

Residential Accessible, Type A, and Type B Dwelling Unit Requirements
2012 International Building Code and 2009 ICC/ANSI A117.1

Group R-1

Accessible Units: In group R-1 occupancies, Accessible dwelling and sleeping units shall be provided in accordance with Table 1107.6.1.1. All facilities on site shall be considered to determine the total number of Accessible units. Accessible units shall be dispersed among the various classes of units. Roll in showers provided in Accessible units shall include a permanently mounted folding shower seat.

TABLE 1107.6.1.1
ACCESSIBLE DWELLING AND SLEEPING UNITS

| TOTAL NUMBER OF UNITS PROVIDED | MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS ASSOCIATED WITH ROLL-IN SHOWERS | TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS |
|--------------------------------|---|--|
| 1 to 25 | 0 | 1 |
| 26 to 50 | 0 | 2 |
| 51 to 75 | 1 | 4 |
| 76 to 100 | 1 | 5 |
| 101 to 150 | 2 | 7 |
| 151 to 200 | 2 | 8 |
| 201 to 300 | 3 | 10 |
| 301 to 400 | 4 | 12 |
| 401 to 500 | 4 | 13 |
| 501 to 1,000 | 1% of total | 3% of total |
| Over 1,000 | 10, plus 1 for each 100, or fraction thereof, over 1,000 | 30, plus 2 for each 100, or fraction thereof, over 1,000 |

Type B Units

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

Group R-2

Type A Units: Type A units in Group R-2 occupancies containing more than 20 dwelling or sleeping units, at least 2 percent but not less than one of the units shall be a Type A unit. All units on a site shall be considered to determine the total number of units and the required number of Type A units.

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

Group R-2 other than apartment houses, monasteries, and convents.

Accessible Units: Accessible units shall be provided in accordance with Table 1107.6.1.1.

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

Group R-3

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

Group R-4

Accessible Units: At least one of the dwelling or sleeping units shall be an Accessible unit.

Type B Units: In structures with four or more dwelling or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B Unit.

Toilet and Bathing Facilities

Every bathroom in Accessible units must be constructed as fully accessible in accordance with the requirements of ICC/ANSI A117.1 Sections 602 through 610. This includes grab bars installed at the water closet and tub or shower, a water closet that allows for a side transfer, a front approach lavatory, and an accessible bathing fixture (tub or shower).

Unlike Type A and Type B unit bathrooms, the lavatory may not overlap the clear floor space for the water closet.

If vanity counter top space is provided in non-accessible dwelling or sleeping units with the same facility, equivalent vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in Accessible units.

Kitchens

Kitchens within an accessible unit must be as constructed accessible in accordance with ICC/ANSI A117.1 Section 804. This would include a front approach sink and an accessible work surface along with access to each appliance. A turning space is also required within the room. If the space under the sink or the work surface is used as part of a T-turn, the width must be a minimum of 36 inches.

Windows

Where operable windows are provided, at least one window in each sleeping, living, or dining space shall have operable parts that meet the requirements of ICC/ANSI A117.1 Section 1002.9. Operating hardware for operable windows includes locks and opening devices for windows that must be accessible. At this time, to meet the 5-pound maximum operating force requirement, most windows need add-on devices for opening.

Storage Facilities

Storage facilities such as closets, bathroom cabinets or pantries, must have a clear floor space in front of the storage element. At least a portion of each storage facility provided, such as shelves or rods must be within the 15 to 48-inch reach range. A standard closet organizer with a high-low rod for a portion of the closet meets this provision. If there are doors and drawers, the latches and knobs must be easily operable by a person with limited hand movement and strength. If this is a reach-in closet, the door does not have to meet the clear width, threshold, or maneuvering clearance requirements. Kitchens should comply with ICC/ANSI A117.1 Section 804.5.

Type A Units

Type A units are considered to provide a higher level of accessibility than Type B units, but less accessibility than Accessible units. Type A units have some elements constructed as wheelchair accessible such as clear doors with maneuvering clearances, controls with reach ranges, and some element that allow for planning for those elements to made accessible such as sink and work space in the kitchen and the bathroom lavatory.

When fully adapted, the Type A units come close to meeting the level of access found in accessible units. The bathrooms, depending on the configuration, may have a lesser degree of accessibility. See the scoping requirements in Chapter 11 of the IBC for when Type A dwelling and sleeping units are required. Type A Units are typically found in large apartment and condo buildings.

Primary Entrance

The accessible primary entrance shall be on an accessible route from public and common areas. The accessible entrance cannot be a "back door" entrance such as a patio door or through a bedroom. This accessible unit entrance must be connected by an accessible route to an accessible building entrance (if applicable) and all public or shared areas intended for the use of the residents. This includes areas such as a building lobby, mail boxes, garbage chutes or dumpsters, shared laundry facilities, and recreational facilities such as exercise rooms or pools.

Accessible Route

Accessible routes within Accessible units shall comply with ICC/ANSI A117.1 Section 1003.3.

- At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces and should not run through areas that are subject to locking.
Exception: *An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.*
- All rooms served by an accessible route shall provide a turning space complying with ICC/ANSI A117.1 Section 304.
- Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.
- Walking surfaces that are part of an accessible route must be stable, usable, and not contain obstructions that would prevent their use in reaching an accessible element. Walking surfaces shall comply with ICC/ANSI A117.1 Section 403.

Turning Space

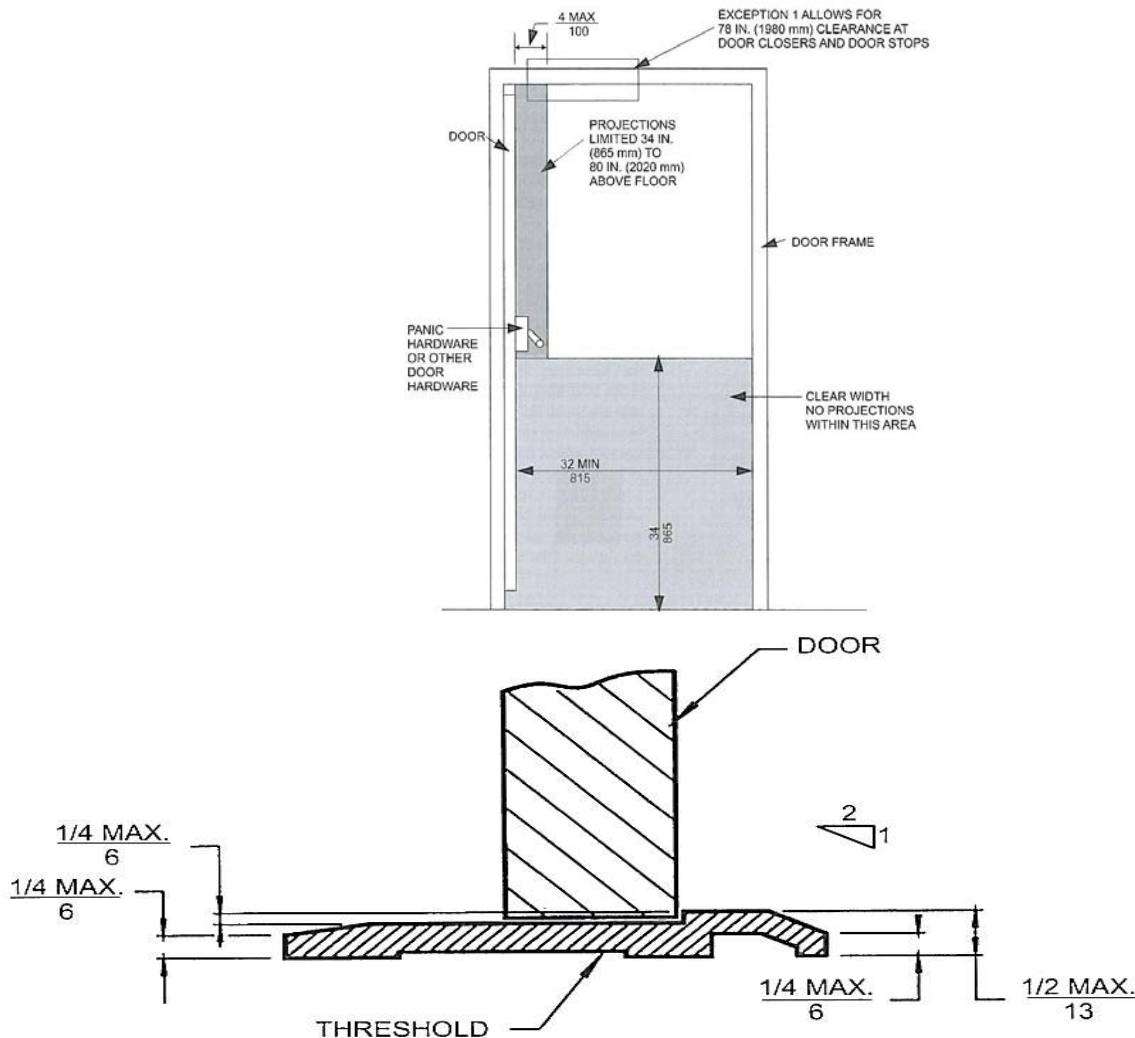
Turning spaces are required in each room. This space can be circular or T-shaped. The turning space can include knee and toe clearances under fixtures, counters, shelves, etc

In Type A units with multiple bathrooms, only one bathroom must meet the clearances in ICC/ANSI A117.1 Section 1003.11. The bathroom that is not accessible does not have to have a turning space within the rooms. The bathroom that serves as the accessible bathroom is allowed to have the turning space available with the knee and toe clearances planned for under the lavatory (after the cabinets have been removed) rather than at the time of initial construction.

Doors and Doorways

The provisions for doors and doorways are applicable only to doors that are part of the accessible route. Doors that are not part of the accessible route need not comply with ICC/ANSI A117.1 Section 404.

- The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with ICC/ANSI A117.1 Section 404.
- Doorways shall have a clear opening width of 32 inches measured between the face of the door and stop, with the door open 90 degrees.
- Openings, doors, and doorways more than 24 inches in depth shall provide a clear opening of 36 inches minimum.
- There shall be no projections into the clear opening width lower than 34 inches above the floor.
- Projections into the clear opening width between 34 and 80 inches above the floor shall not exceed 4 inches.
- Only one bathroom in a multi bathroom Type A unit need be accessible. Maneuvering is not required on the inside of the door, but is required on the outside.
- The doors to the accessible bathroom shall not swing into the clear floor space or clearance of any fixture. There is an exception to this rule that allows where a 30 inch by 48-inch wheelchair space is provided past the swing of the door, the door can swing over the fixture clearances.



Door Threshold

Ramps shall comply with ICC/ANSI A117.1 Section 405.

Elevators within the unit shall comply with ICC/ANSI A117.1 Sections 407, 408, or 409.

Platform Lifts within the unit shall comply with ICC/ANSI A117.1 Section 410.

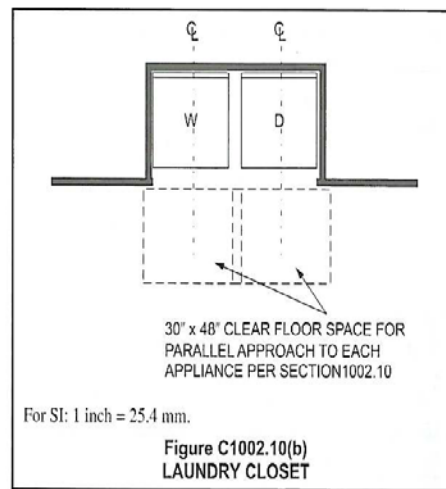
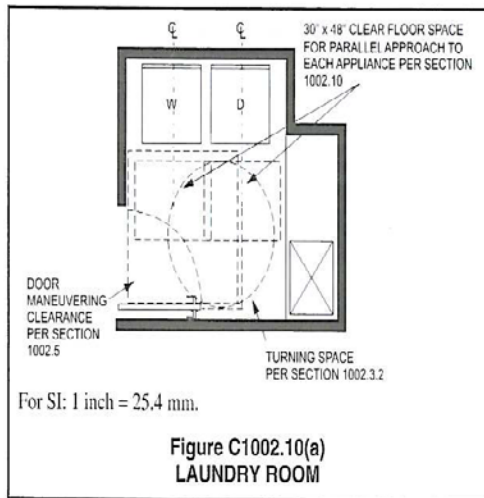
Operable Parts

Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with ICC/ANSI A117.1 Section 309 and Section 1003.9.

Laundry Equipment

Laundry equipment is not required within a unit, however if provided, the washers and dryers must meet the same accessibility provisions as in a common laundry room. See ICC/ANSI A117.1 Section 611. Stacked washers and dryers typically do not meet the same accessibility provisions as in a common laundry room or the reach range for operable parts.

Adequate turning radius or space for parallel approach is required.

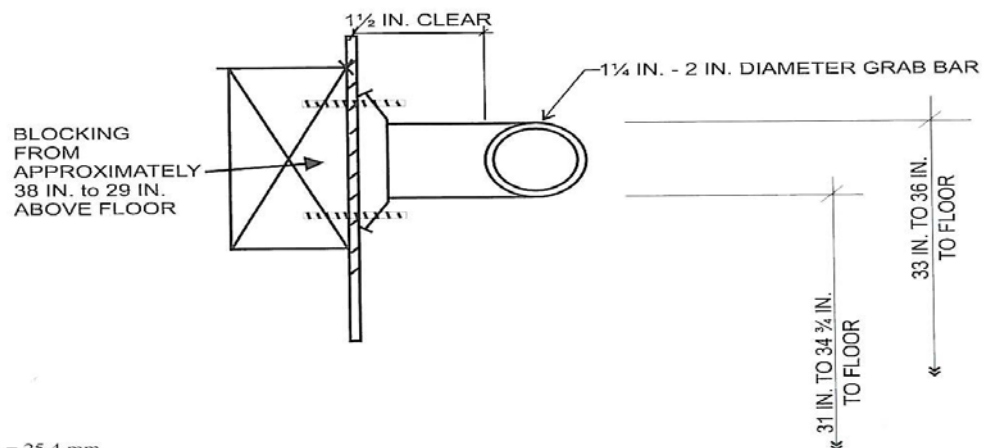


Toilet and Bathing Facilities

Unlike an Accessible unit, when a Type A unit has multiple bathrooms, only one bathroom in the unit must be accessible. In addition, there are provisions that allow for planning for the future installation of the grab bars and installing cabinetry under the lavatory. There are also allowances for lavatories to overlap the clearance of the water closet in Type A units that are not permissible on Accessible units.

The inaccessible bathroom must have blocking in the walls for the future installation of grab bars, but the fixture clearances, maneuvering clearances, and other items required for an Accessible or Adaptable bathroom are not required.

In Type A bathrooms, either the grab bars must be installed or blocking must be provided for future installation of grab bars at the water closet and bathtub or shower. ICC/ANSI A117.1 Sections 604.5, 607.4, 608.3, and 608.4 specifies the length and location of grab bars.



Lavatory

The lavatory is one of the elements that are permitted to be adaptable in Type A units. The base requirement is for a lavatory with a maximum height of 34 inches, a clear floor space for a front approach with associated knee and toe clearances underneath the lavatory, and faucets that meet the operable parts requirements. Pipes underneath must be padded or configured to prevent accidental contact that may result in an injury. This is the same as required in an Accessible unit.

Exception: Cabinetry shall be permitted under the lavatory, provided:

- The cabinetry can be removed without removal or replacement of the lavatory;
- The floor finish extends under such cabinetry; and
- The walls behind and surrounding cabinetry are finished.

Mirrors above lavatories shall have the bottom edge of the reflecting surface 40 inches' maximum above the floor.

Water Closet

The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches' maximum from the side wall. Note: These are the same dimensions required for an Accessible unit water closet.

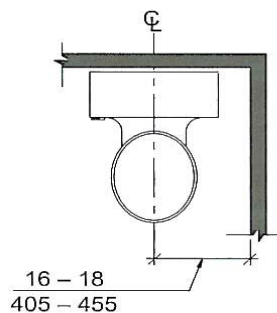
A clearance around the water closet of 60 inches minimum, measured perpendicular from the side wall, and 56 inches measured perpendicular from the rear wall shall be provided.

The required clearance around the water closet shall be permitted to overlap the water closet, grab bars, paper dispensers, coat hooks, shelves, accessible routes, clear floor spaces required for other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

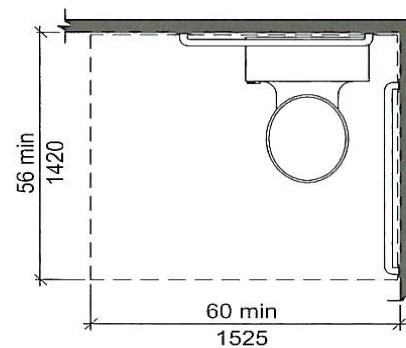
Exception: A lavatory complying with ICC/ANSI A117.1 Section 1003.11.5 shall be permitted on the rear wall 18 inches minimum from the centerline of the water closet where the clearance at the water closet is 66 inches' minimum measured perpendicular from the rear wall.

The top of the water closet seat shall be 15 inches minimum and 19 inches' maximum above the floor, measured to the top of the seat.

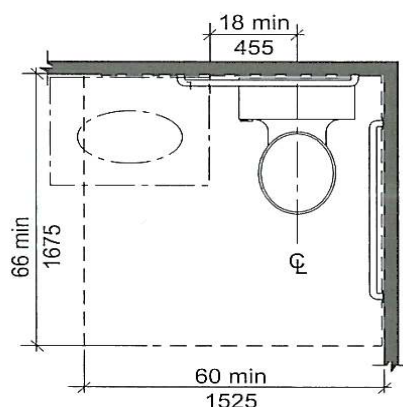
Water Closet Location



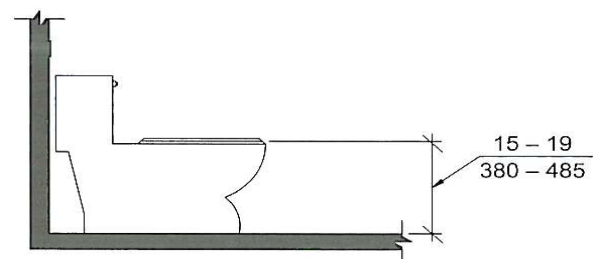
(a) Water Closet Location



(b) Minimum Clearance



(c) Clearance with Lavatory
(Overlap Exception)



(d) Water Closet Height

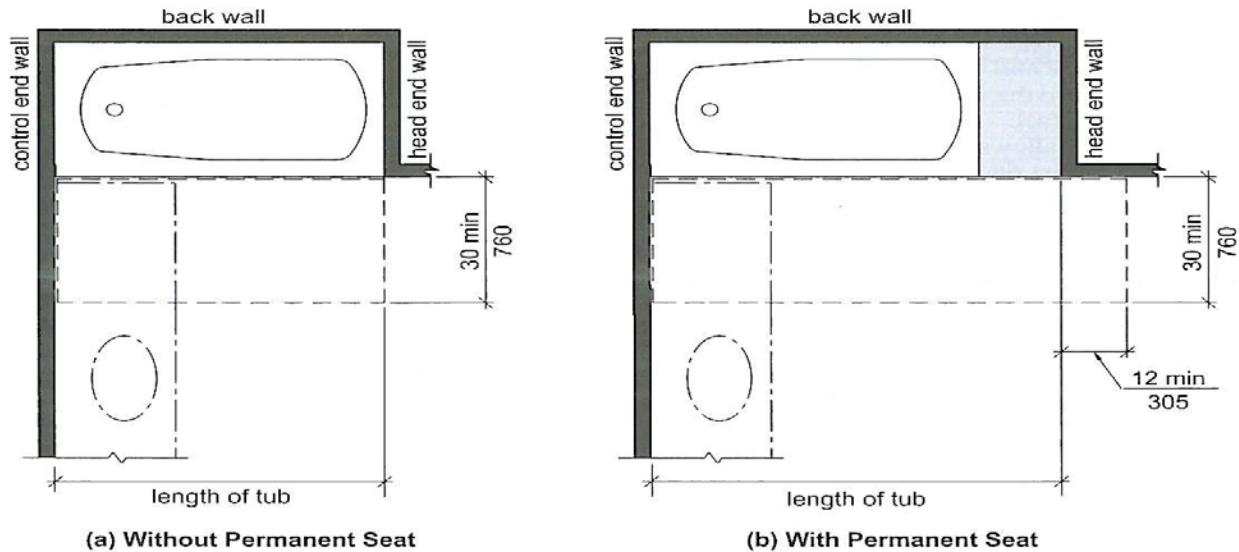
Bathtub

If the accessible bathing fixture is a bathtub, the bathtub must comply with ICC/ANSI A117.1 Section 607. A clear floor space of 30 inches by the length of the tub is required. No fixtures can overlap the clear floor space in front of the tub. There is an exception that allows for a portion of a vanity to overlap the clear floor space of the tub if this portion can be easily removed should the occupant need the space to access the tub.

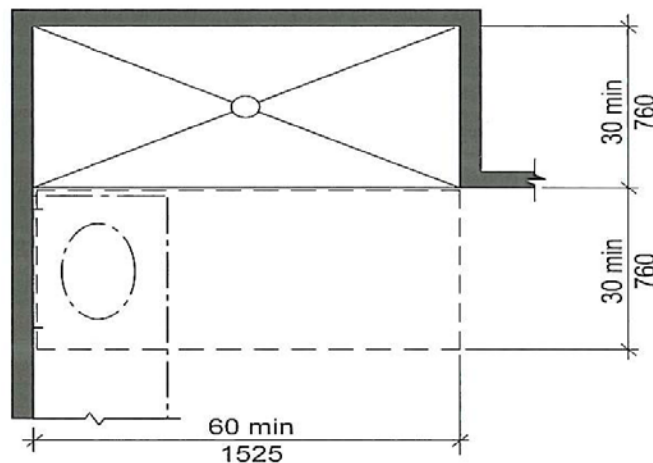
Shower

If the accessible bathing fixture is a shower, it can be a transfer shower, roll-in shower, or alternative roll-in shower as specified in ICC/ANSI A117.1 Section 608. There is an exception that allows for a portion of a vanity to overlap the clear floor space of the tub if this portion can be easily removed should the occupant need the space to access the shower.

Clearance for Bathtubs in Type A Units



Standard Roll-in Type Shower Compartment in Type A Units



Note: Sink permitted per Section 608.2.2

Kitchens

Type A Unit Kitchens include some parts constructed accessible and some elements constricted with accessibility planned for as an adaptable element.

A turning space is required within the kitchen. If the space under the sink or work surface (once they are adapted) is to be used as part of a T-turn, the width must be a minimum of 36 inches.

A Galley type kitchen is typically laid out with appliances, counters, and sinks in straight lines and is open on one or both ends. In a Galley type kitchen, the minimum clear width between opposing cabinets/appliances or cabinet/appliances and a wall or other type of obstruction is 40 inches minimum. This measurement does not include cabinet or appliance pulls or handles.

U-shaped Kitchens are kitchens with cabinets and/or appliances on 3 contiguous sides. In a U-Shaped kitchen the minimum clear width between opposing cabinets/appliances or cabinet/appliances and a wall or other type of obstruction is 40 inches minimum. This measurement does not include cabinet or appliance pulls or handles.

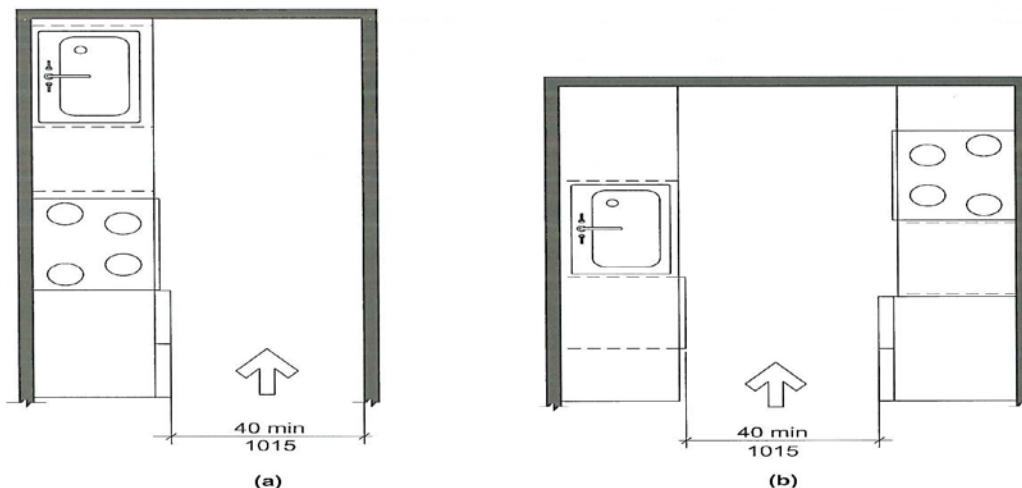
At least one section of counter shall provide a work surface a minimum of 30 inches in length and 34 inches' maximum above the finish floor surface. If the work surface (once it is adapted) is to be used as part of a T-turn, the width must be a minimum of 36 inches.

In addition to installing counter or work surfaces at an accessible height, a work surface must be on an accessible route and have adequate clearances under that surface. A front approach is required at work surfaces.

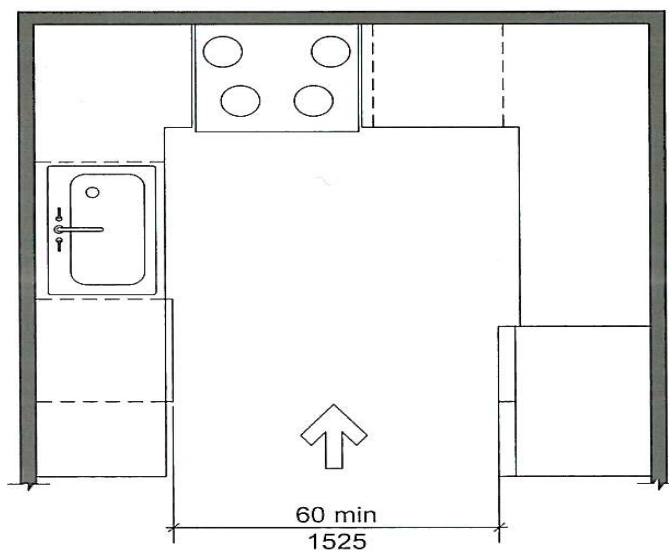
Sinks in kitchens must have knee and toe clearances that allow for a front approach (including projections from pipes), a maximum rim height of 34 inches, and faucets that meet operable parts requirements. If a double bowl sink is installed, these requirements can apply to only one bowl. If the space under the sink (once it is adapted) is to be used as part of a T-turn, the width must be a minimum of 36 inches.

Water supply and drainage piping under sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

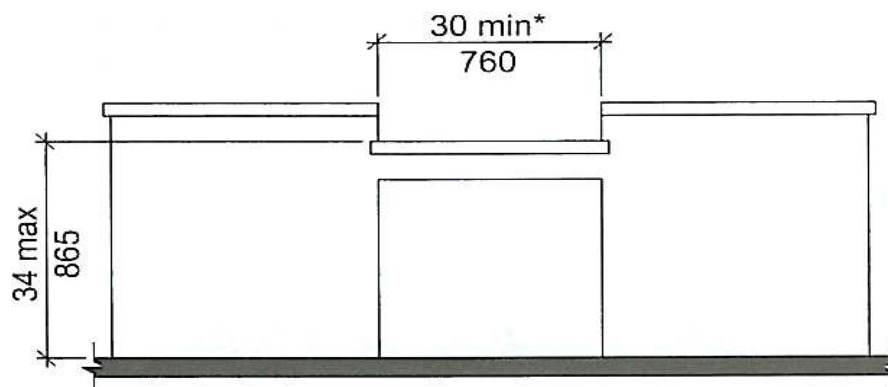
Galley Style Kitchens



U-Shaped Kitchen

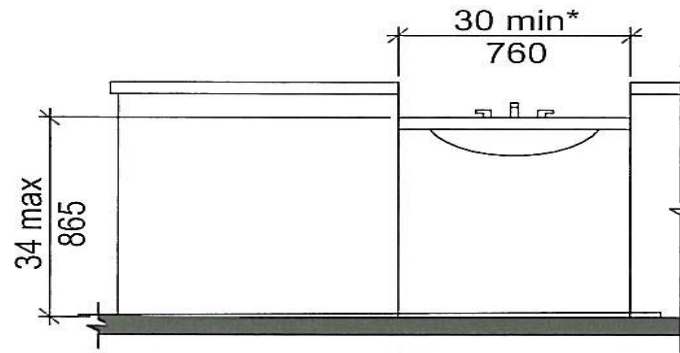


Work Space Area



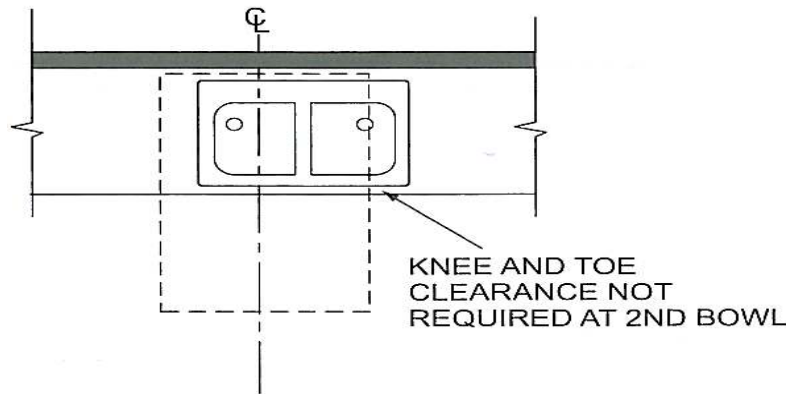
* 36 min. (915) if part of T-shaped turning space per Sections 304.3.2 and 1003.3.2

Kitchen Sink



* 36 min. (915) if part of T-shaped turning space per Sections 304.3.2 and 1003.3.2

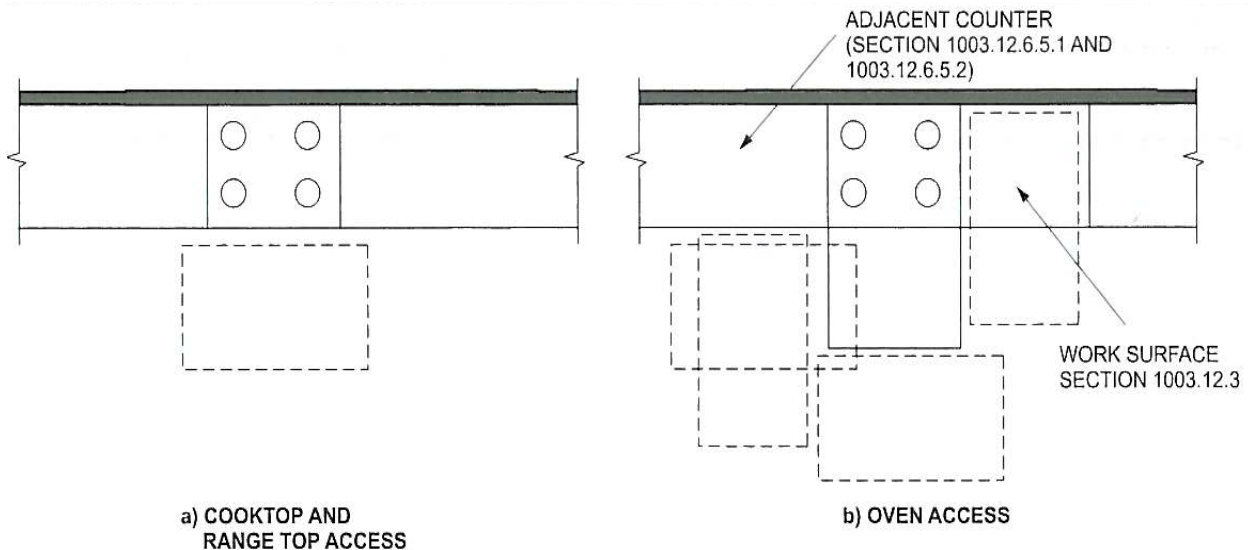
Kitchen Sink



Ovens shall comply with ICC/ANSI A117.1 Section 1003.12.6.5.

Side hinged oven doors shall have a countertop positioned adjacent to the latch side of the oven door.

Bottom hinged oven doors shall have a countertop positioned on either side of the oven door.

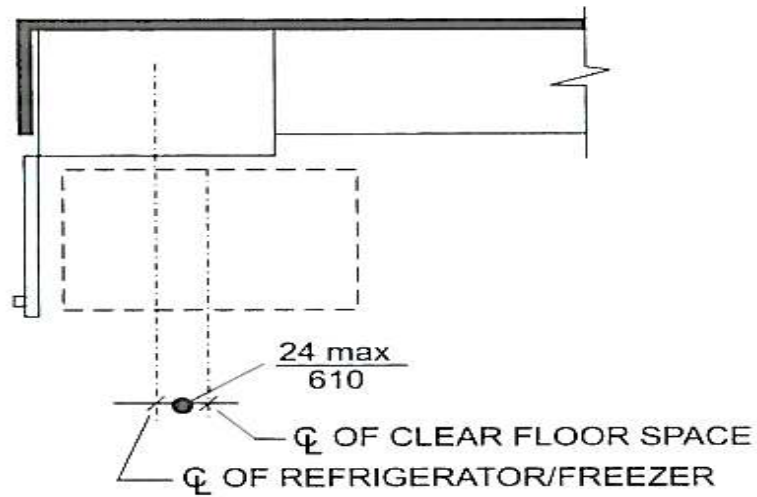


Refrigerator/Freezers shall comply with ICC/ANSI A117.1 Section 1003.12.6.6.

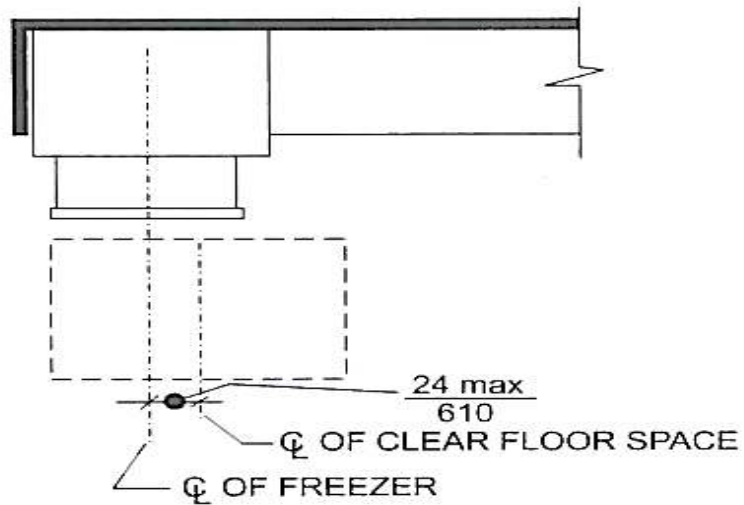
Refrigerator/ Freezer choices can have the freezer on the top, on the bottom, or side by side. If a top freezer option is chosen, a freezer with the bottom of the compartment at a maximum of 54 inches above the floor (assuming one shelf in the freezer) will meet the freezer compartment requirements.

If a bottom freezer option is chosen, at least one shelf in the freezer compartment must be at least 15 inches minimum above the floor. Bottom freezers are typically pull out drawers, so a clear floor space must be available with the freezer door fully open.

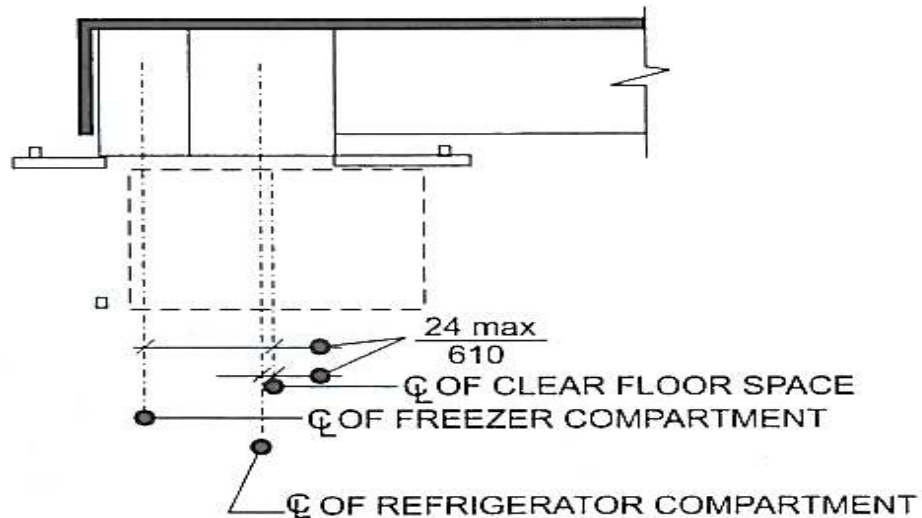
If the refrigerator has an ice maker or water available through the door or inside the appliance, those elements must also have a clear floor space for access and meet the reach range, and operable parts requirements.



a) ACCESS TO REFRIGERATOR AND A TOP FREEZER



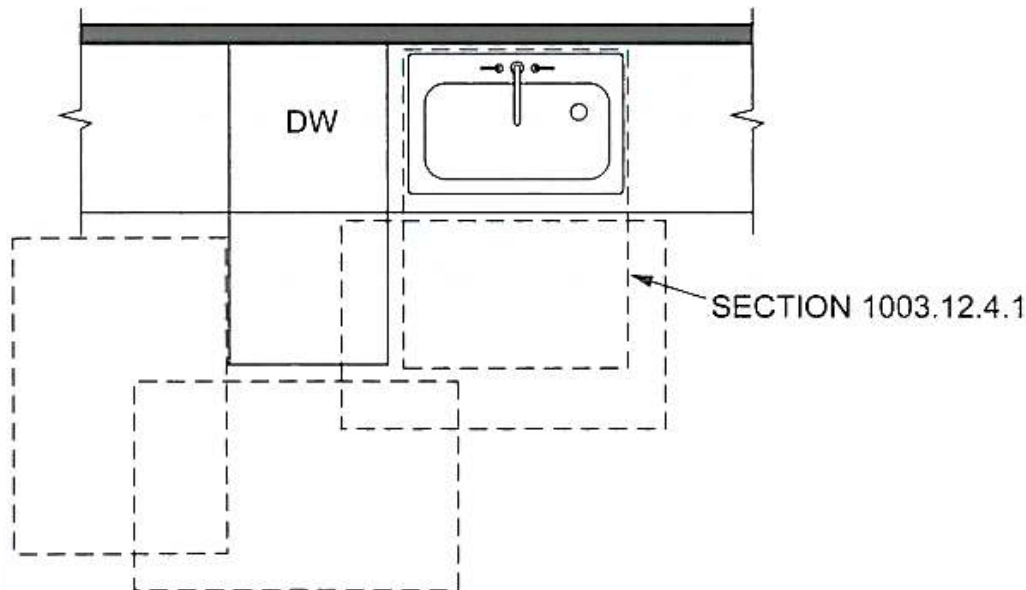
b) ACCESS TO BOTTOM FREEZER



c) ACCESS TO SIDE-BY-SIDE REFRIGERATOR/FREEZER

A trash compactor is similar to the dishwasher and oven in the fact that it must be opened for use. Therefore, the clear floor space should be located so that it does not obstruct the door of the trash compactor in the open position.

Trash Compactor and Dishwasher Clear Floor Space



Storage Facilities

The provisions for storage in Type A units shall comply with ICC/ANSI A117.1 Section 1003.12.5. Kitchen Cabinets shall comply with ICC/ANSI A117.1 Section 1003.12.5.

A 30 inch by 48-inch clear floor space must be provided at each storage element. Centering is not a requirement; rather, the access into the element should be considered. If access to the storage element is confined in any way on 3 sides, additional maneuvering space will be required.

At least a portion of each storage facility, such as shelves or rods must be within the 15 to 48 reach range.

Door hardware or cabinet or drawer latches or pulls must be within reach ranges and be easy to operate.

Type B Units

Type B units are intended to be consistent with the Fair Housing Accessibility Guidelines. See the International Building Code, Appendix A, for when Type B dwellings and sleeping units are required.

Type B units are typically constructed together. This can include both institutional and residential type facilities.

Note that Type B units do not include requirements for storage and windows such as those found in Accessible and Type A units.

Primary Entrance

The accessible primary entrance shall be on an accessible route from public and common areas. The accessible entrance cannot be a "back door" entrance such as a patio door or through a bedroom. This accessible unit entrance must be connected by an accessible route to an accessible building entrance (if applicable) and all public or shared areas intended for the use of the residents. This includes areas such as a building lobby, mail boxes, garbage chutes or dumpsters, shared laundry facilities, and recreational facilities such as exercise rooms or pools.

Accessible Route

Type B units differ from Accessible and Type A units in that the accessible route does not require a turning space anywhere within the unit. The accessible route in the Type B units must meet the provisions for location and components only.

Accessible routes within Accessible units shall comply with ICC/ANSI A117.1 Section 1004.3.

- At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces and should not run through areas that are subject to locking.

Exception: An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.