



DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF EDUCATION AND DATA MANAGEMENT

Type A and Type B Dwelling Units

*Presented by
Harwood W. Loomis, BO, RA, Consulting Architect
for the*

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From Connecticut General Statutes:

Sec. 29-269. (Formerly Sec. 19-395a). Standards for construction of buildings to accommodate physically handicapped persons. (a) The State Building Inspector and the Codes and Standards Committee shall revise the State Building Code to be in substantial compliance with the provisions of the Americans with Disabilities Act of 1990, as amended, 42 USC 12101 and the Fair Housing Amendments Act of 1988, as amended, 42 USC 3600. The provisions of this subsection and the State Building Code as from time to time revised pursuant to this section shall control the design, construction and arrangement of all buildings and building elements, constructed under permits issued on or after October 1, 1975, and all buildings or building elements constructed or substantially renovated by the state, any municipality or any other political subdivision of the state, the architectural design of which was commenced on or after October 1, 1977, except buildings which have been approved by the Department of Housing and Urban Development as being in conformance with federal standards for housing for the elderly and physically handicapped and for which a permit was issued prior to June 9, 1976, to ensure accessibility thereto and use by the physically handicapped.

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Which Code are we talking about,
anyway?

The 2012 International Building Code
(as amended)

The 2012 International Residential Code
(as amended)

And **ICC/ANSI A117.1 – 2009**
(as amended)


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Our Accessibility Code

IBC 2012 + IRC 2012 + ICC/ANSI A117.1-2009
+
2016 CT Supplement



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From Connecticut General Statutes:

Sec. 29-274. (Formerly Sec. 19-396c). Exemptions from State Building Code standards. (a) The provisions of section 29-269 shall not apply to detached one and two-family dwellings.

Confirmed by the IBC:

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

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From §29-269:

§14-253a – Applies to accessible parking spaces

§29-273 – Applies to accessibility or adaptability requirements for residential buildings and complexes.

§29-274 – Applies to Exemptions from State Building Code standards.


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2012 IBC PORTION of the 2016 CSBC and the 2012
IRC PORTION of the 2016 CSBC:


SCOPING




2009 ICC/ANSI A117.1 PORTION OF THE 2016 CSBC:

TECHNICAL REQUIREMENTS

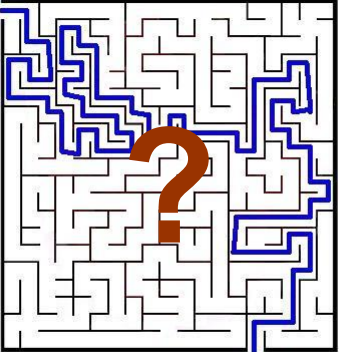
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start



Finish



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2012 IRC:

R101.2 Scope. The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, *alteration*, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above *grade plane* in height with a separate means of egress and their *accessory structures*.



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§29-273 is the section of statute that brings us to Type A and Type B dwelling units.

Sec. 29-273. (Formerly Sec. 19-396b). Accessibility or adaptability requirements for residential buildings and complexes. Each residential building or complex constructed, substantially renovated or established by change of use under a building permit application filed on or after October 1, 2004, shall provide accessible or adaptable dwelling units for persons with disabilities as required by the State Building Code.

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Is this a complex?

You bet it is!

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2016 CSBC:

**SECTION 1107
DWELLING UNITS AND SLEEPING UNITS**

1107.1 General. In addition to the other requirements of this chapter, occupancies having *dwelling units* or *sleeping units* shall be provided with *accessible* features in accordance with this section.

NOTICE -

1107.2 Design. *Dwelling units* and *sleeping units* that are required to be *Accessible units*, *Type A units* and *Type B units* shall comply with the applicable portions of Chapter 10 of ICC A117.1. Units required to be ~~*Type A units*~~ are permitted to be designed and constructed as *Accessible units*. Units required to be ~~*Type B units*~~ are permitted to be designed and constructed as *Accessible units* or as *Type A units*.

**BETTER IS
ALWAYS
ALLOWED**

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From the 2012 *International Residential Code* (as amended by Connecticut):

**SECTION R320
ACCESSIBILITY**

(Add)R320.1 Scope. Detached one- and two-family dwellings shall be exempt from accessibility requirements. Attached multiple single-family dwellings (townhouses) shall comply with Section R320.2 for single-story townhouses and with Section R320.3 for multi-story townhouses. For the purposes of this section, a one-story above-grade townhouse with a finished basement shall be considered a multi-story townhouse. Required Type B units shall comply with ICC/ANSI A117.1, as amended.

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BOTTOM LINE:

**REQUIRE THE APPLICANT TO SUBMIT
CALCULATIONS JUSTIFYING THEIR
ACCESSIBLE, TYPE A, AND TYPE B
UNIT COUNTS**

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FOUR TYPES OF UNITS:

- ACCESSIBLE
- TYPE A (Adaptable)
- TYPE B (Adaptable)
- TYPE C (Visitable)

Definitions for the first three are found in Chapter 2
of the IBC portion of the CSBC.

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CHAPTER 2 DEFINITIONS

ACCESSIBLE UNIT. A *dwelling unit* or *sleeping unit* that complies with this code and the provisions for Accessible units in ICC A117.1.

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

TYPE A UNIT. A *dwelling unit* or *sleeping unit* designed and constructed for accessibility in accordance with this code and the provisions for *Type A units* in ICC A117.1.

TYPE B UNIT. A *dwelling unit* or *sleeping unit* designed and constructed for accessibility in accordance with this code and the provisions for *Type B units* in ICC A117.1, consistent with the design and construction requirements of the federal Fair Housing Act.

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VISITABLE UNIT: A dwelling unit that persons with disabilities can enter, move around the primary (entrance) floor of, and use the bathroom of.

May be referred to as a “Type C dwelling unit.”

Not defined by CSBC but technical requirements are included in ICC/ANSI A117.1-2009.

Architects from other jurisdictions may use this term or ask about our requirements.

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From the 2012 IBC *Commentary*:

- ❖ There are three levels of accessibility that can be required in a dwelling unit or sleeping unit: Accessible units, Type A units, and Type B units. All three types are defined in Chapter 2.

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(Commentary, continued)

An Accessible unit is constructed for full accessibility in accordance with Section 1002 of ICC A117.1. For example, grab bars are in place in the bathrooms, a clear floor space is provided for front approach at the kitchen sink and bathroom lavatories, 32-inch (813mm) clear width doors with maneuvering clearances and lever hardware are provided, etc. None of the elements in the unit are constructed for adaptability. The requirements for an Accessible unit provide a higher level of accessibility than either a Type A unit or a Type B unit.

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(Commentary, continued)

A Type A unit has some elements that are constructed accessible [e.g., 32-inch (813mm) clear width doors with maneuvering clearances and lever hardware] and some elements designed to be added or altered when needed (e.g., grab bars can be easily added in bathrooms since blocking in the walls is in place). Type A units follow the technical criteria in Section 1003 of ICC A117.1. This type of unit is less accessible than an Accessible unit and more accessible than a Type B unit.

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(Commentary, continued)

A Type B unit is constructed to a lower level of accessibility than either an Accessible unit or a Type A unit. While a person who uses a wheelchair could maneuver in a Type B unit, the technical requirements are geared more towards persons with lesser mobility impairments. Type B units follow the technical requirements in Section 1004 of ICC A117.1. Areas of a Type B unit are allowed to be totally nonaccessible (e.g., sunken living room, extra bedrooms on a mezzanine level). Side approach is permitted to sinks in the kitchen and lavatories in the bathroom rather than planning for a front approach. Some elements are constructed with a minimum level of accessibility [e.g., doors within the unit have a 31¾-inch (806mm) clear width but do not require maneuvering clearances], while some elements are designed to be altered when needed (e.g., blocking in the walls of the bathroom for future installation of grab bars.)


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WHAT'S REQUIRED, WHEN, and WHERE?

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From the 2012 *International Residential Code*:

(Add) **R320.2 Single-story townhouses.** Where there are four or more townhouses in a single structure, each single-story townhouse shall be a Type B unit.

Exception: The number of Type B units shall be permitted to be reduced in accordance with Section R320.4.

What if there are THREE units in one structure?

???

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(Add) **R320.3 Multi-story townhouses.** Buildings or complexes that contain 10 or more multistory townhouses shall have at least 10 per cent Type B units. This requirement shall be met by providing a sufficient number of single-story Type B units or by providing a sufficient number of multi-story townhouses that incorporate a Type B unit on the street floor or by a combination of the two. Multi-story townhouses that incorporate a Type B unit on the street floor shall not be required to provide accessibility to floors above or below the street floor. The Type B unit on the street floor shall include provisions for living, sleeping, eating, cooking and a complete toilet and bathing facility on that floor.

Exceptions:

1. Structures with fewer than four dwelling units.
2. The number of Type B units shall be permitted to be reduced in accordance with Section R320.4.



(Add) **R320.4 General exceptions.** Where permitted by Sections R320.2 and R320.3, the required number of Type B units shall be permitted to be reduced in accordance with Sections R320.4.1 and R320.4.2.

(Add) **R320.4.1 Site impracticality.** On a site with multiple buildings, the number of units required by Sections R320.2 and R320.3 to be Type B units may be reduced to a percentage which is equal to the percentage of the entire site having grades, prior to development, which are less than 10 percent, provided not less than 20 percent of the Type B units required by Sections R320.2 and R320.3 on the site are provided.



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(Add) **R320.4.2 Design flood elevation.** The required number of Type B units shall not apply to a site where the lowest floor is required to be at or above the design flood elevation resulting in:

1. A difference in elevation between the minimum required floor elevation at the primary entrance and the closest vehicular and pedestrian arrival points, and;
2. A slope exceeding 10 percent between the minimum required floor elevation at the primary entrance and the closest vehicular and pedestrian arrival points.

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From an OSBI Code Interpretation dating back to the BOCA-based Connecticut State Building Code:

Question 2: In a Use Group R-3 complex of attached one family dwelling units (townhouses) is there a requirement to provide 10% accessible units of each type of unit available (i.e.: one bedroom, two bedroom, three bedroom) or is the requirement to simply provide 10% accessible units of the total number of units available?

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Answer 2: Section 1107.4.2.3 of the BOCA National Building Code/1996 portion of the 1999 State Building Code, which governs construction of Use Group R-3 buildings, states that where dwelling units differ in the number of bedrooms provided, Type A dwelling units shall conform generally to the percentages of the unit types as a whole. The referenced section goes on to say that this requirement shall not be construed so as to require a greater number of Type A units than as computed by Section 1107.4.2.2, which requires one Type A unit for every 10 units or substantial fraction thereof in every Use Group R-3 project with 10 or more dwelling units. One would therefore set the total number of accessible units by requiring one for every 10 units or substantial fraction thereof, and one would then divide the distribution up in accordance with the percentages of each type of unit available, by bedroom number. For instance, in a project with 106 total units, twenty-six of which are three bedrooms, forty of which are two bedrooms and forty of which are one bedrooms, a total of 11 accessible units are required: 3 three bedrooms; 4 two bedrooms and 4 one bedrooms.



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From the 2012 International Building Code:

GROUP I

1107.5 Group I. Accessible units and Type B units shall be provided in Group I occupancies in accordance with Sections 1107.5.1 through 1107.5.5.



What's Group I-1?

308.3 Institutional Group I-1. This occupancy shall include buildings, structures or portions thereof for more than 16 persons who reside on a 24 hour basis in a supervised environment and receive *custodial care*. The persons receiving care are capable of self preservation.

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes
- Halfway houses
- Residential board and *custodial care* facilities
- Social rehabilitation facilities



1107.5.1 Group I-1. Accessible units and Type B units shall be provided in Group I-1 occupancies in Accordance with Sections 1107.5.1.1 and 1107.5.1.2.

1107.5.1.1 Accessible units. At least 4 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

1107.5.1.2 Type B units. In structures with four or more *dwelling units* or *sleeping units intended to be occupied as a residence*, every dwelling unit and *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

**NOTICE –
NO TYPE A
UNITS**



What's Group I-2?

308.4 Institutional Group I-2. This occupancy shall include buildings and structures used for *medical care* on a 24-hour basis for more than five persons who are *incapable of self preservation*.

- *Foster care facilities*
- *Detoxification facilities*
- *Hospitals*
- *Nursing homes*
- *Psychiatric hospitals*



1107.5.2 Group I-2 nursing homes. *Accessible units* and *Type B units* shall be provided in nursing homes of Group I-2 occupancies in accordance with Sections 1107.5.2.1 and 1107.5.2.2.

1107.5.2.1 Accessible units. At least 50 percent but not less than one of each type of the *dwelling units* and *sleeping units* shall be *Accessible units*.

1107.5.2.2 Type B units. In structures with four or more *dwelling units* or *sleeping units intended to be occupied as a residence*, every dwelling unit and *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7

**NOTICE –
NO TYPE A
UNITS**



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1107.5.3 Group I-2 hospitals. *Accessible units* and *Type B units* shall be provided in general-purpose hospitals, psychiatric facilities and detoxification facilities of Group I-2 occupancies in accordance with Sections 1107.5.3.1 and 1107.5.3.2.

1107.5.3.1 Accessible units. At least 10 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

1107.5.3.2 Type B units. In structures with four or more *dwelling units* or *sleeping units intended to be occupied as a residence*, every *dwelling unit* and *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7

**NOTICE –
NO TYPE A
UNITS**



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1107.5.4 Group I-2 rehabilitation facilities. In hospitals and rehabilitation facilities of Group I-2 occupancies which specialize in treating conditions that affect mobility, or units within either which specialize in treating conditions that affect mobility, 100 percent of the *dwelling units* and *sleeping units* shall be *Accessible units*.

**NOTICE –
NO TYPE A
UNITS OR
TYPE B
UNITS**



What's Group I-3?

308.5 Institutional Group I-3. This occupancy shall include buildings and structures that are inhabited by more than five persons who are under restraint or security. An I-3 facility is occupied by persons who are generally *incapable of self preservation* due to security measures not under the occupants' control. This group shall include, but not be limited to, the following:

- *Correctional centers*
- *Detention centers*
- *Jails*
- *Prerelease centers*
- *Prisons*
- *Reformatories*

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1107.5.5 Group I-3. *Accessible* units shall be provided in Group I-3 occupancies in accordance with sections 1107.5.5.1 through 1107.5.5.3.

1107.5.5.1 Group I-3 sleeping units. In Group I-3 occupancies, at least 2 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

1107.5.5.2 Special holding cells and special housing Cells or rooms. In addition to the *Accessible units* required by Section 1107.5.5.1, where special holding cells or special housing cells or rooms are provided, at least one serving each purpose shall be an *Accessible unit*. Cells or rooms subject to this requirement include, but are not limited to, those used for purposes of orientation, protective custody, administrative or disciplinary detention or segregation, detoxification and medical isolation.


Exception: Cells or rooms specially designed without protrusions and that are used solely for purposes of suicide prevention shall not be required to include grab bars.

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1107.5.5.3 Medical care facilities. Patient *sleeping units* or cells required to be *Accessible units* in medical care facilities shall be provided in addition to any medical isolation cells required to comply with Section 1107.5.5.2.

??? So ... medical isolation cells are required in addition to medical isolation cells??? 

Not exactly, but ... yes. Stay tuned.

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2012 ICC COMMENTARY:

1107.5.5.3 Medical care facilities. Patient sleeping units or cells required to be *Accessible units* in medical care facilities shall be provided in addition to any medical isolation cells required to comply with Section 1107.5.5.2.

- ❖ When medical care facilities are provided within a detention or correctional facility, 10 percent of the units are required to be Accessible units. The intent is to be consistent with the hospital requirements found in Section 1107.5.3.1.

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GROUP I-3 SUMMARY

General Population 2 percent accessible

Special Cells At least 1 of each function accessible

Infirmary 10 percent accessible



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GROUP R

1107.6 Group R. Accessible units, Type A units and Type B units shall be provided in Group R occupancies in accordance with Sections 1107.6.1 through 1107.6.4.

**NOTICE –
No Type C or
“Visitable” Units**



What's Group R-1?

(Add) **310.3 Residential Group R-1.** Residential occupancies containing *sleeping units* where the occupants are primarily *transient* in nature, including:

- Bed and breakfast establishments
- *Boarding houses* with more than 10 occupants
- *Congregate living facilities* with more than 10 occupants
- Hotels
- Motels

Connecticut added Bed and Breakfast Establishments, and deleted the word (transient) from the other four use types.

**NOTICE –
No Type C or
“Visitable” Units**



1107.6.1 Group R-1. *Accessible units* and *Type B units* shall be provided in Group R-1 occupancies in accordance with sections 1107.6.1.1 and 1107.6.1.2.

**NOTICE –
No Type A Units**

1107.6.1.1 Accessible units. *Accessible dwelling units* and *sleeping units* shall be provided in accordance with Table 1107.6.1.1. All dwelling units and sleeping units on a site shall be considered to determine the total number of *Accessible units*. *Accessible units* shall be dispersed among the various classes of units. Roll-in showers provided in *Accessible units* shall include a permanently mounted folding shower seat.



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**TABLE 1107.6.1.1
ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS**

TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITHOUT ROLL-IN SHOWERS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 TO 25	1	0	1
26 TO 50	2	0	2
51 TO 75	3	1	4
76 TO 100	4	1	5
101 TO 150	5	2	7
151 TO 200	6	2	8
201 TO 300	7	3	10
301 TO 400	8	4	12
401 TO 500	9	4	13
501 TO 1,000	2% of total	1% of total	3% of total
Over 1,000	20, plus 1 for each 100 or fraction thereof over 1,000	10, plus 1 for each 100 or fraction thereof over 1,000	30, plus 2 for each 100 or fraction thereof over 1,000

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What's Group R-2?

(Amd) **310.4 Residential Group R-2** Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

- Apartment houses
- Boarding houses with more than six occupants
- Congregate living facilities with more than six occupants
- Convents
- Dormitories
- Fraternities and sororities
- Hotels
- Live/work units
- Monasteries
- Motels
- Vacation timeshare properties

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1107.6.2 Group R-2. Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 and 1107.6.2.2.

1107.6.2.1 Apartment houses, monasteries and convents. Type A units and Type B units shall be provided in apartment houses, monasteries and convents in accordance with Sections 1107.6.2.1.1 and 1107.6.2.1.2.

(Amd)**1107.6.2.1.1 Type A Units.** In occupancies in Group R-2 containing more than 20 dwelling units or sleeping units, at least 10 percent of the units shall be a Type A unit in accordance with ICC/ANSI A117.1-2003. All R-2 units on the site, within the building or within the complex, shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.

TYPO?



Exceptions:

1. The number of Type A units is permitted to be reduced in accordance with Section 1107.7.
2. Existing structures on a site shall not contribute to the total number of units on a site.



1107.6.2.2 Group R-2 other than apartment houses, monasteries and convents. In Group R-2 occupancies, other than apartment houses, monasteries and convents, *Accessible units* and *Type B units* shall be provided in accordance with Sections 1107.6.2.2.1 and 1107.6.2.2.2.

1107.6.6.2.1 Accessible units. *Accessible dwelling units* and *sleeping units* shall be provided in accordance with Table 1107.6.1.1.

1107.6.6.2.2 Type B units. Where there are four or more *dwelling units* or *sleeping units intended to be occupied as a residence* in a single structure, every *dwelling unit* and every *sleeping unit intended to be occupied as a residence* shall be a Type B unit.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.



What's Group R-3?

(Amd) **310.5 Residential Group R-3.** Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

- Buildings that do not contain more than two dwelling units
- Boarding houses with six or fewer occupants where personal care services are not provided
- Care facilities in accordance with section 308.3.1, 308.4.1, or 308.6.4
- Congregate living facilities with six or fewer occupants where personal care services are not provided



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1107.6.3 Group R-3. In Group R-3 occupancies where there are four or more *dwelling units* or *sleeping units intended to be occupied as a residence* in a single structure, every *dwelling unit* and every *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

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What's Group R-4?

310.6 Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. The persons receiving care are capable of self preservation. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- *Group homes*
- Halfway houses
- Residential board and *custodial care* facilities
- Social rehabilitation facilities

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(310.6 Continued)

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.



1107.6.4 Group R-4. *Accessible units* and *Type B units* shall be provided in Group R-4 occupancies in accordance with Sections 1107.6.4.1 and 1107.6.4.2.

1107.6.4.1 Accessible units. At least one of the *dwelling units* or *sleeping units* shall be an Accessible unit.

1107.6.4.2 Type B units. In structures with four or more *dwelling units* or *sleeping units intended to be occupied as a residence*, every *dwelling unit* and *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.


NOTICE:
No Type A Units



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**LOTS of exceptions to where
Accessible, Type A and Type B units
are required.**

**(Remember all those references to Section
1107.7?)**

1107.7 General exceptions. Where specifically permitted by Section 1107.5 or 1107.6, the required number of *Type A units* and *Type B units* is permitted to be reduced in accordance with Sections 1107.7.1 through 1107.7.5.

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1107.7.1 Structures without elevator service. Where no elevator service is provided in a structure, only the *dwelling units* and *sleeping units* that are located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be *Type A units* and *Type B units*, respectively. The number of *Type A units* shall be determined in accordance with Section 1107.6.2.1.1.

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

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1107.7.1.2 Additional stories with Type B units. On all other stories that have a building entrance in proximity to arrival points intended to serve units on that *story*, as indicated in Items 1 and 2, all *dwelling units* and *sleeping units intended to be occupied as a residence* served by that entrance on that *story* shall be *Type B units*.

1. Where the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet (15,240 mm) of the planned entrance are 10 percent or less, and

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2. Where the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet (15, 240 mm) of the planned entrance are 10 percent or less.

Where no such arrival points are within 50 feet (15,240 mm) of the entrance, the closest arrival point shall be used unless that arrival point serves the *story* required by Section 1107.7.1.1.

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

1107.7.3 Elevator service to the lowest story with units. *Where elevator service in the building provides an accessible route only to the lowest story containing dwelling or sleeping units intended to be occupied as a residence, only the units on that story which are intended to be occupied as a residence are required to be Type B units.*

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1107.7.4 Site impracticality. On a *site* with multiple nonelevator buildings, the number of units required by Section 1107.7.1 to be *Type B units* is permitted to be reduced to a percentage which is equal to the percentage of the entire *site* having grades, prior to development, which are less than 10 percent, provided that all of the following conditions are met:

1. Not less than 20 percent of the units required by Section 1107.7.1 on the *site* are *Type B units*;
2. Units required by Section 1107.7.1, where the slope between the building entrance serving the units on that *story* and a pedestrian or vehicular arrival point is no greater than 8.33 percent, are *Type B units*;
3. Units required by Section 1107.7.1, where an elevated walkway is planned between a building entrance serving the units on that *story* and a pedestrian or vehicular arrival point and the slope between them is 10 percent or less are *Type B units*; and
4. Units served by an elevator in accordance with Section 1107.7.3 are *Type B units*.

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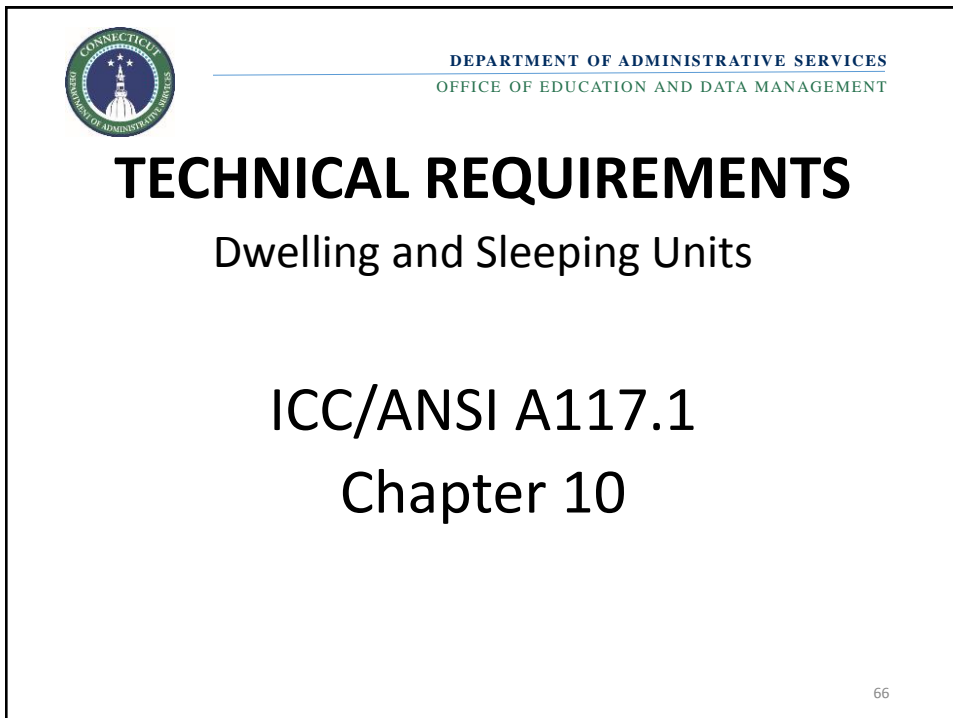
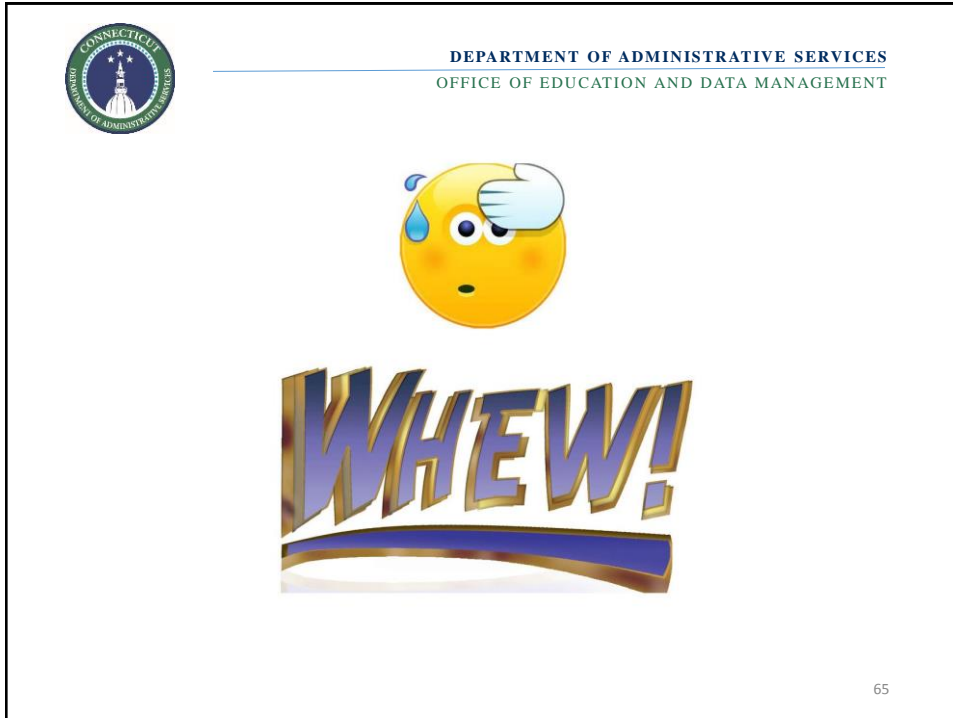
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1107.7.5 Design flood elevation. The required number of *Type A units* and *Type B units* shall not apply to a *site* where the required elevation of the lowest floor or the lowest horizontal structural building members of nonelevator buildings are at or above the *design flood elevation* resulting in:

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

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

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ELEMENT	ACCESSIBLE	TYPE A	TYPE B
Accessible entrance	Req'd	Req'd	Req'd
Accessible route w/in unit*	Req'd	Req'd	Req'd
Exceptions	Unfinished Attics & Basements	Unfinished Attics & Basements	1. Unfinished Attics & Basements 2. One of the following: 2.1 Raised portion of room 2.2 Sunken portion of room 2.3 Mezzanine w/o plumbing or enclosed habitable space


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ELEMENT	ACCESSIBLE	TYPE A	TYPE B
	Connecticut supplement provides that other stories w/in unit are not required to be accessible/adaptable if all elements are provided on primary story		
Turning space in each room	Req'd	Req'd	-
Exceptions	1. Additional bathrooms 2. Closets & pantries <48" deep	1. Additional bathrooms 2. Closets & pantries <48" deep	-
Level walking surfaces	Req'd (Slopes <1:20 allowed)	Req'd (Slopes <1:20 allowed)	Req'd (Slopes <1:20 allowed)


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ELEMENT	ACCESSIBLE	TYPE A	TYPE B
Doors			
Clear width	32" Min.	32" Min.	32" Entrance 31¼" Other
Maneuvering clearance	See 1002.5 for exceptions	See 1003.5 for exceptions	Not Req'd
Ramps	Allowed – Comply w/ Section 405	Allowed – Comply w/ Section 405	Allowed – Comply w/ Section 405
Elevators	Allowed – Comply with Section 407, 408 or 409	Allowed – Comply with Section 407, 408 or 409	Allowed – Comply with Section 407, 408 or 409
Platform lifts	Allowed – Comply w/ Section 410	Allowed – Comply w/ Section 410	Allowed – Comply w/ Section 410

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ELEMENT	ACCESSIBLE	TYPE A	TYPE B
Operable parts	Comply w/ Section 309.	Comply w/ Section 309.	Comply w/ Section 309.2 and 309.3.
Lighting controls	Includes Section 305 for clear floor space and Section 308 for reach range.	Includes Section 305 for clear floor space and Section 308 for reach range.	Includes Section 305 for clear floor space and Section 308 for reach range.
Panelboards	See Section 1002.9 for exceptions.	See Section 1003.9 for exceptions.	See Section 1004.9 for exceptions.
Switches			
Receptacles			
Thermostats			
Appliances			
Window hardware			
Plumbing fixt. controls			
Security system controls			
Intercom controls			

Does NOT include 309.4, which prohibits "tight grasping or twisting of the wrist"

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What about keys, and pinching and twisting of the wrist?


U.S. Access Board clarification:

Are locks operated by keys prohibited due to the pinching or twisting of the wrist their operation typically requires?

No, non-fixed portions of door or gate hardware, including keys and access cards, are not covered by the Standards, but those that can be used without pinching or turning will provide easier access. Non-fixed portions can be modified or adapted as needed for accessibility.




ELEMENT	ACCESSIBLE	TYPE A	TYPE B
Laundry equipment	Comply w/ Section 611. Includes Section 305 for clear space, and Section 309 for controls	Comply w/ Section 611. Includes Section 305 for clear space, and Section 309 for controls	Comply w/ Section 1004.10. Includes Section 305.3 for clear space



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ELEMENT	ACCESSIBLE	TYPE A	TYPE B
Toilet and bathing facilities	Comply w/	Comply w/	Comply w/
Primary bathroom	603	1003.11.2	1004.11
Other bathrooms	Not regulated	1003.11.1	1004.11 (Exc.)
Primary bathroom	603	1003.11.2	1003.11.2
Door swing cannot overlap fixture clear space	Req'd	Req'd	Req'd
Fixture clear spaces	Req'd	Req'd	Req'd
Grab bars installed	Req'd	Blocking	Blocking
Vanity cabinet	Not permitted	Removable	Removable
Mirror	40" Max. ht.	40" Max. ht.	40" Max. ht.
Water Closet	Adj. to wall	Adj. to wall	Option A or B


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ELEMENT	ACCESSIBLE	TYPE A	TYPE B
Other bathrooms	1002.11.1	1003.11.1	1004.11.1 (Exc. On non-access Floors) NOT Req'd
Door swing cannot overlap fixture clear space	NOT Req'd	NOT Req'd	
Fixture clear spaces	Req'd	Req'd	Option A or Option B
Grab bars installed	Blocking (Exc.)	Blocking (Exc.)	↓
Vanity cabinet	Removable	Removable	
Mirror	40" Max. ht.	40" Max. ht.	
Water Closet	Adj. to wall	Adj. to wall	


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DEPARTMENT OF ADMINISTRATIVE SERVICES
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TOILET AND BATHING FACILITY COMPARISON		
1003 TYPE A DWELLING UNITS	1004 TYPE B DWELLING UNITS	
	OPTION A	OPTION B
<p>1003.11 Toilet and Bathing Facilities. At least one toilet and bathing facility shall comply with Section 1003.11.2. All toilet and bathing facilities shall comply with Section 1003.11.1.</p>	<p>1004.11.3 Toilet and Bathing Areas. Either all toilet and bathing areas provided shall comply with Section 1004.11.3.1 (Option A), or one toilet and bathing area shall comply with Section 1004.11.3.2 (Option B).</p> <p>1004.11.3.1 Option A. Each fixture provided shall comply with Section 1004.11.3.1.</p> <p>EXCEPTIONS:</p> <ol style="list-style-type: none"> Where multiple lavatories are provided in a single toilet and bathing area such that travel between fixtures does not require travel through other parts of the unit, not more than one lavatory is required to comply with Section 1004.11.3.1. A lavatory and a water closet in a room containing only a lavatory and water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the unit. 	<p>1004.11.3.2 Option B. One of each type of fixture provided shall comply with Section 1004.11.3.2. The accessible fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.</p>
<p>1003.11.2.2 Lavatory. Lavatories shall comply with Section 606.</p> <p>EXCEPTION: Cabinetry shall be permitted under the lavatory, provided the following criteria are met:</p> <ol style="list-style-type: none"> The cabinetry can be removed without removal or replacement of the lavatory; The floor finish extends under the cabinetry; and 	<p>1004.11.3.1.1 Lavatory. A clear floor space complying with Section 305.3, positioned for a parallel approach, shall be provided at a lavatory. The clear floor space shall be centered on the lavatory.</p> <p>EXCEPTION: A lavatory complying with Section 606 shall be permitted. Cabinetry shall be permitted under the lavatory provided the following criteria are met:</p> <ol style="list-style-type: none"> The cabinetry can be removed without removal or replacement of the lavatory; and The floor finish extends under 	<p>1004.11.3.2.1 Lavatory. Lavatories shall comply with Sections 1004.11.3.1.1 and 1004.11.3.2.1.</p> <p style="text-align: center;"><i>Same as option A, plus height requirement below.</i></p>

Indicates same language



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TOILET AND BATHING FACILITY COMPARISON		
1003 TYPE A DWELLING UNITS	1004 TYPE B DWELLING UNITS	
	OPTION A	OPTION B
<p>(c) The walls behind and surrounding the cabinetry are finished.</p>	<p>the cabinetry, and (c) The walls behind and surrounding the cabinetry are finished.</p>	
<p>1003.11.2.4 Water Closet. Water closets shall comply with Section 1003.11.2.4.</p> <p>1003.11.2.4.1 Location. The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum and 18 inches (455 mm) maximum from the sidewall.</p>	<p>1004.11.3.1.2 Water Closet. The water closet shall comply with Section 1004.11.3.1.2.</p> <p>1004.11.3.1.2.1 Location. The centerline of the water closet shall be 16 inches (405 mm) minimum and 18 inches (455 mm) maximum from one side of the required clearance.</p> <p>1004.11.3.1.2.2 Clearance. Clearance around the water closet shall comply with Sections 1004.11.3.1.2.2.1 through 1004.11.3.1.2.2.3. EXCEPTION: Clearance complying with Sections 1003.11.2.4.2 through 1003.11.2.4.4.</p>	<p>1004.11.3.2.1.1 Height. The front of the lavatory shall be 34 inches (865 mm) maximum above the floor, measured to the higher of the rim or counter surface.</p> <p>1004.11.3.2.2 Water Closet. The water closet shall comply with Section 1004.11.3.1.2.</p> <p style="text-align: center;"><i>Same as Option A</i></p> <p style="text-align: center;"><i>Same as Option A</i></p>
<p>1003.11.2.4.2 Clearance Width. A clearance around the water closet shall be 60 inches (1525 mm) minimum in width, measured perpendicular from the side wall.</p>	<p>1004.11.3.1.2.2.1 Clearance Width. Clearance around the water closet shall be 48 inches (1220 mm) minimum in width, measured perpendicular from the side of the clearance that is 16 inches (405 mm) minimum and 18 inches (455 mm) maximum from the water closet centerline.</p>	<p style="text-align: center;"><i>Same as Option A</i></p>
<p>1003.11.2.4.3 Clearance Depth. Clearance around the water closet shall be 56 inches (1420 mm) minimum in depth, measured perpendicular from the rear wall.</p>	<p>1004.11.3.1.2.2.2 Clearance Depth. Clearance around the water closet shall be 56 inches (1420 mm) minimum in depth, measured perpendicular from the rear wall.</p> <p>1004.11.3.1.2.2.3 Increased Clearance Depth at Forward Approach. Where a forward approach is provided, the clearance</p>	<p style="text-align: center;"><i>Same as Option A</i></p> <p style="text-align: center;"><i>Same as Option A</i></p>

Indicates same language



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TOILET AND BATHING FACILITY COMPARISON		
1003 TYPE A DWELLING UNITS	1004 TYPE B DWELLING UNITS	
	OPTION A	OPTION B
<p>1003.11.2.4.4 Clearance Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, clear floor space required at other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required water closet clearance.</p> <p>EXCEPTION: A lavatory measuring 24 inches (610 mm) maximum in depth and complying with Section 1003.11.2.2 shall be permitted on the rear wall 18 inches (455 mm) minimum from the centerline of the water closet to the side edge of the lavatory where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.</p>	<p>shall be 66 inches (1675 mm) minimum in depth, measured perpendicular from the rear wall.</p> <p>1004.11.3.1.2.2.4 Clearance Overlap. A vanity or other obstruction 24 inches (610 mm) maximum in depth, measured perpendicular from the rear wall, shall be permitted to overlap the required clearance, provided the width of the remaining clearance at the water closet is 33 inches (840 mm) minimum.</p>	<p>Same as Option A</p>
<p>1003.11.2.5 Bathing Fixtures. The accessible bathing fixture shall be a bathtub complying with Section 1003.11.2.5.1 or a shower compartment complying with Section 1003.11.2.5.2.</p> <p>1003.11.2.5.1 Bathtub. Bathtubs shall comply with Section 607.</p> <p>EXCEPTIONS:</p> <ol style="list-style-type: none"> The removable in-tub seat required by Section 607.3 is not required. Counter tops and cabinetry shall be 	<p>1004.11.3.1.3 Bathing Fixtures. Where provided, a bathtub shall comply with Section 1004.11.3.1.3.1 or 1004.11.3.1.3.2 and a shower compartment shall comply with Section 1004.11.3.1.3.3.</p>	

Indicates same language

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TOILET AND BATHING FACILITY COMPARISON		
1003 TYPE A DWELLING UNITS	1004 TYPE B DWELLING UNITS	
	OPTION A	OPTION B
<p>permitted at one end of the clearance, provided the following criteria are met:</p> <ol style="list-style-type: none"> The countertop and cabinetry can be removed; The floor finish extends under the countertop and cabinetry; and The walls behind and surrounding the countertop and cabinetry are finished. 	<p>1004.11.3.1.3.1 Parallel Approach Bathtubs. A clearance 60 inches (1525 mm) minimum in length and 30 inches (760 mm) minimum in width shall be provided in front of bathtubs with a parallel approach. Lavatories complying with Section 606 shall be permitted in the clearance. A lavatory complying with Section 1004.11.3.1.1 shall be permitted at one end of the bathtub if a clearance 48 inches (1220 mm) minimum in length and 30 inches (760 mm) minimum in width is provided in front of the bathtub.</p> <p>1004.11.3.1.3.2 Forward Approach Bathtubs. A clearance 60 inches (1525 mm) minimum in length and 48 inches (1220 mm) minimum in width shall be provided in front of bathtubs with a forward approach. A water closet and a lavatory shall be permitted in the clearance at one end of the bathtub.</p>	<p>Same as Option A</p>
<p>1003.11.2.5.2 Shower. Showers shall comply with Section 608.</p> <p>EXCEPTION: At standard roll-in shower compartments complying with Section 608.2.2, lavatories, counter tops and cabinetry shall be permitted at one end of the clearance.</p>	<p>1004.11.3.1.3.3 Shower Compartment. If a shower compartment is the only bathing facility, the shower compartment shall have dimensions of 36 inches (915 mm) minimum in width and 36 inches (915 mm) minimum in depth. A clearance of 48 inches (1220 mm) minimum in length, measured perpendicular</p>	

Indicates same language

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TOILET AND BATHING FACILITY COMPARISON		
1003 TYPE A DWELLING UNITS	1004 TYPE B DWELLING UNITS	
	OPTION A	OPTION B
provided the following criteria are met: (a) The countertop and cabinetry can be removed; (b) The floor finish extends under the countertop and cabinetry; and (c) The walls behind and surrounding the countertop and cabinetry are finished.	from the shower head wall, and 30 inches (760 mm) minimum in depth, measured from the face of the shower compartment, shall be provided. Reinforcing for a shower seat is not required in shower compartments larger than 36 inches (915 mm) in width and 36 inches (915 mm) in depth.	

Indicates same language

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So ...

What is Option A, and what is Option B?

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OPTION A:

- Lavatory: 30" x 48" clear space for parallel approach
OR
Accessible lavatory w/ removable vanity cabinet
- Water Closet: 16" to 18" from a side wall
Clear space 48" from side wall & 56" from rear wall
(66" from rear wall for forward approach)
- Bathtub: 30" x 60" clear space for parallel approach
OR
48" x 60" clear space for forward approach
- Shower: 36" x 36" minimum shower dimension
30" x 48" clear space w/ 48" measured from control wall
& 30" perpendicular to shower opening



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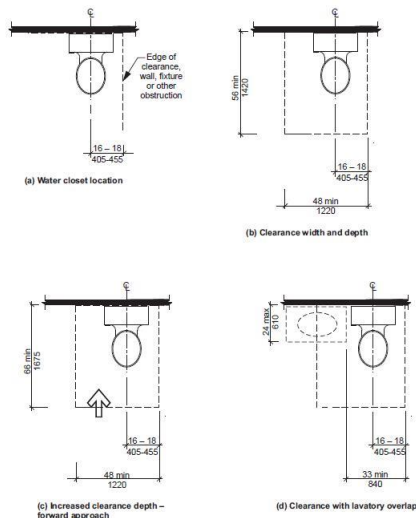
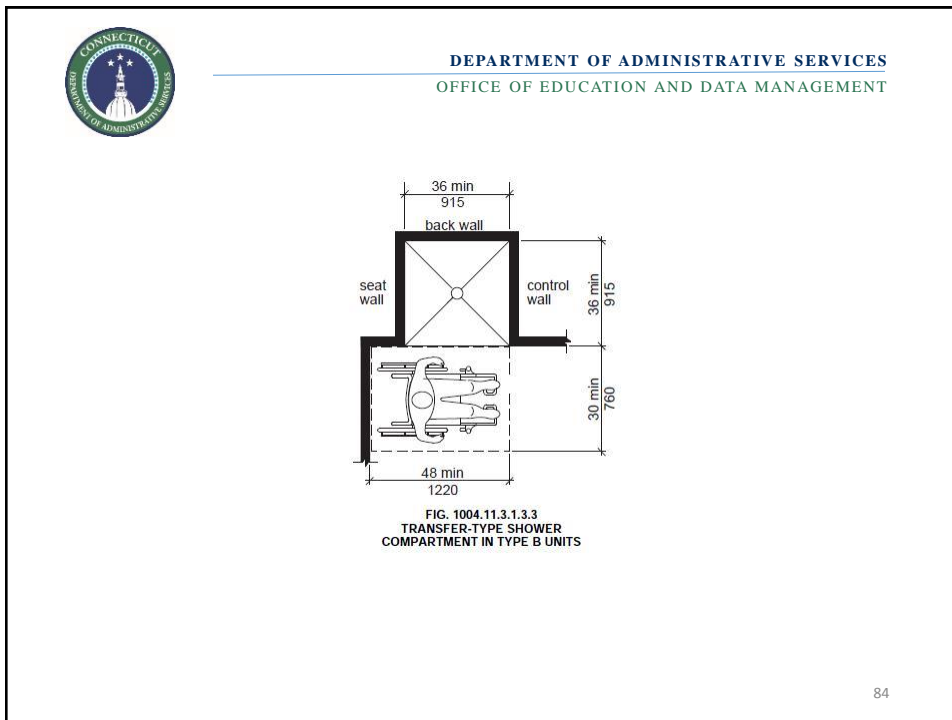
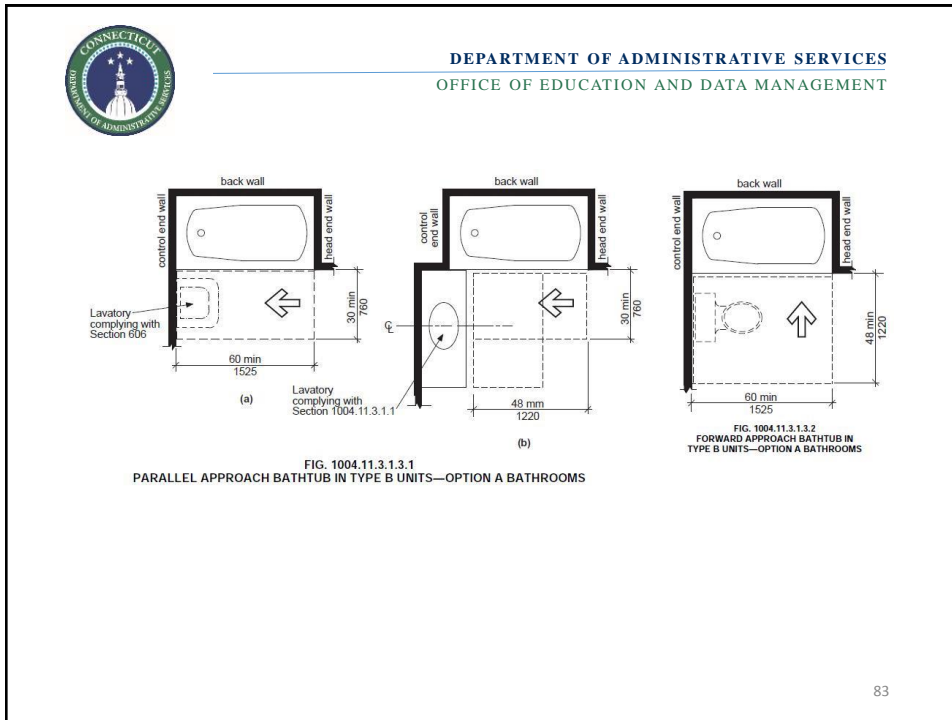



FIG. 1004.11.3.1.2
CLEARANCE AT WATER CLOSETS IN TYPE B UNITS






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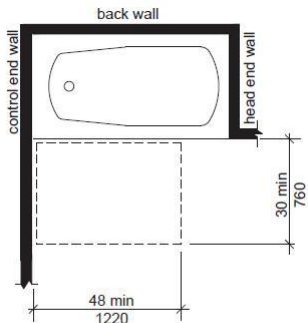
OPTION B:

Lavatory:	30" x 48" clear space for parallel approach OR Accessible lavatory w/ removable vanity cabinet	Same as Option A
Water Closet:	16" to 18" from a side wall Clear space 48" from side wall & 56" from rear wall (66" from rear wall for forward approach)	Same as Option A
Bathtub:	30" x 48" clear space w/ 48" measured from control wall & 30" perpendicular to face of bathtub	
Shower:	36" x 36" minimum shower dimension 30" x 48" clear space w/ 48" measured from control wall & 30" perpendicular to shower opening	Same as Option A

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back wall

control end wall


head end wall

48 min
1220

30 min
760

FIG. 1004.11.3.2.3.1
BATHROOM CLEARANCE IN
TYPE B UNITS—OPTION B BATHROOMS


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KITCHENS		
ELEMENT	TYPE A	TYPE B
Clearance between opposing cabinets	40" for galley shape 60" for U-shape	Same as Type A
Work Surface	(1) 30" wide x 34" max. height. 30" x 48" clear space for forward approach. (May have removable base cabinet)	Not required
Sink	30" x 48" clear space for forward approach. Knee clearance under (1) bowl. (May have removable base cabinet.)	30" x 48" clear space for parallel approach. (Forward approach allowed as an exception.)


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KITCHENS		
ELEMENT	TYPE A	TYPE B
Appliances (General)	30" x 48" clear space for parallel or forward approach	Same as Type A
Refrigerator/freezer	50% of freezer shelf space max. 54" above floor. 30" x 48" clear space for parallel approach. C.L. of approach space may be offset max 24" from C.L. of appliance.	30" x 48" clear space for parallel approach. C.L. of approach space may be offset max 24" from C.L. of appliance. (No shelf requirement.)

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TOWN OF MIDDLEBURY
1112 W. Florence Street
P.O. Box 392
Middlebury, Connecticut 06762
DEPARTMENT OF BUILDING, HEALTH & LAND USE

CHECKLIST FOR ADAPTABLE (TYPE 'B') DWELLINGS

Code reference: 2003 International Residential Code (IRC) and 2003 ICC-ANSI A117.1, with 2003 Connecticut Amendments

Building permit application and/or supporting documents must show that the following items will conform to Building Code requirements. All required accessible/adaptable elements must be provided prior to issuance of a Certificate of Occupancy

CODE REQUIREMENT	COMMENT	ATF'S REFERENCE
<input type="checkbox"/> Accessible primary entrance		1004.2
<input type="checkbox"/> Accessible interior route		1004.3
<input type="checkbox"/> All interior spaces have 60" wheelchair turning space		1004.3.3
<input type="checkbox"/> Width of accessible route not less than 36" (except not less than 32" for length ≤ 24")		1004.4.1 & 403.2
<input type="checkbox"/> Changes in level not more than 1/4" vertical or 1/2" with 1:2 slope, 1/2" must be ramped		1004.4.2 & 303
<input type="checkbox"/> Entrance door must provide 32" clear width and provide required maneuvering space		1004.5.1 & 404
<input type="checkbox"/> Interior doors must provide 31 1/2" clear width		1004.5.2
<input type="checkbox"/> Thresholds must be 1/2" vertical or 1/4" with 1:2 slope (1/4" at entrance slides w/ 1:2 bench)		1004.5.2.1 & 301
<input type="checkbox"/> Ramps not steeper than 1:12, max rise 30" per segment, min. width 36"		1004.6 & 405
<input type="checkbox"/> Light switches, controls & receptacles must have maneuvering space		1004.9 & 309.2
<input type="checkbox"/> Light switches, controls & receptacles to be between 15" and 48" above finished floor		1004.9 & 309.3
<input type="checkbox"/> Washer & dryer must be provided with maneuvering space (parallel approach)		1004.10 & 305.3

TOM (2003) Form OEdde Type B
Rev. 8/2007

CONTINUATION
CHECKLIST FOR ADAPTABLE (TYPE 'B') DWELLINGS

<input type="checkbox"/> Plumbing fixtures in accessible/adaptable bathroom must have maneuvering space		1004.11.1 & 305.3
<input type="checkbox"/> Door to bathroom may not overlap fixture clear space unless a turning space is provided		1004.11.1.1 & 305.3
<input type="checkbox"/> Reinforcement shall be provided in walls for future installation of grab bars		1004.11.2
<input type="checkbox"/> Toilet bathroom lavatory and sink dimensions must comply with Option A or Option B		1004.11.3
<input type="checkbox"/> Kitchens must have 40" clear between base cabinets (60" if U-shaped layout)		1004.12.1
<input type="checkbox"/> Kitchen sink must have 30" x 48" clear space for parallel approach (forward if open, 45°)		1004.12.2.1 & 305.3
<input type="checkbox"/> Clear floor or ground space for dishwasher shall be positioned for parallel or forward approach. Clear floor or ground space shall be positioned beyond the swing of the dishwasher door. The dishwasher door in the open position shall not obstruct the clear floor or ground space for the dishwasher or the sink.		1004.12.2.2
<input type="checkbox"/> 30" x 48" clear space to be provided for cooking. Provide knee space if forward.		1004.12.2.3
<input type="checkbox"/> 30" x 48" clear space to be provided for oven. May be parallel or forward approach.		1004.12.2.4
<input type="checkbox"/> 30" x 48" clear space to be provided for refrigerator/dispenser. Parallel or forward.		1004.12.2.5
<input type="checkbox"/> 30" x 48" clear space to be provided for trash compactor, if used.		1004.12.2.6
<input type="checkbox"/> Cabinets shall have a clear floor or ground space complying with Section 305.3, positioned for parallel or forward approach.		1004.12.3



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