

CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS

SECTION 306
ACCESSIBILITY FOR EXISTING BUILDINGS

306.1 Scope.

The provisions of [Sections 306.1](#) through [306.7.16](#) apply to maintenance and *repair, change of occupancy, additions* and *alterations* to existing buildings, including those identified as *historic buildings*.

306.2 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.

306.3 Maintenance and repair.

A *facility* that is constructed or altered to be accessible shall be maintained accessible during occupancy. Required accessible means of egress shall be maintained 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.

306.3.1 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*.

306.4 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.

306.5 Change of occupancy.

Existing buildings that undergo a change of group or occupancy shall comply with [Section 306.7](#).

Exception: Type B dwelling or sleeping units required by [Section 1108](#) 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.

306.6 Additions.

Provisions for new construction shall apply to *additions*. An *addition* that affects the accessibility to, or contains an area of, a *primary function* shall comply with the requirements in [Section 306.7.1](#).

306.7 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 306.7.1](#) through [306.7.16](#), unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the *alteration* shall provide access to the maximum extent technically feasible.

306.7.1 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.

306.7.2 Accessible means of egress.

Accessible means of egress required by [Chapter 10](#) of the *International Building Code* are not required to be added in

existing *facilities*.

306.7.3 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.

306.7.4 Type B units.

Type B dwelling or sleeping units required by [Section 1108](#) 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.

306.7.5 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 306.7.1](#). Signs complying with [Section 1112](#) of the *International Building Code* shall be provided.

306.7.6 Accessible route.

Exterior accessible routes, including curb ramps, shall be not less than 36 inches (914 mm) minimum in width.

306.7.7 Elevators.

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

306.7.8 Platform lifts.

Platform (wheelchair) lifts installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

306.7.9 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 complying with [Section 1104.4](#) of the *International Building Code* is required between levels served by such escalator or stairway.

306.7.10 Determination of number of units.

Where [Chapter 11](#) of the *International Building Code* requires Accessible, Type A or Type B units and where such units are being altered or added, the number of Accessible, Type A and Type B units shall be determined in accordance with [Sections 306.7.10.1](#) through [306.7.10.3](#).

306.7.10.1 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 1108](#) of the *International Building Code* for Accessible units apply only to the quantity of spaces being altered or added.

306.7.10.2 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 1108](#) of the *International Building Code* for Type A units apply only to the quantity of the spaces being altered or added.

306.7.10.3 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 1108](#) 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 1108](#) of the *International Building Code* for Type B units apply only to the quantity of the spaces being altered.

306.7.11 Toilet rooms.

Where it is *technically infeasible* to alter existing toilet rooms to be accessible, one accessible single-user toilet room or one accessible family or assisted-use toilet room constructed in accordance with [Section 1110.2.1](#) of the *International Building Code* is permitted. This toilet room shall be located on the same floor and in the same area as the existing toilet rooms. At the inaccessible toilet rooms, directional signs indicating the location of the nearest such toilet 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](#).

306.7.12 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 1110.2.1](#) 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

Copyright © 2024 International Code Council, Inc., or its licensors (ALL RIGHTS RESERVED).

Accessed by Elizabeth Cooney on 10/14/2024 pursuant to License Agreement with ICC. No further reproduction or distribution authorized. Any Unauthorized reproduction or distribution is a violation of the federal copyright, and subject to civil and criminal penalties thereunder.

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](#).

306.7.13 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 1110.2.1](#) 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 1110.2.1](#) of the *International Building Code*.

306.7.14 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.

306.7.15 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 1111.4.8](#) of the *International Building Code*.

306.7.16 Historic structures.

Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the historic structure, as determined by the authority having jurisdiction, the alternative requirements of [Sections 306.7.16.1](#) through [306.7.16.5](#) for that element shall be permitted.

Exceptions:

1. Accessible means of egress required by [Chapter 10](#) of the *International Building Code* are not required to be provided in historic structures.
2. The altered element or space is not required to be on an accessible route, unless required by [Sections 306.7.16.1](#) or [306.7.16.2](#).

306.7.16.1 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.

306.7.16.2 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.

306.7.16.3 Entrances.

Where an entrance cannot be made accessible in accordance with [Section 306.7.5](#), 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 1112](#) of the *International Building Code* shall be provided at the public entrances and the accessible entrance.

306.7.16.4 Toilet 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 1110.2.1](#) of the *International Building Code* shall be provided.

306.7.16.5 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 1110.2.1](#) of the *International Building Code* shall be provided.

306.7.16.6 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.

306.7.16.7 Type B units.

Type B dwelling or sleeping units required by [Section 1108](#) of the *International Building Code* are not required to be provided in *historic buildings*.