Good or Bad?

![Image of a building with inaccessible features]
Module 3
Accessible Entry vs. Accessible Exits

Accessible Entry vs. Exits

- Comparison of Requirements.
- Accessible Entrances.
- Accessible Means of Egress.
- Visible and Audible Alarms.

Entrance/Exit Requirements—Introduction
- Requirements for both entry and egress must be addressed and the most restrictive applied.
### Accessible Entry vs. Accessible Exit

<table>
<thead>
<tr>
<th>TERM</th>
<th>DEFINITION</th>
<th>EXAMPLE</th>
<th>REQUIRED #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible Entry</td>
<td>Consists of: • Exterior accessible route. • Accessible entrances. • Interior accessible route.</td>
<td>Elevator</td>
<td>60% of the entrances</td>
</tr>
<tr>
<td>Accessible Exit</td>
<td>Consists of: • Exit access via interior accessible route. • Area of refuge/Exit. • Exit discharge.</td>
<td>Exit Stairway</td>
<td>1 with 1 MOE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 with 2+ MOE</td>
</tr>
</tbody>
</table>

#### Problem #1

- **Exterior Area of Assisted Rescue**

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Problem #4

Accessible Entrance

- Special entrances – at least one:
  - Parking garages
  - Tunnels
  - Elevated walkways
  - Restricted
  - Inmates or detainees
- Public entrances – 60%.
- Individual entrance
  - Tenants
  - Accessible Group I and R dwelling and sleeping units

Exceptions

- Areas not required to be accessible.
- Doors that serve as means of egress only.
- Service entrances that are not the only entrance to a tenant.

Accessible Entrances

- IAC & CBC - In multi-story housing, at least 50 percent of all public entrances
- CBC - An entrance with a weather overhand and a passenger loading zone
  - In Group I-2 occupancies
  - Group B ambulatory care facilities
- CBC - A power operated door
  - Governmental facilities which contain or provide administrative services available to the general public.
  - Museums with a gross floor area of 5,000 square feet (465 m²) or more.
  - Passenger terminals.
  - High-rise buildings containing Accessible units or Type A units.
  - Group E-1 occupancies.
Interior Routes

- Connect accessible entrances to accessible spaces within the building
- The accessible route must allow for unassisted access

Additional Routes

- Connections between dwelling and sleeping units and all shared facilities (e.g., dining halls, lobby, laundry, mailrooms).

Pre-Planning for Emergencies

- Fire evacuation plans
- Fire safety plans
- Lockdown plans
- Associated drills
- Worked out with the building owner/renter and the fire department
- Updated annually or when necessitated by changes
- Available for review
Pre-Planning for Emergencies

Required in:
- Assembly
- Churches over 2,000 occupants
- Educational
- College dormitories
- High Hazard
- Institutional
- Hotels
- Group homes

Fire Evacuation Plans

- Emergency routes
- Strategy - Evacuation or defend in place
- Critical equipment operation
- Assisted rescue procedures
- Verifying full evacuation
- Emergency responders
- Notification of occupants
- Notification of fire department
- Emergency voice/alarm communication system

Pre-Planning for Emergencies

Required in:
- High-rise buildings
- Covered malls > 50,000 sq.ft.
- Mercantile & Factory (> 500 occupants on the 1st floor and basements or 2nd floor > 100 occupants)
- Underground buildings
- Assembly, Educational and Mercantile with atriums

Fire Safety Plans

- Reporting emergency
- Evacuation or relocation of all occupants
- Site plans – occupancy assembly point, fire hydrants, fire truck route
- Floor plans – exits, routes, areas of refuge, fire alarm, extinguishers, fire hoses
- Major fire hazards
- Persons responsible
Lock-down plans
- Occupant notification
- Emergency responders notification
- Accountability
- Recall
- Communication
- Coordination
- Training

Emergency Drills
- Assembly – quarterly
- Business – annually
- Educational – monthly
- Factory – annually
- Institutional – quarterly on each shift
- Hotel - quarterly on each shift
- Apartments/dorms – 4 times annually
- Group homes - quarterly on each shift
- High rise - annually

Notification & Communication

Signage
- Evacuation plans at elevators
- Signage at any non-accessible exits
**Signage**

- Visual exit signs at stairway entrances
- Tactile exit signs at stairway entrances

**Two-way Communication**

- Within areas of refuge
- At elevator lobbies in sprinklered buildings (added into 2009 IBC)
- Variety of options
- Allow for communication and feedback between emergency responders and people who need assistance

**Signage**

- Visual signage within the stairway
- Tactile signage indicating floor levels
- Tactile signage at the door leading to the exit discharge

**Two-way Communication**

- Communication between 2-way and the fire command center or a central control point location acceptable to the fire code official.
- Where the central control point is not a constantly attended location, a timed automatic telephone dial-out capability to a monitoring location or 9-1-1.
- Both audible and visible signals.
- If a handset is provided, the handset cords shall be at least 29 inches (735 mm) long.
Audible and Visible alarms

- Installed in accordance with NFPA 72.
- Manual fire alarm pull stations must be accessible.

Visible Alarms

- All public spaces.
- All common spaces.
- Group I-1 (assisted living) and R-1 (hotel) units per Table 907.9.1.3.
- Future expansion for:
  - Individual employee work areas.
  - Smoke alarms in Group R-2 (apartments) units.

Accessible Means of Egress (MOE)

An accessible means of egress is a continuous and unobstructed accessible route of egress travel from any accessible point in a building or facility to a public way.
Accessible Exit Access

- Ramps
- Horizontal surfaces
- Platform lifts with standby power

Accessible Exit

- Exit Stairs
- Exit Door
- Horizontal Exit
- Elevator with standby power

Accessible Exit Discharge

Allow for self evacuation when possible

- Assisted rescue when necessary
- Defend in place (i.e., hospitals, jails)
- Assisted evacuation at stairways
- Assisted evacuation at elevators with standby power

Accessible MOE

- Assisted rescue when necessary
- Defend in place (i.e., hospitals, jails)
- Assisted evacuation at stairways
- Assisted evacuation at elevators with standby power
ADA & ABA Standards §207
- Require compliance with the International Building Code (IBC) for accessible means of egress

ADA & ABA Standards
- What about compliance with later editions?
  - Permitted where equivalent or better ("equivalent facilitation" in the ADA Standards Section 103)

AMOE: Minimum Number
- Minimum number of AMOE required:
  - 1 AMOE - where 1 MOE required
  - 2 AMOE - if more than 1 MOE required
- Exceptions:
  - Existing facilities
  - Areas not required to be accessible

Special Consideration
- Mezzanines.
- Wheelchair spaces in Assembly seating with sloped or stepped floors.
- Areas accessed only by platform lifts.
Example: 1 MOE/AMOE

- 1 MOE & 1 AMOE allowed under these conditions:
  - mercantile occupancy; and
  - 49 or fewer occupants; and
  - 75’ max. travel distance from farthest point

MOE: Minimum Number

- IBC requires 2 or more MOE in most facilities with few exceptions

MOE: Minimum Number

MOE required from each space and room

MOE: Minimum Number

Required MOE must be maintained under all conditions, including temporary divisions of space
MOE: Minimum Number
At least 2 MOE required

Exit Discharge
Accessible route to a public way

Accessible Exit Discharge
- If exit discharge is not accessible:
  - Steps
  - Steep site
  - Snow
  - Interior area of refuge, or
  - Exterior area of rescue assistance.
- No exceptions for sprinklered buildings.

Exit Discharge
Interior Area of Refuge
2018 IBC: Section 1009.7.2 has added an exception for the exterior wall and opening rating in sprinklered buildings for exterior area of assisted rescue. However, this is not an exception for the space.

2012 IBC: New provision for alternative protection from openings adjacent to the exterior area of assisted rescue.

AMOE on floors above or below level of exit discharge connect to exit stairs.
Exit Access: Upper Floors

Areas of refuge required in non-sprinklered buildings

Drawing courtesy of Access Board

Stairways

- Exit stairway or exit access stairways between stories or mezzanines.
- 48” clear width.
- Accessed from area of refuge.

Fireman’s carry

Exit Access: Upper Floors

Exception to IBC 1009.3.3 – Area of Refuge

- Open exit access stairways.
- Stairway is accessed from a horizontal exit.
- Buildings with an NFPA13 or NFPA 13R sprinkler system.
- Open parking garages.
- Smoke protected/open air assembly seating.
- Group R-2.
Exceptions to IBC 1009.3.2 – 48” clear width

- Buildings with a NFPA13 or NFPA 13R sprinkler system.
- Stairway is accessed from a horizontal exit.

Elevator with Standby Power

- Required in buildings with 4 or more stories above or below the level of exit discharge

Occupied roof

- What would the requirements be if a 4 story building had an occupied roof?
- Standby power would be required for the elevator. There is no exception for a horizontal exits or sprinklers on the roof.
**Elevator**
- In building 5 stories or taller
- Accessed from area of refuge.
- Standby power

**Exceptions to IBC 1009.4.2 – Area of refuge**
- Elevator is accessed from a horizontal exit.
- Open parking garages.
- Building sprinklered with an NFPA13 or NFPA13R system.
- The elevator is not in a shaft.
- Smoke protected/open air assembly seating.

**Exceptions to IBC 1009.2.1 – Standby power**
- Buildings with horizontal exits (i.e., defend in place scenarios like a hospital)
- Ramps are proved from all floor levels (i.e., sports facilities or parking garage)

**Areas of Refuge**
- Wheelchair spaces outside exit width
- Communication device
- Posted instructions
**Area of Refuge**
- Accessed by an accessible route.
- Separated by a smoke barrier.
- Direct access to an exit stairway, elevator with standby power or, on grade level, an exit.

**Areas of Refuge**
- 30” x 48” space.
- One space for every 200 occupants.
- Access to a space may be through one other space.
- Do not block general means of egress path.

**Area of Refuge**
- Two way emergency communication system
- Identification
- Instructional signage

**Good or Bad?**
Module 4

Interior Accessible Route Elements

- Technical requirements.
- Doors.
- Elevators and Platform Lifts.
- Stairways and Ramps.
Minimum Clear Width for Single Wheelchair

Accessible Route Width for Turns

Changes in Elevation

Change in elevator
- Changes at thresholds
- Changes of materials
Protruding Objects Along A Circulation Path

Protruding object

Overhead Protruding Objects

Protruding object
Overhead protruding object

Overhead protruding object

Doors

Doors

Doors

Doors
Door Opening Clearances

- Projections of 4 inches maximum into the clear door width 34” above the floor allows for panic hardware.
- Door closers and door stops can reduce vertical clearance to 78”.

Hardware

- Examples of ‘no tight pinching, tight grasping or twisting of the wrist.’
- Hardware height is between 34” and 48”
- 5 lbs. force is to open the door after the latch has been disengaged.
- 8.5 lbs. force for exterior doors

Door Surface

- On the push side, the bottom 10” must be clear of obstructions
Vision lights

- Vision lights, where provided, must have a bottom edge below 43”
- Vision lights above 66” are exempted

Maneuvering Clearances

- Required at power assist doors
- Not required at low-power automatic doors and fully automatic doors
Maneuvering Clearance

- A117.1 Section 404.2.3 – Required door maneuvering clearances shall not include knee and toe clearances.
- The intent is to disallow for sinks or counters to overlap the maneuvering clearance, but allow for items such as handrail extensions or hand dryers.

Vestibules

- Where doors at a vestibule are not in a straight line of travel, they still have to meet the vestibule requirements.
- A wheelchair space should be provided past the swing of the first door.
- A turning space must be available in the vestibule in case the 2nd door is locked or too difficult to open.

Other types of doors

- Revolving doors and security turnstiles cannot serve as part of an accessible route.
- Gates are required to meet the same provisions as doors.
Elevators and Platform lifts

Elevators

- ASME A17.1.
- ICC A117.1.
- Permitted to serve as part of the accessible route anywhere.
- 5 story buildings or higher, standby power for accessible MOE.
- 4 stories or higher, one sized for a stretcher.

Elevator Care Size

- Access to controls.
- 60" turning circle not required.

LULAs

Limited Use/Limited Application Elevators

- Considered a type of passenger elevator
- ASME A17.1.
- ICC A117.1.
- Application limited by product:
  - Limited capacity.
  - 25' max. travel.
  - Slow speed.
- Additional limits in CBC/IAC
LULA Car Size

Private Residence Elevator
- ASME A17.1.
- ICC A117.1.
- Application limited:
  - Limited capacity.
  - Serve or within an individual dwelling unit.
  - Slow speed.

Platform Lifts
- ASME A18.1.
- ICC A117.1.
- Permitted anywhere in existing buildings.
- Limited application in new construction.
- Standby power when used as part of an accessible means of egress.

Platform Lifts
- Performing areas.
- Wheelchair spaces in assembly seating.
- Restricted spaces with <6 occupants.
- Within dwelling and sleeping units.
- Areas in courtrooms.
- Amusement rides.
- Play structures.
- Team or player seating.
- Boating and fishing piers
- Existing exterior constraints.
  - This location cannot also serve as part of an accessible means of egress.
### Platform Lifts

- **Scissors lift**
- **Cantilever**
- **Screw drive**
- **Inclined**

### When must doors be automatic?

- Key access no longer required by the standard.
Stairways

- Not part of the accessible route into building.
- Part of an accessible means of egress out of building with assistance.
- Mainstreamed requirements with no reference to ICC A117.1.
- Safety provisions for persons with mobility and visually impairments addressed in IBC.
Handrail Extension

- The handrail extension at the bottom is 1 tread depth minimum and sloped.
- The 2010 ADA has removed the requirement for the additional 12" horizontal extension at the bottom.
- The handrail extension at the top is 12" minimum horizontal.
- The extension must be in the direction of the stairway run.

Solid tread and risers?

- Treads allow for opening ½" or smaller
- Risers should not allow for someone to get their foot caught under the tread.

Good or Bad?

- Handrail extensions?
Ramp Technical Criteria

- >1:20 slope.
- 1:12 slope maximum on accessible routes.
- Change in level at start of ramp
- Surfaces – slip resistant
- Cross slope - < 1:48
- Minimum width – 36" between handrails
- Maximum rise – 30" between landings
- Adequate landings

Ramp Landings

- Ramp landing adjacent to lockable doors
- Edge protection, handrails & guards
- >30" drop off
- No drop off
- Curb or rail edge protection with <= 30" drop off
### Ramp Allowances

- Curved ramps are permitted if they meet cross slope.
- Where the ramp slope matches the sloped floor, edge protection may be provided by a wider surface.
- In assembly seating, accessible ramps are only required for entry and exit from accessible wheelchair spaces.

### Ramp Allowances

- Barriers may serve as a handrail where guards are not required.
- Projections can be at or below the handrail height.
- Handrail grasping surfaces cannot be obstructed.

- Ramps can have grilled surfaces in cold or wet areas.
- Where the ramp moves up with the grade, edge protection may be provided by a wider surface.
Module 5

Building Features and Facilities

- Plumbing Facilities.
- Customer Service.
- Other Features.

Bathrooms

- Type A and Type B unit bathrooms are not addressed in this class.
- All other bathrooms will be covered here:
  - Public bathrooms
  - Private bathrooms
  - Accessible dwelling and sleeping units
  - Child size bathrooms

Building Features and Facilities

- Required fixtures per IPC.
- Designers choice for how required fixtures are separated:
  - Multi-stall bathrooms
  - Single occupant bathrooms
- All bathrooms must be accessible per Chapter 6 of ICC A117.1.
Exceptions

- Accessed through a private office.
- Non-accessible dwelling or sleeping units.
- 50% of each type of clustered single occupant bathrooms.
- When only one urinal is provided in a bathroom, that urinal is not required to be accessible.
- Critical care or Intensive care.
- Allowance to design for children.

Bathrooms

- One of each type of fixture provided in each bathroom:
  - Water closets
  - Lavatories
  - Urinals
  - Bathtubs/Showers
- When 6 or more water closets and/or urinals are provided in a room, an ambulatory stall is required.

Sinks/Lavatories

- Lavatories are for bathing purposes.
- Sinks are typically a work sink.
- 5% constructed with front approach.
- When 6 or more lavatories are provided in a room, a lavatory with an enhanced reach range faucet is required.

Exceptions

- Non-accessible:
  - Part of individual work stations
  - Mop or service sinks
- Limited accessibility:
  - Sinks for children’s use
  - Kitchenettes permitted to have side approach.
**Family Use/Assisted Use Accessible Toilet Rooms**

- Mercantile or assembly facilities; and
- 6 or more required water closets;
- 1 unisex toilet room required;
- Not an exception for accessible fixtures in the men's and women's toilet rooms.

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**Family Use /Assisted Use Accessible Bathing Rooms**

- Recreational facilities where bathing rooms are provided.
- One family use bathing room is required.
- Exception:
  - If only one shower is provided in men's and women's bathing room.

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**Family Use/Assisted Use Accessible Toilet/Bathing Rooms**

- Family Use room counts toward required fixture count.
- Designers choice to take from men’s or women’s fixture count.
- Toilet room must include one water closet and one lavatory.
- Room may include one urinal.
- Room must include any amenities provided in men’s and women’s toilet/bathing rooms.
- Bathing rooms must include a tub or shower.

---

**Purpose**

- Person with mobility impairment may require assistance.
- Families with small children.
- Persons with temporary disabilities may require assistance.
- Customer friendly.
Location

- Maximum of 500 feet and one story travel from the men’s and women’s rooms.
- In transportation facilities, travel shall not be through a security checkpoint.

Additional Requirements

- Privacy locks
- Signage

Clear Floor Space at Water Closet

Allows for side transfer.

Single Occupant Toilet Rooms

- 60” turning space required in the room
- A door can swing over the space where someone sits to use the lavatory, toilet or urinal provided a 30” x 48” space is provided past the swing of the door
- A fixture cannot overlap the clear floor space of another fixture
Good or Bad?

Children’s Water Closets
- See the Adult/Child comparison chart in the workbook.

| Advisory Specifications for Water Closets Serving Children Ages 3-12 |
|--------------------|--------------------|--------------------|
|                     | Age 3 & 4           | Age 5-8            | Age 9-12          |
| Water closet centerline | 12”            | 12”-15”            | 15”-18”           |
| Toilet seat height   | 11”-12”           | 12”-15”            | 15”-17”           |
| Grab bar height      | 18”-20”           | 20”-25”            | 25”-27”           |
| Dispenser height     | 14”              | 14”-17”            | 17”-19”           |

Multi-stall Toilet Rooms
- 60” turning space required in the room.
- A door cannot swing over the space where someone sits to use the lavatory or urinal.
- A fixture cannot overlap the clear floor space of another fixture.

Multi-stall Toilet Rooms
- The stall and door arrangement will not change for the minimum size stall, however, the table does address door location options for larger size stalls.
Wheelchair Accessible Toilet Stall: Door Swings Out

Wheelchair Accessible Toilet Stall: Door Swings In

Multi-stall Toilet Rooms

Ambulatory Accessible Stall
Good or Bad?

Urinals
- Rim height
- Clear floor space
- Alcove
- Flush controls

Lavatories & Sinks
- Height
- Clearance
- Clear floor space
- Pipe protection
- Controls
Good or Bad?

Room requirements
- Room requirements include towel dispensers or hand dryers (A117.1 603.6).
- Other elements covered by operable part requirements.

Bathtubs or Shower
- Minimum dimensions for showers
- Clearances/approach
- Seats
- Grab bars
- Controls
- Shower unit
- Enclosures/doors
- Thresholds

Bathtub Without Permanent Seat
**Good or Bad?**

- Hospital patient bathroom with toilet, lavatory and roll-in shower.

**Good or Bad?**

- Accessible hotel room

**Drinking Fountains (Scoping)**

- 50% of drinking fountains provided on each floor configured for persons using wheelchairs.
- 50% of drinking fountains provided on each floor configured for standing persons.
- Exception for drinking fountains sized for children

**Good or Bad?**

- One water supply, but two bowls will count as two drinking fountains.
- The dog fountain exceeds code.
Drinking Fountains (Technical)

- Clear floor space/approach
- Protruding objects
- Operable parts
- Spout location
- Water flow

Good or Bad?

Good or Bad?

Good or Bad?
Dressing Rooms (Scoping)

- 5% minimum.
- At least one of each group.

Dressing Rooms (Technical)

- Turning circle.
- Bench.
- Same amenities as in other dressing rooms.
- Mirrors

Good or Bad?
**Built-in Counters**

- Check out aisles.
  - Table 1109.12.2 based on number provided.
- Sales and service counters.
  - At least one of each type.

**Check-out Counters – Good or Bad?**

**Check-out Counters – Good or Bad?**

**Service Window – Good or Bad?**
Service Window – Good or Bad?

Service Window – Good or Bad?

Service Window – Good or Bad?

Service Window – Good or Bad?
**Service Window – Good or Bad?**

**Built-in Counters**
- Built-in counters and work surfaces
  - 5% or work surfaces.
  - 5% of dining surfaces.
- Food service lines:
  - All cafeteria style lines accessible
  - 50% of self service areas.
- Queue and waiting lines:
  - All that serve accessible elements.

**Built-in Work Surface – Good or Bad?**

**Food Service – Good or Bad?**
Food Service Lines – Good or Bad?

Queue & Waiting Line - Options

Queue lines – Good or Bad?

Storage

- At least one of each type in accessible spaces:
  - Cabinets
  - Closets
  - Drawers
  - Mail boxes
  - 5% of lockers.
- Display shelves must be on an accessible route, but not within reach ranges.
- CBC – Added Accessible and Type A units
Storage Shelves and Closets

Lockers – Good or Bad?

Storage – Good or Bad?

Storage – Good or Bad?
Mailboxes – Good or Bad?

Operable Parts

- All operable parts within accessible spaces and intended for occupant usage.

Control Reach Limitations

Windows

- Accessible units in Groups I-1, I-2, R-1, R-2 and R-4.
- When required for ventilation or emergency escape.
- At least one in each room.
- Exception:
  - Kitchens
  - Bathrooms
- Expanded scope to 1 operable window in each room
Special Occupancies Requirements

- Assembly seating.
- Dining areas.
- Self-service storage facilities.
- Judicial facilities.
- Recreational facilities.

Module 6
Special Occupancies Requirements

Assembly Seating - Fixed
Assembly Seating - Fixed

Number of Spaces

- Fixed seats provided.
- Table 1108.2.2.1.
- Luxury boxes, club boxes or suites.
  - Each box based on Table 1108.2.2.1.
- Other box seats.
  - 20% of total box seats based on Table 1108.2.2.1.
- Lawn seating.

Dispersion

- Number of wheelchairs spaces (IBC Table 1108.2.2.1)
- Number of wheelchair space locations (ICC A117.1 Table 802.10)

Dispersion - IBC

- Access to services.
- Integration.
- Different levels.
- Exceptions:
  - Balconies in religious facilities with <25% of the total seats.
  - Balconies in assembly with both <300 seats and <25% of the total seats.

"Wheelchair space locations" include the companion seat and can include multiple wheelchair spaces.
Dispersion – A117.1

- Line of Sight – standing or seated spectators
- Horizontal (side-to-side)
- Vertical (front-to-back)
- Type (seating type or services)

Wheelchair Space

- Adjacent companion seat.
- Size dependent on approach and if 1 or 2 wheelchair spaces.
- 1:48 maximum slope.
- Provided on accessible route.

Wheelchair Space – Size and Access
Wheelchair Space

- The wheelchair space must have should alignment with the companion seat to allow interaction.

Accessible Route Requirements

- 1:12 maximum slope.
- Guards at drop-offs – height can be reduced for line-of-sight.
- Platform lifts for entry and exit.
- Common path of travel for means of egress.

Line of Sight

- Looking over the heads of seated spectators

Line of Sight

- Looking between the heads of seated spectators
Line of Sight

- Looking over the heads of standing spectators

Allowances

- Companion seats can be moveable provided they are equivalent to fixed seats
- Dispersion in bleachers can be to just the front row.
- Lawn seating requires an accessible route to the edge of the seating area.

Motion Picture Theaters

- Where tiered seating (stadium style) is provided, the wheelchairs spaces must be integrated, but they can be in the cross aisle as the first tier.
- The wheelchair spaces need to be in the rear 60% of the theater seating rows or 40th to 100th percent of viewing angles.
- Remember that two accessible means of egress are required from the theater.

Designated Aisle Seats

- 5% of all aisle seats.
- Best design practice:
  - Located along accessible route.
  - Folding or retractable armrests when adjacent seating has armrests.
Assistive Listening System

- Where audible communications are integral to the use of the space; and
- An audio amplification system is provided.
- Number based on IBC Table 1108.2.5.1.
- Some devices hearing-aid compatible.
- Signage.

Text Messaging

- Stadiums, arenas and grandstands.
- With audible public announcements.
- Equivalent text messages must be provided.

Performance Areas

- Access to all performing areas.
  - Where a stairway is provided between the stage and the audience, the accessible route shall be in the same area.
- Access to all supporting spaces.

Dining areas
Dining Areas

- All dining areas accessible throughout.
- Exceptions:
  - Mezzanines with <25% of the total seating.
  - Sports facilities with tiered dining, at least 25% of the seating area must be accessible.
  - 5% of the seating and standing spaces must be accessible.
  - Distributed throughout the facility.

Good or Bad?

- Tiered seating with tables – Good or Bad?
Tiered seating with dining/work surfaces

- Where tiered seating includes dining surfaces or work surfaces, wheelchair spaces and wheelchair space locations shall comply with Section 802.6, 802.7, 802.9, 802.10 and 902.
  - Integration
  - Companion seat (alignment not required)
  - Line-of-site
  - Dispersion
  - Dining/work surfaces

Self-service storage

- <=200 units, 5% accessible.
- >200 units, 10 units plus 2% accessible.
- Dispersed by type.
- Not required to be dispersed by location.
Judicial Facilities

- Access to all services under general accessibility provisions.
- Special criteria for courtrooms, holding cells and lawyer/client consultation areas.

Courtrooms

- Gallery seating is considered same as general assembly seating.
- Jury box
- Witness stand
- Lawyer/client tables

Courtrooms

- Employee areas, such as judge, bailiff and clerk, are not required to have vertical access provided it is planned for.
- Raised areas must have a turning space and knee and toe clearances under the work surface.

Holding Cells

- At least one central holding cell for each type provided.
- At least one court-floor holding cell for each type provided.
- Visiting areas must have accessible spaces on both sides.
Recreational Facilities

Site Access

An accessible route is required to all recreational facilities on a site.

Supporting Services

- Viewer seating
- Concession stands
- Locker rooms
- Ticket windows
- Toilet rooms

Scoping

Group R-2, R-3 and R-4 occupancies
- Serving Accessible units – all recreational facilities accessible
- Serving Type A or Type B units – 25% of the recreational facilities per building accessible.

Other occupancies
- All recreational facilities accessible
Areas of Sports Activity

- Defined term – “That portion of a room or space where the play or practice of a sport occurs.”

Scoping & Technical

An accessible route to all areas of sports activity.

Special requirements/allowances for:
- Amusement rides
- Recreational boating and fishing piers
- Exercise machines and equipment
- Miniature golf facilities
- Playgrounds
- Swimming pools, wading pools, hot tubs and spas
- Shooting facilities

Scoping

Exceptions:
- 95% of bowling lanes
- Raised boxing or wrestling rings
- Raised areas for refereeing, judging or scoring
- Animal containment areas not in public use areas

Special requirements:
- Team or player seating
- Court sports
Amusement Rides

- Access required for rides with a fixed course within a defined area.
- Accessible route to the ride.
- A transfer space next to a ride or a wheelchair space on the ride.

Exceptions:

- Mobile rides
- Controlled by rider
- Primarily for children and assisted by adults
- No ride seats

Recreational Boating and Fishing

- Access to docks
- Access to a percentage of the slips
- Allowances for changes in water level
- Coordination with barriers and guards

Exercise Equipment

- Space for transfer or to use at least one of each type of machine
- Not intended to change machines — no requirements for transfer or operable parts
**Miniature Golf**
- Access to at least 50% of holes
- Route on or adjacent to the holes
- One break permitted in the sequence if you play the last hole.

**Play areas**
- Percentage of ground level components
- Percentage of raised components on a route via ramp or transfer steps
- Access to soft contained play structures

**Pools**
- Access to pools based on types and size
- Options for type of entry
- Exceptions:
  - Diving boards
  - Slides
  - Catchment pools
  - Entry into the water for pools serving Group R-2 and R-3 with Type A and Type B dwelling units
- 5% of hot tubs

**Shooting Facilities**
- A turning space at one station in each type of shooting facility
Golf

- In A117.1 but not specifically scoped.
- Access to driving range, practice greens, bag drop off
- Access to tees and greens on the golf course using a golf cart

Recreational Facilities

- CBC - 1110.4.16 Other recreational facilities. The following recreational facilities shall comply with the Illinois Accessibility Code:
  - Golf facilities.
  - Camping facilities.
  - Picnic facilities.
  - Outdoor viewing areas.
  - Trails.
  - Beach access routes.
  - Benches in outdoor locations.

Good or Bad?

Module 7

Dwelling Units and Sleeping Units
Dwelling and Sleeping Units

- Institutional:
  - Groups I-1, I-2 and I-3.
- Residential:
  - Groups R-1, R-2, R-3 and R-4.
- Townhouses and congregate residences from IRC:
  - Referenced back to IBC as Group R-3.

“Safe Harbor” means...

- that requirements in the document have been reviewed by HUD and meet or exceed the building construction requirements in the FHA.
- 2009, 2012, 2015 and 2018 IBC and 2009 ICC A117.1 are currently under review by HUD.
Key Terms

- **Dwelling unit:**
  - Independent living facilities including provisions for living, sleeping, eating, cooking and sanitation.

- **Sleeping unit:**
  - Rooms where people sleep which may include living and eating and either cooking or sanitation.

Key Terms

- **Dwelling or sleeping units, multistory.**
  - Living space on more than one level.

- **Intended to be occupied as a residence.**
  - Dwelling units; or
  - Sleeping units; and
  - Occupant's place of abode.

Key Terms

- **MULTI-STORY HOUSING (for Chapter 11).** Any building of four or more stories containing ten or more dwelling units or sleeping units constructed to be held out for sale or lease by any person to the public. Multi-story housing includes, but is not limited to, the following building types: apartment buildings, condominium buildings, convents, housing for the elderly and monasteries.

Key Terms

- **PLANNED DEVELOPMENT.** A lot subject to zoning regulations in accordance with Chapter 17-8 of the Chicago Zoning Ordinance.

- **AFFORDABLE UNIT (for Chapter 11).** A dwelling unit or sleeping unit required to be affordable, as that term is defined in Chapter 2-44 of the Municipal Code, pursuant to Chapter 2-44 of the Municipal Code, an agreement between the owner and the City, or an agreement between the owner and another governmental entity.
Shared Spaces

- All public spaces
- All spaces for shared use by residents
- Recreational facilities
- Parking:
  - 2% of parking provided
  - If covered parking provided, at least one accessible space in covered parking

Accessible routes

- Connect to accessible elements on a site
- Connect to shared spaces for the units
- Dormitories are required to have elevators, even where no Accessible units are provided on upper floors (coordination with DOJ requirement)
- Connect levels, mezzanines and stories

Level of Accessibility

**Accessible units:**
- Constructed wheelchair accessible.
- ICC A117.1 Section 1002.

**Type A units:**
- Constructed wheelchair adaptable.
- ICC A117.1 Section 1003.

**Type B units:**
- Matches Fair Housing Accessibility Guidelines.
- Geared towards mobility impaired persons
- ICC A117.1 Section 1004.

Existing Buildings

**A** Accessible units and Type A units required based on number being altered.

**A** Accessible and Type A units required shall not exceed new construction requirements.

**B** Type B units are required when the alteration is to more than 50% of the building area (i.e., Level 3 alteration).

**B** When Type B units are added, there are no extra requirements to improve the accessible route.
Type C/Visitable units

- New to 2009 ICC A117.1, Section 1005
- No scoping in the IBC or IRC
- Intended for adoption by jurisdictions through visitability ordinances for single family homes

Main features –
- One zero step entrance – which can be the front door, the back door or through the garage
- A circulation path through the accessible level
- Allowance for sloped sidewalks that move up with grade
- A toilet room with minimal clearances
- Minimal clearances in kitchens if on the accessible level – required on accessible level
- Electrical outlets and switches within reach range

Counting Units

Fire Walls

- This is one structure for purposes of accessibility.
**Group R-1**

Determine the number of units on the site, and the number of Accessible units required.

**Group R-2**

- Count the bedrooms in the suite to determine the number of Accessible units required.
- Only one Accessible unit per suite.

**Group I Occupancy**

<table>
<thead>
<tr>
<th>24 Hour Care Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age of Residents</td>
</tr>
<tr>
<td>------------------</td>
</tr>
<tr>
<td>2½ years or less</td>
</tr>
<tr>
<td>Over 2½ years</td>
</tr>
<tr>
<td>Over 2½ years</td>
</tr>
</tbody>
</table>

For Group R-4, the number 16 is based on the limitations for an NFPA13D sprinkler system and the last national census. Of those that identified themselves as a single family home, 98% had 16 or fewer residents.
**Group I-1**

- **Condition 1** - 4% Accessible units.
- **Condition 2** - 10% Accessible units.
- Remainder Type B units if intended to be occupied as a residence.
  - Number of units with visible alarms per Table 907.5.2.3.2.

**Group I-1**

- **Condition 1** - 4% Accessible units.
- **Condition 2** - CBC 10% Accessible units
- IAC – 233.7 follow R-1
- Remainder Type B units if intended to be occupied as a residence.
  - Number of units with visible alarms per Table 907.5.2.3.2.
  - IAC & CBC - Communication features

**Group I-2 – Hospitals**

- 10% Accessible unit:
  - General purpose hospital
  - Psychiatric facilities
  - Detoxification facilities
- Remainder Type B units if intended to be occupied as a residence.

**Group I-2 – Nursing Homes**

- 50% Accessible unit.
- Remainder Type B units if intended to be occupied as a residence.
**Group I-2 – Rehabilitation Facilities**

- 100% Accessible unit.

**Group I-3**

- 3% Accessible units.
- At least one of each special holding or housing cells.
- 10% of cells in medical care facilities.
  - Exception for common areas serving only non-accessible cells. (IBC 1103.2.13).

**Group R-1**

- Number of Accessible unit based on Table 1107.6.1.1.
  - New way to add up units on the site.
  - Remainder Type B units if intended to be occupied as a residence.
  - Number of units with visible alarms per Table 907.5.2.3.2.
  - Doors in R-1 units to be 32" clear width.
Group R-2

Live/work units
- All dwellings are Type B units
  - The work areas must be accessible.
  - 20% Type A in multi-story housing.

Group R-2

Boarding Houses
- Dormitories
- Fraternity and Sorority Houses
- Number of Accessible units based on Table 1107.6.1.1.
- Remainder Type B units
  - Communication features

Group R-2 -

Apartments and Condominiums
- Convents and Monasteries
- 2% Type A units
  - add up units on the site
  - >20 units in the facility
- Remainder Type B units
  - 20% Type A in multi-story housing

Group R-3

All Type B units.
Group R-4

- Condition 1 – One Accessible unit.
- Condition 2 – Two Accessible units
- CBC – 20% Accessible with government financing
- Remainder Type B units

Exceptions – Accessible Units

- No exceptions.

Exceptions – Type A and B Units

- No exception for elevator buildings.
Exceptions – Type A and B Units

- Type A - <= 20 units in the site
- Type B - structures with less than 4 units.
- Non-elevator buildings.
- Multi-story units.
- Steep and hilly sites.
- Sites subject to flood regulations.
Lowest Level (IBC 1107.1)

Multi-story Units (IBC 1107.7.2)

Multi-story Units (CBC 1107.6.2.1.2, 1107.7.6 & 1107.7.7)

- 1107.6.2.1.2 Other than multi-story housing.
  - Type A units can use all Type B unit exceptions
  - Townhouses are exempted from Type A units
- 1107.7.6 Multistory Type A units.
  - Exception for multi-story unit as a type of unit
- 1107.7.7 Multistory Type A units with provision for future elevator.
  - Provide for the later installation of a LULA, private residence elevator or platform lift
Planned Development & Affordable units (CBC – 1107.8 & 1107.9)

- Does not include Group I, R-1 or multi-story housing projects
- Type A, Type B and Type C units with many exceptions/alternatives

Technical Criteria

Accessible units:
- ICC A117.1 Section 1002.

Type A units/IAC Adaptable:
- ICC A117.1 Section 1003/IAC 233.6.5.

Type B units:
- ICC A117.1 Section 1004.
- Consistent with FHAG requirements.

Type A units plus –
- All bathrooms accessible
- Toilet paper dispensers
- 5% of each type of storage in the kitchen
Technical Assistance

- ADA – Access Board, 800-872-2253(v), 800-993-2822(TTY), www.access-board.gov or email at ta@access-board.gov.
- ADA – ADA Technical Assistance Centers (800)949-4232; wwwadata.org
- Fair Housing – Fair Housing Accessibility First, (888)341-7781; www.fairhousingfirst.org.
- IAC - Capital Development Board, (217)782-8530; Felicia.Burton@illinois.gov

Final Reflection

- What? What happened and what was observed in the training?
- So what? What did you learn? What difference did this training make?
- Now what? How will you do things differently back on the job as a result of this training?

Thank you for attending.

Questions?