Accessibility in Dwelling and Sleeping Units - Scoping

Module 7A
Objectives

Upon completion of this module, you will be better able to:

• Explain scoping for Institutional facilities.
• Explain scoping for Residential facilities.
• Apply the exceptions in OBC Section 1107.7.
• Describe the of background of Accessible, Type A, Type B dwelling 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 RCO:
  – Referenced as Group R-3.
Key Terms for Housing

• Dwelling unit
• Sleeping unit
• Dwelling or sleeping units, multistory
• Intended to be occupied as a residence
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)
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.
Type C/Visitable Units

• New to 2009 ICC A117.1, Section 1005
• No scoping in the OBC or RCO
• Written to be used for 1, 2 and 3 family detached and R-3 dwellings that are not required to have accessible, Type A or Type B features.
Type C/Visitable Units

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 on the accessible level
• Electrical outlets and switches within reach range
Counting Units
Breezeways

STAIR, COVERED WALK, AND ROOF STRUCTURALLY TIED TO EACH BUILDING MAKES THIS A SIX-UNIT SINGLE STRUCTURE

3 UNITS ->

3 UNITS <-
Fire Walls
Group R-1

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

- Count the bedrooms in the suite to determine the number of Accessible units required.
- Only one Accessible unit per suite.
Institutional
## Group I Occupancy

### 24 Hour Care Facilities

<table>
<thead>
<tr>
<th>Age of Residents</th>
<th>Capability of Residents</th>
<th>Number of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1-5</td>
</tr>
<tr>
<td>2½ years or less</td>
<td>Not capable of self preservation</td>
<td>R-3 or RCO</td>
</tr>
<tr>
<td>Over 2½ years</td>
<td>Capable of self preservation</td>
<td>R-3 or RCO</td>
</tr>
<tr>
<td>Over 2½ years</td>
<td>Not capable of self preservation</td>
<td>R-3 or RCO</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

4% Accessible units.

10% Accessible units

Remainder Type B units if intended to be occupied as a residence.

- Number of units with visible alarms per Table 907.5.2.3.3.
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 – Cells

- 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).
Residential
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 907.5.2.3.3.
Group R-2

• Live/work units

All dwellings are Type B units

• The work areas must be accessible.
Group R-2

- Boarding Houses
- Dormitories
- Fraternity and Sorority Houses
  - Number of Accessible unit based on Table 1107.6.1.1.
  - Remainder Type B units.
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.
Group R-3

All Type B units.
Group R-4

One or two Accessible units required based on resident safety needs.

Remainder Type B units
Dwelling and Sleeping Unit Exceptions
Exceptions – Accessible Units

• No exceptions.
Exceptions – Type A and B Units

• No exception for elevator buildings.

In Buildings with One or More Elevators: (Elevator Buildings) All Units are Covered
Exceptions –

Type A and B Units

• Structures with less than 4 units.
• Non-elevator buildings.
• Multi-story units.
• Steep and hilly sites.
• Sites subject to flood regulations.
Lowest Level (OBC 1107.1)

not all ground floor entrances must be accessible, but more than one may be necessary under some circumstances

all ground floor units are covered and must be served by an accessible entrance on an accessible route

Buildings with a Single Ground Floor
Lowest Level (OBC 1107.1)

Both calculations do not exceed 10%; therefore, the developer must provide an accessible route to the entrance and all units on the ground floor served by the entrance are covered.
Lowest Level (OBC 1107.1)
Lowest Level (OBC 1107.1)
Multi-story Units (OBC 1107.7.2)

FINISHED BASEMENT WITH LIVING SPACE MAKES THIS A TWO-STORY DWELLING UNIT

SINGLE-STORY UNIT

TWO-STORY UNITS

TYPE B UNITS REQUIRED
Multi-story Units (OBC 1107.7.2)

TWO-STORY UNITS
ELEVATOR
ONE-STORY UNITS

= TYPE B UNIT REQUIRED

= PRIMARY ENTRY
At Least One Story (OBC 1107.7.3)
At Least One Story OIBC 1107.7.3)

Elevator to First Floor of Dwelling Units Above
Grade or Entrance Level Does Not Make an
Elevator Building

accessible entrance required
other floor units not covered
lowest level containing dwelling units
common use space
elevator

= Type B units
Steep or Hilly Site
(OBC 1107.7.4)

Step A
Topographic analysis:
- Area < 10% slope = 75%
- Ground floor units to comply = 75%

Step B
Total Ground Floor Units = 26
- Type B Units = 20

Step C
After distribution of required units, total count of 20 ground floor units is raised to 22.

Two more units are added to lower ground floor of Building #1 and an accessible route is provided to meet the required 20. Two remaining units on that floor become Type B units because all ground floor units served by an accessible route are Type B units.

Building #1
- 2 ground floors
- 10 ground floor units
- all 10 ground floor units Type B

Building #2
- 2 ground floors
- 10 ground floor units
- 6 ground floor units Type B

Building #3
- 1 ground floor
- all 6 ground floor units Type B

Site Analysis Test:
The Number of Type B Units

To meet the required number of Type B units an additional accessible entrance on an accessible route must be provided to another ground floor, thus making all the units on that floor Type B.
Flood Plain (OBC 1107.7.5)
Review

• The level of accessibility required in a institutional or residential facility is based on anticipated need.
• The units ranked for greatest accessibility to least is Accessible, Type A, Type B and Type C.
• Type C units are not scoped in the OBC or RCO. Compliance is voluntary.
• The exceptions for Type B units are primarily for non-elevator buildings.
• The exceptions for Type A units are limited to buildings within a floor plain.
• Copyright © 2015 International Code Council, Inc. All rights reserved.

• This presentation is protected by United States and International copyright laws. It is intended and made available solely for the personal educational, non-commercial use of viewers of this website. Any reproduction, distribution, modification, display or other use of this presentation, without the express prior written permission of International Code Council, Inc., is a violation of applicable copyright laws and is prohibited.