

2021 Virginia Construction Code

CHAPTER 11 ACCESSIBILITY

SECTION 1103 SCOPING REQUIREMENTS

1103.1 Where required.

Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to individuals with disabilities.

1103.2 General exceptions.

Sites, buildings, structures, facilities, elements and spaces shall be exempt from this chapter to the extent specified in this section.

1103.2.1 Specific requirements.

Accessibility is not required in buildings and facilities, or portions thereof, to the extent permitted by Sections 1104 through 1112.

1103.2.2 Employee work areas.

Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.1, 1009 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, other than raised courtroom stations in accordance with Section 1109.4.1.4, that are less than 300 square feet (30 m²) in area and located 7 inches (178 mm) or more above or below the ground or finished floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.

1103.2.3 Detached dwellings.

Detached one- and two- family dwellings, their accessory structures and their associated sites and facilities are not required to comply with this chapter.

1103.2.4 Utility buildings.

Group U occupancies are not required to comply with this chapter other than the following:

1. *In agricultural buildings, access is required to paved work areas and areas open to the general public.*
2. *Private garages or carports that contain required accessible parking.*

1103.2.5 Construction sites.

Structures, sites and equipment directly associated with the actual processes of construction including, but not limited to, scaffolding, bridging, materials hoists, materials storage or construction trailers are not required to comply with this chapter.

1103.2.6 Raised areas.

Raised areas used primarily for purposes of security, life safety or fire safety including, but not limited to, observation galleries, prison guard towers, fire towers or lifeguard stands are not required to comply with this chapter.

1103.2.7 Limited access spaces.

Spaces accessed only by ladders, catwalks, crawl spaces, freight elevators or very narrow passageways are not required to comply with this chapter.

1103.2.8 Raised and lowered areas in places of religious worship.

Raised or lowered areas, or portions of areas, in places of religious worship are not required to be accessible or to be served by an accessible route, provided such areas are used primarily for the performance of religious ceremonies and are located within an accessible story or mezzanine.

1103.2.9 Equipment spaces.

Spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment are not required to comply with this chapter.

1103.2.10 Highway tollbooths.

Highway tollbooths where the access is provided only by bridges above the vehicular traffic or underground tunnels are not required to comply with this chapter.

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.

1103.2.12 Day care facilities.

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Where a day care facility is part of a *dwelling unit*, only the portion of the structure utilized for the day care facility is required to comply with this chapter.

1103.2.13 Detention and correctional facilities.

In detention and correctional facilities, common use areas that are used only by inmates or detainees and security personnel, and that do not serve holding *cells* or housing *cells* required to be *Accessible units*, are not required to comply with this chapter.

1103.2.14 Walk-in coolers and freezers.

Walk-in cooler and freezer equipment accessed only from *employee work areas* is not required to comply with this chapter.

1103.2.15 Emergency supplemental hardware.

In Group E occupancies, except Group E day care facilities, Group B educational occupancies, and *public buildings*, *emergency supplemental hardware* is not required to comply with this chapter when deployed during an active shooter or hostile threat event and provided in accordance with [Section 1010.2.8](#).