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CHICAGO Department of Buildings **MOPD** Mayor's Office For People With Disabilities

PRESENTATION DESCRIPTION

The presentation will review accessibility requirements for newly constructed buildings as required by the 2019 Chicago Building Code and ICC A117.1-2009 and accessibility requirements for repairs, alterations and additions as required by the Chicago Building Rehabilitation Code and ICC A117.1-2009.



Federal and State accessibility laws, codes and amendments are beyond the scope of this review.

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CHICAGO Department of Buildings **MOPD** Mayor's Office For People With Disabilities

ACCESSIBILITY REGULATIONS

Historical Fact: Detailed studies of accessibility for buildings and facilities were completed long before the 1991 ADA.

ASA Project A-117. The A117.1-1961 Standard was completed at the University of Illinois Urbana-Champaign by Timothy Nugent, who was an accessibility pioneer.

This was a standard approved by the American Standards Association on October 31, 1961



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ACCESSIBILITY REGULATIONS

Report prepared by Timothy Nugent for Project A-117.

“The Challenge Is Yours!”

Format for Resolve

The Challenge Is Yours!

A Case in Example

Avoid These Things - if buildings and facilities are to become accessible and functional to the physically handicapped

Include These Things - if buildings and facilities are to become accessible and functional to the physically handicapped

General Standards and Specifications - applicable to all buildings and facilities

Specific Standards and Specifications - applicable to buildings of special purpose and function

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CONTENTS

- I. Self-Certified Program Eligibility – Accessibility Compliance
- II. Introduction to Accessibility and Usability for Buildings
- III. Chapter 11 of the 2019 Chicago Building Code – Overview
- IV. Appendix E of the 2019 Chicago Building Code - Overview
- V. Section 305 of the 2019 Chicago Building Rehabilitation Code
- VI. Plan Review checklists and MOPD recommendations, architectural drawings common design errors and gaps

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I. SELF-CERTIFIED PROGRAM ELIGIBILITY

Projects with Accessibility Code Compliance Requirements	
Qualified for Self-Certification Program	Not Qualified for Self-Certification Program
<p>Group R-2 up to 8 dwelling units *Unless prohibited as a condition of the funding by the Department of Housing or Department of Planning and Development</p>	<p>Group R-2 buildings with more than 8 dwelling units & all Group R-2 projects that are prohibited as a condition of the funding by the Dept.of Housing or the Dept.of Planning and Development.</p>
<p>Projects requiring DPD approval such as Planned Development or Industrial Corridor projects may require a MOPD review meeting prior to permitting. As such, they are not prohibited from entering the Self-Cert Program.</p>	

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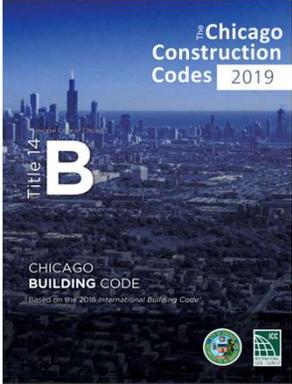


II. Introduction to Accessibility and Usability for Buildings

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& APPENDIX E

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**2019
CHICAGO
BUILDING
CODE (CBC)
ACCESSIBILITY
PROVISIONS**

Code Text:
*The provisions of this chapter and Appendix E shall control the design and construction of facilities for accessibility for individuals with disabilities.
 Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.*

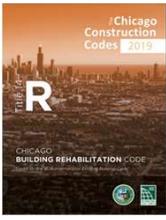
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The accessibility provisions of the Chicago Building Code and Chicago Building Rehabilitation Code focus on **scoping requirements.**

Scoping provisions describe **what, where and to what degree** accessibility must be provided.

Example: Table 1106.1

**TABLE 1106.1
ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total (rounded up to the nearest whole number)
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

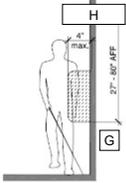
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Chapter 11 of the Chicago Building Code addresses only accessibility issues, but many other accessibility requirements throughout the code benefit the general population. Considered *mainstreamed*, these provisions address

- **Visual alarms**
- **Protruding objects**
- **Handrails**
- **Elevators**
- **Ramps**
- **Doors & other elements**






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Important Definitions
ACCESSIBLE

- **A site, building, facility, or portion thereof, that complies with Section 907.5.2.3, Chapters 10 and 11 and Appendix E.**



Ramp



Accessible parking space

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Important Definitions

ACCESSIBLE ROUTE

- **A continuous, unobstructed path that complies with Chapter 11.**
 - Walking surfaces
 - Doors and doorways
 - Ramps
 - Curb ramps
 - Elevators and lifts






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- **Stairways**
CBC Section 1011
 - **Not** part of the accessible route into the building
 - Part of the accessible means of egress out of the building with assistance
 - Mainstreamed requirements with no reference to ICC A117.1.
- Safety provisions for persons with mobility and visual impairments addressed in CBC.



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Most Common Barriers

ACCESSIBLE ROUTE

- **Accessible parking**
 - Lack of access aisle
 - Lack of signage
 - Improper dimensions

- **Accessible Routes**
 - Non-Compliant Ramps
 - Lack of Curb ramps
 - Improper changes in level
 - Lack of door maneuvering clearances





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Important Scoping Requirement

Section 1103.1 Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to individuals with disabilities.

Commentary: The building code establishes a fundamental requirement for everything to be accessible. It then allows for accessibility to be reasonably reduced or exempted, only where specifically identified by provisions of the building code, such as Section 1103.3 (General exceptions).

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Important Scoping Requirement

Appendix E – Supplementary Accessibility Requirements

- Items in Appendix E were included to help coordinate the building code with the Americans with Disabilities Act (ADA). These items are not typically addressed in the building code.
- Appendix E is adopted and enforceable by the City.
- Appendix E includes:
 - Communication features
 - Laundry equipment
 - Mailboxes
 - ATMs, depositories, vending machines
 - Telephones
 - Signage identifying permanent rooms and spaces
 - Transportation facilities



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**III. Chapter 11 of the
2019 Chicago Building Code
Overview**

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Organization of CBC Chapter 11

- Section 1101 General
- Section 1102 Compliance
- Section 1103 Scoping Requirements
- Section 1104 Accessible Route
- Section 1105 Accessible Entrances
- Section 1106 Parking and Passenger Loading Facilities
- Section 1107 Dwelling Units and Sleeping Units
- Section 1108 Special Occupancies
- Section 1109 Other Features and Facilities
- Section 1110 Recreational Facilities
- Section 1111 Signage

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Getting All People Into a Building or Space

A person with a physical disability must be provided with the same level of access as a person without such a disability.

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Accessible Route Into the Building

Sections 1104 and 1105

- An accessible route must be provided from site arrival points to the accessible building entrance.
- Once on site, a person must be able to get from building to building where there are multiple structures on a property.
- At least 60% of public entrances into a building must be accessible.



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Accessible Route Through the Building

Multistory buildings – When is an elevator not required?

- Area of story, mezzanine, or occupied roof <= 1000 Sq.Ft.- basements, one- or two-story buildings except in:
 - Health care providers
 - Shopping centers/malls
 - Transportation facilities
 - Publicly-owned buildings
- Air traffic control towers
- Items specifically addressed in 1107 and 1108
- Stock rooms for business or mercantile >1000 Sq.Ft. < 3000 Sq.Ft.

ELEVATOR IS REQUIRED



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Usable Building Spaces and Facilities

- Persons with physical disabilities must be able to enjoy services and participate in activities the same as anyone else. Examples:
 - Businesses / Offices (Group B)
 - Toilet rooms and bathing rooms
 - Kitchens and kitchenettes
 - Mercantile and Assembly occupancies
 - Transportation facilities
 - Publicly-owned buildings
 - Educational occupancies (Group E)
 - Institutional occupancies (Group I)
 - Residential occupancies (Group R)

ACCESSIBILITY IS REQUIRED

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General Exceptions

Section 1103.2 +

- Building areas (1103.2-1103.2.14, 1104.3.1, 1110.4)
 - Some employee work areas
 - Walk-in coolers and freezers
 - Utility structure
 - Construction sites
 - Raised area
 - Limited access space & equipment space
 - Highway tollbooth
 - Residential Group R-1, and Group R-5 (except as required by 1107.8, 1107.9)
- Building levels (1104.3, 1104.3.2, 1104.4, 1107.4, 1108.2.4, 1108.2.9)



Section 1103.2.7
Limited access spaces

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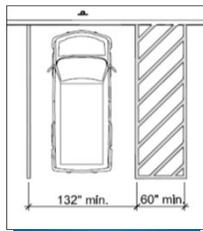
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Usable Building Spaces and Facilities

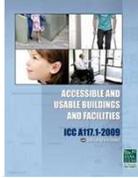
Most Common Barriers to Accessibility (Scoping/Technical)

- Accessible Parking - Section 1106
 - Insufficient number of accessible parking spaces
 - Lack of proper access aisle
 - Incorrect space dimension (not 11 ft + 5 ft wide access aisle)
 - Lack of accessible route from parking to building entrance

- Lack of proper curb ramp
- Excessive slope at parking space, aisle, or curb ramp
- Lack of accessible EV-ready parking space
- Incorrect vertical clearance at van-accessible space



Accessible Parking Space



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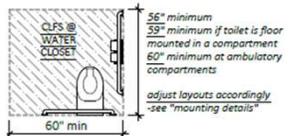
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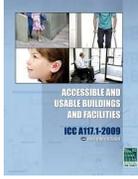
Usable Building Spaces and Facilities

Most Common Barriers to Accessibility (Technical)

- Toilet rooms and bathing rooms
 - Lack of grab bars
 - Incorrect grab bar position
 - Incorrect grab bar height
 - Insufficient fixture clearances
 - Elements out of reach range
 - Incorrect toilet centerline location
 - Incorrect clear floor space at toilet





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Usable Building Spaces and Facilities

Examples (Technical)

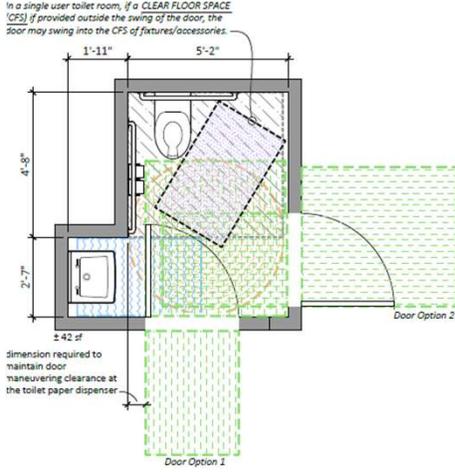
CHAPTER

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- Single Occupant Toilet Rooms
 - 60"Ø turning space required in room
 - The door can swing over the space where someone sits to use the lavatory, toilet, or urinal, provided a 30"x48" space is provided outside the arc of the door
 - A fixture cannot overlap the clear floor space of another fixture

In a single user toilet room, if a CLEAR FLOOR SPACE (CFS) is provided outside the swing of the door, the door may swing into the CFS of fixtures/accessories.



Dimension required to maintain door maneuvering clearance at the toilet paper dispenser.

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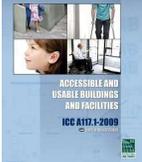


Usable Building Spaces and Facilities

What's new?

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- All-Gender Toilet Rooms

18-29-403.2.1 Nonseparate facilities

 - In October 2021, a series of amendments to the Chicago Plumbing Code took effect, including provisions for **nonseparate facilities.**

18-29-403.2.1 Nonseparate facilities.
Where a toilet facility containing at least three water closets and two lavatories is intended to serve all persons, regardless of their sex or gender, it shall comply with the requirements of Sections 18-29-403.2.1.1 through 18-29-403.2.1.5.

18-29-403.2.1.1 Number of fixtures.
Fixtures in nonseparate toilet facilities shall count toward but not reduce the minimum number of water closets and lavatories required by Section 18-29-403.1.2.

18-29-403.2.1.2 Water closet compartments.
Each water closet shall be located in an individual compartment containing no other plumbing fixtures and complying with Sections 18-29-403.2.1.2.1 through 18-29-403.2.1.2.3.

18-29-403.2.1.2.1 Enclosure.
Each compartment shall be enclosed with solid walls or partitions. Each compartment shall have a single door. When the door is closed, there shall be no gaps in the enclosure between 4.5 inches (114 mm) and 7 feet (2134 mm) above the floor. Portions of the enclosure other than the door shall extend to at least 9 feet (2743 mm) above the floor or to 2 inches (51 mm) below the ceiling, whichever is less. Compartments may be fully enclosed.

18-29-403.2.1.2.2 Lock.
The door to each compartment shall have a locking mechanism controlled by the occupant. When engaged, the locking mechanism shall visually indicate to those outside the compartment that the compartment is occupied.

18-29-403.2.1.2.3 Waste receptacle.
Each compartment shall contain a covered waste receptacle.

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Dwelling Units and Sleeping Units

Section 1107

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.

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11

Dwelling Units and Sleeping Units

Section 1107

Key Terms

- Dwelling or sleeping units – multistory
 - Living space on more than one story
- Intended to be occupied as a residence
 - Dwelling units; or
 - Sleeping units; and
 - Occupant's place of abode.

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Dwelling Units and Sleeping Units

Section 202 & Illinois Accessibility Code

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.

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CHAPTER

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Dwelling Units and Sleeping Units

Levels of Accessibility

ACCESSIBLE units

- Designed and constructed wheelchair accessible
- ICC A117.1 Section **1002**

TYPE A units

- Designed and constructed wheelchair adaptable
- ICC A117.1 Section **1003**

TYPE B units

- Matches Fair Housing Accessibility Guidelines
- ICC A117.1 Section **1004**

Highest Level of Accessibility

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Dwelling Units and Sleeping Units

- Minimum Required Number of Units

Group R-2 Example

Multistory Housing

- Minimum 20% TYPE A, remainder TYPE B units
- CBC Section **1107.6.2.2.1.1**

Other than multistory housing

- Minimum 2% TYPE A, remainder TYPE B units
- Buildings 3 stories or less in height with > 20 units
- CBC Section **1107.6.2.2.1.2**

Highest number of Type A units with highest Level of Accessibility



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Dwelling Units and Sleeping Units

- Exceptions

Accessible Units

- No exceptions
- CBC Section **1107.6.2.2.1.1**

Type A and Type B units

- No exception for buildings with elevator service
- Type A if not more than 20 units in building other than multistory housing
- Type B –
 - Structures with less than 4 units
 - Non-elevator building: at least one story with Type B units required
 - Multistory units not served by an elevator are not required to be a Type B unit

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IV. Appendix E of the 2019 Chicago Building Code –Supplementary Accessibility Requirements Overview

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- Communication features
- Laundry equipment
- Mailboxes
- ATMs, depositories, vending machines
- Telephones
- Signage identifying permanent rooms and spaces
- Transportation facilities

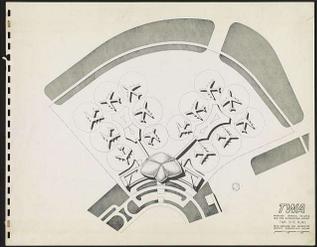
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Transportation Facilities

Appendix E
Sections E109 & E110 (Airports)






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Mailboxes

Appendix E
E105.4

A117.1-2009
Section 309 Operable Parts



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ATMs and Fare Machines
Appendix E
Section E105.5



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**V. Section 305 of the 2019 Chicago
Building Rehabilitation Code
Accessibility for Existing Buildings**

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Accessibility within Work Areas in Existing Buildings

- **Repairs**
- **Alterations**
 - Level 1
 - Level 2
 - Level 3
- **Additions**



Chicago Building Rehabilitation Code




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Accessibility within Work Areas in Existing Buildings

- **Alterations**
 - Level 1
 - Level 2
 - Level 3



Chicago Building Rehabilitation Code

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Existing Buildings: Change of Occupancy, Alterations, and Additions

- **Scope**
 - Sections 301.5, 305.1, 305.4, 305.5, 305.6, 305.8, 305.9
- **Primary function area/Accessible route**
 - Section 305.7

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Existing Buildings: Change of Occupancy, Alterations, and Additions

- **Areas not required to be accessible**
 - Building areas: Sections 305.3, 305.9
 - Building levels: Section 305.3
 - Dwelling or sleeping units: Sections 305.4, 305.4.2, 305.8.6, 305.8.7, 305.8.8, 305.9
 - Technically infeasible: Section 202, 305.4.2, 305.6, 305.8.10, 305.8.12, 305.9

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Chicago Building Rehabilitation Code

Existing Buildings: Change of Occupancy, Alterations, and Additions

- **Areas not required to be accessible**
Example: Section 305.9 Historic Buildings



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VI. Plan Review checklists and MOPD recommendations, architectural drawings common design errors and gaps

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MOPD Pre-Permit & Building Permit Plan Reviews Drawing Minimum Requirements

- Site plan with accessible route
- Show new vs. existing construction and work areas for alterations & additions
- Provide code data indicating correct edition of CBC, 2018 Illinois Accessibility Code, 2010 ADA Standards (or N/A), ICC A117.1-2009, and when applicable, Fair Housing Act (with safe harbor) and UFAS (for multifamily residential projects)
- Indicate correct door maneuvering clearances, clear floor spaces, turning spaces, and fixture clearances on the floor plans
- Indicate running and cross slopes for accessible routes on the civil or architectural site plans
- Do not copy and paste ICC A117.1-2009 or IAC illustrations that are not relevant to the project
- For multifamily residential projects, reviews of minimum requirements for Type A, Type B, Type C dwelling units and units with support for visible alarm notification appliances will be more effective if plans include a Unit Matrix and unit floor plans are clearly labeled by type

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MOPD Pre-Permit & Building Permit Plan Reviews Drawing Minimum Requirements (continued)

- Make the use of allowed code exceptions as clear as possible to the plan examiner
- If design includes level changes on an accessible route, provide correct and adequate details for level changes, ramps, thresholds, etc.
- Take care to review all applicable code requirements in existing multifamily residential units constructed on or after March 14, 1991 (Rehab Code Section 305.6 Exceptions 3 & 4).
Do not use drawing notes such as "This is an existing residential project that is privately-owned and alterations are privately funded. Therefore, not required to comply with any accessibility regulations."
- For alterations affecting an area containing a primary function, provide a cost summary if using Exception 1 of Section 305.7 and providing modification to the accessible route up to 20 percent of the costs of the alterations.

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THE MOST COMMON ACCESSIBILITY DESIGN ERRORS	
1	No accessible route to streets and sidewalks
2	Parking access aisle not part of the accessible route
3	Incorrect number of accessible or van-accessible parking spaces
4	No directional signage at inaccessible entrances
5	Insufficient number of accessible entrances
6	Heavy exterior doors must still be accessible.
7	Misinterpretation for "work areas".
8	Employee common use areas must be fully accessible.
9	Visual alarms are required whenever audible provided.
10	Lack of fixed assembly seating on aisles with removable (or no) armrests
11	Assistive listening system not provided in assembly areas
12	Protruding object requirements apply to ALL circulation paths
13	"Elevator exemption" not an exemption from any other accessibility requirements
14	No areas of refuge when required
15	Alteration project ignores path of travel modification requirements
16	Cross slopes exceed 1:50 at sidewalks and walking surfaces
17	Accessible routes running slope exceeds 1:20 without provision for ramp requirements

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THE MOST COMMON ACCESSIBILITY DESIGN ERRORS	
18	Parking spaces slopes greater than 1:50
19	Parking signs too low to be seen over parked vehicles
20	Curb ramp projects into parking space or access aisle
21	Curb ramps improperly designed or lacking details/dimensions
22	Lack of edge protection at ramps
23	Door opening forces exceed maximum allowable
24	Incorrectly designed vestibules with doors in series
25	Transfer shower must be exactly 36"x36" unless in a Type B unit
26	Unusable clear floor space at transfer shower
27	Curb too high at transfer shower
28	Insufficient accessible storage
29	Electrical outlets and switches above counters out of reach range
30	No fixed companion seating in assembly areas
31	Inaccessible stages and performance areas
32	Inaccessible service counters
33	Transient lodging lacks roll-in showers with fold-down seat
34	Inaccessible kitchens in accessible transient lodging units
	All doors to and in all guest rooms in transient lodging must have 32" minimum clear opening 35 width

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Examples of areas of accessibility compliance with common design errors

A Surface Mounted Paper Towel Dispenser & Trash - Separate
 Dimensions: 30" CLFS, 24" min. to dispenser point, 19" max. to dispenser point, 15" 9" base, 4'-0" CLFS.

B Recessed Paper Towel Dispenser Trash - Combo
 Dimensions: 30" CLFS, 21" min. to dispenser point, 19" max. to dispenser point, 15" 6" base, 4'-0" CLFS.

Note: This area must remain clear.

Other diagrams show: Lavatory with height $X > 24$ and width 36 min / 915; Refuge area with width 48 min / 1220 and height 60 max / 1825; Staircase with 12 min / 305 riser height; and a lavatory with back wall 36 / 915, seat wall, control wall, and width 48 min / 1220.

Note: inside finished dimensions measured at the center points of opposing sides

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Examples of areas of accessibility compliance with common design errors

Door Maneuvering Clearance Area diagrams:

- FRONT APPROACH - PULL SIDE: $1/8" = 1'-0"$
- HINGE APPROACH - PULL SIDE: $1/8" = 1'-0"$
- LATCH APPROACH - PULL SIDE: $1/8" = 1'-0"$
- FRONT APPROACH - PUSH SIDE: $1/8" = 1'-0"$
- HINGE APPROACH - PUSH SIDE: $1/8" = 1'-0"$
- LATCH APPROACH - PUSH SIDE: $1/8" = 1'-0"$

Door threshold cross-section: width 5" (127.0), height $1/2"$ (12.7).

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Good or Bad?

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QUESTIONS?
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