

CHAPTER 11 ACCESSIBILITY

SECTION 1108
DWELLING UNITS AND SLEEPING UNITS

1108.1 General.

In addition to the other requirements of this chapter, occupancies having *dwelling units* or *sleeping units* shall be provided with accessible features in accordance with this section.

1108.2 Design.

Dwelling units and *sleeping units* that are required to be *Accessible units*, *Type A units* and *Type B units* shall comply with the applicable portions of [Chapter 11](#) of ICC A117.1. Units required to be *Type A units* are permitted to be designed and constructed as *Accessible units*. Units required to be *Type B units* are permitted to be designed and constructed as *Accessible units* or as *Type A units*.

1108.3 Accessible spaces.

Rooms and spaces available to the general public or available for use by residents and serving *Accessible units*, *Type A units* or *Type B units* shall be *accessible*. *Accessible* spaces shall include toilet and bathing rooms, kitchen, living and dining areas and any exterior spaces, including patios, terraces and balconies.

Exceptions:

1. *Stories* and *mezzanines* exempted by [Section 1108.4](#).
2. Recreational facilities in accordance with [Section 1111.2](#).
3. Exterior decks, patios or balconies that are part of *Type B units* and have impervious surfaces, and that are not more than 4 inches (102 mm) below the finished floor level of the adjacent interior space of the unit.

1108.4 Accessible route.

Not fewer than one accessible route shall connect accessible building or facility entrances with the primary entrance of each *Accessible unit*, *Type A unit* and *Type B unit* within the building or facility and with those exterior and interior spaces and facilities that serve the units.

Exceptions:

1. If due to circumstances outside the control of the owner, either the slope of the finished ground level between accessible facilities and buildings exceeds one unit vertical in 12 units horizontal (1:12), or where physical barriers or legal restrictions prevent the installation of an *accessible route*, a vehicular route with parking that complies with [Section 1106](#) at each *public* or common use facility or building is permitted in place of the *accessible route*.
2. In Group I-3 facilities, an *accessible route* is not required to connect *stories* or *mezzanines* where *Accessible units*, all common use areas serving *Accessible units* and all *public use* areas are on an *accessible route*.
3. In Group R-2 facilities with *Type A units* complying with [Section 1108.6.2.2.1](#), an *accessible route* is not required to connect *stories* or *mezzanines* where *Type A units*, all common use areas serving *Type A units* and all public use areas are on an *accessible route*.
4. In other than Group R-2 *dormitory* housing provided by places of education, in Group R-2 facilities with *Accessible units* complying with [Section 1108.6.2.3.1](#), an *accessible route* is not required to connect *stories* or *mezzanines* where *Accessible units*, all common use areas serving *Accessible units* and all *public use* areas are on an *accessible route*.
5. In Group R-1, an *accessible route* is not required to connect *stories* or *mezzanines* within individual units, provided the *accessible* level meets the provisions for *Accessible units* and sleeping accommodations for two persons minimum and a toilet facility are provided on that level.
6. In congregate residences in Groups R-3 and R-4, an *accessible route* is not required to connect *stories* or *mezzanines* where *Accessible units* or *Type B units*, all common use areas serving *Accessible units* and *Type B units* and all *public use* areas serving *Accessible units* and *Type B units* are on an *accessible route*.
7. An *accessible route* between *stories* is not required where *Type B units* are exempted by [Section 1108.7](#).

1108.5 Group I.

Accessible units and *Type B units* shall be provided in Group I occupancies in accordance with [Sections 1108.5.1](#) through [1108.5.5](#).

1108.5.1 Group I-1.

Accessible units and *Type B units* shall be provided in Group I-1 occupancies in accordance with [Sections 1108.5.1.1](#) and [1108.5.1.3](#).

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1108.5.1.1 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*. Accessible dwelling units and sleeping units shall be dispersed among the various classes of units.

Exceptions:

1. Water closets shall not be required to comply with [ICC A117.1](#) where such water closets comply with [Section 1110.2.2](#), in not more than 50 percent of the *Accessible units*.
2. Roll-in-type showers shall not be required to comply with [ICC A117.1](#) where roll-in-type showers comply with [Section 1110.2.3](#), in not more than 50 percent of the *Accessible units*.

1108.5.1.2 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*. Accessible dwelling units and sleeping units shall be dispersed among the various classes of units.

Exceptions:

1. Water closets shall not be required to comply with [ICC A117.1](#) where such water closets comply with [Section 1110.2.2](#), in not more than 50 percent of the *Accessible units*.
2. Roll-in-type showers shall not be required to comply with [ICC A117.1](#) where roll-in-type showers comply with [Section 1110.2.3](#), in not more than 50 percent of the *Accessible units*.

1108.5.1.3 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 1108.7](#).

1108.5.2 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 1108.5.2.1](#) and [1108.5.2.2](#).

1108.5.2.1 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. Water closets shall not be required to comply with [ICC A117.1](#) where such water closets comply with [Section 1110.2.2](#), in not more than 90 percent of the *Accessible units*.
2. Roll-in-type showers shall not be required to comply with [ICC A117.1](#) where roll-in-type showers comply with [Section 1110.2.3](#), in not more than 90 percent of the *Accessible units*.

1108.5.2.2 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 1108.7](#).

1108.5.3 Group I-2 hospitals.

Accessible units and *Type B units* shall be provided in general-purpose *hospitals*, psychiatric facilities and *detoxification facilities* of Group I-2 occupancies in accordance with [Sections 1108.5.3.1](#) and [1108.5.3.2](#).

1108.5.3.1 Accessible units.

At least 10 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

Exception: Entry doors to *Accessible dwelling units* or *sleeping units* shall not be required to provide the maneuvering clearance beyond the latch side of the door.

1108.5.3.2 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 1108.7](#).

1108.5.4 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:

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1. Water closets shall not be required to comply with [ICC A117.1](#) where such water closets comply with [Section 1110.2.2](#), in not more than 50 percent of *Accessible units*.
2. Roll-in-type showers shall not be required to comply with [ICC A117.1](#) where roll-in-type showers comply with [Section 1110.2.3](#), in not more than 50 percent of *Accessible units*.

1108.5.5 Group I-3.

Accessible units shall be provided in Group I-3 occupancies in accordance with [Sections 1108.5.5.1](#) through [1108.5.5.3](#).

1108.5.5.1 Group I-3 sleeping units.

In Group I-3 occupancies, at least 3 percent of the total number of *sleeping units* in the facility, but not less than one unit in each classification level, shall be *Accessible units*.

1108.5.5.2 Special holding cells and special housing cells or rooms.

In addition to the *Accessible units* required by [Section 1108.5.5.1](#), where special holding *cells* or special housing *cells* or rooms are provided, at least one serving each purpose shall be an *Accessible unit*. *Cells* or rooms subject to this requirement include, but are not limited to, those used for purposes of orientation, protective custody, administrative or disciplinary detention or segregation, detoxification and medical isolation.

Exception: *Cells* or rooms specially designed without protrusions and that are used solely for purposes of suicide prevention shall not be required to include grab bars.

1108.5.5.3 Medical care facilities.

Patient *sleeping units* or *cells* required to be *Accessible units* in *medical care* facilities shall be provided in addition to any medical isolation *cells* required to comply with [Section 1108.5.5.2](#).

1108.6 Group R.

Accessible units, *Type A units* and *Type B units* shall be provided in Group R occupancies in accordance with [Sections 1108.6.1](#) through [1108.6.4](#).

1108.6.1 Group R-1.

Accessible units and *Type B units* shall be provided in Group R-1 occupancies in accordance with [Sections 1108.6.1.1](#) and [1108.6.1.2](#).

1108.6.1.1 Accessible units.

Accessible dwelling units and *sleeping units* shall be provided in accordance with [Table 1108.6.1.1](#). On a multiple-building site, where structures contain more than 50 *dwelling units* or *sleeping units*, the number of *Accessible units* shall be determined per structure. On a multiple-building site, where structures contain 50 or fewer *dwelling units* or *sleeping units*, all *dwelling units* and *sleeping units* on a site shall be considered to determine the total number of *Accessible units*. *Accessible units* shall be dispersed among the various classes of units.

1108.6.1.2 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 1108.7](#).

1108.6.2 Group R-2.

Accessible units, *Type A units* and *Type B units* shall be provided in Group R-2 occupancies in accordance with [Sections 1108.6.2.1](#) through [1108.6.2.3](#).

1108.6.2.1 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 1108.7](#).

1108.6.2.2 Apartment houses, monasteries and convents.

Type A units and *Type B units* shall be provided in apartment houses, monasteries and convents in accordance with [Sections 1108.6.2.2.1](#) and [1108.6.2.2.2](#). Bedrooms in monasteries and convents shall be counted as units for the purpose of determining the number of units. Where the bedrooms are grouped in *sleeping units*, only one bedroom in each *sleeping unit* shall count toward the number of required *Type A units*.

**TABLE 1108.6.1.1
ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS**

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TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITHOUT ROLL-IN SHOWERS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	13
501 to 1,000	2% of total	1% of total	3% of total
Over 1,000	20, plus 1 for each 100, or fraction thereof, 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

1108.6.2.2.1 Type A units.

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

Exceptions:

1. The number of *Type A units* is permitted to be reduced in accordance with [Section 1108.7](#).
2. *Existing structures* on a site shall not contribute to the total number of units on a site.

1108.6.2.2.2 Type B units.

Where there are four or more *dwelling units* 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*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with [Section 1108.7](#).

1108.6.2.3 Group R-2 other than live/work units, apartment houses, monasteries and convents.

In Group R-2 occupancies, other than *live/work units*, apartment houses, monasteries and convents falling within the scope of [Sections 1108.6.2.1](#) and [1108.6.2.2](#), *Accessible units* and *Type B units* shall be provided in accordance with [Sections 1108.6.2.3.1](#) and [1108.6.2.3.2](#). Bedrooms within *congregate living facilities*, *dormitories*, *sororities*, *fraternities* and *boarding houses* shall be counted as *sleeping units* for the purpose of determining the number of units. Where the *bedrooms* are grouped into *dwelling* or *sleeping units*, only one *bedroom* in each *dwelling* or *sleeping unit* shall be permitted to count toward the number of required *Accessible units*.

1108.6.2.3.1 Accessible units.

Accessible dwelling units and *sleeping units* shall be provided in accordance with [Table 1108.6.1.1](#).

1108.6.2.3.2 Type B units.

Where there are four or more *dwelling units* or *sleeping units intended to be occupied as a residence* in a single structure, every *dwelling unit* and every *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 1108.7](#).

1108.6.3 Group R-3.

In Group R-3 occupancies where there are four or more *dwelling units* 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*. Bedrooms within *congregate living facilities*, *dormitories*, *sororities*, *fraternities*, and *boarding houses* shall be counted as *sleeping units* for the purpose of determining the number of units.

Exception: The number of *Type B units* is permitted to be reduced in accordance with [Section 1108.7](#).

1108.6.4 Group R-4.

Accessible units and *Type B units* shall be provided in Group R-4 occupancies in accordance with [Sections 1108.6.4.1](#) and [1108.6.4.2](#). Bedrooms in Group R-4 facilities shall be counted as *sleeping units* for the purpose of determining the number of units.

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1108.6.4.1 Accessible units.

In Group R-4, Condition 1, at least one of the *sleeping units* shall be an *Accessible unit*. In Group R-4, Condition 2, at least two of the *sleeping units* shall be an *Accessible unit*.

1108.6.4.2 Type B units.

In structures with four or more *sleeping units intended to be occupied as a residence*, every *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 1108.7](#).

1108.7 General exceptions.

Where specifically permitted by [Section 1108.5](#) or [1108.6](#), the required number of *Type A units* and *Type B units* is permitted to be reduced in accordance with [Sections 1108.7.1](#) through [1108.7.5](#).

1108.7.1 Structures without elevator service.

Where elevator service is not provided in a structure, only the *dwelling units* and *sleeping units* that are located on stories indicated in [Sections 1108.7.1.1](#) and [1108.7.1.2](#) are required to be *Type A units* and *Type B units*, respectively. The number of *Type A units* shall be determined in accordance with [Section 1108.6.2.2.1](#).

1108.7.1.1 One story with Type B units required.

At least one *story* containing *dwelling units* or *sleeping units intended to be occupied as a residence* shall be provided with an accessible entrance from the exterior of the structure and all units *intended to be occupied as a residence* on that *story* shall be *Type B units*.

1108.7.1.2 Additional stories with Type B units.

Where stories have entrances not included in determining compliance with [Section 1108.7.1.1](#), and such entrances are proximate to arrival points intended to serve units on that *story*, as indicated in Items 1 and 2, all *dwelling units* and *sleeping units intended to be occupied as a residence* served by that entrance on that *story* shall be *Type B units*.

1. Where the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance are 10 percent or less.
2. Where the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance are 10 percent or less.

Where arrival points are not within 50 feet (15 240 mm) of the entrance, the closest arrival point shall be used to determine access unless that arrival point serves the *story* required by [Section 1108.7.1.1](#).

1108.7.2 Multistory units.

A *multistory dwelling unit* or *sleeping unit* that is not provided with elevator service is not required to be a *Type B unit*. Where a *multistory unit* is provided with external elevator service to only one floor, the floor provided with elevator service shall be the primary entry to the unit, shall comply with the requirements for a *Type B unit* and, where provided within the unit, a living area, a kitchen and a toilet facility shall be provided on that floor.

1108.7.3 Elevator service to the lowest story with units.

Where elevator service in the building provides an *accessible route* only to the lowest *story* containing *dwelling units* or *sleeping units intended to be occupied as a residence*, only the units on that *story* that are *intended to be occupied as a residence* are required to be *Type B units*.

1108.7.4 Site impracticability.

On a site with multiple nonelevator buildings, the number of units required by [Section 1108.7.1](#) to be *Type B units* is permitted to be reduced to a percentage that is equal to the percentage of the entire site having grades, prior to development, that are less than 10 percent, provided that all of the following conditions are met:

1. Not less than 20 percent of the units required by [Section 1108.7.1](#) on the site are *Type B units*.
2. Units required by [Section 1108.7.1](#), where the slope between the building entrance serving the units on that *story* and a pedestrian or vehicular arrival point is not greater than 8.33 percent, are *Type B units*.
3. Units required by [Section 1108.7.1](#), where an elevated walkway is planned between a building entrance serving the units on that *story* and a pedestrian or vehicular arrival point and the slope between them is 10 percent or less, are *Type B units*.
4. Units served by an elevator in accordance with [Section 1108.7.3](#) are *Type B units*.

1108.7.5 Flood hazard areas.

Type A units and *Type B units* 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 lowest 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

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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.