

Type B Units

Type B units are intended to be consistent with the Fair Housing Accessibility Guidelines. See the International Building Code scoping documents 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.*

- 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.

Doors and Doorways

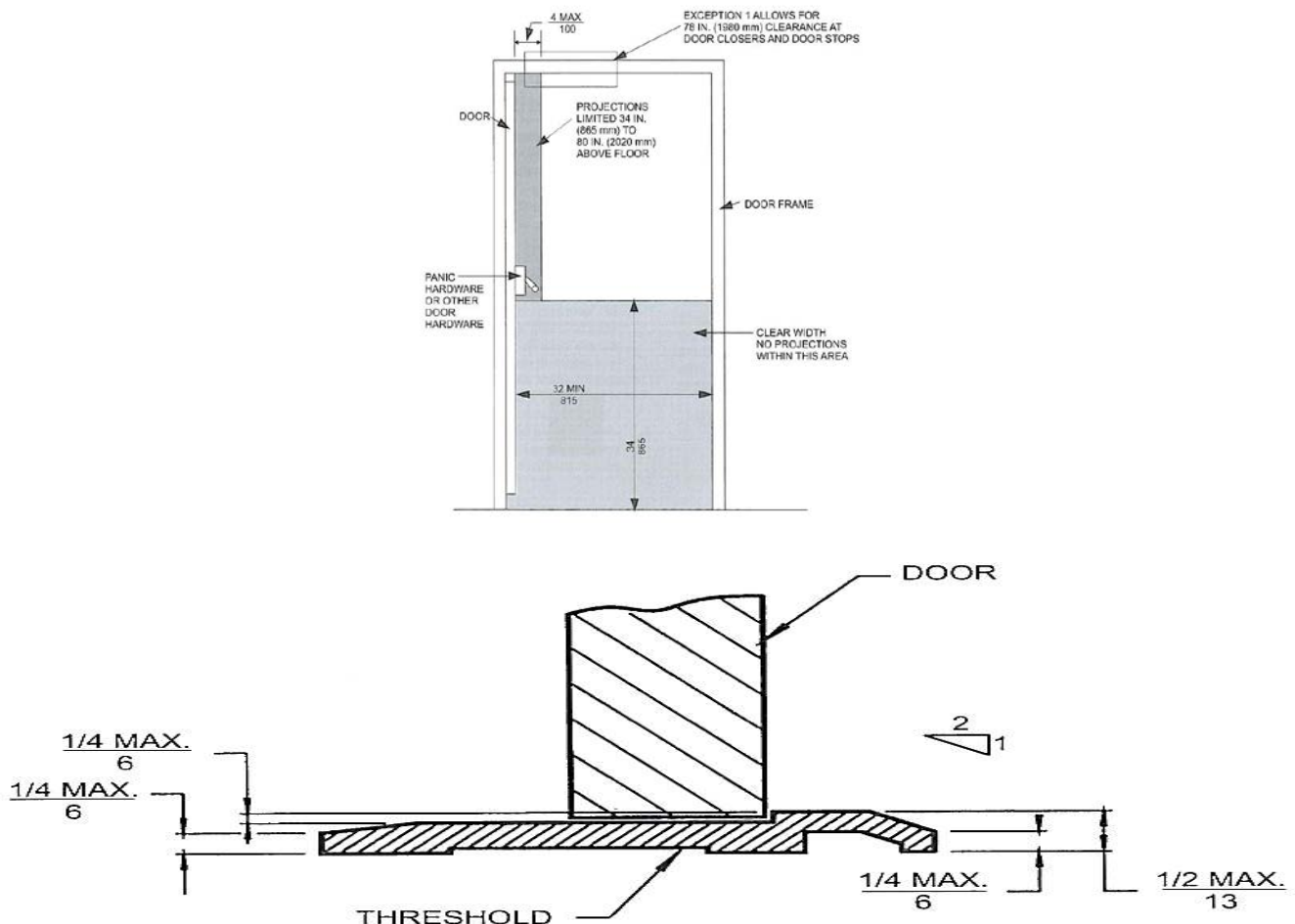
The provisions for doors and doorways are applicable only to doors that are part of the accessible route. Doors that are not part of the accessible route need not comply with ICC/ANSI A117.1 Section 404.

- The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with ICC/ANSI A117.1 Section 404.
Exception: Maneuvering clearances required by Section 404.2.3 shall not be required on the unit side of the primary entrance door, but maneuvering space is required on the outside.
- The primary entrance door to a Type B unit must meet all the provisions for doors that are located along an accessible route. This included requirements for clear width, thresholds, lever hardware, door opening force, bottom door surface on the push side, and vision lite location. Note: a front door with a screen/storm door is not considered as doors in series.
- 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.
- 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.
- Thresholds shall comply with ICC/ANSI A117.1 Section 303 and 1004.5.2.2.

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.

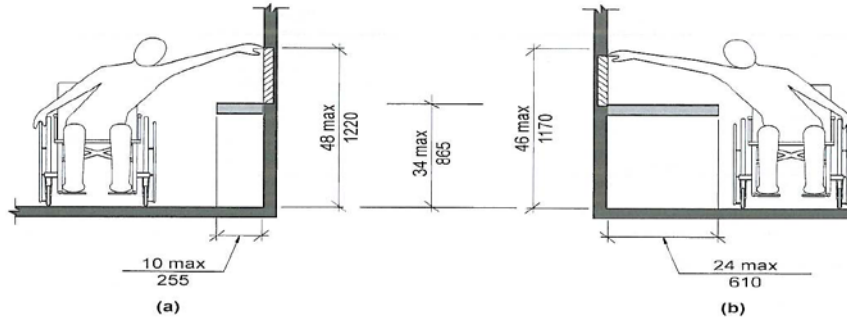


Door Threshold

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 1004.9.

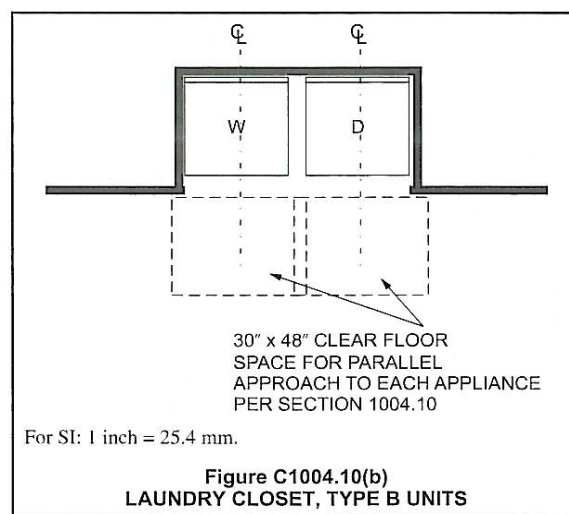
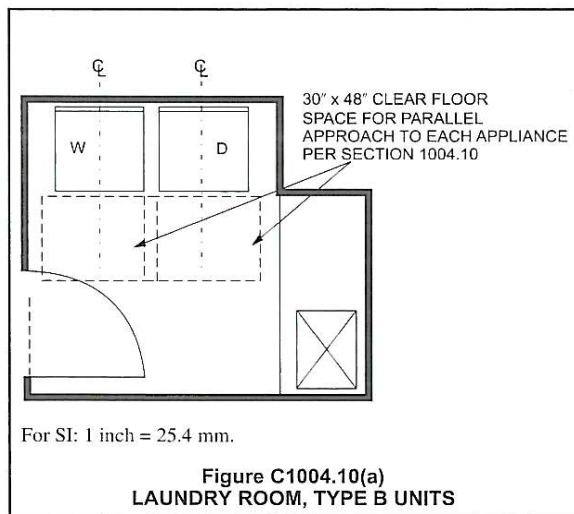
In a Type B unit, the counters can be located at any height, typically 36 inches. However, with the obstructed side reach range requirements in ICC/ANSI A117.1 Section 308.3.2, receptacles cannot be located over the standard 36-inch-high counter and be accessible. An alternative is to locate a receptacle on the side or front surface of the lower cabinet.



In Type B units, plumbing fixture controls are exempted per Exception 7. Plumbing control fixtures would include faucets in showers, tubs and sinks, and flush valves on toilets which do have accessibility requirements in Accessible and Type A units. Accessible windows and window hardware are required for Accessible and Type A units, but they are not required in Type B units. Operational parts on the primary entrance door are required to be accessible, but door hardware on other doors within the unit are not regulated. See ICC/ANSI A117.1 Section 1004.5.2.

Laundry Equipment within Type B Dwelling Units

Washing machines and clothes dryers shall comply with ICC/ANSI A117.1 Section 1004.10. A clear floor space complying with ICC/ANSI A117.1 Section 305.3, positioned for parallel approach shall be provided. The clear floor space shall be centered on the appliance.



Toilet and Bathing Facilities

Toilet and bathing fixtures shall comply with ICC/ANSI A117.1 Section 1004.11.

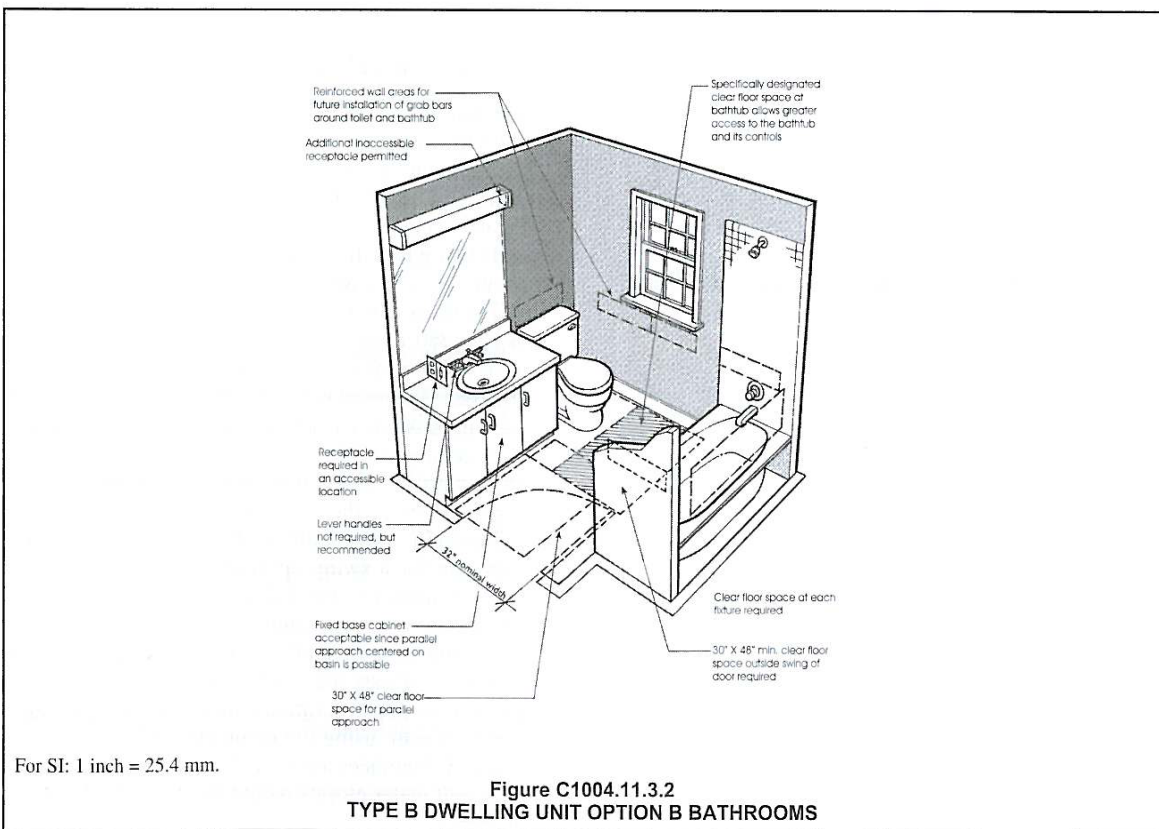
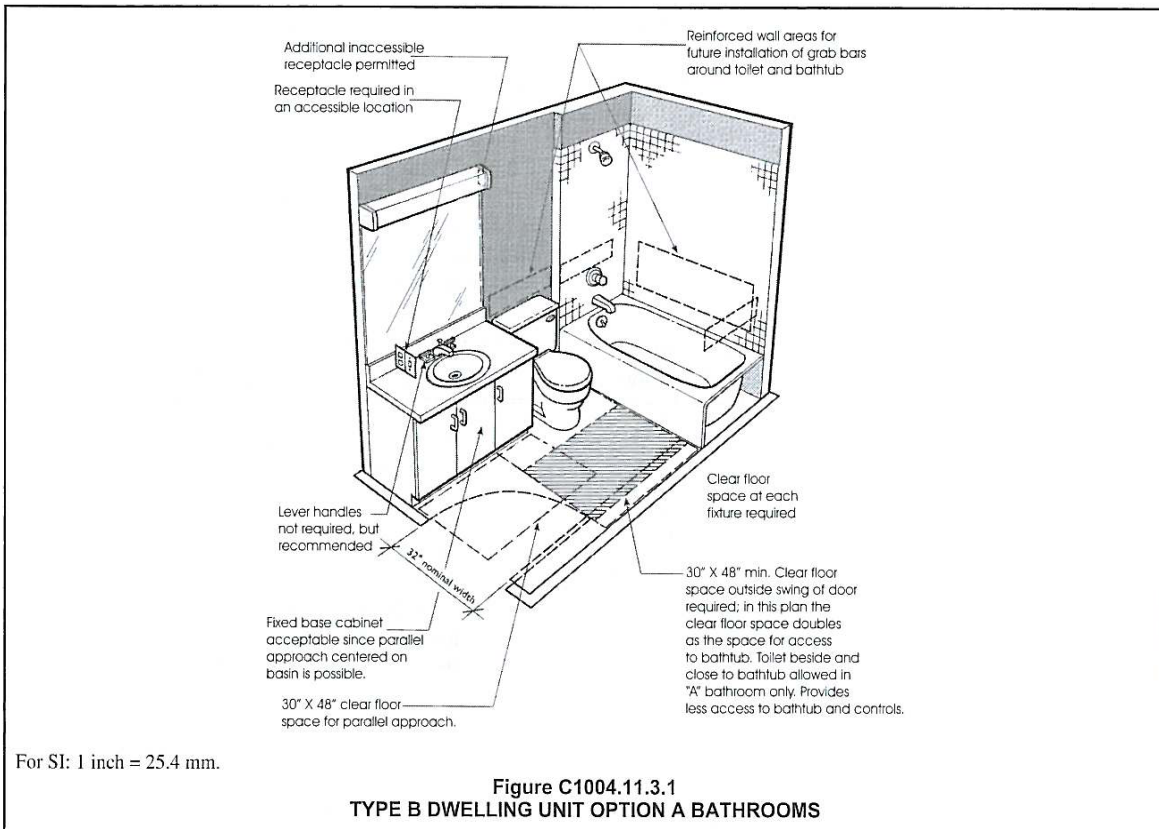
Exception: Fixtures that are not required to be accessible.

Type B units allow for a minimal access into a bathroom. In Type B units, designers can choose to meet Option A or Option B requirements for the bathroom in the dwelling unit or serving the sleeping unit. *Note: Option A does not apply to Type A units.* The choice for Option A (ICC/ANSI A117.1 Section 1004.11.3.1) or Option B (ICC/ANSI A117.1 Section 1004.11.3.2) is available for dwelling or sleeping units with only one bathroom. When there is more than one bathroom in the unit, Option A clearances would apply to all the bathrooms, and Option B clearances would apply to just one bathroom in the unit.

All bathrooms must provide blocking for the future installation of grab bars.

Whichever bathroom option is chosen, the clearances in those bathrooms must also meet ICC/ANSI A117.1 Section 1004.11.1.

Once an option is chosen, the requirements are exclusive with no mixing of Option A and Option B requirements.



Lavatory

The clear floor space requirement for Option A and Option B lavatories is the same, but Option B has an additional height requirement which allow a maximum of 34 inches in height.

Cabinetry shall be permitted under the lavatory provided such cabinetry can be removed without removal or replacement of the lavatory, and the floor finish extends under such cabinetry.

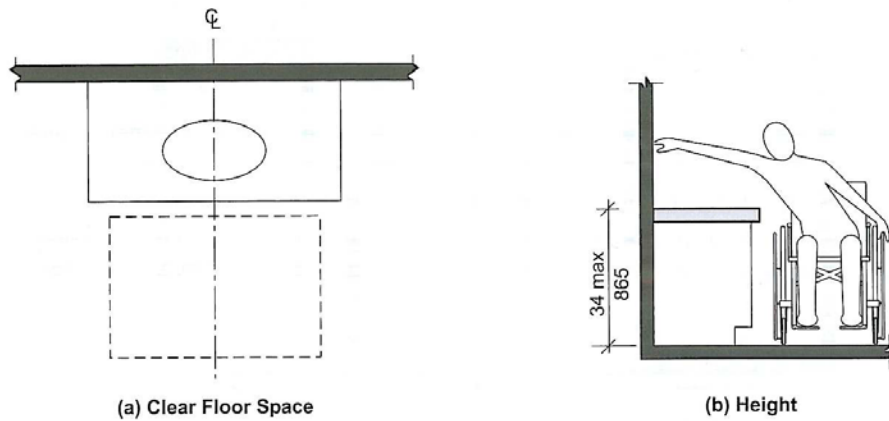
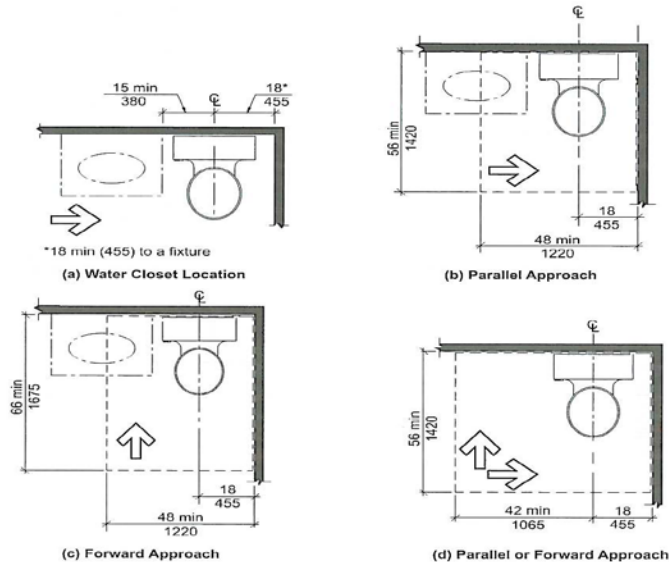


Fig. 1004.11.3.2.1
Lavatory in Type B Units – Option B Bathrooms

Water Closet

The water closet requirements for Option A and Option B bathrooms are the same except, Option A bathrooms allow a configuration with the water closet located between the tub and lavatory, and option B bathrooms require the water closet to be located next to a wall.

The water closet must have a clearance of at least 15 inches on the side of the approach and 18 inches on the side away from the direction of approach. Accessible and Type A units allow for 16 inches to 18 inches from the centerline of the water closet to the wall. Type B units require 18 inches minimum.



Bathing Facilities

Bathing facilities can be either a bathtub or a shower.

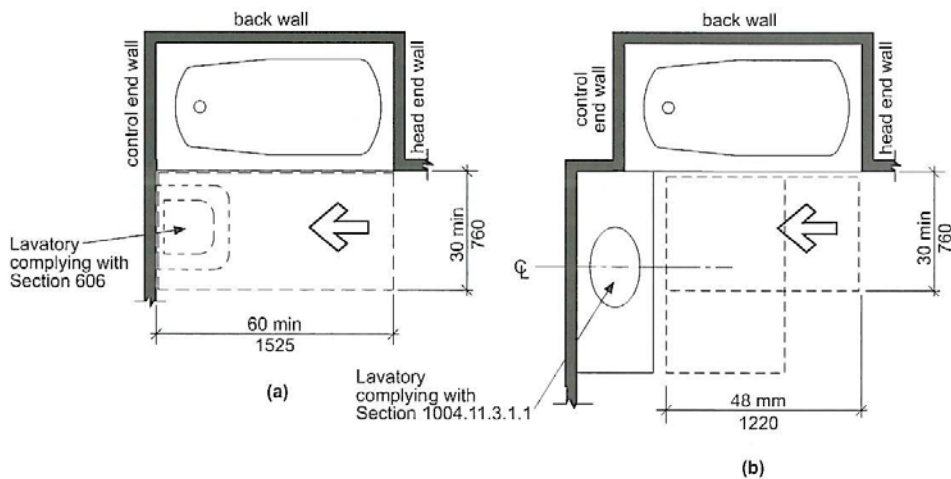


Fig. 1004.11.3.1.3.1
Parallel Approach Bathtub in Type B Units – Option a Bathrooms

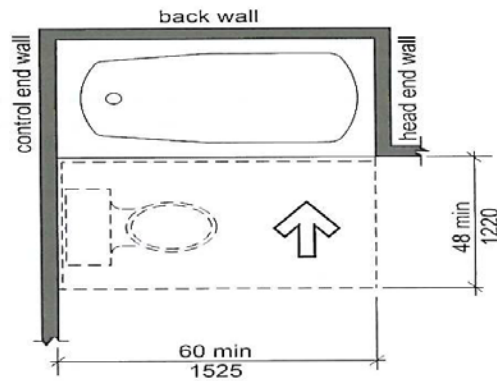
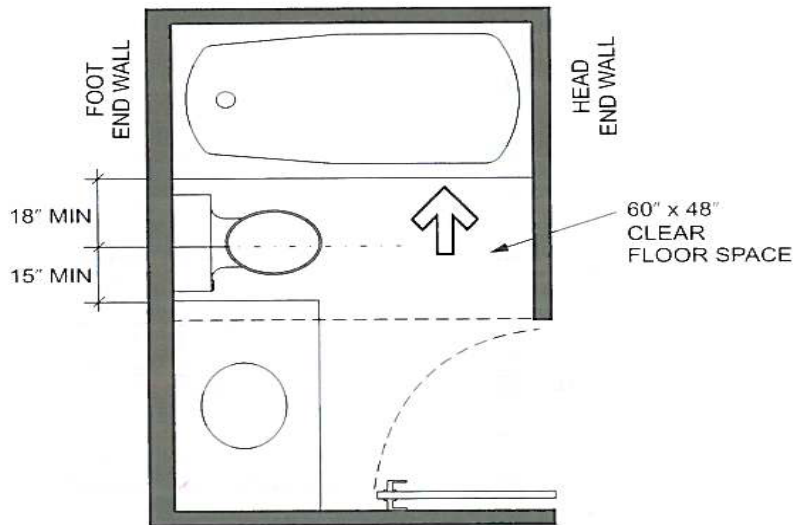


Fig. 1004.11.3.1.3.2
Forward Approach Bathtub in Type B Units –
Option A Bathrooms
BACK WALL



For SI: 1 inch = 25.4 mm.

Figure C1004.11.3.1.3.2
TYPE B UNITS, OPTION A BATHROOMS, FORWARD
APPROACH BATHTUB. PERMITTED OVERLAP

Shower Compartment

If a shower compartment is the only bathing facility, the shower compartment shall have minimum dimensions of 36 inches in width by 36 inches in depth.

A clearance of 48 inches minimum in length and 30 inches in depth shall be provided. Reinforcing for a shower seat is not required in shower compartments larger than 36 inches in width by 36 inches in depth.

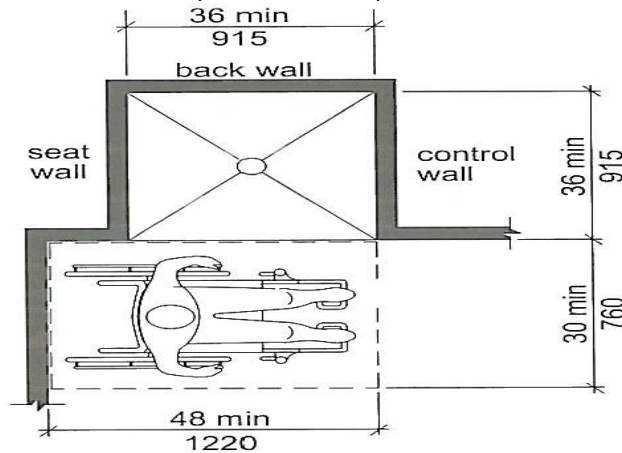


Fig. 1004.11.3.1.3.3
Transfer-Type Shower Compartment in Type B Units

Kitchens:

The intent of the Type B unit kitchen is that the kitchen is usable by a person using a wheelchair. Consideration must be given for wheelchair access to the general kitchen area, sink, and appliances.

The Type B unit kitchen does not include some of the access requirements found in Type A units, such as adaptability for front approach at the sink or a work surface, a turning space within the room, or specific requirements for access to the cabinets.

A side approach to the kitchen sink is permitted. Type B and Type A units are similar in their requirements for clearances in the kitchen and approach to the appliances.

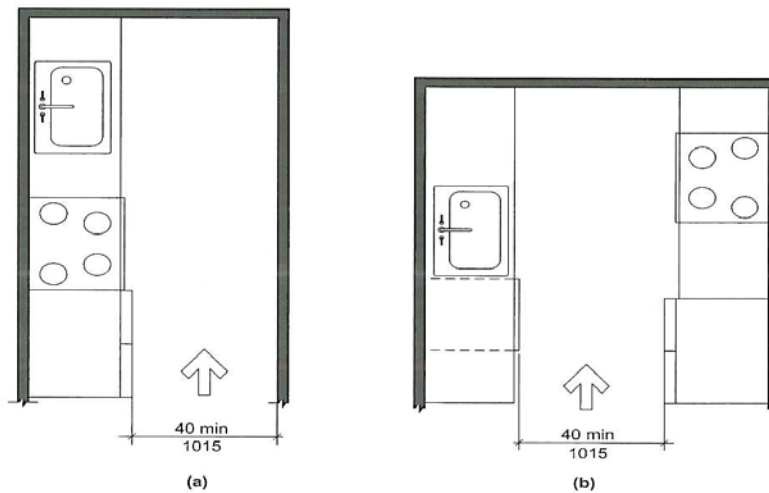


Fig. 1004.12.1.1
Minimum Kitchen Clearance in Type B Units

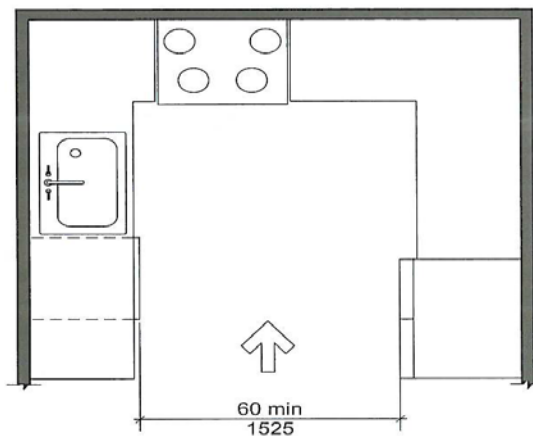


Fig. 1004.12.1.2
U-Shaped Kitchen Clearance in Type B Units

The clear floor space for the sink, dishwasher, cooktop, oven, built in microwave, refrigerator/freezer, trash compactor, etc. must be 30 X 48 inches.

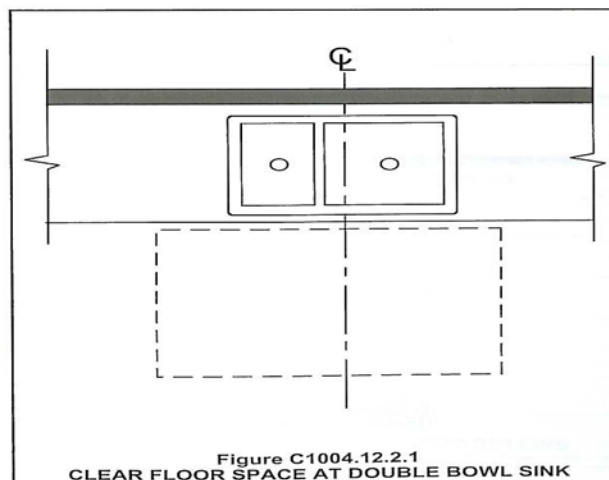


Figure C1004.12.2.1
CLEAR FLOOR SPACE AT DOUBLE BOWL SINK

Clear floor space at the dishwasher:

