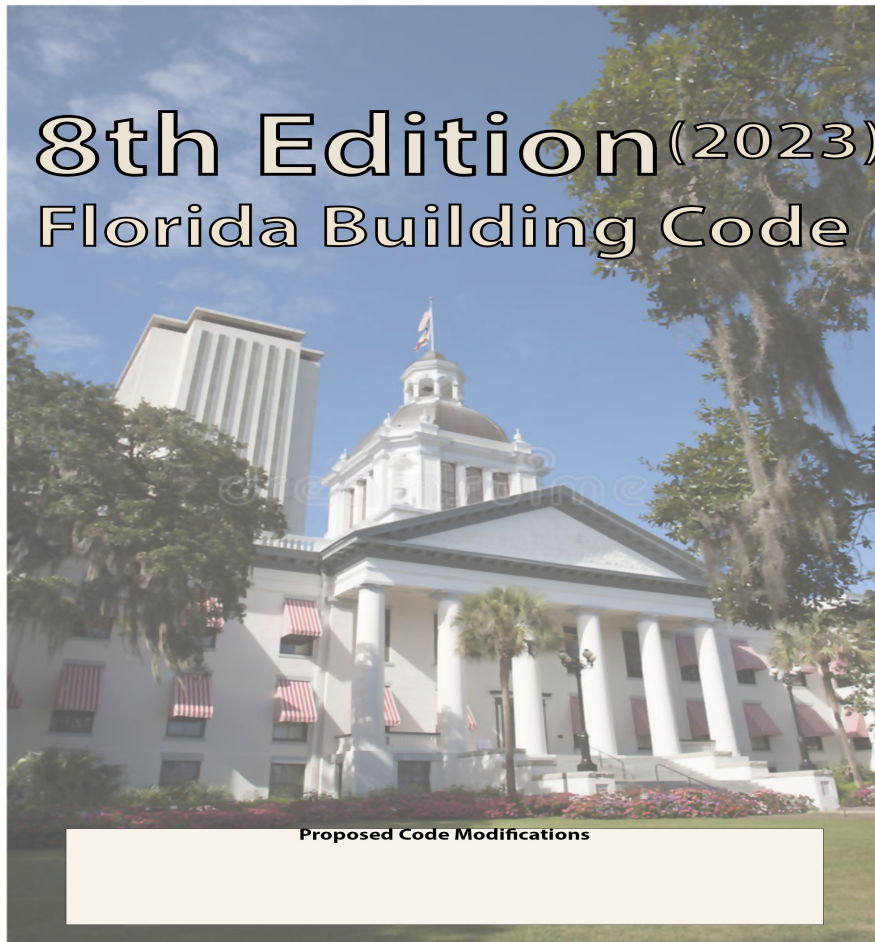


8th Edition (2023) Florida Building Code



ICC 2021 Code Changes

This document created by the Florida Department of Business and Professional Regulation -
850-487-1824

TAC: Accessibility

Total Mods for **Accessibility** in **Denied – Consent**: 42

Total Mods for report: 42

Sub Code: Building

A9134/E30-18

1

Date Submitted	2/18/2021	Section	1009.2.1	Proponent	Mo Madani
Chapter	10	Affects HVHZ	Yes	Attachments	Yes
TAC Recommendation	Denied – Consent			Staff Classification	Overlap
Commission Action	Pending Review				

Comments

General Comments No

Related Modifications

1009.2.1, (IFC[BE] 1009.2.1)

This is an accessibility code change which falls outside the scope of this code change process.

Section 1009 is marked reserved in the 2020 FBC-B.

Summary of Modification

Occupied roofs at four or more stories above the level of exit discharge should be treated like occupied floors at the same level in the building.

Rationale

The code recognizes that there are practical limits to complete reliance on assisted evacuation of building occupants by fire personnel because of the limited availability of trained personnel or special devices. As a result, current ICC language requires an elevator be part of the accessible means of egress starting with the 4th story above the level of exit discharge (See 1009.2.1). Occupied roofs at the same level do not currently have this same requirement. The vertical travel distance encountered by a fire fighter performing an assisted rescue is the same whether the occupants are on an occupied roof on the 4th floor above the level of exit discharge or whether they are on the floor of the 4th story above the level of exit discharge within the building. As occupied roofs become more popular this becomes more of an issue for building departments around the country. Occupied roofs at four or more stories above the level of exit discharge should be treated like occupied floors at the same level in the building. The occupant loads and hazards are similar between occupied roofs and occupied floors, the benefits to occupants and fire personnel from an elevator with emergency back-up power are similar, and a similar approach has been taken in other sections of the building code (see IBC Chapter 10 1006.3, 1006.3.2, and 1006.3.3). The 2018 IBC 1104.4 also requires at least one accessible route to each accessible story, mezzanine and occupied roof in multilevel buildings and facilities. If the requirements for an accessible route to the accessible level treat the occupied roof and accessible floor in the same manner, it is logical to conclude that the same level of protection for the accessible means of egress from an occupied roof should be required.

Approved as Submitted

2018 International Building Code

Revise as follows:

1009.2.1 Elevators required. In buildings where a required accessible floor or occupied roof is four or more stories above or below a level of exit discharge, not less than one required accessible means of egress shall be an elevator complying with Section 1009.4.

Exceptions:

1. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a horizontal exit and located at or above the levels of exit discharge.
2. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a ramp conforming to the provisions of Section 1012.

Code Change No: E30-18

Original Proposal

Section(s): 1009.2.1, (IFC[BE] 1009.2.1)

Proponents: Micah Chappell, representing City of Seattle (micah.chappell@seattle.gov)

2018 International Building Code

Revise as follows:

1009.2.1 Elevators required. In buildings where a required accessible floor or occupied roof is four or more stories above or below a level of exit discharge, not less than one required accessible means of egress shall be an elevator complying with Section 1009.4.

Exceptions:

1. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a horizontal exit and located at or above the levels of exit discharge.
2. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a ramp conforming to the provisions of Section 1012.

Reason: The code recognizes that there are practical limits to complete reliance on assisted evacuation of building occupants by fire personnel because of the limited availability of trained personnel or special devices. As a result, current ICC language requires an elevator be part of the accessible means of egress starting with the 4th story above the level of exit discharge (See 1009.2.1). Occupied roofs at the same level do not currently have this same requirement. The vertical travel distance encountered by a fire fighter performing an assisted rescue is the same whether the occupants are on an occupied roof on the 4th floor above the level of exit discharge or whether they are on the floor of the 4th story above the level of exit discharge within the building. As occupied roofs become more popular this becomes more of an issue for building departments around the country.

Occupied roofs at four or more stories above the level of exit discharge should be treated like occupied floors at the same level in the building. The occupant loads and hazards are similar between occupied roofs and occupied floors, the benefits to occupants and fire personnel from an elevator with emergency back-up power are similar, and a similar approach has been taken in other sections of the building code (see IBC Chapter 10 1006.3, 1006.3.2, and 1006.3.3). The 2018 IBC 1104.4 also requires at least one accessible route to each accessible story, mezzanine and occupied roof in multilevel buildings and facilities. If the requirements for an accessible route to the accessible level treat the occupied roof and accessible floor in the same manner, it is logical to conclude that the same level of protection for the accessible means of egress from an occupied roof should be required.

Cost Impact: The code change proposal will not increase or decrease the cost of construction.

This proposal clarifies the current intent of the accessible means of egress provisions of IBC 1009.2.1. The added language clarifies that an area of refuge and emergency power/legally required standby power must be provided per IBC 1009.4 for an occupied roof that is four or more stories above the level of exit discharge.

No fiscal impact.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: This tells you when standby power is required for an elevator for building with an occupied roof. Occupied roofs are not currently addressed. The vertical distance for assisted rescue for a roof on the top of a 4 story building is the same as a 5 floor, so standby power should be required. Separate provisions for the occupied roof, to avoid confusion over if the occupied roof is a story, floor or level, would make this cleaner. There is an question with the current exception for horizontal exits as an alternative for standby power being permitted on lower floors, which would not be buildable on the roof. Occupied roofs, by being open to the outside air, may be safer than the floor with horizontal exits. See E29-18. (Vote: 8-7)

Assembly Action:

None

Final Hearing Results

E30-18

AS

Date Submitted 2/18/2021	Section 1009.6.2	Proponent Mo Madani
Chapter 10	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1009.6.2, (IFC[BE] 1009.6.2)

This is an accessibility code change which falls outside the scope of this code change process.

Section 1009 is marked reserved in the 2020 FBC-B.

Summary of Modification

The purpose of this code change is to provide clear direction in the code that an interior area of refuge is permitted

Rationale

While the code provides clear direction that areas of refuge in a multi story building must have direct access to an elevator or stairway, it is not clear on what qualifies as an interior area of refuge in a single story building. The purpose of this code change is to provide clear direction in the code that an interior area of refuge is permitted in a single story building, or in a multi-story building on the level of exit discharge, without a stairway or elevator which provides immediate access to the exterior of the building.

Approved as Submitted

2018 International Building Code

Revise as follows:

1009.6.2 Stairway or elevator access. Every required area of refuge shall have direct access to a stairway complying with Sections 1009.3 and 1023 or an elevator complying with Section 1009.4.

Exception: An interior area of refuge at the level of exit discharge that provides direct access to an exterior exit door.

Code Change No: E33-18

Original Proposal

Section(s): 1009.6.2, (IFC[BE] 1009.6.2)

Proponents: Eirene Knott, BRR Architecture, representing Metropolitan Kansas City Chapter of the ICC (Eirene.Knott@brrarch.com)

2018 International Building Code

Revise as follows:

1009.6.2 Stairway or elevator access. Every required area of refuge shall have direct access to a stairway complying with Sections 1009.3 and 1023 or an elevator complying with Section 1009.4.

Exception: An interior area of refuge at the level of exit discharge that provides direct access to an exterior exit door.

Reason: While the code provides clear direction that areas of refuge in a multi story building must have direct access to an elevator or stairway, it is not clear on what qualifies as an interior area of refuge in a single story building. The purpose of this code change is to provide clear direction in the code that an interior area of refuge is permitted in a single story building, or in a multi-story building on the level of exit discharge, without a stairway or elevator which provides immediate access to the exterior of the building.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. If the code will now allow for an interior area of refuge in a single story building or on the level of exit discharge in a multi-story building, rather than require an exterior area of refuge in either situation, this may actually reduce the cost of construction as the exterior wall would no longer need to have a fire resistance rating.

Report of Committee Action Hearings

Committee Action:

Disapproved

Committee Reason: An interior area of refuge should be at a discoverable location, so having an area of refuge at a back door is not a good idea. You can do an exterior area of assisted rescue at the grade level back exit, which is preferred. (Vote: 13-1)

Assembly Action:

None

Public Comments

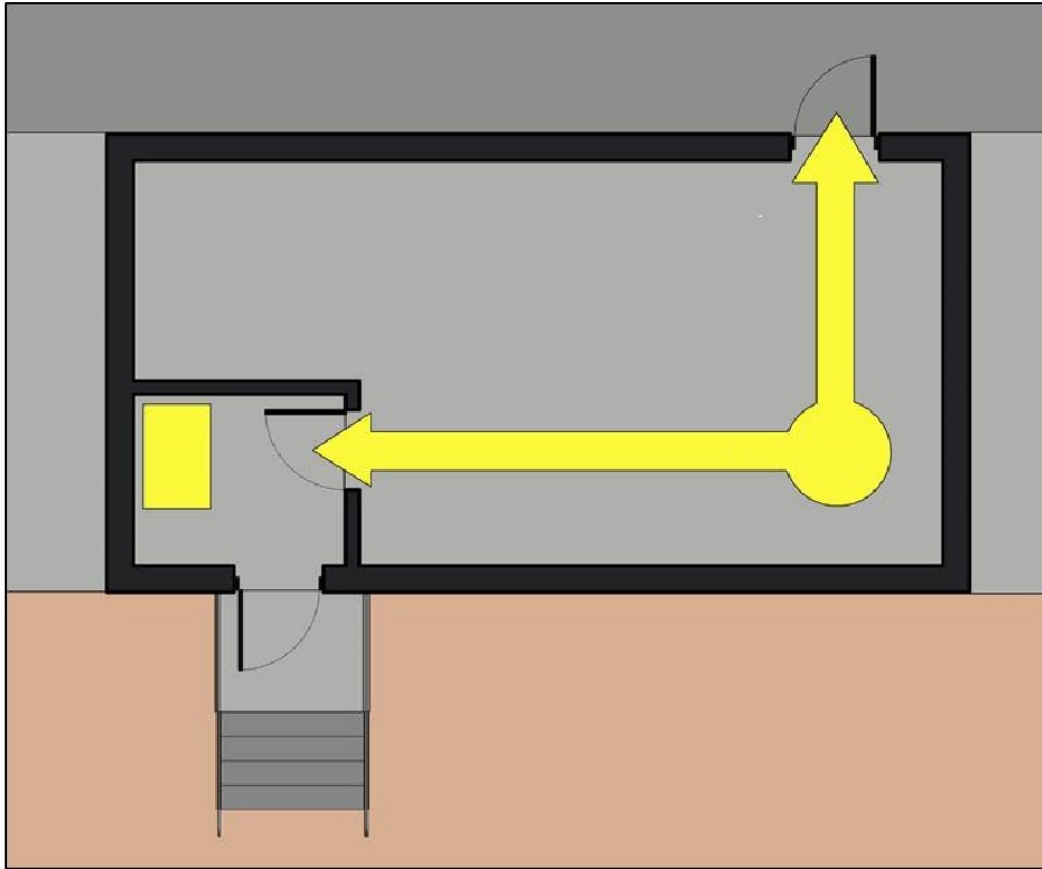
Public Comment 1:

Eirene Knott, BRR Architecture, representing Metropolitan Kansas City Chapter of the ICC (eirene.knott@brrarch.com) requests As Submitted

Commenter's Reason: The committee said that an interior area of refuge should be at a discoverable location. IBC Section 1009.9 and 1111.3 Item 3 require areas of refuge to be signed on the outside of the door leading to that area. That makes the area of refuge 'discoverable' by the occupants. The fire and safety plans in IFC 404.2.1 Item 4 and 404.2.2 Item 4.4.1 make sure the fire department knows where these areas are located.

Currently the text does not address an area of refuge in a single story building at the second exit. It only addresses areas of refuge on upper floors. The proposed text fixes that technical glitch.

The image below represents what this proposed code change is attempting to allow, an interior area of refuge with direct access to the exterior of the building.



Cost Impact: The net effect of the public comment and code change proposal will not increase or decrease the cost of construction. If the code will now allow for an interior area of refuge in a single story building or on the level of exit discharge in a multi-story building, rather than require an exterior area of refuge in either situation, this may actually reduce the cost of construction as the exterior wall would no longer need to have a fire resistance rating in non-sprinklered buildings.

Final Action Results

E33-18

AS

Date Submitted 2/18/2021	Section 1009.6.3	Proponent Mo Madani
Chapter 10	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1009.6.3 (IFC [BE] 1009.6.3), 1109.2.1.6, 3008.6.4, Chapter 35

This is an accessibility code change which falls outside the scope of this code change process.

Section 1009 is marked reserved in the 2020 FBC-B.

Summary of Modification

The 2017 ICC A117.1 has revised the clear floor space from 30" by 48" to 30" by 52" for new construction

Rationale

The 2017 ICC A117.1 has revised the clear floor space from 30" by 48" to 30" by 52" for new construction. This new clear floor space size is based on a new study on anthropometrics which includes persons using wheelchairs, motorized wheelchairs and scooters. This proposal includes an increase in size for areas of refuge (including areas of refuge on stairway landings), exterior areas of assisted rescue, and lobbies in occupant evacuation elevators. Section 1109.2.1.6 for family assisted use bathrooms is proposed to be deleted as this requirement is addressed in Section 603 of ICC A117.1.

Approved as Submitted

2018 International Building Code

Revise as follows:

1009.6.3 Size. Each area of refuge shall be sized to accommodate one wheelchair space of 30 inches by 48 52 inches (762 mm by 1219 1320 mm) for each 200 occupants or portion thereof, based on the occupant load of the area of refuge and areas served by the area of refuge. Such wheelchair spaces shall not reduce the means of egress minimum width or required capacity. Access to any of the required wheelchair spaces in an area of refuge shall not be obstructed by more than one adjoining wheelchair space.

Delete without substitution:

~~**1109.2.1.6 Clear floor space.** Where doors swing into a family or assisted-use toilet or bathing room, a clear floor space not less than 30 inches by 48 inches (762 mm by 1219 mm) shall be provided, within the room, beyond the area of the door swing.~~

Revise as follows:

3008.6.4 Lobby size. Each occupant evacuation elevator lobby shall have minimum floor area as follows:

1. The occupant evacuation elevator lobby floor area shall accommodate, at 3 square feet (0.28 m²) per person, not less than 25 percent of the occupant load of the floor area served by the lobby.
2. The occupant evacuation elevator lobby floor area shall accommodate one wheelchair space of 30 inches by 48 52 inches (760 mm by 1220 1320 mm) for each 50 persons, or portion thereof, of the occupant load of the floor area served by the lobby.

Exception: The size of lobbies serving multiple banks of elevators shall have the minimum floor area approved on an individual basis and shall be consistent with the building's fire safety and evacuation plan.

Update standard(s) as follows:

ICC
International Code Council, Inc.
500 New Jersey Ave NW 6th Floor
Washington
DC
20001

ICC A117.109A117.12017:
Accessible and Usable Buildings and Facilities

Code Change No: **E34-18**

Original Proposal

Section(s): IBC: 1009.6.3 (IFC [BE] 1009.6.3), 1109.2.1.6, 3008.6.4, Chapter 35

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing U.S. Access Board (mazz@Access-Board.gov); Dominic Marinelli, representing United Spinal Association (DMarinelli@accessibility-services.com)

2018 International Building Code

Revise as follows:

1009.6.3 Size. Each area of refuge shall be sized to accommodate one wheelchair space of 30 inches by 48 52 inches (762 mm by ~~1219~~ 1320 mm) for each 200 occupants or portion thereof, based on the occupant load of the area of refuge and areas served by the area of refuge. Such wheelchair spaces shall not reduce the means of egress minimum width or required capacity. Access to any of the required wheelchair spaces in an area of refuge shall not be obstructed by more than one adjoining wheelchair space.

Delete without substitution:

~~**1109.2.1.6 Clear floor space.** Where doors swing into a family or assisted-use toilet or bathing room, a clear floor space not less than 30 inches by 48 inches (762 mm by 1219 mm) shall be provided, within the room, beyond the area of the door swing.~~

Revise as follows:

3008.6.4 Lobby size. Each occupant evacuation elevator lobby shall have minimum floor area as follows:

1. The occupant evacuation elevator lobby floor area shall accommodate, at 3 square feet (0.28 m²) per person, not less than 25 percent of the occupant load of the floor area served by the lobby.
2. The occupant evacuation elevator lobby floor area shall accommodate one wheelchair space of 30 inches by 48 52 inches (760 mm by ~~1220~~ 1320 mm) for each 50 persons, or portion thereof, of the occupant load of the floor area served by the lobby.

Exception: The size of lobbies serving multiple banks of elevators shall have the minimum floor area approved on an individual basis and shall be consistent with the building's fire safety and evacuation plan.

Update standard(s) as follows:

ICC
International Code Council, Inc.
500 New Jersey Ave NW 6th Floor
Washington
DC
20001

ICC A117.1-2017:**Accessible and Usable Buildings and Facilities**

Reason: The 2017 ICC A117.1 has revised the clear floor space from 30" by 48" to 30" by 52" for new construction. This new clear floor space size is based on a new study on anthropometrics which includes persons using wheelchairs, motorized wheelchairs and scooters. This proposal includes an increase in size for areas of refuge (including areas of refuge on stairway landings), exterior areas of assisted rescue, and lobbies in occupant evacuation elevators. Section 1109.2.1.6 for family assisted use bathrooms is proposed to be deleted as this requirement is addressed in Section 603 of ICC A117.1.

Cost Impact: The code change proposal will increase the cost of construction. This is a general statement and may not be true for all cases. Standard details for an area of refuge, occupant evacuation elevator lobby or bus shelter may need to be modified to meet these new requirements, unless they have more floor space than required for the current (smaller) wheelchair spaces. With nearly unlimited possibilities of design options, the exact cost of this change are very difficult to calculate.

Analysis: The 2009 edition of the ICC A117.1 standard is referenced in Chapter 35.

Public Hearing Results

Committee Action:**Approved as Submitted**

Committee Reason: This increase in size would increase usability for scooter users and would coordinate with the new sizes in ICC A117.1-2017. While this is related to new requirements in ICC A117.1-2017, the committee wanted it noted that the new standard was not referenced in the text. (Vote: 14-0)

Assembly Action:**None**

Final Hearing Results

E34-18**AS**

Date Submitted 2/18/2021	Section 1009.8.1	Proponent Mo Madani
Chapter 10	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1009.8.1, (IFC [BE] 1009.8.1)

This is an accessibility code change which falls outside the scope of this code change process.

Section 1009 is marked reserved in the 2020 FBC-B.

Summary of Modification

This text was added by the Egress committee as a modification to code change E37-07/08 to "provide clearer direction on how the phone system was expected to perform".

Rationale

There are varied interpretations about what "shall have timed automatic telephone dial-out capability to a monitoring location or 911" means. This text was added by the Egress committee as a modification to code change E37-07/08 to "provide clearer direction on how the phone system was expected to perform". Prior code editions required "controlled access to a public telephone system." Some are interpreting the current text to simply require a one-way signal be sent "to a monitoring service or 911" with no two way communication off-site. The intent was to provide two way communication either to the central control point; or, off-site via a telephone if no one was available at the central control point. The revise text clarifies the intent. The other issue addressed is what is a "monitoring location"? "Monitoring location" is not defined so what is required to approve a monitoring location? All of the other code provisions that address monitoring refer to "approved supervising station". "Supervising station" is defined in IBC chapter 2 and is the alternative to a "constantly attended location" in other code provisions that require monitoring. This code change provides that consistent and IBC defined terminology.

Approved as Submitted

2018 International Building Code

Revise as follows:

1009.8.1 System requirements. Two-way communication systems shall provide communication between each required location and the fire command center or a central control point location approved by the fire department. Where the central control point is not a constantly attended location, ~~a~~ the two-way communication system shall have a timed automatic telephone dial-out capability to ~~a monitoring location~~ that provides two way communication with an approved supervising station or 9-1-1. The two-way communication system shall include both audible and visible signals.

Code Change No: E36-18

Original Proposal

Section(s): 1009.8.1, (IFC [BE] 1009.8.1)

Proponents: Ronald Clements Jr, representing Chesterfield County Building Inspection Department (clementsro@chesterfield.gov)

2018 International Building Code

Revise as follows:

1009.8.1 System requirements. Two-way communication systems shall provide communication between each required location and the fire command center or a central control point location approved by the fire department. Where the central control point is not a constantly attended location, ~~a the~~ two-way communication system shall have a timed automatic telephone dial-out capability ~~to a monitoring location that provides two way communication with an approved supervising station~~ or 9-1-1. The two-way communication system shall include both audible and visible signals.

Reason: There are varied interpretations about what "shall have timed automatic telephone dial-out capability to a monitoring location or 911" means. This text was added by the Egress committee as a modification to code change E37-07/08 to "provide clearer direction on how the phone system was expected to perform". Prior code editions required "controlled access to a public telephone system." Some are interpreting the current text to simply require a one-way signal be sent "to a monitoring service or 911" with no two way communication off-site. The intent was to provide two way communication either to the central control point; or, off-site via a telephone if no one was available at the central control point. The revise text clarifies the intent. The other issue addressed is what is a "monitoring location"? "Monitoring location" is not defined so what is required to approve a monitoring location? All of the other code provisions that address monitoring refer to "approved supervising station". "Supervising station" is defined in IBC chapter 2 and is the alternative to a "constantly attended location" in other code provisions that require monitoring. This code change provides that consistent and IBC defined terminology.

Cost Impact: The code change proposal will increase the cost of construction. Whether or not this code change increases the cost of construction depends on the local interpretation of the current text. If the local interpretation is that the current text does not require two-way communication off-site then this code change will increase the cost of construction. If the interpretation of current text is that two-way communication must be maintained off-site then this will not increase the cost of construction.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: Using "approved supervising station" increases the reliability of this communication being available to those that need it. This helps clarify two way communication requirements. (Vote: 13-1)

Assembly Action:

None

Final Hearing Results

E36-18

AS

Date Submitted 2/18/2021	Section 1010.1.1	Proponent Mo Madani
Chapter 10	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1010.1.1

Original text of this code change is not consistent with that of the 2020 FBC-B

This is an accessibility code change which falls outside the scope of this code change process.

Summary of Modification

If accessible dressing/fitting/changing rooms are provided per IBC 1109.12.1, the remaining dressing/fitting/changing rooms would meet the same requirements as those non-accessible sauna, shower compartment and toilet stall doors.

Rationale

In the 2015/2016/2017 code development cycle, two changes, E47 and F243, were approved which added language in this section to allow for doors serving non-accessible saunas, shower compartments and toilet stalls to be less than 32 inches. The doors serving dressing/fitting/changing rooms serve the same purpose as these doors, which is to provide for access into and out of the room. If accessible dressing/fitting/changing rooms are provided per IBC 1109.12.1, the remaining dressing/fitting/changing rooms would meet the same requirements as those non-accessible sauna, shower compartment and toilet stall doors.

Approved by Modified by Public Comment 1

Original Proposal:

2018 International Building Code

Revise as follows:

1010.1.1 Size of doors. The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32 inches (813 mm). The clear opening width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a minimum clear opening width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches (813 mm). In Group I-2, doors serving as means of egress doors where used for the movement of beds shall provide a minimum clear opening width of 41 1/2 inches (1054 mm). The maximum width of a swinging door leaf shall be 48 inches (1219 mm) nominal. The minimum clear opening height of doors shall be not less than 80 inches (2032 mm).

Exceptions:

1. In Group R-2 and R-3 dwelling and sleeping units that are not required to be an Accessible unit, Type A unit or Type B unit, the minimum and maximum width shall not apply to door openings that are not part of the required means of egress.
2. In Group I-3, door openings to resident sleeping units that are not required to be an Accessible unit shall have a minimum clear opening width of 28 inches (711 mm).
3. Door openings to storage closets less than 10 square feet (0.93 m²) in area shall not be limited by the minimum clear opening width.
4. The width of door leaves in revolving doors that comply with Section 1010.1.4.1 shall not be limited.
5. The maximum width of door leaves in doors that comply with Section 1010.1.4.2 shall not be limited.
6. Door openings within a dwelling unit or sleeping unit shall have a minimum clear opening height of 78 inches (1981 mm).
7. In dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, exterior door openings other than the required exit door shall have a minimum clear opening height of 76 inches (1930 mm).
8. In Groups I-1, R-2, R-3 and R-4, in dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, the minimum clear opening widths shall not apply to interior egress doors.
9. Door openings required to be accessible within Type B units intended for user passage shall have a minimum clear opening width of 31.75 inches (806 mm).
10. Doors to walk-in freezers and coolers less than 1,000 square feet (93 m²) in area shall have a maximum width of 60 inches (1524 mm) nominal.
11. The minimum clear opening width shall not apply to doors for nonaccessible shower or sauna compartments.
12. The minimum clear opening width shall not apply to the doors for nonaccessible toilet stalls.
13. The minimum clear opening width shall not apply to the doors for nonaccessible dressing, fitting or changing rooms.

Modified Proposal PC1:

2018 International Building Code

1010.1.1 Size of doors. The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32 inches (813 mm). The clear opening width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a minimum clear opening width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches (813 mm). In Group I-2, doors serving as means of egress doors where used for the movement of beds shall provide a minimum clear opening width of 41½ inches (1054 mm). The maximum width of a swinging door leaf shall be 48 inches (1219 mm) nominal. The minimum clear opening height of doors shall be not less than 80 inches (2032 mm).

Exceptions:

1. In Group R-2 and R-3 dwelling and sleeping units that are not required to be an Accessible unit, Type A unit or Type B unit, the minimum and maximum width shall not apply to door openings that are not part of the required means of egress.
2. In Group I-3, door openings to resident sleeping units that are not required to be an Accessible unit shall have a minimum clear opening width of 28 inches (711 mm).
3. Door openings to storage closets less than 10 square feet (0.93 m²) in area shall not be limited by the minimum clear opening width.
4. The width of door leaves in revolving doors that comply with Section 1010.1.4.1 shall not be limited.
5. The maximum width of door leaves in doors that comply with Section 1010.1.4.2 shall not be limited.
6. Door openings within a dwelling unit or sleeping unit shall have a minimum clear opening height of 78 inches (1981 mm).
7. In dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, exterior door openings other than the required exit door shall have a minimum clear opening height of 76 inches (1930 mm).
8. In Groups I-1, R-2, R-3 and R-4, in dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, the minimum clear opening widths shall not apply to interior egress doors.
9. Door openings required to be accessible within Type B units intended for user passage shall have a minimum clear opening width of 31.75 inches (806 mm).
10. Doors to walk-in freezers and coolers less than 1,000 square feet (93 m²) in area shall have a maximum width of 60 inches (1524 mm) nominal.
11. ~~The minimum clear opening width shall not apply to doors for nonaccessible shower or sauna compartments.~~
12. ~~The minimum clear opening width shall not apply to the doors for nonaccessible toilet stalls.~~
13. ~~The minimum clear opening width shall not apply to the doors for nonaccessible~~ Doors serving nonaccessible single user shower or sauna compartments, toilet stalls or dressing, fitting or changing rooms shall have a minimum clear opening width of 20 inches (508 mm).

Code Change No: E40-18

Original Proposal

Section(s): 1010.1.1

Proponents: Eirene Knott, BRR Architecture, representing Metropolitan Kansas City Chapter of the ICC (Eirene.Knott@brrarch.com)

2018 International Building Code

Revise as follows:

1010.1.1 Size of doors. The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32 inches (813 mm). The clear opening width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a minimum clear opening width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches (813 mm). In Group I-2, doors serving as means of egress doors where used for the movement of beds shall provide a minimum clear opening width of 41½ inches (1054 mm). The maximum width of a swinging door leaf shall be 48 inches (1219 mm) nominal. The minimum clear opening height of doors shall be not less than 80 inches (2032 mm).

Exceptions:

1. In Group R-2 and R-3 dwelling and sleeping units that are not required to be an Accessible unit, Type A unit or Type B unit, the minimum and maximum width shall not apply to door openings that are not part of the required means of egress.
2. In Group I-3, door openings to resident sleeping units that are not required to be an Accessible unit shall have a minimum clear opening width of 28 inches (711 mm).
3. Door openings to storage closets less than 10 square feet (0.93 m²) in area shall not be limited by the minimum clear opening width.
4. The width of door leaves in revolving doors that comply with Section 1010.1.4.1 shall not be limited.
5. The maximum width of door leaves in doors that comply with Section 1010.1.4.2 shall not be limited.
6. Door openings within a dwelling unit or sleeping unit shall have a minimum clear opening height of 78 inches (1981 mm).
7. In dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, exterior door openings other than the required exit door shall have a minimum clear opening height of 76 inches (1930 mm).
8. In Groups I-1, R-2, R-3 and R-4, in dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, the minimum clear opening widths shall not apply to interior egress doors.
9. Door openings required to be accessible within Type B units intended for user passage shall have a minimum clear opening width of 31.75 inches (806 mm).
10. Doors to walk-in freezers and coolers less than 1,000 square feet (93 m²) in area shall have a maximum width of 60 inches (1524 mm) nominal.
11. The minimum clear opening width shall not apply to doors for nonaccessible shower or sauna compartments.
12. The minimum clear opening width shall not apply to the doors for nonaccessible toilet stalls.

13. The minimum clear opening width shall not apply to the doors for nonaccessible dressing, fitting or changing rooms.

Reason: In the 2015/2016/2017 code development cycle, two changes, E47 and F243, were approved which added language in this section to allow for doors serving non-accessible saunas, shower compartments and toilet stalls to be less than 32 inches. The doors serving dressing/fitting/changing rooms serve the same purpose as these doors, which is to provide for access into and out of the room. If accessible dressing/fitting/changing rooms are provided per IBC 1109.12.1, the remaining dressing/fitting/changing rooms would meet the same requirements as those non-accessible sauna, shower compartment and toilet stall doors.

Cost Impact: The code change proposal will decrease the cost of construction. This proposal may decrease the cost of construction if a smaller door is permitted as less materials will be required.

**Report of Committee Action
Hearings**

Committee Action:

Disapproved

Committee Reason: This exception could be misapplied to the main door of a large dressing room, such as that used for a bridal fitting room where there would be multiple occupants. It was suggested to limit this to single-user dressing rooms. There should be a minimum size to forestall any size door being permitted. The term 'changing' rooms is not consistent with Section 1109.12.1 for accessibility requirements. (Vote: 9-5)

Assembly Action:

None

Public Comments

Public Comment 1:

**Eirene Knott, representing Metropolitan Kansas City Chapter of the ICC
(eirene.knott@brrarch.com) requests As Modified by Public Comment**

Modify as follows:

2018 International Building Code

1010.1.1 Size of doors. The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32 inches (813 mm). The clear opening width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a minimum clear opening width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches (813 mm). In Group I-2, doors serving as means of egress doors where used for the movement of beds shall provide a minimum clear opening width of 41½ inches (1054 mm). The maximum width of a swinging door leaf shall be 48 inches (1219 mm) nominal. The minimum clear opening height of doors shall be not less than 80 inches (2032 mm).

Exceptions:

1. In Group R-2 and R-3 dwelling and sleeping units that are not required to be an Accessible unit, Type A unit or Type B unit, the minimum and maximum width shall not apply to door openings that are not part of the required means of egress.
2. In Group I-3, door openings to resident sleeping units that are not required to be an Accessible unit shall have a minimum clear opening width of 28 inches (711 mm).
3. Door openings to storage closets less than 10 square feet (0.93 m²) in area shall not be limited by the minimum clear opening width.
4. The width of door leaves in revolving doors that comply with Section 1010.1.4.1 shall not be limited.
5. The maximum width of door leaves in doors that comply with Section 1010.1.4.2 shall not be limited.
6. Door openings within a dwelling unit or sleeping unit shall have a minimum clear opening height of 78 inches (1981 mm).
7. In dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, exterior door openings other than the required exit door shall have a minimum clear opening height of 76 inches (1930 mm).
8. In Groups I-1, R-2, R-3 and R-4, in dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, the minimum clear opening widths shall not apply to interior egress doors.
9. Door openings required to be accessible within Type B units intended for user passage shall have a minimum clear opening width of 31.75 inches (806 mm).
10. Doors to walk-in freezers and coolers less than 1,000 square feet (93 m²) in area shall have a maximum width of 60 inches (1524 mm) nominal.

11. ~~The minimum clear opening width shall not apply to doors for nonaccessible shower or sauna compartments.~~
 12. ~~The minimum clear opening width shall not apply to the doors for nonaccessible toilet stalls.~~
 13. ~~The minimum clear opening width shall not apply to the doors for nonaccessible~~ Doors serving nonaccessible single user shower or sauna compartments, toilet stalls or dressing, fitting or changing rooms shall have a minimum clear opening width of 20 inches (508 mm).

Commenter's Reason: The committee disapproved this code change as they felt that the original language was not specific enough to apply only to a single user dressing, fitting or changing room. There was discussion about bridal party changing rooms as an example. The committee also wanted the laundry list shortened so I have attempted to combine the last three items into one exception to address doors serving single user toilet rooms, shower or sauna compartments as well as the fitting, dressing or changing rooms. This code change is intended to allow for the reduction in door size serving individual compartments for these specific applications. It is not necessary to provide a 32 inch clear width on a non-accessible compartment that is intended to be used by one person.

I did research to determine if 20 inches would address doors serving these types of individual uses. On average, a door for a single user toilet compartment is 24 inches in width. Most fitting room doors are 32 inches in width. Most individual use saunas utilize a 24 inch door and most commercial showers utilize a minimum door of 22 inches. In an effort to cover all of these door sizes, I chose 20 inches as a minimum.

Cost Impact: The net effect of the public comment and code change proposal will decrease the cost of construction. If approved, this has the potential to decrease the cost of construction as smaller doors would be permitted.

Final Action Results

E40-18

AMPC1

Date Submitted 2/8/2021	Section 1109.2.1.7	Proponent Mo Madani
Chapter 11	Affects HVHZ No	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

This is an accessibility code change which falls outside the scope of this process.

Section 1109 is marked reserved under the 2020 FBC-B.

Summary of Modification

Allows family bathrooms to be provided with an "occupied" indicator

Rationale

This code change proposal will alleviate privacy and safety concerns by requiring the occupied indicator for single user restrooms. Without an occupied indicator, the only way for someone to see if the room is in use is to turn the handle. This causes safety and privacy concerns for the user. This can cause severe discomfort, even fear, for children or people who have suffered trauma. This proposal will proactively provide increased comfort and safety for everyone.

It is the intent of this proposal to have the added coordinate section IBC 2902.3.7, later scoped by CCC as "P" as everything else in Chapter 29 is [P] scoped.

Approved As Submitted (AS)

Revise as follows:

1109.2.1.7 Privacy. Doors to family or assisted-use toilet and bathing rooms shall be securable from within the room and be provided with an "occupied" indicator.

Code Change No: P22-18 Part I

Original Proposal

Section(s): 1109.2.1.7

Proponents: Jason Phelps, representing Self (jason.phelps@hillsboro-oregon.gov)

THIS IS A TWO PART CODE CHANGE. BOTH PARTS OF THIS CODE CHANGE WILL BE HEARD BY THE PLUMBING CODE DEVELOPMENT COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THIS COMMITTEE.

2018 International Building Code

Revise as follows:

1109.2.1.7 Privacy. Doors to family or assisted-use toilet and bathing rooms shall be securable from within the room and be provided with an "occupied" indicator.

Reason: This code change proposal will alleviate privacy and safety concerns by requiring the occupied indicator for single user restrooms. Without an occupied indicator, the only way for someone to see if the room is in use is to turn the handle. This causes safety and privacy concerns for the user. This can cause severe discomfort, even fear, for children or people who have suffered trauma. This proposal will proactively provide increased comfort and safety for everyone.

It is the intent of this proposal to have the added coordinate section IBC 2902.3.7, later scoped by CCC as "[P]" as everything else in Chapter 29 is [P] scoped.

Cost Impact: The code change proposal will increase the cost of construction. Adding the occupied indicator to the already required privacy lock increases the cost of the hardware by no more than a few dollars per door.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: Users will no longer be alarmed by "handle jiggling" by those on the outside checking to see if the door is locked. (Vote: 8-6)

Assembly Action:

None

Final Hearing Results

P22-18 Part I

AS

Date Submitted 2/19/2021	Section 1104.4	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1104.4

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

The intent of this proposal is a correlation items so that the efficiency units do not conflict with the Type B requirements in the codes. Modifies text of 1104.4 "Multistory buildings and facilities".

Rationale

The intent of this proposal is a correlation items so that the efficiency units do not conflict with the Type B requirements in the codes. The best way to explain the need for this is to use the example of a two story building with apartments over another use, such as parking or mercantile. Section 1107.7.1.1 would require Type B units on that 2nd floor. With typical apartments, it would be very unlikely for 4 apartments and the corridor to have an area of less than 3,000 sq. ft. Therefore, they would not be able to use Section 1104.4 Exception 1 – which is correlated with Fair Housing requirements. However, with efficiency units (IBC Section 1207.4 and IPC Section 404.6) , there could be 4 or more efficiency units with a total area of less than 3,000 sq.ft. The addition of Item 1.5 would clarify that Section 1104.4 Exception 1 should not be used for dwelling units. Other apartment building arrangements would continue to use Section 1104.4 Exception 2.

This is important because the market is trending toward smaller living areas in multi-family R-2 structures particularly in urban areas. US Census statistics show that in 2000, app. 46,000 rental units built were less than 1,000 sq.ft. In 2015, 114,000 units and in 2016, 99,000 units were less than 1,000 sq.ft. The Urban Land Institute reported in 2013 that major Municipalities including New York City, San Francisco, Boston, Dallas and Philadelphia are allowing smaller apartments with Seattle and Portland (OR) having no minimum sizes.

(Please see the uploaded mod E114-18 for the complete text)

Approved as Submitted

2018 International Building Code

Revise as follows:

1104.4 Multistory buildings and facilities. At least one accessible route shall connect each accessible story, mezzanine and occupied roofs in multilevel buildings and facilities.

Exceptions:

1. An accessible route is not required to stories, of not more than 3,000 square feet (278.7 m²) and are located above and below accessible levels. This exception shall not apply to:
 - 1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces used for the sales or rental of goods and where at least one such tenant space is located on a floor level above or below the accessible levels.
 - 1.2. Stories or mezzanines containing offices of health care providers (Group B or I).
 - 1.3. Passenger transportation facilities and airports (Group A-3 or B).
 - 1.4. Government buildings.
 - 1.5. Structures with 4 or more dwelling units.
2. Stories mezzanines contain accessible elements or other spaces as determined by Section 1107 or 1108 are not required to be served by an accessible route from an accessible level.
3. In air traffic control towers, an accessible route is not required to serve the cab and the floor immediately below the cab.
4. Where a two-story building or facility has one story or mezzanine with an occupant load of five or fewer persons that does not contain public use space, that story or mezzanine shall not be required to be connected by an accessible route to the story above or below.

Code Change No: E114-18

Original Proposal

Section(s): 1104.4

Proponents: Ed Kulik, representing ICC Building Code Action Committee (bcac@iccsafe.org)

2018 International Building Code

Revise as follows:

1104.4 Multistory buildings and facilities. At least one accessible route shall connect each accessible story, mezzanine and occupied roofs in multilevel buildings and facilities.

Exceptions:

1. An accessible route is not required to stories, of not more than 3,000 square feet (278.7 m²) and are located above and below accessible levels. This exception shall not apply to:
 - 1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces used for the sales or rental of goods and where at least one such tenant space is located on a floor level above or below the accessible levels.
 - 1.2. Stories or mezzanines containing offices of health care providers (Group B or I).
 - 1.3. Passenger transportation facilities and airports (Group A-3 or B).
 - 1.4. Government buildings.
 - 1.5. Structures with 4 or more dwelling units.
2. Stories mezzanines contain accessible elements or other spaces as determined by Section 1107 or 1108 are not required to be served by an accessible route from an accessible level.
3. In air traffic control towers, an accessible route is not required to serve the cab and the floor immediately below the cab.
4. Where a two-story building or facility has one story or mezzanine with an occupant load of five or fewer persons that does not contain public use space, that story or mezzanine shall not be required to be connected by an accessible route to the story above or below.

Reason: The intent of this proposal is a correlation items so that the efficiency units do not conflict with the Type B requirements in the codes.

The best way to explain the need for this is to use the example of a two story building with apartments over another use, such as parking or mercantile. Section 1107.7.1.1 would require Type B units on that 2nd floor. With typical apartments, it would be very unlikely for 4 apartments and the corridor to have an area of less than 3,000 sq. ft. Therefore, they would not be able to use Section 1104.4 Exception 1 – which is correlated with Fair Housing requirements. However, with efficiency units (IBC Section 1207.4 and IPC Section 404.6), there could be 4 or more efficiency units with a total area of less than 3,000 sq.ft. The addition of Item 1.5 would clarify that Section 1104.4 Exception 1 should not be used for dwelling units. Other apartment building arrangements would continue to use Section 1104.4 Exception 2.

This is important because the market is trending toward smaller living areas in multi-family R-2 structures particularly in urban areas. US Census statistics show that in 2000, app. 46,000 rental units built were less than 1,000 sq.ft. In 2015, 114,000 units and in 2016, 99,000 units were less than 1,000 sq.ft. The Urban Land Institute reported in 2013 that major Municipalities including New York City, San Francisco, Boston, Dallas and Philadelphia are allowing smaller apartments with Seattle and Portland (OR) having no minimum sizes.

This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2017 the BCAC has held 3 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: <https://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac>.

Cost Impact: The code change proposal will increase the cost of construction.

This provision would require a elevator in buildings with four or more efficiency units on the 2nd floor over other occupancies where the 2nd floor area was less than 3,000 sq.ft. However, this is already a requirement under the Fair Housing Accessibility Guidelines, so you are helping developers/architects/municipalities reduce the chance of being sited and retrofitting to add an elevator at a later date. This would not have any effect on larger buildings or buildings with apartments on the 1st floor.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: While this would typically not happen given the size of 4 apartments and the limit of 3,000 sq.ft in the exception, it is important to add this limitation to be consistent with the Fair Housing Act. Use of exception 2 in Section 1104.4 will still be allow for exceptions in Section 1107.7, such as for non-elevator buildings. (14-0).

Assembly Action:

None

Final Hearing Results

E114-18

AS

Date Submitted 2/19/2021	Section 1105.1	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1105.1, 1105.1.1 (New), TABLE 1105.1.1 (New)

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

Modifies the text of Section 1105.1. Adds new text of Section 1105.1.1. "Automatic doors". Adds new Table 1105.11 "Public Entrance with Power-operated door".

Rationale

1. Enhances accessibility. It is widely accepted that automatic doors in general enhance overall accessibility, by accommodating a wide array of conditions people have that qualify them to need accessibility at facility entrances. This accommodates a wide variety of accessibility needs that manual doors being installed today cannot encompass.
2. Considers "transient" use. The Table directly addresses people who infrequently use public entrances so that they would need no special knowledge, skill or tool to enter a facility. All occupancies included in the Table experience such "transient" use.
3. Addresses a public need. The occupancies cited are associated with a serious existing need for automatic doors. The safety of both use and moving people in and out of buildings in those occupancies by using only manually operated doors is a major concern particularly in emergency situations.
4. Focuses on public entrances. The Table applies where the public is most likely to access facilities. Regarding which public entrance to choose for an automatic door if multiple entrances are accessible, this is left to the building designer on which would be best but the requirement of "at least one" door allows the designer to consider all entrances if feasible.
(Please see uploaded mod E115-18 for the complete text)

Approved as Modified by Public Comment 1,2

Original Proposal:

2018 International Building Code

Revise as follows:

1105.1 Public entrances. In addition to accessible entrances required by Sections ~~1105.1.1~~1105.1.2 through ~~1105.1.7~~1105.1.8, at least 60 percent of all public entrances shall be accessible.

Exceptions:

1. An accessible entrance is not required to areas not required to be accessible.
2. Loading and service entrances that are not the only entrance to a tenant space.

Add new text as follows:

1105.1.1 Automatic doors. In facilities with the occupancies and building occupant loads indicated in Table 1105.1.1, at least one accessible exterior public entrance shall be either a full power-operated door or a low-energy power-operated door.

-

**TABLE 1105.1.1
PUBLIC ENTRANCE WITH POWER-OPERATED DOOR**

OCCUPANCY	BUILDING OCCUPANT LOAD GREATER THAN
A-1, A-2, A-3, A-4	300
B, M, R-1	500

Modified Proposal PC1:

2018 International Building Code

1105.1.1 Automatic doors. In facilities with the occupancies and building occupant loads indicated in Table 1105.1.1, ~~at least one accessible exterior public entrance shall~~ public entrances that are required to be accessible shall have one door be either a full power-operated door or a low-energy power-operated door. Where the public entrance includes a vestibule, at least one door into and one door out of the vestibule shall meet the requirements of this section.

Modified Proposal PC2:

2018 International Building Code

TABLE 1105.1.1^a
PUBLIC ENTRANCE WITH POWER-OPERATED DOOR

OCCUPANCY	BUILDING OCCUPANT LOAD GREATER THAN
A-1, A-2, A-3, A-4	300
B, M, R-1	500

a. In mixed-use facilities, when the total sum of the building occupant load is greater than those listed, the most restrictive building occupant load shall apply

Code Change No: E115-18

Original Proposal

Section(s): 1105.1, 1105.1.1 (New), TABLE 1105.1.1 (New)

Proponents: Joseph Hetzel, Thomas Associates, Inc., representing American Association of Automatic Door Manufacturers (Jhetzel@thomasamc.com)

2018 International Building Code

Revise as follows:

1105.1 Public entrances. In addition to accessible entrances required by Sections ~~4105.4.4~~ 1105.1.2 through ~~4105.4.7~~ 1105.1.8, at least 60 percent of all public entrances shall be accessible.

Exceptions:

1. An accessible entrance is not required to areas not required to be accessible.
2. Loading and service entrances that are not the only entrance to a tenant space.

Add new text as follows:

1105.1.1 Automatic doors. In facilities with the occupancies and building occupant loads indicated in Table 1105.1.1, at least one accessible exterior public entrance shall be either a full power-operated door or a low-energy power-operated door.

**TABLE 1105.1.1
PUBLIC ENTRANCE WITH POWER-OPERATED DOOR**

OCCUPANCY	BUILDING OCCUPANT LOAD GREATER THAN
A-1, A-2, A-3, A-4	300
B, M, R-1	500

Reason:

1. Enhances accessibility. It is widely accepted that automatic doors in general enhance overall accessibility, by accommodating a wide array of conditions people have that qualify them to need accessibility at facility entrances. This accommodates a wide variety of accessibility needs that manual doors being installed today cannot encompass.
2. Considers "transient" use. The Table directly addresses people who infrequently use public entrances so that they would need no special knowledge, skill or tool to enter a facility. All occupancies included in the Table experience such "transient" use.
3. Addresses a public need. The occupancies cited are associated with a serious existing need for automatic doors. The safety of both use and moving people in and out of buildings in those occupancies by using only manually operated doors is a major concern particularly in emergency situations.
4. Focuses on public entrances. The Table applies where the public is most likely to access facilities. Regarding which public entrance to choose for an automatic door if multiple entrances are accessible, this is left to the building designer on which would be best but the requirement of "at least one" door allows the designer to consider all entrances if feasible.
5. Occupancies involved are those most applicable to the public. The population requiring accessibility commonly needs accommodations to enter assembly, business, mercantile, and hotel/motel facilities as part of their everyday life. No code requirement for automatic doors means an increased safety risk and a decreased accessibility convenience.
6. Brings completion to accessible entrance provisions. The Table is needed in Section 1105, where accessible entrances are governed.
7. No disproportional economic burden. The thresholds have been chosen so as not to be a requirement for smaller occupancies such as small assembly facilities or strip mall businesses.

8. Addresses statistical need for accessibility. The thresholds also assume that a minimum of 2% of the population will be in need of accessibility at any given time for the specified occupancies. For an occupant load of 300, this means that at least six people will have the need that an automatic door will provide. The anticipated accessibility need should exceed this estimate a large enough percentage of time to constitute a critical mass of facilities needing power-operated doors when meeting the established thresholds.
9. Enhances public safety. Automatic doors are regulated by ANSI/BHMA safety standards intended to prevent people from coming in contact with moving doors. Facilities employing automatic doors are required to abide by these requirements, which affords protection to anyone - including children, the elderly, and/or those with accessibility needs - in the vicinity of moving doors while minimizing or preventing operational problems. Automatic doors are thus far safer in the marketplace than manually operated doors.
10. Favorably increases facility usage. Those with accessibility needs are less likely to choose to use a facility without an automatic door, therefore resulting in reduced institutional, social, and economic benefits to entities operating within a facility.
11. Occupant load thresholds have related code precedence. The justification of minimum occupant load uses Risk Category and minimum number of exits as starting points, since these are the only locations in the Code with occupancy thresholds to consider. Risk Category and minimum number of exits share a common concern with automatic doors because the threshold numbers represent a critical mass of people above which a unique set of code requirements need to apply. Following is an explanation of how the threshold numbers have been arrived at for each occupancy in the Table.
 - o Group A: Also from Table 1604.5, Risk Category III. The scope of public assemblies is an occupant load greater than 300.
 - o Groups B, M and R-1: From Table 1006.3.1, minimum number of exits or access to exits per story. Table 1006.3.1 states that three exits or exit access doorways shall be provided from any space with an occupant load of 501 to 1000, and four shall be provided with an occupant load greater than 1000. The proposed Table would set a threshold of three exits or exit access doorways, in a given story with a public entrance, to require an automatic door at that public entrance. R-1 is the applicable Group R occupancy because hotels and motels should be encompassed by the Table where the threshold occupant load would be appropriate for those structures.
12. Alleviates concerns about maximum manual force required to operate an entrance door. Although the IBC regulates this maximum force, any type of force needed to operate a manual door is a concern for the accessibility community. Automatic doors would require no force to operate.
13. Alleviates concerns about manual force variations. Wind pressures, internal building stack pressures, and/or increasing hardware friction are common concerns and affect manual operation of entrance doors all throughout the country. This concern is removed since automatic doors require no force to operate.
14. More than a "best practice" requirement. The requirement is a need, as opposed to a "best practice", because automatic doors encourage people to use facilities, are safer, and more efficiently move people in and out of buildings. It is widely known that people - particularly children, the elderly, and/or those with accessibility needs - have great difficulty, or find it impossible, to open entrance doors because of stack pressures, door configurations, door friction, wind, or door weight.

Cost Impact: The code change proposal will increase the cost of construction

The increased construction cost will be outweighed by the benefits provided to the public as outlined in our reasoning statement.

Report of Committee Action Hearings

Committee Action:

Approved as Submitted

Committee Reason: Having one automatic door on these types of facilities would address the needs of person with mobility impairments or persons with not enough strength to open exterior doors. The use group and occupant loads are appropriate levels for application. (Vote 13-0)

Assembly Action:

None

Public Comments

Public Comment 1:

Micah Chappell, Seattle Department of Construction and Inspections, representing Seattle Department of Construction and Inspection (micah.chappell@seattle.gov) requests As Modified by Public Comment

Modify as follows:

2018 International Building Code

1105.1.1 Automatic doors. In facilities with the occupancies and building occupant loads indicated in Table 1105.1.1, at least one accessible exterior public entrance shall ~~public entrances that are required to be accessible shall have one door~~ be either a full power-operated door or a low-energy power-operated door. Where the public entrance includes a vestibule, at least one door into and one door out of the vestibule shall meet the requirements of this section.

Commenter's Reason: The original proposal provides additional easy if ingress and egress and was a good start in getting automatic doors installed at one required accessible entrance, but seemed to indicate that if you had a bank of doors at the required public entrance, that all of those doors needed to be automatic. We also added to the proposal that all public entrances that are required to be accessible provide one automatic door, considering if you had a large facility, the accessible public entrances could be a significant distance apart making access to an automatic door more difficult. Additionally the proposal did not address what needed to be installed when the accessible public entrance has a vestibule with doors arranged in series.

Cost Impact: The net effect of the public comment and code change proposal will increase the cost of construction. This proposal will cause a minor increase in construction cost for the occupancy classifications that are required to meet this standard.

Public Comment 2:

Micah Chappell, representing Seattle Department of Construction and Inspection (micah.chappell@seattle.gov) requests As Modified by Public Comment

Modify as follows:

2018 International Building Code

TABLE 1105.1.1^a
PUBLIC ENTRANCE WITH POWER-OPERATED DOOR

OCCUPANCY	BUILDING OCCUPANT LOAD GREATER THAN
A-1, A-2, A-3, A-4	300
B, M, R-1	500

a. In mixed-use facilities, when the total sum of the building occupant load is greater than those listed, the most restrictive building occupant load shall apply.

Commenter's Reason: The table did not address mixed-use facilities when applying this section and the proposed footnote provides a definitive path for the Code Official. An example of why this footnote for mixed-use facilities is needed would be if you had both a M occupancy and an A-3 occupancy. The M occupancy has an occupant load of 350 and the A-2 occupancy has an occupant load of 250, individually they do not exceed the requirements of the table so the requirements would not apply, but the total sum of the building occupant load would exceed the limits of the table. So as this example shows the original proposal did not provide guidance on how to apply the section to mixed-use facilities. We believe the footnote addresses this issue.

Cost Impact: The net effect of the public comment and code change proposal will increase the cost of construction. This proposal will cause a minor increase the cost of construction.

Final Action Results

E115-18

AMPC1, 2

Date Submitted 2/19/2021	Section 1106.7	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1106.7 (New), Chapter 35

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

Adds new section 1106.7 "Parking meters and pay stations". Adds new standard ICC A117.1 2017

Rationale

The 2017 ICC A117.1 will have requirements for accessibility to parking meters and pay stations. This scoping will clarify where those provisions should apply where parking meters and pay stations are provided in parking lots or parking garages on a site. To combat fraud and abuse of disabled parking privileges and to increase revenue, many jurisdictions such as Arlington, VA and Bethany Beach, DE are moving toward requiring people eligible to park in accessible spaces to pay for parking. See "Metered Parking Spaces" at <https://www.townofbethanybeach.com/399/Public-Parking---Pay-to-Park>. Information about accessible pay stations in the City of Raleigh, NC is at <https://www.raleighnc.gov/business/content/PWksParkingMgmt/Articles/UsingNewParkingMeters.html>.

Approved as Submitted

2018 International Building Code

Add new text as follows:

1106.7 Parking meters and pay stations. Where parking meters and pay stations serve accessible parking spaces, such parking meters and pay stations shall be accessible.

Update standard(s) as follows:

ICC A117.109-A117.12017: Accessible and Usable Buildings and Facilities

Code Change No: E119-18

Original Proposal

Section(s): 1106.7 (New), Chapter 35

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing U.S. Access Board (mazz@Access-Board.gov); Dominic Marinelli, representing United Spinal Association (DMarinelli@accessibility-services.com)

2018 International Building Code

Add new text as follows:

1106.7 Parking meters and pay stations. Where parking meters and pay stations serve accessible parking spaces, such parking meters and pay stations shall be accessible.

Update standard(s) as follows:

ICC A117.109-A117.12017: Accessible and Usable Buildings and Facilities

Reason: The 2017 ICC A117.1 will have requirements for accessibility to parking meters and pay stations. This scoping will clarify where those provisions should apply where parking meters and pay stations are provided in parking lots or parking garages on a site. To combat fraud and abuse of disabled parking privileges and to increase revenue, many jurisdictions such as Arlington, VA and Bethany Beach, DE are moving toward requiring people eligible to park in accessible spaces to pay for parking. See "Metered Parking Spaces" at <https://www.townofbethanybeach.com/399/Public-Parking---Pay-to-Park>. Information about accessible pay stations in the City of Raleigh, NC is at <https://www.raleighnc.gov/business/content/PWksParkingMgmt/Articles/UsingNewParkingMeters.html>.

Cost Impact: The code change proposal will increase the cost of construction. The cost will be labor. Installers will need to take care to site parking meters and pay stations on accessible routes and to locate operable parts of equipment adjacent to clear floor space. Most parking meters on the market today are accessible when installed close to curb ramps, on an accessible route, and at a height (48" max.) allowing wheelchair users to approach and reach the controls. The revenue from the previously free parking spaces could mitigate the cost.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: Parking meters and pay stations that serve accessible parking spaces should be accessible. This will coordinate with the technical requirements for this equipment in 2017 ICC A 117.1. (Vote 12-0)

Assembly Action:

None

Final Hearing Results

E119-18

AS

Date Submitted 2/22/2021	Section 1106	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

202 (New), 406.2.7, 1106.1 (New), 1107 (New), 1107.1 (New), 1107.2 (New), 1107.2.1 (New), 1107.2.2 (New), 1109.14, Chapter 35

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

This provides guidance for how to make electrical vehicle charging stations accessible.

Rationale

: IBC Section 406.7 requires that "Accessibility to electric vehicle charging stations (EVCS) shall be provided in accordance with Chapter 11". However, Chapter 11 does not contain specific scoping to address these EVCS. This proposal seeks to provide some detail in Chapter 11 to address that shortfall.

Section 1106.1 provides a charging statement for parking and passenger loading zones, which was missing in the current code.

This proposal creates a new Section 1107 to deal with motor vehicle related facilities. This will provide new requirements for electrical vehicle charging stations and retains the current requirements for fuel-dispensing systems.

Section 1107.2 is a general scoping statement for EVCS.

The exception refers to R-2 occupancies. This is due to the way these function. If a person gets an EV and elects to install an EVCS at their designated parking space, that should not trigger the requirement since it is occupant specific.

(Please see uploaded mod E121-18 for the complete text)

Approved as Submitted

2018 International Building Code

SECTION 202 DEFINITIONS

Add new definition as follows:

ELECTRIC VEHICLE CHARGING STATION. One or more vehicle spaces served by an electric vehicle charging system.

Revise as follows:

406.2.7 Electric vehicle charging stations ~~systems~~. Where provided, electric vehicle charging stations ~~systems~~ shall be installed in accordance with NFPA 70. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL 2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594. Accessibility to electric vehicle charging stations shall be provided in accordance with Chapter 11.

SECTION 1106 PARKING AND PASSENGER LOADING FACILITIES

Add new text as follows:

1106.1 General. Parking shall comply with Section 1106.2 through 1106.7. Passenger loading zones shall comply with Section 1106.8.

SECTION 1107 MOTOR VEHICLE RELATED FACILITIES

1107.1 General. Electrical vehicle charging stations shall comply with Section 1107.2. Fuel-dispensing systems shall comply with Section 1107.3.

1107.2 Electrical vehicle charging stations. Electrical vehicle charging stations shall comply with Sections 1107.2.1 and 1107.2.2.

Exception: Electrical vehicle charging stations provided to serve Groups R-2, R-3 and R-4 occupancies are not required to comply with this section.

1107.2.1 Number of accessible vehicle spaces. At least five percent (5%) of vehicle spaces on the site served by electrical vehicle charging systems but, not fewer than one for each type of electric vehicle charging system shall be accessible.

1107.2.2 Vehicle space size. Accessible vehicle spaces shall comply with the requirements for a van accessible parking space that is 132 inches (3350 mm) minimum in width with an adjoining access aisle that is 60 inches (1525 mm) minimum in width.

Revise as follows:

~~1109.14~~ 1107.3 Fuel-dispensing systems. Fuel-dispensing systems shall be accessible.

Update standard(s) as follows:

ICC A117.109 A117.12017: Accessible and Usable Buildings and Facilities

Code Change No: **E121-18**

Original Proposal

Section(s): 202 (New), 406.2.7, 1106.1 (New), 1107 (New), 1107.1 (New), 1107.2 (New), 1107.2.1 (New), 1107.2.2 (New), 1109.14, Chapter 35

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing U.S. Access Board (mazz@Access-Board.gov); Dominic Marinelli, representing United Spinal Association (DMarinelli@accessibility-services.com)

2018 International Building Code

SECTION 202 DEFINITIONS

Add new definition as follows:

ELECTRIC VEHICLE CHARGING STATION. One or more vehicle spaces served by an electric vehicle charging system.

Revise as follows:

406.2.7 Electric vehicle charging ~~stations~~ systems. Where provided, electric vehicle charging ~~stations~~ systems shall be installed in accordance with NFPA 70. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL 2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594. Accessibility to electric vehicle charging stations shall be provided in accordance with Chapter 11.

SECTION 1106 PARKING AND PASSENGER LOADING FACILITIES

Add new text as follows:

1106.1 General. Parking shall comply with Section 1106.2 through 1106.7. Passenger loading zones shall comply with Section 1106.8.

SECTION 1107 MOTOR VEHICLE RELATED FACILITIES

1107.1 General. Electrical vehicle charging stations shall comply with Section 1107.2. Fuel-dispensing systems shall comply with Section 1107.3.

1107.2 Electrical vehicle charging stations. Electrical vehicle charging stations shall comply with Sections 1107.2.1 and 1107.2.2.

Exception: Electrical vehicle charging stations provided to serve Groups R-2, R-3 and R-4 occupancies are not required to comply with this section.

1107.2.1 Number of accessible vehicle spaces. At least five percent (5%) of vehicle spaces on the site served by electrical vehicle charging systems but, not fewer than one for each type of electric vehicle charging system shall be accessible.

1107.2.2 Vehicle space size. Accessible vehicle spaces shall comply with the requirements for a van accessible parking space that is 132 inches (3350 mm) minimum in width with an adjoining access aisle that is 60 inches (1525 mm) minimum in width.

Revise as follows:

~~4409.44~~ **1107.3 Fuel-dispensing systems.** Fuel-dispensing systems shall be accessible.

Update standard(s) as follows:

~~ICC A447.409~~ **A117.12017:** Accessible and Usable Buildings and Facilities

Reason: IBC Section 406.7 requires that "Accessibility to electric vehicle charging stations (EVCS) shall be provided in accordance with Chapter 11". However, Chapter 11 does not contain specific scoping to address these EVCS. This proposal seeks to provide some detail in Chapter 11 to address that shortfall.

Section 1106.1 provides a charging statement for parking and passenger loading zones, which was missing in the current code.

This proposal creates a new Section 1107 to deal with motor vehicle related facilities. This will provide new requirements for electrical vehicle charging stations and retains the current requirements for fuel-dispensing systems.

Section 1107.2 is a general scoping statement for EVCS.

The exception refers to R-2 occupancies. This is due to the way these function. If a person gets an EV and elects to install an EVCS at their designated parking space, that should not trigger the requirement since it is occupant specific.

Section 1107.2.1 addresses the number of space. It does not mandate EVCS. It acknowledges that where EVCS are provided a portion must be accessible. A factor of five percent (5%) was used based on similar thresholds for other types of amenities like lockers, dressing rooms, bowling lanes, sinks, etc. It is also important to note that this is based on the number of EVCS provided on the site. This is a minimal requirement. Rather than address it by cluster of EVCS, such as could happen on a campus, this begins at a very low requirement. If it proves insufficient, it can be adjusted at a later date. It also requires at least one accessible EVCS for each type of charger. There are currently two common types of charging equipment. If one space can be served by both types, that would comply. But, it makes sure that they will both be accessible.

Section 1107.2.2 prescribes the requirements for the charging space. By making a reference to the van accessible parking space and designating the size, the other aspects of the space such as slope, marking, etc. as found in ICC A117.1 (Section 502) will be included.

The 2017 edition of the ICC A117.1 Standard does not contain any scoping and does not include any specific requirements for the space where charging will happen. The provisions in the A117.1 (Section 502.11) address operable parts, an accessible route from the access aisle to the charging equipment, and criteria on what to do with potential obstructions.

Cost Impact: The code change proposal will increase the cost of construction.

EVCS are not required. However, IBC Section 406.7 currently requires them to be accessible, but fails to provide technical specifications. If provided, this may require additional width at a small percentage of the spaces at those charging stations.

Analysis: The 2009 edition of the ICC A117.1 standard is referenced in Chapter 35.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: This provides guidance for how to make electrical vehicle charging stations accessible. There are no reservation signs, so this proposal allows for all vehicles to use the accessible stalls at the accessible electric vehicle charging station. This is a separate service, so this would not be part of the accessible parking requirements. This is good harmonization with the technical requirements added in the 2017 edition of ICC A117.1. (Vote 13-0)

Assembly Action:

None

Final Hearing Results

E121-18

AS

Date Submitted 2/22/2021	Section 1107.5	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1107.5, 1107.5.1, 1107.5.1.1, 1107.5.1.2 (New)

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

The code should recognize that older adults have limited upper body strength. Allowing for half of the Accessible units to use the assisted toileting and bathing, allows for options within the facility.

Rationale

This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities.

Group I-1 facilities are the first step for housing for persons who need assistance including custodial care. The code should recognize that older adults have limited upper body strength. Allowing for half of the Accessible units to use the assisted toileting and bathing, allows for options within the facility.

It should be noted that the assisted toileting arrangement would be permitted for the Type B units with current A117.1 text. This option would exceed requirements for the Fair Housing Act Guideline.

This proposal is submitted by the ICC Committee on Healthcare (CHC). The CHC was established by the ICC Board to evaluate and assess contemporary code issues relating to healthcare facilities. This is a joint effort between ICC and the American Society for Healthcare Engineering (ASHE), a subsidiary of the American Hospital Association, to eliminate duplication and conflicts in healthcare regulation. In 2017 the CHC held 2 open meetings and numerous conference calls, which included members of the committees as well as any interested parties, to discuss and debate the proposed changes. Information on the CHC, including: meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CHC effort can be downloaded from the CHC website at: <https://www.iccsafe.org/codes-tech-support/cs/icc-committee-on-healthcare/>.

Approved as Modified

Original Proposal:

2018 International Building Code

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.

Revise as follows:

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~~ through 1107.5.1.3.

1107.5.1.1 Accessible units in Group I-1, Condition 1. In Group I-1, Condition 1, at least 4 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units. ~~In Group I-1, Condition 2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.~~

Exceptions:

1. In not more than 50 percent of the Accessible units, water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2.
2. In not more than 50 percent of the Accessible units, roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3.

Add new text as follows:

1107.5.1.2 Accessible units in Group I-1, Condition 2. In Group I-1, Condition 2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.

Exceptions:

1. In not more than 50 percent of the Accessible units, water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2.
2. In not more than 50 percent of the Accessible units, roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3.

Revise as follows:

~~1107.5.1.2~~ 1107.5.1.3 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.

Modified Proposal:

1107.5.1.1 Accessible units in Group I-1, Condition 1. In Group I-1, Condition 1, at least 4 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

Exceptions:

1. ~~In not more than 50 percent of the Accessible units, water~~ Water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2, in not more than 50 percent of the Accessible units.
2. ~~In not more than 50 percent of the Accessible units, roll-in type~~ Roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3, in not more than 50 percent of the Accessible units.

1107.5.1.2 Accessible units in Group I-1, Condition 2. In Group I-1, Condition 2, at least 10 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

Exceptions:

1. ~~In not more than 50 percent of the Accessible units, water~~ Water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2, in not more than 50 percent of the Accessible units.
2. ~~In not more than 50 percent of the Accessible units, roll-in type~~ Roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3, in not more than 50 percent of the Accessible units.

Code Change No: E123-18

Original Proposal

Section(s): 1107.5, 1107.5.1, 1107.5.1.1, 1107.5.1.2 (New)

Proponents: John Williams, Chair, representing Healthcare Committee (AHC@iccsafe.org)

2018 International Building Code

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.

Revise as follows:

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 through 1107.5.1.3.~~

1107.5.1.1 Accessible units in Group I-1, Condition 1. In Group I-1, Condition 1, at least 4 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units. ~~In Group I-1, Condition 2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.~~

Exceptions:

1. In not more than 50 percent of the Accessible units, water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2.
2. In not more than 50 percent of the Accessible units, roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3.

Add new text as follows:

1107.5.1.2 Accessible units in Group I-1, Condition 2. In Group I-1, Condition 2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.

Exceptions:

1. In not more than 50 percent of the Accessible units, water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2.
2. In not more than 50 percent of the Accessible units, roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3.

Revise as follows:

~~4407.5.4.2~~ **1107.5.1.3 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.

Reason: This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities.

Group I-1 facilities are the first step for housing for persons who need assistance including custodial care. The code should recognize that older adults have limited upper body strength. Allowing for half of the Accessible units to use the assisted toileting and bathing, allows for options within the facility.

It should be noted that the assisted toileting arrangement would be permitted for the Type B units with current A117.1 text. This option would exceed requirements for the Fair Housing Act Guideline.

This proposal is submitted by the ICC Committee on Healthcare (CHC). The CHC was established by the ICC Board to evaluate and assess contemporary code issues relating to healthcare facilities. This is a joint effort between ICC and the American Society for Healthcare Engineering (ASHE), a subsidiary of the American Hospital Association, to eliminate duplication and conflicts in healthcare regulation. In 2017 the CHC held 2 open meetings and numerous conference calls, *which included members of the committees as well as any interested parties, to discuss and debate the proposed changes.* Information on the CHC, including: meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CHC effort can be downloaded from the CHC website at: <https://www.iccsafe.org/codes-tech-support/cs/icc-committee-on-healthcare/>.

Cost Impact: The code change proposal will increase the cost of construction

If someone chooses this option, there would be an increase in bathroom size for the water closet and a situation where someone did a roll-in instead of a transfer shower.

Public Hearing Results

Committee Action:

Approved as Modified

Modify proposal as follows:

1107.5.1.1 Accessible units in Group I-1, Condition 1. In Group I-1, Condition 1, at least 4 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.

Exceptions:

1. ~~In not more than 50 percent of the Accessible units, water~~ Water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2, ~~in not more than 50 percent of the Accessible units.~~
2. ~~In not more than 50 percent of the Accessible units, roll-in-type~~ Roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3, ~~in not more than 50 percent of the Accessible units.~~

1107.5.1.2 Accessible units in Group I-1, Condition 2. In Group I-1, Condition 2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.

Exceptions:

1. ~~In not more than 50 percent of the Accessible units, water~~ Water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2, ~~in not more than 50 percent of the Accessible units.~~
2. ~~In not more than 50 percent of the Accessible units, roll-in-type~~ Roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3, ~~in not more than 50 percent of the Accessible units.~~

Committee Reason: For the modification, moving the percentage from the front to the back of the exceptions will improve the understanding of the exception.

This is coordinated with the technical provisions in E128 and E129. Allowance for this option is an alternative for fully Accessible units that will work better for the percentage of the population that cannot transfer well without assistance. This increases design options based on the needs of the residents. (Vote 10-4)

Assembly Action:

None

Final Hearing Results

E123-18

AM

Date Submitted 2/22/2021	Section 1107.5.2	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1107.5.2, 1107.5.2.1, 1107.5.2.2

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

The code should recognize that older adults have limited upper body strength. Allowing for 90 of the Accessible units to use the assisted toileting and bathing, allows for options within the facility.

Rationale

This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities.

Group I-2 nursing home facilities are the second step for housing for persons who need assistance including medical care. The code should recognize that older adults have limited upper body strength. Allowing for 90 of the Accessible units to use the assisted toileting and bathing, allows for options within the facility.

It should be noted that the assisted toileting arrangement would be permitted for the Type B units with current A117.1 text. This option would exceed requirements for the Fair Housing Act Guideline.

This proposal is submitted by the ICC Committee on Healthcare (CHC). The CHC was established by the ICC Board to evaluate and assess contemporary code issues relating to healthcare facilities. This is a joint effort between ICC and the American Society for Healthcare Engineering (ASHE), a subsidiary of the American Hospital Association, to eliminate duplication and conflicts in healthcare regulation. In 2017 the CHC held 2 open meetings and numerous conference calls, which included members of the committees as well as any interested parties, to discuss and debate the proposed changes. Information on the CHC, including: meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CHC effort can be downloaded from the CHC website at: <https://www.iccsafe.org/codes-tech-support/cs/icc-committee-on-healthcare/>.

Approved as Modified

Original Proposal:

2018 International Building Code

Revise as follows:

1107.5.2 Group I-2 nursing homes. Accessible units and Type B units shall be provided in nursing homes of Group I-2, Condition 1 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.

Exceptions:

1. In not more than 90 percent of the Accessible units, water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2.
2. In not more than 90 percent of the Accessible units, roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3.

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.

Modified Proposal:

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*.

Exceptions:

1. ~~In not more than 90 percent of the Accessible units, water~~ Water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2, in not more than 90 percent of the accessible units.
2. ~~In not more than 90 percent of the Accessible units, roll-in-type~~ Roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3, in not more than 90 percent of the Accessible units.

Code Change No: E124-18

Original Proposal

Section(s): 1107.5.2, 1107.5.2.1, 1107.5.2.2

Proponents: John Williams, Chair, representing Healthcare Committee (AHC@iccsafe.org)

2018 International Building Code

Revise as follows:

1107.5.2 Group I-2 nursing homes. Accessible units and Type B units shall be provided in nursing homes of Group I-2, Condition 1 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.

Exceptions:

1. In not more than 90 percent of the Accessible units, water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2.
2. In not more than 90 percent of the Accessible units, roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3.

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.

Reason: This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities.

Group I-2 nursing home facilities are the second step for housing for persons who need assistance including medical care. The code should recognize that older adults have limited upper body strength. Allowing for 90 of the Accessible units to use the assisted toileting and bathing, allows for options within the facility.

It should be noted that the assisted toileting arrangement would be permitted for the Type B units with current A117.1 text. This option would exceed requirements for the Fair Housing Act Guideline.

This proposal is submitted by the ICC Committee on Healthcare (CHC). The CHC was established by the ICC Board to evaluate and assess contemporary code issues relating to healthcare facilities. This is a joint effort between ICC and the American Society for Healthcare Engineering (ASHE), a subsidiary of the American Hospital Association, to eliminate duplication and conflicts in healthcare regulation. In 2017 the CHC held 2 open meetings and numerous conference calls, *which included members of the committees as well as any interested parties, to discuss and debate the proposed changes.* Information on the CHC, including: meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CHC effort can be downloaded from the CHC website at: <https://www.iccsafe.org/codes-tech-support/cs/icc-committee-on-healthcare/>.

Cost Impact: The code change proposal will increase the cost of construction. If someone chooses this option, here would be an increase in bathroom size for the water closet and a situation where someone did a roll-in instead of a transfer shower.

Public Hearing Results

Committee Action:

Approved as Modified

Modify proposal as follows:

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*.

Exceptions:

1. ~~In not more than 90 percent of the Accessible units, water~~ Water closets shall not be required to comply with ICC A117.1 where such water closets comply with Section 1109.2.2, ~~in not more than 90 percent of the accessible units.~~
2. ~~In not more than 90 percent of the Accessible units, roll-in-type~~ Roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3, ~~in not more than 90 percent of the Accessible units.~~

Committee Reason: For the modification, moving the percentage from the front to the back of the exceptions will improve the understanding of the exception.

This is coordinated with the technical provisions in E128 and E129. Allowance for this option is an alternative for fully Accessible units that will work better for the percentage of the population that cannot transfer well without assistance. This increases design options based on the needs of the residents. The higher percentage for nursing homes is supported by the research for care needed for elderly persons with limited upper body strength. (Vote 14-0)

Assembly Action:

None

Final Hearing Results

E124-18

AM

Date Submitted 2/22/2021	Section 1107.5.4	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1107.5.4

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

Group I-2 rehabilitation hospital facilities are housing for persons who need assistance including medical care. Allowing for 50 of the Accessible units to use the assisted toileting and bathing, allows for options within the facility.

Rationale

: This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities.

Group I-2 rehabilitation hospital facilities are housing for persons who need assistance including medical care. The code should recognize that older adults have limited upper body strength. Allowing for 50 of the Accessible units to use the assisted toileting and bathing, allows for options within the facility.

This proposal is submitted by the ICC Committee on Healthcare (CHC). The CHC was established by the ICC Board to evaluate and assess contemporary code issues relating to healthcare facilities. This is a joint effort between ICC and the American Society for Healthcare Engineering (ASHE), a subsidiary of the American Hospital Association, to eliminate duplication and conflicts in healthcare regulation. In 2017 the CHC held 2 open meetings and numerous conference calls, which included members of the committees as well as any interested parties, to discuss and debate the proposed changes. Information on the CHC, including: meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CHC effort can be downloaded from the CHC website at: <https://www.iccsafe.org/codes-tech-support/cs/icc-committee-on-healthcare/>.

Approved as Modified

Original Proposal:

2018 International Building Code

Revise as follows:

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

Exceptions:

1. In not more than 50 percent of the Accessible units, water closets shall not be required to comply with ICC A 117.1 where such water closets comply with Section 1109.2.2.
2. In not more than 50 percent of the Accessible units, roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3.

Modified Proposal:

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

Exceptions:

1. ~~In not more than 50 percent of the Accessible units, water~~ Water closets shall not be required to comply with ICC A 117.1 where such water closets comply with Section 1109.2.2, in not more than 50 percent of Accessible units.
2. ~~In not more than 50 percent of the Accessible units, roll-in-type~~ Roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3, in not more than 50 percent of Accessible units.

Code Change No: **E125-18**

Original Proposal

Section(s): 1107.5.4

Proponents: John Williams, Chair, representing Healthcare Committee (AHC@iccsafe.org)

2018 International Building Code

Revise as follows:

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

Exceptions:

1. In not more than 50 percent of the Accessible units, water closets shall not be required to comply with ICC A 117.1 where such water closets comply with Section 1109.2.2.
2. In not more than 50 percent of the Accessible units, roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3.

Reason: This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities.

Group I-2 rehabilitation hospital facilities are housing for persons who need assistance including medical care. The code should recognize that older adults have limited upper body strength. Allowing for 50 of the Accessible units to use the assisted toileting and bathing, allows for options within the facility.

This proposal is submitted by the ICC Committee on Healthcare (CHC). The CHC was established by the ICC Board to evaluate and assess contemporary code issues relating to healthcare facilities. This is a joint effort between ICC and the American Society for Healthcare Engineering (ASHE), a subsidiary of the American Hospital Association, to eliminate duplication and conflicts in healthcare regulation. In 2017 the CHC held 2 open meetings and numerous conference calls, *which included members of the committees as well as any interested parties, to discuss and debate the proposed changes.* Information on the CHC, including: meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CHC effort can be downloaded from the CHC website at: <https://www.iccsafe.org/codes-tech-support/cs/icc-committee-on-healthcare/>.

Cost Impact: The code change proposal will increase the cost of construction. If someone chooses this option, there would be an increase in bathroom size for the water closet and a situation where someone did a roll-in instead of a transfer shower.

Public Hearing Results

Committee Action:

Approved as Modified

Modify proposal as follows:

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

Exceptions:

1. In not more than 50 percent of the Accessible units, water closets shall not be required to comply with ICC A 117.1 where such water closets comply with Section 1109.2.2, in not more than 50 percent of Accessible units.

2. ~~In not more than 50 percent of the Accessible units, roll-in-type~~ Roll-in-type showers shall not be required to comply with ICC A117.1 where roll-in-type showers comply with Section 1109.2.3, in not more than 50 percent of Accessible units.

Committee Reason: For the modification, moving the percentage from the front to the back of the exceptions will improve the understanding of the exception.

This is coordinated with the technical provisions in E128 and E129. Rehabilitation facilities now require 100% of the units to be Accessible. Allowance for this option is an alternative for fully Accessible units that will work better for the percentage of the population that cannot transfer well without assistance. This increases design options based on the needs of the residents. (Vote 14-0)

Assembly Action:

None

Final Hearing Results

E125-18

AM

Date Submitted 2/22/2021	Section 1107.7.5	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1107.7.5

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

Modifies text of Section 1107.7.5. This proposal makes the provision easier to read and also makes it consistent with terms used in this code and reference standard ASCE 24-14, Flood Resistant Design and Construction.

Rationale

This proposal makes the provision easier to read and also makes it consistent with terms used in this code and reference standard ASCE 24-14, Flood Resistant Design and Construction. The purpose of this section is that if, based on the required floor elevation, the listed criteria are met, then an accessible route to the units is deemed not feasible. The original language of this section is from a legacy code (likely BOCA).

This proposal changes the elevation reference point from the design flood elevation to the minimum required lowest floor elevation of the building, which is specified in Sec. 1612, by reference to ASCE 24-14. For Flood Design Class 2 buildings, which includes multi-family buildings, the minimum required lowest floor elevation is the base flood elevation plus one foot. Therefore, the required lowest floor elevation should be used to apply the test specified in the number items.

Approved as Submitted

Revise as follows:

1107.7.5 Design flood elevation Flood hazard areas. The required number of Type A units and Type B units shall not apply to a site where the shall not be required for buildings without elevator service that are located in flood hazard areas as established in Section 1612.3, where the minimum 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 supporting horizontal structural member, as applicable, results in all of the following:

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).
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 such arrival points are not within 50 feet (15 240 mm) of the primary entrances, the closest arrival points shall be used

Code Change No: **E127-18**

Original Proposal

Section(s): 1107.7.5

Proponents: Gregory Wilson, representing Federal Emergency Management Agency (gregory.wilson2@fema.dhs.gov); David Collins, The American Institute of Architects, representing The American Institute of Architects (dcollins@preview-group.com)

2018 International Building Code

Revise as follows:

1107.7.5 ~~Design flood elevation~~ Flood hazard areas. ~~The required number of Type A units and Type B units shall not apply to a site where the~~ shall not be required for buildings without elevator service that are located in flood hazard areas as established in Section 1612.3, where the minimum 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 supporting horizontal structural member, as applicable, results in all of the following:

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).
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 such arrival points are not within 50 feet (15 240 mm) of the primary entrances, the closest arrival points shall be used.

Reason: This proposal makes the provision easier to read and also makes it consistent with terms used in this code and reference standard ASCE 24-14, Flood Resistant Design and Construction. The purpose of this section is that if, based on the required floor elevation, the listed criteria are met, then an accessible route to the units is deemed not feasible. The original language of this section is from a legacy code (likely BOCA).

This proposal changes the elevation reference point from the design flood elevation to the minimum required lowest floor elevation of the building, which is specified in Sec. 1612, by reference to ASCE 24-14. For Flood Design Class 2 buildings, which includes multi-family buildings, the minimum required lowest floor elevation is the base flood elevation plus one foot. Therefore, the required lowest floor elevation should be used to apply the test specified in the number items.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. No additional cost. This proposal does not increase construction requirements or costs.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: The proposal clarifies the language and make is easier to read and apply. The reference to Section 1612.3 is an importance reference to put this provision in context. (Vote 14-0)

Assembly Action:

None

Final Hearing Results

E127-18

AS

Date Submitted 2/22/2021	Section 1109.2	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1109.2, 1109.2.2 (New), 1109.2.2.1 (New), 1109.2.2.2 (New), 1109.2.2.2.1 (New), 1109.2.2.2.2 (New), 1109.2.2.2.3 (New), 1109.2.2.3 (New), 1109.2.2.4 (New), 1109.2.2.5 (New), 1109.2.2.6 (New)

This is an accessibility code change which falls outside the scope of this code change process.

Summary of Modification

Asking for technical criteria to be added into the IBC at this time due to the timing for the next edition of the ICC A117.1 - probably not referenced until the 2024 or 2027 code cycle

Rationale

This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities. We are asking for this technical criteria to be added into the IBC at this time due to the timing for the next edition of the ICC A117.1 - probably not referenced until the 2024 or 2027 code cycle. The format follows the ICC A117.1 for water closets for clarity and easy comparison of requirements.

In our educated opinion, these technical criteria will provide equivalent facilitation to the accessible toilet requirement in ICC A117.1 and the 2010 ADA Standard. These requirements are for toilets used by older adults or persons with limited upper body strength in care settings and where care-givers assist residents. It provides additional space between the toilet and any obstructions, such as a lavatory, cabinet or wall. Additional space is provided in front of a toilet to allow for additional approach options. Clear floor space for an unassisted side transfer is provided as well, consistent with 2010 ADA and A117.1. The provisions allow the use of fold-down grab bars in lieu of wall-mounted grab bars.

The code needs to recognize that older adults have limited upper body strength and while they do need assistance (grab bars) when transferring on/off the toilet the standard grab bar configuration does not work for them. Research has proven that the use of fold-down grab bars on both sides of the toilet is safer and easier for older adults who transfer independently. In addition, residents in care settings who need staff assistance to transfer on/off the toilet need more space between the toilet and the wall to enable a staff person (or two) to fully assist a person without risk of injury to the caregiver. In addition, the additional space at the toilet also allows for better access with a lifting device.

(Please see uploaded mod E128-18 for the complete text)

Approved as Submitted

2018 International Building Code

Revise as follows:

1109.2 Toilet and bathing facilities. Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections ~~1109.2.2~~ 1109.2.3 and ~~1109.2.3~~ 1109.2.4, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

Exceptions:

1. Toilet rooms or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.
2. This section is not applicable to toilet and bathing rooms that serve dwelling units or sleeping units that are not required to be accessible by Section 1107.
3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.
4. Where no more than one urinal is provided in a toilet room or bathing room, the urinal is not required to be accessible.
5. Toilet rooms or bathing rooms that are part of critical care or intensive care patient sleeping rooms serving Accessible units are not required to be accessible.
6. Toilet rooms or bathing rooms designed for bariatrics patients are not required to comply with the toilet room and bathing room requirement in ICC A117.1. The sleeping units served by bariatrics toilet or bathing rooms shall not count toward the required number of Accessible sleeping units.
7. Where permitted in Section 1107, in toilet rooms or bathrooms serving Accessible units, water closets designed for assisted toileting shall comply with Sections 1109.2.2.
8. Where toilet facilities are primarily for children's use, required accessible water closets, toilet compartments and lavatories shall be permitted to comply with children's provision of ICC A117.1.

Add new text as follows:

1109.2.2 Water closets designed for assisted toileting. Water closets designed for assisted toileting shall comply with Section 1109.2.2.1 through 1109.2.2.6.

1109.2.2.1 Location. The centerline of the water closet shall be 24 inches (610 mm) minimum and 26 inches maximum (660 mm) from one side of the required clearance.

1109.2.2.2 Clearance. Clearance around the water closet shall comply with Section 1109.2.2.2.1 through 1109.2.2.2.3

1109.2.2.2.1 Clearance width. Clearance around a water closet shall be 66 inches (1675 mm) minimum in width, measured perpendicular from the side of the clearance that is 24 inches (610 mm) minimum and 26 inches (660 mm) maximum from the water closet centerline.

1109.2.2.2.2 Clearance depth. Clearance around the water closet shall be 78 inches (1980 mm) minimum in depth, measured perpendicular from the rear wall

1109.2.2.2.3 Clearance overlap. The required clearance around the water closet shall be permitted overlaps per ICC A117.1 Section 604.3.3

1109.2.2.3 Height. The height of the water closet seats shall comply with ICC A117.1 Section 604.4.

1109.2.2.4 Swing-up grab bars. The swing-up grab bars shall comply with ICC A117.1 Sections 609.2 and 609.8. Swing-up grab bars shall be provided on both sides of the water closet and shall comply with all of the following:

1. The centerline of the grab bar shall be 14 inches minimum to 16 inches (356 to 405 mm) maximum from the centerline of the water closet
2. The length of the grab bar is 36 inches (915 mm) minimum in length, measured from the rear wall to the end of the grab bar.
3. The top of the grab bar in the down position is 30 inches (760 mm) minimum and 34 inches (865 mm) maximum above the floor.

1109.2.2.5 Flush controls. Flush controls shall comply with ICC A117.1 Section 604.6.

1109.2.2.6 Dispensers. Toilet paper dispensers shall be mounted on at least one of the swing-up grab bars and the outlet of the dispenser shall be located at 24 inches (610 mm) minimum to 36 inches (915 mm) maximum from the rear wall.

Code Change No: E128-18

Original Proposal

Section(s): 1109.2, 1109.2.2 (New), 1109.2.2.1 (New), 1109.2.2.2 (New), 1109.2.2.2.1 (New), 1109.2.2.2.2 (New), 1109.2.2.2.3 (New), 1109.2.2.3 (New), 1109.2.2.4 (New), 1109.2.2.5 (New), 1109.2.2.6 (New)

Proponents: John Williams, Chair, representing Healthcare Committee (AHC@iccsafe.org)

2018 International Building Code

Revise as follows:

1109.2 Toilet and bathing facilities. Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections ~~1109.2.2~~ 1109.2.3 and ~~1109.2.3~~ 1109.2.4, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

Exceptions:

1. Toilet rooms or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.
2. This section is not applicable to toilet and bathing rooms that serve dwelling units or sleeping units that are not required to be accessible by Section 1107.
3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.
4. Where no more than one urinal is provided in a toilet room or bathing room, the urinal is not required to be accessible.
5. Toilet rooms or bathing rooms that are part of critical care or intensive care patient sleeping rooms serving Accessible units are not required to be accessible.
6. Toilet rooms or bathing rooms designed for bariatrics patients are not required to comply with the toilet room and bathing room requirement in ICC A117.1. The sleeping units served by bariatrics toilet or bathing rooms shall not count toward the required number of Accessible sleeping units.
7. Where permitted in Section 1107, in toilet rooms or bathrooms serving Accessible units, water closets designed for assisted toileting shall comply with Sections 1109.2.2.
8. Where toilet facilities are primarily for children's use, required accessible water closets, toilet compartments and lavatories shall be permitted to comply with children's provision of ICC A117.1.

Add new text as follows:

1109.2.2 Water closets designed for assisted toileting. Water closets designed for assisted toileting shall comply with Section 1109.2.2.1 through 1109.2.2.6.

1109.2.2.1 Location. The centerline of the water closet shall be 24 inches (610 mm) minimum and 26 inches maximum (660 mm) from one side of the required clearance.

1109.2.2.2 Clearance. Clearance around the water closet shall comply with Section 1109.2.2.2.1 through 1109.2.2.2.3

1109.2.2.2.1 Clearance width. Clearance around a water closet shall be 66 inches (1675 mm) minimum in width, measured perpendicular from the side of the clearance that is 24 inches (610 mm) minimum and 26 inches (660 mm) maximum from the water closet centerline.

1109.2.2.2.2 Clearance depth. Clearance around the water closet shall be 78 inches (1980 mm) minimum in depth, measured perpendicular from the rear wall

1109.2.2.2.3 Clearance overlap. The required clearance around the water closet shall be permitted overlaps per ICC A117.1 Section 604.3.3

1109.2.2.3 Height. The height of the water closet seats shall comply with ICC A117.1 Section 604.4.

1109.2.2.4 Swing-up grab bars. The swing-up grab bars shall comply with ICC A117.1 Sections 609.2 and 609.8. Swing-up grab bars shall be provided on both sides of the water closet and shall comply with all of the following:

1. The centerline of the grab bar shall be 14 inches minimum to 16 inches (356 to 405 mm) maximum from the centerline of the water closet
2. The length of the grab bar is 36 inches (915 mm) minimum in length, measured from the rear wall to the end of the grab bar.
3. The top of the grab bar in the down position is 30 inches (760 mm) minimum and 34 inches (865 mm) maximum above the floor.

1109.2.2.5 Flush controls. Flush controls shall comply with ICC A117.1 Section 604.6.

1109.2.2.6 Dispensers. Toilet paper dispensers shall be mounted on at least one of the swing-up grab bars and the outlet of the dispenser shall be located at 24 inches (610 mm) minimum to 36 inches (915 mm) maximum from the rear wall.

Reason: This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities. We are asking for this technical criteria to be added into the IBC at this time due to the timing for the next edition of the ICC A117.1 – probably not referenced until the 2024 or 2027 code cycle. The format follows the ICC A117.1 for water closets for clarity and easy comparison of requirements.

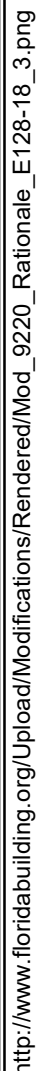
In our educated opinion, these technical criteria will provide equivalent facilitation to the accessible toilet requirement in ICC A117.1 and the 2010 ADA Standard. These requirements are for toilets used by older adults or persons with limited upper body strength in care settings and where care-givers assist residents. It provides additional space between the toilet and any obstructions, such as a lavatory, cabinet or wall. Additional space is provided in front of a toilet to allow for additional approach options. Clear floor space for an unassisted side transfer is provided as well, consistent with 2010 ADA and A117.1. The provisions allow the use of fold-down grab bars in lieu of wall-mounted grab bars.

The code needs to recognize that older adults have limited upper body strength and while they do need assistance (grab bars) when transferring on/off the toilet the standard grab bar configuration does not work for them. Research has proven that the use of fold-down grab bars on both sides of the toilet is safer and easier for older adults who transfer independently. In addition, residents in care settings who need staff assistance to transfer on/off the toilet need more space between the toilet and the wall to enable a staff person (or two) to fully assist a person without risk of injury to the caregiver. In addition, the additional space at the toilet also allows for better access with a lifting device.

The Mayer-Rothschild Foundation has completed research that gives ideal dimensions for grab bars and toilet spacing. The research was completed too late to be considered for inclusion in the most recent ICC A117.1. Adding this into the IBC at this time is needed by the industry to provide adequate patient care and limit risks for this population and staff. The intent is to propose these technical provisions to the next A117.1 – the earliest of which could be the 2022, with a reference in the 2024 codes.

This information was presented to the U.S. Access Board in early 2017. They supported the idea, but at this time the U.S. Access Board cannot move forward with any new federal rules at this time due to federal budgetary limitation.

For additional information on the research see: <http://ideasinstitute.org/publications.asp>



This proposal is submitted by the ICC Committee on Healthcare (CHC). The CHC was established by the ICC Board to evaluate and assess contemporary code issues relating to healthcare facilities. This is a joint effort between ICC and the American Society for Healthcare Engineering (ASHE), a subsidiary of the American Hospital Association, to eliminate duplication and conflicts in healthcare regulation. In 2017 the CHC held 2 open meetings and numerous conference calls, which included members of the committees as well as any interested parties, to discuss and debate the proposed changes. Information on the CHC, including: meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CHC effort can be downloaded from the CHC website at: <https://www.iccsafe.org/codes-tech-support/cs/icc-committee-on-healthcare/>

Cost Impact: The code change proposal will increase the cost of construction. There cost for the two grab bars should be similar. There is some additional clear floor space around the toilet to allow for assistance by staff.

Committee Action:

Approved as Submitted

Committee Reason: The assisted toileting provisions in this proposal are a good option that is needed for the elderly population. The study backing this up has shown that this option is important for both resident and staff comfort and safety. This is equivalent or better for this population than what is required for water closets in Accessible units in the ICC A117.1 and the 2010 ADA. The scoping in E123, E124 and E125 will limit this as is an option for Group I-1 and I-2 only, and only as a percentage of the required Accessible units.

This needs to be in the IBC because the industry needs this information now. This will provide for an alternative backed up by research. Right now the industry applies for alternative means with options that are varied and may not have the same level of information or justification to back them up. The proponents will submit this to the ICC A117.1 standard during the next development cycle so it can later be removed from the IBC. (Vote 11-3)

Assembly Action:

None

E128-18

AS

Date Submitted 2/22/2021	Section 1109.2	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1109.2, 1109.2.3 (New), 1109.2.3.1 (New), 1109.2.3.2 (New), 1109.2.3.3 (New), 1109.2.3.3.1 (New), 1109.2.3.3.2 (New),
This is an accessibility code change which falls outside the scope of this code change process.

Summary of Modification

Asking for technical criteria to be added into the IBC due to the timing for the next edition of the ICC A117.1 - probably not referenced until the 2024 or 2027 code cycle. The format follows the ICC A117.1 for roll-in showers for clarity and easy comparison of requirements.

Rationale

This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities. We are asking for this technical criteria to be added into the IBC at this time due to the timing for the next edition of the ICC A117.1 - probably not referenced until the 2024 or 2027 code cycle. The format follows the ICC A117.1 for roll-in showers for clarity and easy comparison of requirements.

In our educated opinion, these technical criteria will provide equivalent facilitation to the accessible bathing requirement in ICC A117.1 and the 2010 ADA Standard. These requirements are for showers used by older adults or persons with limited upper body strength in care settings and where care-givers assist residents.

(Please see the uploaded mod E129-18 for the complete text)

Approved as Submitted

2018 International Building Code

Revise as follows:

1109.2 Toilet and bathing facilities. Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections ~~1109.2.2~~ 1109.2.4 and ~~1109.2.3~~ 1109.2.5, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

Exceptions:

1. Toilet rooms or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.
2. This section is not applicable to toilet and bathing rooms that serve dwelling units or sleeping units that are not required to be accessible by Section 1107.
3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.
4. Where no more than one urinal is provided in a toilet room or bathing room, the urinal is not required to be accessible.
5. Toilet rooms or bathing rooms that are part of critical care or intensive care patient sleeping rooms serving Accessible units are not required to be accessible.
6. Toilet rooms or bathing rooms designed for bariatrics patients are not required to comply with the toilet room and bathing room requirement in ICC A117.1. The sleeping units served by bariatrics toilet or bathing rooms shall not count toward the required number of Accessible sleeping units.
7. Where permitted in Section 1107, in bathrooms serving Accessible units, showers designed for assisted toileting shall comply with Section 1109.2.3.
8. Where toilet facilities are primarily for children's use, required accessible water closets, toilet compartments and lavatories shall be permitted to comply with children's provision of ICC A117.1.

Add new text as follows:

1109.2.3 Standard roll-in-type shower compartment designed for assisted bathing. Standard roll-in-type shower compartments designed for assisted bathing shall comply with Section 1109.2.3.1 through 1109.2.3.8.

1109.2.3.1 Size. Standard roll-in-type shower compartments shall have a clear inside dimension of 60 inches (1525 mm) minimum in width and 30 inches (760 mm) minimum in depth, measured at the center point of opposing sides. An entry 60 inches (1525 mm) minimum in width shall be provided.

1109.2.3.2 Clearance. A clearance of 60 inches (1525 mm) minimum in length adjacent to the 60-inch (1525 mm) width of the open face of the shower compartment, and 30 inches (760 mm) minimum in depth, shall be provided.

Exceptions:

1. A lavatory complying with Section 606 shall be permitted at one end of the clearance.
2. Where the shower compartment exceeds minimum sizes, the clear floor space shall be placed adjacent to the grab bars and 30 inches minimum from the back wall.

1109.2.3.3 Grab bars. Grab bars shall comply with ICC A117.1 Section 609 and shall be provided in accordance with Section 1109.2.3.3.1 and 1109.2.3.3.2. In standard roll-in type shower compartments, grab bars shall be provided on three walls. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the floor. Grab bars can be separate bars or one continuous bar.

1109.2.3.3.1 Back-wall grab bar. The back-wall grab bar shall extend the length of the back wall and extend within 6 inches (150 mm) maximum from the two adjacent side walls.

Exception: The back wall grab bar shall not be required to exceed 48 inches (1220 mm) in length. The rear grab bar shall be located with one end within 6 inches maximum of a side wall with a grab bar complying with Section 1109.2.3.3.2.

1109.2.3.3.2 Side-wall grab bars. The side wall grab bars shall extend the length of the wall and extend within 6 inches (150 mm) maximum from the adjacent back wall.

Exceptions:

1. The side-wall grab bar shall not be required to exceed 30 inches (760 mm) in length. The side grab bar shall be located with one end within 6 inches maximum of the back wall with a grab bar complying with Section 1109.2.3.3.1.
2. Where the side walls are located 72 inches (1830 mm) or greater apart, a grab bar is not required on one of the side-walls.

1109.2.3.4 Seats. Wall-mounted folding seats shall not be installed.

1109.2.3.5 Controls and hand showers. In standard roll-in-type showers, the controls and hand shower shall be located 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor. Controls shall be located to facilitate caregiver access.

1109.2.3.6 Hand showers. Hand showers shall comply with ICC A117.1 Section 608.5.

1109.2.3.7 Thresholds. Thresholds shall comply with ICC A117.1 Section 608.6.

1109.2.3.8 Shower enclosures. Shower compartment enclosures for shower compartments shall comply with ICC A117.1 Section 608.7.

1109.2.3.9 Water temperature. Water temperature shall comply with ICC A117.1 Section 608.8.

Code Change No: E129-18

Original Proposal

Section(s): 1109.2, 1109.2.3 (New), 1109.2.3.1 (New), 1109.2.3.2 (New), 1109.2.3.3 (New), 1109.2.3.3.1 (New), 1109.2.3.3.2 (New), 1109.2.3.4 (New), 1109.2.3.5 (New), 1109.2.3.6 (New), 1109.2.3.7 (New), 1109.2.3.8 (New), 1109.2.3.9 (New)

Proponents: John Williams, Chair, representing Healthcare Committee (AHC@iccsafe.org)

2018 International Building Code

Revise as follows:

1109.2 Toilet and bathing facilities. Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections ~~1109.2.2~~ 1109.2.4 and ~~1109.2.3~~ 1109.2.5, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

Exceptions:

1. Toilet rooms or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.
2. This section is not applicable to toilet and bathing rooms that serve dwelling units or sleeping units that are not required to be accessible by Section 1107.
3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.
4. Where no more than one urinal is provided in a toilet room or bathing room, the urinal is not required to be accessible.
5. Toilet rooms or bathing rooms that are part of critical care or intensive care patient sleeping rooms serving Accessible units are not required to be accessible.
6. Toilet rooms or bathing rooms designed for bariatrics patients are not required to comply with the toilet room and bathing room requirement in ICC A117.1. The sleeping units served by bariatrics toilet or bathing rooms shall not count toward the required number of Accessible sleeping units.
7. Where permitted in Section 1107, in bathrooms serving Accessible units, showers designed for assisted toileting shall comply with Section 1109.2.3.
8. Where toilet facilities are primarily for children's use, required accessible water closets, toilet compartments and lavatories shall be permitted to comply with children's provision of ICC A117.1.

Add new text as follows:

1109.2.3 Standard roll-in-type shower compartment designed for assisted bathing. Standard roll-in-type shower compartments designed for assisted bathing shall comply with Section 1109.2.3.1 through 1109.2.3.8.

1109.2.3.1 Size. Standard roll-in-type shower compartments shall have a clear inside dimension of 60 inches (1525 mm) minimum in width and 30 inches (760 mm) minimum in depth, measured at the center point of opposing sides. An entry 60 inches (1525 mm) minimum in width shall be provided.

1109.2.3.2 Clearance. A clearance of 60 inches (1525 mm) minimum in length adjacent to the 60-inch (1525 mm) width of the open face of the shower compartment, and 30 inches (760 mm) minimum in depth, shall be provided.

Exceptions:

1. A lavatory complying with Section 606 shall be permitted at one end of the clearance.
2. Where the shower compartment exceeds minimum sizes, the clear floor space shall be placed adjacent to the grab bars and 30 inches minimum from the back wall.

1109.2.3.3 Grab bars. Grab bars shall comply with ICC A117.1 Section 609 and shall be provided in accordance with Section 1109.2.3.3.1 and 1109.2.3.3.2. In standard roll-in type shower compartments, grab bars shall be provided on three walls. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the floor. Grab bars can be separate bars or one continuous bar.

1109.2.3.3.1 Back-wall grab bar. The back-wall grab bar shall extend the length of the back wall and extend within 6 inches (150 mm) maximum from the two adjacent side walls.

Exception: The back wall grab bar shall not be required to exceed 48 inches (1220 mm) in length. The rear grab bar shall be located with one end within 6 inches maximum of a side wall with a grab bar complying with Section 1109.2.3.3.2.

1109.2.3.3.2 Side-wall grab bars. The side wall grab bars shall extend the length of the wall and extend within 6 inches (150 mm) maximum from the adjacent back wall.

Exceptions:

1. The side-wall grab bar shall not be required to exceed 30 inches (760 mm) in length. The side grab bar shall be located with one end within 6 inches maximum of the back wall with a grab bar complying with Section 1109.2.3.3.1.
2. Where the side walls are located 72 inches (1830 mm) or greater apart, a grab bar is not required on one of the side-walls.

1109.2.3.4 Seats. Wall-mounted folding seats shall not be installed.

1109.2.3.5 Controls and hand showers. In standard roll-in-type showers, the controls and hand shower shall be located 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor. Controls shall be located to facilitate caregiver access.

1109.2.3.6 Hand showers. Hand showers shall comply with ICC A117.1 Section 608.5.

1109.2.3.7 Thresholds. Thresholds shall comply with ICC A117.1 Section 608.6.

1109.2.3.8 Shower enclosures. Shower compartment enclosures for shower compartments shall comply with ICC A117.1 Section 608.7.

1109.2.3.9 Water temperature. Water temperature shall comply with ICC A117.1 Section 608.8.

Reason: This is a part of a series of proposals for both scoping and technical criteria to allow for assisted toileting and bathing in some types of care facilities. We are asking for this technical criteria to be added into the IBC at this time due to the timing for the next edition of the ICC A117.1 - probably not referenced until the 2024 or 2027 code cycle. The format follows the ICC A117.1 for roll-in showers for clarity and easy comparison of requirements.

In our educated opinion, these technical criteria will provide equivalent facilitation to the accessible bathing requirement in ICC A117.1 and the 2010 ADA Standard. These requirements are for showers used by older adults or persons with limited upper body strength in care settings and where care-givers assist residents.

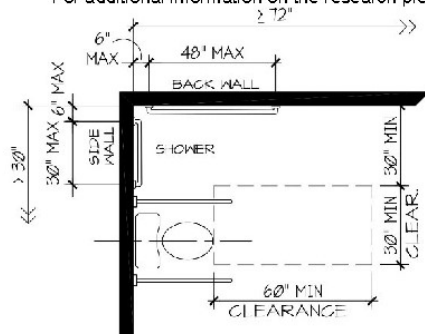
The key part of this change is to remove the requirement for permanently installed folding or fixed seats. These wall-mounted seats do not work well when residents are being assisted with showering. The wall mounted seats make it challenging for care-givers to access the back and one side of the resident they are bathing. Most often, if residents cannot stand for bathing, a portable, rolling chair is used and the folding seat stays folded up (but takes up space). This allows the care-giver greater access to all sides of the resident. In addition, the rolling chair is often easier to transfer to for older adults, than a wall mounted seat.

This proposal also recognizes alternate shower configurations that provide equal, if not better accessibility. For example, many nursing homes provide a "European" shower where two sides are open to the bathroom. This provides greater access for both resident with mobility issues as well as the care-giver. Water can be managed with shower curtains, either on a curtain track or an "L-shaped" curtain rod, however usually the entire room is designed to be a "wet room".

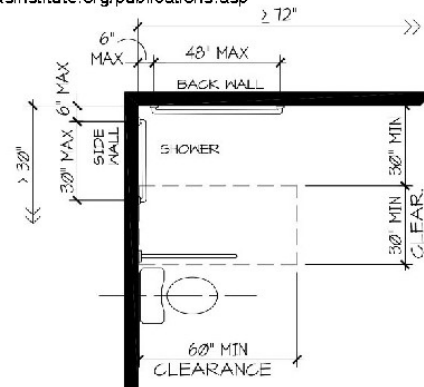
This information was presented to the U.S. Access Board in early 2017. They supported the idea, but at this time the U.S. Access Board cannot move forward with any new federal rules at this time due to federal budgetary limitation.

This proposal is submitted by the ICC Committee on Healthcare (CHC). The CHC was established by the ICC Board to evaluate and assess contemporary code issues relating to healthcare facilities. This is a joint effort between ICC and the American Society for Healthcare Engineering (ASHE), a subsidiary of the American Hospital Association, to eliminate duplication and conflicts in healthcare regulation. In 2017 the CHC held 2 open meetings and numerous conference calls, which included members of the committees as well as any interested parties, to discuss and debate the proposed changes. Information on the CHC, including: meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CHC effort can be downloaded from the CHC website at: <https://www.iccsafe.org/codes-tech-support/cs/icc-committee-on-healthcare/>.

For additional information on the research please go to: <http://ideasinstitute.org/publications.asp>



ASSISTED BATHING
ROLL-IN SHOWER -
USING EXCEPTIONS
EXAMPLE 1



ASSISTED BATHING
ROLL-IN SHOWER -
USING EXCEPTIONS
EXAMPLE 2

Bibliography: Lee, S.J., Sanford, J., Calkins, M., Meglen, S., Endicott, S. & Phillips, A. (2017) Beyond ADA accessibility: Meeting seniors' needs for toilet transfers. HERD. DOI: 10.1177/1937586717730338

Cost Impact: The code change proposal will increase the cost of construction.

Costs will be minimal. It is likely to be equal when replacing the folding seat with a grab bar. Both require blocking in the wall. If a designer chooses the minimum size shower, the size requirements will be the same as currently required. This allows for additional design options.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: The assisted bathing provisions are a companion piece to the allowances for assisted toileting in E128. Providing criteria will allow for design options and consistency for an alternative means to be used by the assisted living and nursing home industry. These provisions for showers that are for persons that do not have the upper body strength for self transfer are needed by residents and staff in this industry. The scoping in E123, E124 and E125 will limit this as is an option for Group I-1 and I-2 only, and only as a percentage of the Accessible units.

This needs to be in the IBC because the industry needs this information now. This will provide for an alternative backed up by research. The proponents will submit this to the ICC A117.1 standard during the next development cycle so it can later be removed from the IBC. (Vote 11-2)

Assembly Action:

None

Final Hearing Results

E129-18

AS

Date Submitted 2/22/2021	Section 1109.6	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1109.6 (New), Reference Standards

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

The requirements for standing drinking fountains potentially will not allow for complaint reach over an obstruction. When bottle filling stations are provided over the wheelchair drinking fountains, having them also over the standing drinking fountains would be providing redundant facilities.

Rationale

: In the interest of reducing the usage of disposable bottles for water, many schools are providing bottle filling stations. Due to security limitations, bottle filling stations are also being provided in airports. All operable parts intended for use by occupants must be accessible. The requirements for standing drinking fountains potentially will not allow for complaint reach over an obstruction. When the bottle filling stations are provided over the wheelchair drinking fountains, having them also over the standing drinking fountains would be providing redundant facilities.

(Please see the uploaded mod E130-18 for the complete text)

Approved as Submitted

2018 International Building Code

Add new text as follows:

1109.6 Bottle filling stations. Where bottle filling stations are provided, they shall be accessible.

- **Exception:** Bottle filling stations over drinking fountains for standing persons are not required to be accessible provided bottle filling stations are also located over the drinking fountains for persons using wheelchairs.

Update standard(s) as follows:

ICC

ICC A117.109 A117.12017: Accessible and Usable Buildings and Facilities

Code Change No: **E130-18**

Original Proposal

Section(s): 1109.6 (New), Chapter 35

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing U.S. Access Board (mazz@Access-Board.gov); Dominic Marinelli, representing United Spinal Association (DMarinelli@accessibility-services.com)

2018 International Building Code

Add new text as follows:

1109.6 Bottle filling stations. Where bottle filling stations are provided, they shall be accessible.

Exception: Bottle filling stations over drinking fountains for standing persons are not required to be accessible provided bottle filling stations are also located over the drinking fountains for persons using wheelchairs.

Update standard(s) as follows:

ICC

ICC A117.109 A117.12017: Accessible and Usable Buildings and Facilities

Reason: In the interest of reducing the usage of disposable bottles for water, many schools are providing bottle filling stations. Due to security limitations, bottle filling stations are also being provided in airports. All operable parts intended for use by occupants must be accessible. The requirements for standing drinking fountains potentially will not allow for complaint reach over an obstruction. When the bottle filling stations are provided over the wheelchair drinking fountains, having them also over the standing drinking fountains would be providing redundant facilities.



Cost Impact: The code change proposal will not increase or decrease the cost of construction. This is a requirement for filling station location and height. It does not change any technical criteria for such stations.

Analysis: The 2009 edition of the ICC A117.1 standard is referenced in Chapter 35.

Public Hearing Results

Committee Action: Approved as Submitted

Committee Reason: This proposal will provide scoping provisions and will allow design options for bottle water fillers. (Vote 14-0)

Assembly Action: None

Final Hearing Results

E130-18

AS

Date Submitted 2/22/2021	Section 1109.13	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1109.13

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

Moving requirement of Section 1109.12.1 to its own Section.

Rationale

The requirement needs to be its own section. As it is presently located, the provision is subordinate to the charging section, which only addresses “service facilities.” Employee locker rooms, locker rooms in residential buildings and locker rooms at the public pool would not be addressed since they are not service facilities. This is not consistent with the federal ADA or FHA. By moving the requirement to its own section, it will be able to apply to all types of locker rooms and dressing rooms, consistent with the intent for equal access.

Approved as Submitted

2018 International Building Code

Revise as follows:

~~1109.12.1~~ 1109.13 Dressing, fitting and locker rooms. Where dressing rooms, fitting rooms or locker rooms are provided, at least 5 percent, but not less than one, of each type of use in each cluster provided shall be accessible.

Code Change No: **E131-18**

Original Proposal

Section(s): 1109.13

Proponents: Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com)

2018 International Building Code

Revise as follows:

4409.42.4-1109.13 Dressing, fitting and locker rooms. Where dressing rooms, fitting rooms or locker rooms are provided, at least 5 percent, but not less than one, of each type of use in each cluster provided shall be accessible.

Reason: The requirement needs to be its own section. As it is presently located, the provision is subordinate to the changing section, which only addresses "service facilities." Employee locker rooms, locker rooms in residential buildings and locker rooms at the public pool would not be addressed since they are not service facilities. This is not consistent with the federal ADA or FHA. By moving the requirement to its own section, it will be able to apply to all types of locker rooms and dressing rooms, consistent with the intent for equal access.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. The proposal is simply clarifying the intent.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: Dressing rooms in occupancies where the dressing rooms are not a service facility should be accessible. This is an appropriate relocation. (Vote 13-0)

Assembly Action:

None

Final Hearing Results

E131-18

AS

Date Submitted 2/22/2021	Section 1109.12.3	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1109.12.3, Reference Standards

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

The proposal adds “windows” as a service element to clarify that these types of interactive elements must be accessible just like a counter.

Rationale

The 2017 A117.1 has significantly improved technical criteria for service counters and windows, including provisions for a line of sight between the customers and employees and provisions for security glazing. The scoping requirements need to be coordinated to include service windows without counters. The title is simplified. A117.1 exempts drive-up only counters and windows, so a similar exception is not needed here. The proposal adds “windows” as a service element to clarify that these types of interactive elements must be accessible just like a counter. Service windows have been interpreted to be a type of service counter.

Approved as Submitted

2018 International Building Code

Revise as follows:

1109.12.3 Point of sale ~~Sales~~ and service counters and windows. Where counters or windows are provided for ~~sales~~ sale or distribution of goods or services, at least one of each type of counter and window shall be accessible. Where such counters or windows are dispersed throughout the building or facility, accessible counters or windows shall also be dispersed.

Update standard(s) as follows:

ICC

ICC A117.109-A117.12017: Accessible and Usable Buildings and Facilities

Code Change No: E132-18

Original Proposal

Section(s): 1109.12.3, Chapter 35

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nabh.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing U.S. Access Board (mazz@Access-Board.gov); Dominic Marinelli, representing United Spinal Association (DMarinelli@accessibility-services.com)

2018 International Building Code

Revise as follows:

1109.12.3 ~~Point of sale~~ Sales and service counters and windows. Where counters or windows are provided for ~~sales sale~~ or distribution of goods or services, at least one of each type of counter and window provided shall be accessible. Where such counters or windows are dispersed throughout the building or facility, accessible counters or windows shall also be dispersed.

Update standard(s) as follows:

ICC

ICC A417.409-A117.12017: Accessible and Usable Buildings and Facilities

Reason: The 2017 A117.1 has significantly improved technical criteria for service counters and windows, including provisions for a line of sight between the customers and employees and provisions for security glazing. The scoping requirements need to be coordinated to include service windows without counters. The title is simplified. A117.1 exempts drive-up only counters and windows, so a similar exception is not needed here. The proposal adds "windows" as a service element to clarify that these types of interactive elements must be accessible just like a counter. Service windows have been interpreted to be a type of service counter.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. The change has the effect to clarify the intent and remove ambiguity.

Analysis: The 2009 edition of the ICC A117.1 standard is referenced in Chapter 35.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: This revision for service counters to include counters and windows will coordinate with the new technical criteria in the 2017 edition of ICC A117.1. (Vote 13-0)

Assembly Action:

None

Final Hearing Results

E132-18

AS

Date Submitted 2/22/2021	Section 1109.13	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1109.13, Reference Standards

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

The purpose of this proposal is coordination with the 2017 ICC A117.1 exceptions for operable parts in Section 309.1. All current exceptions proposed to be deleted are listed in ICC A117.1 Section 309.1, plus an additional 5 new exceptions.

Rationale

Reason: The purpose of this proposal is coordination with the 2017 ICC A117.1 exceptions for operable parts in Section 309.1. All current exceptions proposed to be deleted are listed in ICC A117.1 Section 309.1, plus an additional 5 new exceptions. Since the code requirements and override allowances in a standard, the new exception will allow for exceptions listed in ICC A117.1. This will maintain coordination of this item over time.

Below is the language from the 2017 ICC A117.1 for reference. The applicable exceptions are underlined.

(Please see uploaded mod E133-18 for complete text)

Approved as Submitted

2018 International Building Code

Revise as follows:

1109.13 Controls, operating mechanisms and hardware. Controls, operating mechanisms and hardware intended for operation by the occupant, including switches that control lighting and ventilation and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible.

Exceptions:

1. Operable parts that are intended for use only by service or maintenance personnel shall not be required to be accessible.
2. ~~Electrical or communication receptacles serving a dedicated use shall not be required to be accessible.~~
3. ~~Where two or more outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one outlet shall not be required to be accessible.~~
4. ~~Floor electrical receptacles shall not be required to be accessible.~~
5. ~~HVAC diffusers shall not be required to be accessible.~~
6. ~~Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to be accessible.~~
27. Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to comply with Section 1010.1.9.2.
3. Operable parts exempted in accordance with ICC A117.1 are not required to be accessible.

Update standard(s) as follows:

ICC

ICC A117.109-A117.12017: Accessible and Usable Buildings and Facilities

Code Change No: E133-18

Original Proposal

Section(s): 1109.13, Chapter 35

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing U.S. Access Board (mazz@Access-Board.gov); Dominic Marinelli, representing United Spinal Association (DMarinelli@accessibility-services.com)

2018 International Building Code

Revise as follows:

1109.13 Controls, operating mechanisms and hardware. Controls, operating mechanisms and hardware intended for operation by the occupant, including switches that control lighting and ventilation and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible.

Exceptions:

1. Operable parts that are intended for use only by service or maintenance personnel shall not be required to be accessible.
- ~~2. Electrical or communication receptacles serving a dedicated use shall not be required to be accessible.~~
- ~~3. Where two or more outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one outlet shall not be required to be accessible.~~
- ~~4. Floor electrical receptacles shall not be required to be accessible.~~
- ~~5. HVAC diffusers shall not be required to be accessible.~~
- ~~6. Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to be accessible.~~
- ~~27. Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to comply with Section 1010.1.9.2.~~
3. Operable parts exempted in accordance with ICC A117.1 are not required to be accessible.

Update standard(s) as follows:

ICC

ICC A117.109-A117.12017: Accessible and Usable Buildings and Facilities

Reason: The purpose of this proposal is coordination with the 2017 ICC A117.1 exceptions for operable parts in Section 309.1. All current exceptions proposed to be deleted are listed in ICC A117.1 Section 309.1, plus an additional 5 new exceptions. Since the code requirements and override allowances in a standard, the new exception will allow for exceptions listed in ICC A117.1. This will maintain coordination of this item over time.

Below is the language from the 2017 ICC A117.1 for reference. The applicable exceptions are underlined.

309.1 General. Operable parts shall comply with Section 309.

Exceptions:

1. Receptacle outlets serving a dedicated use.
2. Where two or more receptacle outlets are provided in a kitchen above a length of countertop that is uninterrupted by a sink or appliance, one receptacle outlet shall not be required to comply with this section.

3. In a kitchen, where a clear floor space for a parallel approach cannot be located at a countertop in a corner between appliances, receptacle outlets over the countertop shall not be required to comply with this section provided that the countertop area does not exceed 9 square feet (0.835 m2) maximum.
4. Floor receptacle outlets.
5. HVAC diffusers.
6. Controls mounted on ceiling fans.
7. Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to comply with this section.
8. Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.
9. Electrical panelboards shall not be required to comply with Section 309.4.
10. Emergency aid devices, such as fire department hose connections, valve controls, gauges, police call boxes and annunciator panels shall not be required to comply with this section provided that they are used only for emergencies by emergency personnel acting in their official capacity.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. The proposal points to exceptions to the operable parts requirements in A117.1 which might otherwise be missed. The change is only correlative and contains, in itself, no substantive changes.

Analysis: The 2009 edition of the ICC A117.1 standard is referenced in Chapter 35.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: This removes redundant language from IBC and relies on the technical criteria for operable parts in the 2017 edition of ICC A117.1. This will reduce possible conflicts in the future. (Vote 13-0)

Assembly Action:

None

Final Hearing Results

E133-18

AS

Date Submitted 2/22/2021	Section 1110.4.14	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1110.4.14

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

The proposal includes two changes: clarification that the intent is to have access to at least one of each type of aquatic element and the addition of cold baths.

Rationale

The proposal includes two changes: clarification that the intent is to have access to at least one of each type of aquatic element and the addition of cold baths.

As written, it could be interpreted that if a cluster included a hot tub and a spa as a cluster, access would only be required to one of those although they are different types of elements - with bubbles and without. The change makes the language consistent with the intent of the federal ADA.

The second is a change to include cold baths as another type. This is a different thermal experience and should be included, consistent with the intent of the ADA for equal access.

Approved as Submitted

2018 International Building Code

Revise as follows:

1110.4.14 Swimming pools, wading pools, cold baths, hot tubs and spas. Swimming pools, wading pools, cold baths, hot tubs and spas shall be accessible and be on an accessible route.

Exceptions:

1. Catch pools or a designated section of a pool used as a terminus for a water slide flume shall not be required to provide an accessible means of entry, provided that a portion of the catch pool edge is on an accessible route.
2. Where spas, cold baths or hot tubs are provided in a cluster, at least 5 percent, but not less than one of each type of spa, cold bath or hot tub in each cluster, shall be accessible and be on an accessible route.
3. Swimming pools, wading pools, spas, cold baths and hot tubs that are required to be accessible by Sections 1110.2.2 and 1110.2.3 are not required to provide accessible means of entry into the water.

Code Change No: **E134-18**

Original Proposal

Section(s): 1110.4.14

Proponents: Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com)

2018 International Building Code

Revise as follows:

1110.4.14 Swimming pools, wading pools, cold baths, hot tubs and spas. Swimming pools, wading pools, cold baths, hot tubs and spas shall be accessible and be on an accessible route.

Exceptions:

1. Catch pools or a designated section of a pool used as a terminus for a water slide flume shall not be required to provide an accessible means of entry, provided that a portion of the catch pool edge is on an accessible route.
2. Where spas, cold baths or hot tubs are provided in a cluster, at least 5 percent, but not less than one of each type of spa, cold bath or hot tub in each cluster, shall be accessible and be on an accessible route.
3. Swimming pools, wading pools, spas, cold baths and hot tubs that are required to be accessible by Sections 1110.2.2 and 1110.2.3 are not required to provide accessible means of entry into the water.

Reason: The proposal includes two changes: clarification that the intent is to have access to at least one of each type of aquatic element and the addition of cold baths.

As written, it could be interpreted that if a cluster included a hot tub and a spa as a cluster, access would only be required to one of those although they are different types of elements - with bubbles and without. The change makes the language consistent with the intent of the federal ADA.

The second is a change to include cold baths as another type. This is a different thermal experience and should be included, consistent with the intent of the ADA for equal access.

Cost Impact: The code change proposal will increase the cost of construction.

With the addition of "cold baths" to the list, access to some elements which did not necessarily require access before would increase construction cost. The other change would not affect cost since it is in keeping with the original intent.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: To be consistent with the scoping provisions for these types of facilities, cold baths should be considered similar to hot tubs and spas. (Vote 13-0)

Assembly Action:

None

Final Hearing Results

E134-18

AS

Date Submitted 2/22/2021	Section 1110.4.15	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1110.4.15, References Standards

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

The 2017 ICC A117.1 exempts elevated shooting stations and is consistent with the 2010 ADA Standards. These stations are elevated so that hunters can practice shooting from an elevated location, such as a tree stand.

Rationale

The 2017 ICC A117.1 exempts elevated shooting stations and is consistent with the 2010 ADA Standards. These stations are elevated so that hunters can practice shooting from an elevated location, such as a tree stand. The size limitations are similar to those specified for press boxes. Where facilities are required to be accessible is a scoping issue, so this exception should be based in the building code. The other exceptions in ICC A117.1 Section 1001.2.1 are all found in the IBC in the applicable sections in Section 1110.

A117.1 2017

1001.2.1 General Exceptions. The following shall not be required comply with this standard or to be on an accessible route:

1. Raised structures used solely for refereeing, judging, or scoring a sport. (IBC 1110.4.6)
2. Water Slides. (IBC 1110.4.13.2)
3. Animal containment areas that are not for public use. (IBC 1110.4.8)
4. Raised boxing or wrestling rings. (IBC 1110.4.5)
5. Raised diving boards and diving platforms. (IBC 1110.4.13.2)
6. Bowling lanes that are not required to provide wheelchair spaces. (IBC 1110.4.3)
7. Mobile or portable amusement rides. (IBC 1110.4.8)
8. Amusement rides that are controlled or operated by the rider. (IBC 1110.4.8.3 Exp. 1)
9. Amusement rides designed primarily for children, where children are assisted on and off the ride by an adult. (IBC 1110.4.8.3 Exp. 2)
10. Amusement rides that do not provide amusement ride seats. (IBC 1110.4.8.3 Exp. 3)
11. Shooting facilities with firing positions on free-standing platforms that are elevated above grade 12 feet (3660 mm) minimum provided that the aggregate area of elevated firing positions is 500 square feet (46 m²) maximum

Approved as Submitted

2018 International Building Code

Revise as follows:

1110.4.15 Shooting facilities with firing positions. Where shooting facilities with firing positions are designed and constructed at a site, at least 5 percent, but not less than one, of each type of firing position shall be accessible and be on an accessible route.

Exception: Shooting facilities with firing positions on free-standing platforms that are elevated above grade 12 feet (3660 mm) minimum provided that the aggregate area of elevated firing positions is 500 square feet (46 m²) maximum are not required to be accessible.

Update standard(s) as follows:

ICC

ICC A117.109-A117.12017: Accessible and Usable Buildings and Facilities

Code Change No: E135-18

Original Proposal

Section(s): 1110.4.15, Chapter 35

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nabh.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Dominic Marinelli, representing United Spinal Association (DMarinelli@accessibility-services.com)

2018 International Building Code

Revise as follows:

1110.4.15 Shooting facilities with firing positions. Where shooting facilities with firing positions are designed and constructed at a site, at least 5 percent, but not less than one, of each type of firing position shall be accessible and be on an accessible route.

Exception: Shooting facilities with firing positions on free-standing platforms that are elevated above grade 12 feet (3660 mm) minimum provided that the aggregate area of elevated firing positions is 500 square feet (46 m²) maximum are not required to be accessible.

Update standard(s) as follows:

ICC

~~ICC A117.109~~ **A117.12017:** Accessible and Usable Buildings and Facilities

Reason: The 2017 ICC A117.1 exempts elevated shooting stations and is consistent with the 2010 ADA Standards. These stations are elevated so that hunters can practice shooting from an elevated location, such as a tree stand. The size limitations are similar to those specified for press boxes. Where facilities are required to be accessible is a scoping issue, so this exception should be based in the building code. The other exceptions in ICC A117.1 Section 1001.2.1 are all found in the IBC in the applicable sections in Section 1110.

A117.1 2017

1001.2.1 General Exceptions. The following shall not be required comply with this standard or to be on an accessible route:

1. Raised structures used solely for refereeing, judging, or scoring a sport. (IBC 1110.4.6)
2. Water Slides. (IBC 1110.4.13.2)
3. Animal containment areas that are not for public use. (IBC 1110.4.8)
4. Raised boxing or wrestling rings. (IBC 1110.4.5)
5. Raised diving boards and diving platforms. (IBC 1110.4.13.2)
6. Bowling lanes that are not required to provide wheelchair spaces. (IBC 1110.4.3)
7. Mobile or portable amusement rides. (IBC 1110.4.8)
8. Amusement rides that are controlled or operated by the rider. (IBC 1110.4.8.3 Exp. 1)
9. Amusement rides designed primarily for children, where children are assisted on and off the ride by an adult. (IBC 1110.4.8.3 Exp. 2)
10. Amusement rides that do not provide amusement ride seats. (IBC 1110.4.8.3 Exp. 3)
11. Shooting facilities with firing positions on free-standing platforms that are elevated above grade 12 feet (3660 mm) minimum provided that the aggregate area of elevated firing positions is 500 square feet (46 m²) maximum.

Cost Impact: The code change proposal will decrease the cost of construction.
Exceptions always decrease costs – that's why we love them.

Analysis: The 2009 edition of the ICC A117.1 standard is referenced in Chapter 35.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: The allowance for these elevated shooting stands is logical and will coordinate with the 2017 edition of the ICC A117.1. (Vote 14-0)

Assembly Action:

None

Final Hearing Results

E135-18

AS

Date Submitted 2/22/2021	Section 1111	Proponent Mo Madani
Chapter 11	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1111.1, 1111.2

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

The intent of this proposal is to provide a missing piece of signage information in Section 1111 for toilet and bathing rooms. I

Rationale

The intent of this proposal is to provide a missing piece of signage information in Section 1111 for toilet and bathing rooms. IPC Section 403.4 references back to IBC Section 1111 for requirements for accessible signage.

While Appendix E, Section E107.2 in the IBC addresses room signage that is not required in the codes, signs are required at toilet and bathing rooms by IPC Section 403.1.2, 403.2.1 and 403.4. Similar to exit signs (required in IBC Sections 1013.1 and 1013.4) and stairway signage (required in IBC Sections 1023.9), where signs are required, the same information must be available to persons with vision impairments. Some information on toilet and bathing room signage is stated in IBC Section 1111.1 (International Symbol for Accessibility) and 1111.2 (directional signage), but not any information on room designation.

It is suggested to reorder the signage requirements in 1111.1 to group like subjects together.

Section 1111.1 current Exception 4 is revised to clarify that the International Symbol for Accessibility is required at accessible toilet and bathrooms rooms where not all toilet and bathing rooms in the building are accessible. This is consistent with the general intent for signage – the accessibility symbol is not required if all like elements are accessible. The current language in Exception 4 would only be applicable to clustered single occupant bathrooms that take advantage of the 50% allowance in Section 1109.2 Exception 3. Buildings being altered or with additions may not have all bathrooms accessible. A more generic reference would allow the same consideration for family or assisted use toilet facilities or bathing rooms, so current Exception 7 is not needed.

(Please see uploaded mod E136-18 for the completed text)

Approved as Submitted

2018 International Building Code

Revise as follows:

1111.1 Signs. Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations.

1. *Accessible* parking spaces required by Section 1106.1.

Exception: Where the total number of parking spaces provided is four or less, identification of accessible parking spaces is not required.

2. *Accessible* parking spaces required by Section 1106.2.

Exception: In Group I-1, R-2, R-3 and R-4 facilities, where parking spaces are assigned to specific dwelling units or sleeping units, identification of accessible parking spaces is not required.

3. *Accessible* passenger loading zones.
4. *Accessible* toilet or bathing rooms where ~~multiple single-user~~ not all toilet or bathing rooms are ~~clustered at a single location accessible~~.
5. *Accessible* entrances where not all entrances are accessible.
6. *Accessible* check-out aisles where not all aisles are accessible. The sign, where provided, shall be above the check-out aisle in the same location as the checkout aisle number or type of check-out identification.
- ~~7. Family or assisted-use toilet and bathing rooms.~~
- ~~8-7.~~ *Accessible* dressing, fitting and locker rooms where not all such rooms are accessible.
-
- ~~9-8.~~ *Accessible* areas of refuge in accordance with Section 1009.9.

~~10-9.~~ Exterior areas for assisted rescue in accordance with Section 1009.9.

~~11-10.~~ In recreational facilities, lockers that are required to be accessible in accordance with Section 1109.9.

Add new text as follows:

1111.2 Signs identifying toilet or bathing rooms. Signs required in Section 403.4 of the International Plumbing Code identifying toilet rooms and bathing rooms shall be visual characters, raised characters and braille complying with ICC A117.1. Where pictograms are provided as designations for toilet rooms and bathing rooms, the pictograms shall have visual characters, raised characters and braille complying with ICC A117.1.

Code Change No: E136-18

Original Proposal

Section(s): 1111.1, 1111.2 (New)

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing U.S. Access Board (mazz@Access-Board.gov); Dominic Marinelli, representing United Spinal Association (DMarinelli@accessibility-services.com)

2018 International Building Code

Revise as follows:

1111.1 Signs. Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations.

1. *Accessible* parking spaces required by Section 1106.1.

Exception: Where the total number of parking spaces provided is four or less, identification of accessible parking spaces is not required.
2. *Accessible* parking spaces required by Section 1106.2.

Exception: In Group I-1, R-2, R-3 and R-4 facilities, where parking spaces are assigned to specific dwelling units or sleeping units, identification of accessible parking spaces is not required.
3. *Accessible* passenger loading zones.
4. *Accessible* toilet or bathing rooms where ~~multiple single-user~~ not all toilet or bathing rooms are clustered at a single location accessible.
5. *Accessible* entrances where not all entrances are accessible.
6. *Accessible* check-out aisles where not all aisles are accessible. The sign, where provided, shall be above the check-out aisle in the same location as the checkout aisle number or type of check-out identification.
- ~~7. Family or assisted-use toilet and bathing rooms.~~
- ~~8-7.~~ *Accessible* dressing, fitting and locker rooms where not all such rooms are accessible.
- ~~9-8.~~ *Accessible* areas of refuge in accordance with Section 1009.9.
- ~~10-9.~~ Exterior areas for assisted rescue in accordance with Section 1009.9.
- ~~11-10.~~ In recreational facilities, lockers that are required to be accessible in accordance with Section 1109.9.

Add new text as follows:

1111.2 Signs identifying toilet or bathing rooms. Signs required in Section 403.4 of the International Plumbing Code identifying toilet rooms and bathing rooms shall be visual characters, raised characters and braille complying with ICC A117.1. Where pictograms are provided as designations for toilet rooms

and bathing rooms, the pictograms shall have visual characters, raised characters and braille complying with ICC A117.1.

Reason: The intent of this proposal is to provide a missing piece of signage information in Section 1111 for toilet and bathing rooms. IPC Section 403.4 references back to IBC Section 1111 for requirements for accessible signage.

While Appendix E, Section E107.2 in the IBC addresses room signage that is not required in the codes, signs are required at toilet and bathing rooms by IPC Section 403.1.2, 403.2.1 and 403.4. Similar to exit signs (required in IBC Sections 1013.1 and 1013.4) and stairway signage (required in IBC Sections 1023.9), where signs are required, the same information must be available to persons with vision impairments. Some information on toilet and bathing room signage is stated in IBC Section 1111.1 (International Symbol for Accessibility) and 1111.2 (directional signage), but not any information on room designation.

It is suggested to reorder the signage requirements in 1111.1 to group like subjects together.

Section 1111.1 current Exception 4 is revised to clarify that the International Symbol for Accessibility is required at accessible toilet and bathrooms rooms where not all toilet and bathing rooms in the building are accessible. This is consistent with the general intent for signage – the accessibility symbol is not required if all like elements are accessible. The current language in Exception 4 would only be applicable to clustered single occupant bathrooms that take advantage of the 50% allowance in Section 1109.2 Exception 3. Buildings being altered or with additions may not have all bathrooms accessible. A more generic reference would allow the same consideration for family or assisted use toilet facilities or bathing rooms, so current Exception 7 is not needed.

A new section 1111.2 would add specific criteria for toilet and bathing room signage other than the International Symbol for Accessibility (Section 1111.1). The language is consistent with the terminology for permanent rooms and spaces specified in E107.2 for permanent room designation.

Cost Impact: The sign is already required by the 2010 ADA Standard to be accessible. This clarification could reduce where the International Symbol of Accessibility was required on a sign.

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: This will coordinate the accessible signage requirements with the ICC A117.1. This will also coordinate with signage requirements in the International Plumbing Code. (Vote 14-0)

Assembly Action:

None

Final Hearing Results

E136-18

AS

Date Submitted 2/22/2021	Section 1107.5.1.1	Proponent Mo Madani
Chapter 12	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1107.5.1.1

This is an accessibility code change which falls outside the scope of this code change process.

Chapter 11 is reserved under the 2020 FBC-B.

Summary of Modification

This proposal seeks to make all classes of sleeping and dwelling units in Group I-1 occupancies available to the disable community. The proposed text being added matches the dispersal language in Section 1107.6.1.1 for Group R-1 and Section 1107.6.2.2.1 2018 IBC.

Rationale

This proposal seeks to make all classes of sleeping and dwelling units in Group I-1 occupancies available to the disable community. The proposed text being added matches the dispersal language in Section 1107.6.1.1 for Group R-1 and Section 1107.6.2.2.1 2018 IBC. The designs for Group I-1 facilities often have varying numbers of bedrooms and/or communicating units to facilitate the situations for those couples or families that have varying care requirements but want to remain close. Modifications are limited in these facilities, as the patients and clients are renting the space, similar to Group R-1's. Also, the difference in the degree of accessibility is more drastic between the Accessible units required for Group I-1 and the remaining Type B units than it is for Type A units and Type B units in Group R-2.

The Advisory to Section 223.1 of the 2010 Standards for Construction for Long-Term Care Facilities addresses this as well by noting, "While dispersion is not required, the flexibility it provides can be a critical factor in ensuring cost effective compliance with applicable civil rights laws, including Titles II and III of the ADA and Section 504 of the Rehabilitation Act of 1973, as amended. Additionally, all types of features and amenities should be dispersed among accessible sleeping rooms to ensure equal access to and a variety of choices for all patients and residents."

This proposal takes in what is already a part of the IBC for Groups R-1 and R-2 for dispersal of the Accessible and Type A units and the advisory text in the 2010 ADA Standards for Construction and provides an appropriate and necessary capacity for those with disabled persons in their families and/or relationships to have choices for in they choose to live as do those without physical disabilities

Approved as Submitted

2018 International Building Code

Revise as follows:

1107.5.1.1 Accessible units. In Group I-1, Condition 1, at least 4 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units. In Group I-1, Condition 2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units. Accessible dwelling units and sleeping units shall be dispersed among the various classes of units.

Code Change No: E122-18

Original Proposal

Section(s): 1107.5.1.1

Proponents: Gregory Nicholls, The PREVIEW Group, Inc., representing The American Institute of Architects (gnicholls@preview-group.com)

2018 International Building Code

Revise as follows:

1107.5.1.1 Accessible units. In Group I-1, Condition 1, at least 4 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units. In Group I-1, Condition 2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units. Accessible dwelling units and sleeping units shall be dispersed among the various classes of units.

Reason: This proposal seeks to make all classes of sleeping and dwelling units in Group I-1 occupancies available to the disable community. The proposed text being added matches the dispersal language in Section 1107.6.1.1 for Group R-1 and Section 1107.6.2.2.1 2018 IBC. The designs for Group I-1 facilities often have varying numbers of bedrooms and/or communicating units to facilitate the situations for those couples or families that have varying care requirements but want to remain close. Modifications are limited in these facilities, as the patients and clients are renting the space, similar to Group R-1's. Also, the difference in the degree of accessibility is more drastic between the Accessible units required for Group I-1 and the remaining Type B units than it is for Type A units and Type B units in Group R-2.

The Advisory to Section 223.1 of the 2010 Standards for Construction for Long-Term Care Facilities addresses this as well by noting, "While dispersion is not required, the flexibility it provides can be a critical factor in ensuring cost effective compliance with applicable civil rights laws, including Titles II and III of the ADA and Section 504 of the Rehabilitation Act of 1973, as amended. Additionally, all types of features and amenities should be dispersed among accessible sleeping rooms to ensure equal access to and a variety of choices for all patients and residents."

This proposal takes in what is already a part of the IBC for Groups R-1 and R-2 for dispersal of the Accessible and Type A units and the advisory text in the 2010 ADA Standards for Construction and provides an appropriate and necessary capacity for those with disabled persons in their families and/or relationships to have choices for in they choose to live as do those without physical disabilities.

Bibliography: 2010 ADA Standards for Accessible Design, Dept of Justice

Cost Impact: The code change proposal will increase the cost of construction.

The cost increase will be very minimal, as this proposal does not increase the number of Accessible units, only their variety. The only increase then, would be if this meant the designer had to provide larger units that are Accessible

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: Assisted living facilities are starting to provide a variety of units in a facility. It is appropriate to disperse the Accessible units in the types similar to hotels. This would be consistent with Department of Justice requirements. (Vote 13-0)

Assembly Action:

None

Final Hearing Results

E122-18

AS

Date Submitted 3/2/2021	Section 1207.4	Proponent Mo Madani
Chapter 12	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

1207.4

The code change adds reference to Type A and Type B accessible dwelling units which are marked reserved under the 2020 FBC-B.

Summary of Modification

Modifies text of 1207.4, changing the term living unit to "dwelling unit". Adding text "For other than Accessible, Type A and Type B dwelling units, the".

Rationale

The market is trending toward smaller living areas in multi-family R-2 structures particularly in urban areas. US Census statistics show that in 2000, app. 46,000 rental units built were less than 1,000 sq.ft. In 2015, 114,000 units and in 2016, 99,000 units were less than 1,000 sq.ft. The Urban Land Institute reported in 2013 that major Municipalities including New York City, San Francisco, Boston, Dallas and Philadelphia are allowing smaller apartments with Seattle and Portland (OR) having no minimum sizes. The proposed reduction allows for a modest decrease (13.6%) in the required living room area and (30%) in the floor area for each occupant of such unit in excess of two. Code Professionals are receiving proposals for dwelling units in R2 structures that are nonconforming with the minimum standards in the IBC.

The Room Area standard for dwelling units in BOCA and SBBC as well as the 2000 edition of IBC required that one room must have a minimum floor area of 150 sq.ft. This was reduced to 120 sq.ft in the 2003 IBC and remains today. The minimum living room area for efficiency units in the 2000 IBC is the same as the 2018 IBC. No reduction has been proposed even though the overall dwelling unit room area standard has been reduced. The proposal complies with the current language in IBC Section 1207.3. which requires that habitable rooms be at least 120 sq.ft.

(Please see the uploaded mod G130-18 Part I for the complete text)

Approved as Submitted

2018 International Building Code

Revise as follows:

1207.4 Efficiency dwelling units. An efficiency ~~living dwelling~~ unit shall conform to the requirements of the code except as modified herein:

1. The unit shall have a living room of not less than ~~220-190~~ square feet (~~20.4-17.6~~ m²) of floor area. An additional ~~100-70~~ square feet (~~9.3-6.5~~ m²) of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. ~~The~~ For other than Accessible, Type A and Type B dwelling units, the unit shall be provided with a kitchen sink, cooking appliance and ~~refrigeration facilities~~ refrigerator, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

Code Change No: G130-18 Part I

Original Proposal

Section(s): 1207.4

Proponent: Ed Kulik, representing ICC Building Code Action Committee (bcac@iccsafe.org)

THIS IS A 2 PART CODE CHANGE PROPOSAL. PART I WILL BE HEARD BY THE GENERAL CODE DEVELOPMENT COMMITTEE. PART II WILL BE HEARD BY THE PROPERTY MAINTENANCE CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDERS FOR THESE COMMITTEES.

2018 International Building Code

Revise as follows:

1207.4 Efficiency dwelling units. An efficiency ~~living-dwelling~~ unit shall conform to the requirements of the code except as modified herein:

1. The unit shall have a living room of not less than ~~220-190~~ square feet (~~20.4-17.6~~ m²) of floor area. An additional ~~400-70~~ square feet (~~9.3-6.5~~ m²) of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. ~~The For other than Accessible, Type A and Type B dwelling units, the unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities-refrigerator, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.~~
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

Reason: The market is trending toward smaller living areas in multi-family R-2 structures particularly in urban areas. US Census statistics show that in 2000, app. 46,000 rental units built were less than 1,000 sq.ft. In 2015, 114,000 units and in 2016, 99,000 units were less than 1,000 sq.ft. The Urban Land Institute reported in 2013 that major Municipalities including New York City, San Francisco, Boston, Dallas and Philadelphia are allowing smaller apartments with Seattle and Portland (OR) having no minimum sizes. The proposed reduction allows for a modest decrease (13.6%) in the required living room area and (30%) in the floor area for each occupant of such unit in excess of two. Code Professionals are receiving proposals for dwelling units in R2 structures that are nonconforming with the minimum standards in the IBC.

The Room Area standard for dwelling units in BOCA and SBBC as well as the 2000 edition of IBC required that one room must have a minimum floor area of 150 sq.ft. This was reduced to 120 sq.ft in the 2003 IBC and remains today. The minimum living room area for efficiency units in the 2000 IBC is the same as the 2018 IBC. No reduction has been proposed even though the overall dwelling unit room area standard has been reduced. The proposal complies with the current language in IBC Section 1207.3. which requires that habitable rooms be at least 120 sq.ft.

IBC 1207.4: The change from "living unit" to "dwelling unit" is to use a defined term to describe these efficiency apartments. The change in Item 3 corrects potential existing conflicts with Chapter 10 of ICC A117.1, which requiring a clear working space of 40 inches in front of the kitchen sink, cooking appliance and refrigerator for Accessible, Type A or B units. The change from "refrigeration facilities" to "refrigerator" is to use a more clearly understood term, and eliminate someone believing that another type of fixture, such as a beer cooler, would be sufficient.

IPC 404.6: The changes to the IPC are for coordination with the revisions to the IBC for efficiency apartments.

This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2017 the BCAC has held 3 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: <https://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac>.

Cost Impact: The code change proposal will decrease the cost of construction

This proposal could decrease the cost of construction where efficiency apartments are built to the lower minimum sizes required by the text that is proposed.

Report of Committee Action
Hearings

Committee Action:

Approved as Submitted

Committee Reason: This proposal addresses the increasing real need for smaller dwelling units. This proposed language is useable and enforceable. (Vote: 8-6)

Assembly Action:

None

Final Action

G130-18 Part I

AS

Date Submitted 3/2/2021	Section 3001.2	Proponent Mo Madani
Chapter 30	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

3001.2

The original text for this code change does not exist in the 2020 FBC-B.

Summary of Modification

This proposal is submitted as there is no new standard published, as of this writing, under the ASME a17 in support of IBC 2018 3001.2.

Rationale

This proposal is submitted as there is no new standard published, as of this writing, under the ASME a17 in support of IBC 2018 3001.2. This code proposal also provides additional direction and clarification for industry. Underlined wording is added text to capture the intent of the proposal. This proposal clarifies as to what type of feature and assistance is required and shall be provided regards to the utilization of a text-based system (consisting of keyboard, visual indicators and button indicators) by an entrapped Deaf or Hard of Hearing passenger(s).

I have been working with a dedicated group of industry professionals who have been working hard to develop an a17 standard for 3001.2. My participation in these ASME efforts for the past 3 years have been exciting and productive in attempting to improve the standard to include criteria for these systems. However, the ASME a17 EOC reviews are not yet completed and finalized to my satisfaction to the current code

(Please see the uploaded mod G138-18 for the completed text)

Approved as Submitted

2018 International Building Code

Revise as follows:

3001.2 Emergency elevator communication systems for the deaf, hard of hearing and speech impaired. An emergency two-way communication system shall be ~~provided~~provided. The system shall provide visible text and audible modes that:

1. ~~Is a visual and text-based and a video-based 24/7 live interactive system. When operating in each mode, includes a live interactive system that allows back and forth conversation between the elevator occupants and emergency personnel;~~
2. ~~Is fully accessible by the deaf, hard of hearing and speech impaired, and shall include voice-only options for hearing individuals. 3. Has the ability to communicate with emergency personnel utilizing existing video conferencing technology, chat/text software or other approved technology. operational when the elevator is operational; and~~
3. Allows elevator occupants to select the text-based or audible mode depending on their communication needs to interact with emergency personnel.

Code Change No: G138-18

Original Proposal

Section(s): 3001.2

Proponent: Andrew Cid, Barrier Free Solutions For The Deaf and Hard of Hearing, representing Barrier Free Solutions For The Deaf and Hard of Hearing

2018 International Building Code

Revise as follows:

3001.2 Emergency elevator communication systems for the deaf, hard of hearing and speech impaired. An emergency two-way communication system shall be ~~provided~~ provided. The system shall provide visible text and audible modes that:

1. ~~Is a visual and text-based and a video-based 24/7 live interactive system. When operating in each mode, includes a live interactive system that allows back and forth conversation between the elevator occupants and emergency personnel;~~
2. ~~Is fully accessible by the deaf, hard of hearing and speech impaired, and shall include voice-only options for hearing individuals.~~
3. ~~Has the ability to communicate with emergency personnel utilizing existing video conferencing technology, chat/text software or other approved technology, operational when the elevator is operational; and~~
3. Allows elevator occupants to select the text-based or audible mode depending on their communication needs to interact with emergency personnel.

Reason: This proposal is submitted as there is no new standard published, as of this writing, under the ASME a17 in support of IBC 2018 3001.2. This code proposal also provides additional direction and clarification for industry. Underlined wording is added text to capture the intent of the proposal. This proposal clarifies as to what type of feature and assistance is required and shall be provided regards to the utilization of a text-based system (consisting of keyboard, visual indicators and button indicators) by an entrapped Deaf or Hard of Hearing passenger(s).

I have been working with a dedicated group of industry professionals who have been working hard to develop an a17 standard for 3001.2. My participation in these ASME efforts for the past 3 years have been exciting and productive in attempting to improve the standard to include criteria for these systems. However, the ASME a17 EOC reviews are not yet completed and finalized to my satisfaction to the current code.

It is unfortunate that due to code hearing revision schedules between the ICC and the A17 Emergency Operations Committee where the ICC has a 1/8/18 proposal closing date and the A17 committee may have some possible revisions to 2.27 of A17.1 later this year reflecting provisions addressing two-way communication incorporating video means. It is hopeful that work continues on proposed revisions to 2.27 satisfying the intent of the original provisions of 3001.2. It is recognized that as a general practice that the applicable standard as referenced by the IBC contain the necessary text and provisions and it is the intent that once the A17 committee has developed the necessary language that incorporates the provisions of 3001.2 that this section could be removed. But until such time, recognizing that the A17.1 document revision schedule may not permit inclusion for the 2021 IBC edition, the provisions of 3001.2 need to be maintained.

Unfortunately, I have been the target of recent threats, bullying and intimidation by some individuals who are attempting to discredit me or disrupt our standard language efforts. As a result, I fear for my safety and well being. However, I will continue working to provide assistance to industry, to Fire/Life Safety and First Responders in their jobs in helping others, and to provide access to 50M Deaf & Hard of Hearing citizens.

I hope the IBC committee, industry representatives, and the ICC voters, especially the professional First Responders, agree with this proposal. If approved, this will be effective 2021 and the a17 will hopefully be in place by then to support 3001.2.

Cost Impact: The code change proposal will increase the cost of construction

The code change proposal may increase the cost of construction by a minimum of less than \$250 (the approximate cost of a keyboard component and several visual indicators).

Report of Committee Action Hearings
--

Committee Action:**Approved as Submitted**

Committee Reason: The committee approved the proposal based on the proponents reason statement and the proponents promise to withdraw the proposal if the A117.1 standard incorporates the desired language, though it may simply be a duplication of the language, not a conflict. A portion of Item 2 in the proposal was Item 3 in the 2018 IBC. The committee verified with the proponent that the intent of the proponent was that Item 3 should not be deleted and the Item 3 as shown in this proposal should become Item 4. The committee indicated its intent was to approve the proposal in the form that the proponent intended, in the form as follows:

3001.2 Emergency elevator communication systems for the deaf, hard of hearing and speech impaired. An emergency two-way communication system shall be provided. The system shall provide visible text and audible modes that:

1. Is a visual and text-based and a video-based 24/7 live interactive system. When operating in each mode, includes a live interactive system that allows back and forth conversation between the elevator occupants and emergency personnel;
2. Is operational when the elevator is operational; fully accessible by the deaf, hard of hearing and speech impaired, and shall include voice-only options for hearing individuals, and
3. Has the ability to communicate with emergency personnel utilizing existing video conferencing technology, chat/text software or other approved technology, and
4. Allows elevator occupants to select the text-based or audible mode depending on their communication needs to interact with emergency personnel.

(Vote: 10-4)

Assembly Action:**None**

Final Action

G138-18**AS**

Date Submitted 2/22/2021	Section 104.2.2	Proponent Mo Madani
Chapter 2705	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

E104.2.2

Appendix E of the IBC does not exist in the FBC.

Summary of Modification

The type of alarm referenced in this section is not considered an emergency alarm system, as defined in Section 202 and regulated by Section 908. Instead, the intent of the section appears to be triggering the requirements in Section E104.2.4

Rationale

The type of alarm referenced in this section is not considered an emergency alarm system, as defined in Section 202 and regulated by Section 908. Instead, the intent of the section appears to be triggering the requirements in Section E104.2.4. If the intent of the current text is to require that visual notification devices AND a permanently installed telephone be provided in 2% of cells, then the section requires addition revision for clarity. This proposal suggests such a revision to open the question to discussion, and provides a clarifying text to be used if there is agreement on how the section should be applied.

Elimination of the “emergency alarm systems” text is necessary to correlate with revisions to emergency alarm provisions done last cycle by F75-16 because the system required by this section is not in the scope of the code’s emergency alarm system requirements.

Approved as Modified

Original Proposal:

2018 International Building Code

Revise as follows:

E104.2.2 Group I-3. In Group I-3 occupancies at least 2 percent, but no fewer than one of the total number of general holding cells and general housing cells equipped with audible emergency alarm systems notification devices and permanently installed telephones within the cell, shall comply both complying with Section E104.2.4.

Modified Proposal:

E104.2.2 Group I-3. In Group I-3 occupancies, at least 2 percent, but no fewer than one of the total number of general holding cells and general housing cells equipped with audible emergency notification systems, and not less than one cell, devices shall be provided with visual notification devices, and Permanently permanently installed telephones within the cell shall comply, both complying with Section E104.2.4.

Code Change No: E137-18

Original Proposal

Section(s): E104.2.2

Proponents: Jeffrey Shapiro, representing Self (jeff.shapiro@intlcodeconsultants.com)

2018 International Building Code

Revise as follows:

E104.2.2 Group I-3. In Group I-3 occupancies at least 2 percent, but no fewer than one of the total number of general holding cells and general housing cells equipped with ~~audible emergency alarm systems notification devices~~ and permanently installed telephones within the cell, ~~shall comply both complying~~ with Section E104.2.4.

Reason: The type of alarm referenced in this section is not considered an emergency alarm system, as defined in Section 202 and regulated by Section 908. Instead, the intent of the section appears to be triggering the requirements in Section E104.2.4. If the intent of the current text is to require that visual notification devices AND a permanently installed telephone be provided in 2% of cells, then the section requires addition revision for clarity. This proposal suggests such a revision to open the question to discussion, and provides a clarifying text to be used if there is agreement on how the section should be applied.

Elimination of the "emergency alarm systems" text is necessary to correlate with revisions to emergency alarm provisions done last cycle by F75-16 because the system required by this section is not in the scope of the code's emergency alarm system requirements.

Cost Impact: The code change proposal will decrease the cost of construction
Removes the implication that an alarm system is required vs. simply emergency alarm devices that are correlated to this section in Section E104.2.4.

Public Hearing Results

Committee Action:

Approved as Modified

Modify proposal as follows:

E104.2.2 Group I-3. In Group I-3 occupancies, at least 2 percent, ~~but no fewer than one~~ of the total number of general holding cells and general housing cells equipped with audible emergency notification systems, and not less than one cell, devices shall be provided with visual notification devices and ~~Permanently permanently~~ installed telephones within the cell ~~shall comply both complying~~ with Section E104.2.4.

Committee Reason: The purpose of the modification is to addresses alarm types and separates out phones.

This will coordinate the language in NFPA 72. There may be conflict with the federal requirements that will need to be addressed in a public comment. (Vote 14-0)

Assembly Action:

None

Final Hearing Results

E137-18

AM

Sub Code: Existing Building

A8522/EB8-19

28

Date Submitted 2/5/2021
Chapter 3

Section 301.5
Affects HVHZ Yes

Proponent Mo Madani
Attachments Yes

TAC Recommendation Denied – Consent
Commission Action Pending Review

Staff Classification Overlap

Comments

General Comments No

Related Modifications

305.2(New), 305.8.2, 305.8.3

This is an accessibility code change which falls outside the scope of this process.

Summary of Modification

The proposed code change makes the reference to ICC A117.1 more consistent with how standards are referenced within the I-Code.

Rationale

The 2017 A117.1 has separate requirements for new and existing construction. The concern that brought out this change originally that existing buildings would have to automatically upgrade to the new sizes has been resolved. In addition, by stating that the “existing building” provisions apply, it will be clear which of the technical requirements to include in the standard. “Existing buildings” is defined in the 2017 A117.1 the same as in the IEBC.

existing building: A building erected prior to the date of adoption of this standard, or one for which a legal building permit has been issued.

A few places in the A117.1 use “alterations”; instead of “existing buildings”. To make sure that it is understood that both apply to existing buildings, both term are called out in this reference. The “as applicable” is added for the sections that do not have separate provisions for new and existing buildings/alterations. The references to ICC A117.1 in Section 305.8.2 and 305.8.3 are redundant with this modification and no longer needed

Approved as Submitted (AS)

**SECTION 301
ADMINISTRATION**

Delete without substitution:

~~301.5 Compliance with accessibility. Accessibility requirements for existing buildings shall comply with the 2009 edition of ICC A117.1.~~

Approved as Submitted (AS)

**SECTION 305
ACCESSIBILITY FOR EXISTING BUILDINGS**

305.1 Scope. The provisions of Sections 305.1 through 305.9 apply to maintenance, *change of occupancy, additions and alterations to existing buildings*, including those identified as *historic buildings*.

Add new text as follows:

305.2 Design. Buildings and facilities shall be designed and constructed to be *accessible* in accordance with this code and the alteration and existing building provisions in ICC A117.1, as applicable.

Revise as follows:

305.8.2 Elevators. Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

305.8.3 Platform lifts. Platform (wheelchair) lifts ~~complying with ICC A117.1 and~~ installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route

Code Change No: **EB8-19**

Original Proposal

Section(s): 301.5, 305.2 (New), 305.8.2, 305.8.3

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net).

2018 International Existing Building Code

SECTION 301 ADMINISTRATION

Delete without substitution:

301.5 Compliance with accessibility. Accessibility requirements for *existing buildings* shall comply with the 2009 edition of ICC A117.1.

SECTION 305 ACCESSIBILITY FOR EXISTING BUILDINGS

305.1 Scope. The provisions of Sections 305.1 through 305.9 apply to maintenance, *change of occupancy, additions and alterations* to *existing buildings*, including those identified as *historic buildings*.

Add new text as follows:

305.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and the alteration and existing building provisions in ICC A117.1, as applicable.

Revise as follows:

305.8.2 Elevators. Altered elements of existing elevators shall comply with ASME A17.1 ~~and ICC A117.1~~. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

305.8.3 Platform lifts. Platform (wheelchair) lifts ~~complying with ICC A117.1 and~~ installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

Reason: The 2017 A117.1 has separate requirements for new and existing construction. The concern that brought out this change originally that existing buildings would have to automatically upgrade to the new sizes has been resolved.

In addition, by stating that the "existing building" provisions apply, it will be clear which of the technical requirements to include in the standard. "Existing buildings" is defined in the 2017 A117.1 the same as in the IEBC.

existing building: A building erected prior to the date of adoption of this standard, or one for which a legal building permit has been issued.

A few places in the A117.1 use "alterations" instead of "existing buildings". To make sure that it is understood that both apply to existing buildings, both term are called out in this reference.

The "as applicable" is added for the sections that do not have separate provisions for new and existing buildings/alterations. The references to ICC A117.1 in Section 305.8.2 and 305.8.3 are redundant with this modification and no longer needed.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. Since this update to new standard has allowances for existing buildings, this is mostly editorial.

**Report of Committee Action
Hearings**

Committee Action:

Approved as Submitted

Committee Reason: This proposal was approved as it makes the reference to A117.1 more consistent with how standards are referenced within the I-Codes. This was viewed as a cleaner approach to referencing the standard in the IEBC. The requirements in A117.1 have been revised to better work with existing buildings. (Vote: 13-0)

Assembly Action:

None

Final Action

EB8-19

AS

Date Submitted 2/5/2021	Section 301.3	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

This is an accessibility code change which falls outside the scope of this process.

Summary of Modification

The proposed code change provides that regardless of compliance with previous codes the accessibility provisions of the IEBC are still applicable.

Rationale

: Essentially besides from some structural and flood issues the code official could allow complete exemption from this code. The largest concern is the accessibility pieces which we address in this code because of the ADA will affect them in either case. Without this link we are potentially causing legal issues for many building owners by not requiring compliance with the accessibility provisions of the IEBC for alterations.

The change to the structural provisions is a correlation piece since part of the structural provisions was relocated to Section 303 in the 2018 IEBC.

This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. Since 2017 the BCAC has held 6 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at:

<https://www.iccsafe.org/codes-tech-support/codes/codedevelopment-process/building-code-actioncommittee-bcac>.

Approved as Modified

Original Text

SECTION 301 ADMINISTRATION

301.1 General.~~The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with Section 301.2, 301.3, or 301.4.~~

301.2 Repairs.~~Repairs shall comply with the requirements of Chapter 4.~~

301.3 Alteration, addition or change of occupancy.~~The alteration, addition or change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.3.1, 301.3.2 or 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other.~~

Exception: Subject to the approval of the *code official*, *alterations* complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code. New structural members added as part of the *alteration* shall comply with the International Building Code. This exception shall not apply to ~~alterations that constitute the following:~~

1. Alterations that constitute accessibility improvements, which shall comply with Section 305.
2. Alterations that constitute substantial improvement in flood hazard areas, which shall comply with Section 503.2, 701.3 or 1301.3.3.
23. ~~This exception shall not apply to the structural~~ Structural provisions of Section 303, Chapter 5 or to the structural provisions of Sections 706, 806 and 906.

Committee Action:

Approved as Modified

Modify proposal as follows:

301.3 Alteration, addition or change of occupancy. The alteration, addition or change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.3.1, 301.3.2 or 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other.

Exception: Subject to the approval of the *code official*, *alterations* complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code. New structural members added as part of the *alteration* shall comply with the International Building Code. This exception shall not apply to the following:

1. Alterations ~~for that constitute~~ for that constitute accessibility improvements, which shall comply with required by Section 305.
2. Alterations that constitute substantial improvement in flood hazard areas, which shall comply with Section 503.2, 701.3 or 1301.3.3.
3. Structural provisions of Section 303, Chapter 5 or to the structural provisions of Sections 706, 806 and. 906

Code Change No: **EB9-19**

Original Proposal

Section(s): 301.3

Proponent: Ed Kulik, representing ICC Building Code Action Committee (bcac@iccsafe.org)

2018 International Existing Building Code

Revise as follows:

SECTION 301 ADMINISTRATION

301.1 General. The *repair, alteration, change of occupancy, addition or relocation* of all *existing buildings* shall comply with Section 301.2, 301.3, or 301.4.

301.2 Repairs. *Repairs* shall comply with the requirements of Chapter 4.

301.3 Alteration, addition or change of occupancy. The *alteration, addition or change of occupancy* of all *existing buildings* shall comply with one of the methods listed in Section 301.3.1, 301.3.2 or 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other.

Exception: Subject to the approval of the *code official*, *alterations* complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code. New structural members added as part of the *alteration* shall comply with the International Building Code. This exception shall not apply to ~~alterations that constitute the following:~~

1. ~~Alterations that constitute accessibility improvements, which shall comply with Section 305.~~
2. ~~Alterations that constitute substantial improvement in flood hazard areas, which shall comply with Section 503.2, 701.3 or 1301.3.3.~~
23. ~~This exception shall not apply to the structural provisions of Section 303, Chapter 5 or to the structural provisions of Sections 706, 806 and 906.~~

Reason: Essentially besides from some structural and flood issues the code official could allow complete exemption from this code. The largest concern is the accessibility pieces which we address in this code because of the ADA will affect them in either case. Without this link we are potentially causing legal issues for many building owners by not requiring compliance with the accessibility provisions of the IEBC for alterations.

The change to the structural provisions is a correlation piece since part of the structural provisions was relocated to Section 303 in the 2018 IEBC.

This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. Since 2017 the BCAC has held 6 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: <https://www.iccsafe.org/codes-tech-support/codes/codedevelopment-process/building-code-actioncommittee-bcac>.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. This is already required by the American's with Disabilities Act. It was always the intent of the requirements to apply to existing buildings so that accessibility is improved over time.

Report of Committee Action Hearings
--

Committee Action:**Approved as Modified****Modify proposal as follows:**

301.3 Alteration, addition or change of occupancy. The alteration, addition or change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.3.1, 301.3.2 or 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other.

Exception: Subject to the approval of the *code official*, *alterations* complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code. New structural members added as part of the *alteration* shall comply with the International Building Code. This exception shall not apply to the following:

1. Alterations ~~for that constitute~~ accessibility improvements, ~~which shall comply with~~ required by Section 305.
2. Alterations that constitute substantial improvement in flood hazard areas, which shall comply with Section 503.2, 701.3 or 1301.3.3.
3. Structural provisions of Section 303, Chapter 5 or to the structural provisions of Sections 706, 806 and 906

Committee Reason: This proposal was approved as it correctly notes the intent that regardless of compliance with previous codes the accessibility provisions of the IEBC are still applicable. The modification addresses the fact that this is not simply related to alterations that constitute improvements in accessibility. Instead the focus is on accessibility as required by Section 305. Regardless of this exception compliance with the ADA would be required. (Vote: 13-0)

Assembly Action:**None**

Final Action

EB9-19**AM**

Date Submitted 2/10/2021	Section 305	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

SECTION 305, 305.6, 305.6.1, 305.6.2 (New), 305.6.3 (New), 305.6.4 (New), 305.6.5 (New), 305.8, 305.6.6, 305.6.7, 305.6.8, 305.6.9, 305.6.10, TABLE 305.6.10, 305.6.11 (New), 305.6.11.1, thru 305.6.19.4

This is an accessibility code change which falls outside the scope of this process.

Summary of Modification

The intent of this proposal is editorial. It is simply to provide connections between all of the Sections of 305 specifically addressing alterations. Substantive changes to these sections are found in companion proposals.

Rationale

Sections 305.6 through 305.9 all address alterations but there is no connection between the sections. This is a problem when trying to determine the purpose of 305.8. Section 305.8 is titled 'Scoping for alterations', however many of the 15 provisions which follow are technical exceptions. Some of them are additional technical requirements. Eleven of the 15 are only found in the IEBC and four of them duplicate exceptions contained in the ICC A117.1 standard. Three of the 15 are telling the user how to calculate a requirement where not all units need to be accessible.

The intent of this proposal is editorial. It is simply to provide connections between all of the Sections of 305 specifically addressing alterations. Substantive changes to these sections are found in companion proposals. This proposal does the following.

- It rennumbers Section 305.7 to 305.6.1 to indicate that it is a subset set of the alterations section. There is a companion proposal to revise the language of 305.6.1 to be more consistent with the corresponding ADA requirement.
- It changes the 4 exceptions now found in Section 305.6 into the next four subsections – 305.6.2 through 305.6.5. Having titled subsections allow for quicker access for code users than sorting through numbered exceptions.
- It deletes the confusing lead in provisions of 305.8 and relocates its various provisions as the next subsections – 305.6.6 through 305.6.18. We have submitted a companion proposal which would delete four of these 9 because they are redundant with exceptions in the ICC A117.1 standard.
- It rennumbers Section 305.9 and its subsections to be 305.6.19 because it contains a set of provisions and exceptions unique to historic buildings.
- Finally, it groups 3 provisions into a new subsection 305.6.11 All 3 of these sections provide a calculation methodology for determining the number of required dwelling and/or sleeping units

Section(s): SECTION 305, 305.6, 305.6.1, 305.6.2 (New), 305.6.3 (New), 305.6.4 (New), 305.6.5 (New), 305.8, 305.6.6, 305.6.7, 305.6.8, 305.6.9, 305.6.10, TABLE 305.6.10, 305.6.11 (New), 305.6.11.1, 305.6.11.2, 305.6.11.3, 305.6.12, 305.6.13, 305.6.14, 305.6.15, 305.6.16, 305.6.17, 305.6.18, 305.6.19, 305.6.19.1, 305.6.19.2, 305.6.19.3, 305.6.19.4

Proponents: Gina Hilberry, Scoping Task Group of ICC/A117.1 Standard Development Committee, representing United Cerebral Palsy (gina@cohenhilberry.com); Rick Lupton, representing Self (sparkylupton@msn.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com)

2018 International Existing Building Code

SECTION 305 ACCESSIBILITY FOR EXISTING BUILDINGS

Revise as follows:

305.6 Alterations. A *facility* that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, ICC A117.1 and the provisions of Sections 305.6.1 through 305.6.19, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the *alteration* shall provide access to the maximum extent technically feasible.

Exceptions:

- ~~1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7.~~
- ~~2. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.~~
- ~~3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.~~
- ~~4. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.~~

~~305.7~~ **305.6.1** Alterations affecting an area containing a primary function. Where an *alteration* affects the accessibility to, or contains an area of *primary function*, the route to the *primary function* area shall be *accessible*. The accessible route to the *primary function* area shall include toilet facilities and drinking fountains serving the area of *primary function*.

Exceptions:

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.

4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

Add new text as follows:

305.6.2 Accessible route. The altered element or space is not required to be on an accessible route, unless required by Section 305.6.1.

305.6.3 Accessible means of egress. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.

305.6.4 Alteration of Type A units. The *alteration* to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.

305.6.5 Type B units. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in *existing buildings* and facilities undergoing *alterations* where the *work area* is 50 percent or less of the aggregate area of the building.

Delete without substitution:

~~305.8~~ ~~Scoping for alterations.~~The provisions of Sections 305.8.1 through 305.8.15 shall apply to *alterations to existing buildings and facilities*.

Revise as follows:

~~305.8.1~~ 305.6.6 Entrances.Where an *alteration* includes alterations to an entrance that is not accessible, and the *facility* has an *accessible* entrance, the altered entrance is not required to be *accessible* unless required by Section 305.7. **305.6.1.** Signs complying with Section 1111 of the International Building Code shall be provided.

~~305.8.2~~ 305.6.7 Elevators.Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

~~305.8.3~~ 305.6.8 Platform lifts.Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

~~305.8.4~~ 305.6.9 Stairways and escalators in existing buildings.Where an escalator or stairway is added where none existed previously and major structural modifications are necessary for installation, an accessible route shall be provided between the levels served by the escalator or stairways in accordance with Section 1104.4 of the International Building Code.

~~305.8.5~~ 305.6.10 Ramps.Where slopes steeper than allowed by Section 1012.2 of the International Building Code are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table ~~305.8.5~~ **305.6.10**.

TABLE ~~305.8.5~~ 305.6.10
RAMPS

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

Add new text as follows:

305.6.11 Determination of number of units. Where Chapter 11 of the International Building Code requires Accessible, Type A or Type B units, where units are being altered or added, the number of Accessible, Type A and Type B units shall be determined in accordance with Sections 305.6.11.1 through 305.6.11.3.

Revise as follows:

305.8.6 305.6.11.1 Accessible dwelling or sleeping units.Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1107 of the International Building Code for Accessible units apply only to the quantity of spaces being altered or added.

305.8.7 305.6.11.2 Type A dwelling or sleeping units.Where more than 20 Group R-2 dwelling or sleeping units are being altered or added, the requirements of Section 1107 of the International Building Code for Type A units apply only to the quantity of the spaces being altered or added.

305.8.8 305.6.11.3 Type B dwelling or sleeping units.Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being added, the requirements of Section 1107 of the International Building Code for Type B units apply only to the quantity of the spaces being added. Where Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being altered and where the *work area* is greater than 50 percent of the aggregate area of the building, the requirements of Section 1107 of the International Building Code for Type B units apply only to the quantity of the spaces being altered.

305.8.9 305.6.12 Jury boxes and witness stands.In *alterations*, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the required means of egress.

305.8.10 305.6.13 Toilet rooms. Where it is *technically infeasible* to alter existing toilet and bathing rooms to be accessible, an accessible family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the International Building Code is permitted. The family or assisted-use toilet or bathing room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. At the inaccessible toilet and bathing rooms, directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

305.8.11 305.6.14 Additional toilet and bathing facilities.In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one accessible family or assisted-use toilet room shall be provided where required by Section 1109.2.1 of the International Building Code. In recreational facilities, where additional bathing rooms are being added, not fewer than one family or assisted-use bathing room shall be provided where required by Section 1109.2.1 of the International Building Code.

305.8.12 305.6.15 Dressing, fitting and locker rooms.Where it is *technically infeasible* to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

305.8.13 305.6.16 Fuel dispensers.Operable parts of replacement fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum, measuring from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

305.8.14 305.6.17 Thresholds.The maximum height of thresholds at doorways shall be $\frac{3}{4}$ inch (19.1 mm). Such thresholds shall have beveled edges on each side.

305.8.15 305.6.18 Amusement rides.Where the structural or operational characteristics of an amusement ride are altered to the extent that the amusement ride's performance differs from that specified by the manufacturer or the original design, the amusement ride shall comply with requirements for new construction in Section 1110.4.8 of the International Building Code.

305.9 305.6.19 Historic buildings.These provisions shall apply to *facilities* designated as historic structures that undergo *alterations* or a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the *facility*, as

determined by the authority having jurisdiction, the alternative requirements of Sections ~~305.9.4~~ 305.6.19.1 through ~~305.9.4~~ 305.6.19.4 for that element shall be permitted.

Exception: Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historic buildings.

~~305.9.4~~ 305.6.19.1 **Site arrival points.**Not fewer than one accessible route from a site arrival point to an accessible entrance shall be provided.

~~305.9.2~~ 305.6.19.2 **Multiple-level buildings and facilities.**An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

~~305.9.3~~ 305.6.19.3 **Entrances.**Not fewer than one main entrance shall be accessible.

Exception: If a public entrance cannot be made accessible, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1111 of the International Building Code shall be provided at the public entrance and the accessible entrance.

~~305.9.4~~ 305.6.19.4 **Toilet and bathing facilities.**Where toilet rooms are provided, not fewer than one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the International Building Code shall be provided.

Code Change No: **EB20-19**

Original Proposal

Section(s): SECTION 305, 305.6, 305.6.1, 305.6.2 (New), 305.6.3 (New), 305.6.4 (New), 305.6.5 (New), 305.8, 305.6.6, 305.6.7, 305.6.8, 305.6.9, 305.6.10, TABLE 305.6.10, 305.6.11 (New), 305.6.11.1, 305.6.11.2, 305.6.11.3, 305.6.12, 305.6.13, 305.6.14, 305.6.15, 305.6.16, 305.6.17, 305.6.18, 305.6.19, 305.6.19.1, 305.6.19.2, 305.6.19.3, 305.6.19.4

Proponents: Gina Hilberry, Scoping Task Group of ICC/A117.1 Standard Development Committee, representing United Cerebral Palsy (gina@cohenhilberry.com); Rick Lupton, representing Self (sparkylupton@msn.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com)

2018 International Existing Building Code

SECTION 305 ACCESSIBILITY FOR EXISTING BUILDINGS

Revise as follows:

305.6 Alterations. A *facility* that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, ICC A117.1 and the provisions of Sections 305.6.1 through 305.6.19, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the *alteration* shall provide access to the maximum extent technically feasible.

Exceptions:

1. ~~The altered element or space is not required to be on an accessible route, unless required by Section 305.7.~~
2. ~~Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.~~
3. ~~The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.~~
4. ~~Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.~~

305.7 305.6.1 Alterations affecting an area containing a primary function. Where an *alteration* affects the accessibility to, or contains an area of *primary function*, the route to the *primary function* area shall be *accessible*. The accessible route to the *primary function* area shall include toilet facilities and drinking fountains serving the area of *primary function*.

Exceptions:

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.

4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

Add new text as follows:

305.6.2 Accessible route. The altered element or space is not required to be on an accessible route, unless required by Section 305.6.1.

305.6.3 Accessible means of egress. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.

305.6.4 Alteration of Type A units. The *alteration* to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.

305.6.5 Type B units. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in *existing buildings* and facilities undergoing *alterations* where the *work area* is 50 percent or less of the aggregate area of the building.

Delete without substitution:

305.8 Scoping for alterations. The provisions of Sections 305.8.1 through 305.8.15 shall apply to *alterations to existing buildings and facilities*.

Revise as follows:

305.8.1 305.6.6 Entrances. Where an *alteration* includes alterations to an entrance that is not accessible, and the *facility* has an *accessible* entrance, the altered entrance is not required to be *accessible* unless required by Section ~~305.7.~~ 305.6.1. Signs complying with Section 1111 of the International Building Code shall be provided.

305.8.2 305.6.7 Elevators. Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

305.8.3 305.6.8 Platform lifts. Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

305.8.4 305.6.9 Stairways and escalators in existing buildings. Where an escalator or stairway is added where none existed previously and major structural modifications are necessary for installation, an accessible route shall be provided between the levels served by the escalator or stairways in accordance with Section 1104.4 of the International Building Code.

305.8.5 305.6.10 Ramps. Where slopes steeper than allowed by Section 1012.2 of the International Building Code are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table ~~305.8.5~~ 305.6.10.

**TABLE 305.8.5 305.6.10
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

Add new text as follows:

305.6.11 Determination of number of units. Where Chapter 11 of the International Building Code requires Accessible, Type A or Type B units, where units are being altered or added, the number of Accessible, Type A and Type B units shall be determined in accordance with Sections 305.6.11.1 through 305.6.11.3.

Revise as follows:

305.6.11.1 Accessible dwelling or sleeping units. Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1107 of the International Building Code for Accessible units apply only to the quantity of spaces being altered or added.

305.6.11.2 Type A dwelling or sleeping units. Where more than 20 Group R-2 dwelling or sleeping units are being altered or added, the requirements of Section 1107 of the International Building Code for Type A units apply only to the quantity of the spaces being altered or added.

305.6.11.3 Type B dwelling or sleeping units. Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being added, the requirements of Section 1107 of the International Building Code for Type B units apply only to the quantity of the spaces being added. Where Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being altered and where the *work area* is greater than 50 percent of the aggregate area of the building, the requirements of Section 1107 of the International Building Code for Type B units apply only to the quantity of the spaces being altered.

305.6.12 Jury boxes and witness stands. In *alterations*, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the required means of egress.

305.6.13 Toilet rooms. Where it is *technically infeasible* to alter existing toilet and bathing rooms to be *accessible*, an *accessible* family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the International Building Code is permitted. The family or assisted-use toilet or bathing room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. At the inaccessible toilet and bathing rooms, directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

305.6.14 Additional toilet and bathing facilities. In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one accessible family or assisted-use toilet room shall be provided where required by Section 1109.2.1 of the International Building Code. In recreational facilities, where additional bathing rooms are being added, not fewer than one family or assisted-use bathing room shall be provided where required by Section 1109.2.1 of the International Building Code.

305.6.15 Dressing, fitting and locker rooms. Where it is *technically infeasible* to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

305.6.16 Fuel dispensers. Operable parts of replacement fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum, measuring from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

~~305.8-14~~ 305.6.17 Thresholds. The maximum height of thresholds at doorways shall be $\frac{3}{4}$ inch (19.1 mm). Such thresholds shall have beveled edges on each side.

~~305.8-15~~ 305.6.18 Amusement rides. Where the structural or operational characteristics of an amusement ride are altered to the extent that the amusement ride's performance differs from that specified by the manufacturer or the original design, the amusement ride shall comply with requirements for new construction in Section 1110.4.8 of the International Building Code.

~~305.9~~ 305.6.19 Historic buildings. These provisions shall apply to *facilities* designated as historic structures that undergo *alterations* or a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the *facility*, as determined by the authority having jurisdiction, the alternative requirements of Sections ~~305.9-1~~ **305.6.19.1** through ~~305.9-4~~ **305.6.19.4** for that element shall be permitted.

Exception: Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historic buildings.

~~305.9-1~~ 305.6.19.1 Site arrival points. Not fewer than one accessible route from a site arrival point to an accessible entrance shall be provided.

~~305.9-2~~ 305.6.19.2 Multiple-level buildings and facilities. An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

~~305.9-3~~ 305.6.19.3 Entrances. Not fewer than one main entrance shall be accessible.

Exception: If a public entrance cannot be made accessible, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1111 of the International Building Code shall be provided at the public entrance and the accessible entrance.

~~305.9-4~~ 305.6.19.4 Toilet and bathing facilities. Where toilet rooms are provided, not fewer than one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the International Building Code shall be provided.

Reason: Sections 305.6 through 305.9 all address alterations but there is no connection between the sections. This is a problem when trying to determine the purpose of 305.8. Section 305.8 is titled 'Scoping for alterations', however many of the 15 provisions which follow are technical exceptions. Some of them are additional technical requirements. Eleven of the 15 are only found in the IEBC and four of them duplicate exceptions contained in the ICC A117.1 standard. Three of the 15 are telling the user how to calculate a requirement where not all units need to be accessible.

The intent of this proposal is editorial. It is simply to provide connections between all of the Sections of 305 specifically addressing alterations. Substantive changes to these sections are found in companion proposals. This proposal does the following.

- It renumbers Section 305.7 to 305.6.1 to indicate that it is a subset set of the alterations section. There is a companion proposal to revise the language of 305.6.1 to be more consistent with the corresponding ADA requirement.
- It changes the 4 exceptions now found in Section 305.6 into the next four subsections – 305.6.2 through 305.6.5. Having titled subsections allow for quicker access for code users than sorting through numbered exceptions.
- It deletes the confusing lead in provisions of 305.8 and relocates its various provisions as the next subsections – 305.6.6 through 305.6.18. We have submitted a companion proposal which would delete four of these 9 because they are redundant with exceptions in the ICC A117.1 standard.
- It renumbers Section 305.9 and its subsections to be 305.6.19 because it contains a set of provisions and exceptions unique to historic buildings.
- Finally, it groups 3 provisions into a new subsection 305.6.11 All 3 of these sections provide a calculation methodology for determining the number of required dwelling and/or sleeping units

Cost Impact: The code change proposal will not increase or decrease the cost of construction
The intent of this proposal is to be 100% editorial by reorganizing existing provisions into a more logical format.

Report of Committee Action
Hearings

Committee Action: Approved as Submitted

Committee Reason: This proposal provides a better structure and format of the provisions by pulling requirements out of an exception and providing better lead in language to the allowances or requirements as applicable. (Vote: 13-0)

Assembly Action: None

Final Action

EB20-19 AS

Date Submitted 2/10/2021	Section 305.1	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

305.1, 305.2

This is an accessibility code change which falls outside the scope of this process.

Summary of Modification

This is a terminology change only.

Rationale

Repair is defined in the I-codes as:

[A] REPAIR. The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

Repair includes maintenance. In addition, Chapter 4 of the IEBC is titled 'Repair'. This would clarify how the accessibility requirements are addressed for Chapter 4. Maintenance does not require additional revisions for the path of travel.

Approved as Modified (AM)**2018 International Existing Building Code****Revise as follows:**

305.1 Scope. The provisions of Sections 305.1 through 305.9 apply to maintenance repair, *change of occupancy*, *additions* and *alterations* to *existing buildings*, including those identified as *historic buildings*.

305.2 Maintenance Repair of facilities. A *facility* that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy.

Committee Action:**Approved as Modified****Modify proposal as follows:**

305.1 Scope. The provisions of Sections 305.1 through 305.9 apply to maintenance and repair, *change of occupancy*, *additions* and *alterations* to *existing buildings*, including those identified as *historic buildings*.

305.2 Maintenance and repair Repair of facilities. A *facility* that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy.

Code Change No: **EB21-19**

Original Proposal

Section(s): 305.1, 305.2

Proponent: Dawn Anderson, representing self (gonedawning@yahoo.com); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net)

2018 International Existing Building Code

Revise as follows:

305.1 Scope. The provisions of Sections 305.1 through 305.9 apply to ~~maintenance~~ *repair, change of occupancy, additions and alterations to existing buildings*, including those identified as *historic buildings*.

305.2 Maintenance Repair of facilities. A facility that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy.

Reason: Repair is defined in the I-codes as:

[A] REPAIR. The reconstruction, replacement or renewal of any part of an *existing building* for the purpose of its maintenance or to correct damage.

Repair includes maintenance. In addition, Chapter 4 of the IEBC is titled 'Repair'. This would clarify how the accessibility requirements are addressed for Chapter 4. Maintenance does not require additional revisions for the path of travel.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. The IEBC addresses repairs, not maintenance. This is a terminology change only.

Report of Committee Action Hearings

Committee Action:

Approved as Modified

Modify proposal as follows:

305.1 Scope. The provisions of Sections 305.1 through 305.9 apply to ~~maintenance and~~ *repair, change of occupancy, additions and alterations to existing buildings*, including those identified as *historic buildings*.

305.2 Maintenance and repair Repair of facilities. A facility that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy.

Committee Reason: This proposal adds the term repair as this section was intended to address both repair and maintenance. This intent was based upon the definition of repair. The addition of the term repair was seen as appropriate however based upon actions during the ADMIN hearing related to the definition of "repair" and a concern that repair does not include "maintenance" a modification was introduced. The modification added the term "maintenance." (Vote: 13-0)

Assembly Action:

None

Final Action

EB21-19

AM

Date Submitted 2/10/2021	Section 305.2	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

305.2, 305.6, 305.9

Original text of this code change is not consistent with that of the 2020 FBC-EB.

These sections do not exist in the 2020 FBC-EB.

Summary of Modification

This is an accessibility code change which falls outside the scope of this process.

Rationale

Building that have been built since 1990 have had to have accessible means of egress. Therefore, it should be clear that those accessible means of egress need to be maintained the same way we are asking for the route into the space to remain accessible. The language is the same at that used in IEBC Section 1505.2.

The change to Section 305.6 would effectively not allow for someone to remove an accessible means of egress from an existing building. At the same time, it would not ask for the addition of an accessible means of egress in buildings that were so old that they did not have them. These buildings will continue to be addressed through the fire and safety evacuation requirements in IFC Chapter 4.

The change to Section 305.9 would allow the same exception for historic buildings as currently allowed for existing buildings.

Approved as Modified (AM)**Section(s): 305.2, 305.6, 305.9**

Proponent: Dawn Anderson, representing self (gonedawning@yahoo.com); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net)

2018 International Existing Building Code**Revise as follows:**

305.2 Maintenance of facilities. *A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy. Required accessible means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.*

Exception: Existing means of egress need not be maintained where approved temporary means of egress and accessible means of egress systems and facilities are provided.

305.6 Alterations. *A facility that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.*

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7.
2. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be ~~provided~~ added in existing facilities.
3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.
4. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.

305.9 Historic buildings. *These provisions shall apply to facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.*

Exceptions: ~~Exception:~~

1. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in historic buildings.
2. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historic buildings.

Committee Action:**Approved as Modified****Modify proposal as follows:**

305.2 Maintenance of facilities. A facility that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy. Required accessible means of egress shall be maintained ~~at all times~~ during construction, demolition, remodeling or *alterations* and *additions* to any occupied building.

Exception: Existing means of egress need not be maintained where *approved* temporary means of egress and accessible means of egress systems and facilities are provided.

305.6 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the *alteration* shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7.
2. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be added in existing facilities.
3. The *alteration* to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.
4. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in *existing buildings* and facilities undergoing *alterations* where the *work area* is 50 percent or less of the aggregate area of the building.

Code Change No: **EB22-19**

Original Proposal

Section(s): 305.2, 305.6, 305.9

Proponent: Dawn Anderson, representing self (gonedawning@yahoo.com); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net)

2018 International Existing Building Code

Revise as follows:

305.2 Maintenance of facilities. A facility that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy. Required accessible means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.

Exception: Existing means of egress need not be maintained where approved temporary means of egress and accessible means of egress systems and facilities are provided.

305.6 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7.
2. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be ~~provided~~ added in existing facilities.
3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.
4. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.

305.9 Historic buildings. These provisions shall apply to facilities designated as historic structures that undergo alterations or a change of occupancy, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.

Exceptions: ~~Exception:~~

1. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in historic buildings.
2. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historic buildings.

Reason: Building that have been built since 1990 have had to have accessible means of egress. Therefore, it should be clear that those accessible means of egress need to be maintained the same way we are asking for the route into the space to remain accessible. The language is the same at that used in IEBC Section 1505.2.

The change to Section 305.6 would effectively not allow for someone to remove an accessible means of egress from an existing building. At the same time, it would not ask for the addition of an accessible means of egress in buildings that were so old that they did not have them. These buildings will continue to be addressed through the fire and safety evacuation requirements in IFC Chapter 4.

The change to Section 305.9 would allow the same exception for historic buildings as currently allowed for existing buildings.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. This is already required in new construction. This may be in place in many existing buildings.

Report of Committee Action Hearings

Committee Action:

Approved as Modified

Modify proposal as follows:

305.2 Maintenance of facilities. A *facility* that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy. Required accessible means of egress shall be maintained ~~at all times~~ during construction, demolition, remodeling or *alterations* and *additions* to any occupied building.

Exception: Existing means of egress need not be maintained where *approved* temporary means of egress and accessible means of egress systems and facilities are provided.

305.6 Alterations. A *facility* that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the *alteration* shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7.
2. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be added in existing facilities.
3. The *alteration* to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.
4. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in *existing buildings* and facilities undergoing *alterations* where the *work area* is 50 percent or less of the aggregate area of the building.

Committee Reason: This proposal clarifying that accessible means of egress be maintained during construction was seen as a necessary. There were several concerns with the language as proposed which would limit the movement of construction materials and was too restrictive so the terms "at all times" was removed from the proposal. In addition, the intention was that these provisions only apply when the building is occupied. The term "occupied" was added to clarify this. (Vote: 12-1)

Assembly Action:

None

Final Action

EB22-19

AM

Date Submitted 2/12/2021	Section 305	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

305, 305.2, 305.2.1 (New), 305.3

This is an accessibility code change which falls outside the scope of this code change process.

Summary of Modification

Prohibits reduction in accessibility.

Rationale

The existing second sentence of Section 305.3 is a distinct limitation from that imposed by the first sentence. It is an important limitation and therefore needs to be its own section. The first sentence of new section 305.2.1 is identical to that found in 305.3 of the 2018 code with one key exception. We propose adding 'or element thereof' to the text to make it clear that it's not just overall accessibility, but also accessibility of individual elements such as a water closet compartment, an elevator, a dwelling unit, or a building entrance which can not be reduced.

The second sentence of the new Section 305.2.1 is new. It's purpose is to address the situation where the number of required accessible elements was reduced between editions of the code. For example, the number of required accessible hotel sleeping room has been reduced between the early and current editions of the IBC. The exception would allow the number of accessible hotel rooms built under the 2003 IBC, to be reduced during an alteration to the number required under the 2018 IBC.

Approved as Submitted.

Section(s): SECTION 305, 305.2, 305.2.1 (New), 305.3

Proponents: Gina Hilberry, Scoping Task Group of ICC/A117.1 Standard Development Committee, representing United Cerebral Palsy (gina@cohenhilberry.com); Rick Lupton, representing Self (sparkylupton@msn.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net); Gene Boecker, representing Code Consultants, Inc.(geneb@codeconsultants.com)

2018 International Existing Building Code

**SECTION 305
ACCESSIBILITY FOR EXISTING BUILDINGS**

305.2 Maintenance of facilities. A *facility* that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy.

Add new text as follows:

305.2.1 Prohibited reduction in accessibility. An alteration that decreases or has the effect of decreasing accessibility of a building, facility or element, thereof, below the requirements for new construction at the time of the alteration is prohibited. The number of accessible elements need not exceed that required for new construction at the time of alteration.

Revise as follows:

305.3 Extent of application. ~~An alteration of an existing facility shall not impose a requirement for greater accessibility than that which would be required for new construction. Alterations shall not reduce or have the effect of reducing accessibility of a facility or portion of a facility.~~

Code Change No: **EB23-19**

Original Proposal

Section(s): SECTION 305, 305.2, 305.2.1 (New), 305.3

Proponents: Gina Hilberry, Scoping Task Group of ICC/A117.1 Standard Development Committee, representing United Cerebral Palsy (gina@cohenhilberry.com); Rick Lupton, representing Self (sparkylupton@msn.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com)

2018 International Existing Building Code

SECTION 305 ACCESSIBILITY FOR EXISTING BUILDINGS

305.2 Maintenance of facilities. A *facility* that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy.

Add new text as follows:

305.2.1 Prohibited reduction in accessibility. An alteration that decreases or has the effect of decreasing accessibility of a building, facility or element, thereof, below the requirements for new construction at the time of the alteration is prohibited. The number of accessible elements need not exceed that required for new construction at the time of alteration.

Revise as follows:

305.3 Extent of application. An *alteration* of an existing *facility* shall not impose a requirement for greater accessibility than that which would be required for new construction. ~~Alterations shall not reduce or have the effect of reducing accessibility of a facility or portion of a facility.~~

Reason: The existing second sentence of Section 305.3 is a distinct limitation from that imposed by the first sentence. It is an important limitation and therefore needs to be its own section. The first sentence of new section 305.2.1 is identical to that found in 305.3 of the 2018 code with one key exception. We propose adding 'or element thereof' to the text to make it clear that it's not just overall accessibility, but also accessibility of individual elements such as a water closet compartment, an elevator, a dwelling unit, or a building entrance which can not be reduced.

The second sentence of the new Section 305.2.1 is new. It's purpose is to address the situation where the number of required accessible elements was reduced between editions of the code. For example, the number of required accessible hotel sleeping room has been reduced between the early and current editions of the IBC. The exception would allow the number of accessible hotel rooms built under the 2003 IBC, to be reduced during an alteration to the number required under the 2018 IBC.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. Separating out the text into Section 305.2.1 and adding the elements reference is, on the whole, an editorial clarification of the existing text. The new second sentence might reduce costs of an alteration because fewer accessible elements may be needed. Such costs would be minor and hard to quantify.

Report of Committee Action Hearings

Committee Action:

Approved as Submitted

Committee Reason: This proposal was approved as it correlates with the requirements of the federal regulations which would not allow the reduction of accessibility. (Vote: 9-4)

Assembly Action:

None

Final Action

EB23-19

AS

Date Submitted 2/12/2021	Section 305.4	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

Section(s): 305.4 (New), 305.4.1 (New), 305.4.2 (New)

This is an accessibility code change which falls outside the scope of this code change process.

Summary of Modification

Administratively takes a change of occupancy and make it consistent with requirements for an alteration. This allows flexibility for small properties.

Rationale

What this does administratively is take a change of occupancy and make it consistent with requirements for an alteration. This allows flexibility for small properties.

- The federal requirements in the 2010 ADA Standard do not address a change of occupancy – they treat all alterations the same. There is no justification for ICC to require a business in stand alone building to provide additional requirements past what is expected for a business in a multi-tenant building.
- The list in Section 305.4.2 basically lists all the elements in accessible routes, which is addressed in Section 305.7, but does not include bathrooms and drinking fountains. Therefore, it is unclear as to if renovations to those items are required in a complete change of occupancy, where they would be on the list for an alteration and a partial change of occupancy. This list does not add any clarification of improvements to the code.
- This could also be read that a complete change of occupancy would never have to fix the toilet rooms or drinking fountains since it is not in the list. If the alterations are small, allowing someone to spend money to fix the toilet rooms is addressed the needs of many individuals with mobility issue.
- If the part of the route missing is an elevator or extensive front ramp, the cost could make the existing building remain vacant since this section could be viewed as not tied to the 20% maximum cost allowance.
- The arguments against revising this section in past code cycles have all been around the issue of a change of occupancy with no alterations

Approved as Submitted

Section(s): 305.4 (New), 305.4.1 (New), 305.4.2 (New)

Proponents: Ed Kulik, representing ICC Building Code Action Committee (bcac@iccsafe.org)

2018 International Existing Building Code

Revise as follows:

305.4 Change of occupancy.*Existing buildings* that undergo a change of group or occupancy shall comply with this section Sections 305.6, 305.7 and 305.8.

Exception: Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in *existing buildings* and facilities undergoing a *change of occupancy* in conjunction with *alterations* where the *work area* is 50 percent or less of the aggregate area of the building.

Delete without substitution:

305.4.1 Partial change of occupancy.Where a portion of the building is changed to a new occupancy classification, any *alterations* shall comply with Sections 305.6, 305.7 and 305.8.

305.4.2 Complete change of occupancy.Where an entire building undergoes a *change of occupancy*, it shall comply with Section 305.4.1 and shall have all of the following accessible features:

- ~~1. Not fewer than one accessible building entrance.~~
- ~~2. Not fewer than one accessible route from an accessible building entrance to *primary function* areas.~~
- ~~3. Signage complying with Section 1111 of the International Building Code.~~
- ~~4. Accessible parking, where parking is being provided.~~
- ~~5. Not fewer than one accessible passenger loading zone, where loading zones are provided.~~
- ~~6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.~~

~~Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.~~

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

Code Change No: **EB25-19**

Original Proposal

Section(s): 305.4 (New), 305.4.1 (New), 305.4.2 (New)

Proponents: Ed Kulik, representing ICC Building Code Action Committee (bcac@iccsafe.org)

2018 International Existing Building Code

Revise as follows:

305.4 Change of occupancy. *Existing buildings* that undergo a change of group or occupancy shall comply with this ~~section~~ Sections 305.6, 305.7 and 305.8.

Exception: Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in *existing buildings* and facilities undergoing a *change of occupancy* in conjunction with *alterations* where the *work area* is 50 percent or less of the aggregate area of the building.

Delete without substitution:

305.4.1 Partial change of occupancy. Where a portion of the building is changed to a new occupancy classification, any *alterations* shall comply with Sections 305.6, 305.7 and 305.8.

305.4.2 Complete change of occupancy. Where an entire building undergoes a *change of occupancy*, it shall comply with Section 305.4.1 and shall have all of the following accessible features:

- ~~1. Not fewer than one accessible building entrance.~~
- ~~2. Not fewer than one accessible route from an accessible building entrance to *primary function* areas.~~
- ~~3. Signage complying with Section 1111 of the International Building Code.~~
- ~~4. Accessible parking, where parking is being provided.~~
- ~~5. Not fewer than one accessible passenger loading zone, where loading zones are provided.~~
- ~~6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.~~

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to ~~Type B units.~~

Reason: There are several arguments to simplify this section.

What this does administratively is take a change of occupancy and make it consistent with requirements for an alteration. This allows flexibility for small properties.

- The federal requirements in the 2010 ADA Standard do not address a change of occupancy – they treat all alterations the same. There is no justification for ICC to require a business in stand alone building to provide additional requirements past what is expected for a business in a multi-tenant building.
- The list in Section 305.4.2 basically lists all the elements in accessible routes, which is addressed in Section 305.7, but does not include bathrooms and drinking fountains. Therefore, it is unclear as to if renovations to those items are required in a

complete change of occupancy, where they would be on the list for an alteration and a partial change of occupancy. This list does not add any clarification of improvements to the code.

- This could also be read that a complete change of occupancy would never have to fix the toilet rooms or drinking fountains since it is not in the list. If the alterations are small, allowing someone to spend money to fix the toilet rooms is addressed the needs of many individuals with mobility issue.
- If the part of the route missing is an elevator or extensive front ramp, the cost could make the existing building remain vacant since this section could be viewed as not tied to the 20% maximum cost allowance.
- The arguments against revising this section in past code cycles have all been around the issue of a change of occupancy with no alterations. Many building departments are not involved in changes of occupancy that do not include alterations. Even in jurisdictions that look at this, they do not require alterations for occupancies with lesser hazards. How much should you ask someone to spend if there are no construction costs? If it is a higher hazard, there will mostly likely be alterations – so just use those requirements.

This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. Since 2017 the BCAC has held 6 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: <https://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-actioncommittee-bcac>.

Cost Impact: The code change proposal will decrease the cost of construction. Requiring the six route requirements in Section 305.4.2 for small buildings that undergo a change of occupancy can be a large cost. It is more appropriate to limit the cost of the route to 20% of the alteration - which this change will allow. In large buildings, this change will have minimal impact since they are more likely to already have the accessible route - or the cost will be a much smaller portion of their budget.

Report of Committee Action Hearings

Committee Action:

Approved as Submitted

Committee Reason: This proposal was approved as change of occupancy is not addressed by the federal regulations. It was felt that the 20% requirement will address accessibility needs. The references to Section 305.6, 305.7 and 305.8 will address the needs for accessibility in existing buildings. (Vote: 13-0)

Assembly Action:

None

Final Action

EB25-19

AS

Date Submitted 2/12/2021	Section 305.6	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

This is an accessibility code change which falls outside the scope of this code change process.

Summary of Modification

The proposal eliminates exception 1 to the provision of alteration of accessible features in the IEBC

Rationale

The proposal eliminates exception 1 to the provision of alteration of accessible features in the IEBC. The exception isn't needed for a few reasons:

1. It serves as a pointer to Section 305.7. Since compliance with 305.7 is applicable to any alteration affecting the area of primary function, the accessible route will be addressed through compliance with Section 305.7. No pointer is needed.
2. It may have been intended to say that an altered element still has to meet accessibility standards even if an accessible route isn't provided. Such is covered in Chapter 11 of the IBC and the ICC A117.1 standard.
3. It is confusing as an exception. Exceptions should point to something less stringent, but by pointing to Section 305.7, it addresses something that is more stringent.

As the code user can get to the issues addressed by the exception without the exception, it should just go away

Approved as Submitted.

Section(s): 305.6

Proponents: Gina Hilberry, Scoping Task Group of ICC/A117.1 Standard Development Committee, representing United Cerebral Palsy (gina@cohenhilberry.com); Rick Lupton, representing Self (sparkylupton@msn.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net); Gene Boecker, representing Code Consultants, Inc.(geneb@codeconsultants.com)

2018 International Existing Building Code

Revise as follows:

305.6 Alterations. *A facility* that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the *alteration* shall provide access to the maximum extent technically feasible.

Exceptions:

- ~~1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7.~~
- ~~2. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.~~
- ~~3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.~~
- ~~4. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.~~

Code Change No: **EB28-19**

Original Proposal

Section(s): 305.6

Proponents: Gina Hilberry, Scoping Task Group of ICC/A117.1 Standard Development Committee, representing United Cerebral Palsy (gina@cohenhilberry.com); Rick Lupton, representing Self (sparkylupton@msn.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com)

2018 International Existing Building Code

Revise as follows:

305.6 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

1. ~~The altered element or space is not required to be on an accessible route, unless required by Section 305.7.~~
2. ~~Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.~~
3. ~~The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.~~
4. ~~Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.~~

Reason: The proposal eliminates exception 1 to the provision of alteration of accessible features in the IEBC. The exception isn't needed for a few reasons:

1. It serves as a pointer to Section 305.7. Since compliance with 305.7 is applicable to any alteration affecting the area of primary function, the accessible route will be addressed through compliance with Section 305.7. No pointer is needed.
2. It may have been intended to say that an altered element still has to meet accessibility standards even if an accessible route isn't provided. Such is covered in Chapter 11 of the IBC and the ICC A117.1 standard.
3. It is confusing as an exception. Exceptions should point to something less stringent, but by pointing to Section 305.7, it addresses something that is more stringent.

As the code user can get to the issues addressed by the exception without the exception, it should just go away.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. The deletion of the exception doesn't change compliance requirements found elsewhere in the IEBC and the IBC, the code just will lose an unclear pointer.

Report of Committee Action Hearings

Committee Action:

Approved as Submitted

Committee Reason: This proposal was approved as the revision cleans up the exception by removing redundant language that is already addressed in Section 305.7 for all alterations affecting the area of primary function. The language removed is also potentially more restrictive than the main section. (Vote: 12-1)

Assembly Action:

None

Final Action

EB28-19

AS

Date Submitted 3/10/2021	Section 305.8.2	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

305.8.2 (New), 305.9.1

This is an accessibility code change which falls outside the scope of this code change process.

Summary of Modification

Modifies the text of Section 305.9.1 "Site arrival points" changing the minimum width of 36 inches. Adds Section 305.8.2 "Accessible route".

Rationale

The ICC A117.1 has increased the size of the exterior route from 36" to 48". This change was based on the recommendations from the Public Rights of Way, not the study that revised the other requirements in the standard. Therefore, this provision does not have allowances for existing buildings in the standard. Allowances for existing building for this item was not discussed. This should not result in any significant loss of accessibility.

Changing the width of sidewalks and curb cuts on a site may require extensive reconfiguration of the parking and sidewalks. The required width for means of egress and/or designer input into the needed width of sidewalks should be sufficient for existing sidewalks and curb cuts on private property.

Approved as Submitted

2018 International Existing Building Code

Add new text as follows:

305.8.2 Accessible route. Exterior accessible routes, including curb ramps, shall be not less than 36 inches (914 mm) minimum in width.

Revise as follows:

305.9.1 Site arrival points. Not fewer than one exterior accessible route, including curb ramps from a site arrival point to an accessible entrance shall be provided and shall not be less than 36 inches (914 mm) minimum in width.

Code Change No: **EB34-19**

Original Proposal

Section(s): 305.8.2 (New), 305.9.1

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net)

2018 International Existing Building Code

Add new text as follows:

305.8.2 Accessible route. Exterior accessible routes, including curb ramps, shall be not less than 36 inches (914 mm) minimum in width.

Revise as follows:

305.9.1 Site arrival points. Not fewer than one exterior accessible route, including curb ramps from a site arrival point to an accessible entrance shall be provided and shall not be less than 36 inches (914 mm) minimum in width.

Reason: The ICC A117.1 has increased the size of the exterior route from 36" to 48". This change was based on the recommendations from the Public Rights of Way, not the study that revised the other requirements in the standard. Therefore, this provision does not have allowances for existing buildings in the standard. Allowances for existing building for this item was not discussed. This should not result in any significant loss of accessibility.

Changing the width of sidewalks and curb cuts on a site may require extensive reconfiguration of the parking and sidewalks. The required width for means of egress and/or designer input into the needed width of sidewalks should be sufficient for existing sidewalks and curb cuts on private property.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. This allows for existing exterior accessible routes to remain at 36" in width.

Report of Committee Action Hearings

Committee Action:

Approved as Submitted

Committee Reason: This proposal was seen as necessary since existing buildings were not addressed in A117.1 for this issue. A 48 inch width is seen as excessive for little benefit in existing buildings. (Vote: 13-0)

Assembly Action:

None

Final Action

EB34-19

AS

Date Submitted 3/15/2021	Section 305.8.4	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

305.8.4

This is an accessibility code change which falls outside the scope of this code update.

Summary of Modification

We believe the intent of this section is to require an accessible route between stories where none now exists; but to not require additional accessible routes where one is already provided.

Rationale

We believe the intent of this section is to require an accessible route between stories where none now exists; but to not require additional accessible routes where one is already provided. The language is convoluted and unclear. We believe that the language can be simplified to send the users to Section 1104.4 of the IBC. Section 1104.4 provides all the direction and exceptions needed to clarify application of this section.

Approved as Submitted

2018 International Existing Building Code

Revise as follows:

305.8.4 Stairways and escalators in existing buildings.Where an escalator or stairway is added where none existed previously and major structural modifications are necessary for installation, an accessible route shall be provided between the levels served by the escalator or stairways in accordance complying with Section 1104.4 of the International Building Code is required between levels served by such escalator or stairway.

Code Change No: **EB30-19**

Original Proposal

Section(s): 305.8.4

Proponents: Gina Hilberry, Scoping Task Group of ICC/A117.1 Standard Development Committee, representing United Cerebral Palsy (gina@cohenhilberry.com); Rick Lupton, representing Self (sparkylupton@msn.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com)

2018 International Existing Building Code

Revise as follows:

305.8.4 Stairways and escalators in existing buildings. Where an escalator or stairway is added where none existed previously and major structural modifications are necessary for installation, an accessible route ~~shall be provided between the levels served by the escalator or stairways in accordance with Section 1104.4 of the International Building Code~~ is required between levels served by such escalator or stairway.

Reason: We believe the intent of this section is to require an accessible route between stories where none now exists; but to not require additional accessible routes where one is already provided. The language is convoluted and unclear. We believe that the language can be simplified to send the users to Section 1104.4 of the IBC. Section 1104.4 provides all the direction and exceptions needed to clarify application of this section.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. The intent is to provide clarity to this section through an editorial revision.

Report of Committee Action Hearings

Committee Action:

Approved as Submitted

Committee Reason: This proposal better correlates the IEBC with the IBC in terms of whether an accessible route between stories must be provided if a stairway or escalator is added. (Vote: 13-0)

Assembly Action:

None

Final Action

EB30-19

AS

Date Submitted 3/15/2021	Section 305	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

305, 305.8.5, TABLE 305.8.5, 305.8.9, 305.8.13, 305.8.14

This is an accessibility code change which falls outside the scope of this code update.

Summary of Modification

Sections 305.8.5, 305.8.9, 305.8.13 and 305.8.14 are redundant with the A117.1 standard.

Rationale

Sections 305.8.5, 305.8.9, 305.8.13 and 305.8.14 are redundant with the A117.1 standard. For some of these, the standard provisions are a more comprehensive statement of the technical exemption for existing buildings and alterations. In addition these are “technical” exceptions, and not as the Title of 305.8 alludes to them being changes to the “scoping” of where accessible features are required. Therefore we propose deleting these four sections. The text of the equivalent provisions in the standard can be located as follows:

IEBC Sec. A117.1 Sec.
 305.8.5 405.2, Exception; Table 405.2
 305.8.9 807.3, Exception
 305.8.13 308.3, Exception 2
 305.8.14 404.2.4, Exception

Approved as Submitted

2018 International Existing Building Code

SECTION 305 ACCESSIBILITY FOR EXISTING BUILDINGS

Delete without substitution:

305.8.5 Ramps.Where slopes steeper than allowed by Section 1012.2 of the International Building Code are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table 305.8.5.

**TABLE 305.8.5
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1-inch = 25.4 mm.

—

305.8.9 Jury boxes and witness stands.In *alterations*, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the required means of egress.

305.8.13 Fuel dispensers.Operable parts of replacement fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum, measuring from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

305.8.14 Thresholds.The maximum height of thresholds at doorways shall be $\frac{3}{4}$ inch (19.1 mm). Such thresholds shall have beveled edges on each side.

Code Change No: **EB31-19**

Original Proposal

Section(s): SECTION 305, 305.8.5, TABLE 305.8.5, 305.8.9, 305.8.13, 305.8.14

Proponents: Gina Hilberry, Scoping Task Group of ICC/A117.1 Standard Development Committee, representing United Cerebral Palsy (gina@cohenhilberry.com); Rick Lupton, representing Self (sparkylupton@msn.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com)

2018 International Existing Building Code

SECTION 305 ACCESSIBILITY FOR EXISTING BUILDINGS

Delete without substitution:

305.8.5 Ramps. Where slopes steeper than allowed by Section 1012.2 of the International Building Code are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table 305.8.5.

**TABLE 305.8.5
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

305.8.9 Jury boxes and witness stands. In alterations, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the required means of egress.

305.8.13 Fuel dispensers. Operable parts of replacement fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum, measuring from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

305.8.14 Thresholds. The maximum height of thresholds at doorways shall be $\frac{3}{4}$ inch (19.1 mm). Such thresholds shall have beveled edges on each side.

Reason: Sections 305.8.5, 305.8.9, 305.8.13 and 305.8.14 are redundant with the A117.1 standard. For some of these, the standard provisions are a more comprehensive statement of the technical exemption for existing buildings and alterations. In addition these are "technical" exceptions, and not as the Title of 305.8 alludes to them being changes to the "scoping" of where accessible features are required. Therefore we propose deleting these four sections. The text of the equivalent provisions in the standard can be located as follows:

IEBC Sec. A117.1 Sec.

305.8.5 405.2, Exception; Table 405.2

305.8.9 807.3, Exception

305.8.13 308.3, Exception 2

305.8.14 404.2.4, Exception

Cost Impact: The code change proposal will not increase or decrease the cost of construction

These are editorial revisions. No requirements are being added or exceptions deleted. The provisions deleted here are still found in the ICC A117.1 standard.

Report of Committee Action
Hearings

Committee Action: Approved as Submitted

Committee Reason: The proposal was approved as it deletes language that is already within A117.1. This will also avoid future inconsistencies between the IEBC and A117.1. (Vote: 13-0)

Assembly Action: None

Final Action

EB31-19 AS

Date Submitted 3/15/2021	Section 305.8.10	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

305.8.10, 305.8.11 (New), 305.9.4, 305.9.5

This is an accessibility code change which falls outside the scope of this code change.

Summary of Modification

The intent of this proposal is to clarify the code and coordinate with the terminology in the IPC. The proposal splits the requirements for toilet rooms and bathing rooms into separate sections for clarity.

Rationale

The intent of this proposal is to clarify the code and coordinate with the terminology in the IPC. The proposal splits the requirements for toilet rooms and bathing rooms into separate sections for clarity. Historically, this requirement originally said 'unisex' toilet rooms were permitted but was revised many cycles ago to use the term 'family or assisted use' for consistency. The IPC now requires all single-occupant toilet rooms to be gender neutral. It is arguable if a family or assisted use toilet room is for a single user or not. Family or assisted use toilet rooms can include a urinal and a toilet, or both adult and child fixtures. Most of the time, an accessible family or assisted use and accessible single user toilet rooms are technically exactly the same. The current language has caused questions about if this option in the code is only allowed where family assisted use toilet rooms are required in the IBC (Groups A and M), and/or allowed to meet the fixture counts. The IPC has also been revised to allow both single-user and family or assisted toilet rooms to count towards the required fixture count.

For historic buildings (Section 305.9.4), the same issue exists. In addition, while the title included 'bathing rooms' the text did not. Providing separate sections will allow for consistency for existing building and historic buildings that include shower facilities for occupants.

(Please see the uploaded mod EB32-19 for the complete text)

Approved as Submitted

2018 International Existing Building Code

Revise as follows:

305.8.10 Toilet rooms.Where it is *technically infeasible* to alter existing toilet and bathing rooms to be *accessible*, an *accessible* one accessible single user toilet room or one *accessible* family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the International Building Code is permitted. The family or assisted-use toilet or bathing This toilet room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. At the inaccessible toilet and bathing rooms, directional signs indicating the location of the nearest family or assisted-use such toilet room or bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

Add new text as follows:

305.8.11 Bathing rooms.Where it is *technically infeasible* to alter existing bathing rooms to be *accessible*, one *accessible* single user bathing room or one accessible family or assisted-use bathing room constructed in accordance with Section 1109.2.1 of the *International Building Code* is permitted. This accessible bathing room shall be located on the same floor and in the same area as the existing bathing rooms. At the inaccessible bathing rooms, directional signs indicating the location of the nearest such bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

Revise as follows:

305.9.4 Toilet and bathing facilities.Where toilet rooms are provided, not fewer than one accessible single user toilet room or one *accessible* family or assisted-use toilet room complying with Section 1109.2.1 of the International Building Code shall be provided.

Add new text as follows:

305.9.5 Bathing facilities.Where bathing rooms are provided, not fewer than one accessible single user bathing room or one *accessible* family or assisted-use bathing rooms complying with Section 1109.2.1 of the *International Building Code* shall be provided.

Code Change No: **EB32-19**

Original Proposal

Section(s): 305.8.10, 305.8.11 (New), 305.9.4, 305.9.5 (New)

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net)

2018 International Existing Building Code

Revise as follows:

305.8.10 Toilet rooms. Where it is *technically infeasible* to alter existing toilet ~~and bathing~~ rooms to be *accessible*, ~~an accessible~~ one accessible single user toilet room or one accessible family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the International Building Code is permitted. ~~The family or assisted-use toilet or bathing~~ This toilet room shall be located on the same floor and in the same area as the existing toilet ~~or bathing~~ rooms. At the inaccessible toilet ~~and bathing~~ rooms, directional signs indicating the location of the nearest ~~family or assisted-use~~ such toilet room ~~or bathing~~ room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

Add new text as follows:

305.8.11 Bathing rooms. Where it is *technically infeasible* to alter existing bathing rooms to be *accessible*, one accessible single user bathing room or one accessible family or assisted-use bathing room constructed in accordance with Section 1109.2.1 of the *International Building Code* is permitted. This accessible bathing room shall be located on the same floor and in the same area as the existing bathing rooms. At the inaccessible bathing rooms, directional signs indicating the location of the nearest such bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

Revise as follows:

305.9.4 Toilet and bathing facilities. Where toilet rooms are provided, not fewer than one accessible single user toilet room or one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the International Building Code shall be provided.

Add new text as follows:

305.9.5 Bathing facilities. Where bathing rooms are provided, not fewer than one accessible single user bathing room or one accessible family or assisted-use bathing rooms complying with Section 1109.2.1 of the *International Building Code* shall be provided.

Reason: The intent of this proposal is to clarify the code and coordinate with the terminology in the IPC. The proposal splits the requirements for toilet rooms and bathing rooms into separate sections for clarity. Historically, this requirement originally said 'unisex' toilet rooms were permitted but was revised many cycles ago to use the term 'family or assisted use' for consistency. The

IPC now requires all single-occupant toilet rooms to be gender neutral. It is arguable if a family or assisted use toilet room is for a single user or not. Family or assisted use toilet rooms can include a urinal and a toilet, or both adult and child fixtures. Most of the time, an accessible family or assisted use and accessible single user toilet rooms are technically exactly the same. The current language has caused questions about if this option in the code is only allowed where family assisted use toilet rooms are required in the IBC (Groups A and M), and/or allowed to meet the fixture counts. The IPC has also been revised to allow both single-user and family or assisted toilet rooms to count towards the required fixture count.

For historic buildings (Section 305.9.4), the same issue exists. In addition, while the title included 'bathing rooms' the text did not. Providing separate sections will allow for consistency for existing building and historic buildings that include shower facilities for occupants.

Below is the language in the 2018 IPC

403.1.2 Single-user toilet facility and bathing room fixtures. The plumbing fixtures located in single-user toilet facilities and bathing rooms, including family or assisted use toilet and bathing rooms that are required by Section 1109.2.1 of the *International Building Code*, shall contribute toward the total number of required plumbing fixtures for a building or tenant space. Single-user toilet facilities and bathing rooms, and family or assisted-use toilet rooms and bathing rooms shall be identified for use by either sex.

403.2.1 Family or assisted-use toilet facilities serving as separate facilities. Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet, two family or assisted-use toilet facilities shall be permitted to serve as the required separate facilities. Family or assisted use toilet facilities shall not be required to be identified for exclusive use by either sex as required by Section 403.4.

403.4 Signage. Required *public* facilities shall be provided with signs that designate the sex, as required by Section 403.2. Signs shall be readily visible and located near the entrance to each toilet facility. Signs for accessible toilet facilities shall comply with Section 1111 of the *International Building Code*.

403.4.1 Directional signage. Directional signage indicating the route to the required *public* toilet facilities shall be posted in a lobby, corridor, aisle or similar space, such that the sign can be readily seen from the main entrance to the building or tenant space.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. This is mostly an editorial clarification and coordination with IPC terms.

Report of Committee Action Hearings

Committee Action:

Approved as Submitted

Committee Reason: The committee approved the proposal based upon the fact that bathing room and toilet room requirements are different and should be placed in separate sections. (Vote: 13-0)

Assembly Action:

None

Final Action

EB32-19

AS

Date Submitted 3/15/2021	Section 305.9	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

305.9

This an accessibility code change which falls outside the scope of this code change process.

Summary of Modification

This proposal is for consistency between the exceptions allowed for existing buildings and historic buildings.

Rationale

This proposal is for consistency between the exceptions allowed for existing buildings and historic buildings. These exceptions are in Section 305.6 for existing buildings. This clarifies that an existing historical building can use the same exceptions as existing buildings.

Approved as Submitted

2018 International Existing Building Code

Revise as follows:

305.9 Historic buildings. These provisions shall apply to *facilities* designated as historic structures that undergo *alterations* or a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the *facility*, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.

Exception: Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Sections 305.9.1 or 305.9.2.
2. The *alteration* to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.
3. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historic buildings.

Code Change No: **EB36-19**

Original Proposal

Section(s): 305.9

Proponents: Dawn Anderson, representing self (gonedawning@yahoo.com); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com); Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); David Collins, representing the American Institute of Architects (dcollins@preview-group.com); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net)

2018 International Existing Building Code

Revise as follows:

305.9 Historic buildings. These provisions shall apply to *facilities* designated as historic structures that undergo *alterations* or a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the *facility*, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.

Exception: Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Sections 305.9.1 or 305.9.2.
2. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.
3. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historic buildings.

Reason: This proposal is for consistency between the exceptions allowed for existing buildings and historic buildings. These exceptions are in Section 305.6 for existing buildings. This clarifies that an existing historical building can use the same exceptions as existing buildings.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. This is a clarification.

Report of Committee Action Hearings

Committee Action:

Approved as Submitted

Committee Reason: The proposal was approved as it simply provides consistent exceptions for buildings defined as historic as are permitted for other existing buildings. (Vote: 13-0)

Assembly Action:

None

Final Action

EB36-19

AS

Date Submitted 3/15/2021	Section 305.9	Proponent Mo Madani
Chapter 3	Affects HVHZ Yes	Attachments Yes
TAC Recommendation Denied – Consent	Staff Classification Overlap	
Commission Action Pending Review		

Comments**General Comments** No**Related Modifications**

305.9, 305.9.3, 305.9.5

This is an accessibility code change which falls outside the scope of this code change process.

Summary of Modification

The provisions for existing buildings should always apply for historic buildings where technically feasible. This is in the rest of the Section 305, so the first sentence is not needed

Rationale

The provisions for existing buildings should always apply for historic buildings where technically feasible. This is in the rest of the Section 305, so the first sentence is not needed. The requirements for the entrances in 305.9.3 is making a statement instead of an exception for consistent with the format. The exception for Type B units was moved from being an exception to being a statement in the text.

Approved as Submitted

2018 International Existing Building Code

Revise as follows:

305.9 Historic buildings structures. ~~These provisions shall apply to *facilities* designated as historic structures that undergo *alterations* or a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the *facility*~~ **historic structure**, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.

Exception: Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historic buildings.

305.9.1 Site arrival points. Not fewer than one accessible route from a site arrival point to an accessible entrance shall be provided.

305.9.2 Multiple-level buildings and facilities. An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

Revise as follows:

305.9.3 Entrances. ~~Not fewer than one main entrance shall be accessible.~~

Exception: ~~If a public~~ Where an entrance cannot be made accessible in accordance with Section 305.8.1, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1111 of the International Building Code shall be provided at the public entrance entrances and the accessible entrance.

305.9.4 Toilet and bathing facilities. Where toilet rooms are provided, not fewer than one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the International Building Code shall be provided.

Add new text as follows:

305.9.5 Type B units. Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in historic buildings.

Code Change No: **EB37-19**

Original Proposal

Section(s): 305.9, 305.9.3, 305.9.5 (New)

Proponents: Dan Buuck, representing National Association of Home Builders (dbuuck@nahb.org); Marsha Mazz, representing United Spinal Association (m.mazz@verizon.net); David Collins, representing The American Institute of Architects (dcollins@preview-group.com); Gene Boecker, representing Code Consultants, Inc. (geneb@codeconsultants.com); Dawn Anderson, representing Mayor's Office on Disability (gonedawning@yahoo.com)

2018 International Existing Building Code

Revise as follows:

305.9 Historic buildings-structures. ~~These provisions shall apply to facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible.~~ Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the ~~facility~~ historic structure, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.

Exception: ~~Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historic buildings.~~

305.9.1 Site arrival points. Not fewer than one accessible route from a site arrival point to an accessible entrance shall be provided.

305.9.2 Multiple-level buildings and facilities. An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

Revise as follows:

305.9.3 Entrances. ~~Not fewer than one main entrance shall be accessible.~~

Exception: ~~If a public~~ Where an entrance cannot be made accessible in accordance with Section 305.8.1, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1111 of the International Building Code shall be provided at the public ~~entrance~~ entrances and the accessible entrance.

305.9.4 Toilet and bathing facilities. Where toilet rooms are provided, not fewer than one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the International Building Code shall be provided.

Add new text as follows:

305.9.5 Type B units. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historic buildings.

Reason: The provisions for existing buildings should always apply for historic buildings where technically feasible. This is in the rest of the Section 305, so the first sentence is not needed. The requirements for the entrances in 305.9.3 is making a statement instead of an exception for consistent with the format. The exception for Type B units was moved from being an exception to being a statement in the text.

Cost Impact: The code change proposal will not increase or decrease the cost of construction
This is editorial.

Report of Committee Action Hearings
--

Committee Action:

Approved as Submitted

Committee Reason: The committee approved the proposal as it clarifies that historic buildings need to comply with the accessibility requirements where technically feasible and address in the form of a statement versus exception. The revisions also clarifies how to address an accessible entrance without compliance with Section 305.8.1. There was some concern on the use of the term "structure" which is already within the definition of "historic building." (Vote: 11-2)

Assembly Action:

None

Final Action

EB37-19

AS

Sub Code: Residential

A8697/RB140-19

42

Date Submitted 2/9/2021
Chapter 3

Section 202
Affects HVHZ Yes

Proponent Mo Madani
Attachments Yes

TAC Recommendation Denied – Consent
Commission Action Pending Review

Staff Classification Overlap

Comments

General Comments No

Related Modifications

R320

Original text of this code change is not consistent with that of the 2020 FBC-R.

This is an accessibility code change which falls out side this code change process.

Summary of Modification

: The accessibility provisions have not kept up with the revised scope of the IRC. This is the scope –

Rationale

The accessibility provisions have not kept up with the revised scope of the IRC. This is the scope – (SEE ATTACHED)

ORIGINAL**AS - APPROVED AS SUBMITTED****Add new text as follows:**

LIVE/WORK UNIT. A dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant.

Add new definition as follows:

SLEEPING UNIT. A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

Revise as follows:

**SECTION R320
ACCESSIBILITY**

R320.1 Scope.Where there are four or more *dwelling units* or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.

Exception: Owner-occupied lodging houses with five or fewer guestrooms are not required to be accessible.

Delete without substitution:

~~R320.1.1 Guestrooms.~~~~A *dwelling* with guestrooms shall comply with the provisions of Chapter 11 of the International Building Code for Group R-3. For the purpose of applying the requirements of Chapter 11 of the International Building Code, guestrooms shall be considered to be sleeping units.~~

~~**Exception:** Owner-occupied lodging houses with five or fewer guestrooms constructed in accordance with the International Residential Code are not required to be accessible.~~

Add new text as follows:

R320.2 Live/work units.In live/work units, the nonresidential portion shall be accessible in accordance with Sections 419.7 and 419.9 of the International Building Code. In a structure where there are four or more live/work units, the dwelling portion of the live/work unit shall comply with Section 1107.6.2.1 of the International Building Code.

Code Change No: **RB140-19**

Original Proposal

Section(s): R202, R320.1, R320.1.1, R320.2 (New)

Proponents: Ed Kulik, representing ICC Building Code Action Committee (bcac@iccsafe.org)

2018 International Residential Code

Add new text as follows:

LIVE/WORK UNIT. A dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant.

Add new definition as follows:

SLEEPING UNIT. A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

Revise as follows:

SECTION R320 ACCESSIBILITY

R320.1 Scope. Where there are four or more *dwelling units* or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.

Exception: Owner-occupied lodging houses with five or fewer guestrooms are not required to be accessible.

Delete without substitution:

~~**R320.1.1 Guestrooms.** *A dwelling with guestrooms shall comply with the provisions of Chapter 11 of the International Building Code for Group R-3. For the purpose of applying the requirements of Chapter 11 of the International Building Code, guestrooms shall be considered to be sleeping units.*~~

~~**Exception:** *Owner-occupied lodging houses with five or fewer guestrooms constructed in accordance with the International Residential Code are not required to be accessible.*~~

Add new text as follows:

R320.2 Live/work units. In live/work units, the nonresidential portion shall be accessible in accordance with Sections 419.7 and 419.9 of the International Building Code. In a structure where there are four or more live/work units, the dwelling portion of the live/work unit shall comply with Section 1107.6.2.1 of the International Building Code.

Reason: The accessibility provisions have not kept up with the revised scope of the IRC. This is the scope –

R101.2 Scope. The provisions of this code 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* not more than three stories above *grade plane* in height.

Exception: The following shall be permitted to be constructed in accordance with this code where provided with a residential fire sprinkler system complying with Section P2904:

1. Live/work units located in *townhouses* and complying with the requirements of Section 419 of the *International Building Code*.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A care facility for five or fewer persons receiving care that are within a single-family dwelling.

The scope in the IRC of the transient lodging is limited to owner occupied with 5 or fewer guestrooms, so there will be no larger facilities. Guestrooms are sleeping units which is covered in R320.1, so a separate section that start by applying to something that is not permitted just to get the exception is not needed. You can just apply the exception to R310.1. This does coordinate with IBC Section 1103.2.11.

1103.2.11 Residential Group R-1. Buildings of Group R-1 containing not more than five sleeping units for rent or hire that are also occupied as the residence of the proprietor are not required to comply with this chapter.

For Live work units, the IBC has

419.7 Accessibility. Accessibility shall be designed in accordance with Chapter 11 for the function served.

419.9 Plumbing facilities. The nonresidential area of the *live/work unit* shall be provided with minimum plumbing facilities as specified by Chapter 29, based on the function of the nonresidential area. Where the nonresidential area of the *live/work unit* is required to be *accessible* by Section 1107.6.2.1, the plumbing fixtures specified by Chapter 29 shall be *accessible*.

1107.6.2.1 Live/work units. In *live/work units* constructed in accordance with Section 419, the nonresidential portion is required to be *accessible*. In a structure where there are four or more *live/work units intended to be occupied as a residence*, the residential portion of the *live/work unit* shall be a *Type B unit*.

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

It is proposed to add a reference to this language to the IRC for consistency for accessibility requirements for Live/work units. Since the terms 'sleeping units' and 'live/work units' are used in the IRC, in this section and others. It is proposed to add the definitions currently found in the IBC.

This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. Since 2017 the BCAC has held 6 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: <https://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-actioncommittee-bcac>.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. This will make the IRC requirements consistent with the IBC for owner-occupied lodging houses and live/work units.

Report of Committee Action Hearings

Committee Action:

Approved as Submitted

Committee Reason: More live/work units are popping up in the IRC and this addresses that. (Vote: 9-1)

Assembly Action:

None

Final Action

RB140-19

AS