

CHAPTER 11

ACCESSIBILITY

SECTION BC 1101 GENERAL

1101.1 Scope. The provisions of this chapter and Appendices E, N and P shall control the design and construction of facilities for accessibility to persons with physical disabilities.

1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1 (Accessible and Usable Buildings and Facilities).

SECTION BC 1102 DEFINITIONS

1102.1 Definitions. The following words and terms shall, for the purposes of this chapter, applicable appendices and as used elsewhere in this code, have the following meanings:

ACCESSIBLE. A site, building, facility or portion thereof that complies with this chapter.

ACCESSIBLE ROUTE. A continuous, unobstructed path that complies with this chapter.

ACCESSIBLE UNIT. A dwelling unit or sleeping unit that complies with this code and Chapter 1 through Chapter 10 of ICC A117.1.

CIRCULATION PATH. An exterior or interior way of passage provided for pedestrian travel.

COMMON USE. Interior or exterior circulation paths, rooms, spaces or elements that are made available for the shared use of two or more people but are not for public use.

DETECTABLE WARNING. A standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired persons of hazards on a circulation path.

DWELLING UNIT (ACCESSIBILITY). For the purposes of Chapter 11 and applicable appendices: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

DWELLING UNIT OR SLEEPING UNIT, MULTI-STORY. A dwelling unit or sleeping unit with habitable space located on more than one story.

DWELLING UNIT OR SLEEPING UNIT, TYPE B. A dwelling unit or sleeping unit designed and constructed for accessibility in accordance with this code, Section 1004 (Type B Units) of ICC A117.1 where applicable, and Appendix P of this code where applicable, consistent with or exceeding the design and construction requirements of the federal Fair Housing Act.

EMPLOYEE WORK AREA. All or any portion of a space used only by employees and only for work. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas.

FACILITY. All or any portion of buildings, structure, site improvements, elements and pedestrian or vehicular routes located on a site.

INTENDED TO BE OCCUPIED AS A RESIDENCE. This refers to a dwelling unit or sleeping unit that can or will be used all or part of the time as the occupant's place of abode.

MULTILEVEL ASSEMBLY SEATING. Seating that is arranged in distinct levels where each level is comprised of either multiple rows, or single row of box seats accessed from a separate level.

PUBLIC ENTRANCE. An entrance that is not a service entrance.

PUBLIC-USE AREAS. Interior or exterior rooms or spaces that are made available to the general public.

RESTRICTED ENTRANCE. An entrance that is made available for public use but on a controlled basis, and that is not a service entrance.

SELF-SERVICE STORAGE FACILITY. Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

SERVICES. Includes but is not limited to toilet rooms, drinking fountains, public telephones and food.

SERVICE ENTRANCE. An entrance solely for delivery of goods or services.

SITE. A parcel of land bounded by a property line or a designated portion of a public right-of-way.

SLEEPING UNIT (ACCESSIBILITY). For the purposes of Chapter 11 and applicable appendices: A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

WHEELCHAIR SPACE. A space for a single wheelchair and its occupant.

SECTION BC 1103 SCOPING REQUIREMENTS

1103.1 Where required. Buildings and structures, temporary or permanent, including their associated sites and facilities, shall be accessible to persons with physical disabilities.

1103.2 General exceptions. Sites, buildings, facilities and elements 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 1110.

1103.2.2 Existing buildings. Existing buildings shall comply with Section 28-101.4 of the *Administrative Code*.‡

1103.2.3 Employee work areas. All or any portion of a space used exclusively by employees and only for work shall be required to comply only with Section 1103.2.3. However, common use circulation paths, located within employee work areas shall also comply with Section 1104.3.1.

1103.2.3.1 Employee work areas and work stations. Spaces and elements within employee work areas shall comply with Sections 907.9.1.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area. In addition, at least one and not less than five percent of seating, tables and/or work stations, if provided, within employee work areas shall comply with applicable sections of ICC A117.1.

1103.2.3.2 Elevated employee work areas. Where the elevation is critical to the proper work operations, work areas or portions of work areas that are less than 150 square feet (14 m²) in area and elevated 7 inches (178 mm) or more above the ground or finish floor shall be exempt from all requirements.

1103.2.4 Detached dwellings. Detached one and two-family dwellings and their accessory structures, and their associated sites and facilities are not required to be accessible.

1103.2.5 Utility buildings. Occupancies in Group U are exempt from the requirements of this chapter other than the following:

1. In agricultural buildings and livestock shelters, access is required to paved work areas and areas open to the general public.
2. Green houses and stables open to the public.
3. Private garages or carports that contain required accessible parking.

1103.2.6 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 be accessible.

1103.2.7 Raised areas. Raised areas used 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 be accessible or to be on an accessible route.

1103.2.8 Limited access spaces. Nonoccupiable spaces accessed only by ladders, catwalks, crawl spaces, freight elevators that are not part of an accessible route, or very narrow passageways are not required to be accessible.

1103.2.9 Equipment spaces. Spaces frequented only by personnel for maintenance, repair or monitoring of equipment are not required to be accessible. Such spaces include, but are not limited to, elevator pits, elevator penthouses, mechanical, electrical or communications equipment rooms, piping or equipment catwalks, water or sewerage

treatment pump rooms and stations, electrical substations and transformer vaults, and highway and tunnel utility facilities.

1103.2.10 Nongrade single-occupant structures. Single-occupant structures that are accessed only by passages below grade or above grade including, but not limited to, toll booths that are accessed only by bridges or underground tunnels, are not required to be accessible.

1103.2.11 Residential Group R-1. Buildings or portions of buildings occupied by 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 be accessible.

1103.2.12 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 pursuant to Section 1107.5.5, are not required to be accessible or to be on an accessible route.

1103.2.13 Fuel-dispensing systems. The operable parts on fuel-dispensing devices shall comply with Section 308.2.1 (Forward Reach Unobstructed) or 308.3.1 (Side Reach Unobstructed) of ICC A117.1.

SECTION BC 1104 ACCESSIBLE ROUTE

1104.1 Site arrival points. Accessible routes within the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

1104.2 Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site and shall comply with Section 1104.5.

1104.3 Connected spaces. When a building, or portion of a building, is required to be accessible, an accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and the public way. Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.

Exceptions:

1. In assembly areas with seating required to be accessible, an accessible route shall not be required to serve seating where wheelchair spaces or designated aisle seats required to be on an accessible route are not provided.
2. Accessible routes shall not be required to mezzanines provided that the building or facility has no more than one story, or where multiple stories are not required to be connected by an accessible route as permitted by Section 1104.4.
3. A single accessible route is permitted to pass through a kitchen or storage room in an accessible dwelling unit.

1104.3.1 Circulation paths within employee work areas.

Common use circulation paths within employee work areas shall be accessible routes.

Exceptions: The following exceptions apply only to the common use circulation paths within an employee work area and are not intended to remove the requirement of Section 1103.2.3 that employee work areas be designed and constructed so that individuals with disabilities can approach, enter and exit the employee work area.

1. Common use circulation paths, located within employee work areas less than 300 square feet (27.9 m²) in size, and defined by permanently installed partitions, counters, casework or furnishings not serving accessible employee work stations that are required in Section 1103.2.3.1, shall not be required to be accessible routes.
2. Common use circulation paths, located within employee work areas, that are an integral component of equipment, shall not be required to be accessible routes.

1104.3.2 Press boxes. Press boxes in assembly areas shall be on an accessible route.

Exceptions:

1. An accessible route shall not be required to press boxes in bleachers that have points of entry at only one level, provided that the aggregate area of all press boxes is 500 square feet (46.5 m²) maximum.
2. An accessible route shall not be required to free-standing press boxes that are elevated above grade 12 feet (3658 mm) minimum provided that the aggregate area of all press boxes is 500 square feet (46.5 m²) maximum.

1104.4 Multilevel buildings and facilities. At least one accessible route shall connect each accessible level, including mezzanines, in multilevel level buildings and facilities.

Exceptions:

1. An accessible route is not required to stories and mezzanines above and below accessible levels in non-residential buildings where the aggregate area of all such stories and mezzanines that are not provided with accessible routes is not more than 2,500 square feet (232.3 m²). This exception shall not apply to:
 - 1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces;
 - 1.2. Levels containing offices of health care providers (Group B or I);
 - 1.3. Passenger transportation facilities and airports (Group A-3 or B); or
 - 1.4. Levels frequented by the public for assembly, government, public utility or health facility purposes.
2. In Group A, I, R and S occupancies, levels that do not contain accessible elements or other spaces required by in Sections 1107 or 1108 are not required to be

served by an accessible route from an accessible level.

3. Where a two-story building or facility has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected by an accessible route to the story above or below.

1104.5 Location. Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior.

1104.6 Security barriers. Security barriers including, but not limited to, security bollards and security check points shall not obstruct a required accessible route or accessible means of egress.

Exception: Where security barriers incorporate elements that cannot comply with these requirements, such as certain metal detectors, fluoroscopes or other similar devices, the accessible route shall be permitted to be provided adjacent to security screening devices. The accessible route shall permit persons with disabilities passing around security barriers to maintain visual contact with their personal items to the same extent provided others passing through the security barrier.

SECTION BC 1105 ACCESSIBLE ENTRANCES

1105.1 Public entrances. In addition to accessible entrances required by Sections 1105.1.1 through 1105.1.6, all public entrances shall be accessible.

Exceptions:

1. An accessible entrance is not required to areas that are not required to be accessible by this chapter or Appendix E.
2. Loading and service entrances that are not the only entrance to a building or a tenant space.
3. Revolving doors, revolving gates, or turnstiles shall not be required to be accessible provided that an accessible entrance is available adjacent to such revolving doors, revolving gates or turnstiles.

1105.1.1 Parking garage entrances. Where provided, direct access for pedestrians from parking structures to buildings or facility entrances shall be accessible.

1105.1.2 Entrances from tunnels or elevated walkways. Where direct access is provided for pedestrians from a pedestrian tunnel or elevated walkway to a building or facility, entrances from such access to the building or facility shall be accessible.

1105.1.3 Restricted entrances. Where restricted entrances are provided to a building or facility, all such restricted entrances shall be accessible.

1105.1.4 Entrances for inmates and detainees. Where entrances used only by inmates or detainees and security personnel are provided at judicial facilities, detention facili-

ties or correctional facilities, all such entrances shall be accessible.

1105.1.5 Service entrances. If a service entrance is the only entrance to a building or a tenant space in a facility, that entrance shall be accessible.

1105.1.6 Tenant spaces. All entrances to tenant spaces that are required to be accessible shall be accessible entrances.

1105.1.6.1 Dwelling units and sleeping units. Doors and doorways at entrance(s) to Accessible units, including hardware, shall comply with Section 404 (Doors and doorways) of ICC A117.1. Doors and doorways, including hardware, at entrance(s) to Type B units shall comply with Section 1003.5 (Doors and doorways) of ICC A117.1.

Exceptions:

1. An accessible entrance is not required to dwelling units and sleeping units that are not required to be Accessible units or Type B units.
2. Entrances to multistory dwelling or sleeping units in R-2 occupancy as provided in Section 1107.2.5 that are not on the primary entry story to the unit and are not part of the accessible route required in Exception 1 of Section 1107.2.5 shall not be required to be accessible.

SECTION BC 1106

PARKING AND PASSENGER LOADING FACILITIES

1106.1 Required. Where parking is provided, 5 percent of the total number of parking spaces, but not less than one parking space, shall be accessible parking spaces except as otherwise required by Sections 1106.2 through 1106.4. Van-accessible parking spaces shall be provided in accordance with Section 1106.5. Accessible parking spaces shall be designed and constructed in accordance with Section 502 (Parking Spaces) of ICC A117.1. The number of accessible parking spaces shall be determined based on the total number of parking spaces provided for the facility. Where a determination of the minimum number of parking spaces results in a number containing a decimal of 0.5 or more, the next highest integer shall be used.

Exception: This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound where lots accessed by the public are provided with an accessible passenger loading zone.

1106.2 Groups R-2 and R-3. Where parking is provided for occupancies in Groups R-2 and R-3, which are required to have Accessible or Type B dwelling or sleeping units, the number of accessible parking spaces shall be in compliance with Section 1106.1 and such number of accessible parking spaces shall be dispersed in accordance with Section 1106.6. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building.

1106.2.1 Lease, rental, or assignment of spaces. In a parking facility accessory to Occupancy Group R-2 or R-3 serving only the residents or employees of the management of

such occupancy, or provided in compliance with Section 25-412 of the *New York City Zoning Resolution*, the accessible parking spaces in such facility may be leased, rented or assigned to a person without physical disabilities on a no longer than month-to-month basis. Such leases, rentals, or assignments of the accessible parking spaces to persons without physical disabilities shall be on written condition that such spaces be relinquished immediately at the end of the term of such lease, rental, or assignment to a resident or employee of the management of such occupancy who is a person with physical disabilities.

1106.3 Hospital outpatient facilities. Ten percent, but not less than one, of patient and visitor parking spaces provided to serve hospital outpatient facilities shall be accessible.

1106.4 Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent, but not less than one, of the portion of patient and visitor parking spaces serving rehabilitation facilities and outpatient physical therapy facilities shall be accessible.

1106.5 Van spaces. For every six or fraction of six accessible parking spaces, at least one space shall be a van-accessible parking space. Van-accessible parking spaces shall be designed and constructed in accordance with ICC A117.1, including Section 502 (Parking Spaces).

1106.6 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. Accessible parking spaces shall be dispersed among the various types of parking facilities provided. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. In Occupancy Groups R-2 and R-3, at least one of each type of parking space shall be accessible.

Exceptions:

1. In multilevel parking structures, van-accessible parking spaces complying with Section 502 (Parking Spaces) of ICC A117.1 may be provided on one level.
2. In an attended parking facility in which vehicles customarily are parked and later returned to their drivers by an attendant employed by the parking facility, accessible parking spaces need not be designated by a sign or lines if all of the following conditions are met:
 - 2.1. Van-accessible parking spaces complying with Section 502 (Parking Spaces) of ICC A117.1 are provided;
 - 2.2. A passenger loading zone complying with Section 1106.7 is provided where an attendant shall take control of the vehicles. A vertical clearance of 98 inches (2489 mm) shall be permitted at such loading zone;
 - 2.3. At least one accessible parking space shall remain available unless all accessible parking spaces are occupied;

- 2.4. The attendant shall park and retrieve all vehicles not equipped with special controls entering the facility in which a person with disabilities is either the driver or a passenger, provided accessible parking space is available;
- 2.5. The attendant shall direct the drivers of vehicles equipped with special controls to accessible parking spaces. The attendant shall accompany such drivers to and from such space along an accessible route when they enter and exit the facility. If necessary, the accessible route and accessible parking space shall be created by the repositioning of vehicles parked previously by the attendant; and
- 2.6. Each van-accessible parking space shall have two permanently and prominently posted signs. One shall include the International Symbol of Accessibility complying with Section 703.6.3.1 of ICC A117.1. The other sign shall note that vehicles parked in such spaces are subject to being moved by an attendant of the parking facility in order to accommodate a vehicle which cannot be accommodated in another accessible parking space. Such signs shall not be obstructed by a vehicle parked in the space.

1106.7 Passenger loading zones. Passenger loading zones shall be designed and constructed in accordance with ICC A117.1 including Section 503 (Passenger Loading Zones). Where there are curbs between the access aisle and the vehicle pull-up space, a curb ramp complying with ICC A117.1 including Section 406 (Curb Ramps) shall be provided.

1106.7.1 Continuous loading zones. Where passenger loading zones are provided, at least one accessible passenger loading zone shall be provided within each continuous 100 linear feet (30.4 m) of loading zone space, or fraction thereof, so that travel between accessible passenger loading zones will not exceed 100 linear feet (30.4 m).

1106.7.2 Medical facilities. A passenger loading zone shall be provided at an accessible entrance to licensed medical and long-term care facilities where people receive physical or medical treatment or care and where the period of stay exceeds 24 hours.

1106.7.3 Valet parking. A passenger loading zone shall be provided at valet parking services.

SECTION BC 1107 DWELLING UNITS AND SLEEPING UNITS

1107.1 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.

1107.2 Design. Dwelling units and sleeping units which are required to be Accessible units or Type B units shall comply with this code including Appendix P where applicable, and the

applicable provisions of Chapter 10 of ICC A117.1. In addition, Type B units in R-2 occupancies shall comply with Sections 1107.2.1 through 1107.2.8. Units required to be Type B units are permitted to be designed and constructed as Accessible units.

1107.2.1 Type B unit doors and doorways in R-2 occupancy. Doors and doorways at the entrance(s) to the dwelling or sleeping unit shall comply with Section 1105.1.6. All other doors and doorways within the dwelling or sleeping unit meant for human passage shall comply with Section 1003.5 (Doors and Doorways) of ICC A117.1. In addition, doors and doorways serving toilet and bathing facilities that are required to comply with Appendix P shall also comply with Section P102.3.

Exceptions:

1. **Maneuvering clearance at doors.** Where pull side, latch approach maneuvering clearance is required within the dwelling or sleeping unit for a door without a closer as per Figure 404.2.3.1(f) of ICC A117.1, the minimum maneuvering clearance perpendicular to the doorway shall be permitted to be reduced to 42 inches (1067 mm).
2. **Door hardware.** Door hardware on doors within the dwelling or sleeping unit, except on entrance doors, shall not be required to comply with Section 404.2.6 (Door Hardware) of ICC A117.1 provided such hardware is readily replaceable without the removal or replacement of the door.
3. **Future reversibility for bedroom doors.** Bedroom doors and frames shall be permitted to be provided with mortised hinge and latch blanks to permit future reversal of the door on the same frame using common hand tools and without further alterations to the door and frame, provided such future swing of the door will not obstruct the maneuvering clearances required at the door or doorway.
4. **Flex-closet.** Where front approach, pull side maneuvering clearance is required at a manual swinging door per Figure 404.2.3.1(a) of ICC A117.1, such clearance space may be used for a readily removable storage closet provided that:
 - 4.1. Such closet is so constructed that the front approach, pull side maneuvering clearance can be restored by removing the closet doors, floor tracks, and shelves using common hand tools and without alterations to the floor or flooring, walls or partitions; and
 - 4.2. In any dwelling unit or sleeping unit containing a flex-closet, the dwelling unit or sleeping unit must contain the following additional closets:
 - 4.2.1. An accessible nonflex-closet in each bedroom equivalent to at least one 4 feet (1219 mm) wide by 2 feet, 6 inches (762 mm) deep and 5

feet (1524 mm) high or, in an efficiency apartment, at least one such closet; and

- 4.2.2. An accessible nonflex-closet equal in cubic footage to the flex closet that is located outside of bedrooms, kitchen or bathroom.
5. Supplemental toilet and bathing facilities. Where one Type A toilet and bathing facility is provided in a Type B unit in accordance with the exception in Section 1107.2.2, the doors and doorways to all other toilet and bathing facilities in that dwelling unit shall not be required to comply with maneuvering clearances, but shall comply with Section 1004.5.2 (User Passage Doorways) of ICC A117.1 and shall provide clear opening width of 32 inches (813 mm) minimum.

1107.2.2 Type B unit toilet and bathing facilities in R-2 occupancy. Where toilet and bathing facilities are provided in the dwelling unit or sleeping unit, all such toilet and bathing facilities shall comply with Appendix P.

Exception for Type A toilet and bathing facility: Where at least one toilet and bathing facility in the dwelling or sleeping unit is constructed in accordance with the Type A toilet and bathing facilities requirements of Section 1003.11 (Toilet and Bathing Facilities), including Section 1003.3.2 (Turning Space), of ICC A117.1 and is in compliance with the following:

1. At least one lavatory, one water closet and either a bathtub or shower within such toilet or bathing facility shall comply with Section 1003.11 of ICC A117.1. Such toilet and bathing fixtures shall be in a single toilet or bathing area, such that travel between fixtures does not require travel beyond the area in which the fixtures of such toilet or bathing facility are located.
2. Toilet paper dispensers within such facilities shall comply with Section 604.10.7 (Dispensers) of ICC A117.1.
3. Medicine cabinets, if provided, must include a storage shelf no higher than 44 inches (1118 mm) above the floor.

Where at least one toilet and bathing facility complying with Sections 1003.11 and 1003.3.2 of ICC A117.1 is provided within the dwelling or sleeping unit in accordance with this exception, other toilet and bathing facilities shall be required to comply only with Sections 1004.3 (Accessible route), 1004.4 (Walking Surfaces), 1004.5.2 (User Passage Doorways), 1004.9 (Operable Parts) and 1004.11.2 (Reinforcement) of ICC A117.1. Doors and doorways to such toilet and bathing facilities shall provide clear opening width of 32 inches (813 mm) minimum.

1107.2.3 Type B unit kitchen and kitchenette in R-2 occupancy. Where kitchens and kitchenettes are provided in the dwelling unit or sleeping unit, the primary kitchen or kitchenette shall be constructed in accordance with the

kitchen requirements of Section 1003.12 (Kitchen) of ICC A117.1 and Sections 1107.2.3.1 through 1107.2.3.4. Secondary kitchens and kitchenettes within the same dwelling unit or sleeping unit shall be required to comply only with Section 1004.12 (Kitchens) of ICC A117.1.

1107.2.3.1 Kitchen counters. A kitchen counter that is required to comply with Section 1003.12.3.2 or 1003.12.4.2 (Height) of ICC A117.1 shall be permitted to be adjustable or designed to be replaceable as a unit at variable heights between 29 inches and 36 inches (737 mm and 914 mm), measured from the floor to the top of the work surface. The owner shall adjust or replace such countertop at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the date the request is made by a person with physical disabilities, whichever is later, at the owner's expense.

1107.2.3.2 Appliances in kitchen and kitchenette. Appliances shall comply with Section 1003.12.6 (Appliances) of ICC A117.1.

Exception: Where appliances' controls are not in compliance with Section 309.4 (Operation) of ICC A117.1, the owner shall replace such appliances with appliances in conformance with Section 309.4 of ICC A117.1 at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the date the request is made by a person with physical disabilities, whichever is later, at the owner's expense. However, the owner shall not be responsible to provide a particular model or type of appliances provided such appliances and controls comply with Sections 1003.12.6 and 309.4 of ICC A117.1.

1107.2.3.3 Refrigerator/freezers. Combination refrigerators and freezers shall comply with Section 1003.12.6.6 (Refrigerator/Freezers) of ICC A117.1. In addition, where less than 100 percent of storage volume of the freezer is located within 54 inches (1372 mm) maximum above the floor, such freezer shall be a self-defrosting type.

Exception: Where refrigerators and freezers are not in compliance with this section, the owner shall replace such appliances with complying appliances at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the date the request is made by a person with physical disabilities, whichever is later, at the owner's expense. However, the owner shall not be responsible to provide a particular model or type of appliances provided such appliances comply with this section.

1107.2.3.4 Kitchen and kitchenette storage. Kitchen storage, kitchen cabinets, drawers, and shelf storage areas, within kitchen and kitchenettes that are required to comply with Section 1003.12 of ICC A117.1 pursuant to Section 1107.2.3, except overhead cabinets, shall comply with Section 905 (Storage Facilities) of ICC A117.1. In addition, at least one storage shelf or cabinet, mounted

above work counters at 48 inches (1219 mm) maximum above the floor, shall be provided.

1107.2.4 Type B unit operable windows in R-2 occupancy. All operable windows in rooms or spaces in the dwelling unit or sleeping unit shall have operable parts complying with Section 309 (Operable Parts) of ICC A117.1.

Exception: Compliance with Section 1107.2.4 is not required in kitchenettes less than 80 square feet (7.4 m²) in area and equipped with an accessible mechanical means of ventilation complying with the *New York City Mechanical Code*, and in bathrooms equipped with an accessible mechanical means of ventilation complying with the *New York City Mechanical Code*.

1107.2.5 Type B multistory units in R-2 occupancy. Multistory dwelling or sleeping units shall comply with the following:

1. One of the stories with an accessible entrance shall be designated as the primary entry story to the unit;
2. All rooms, spaces and doors on the primary entry story shall comply with Section 1107.2; and
3. Rooms, spaces or doors located on other than the primary entry story, and interior routes thereto, need not comply with Section 1107.2 where the primary entry story contains equivalent functional facilities.

Exception: Functional facilities in compliance with Section 1107.2 may be located on any story within the dwelling or sleeping unit, provided that all rooms, spaces and doors located on such story containing such functional facilities comply with Section 1107.2. In addition, a toilet facility complying with Section 1107.2.2 shall be provided on the primary entry story, and one of the following conditions shall be met:

1. An accessible external elevator is provided to connect all such stories of the multistory dwelling or sleeping unit; or
2. A stairway complying with Section 504 (Stairways) of ICC A117.1 with a minimum clear width of 36 inches (914 mm) is provided within the multistory dwelling or sleeping unit to connect all such stories of the unit; or
3. An accessible route complying with Section 402 (accessible routes) of ICC A117.1 is provided within the dwelling or sleeping unit to connect all such stories of the unit.

1107.2.6 Type B unit raised or sunken floor area in R-2 occupancy. Where a raised or sunken floor area in a portion of a living, dining, or sleeping room within a dwelling or sleeping unit that is permitted by Section 1004.3 (Accessible route, Exception 1 and 2) of ICC A117.1 is provided, steps complying with Section 504 (Stairways) of ICC A117.1 with a minimum clear width of 36 inches (914 mm) shall connect such portion of raised or sunken floor area to an accessible route. In addition, a minimum area of 80 square feet (7.4 m²), and 8 feet (2438 mm) in one dimension,

of each of such living, dining, or sleeping room shall be connected by an accessible route that is in compliance with Section 1004.3.2 (Components) of ICC A117.1.

1107.2.7 Type B unit storage facilities in R-2 occupancy. Where storage facilities are provided within the dwelling or sleeping unit, they shall comply with Section 905 (Storage Facilities) of ICC A117.1.

1107.2.8 Type B unit laundry equipment in R-2 occupancy. Where washing machines or clothes dryers are provided within the dwelling or sleeping unit, such equipment shall comply with Section 611 (Washing Machines and Clothes Dryers) of ICC A117.1 and shall be front loading. Laundry equipment in accessible common-use areas as required in Section 1107.3 shall comply with Section E105.3.

Exception: At the option of the owner, laundry equipment conforming to this section within the dwelling or sleeping unit may be provided at the time a person with physical disabilities takes occupancy of the unit, or within 10 days of the date the request is made by a person with physical disabilities, whichever is later, at the owner's expense. However, the owner shall not be responsible to provide a particular model or type of equipment provided such equipment complies with this section.

1107.3 Accessible spaces. Rooms and spaces available to the general public or available for use by residents of Accessible units or Type B units shall be accessible. Accessible spaces shall include, but not be limited to, spaces for residents' use, such as laundry rooms, refuse disposal and storage locations, mailbox areas, recreational facilities, assembly and tenants' meeting rooms, storage rooms, parking areas, toilet and bathing rooms, kitchen, living and dining areas, any exterior spaces, including patios, terraces and balconies, management offices, and stores.

1107.4 Accessible route. At least one accessible route shall connect accessible building or facility entrances with the required accessible entrance(s) of each Accessible 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. Roof terraces of Type B units above residential occupancies. Roof terraces that are part of Type B units and that are not for public use or common use, located on the floor immediately above enclosed residential occupancies.
2. Other exterior spaces of Type B units. All other exterior spaces, including but not limited to roof terraces, exterior decks, patios or balconies that are part of Type B units, that are not for public use or common use, that 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. Such roof terraces, decks, patios or balconies shall be designed so that accessibility can be readily provided, without modifications to the guard rail heights and structural supports, by the installation of a noncom-

bustible ramp in compliance with Section 405 (Ramps) of ICC A117.1, or a noncombustible level platform, with removable panel for access to floor drainage, that is permeable to weather and in compliance with Section 302 (Floor Surfaces) and Section 303 (Changes in Level) of ICC A117.1.

1107.5 Group I. Occupancies in Group I shall be provided with accessible features in accordance with Sections 1107.5.1 through 1107.5.5.

1107.5.1 Group I-1. Group I-1 occupancies shall be provided with accessible features in accordance with Section 1107.5.1.1.

1107.5.1.1 Accessible units. In Group I-1 occupancies, 100 percent of the dwelling units and sleeping units shall be Accessible units.

1107.5.2 Group I-2 Nursing homes. Nursing homes of Group I-2 shall be provided with accessible features in accordance with Section 1107.5.2.1.

1107.5.2.1 Accessible units. In nursing homes, 100 percent of the dwelling units and sleeping units shall be Accessible units.

1107.5.3 Group I-2 Hospitals. General-purpose hospitals, psychiatric facilities, detoxification facilities and residential care/assisted living facilities of Group I-2 shall be provided with accessible features in accordance with Section 1107.5.3.1.

1107.5.3.1 Accessible units. In such Group I-2 facilities, 100 percent of the dwelling units and sleeping units shall be Accessible units.

1107.5.4 Group I-2 Rehabilitation facilities. In hospitals and rehabilitation facilities of Group I-2 which specialize in treating conditions that affect mobility, or units within either which specialize in treating conditions that affect mobility, 100 percent of the dwelling units and sleeping units shall be Accessible units.

1107.5.5 Group I-3. Buildings, facilities or portions thereof with Group I-3 occupancies shall comply with Sections 1107.5.5.1 through 1107.5.5.3.

1107.5.5.1 Group I-3 sleeping units. In occupancies in Group I-3, at least two percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.

1107.5.5.2 Special holding cells and special housing cells or rooms. In addition to the units required to be accessible by Section 1107.5.5.1, where special holding cells or special housing cells or rooms are provided, at least one serving each purpose shall be accessible. 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.

1107.5.5.3 Medical care facilities. Patient sleeping units or cells required to be accessible in medical care facilities shall be provided in addition to any medical isolation cells required to comply with Section 1107.5.5.2.

1107.6 Group R. Occupancies in Group R shall be provided with accessible features in accordance with Sections 1107.6.1 through 1107.6.3.

1107.6.1 Group R-1. Group R-1 occupancies shall be provided with accessible features in accordance with Sections 1107.6.1.1 through 1107.6.1.3.

Exception: Boarding houses, dormitories, fraternity houses and sorority houses shall comply with Section 1107.6.1.4.

1107.6.1.1 Accessible units. In occupancies in Group R-1, accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1. All facilities 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. Roll-in showers provided in Accessible units shall include a permanently mounted folding shower seat. In addition, required Accessible units in occupancies in Group R-1 shall comply with the following:

Where hard wiring of audible and visual smoke detectors and/or carbon monoxide detectors is not required to be provided by Chapter 9, portable smoke and/or carbon monoxide detectors with both audible and visual features shall be available for a minimum of 3 percent of the total number of dwelling and sleeping units, or fraction thereof, but not fewer than one. Such detectors shall have

**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 49	0	2
50 to 75	1	4
76 to 100	1	5
101 to 149	2	7
150 and over	1% of total*	5% of total*

* Where determination by percentage results in a number containing a decimal of 0.5 or more, the next higher number shall be used.

a flash frequency range of 60 to 120 flashes per minute. Where the average illumination level with motion present is more than 20 lumens per square foot, the visible signaling appliance shall have an effective intensity rating between 100 and 1000 candela. A sign with a minimum height of 3 inches (76 mm) shall be posted at the main desk or other equivalent locations indicating the availability of such detectors.

1107.6.1.2 Type B units. In structures with four or more dwelling or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.

Exceptions:

1. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
2. Compliance with Sections 1107.2.1 through 1107.2.8 is not required.

1107.6.1.3 Doors and doorways. Entrances, doors, and doorways providing user passage into and within units that are not required to comply with Accessible units' requirements shall comply with Section 404.2.2 (Clear Width) of ICC A117.1.

1107.6.1.4 Boarding houses, dormitories, fraternity houses and sorority houses. Accessible units and Type B dwelling units and sleeping units shall be provided in boarding houses, dormitories, fraternity houses and sorority houses in accordance with Sections 1107.6.1.4.1 and 1107.6.1.4.2.

1107.6.1.4.1 Accessible units. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1.

1107.6.1.4.2 Type B units. Every dwelling unit and every sleeping unit not required to be accessible shall be a Type B unit and shall comply with Section 1107.2, and Sections 1107.2.1 through 1107.2.8, regardless of intent to occupy such unit as a residence.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

1107.6.2 Group R-2. Accessible units and Type B units shall be provided in occupancies in Group R-2 in accordance with Section 1107.6.2.1.

1107.6.2.1 Apartment houses, monasteries and convents. Type B units shall be provided in apartment houses, monasteries and convents in accordance with Section 1107.6.2.1.1.

1107.6.2.1.1 Type B units. Every dwelling unit and sleeping unit, regardless of intent to occupy such unit as a residence, shall be a Type B unit and shall comply with Section 1107.2, and Sections 1107.2.1 through 1107.2.8.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

1107.6.3 Group R-3. In occupancies in Group R-3 where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.

Exceptions:

1. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
2. Compliance with Sections 1107.2.1 through 1107.2.8 is not required.

1107.7 General exceptions. Where specifically permitted by Section 1107.6, the required number of Type B units is permitted to be reduced in accordance with Sections 1107.7.1 through 1107.7.3.

1107.7.1 Buildings without elevator service. Where no elevator service is provided in a building, only the dwelling and sleeping units that are located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be Type B units.

1107.7.1.1 One story with Type B units required. For occupancies in other than Group R-2, 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 building and all units intended to be occupied as a residence on that story shall be Type B units. Occupancies in Group R-2 shall comply with the following:

1. **Cellar, basement, or first story.** For occupancies in Group R-2, in buildings where the lowest story containing dwelling or sleeping units is the cellar, basement, or first floor, at least one such story containing dwelling or sleeping units, regardless of intent to occupy as a residence, shall be provided with an accessible entrance and all units on that story, regardless of intent to occupy as a residence, shall be Type B units.
2. **Second story or higher.** For occupancies in Group R-2, in structures where the lowest story containing dwelling or sleeping units is the second story or higher, at least one story containing dwelling or sleeping units intended to be occupied as a residence shall be provided with an accessible entrance from the exterior of the building and all units intended to be occupied as a residence on that story shall be Type B units. Notwithstanding the foregoing, Type B units shall not be required in such structures that contain only multistory dwelling or sleeping units and shall not be required in such structures that contain fewer than four dwelling or sleeping units.

1107.7.1.2 Other stories with Type B units required. If other stories containing dwelling or sleeping units intended to be occupied as a residence are served by a building entrance that is in proximity to arrival points as indicated in Items 1 and 2, such building entrance shall be accessible and 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, and
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 no such arrival points are within 50 feet (15 240 mm) of the entrance, the closest arrival point shall be used unless that arrival point serves the story required by Section 1107.7.1.1.

1107.7.2 Multistory units in Occupancy Group R-3. A multistory dwelling or sleeping unit which 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 a toilet facility shall be provided on that floor.

1107.7.3 Elevator service to the lowest story with units. Where elevator service in the building is provided for the sole purpose of complying with the provisions of Section 1107.7.1.1 to serve as an accessible route only to the lowest story containing dwelling or sleeping units intended to be occupied as a residence, only the units intended to be occupied as a residence on the lowest story served by the elevator are required to be Type B units.

**SECTION BC 1108
SPECIAL OCCUPANCIES**

1108.1 General. In addition to the other requirements of this chapter and applicable provisions of Appendices E and N, the requirements of Sections 1108.2 through 1108.4 shall apply to specific occupancies.

1108.2 Assembly area seating. Assembly areas with seating shall comply with 1108.2.1 through 1108.2.8. Dining areas shall comply with 1108.2.9.

1108.2.1 Services. Services and facilities provided in areas not required to be accessible in Section 1108.2.9 shall be provided on an accessible level and shall be accessible.

1108.2.2 Wheelchair spaces. In theaters, bleachers, grandstands, stadiums, arenas and other assembly areas, accessible wheelchair spaces, companion seats, and designated aisle seats complying with ICC A117.1 including Section 802 (Assembly Areas) shall be provided in accordance with Sections 1108.2.2.1 through 1108.2.2.3. Required accessible wheelchair spaces and their companion seats as required in Section 1108.2.5 shall be delineated on the approved seating plans. Such spaces and seats which are unsold 1 day (24 hours) before the event shall be permitted to be released

for sale to the public, including persons without physical disabilities.

1108.2.2.1 General seating. Wheelchair spaces shall be provided in accordance with Table 1108.2.2.1.

**TABLE 1108.2.2.1
ACCESSIBLE WHEELCHAIR SPACES**

CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACES
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
501 to 5,000	6, plus 1 for each 150, or fraction thereof, between 501 through 5,000
5,001 and over	36 plus 1 for each 200, or fraction thereof, over 5,000

1108.2.2.2 Luxury boxes, club boxes and suites. In each luxury box, club box, and suite within arenas, stadiums and grandstands, wheelchair spaces shall be provided in accordance with Table 1108.2.2.1.

1108.2.2.3 Other boxes. In boxes other than those required to comply with Section 1108.2.2.2, the total number of wheelchair spaces provided shall be determined in accordance with Table 1108.2.2.1. Wheelchair spaces shall be located in not less than 20 percent of all boxes provided.

1108.2.3 Integration. Wheelchair spaces shall be an integral part of the seating plan.

1108.2.4 Dispersion of wheelchair spaces. Dispersion of wheelchair spaces shall be based on the availability of accessible routes to various seating areas including seating at various levels in multilevel facilities.

1108.2.4.1 Multilevel assembly seating areas. In multilevel assembly seating areas, wheelchair spaces shall be provided on the main floor level and on each additional floor or mezzanine levels. Wheelchair spaces shall be provided in each luxury box, club box and suite within assembly facilities

Exceptions:

1. In multilevel assembly spaces utilized for worship services, where the second floor or mezzanine level contains 25 percent or less of the total seating capacity, all wheelchair space clusters shall be permitted to be located on the main level.
2. In multilevel assembly seating where the second floor or mezzanine level provides 25 percent or less of the total seating capacity and 300 or fewer seats, wheelchair space clusters shall be permitted to all be located on the main level.

1108.2.5 Companion seating. At least one companion seat complying with ICC A117.1, including Section 802.7 (Companion Seat) shall be provided for each wheelchair space required by Section 1108.2.2.

1108.2.6 Designated aisle seats. At least five percent, but not less than one, of the total number of aisle seats provided shall be designated aisle seats and shall comply with ICC A117.1, including Section 802.8 (Designated Aisle Seats).

1108.2.7 Assistive listening systems. Each assembly area where audible communications are integral to the use of the space shall have an assistive listening system in compliance with ICC A117.1, including Section 706 (Assistive Listening System) and Appendix N of this code.

Exception: Other than in courtrooms, an assistive listening system is not required where there is no audio amplification system.

1108.2.7.1 Receivers. Receivers shall be provided for assistive listening system in accordance with Table 1108.2.7.1. All receivers shall be hearing-aid compatible.

1108.2.7.2 Public address systems. Where stadiums, arenas and grandstands provide audible public announcements, they shall also provide equivalent text information regarding events and facilities in compliance with Sections 1108.2.7.2.1 and 1108.2.7.2.2

1108.2.7.2.1 Prerecorded text messages. Where electronic signs are provided and have the capability to display prerecorded text messages containing information that is the same, or substantially equivalent, to information that is provided audibly, signs shall display text that is equivalent to audible announcements.

Exception: Announcements that cannot be prerecorded in advance of the event shall not be required to be displayed.

1108.2.7.2.2 Real-time messages. Where electronic signs are provided and have the capability to display real-time messages containing information that is the same, or substantially equivalent, to information that is provided audibly, signs shall display text that is equivalent to audible announcements.

1108.2.8 Performance areas. An accessible route shall directly connect the performance area to the assembly seating area where a circulation path directly connects a performance area to an assembly seating area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers.

1108.2.9 Dining areas. In dining areas, the total floor area allotted for seating and tables shall be accessible.

Exceptions:

1. In buildings or facilities not required to provide an accessible route between levels as described in Section 1104.4, Exception 1, an accessible route to a mezzanine seating area is not required, provided that the mezzanine contains less than 33 percent of the total seating area and the same services are provided in the accessible area.
2. In sports facilities, tiered dining areas providing seating required to be accessible shall be required to have accessible routes serving at least 25 percent of the dining area, provided that accessible routes serve accessible seating and where each tier is provided with the same services and similar view.

1108.2.9.1 Dining surfaces. Where dining surfaces for the consumption of food or drink are provided, at least 5 percent, but not less than one, of the seating and standing spaces at the dining surfaces shall be accessible and be distributed throughout the facility.

Exception: Where food or drink is served at counters exceeding 34 inches (864 mm) in height, such dining surfaces shall not be required to comply with Section 1108.2.9.1 provided equivalent service is available at accessible tables or counters that are in compliance with Section 902 (Dining Surfaces and Work Surfaces) of ICC A117.1 within the same dining area.

1108.3 Self-service storage facilities. Self-service storage facilities shall provide accessible individual self-storage spaces in compliance with Section 1104 of this code and ICC A117.1, including Section 905 (Storage Facilities). The number of required self-storage spaces shall be in accordance with Table 1108.3.

**TABLE 1108.2.7.1
RECEIVERS FOR ASSISTIVE LISTENING SYSTEMS**

CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF RECEIVERS	MINIMUM NUMBER OF RECEIVERS TO BE HEARING-AID COMPATIBLE
50 or less	2	2
51 to 200	2, plus 1 per 25 seats over 50 seats*	2
201 to 500	2, plus 1 per 25 seats over 50 seats.*	1 per 4 receivers*
501 to 1,000	20, plus 1 per 33 seats over 500 seats*	1 per 4 receivers*
1,001 to 2,000	35, plus 1 per 50 seats over 1,000 seats*	1 per 4 receivers*
Over 2,000	55, plus 1 per 100 seats over 2,000 seats*	1 per 4 receivers*

NOTE: * = or fraction thereof

**TABLE 1108.3
ACCESSIBLE SELF-SERVICE STORAGE FACILITIES**

TOTAL SPACES IN FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE SPACES
1 to 200	5%, but not less than 1
Over 200	10, plus 2% of total number of units over 200

1108.3.1 Dispersion. Accessible individual self-service storage spaces shall be dispersed throughout the various classes of spaces provided. Where more classes of spaces are provided than the number of required accessible spaces, the number of accessible spaces shall not be required to exceed that required by Table 1108.3. Accessible spaces are permitted to be dispersed in a single building of a multibuilding facility.

1108.4 Judicial facilities. Judicial facilities shall comply with Sections 1108.4.1 through 1108.4.3.

1108.4.1 Courtrooms. Each courtroom shall comply with ICC A117.1, including Section 807 (Courtrooms).

1108.4.2 Holding cells. Where provided, central holding cells and court-floor holding cells shall comply with Sections 1108.4.2.1 and 1108.4.2.2.

1108.4.2.1 Central holding cells. Where separate central holding cells are provided for adult males, juvenile males, adult females or juvenile females, one of each type shall be accessible. Where central holding cells are provided and are not separated by age or sex, at least one accessible cell shall be provided.

1108.4.2.2 Court-floor holding cells. Where separate court-floor holding cells are provided for males, juvenile males, adult females or juvenile females, each courtroom shall be served by one accessible cell of each type. Where court-floor holding cells are provided and are not separated by age or sex, courtrooms shall be served by at least one accessible cell. Accessible cells shall be permitted to serve more than one courtroom.

1108.4.3 Visiting areas. Visiting areas shall comply with Sections 1108.4.3.1 and 1108.4.3.2.

1108.4.3.1 Cubicles and counters. At least 5 percent, but not fewer than one, of cubicles shall be accessible on both the visitor and detainee sides. Where counters are provided, at least one shall be accessible on both the visitor and detainee sides.

Exception: This requirement shall not apply to the detainee side of cubicles or counters at noncontact visiting areas not serving holding cells.

1108.4.3.2 Partitions. Where solid partitions or security glazing separate visitors from detainees, at least one of each type of cubicle or counter partition shall be accessible.

**SECTION BC 1109
OTHER FEATURES AND FACILITIES**

1109.1 General. Accessible building features and facilities shall be provided in accordance with 1109.2 through 1109.15.

Exception: Type B dwelling and sleeping units shall comply with Section 1107 and ICC A117.1.

1109.2 Toilet and bathing facilities. Toilet rooms and bathing facilities shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing facilities provided within the facility shall not be located on the in accessible floor. At least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing facility shall be accessible.

Exceptions:

1. In nonresidential occupancies, for toilet rooms or bathing facilities accessed only through a private office, not for common or public use, and intended for use by a single occupant of such private office, any of the following alternatives are allowed:
 - 1.1. Doors are permitted to swing into the clear floor space provided the door swing can be reversed to meet the requirements in Section 603.2.3 (Door Swing) of ICC A117.1; and
 - 1.2. The height requirements for the water closet in Section 604.4 (Height) of ICC A117.1 are not applicable; and
 - 1.3. Grab bars are not required to be installed in a toilet room, provided that the reinforcement has been installed in the walls and located so as to permit the installation of such grab bars; and
 - 1.4. The requirement for height, knee and toe clearance shall not apply to a lavatory.
2. This section is not applicable to dwelling units, sleeping units and patient toilet and bathing facilities that are not required to be accessible by Section 1107.
3. Where multiple single-user toilet rooms or bathing facilities are clustered to be within sight of, or adjacent to one another at a single location and contain fixtures in excess of the minimum required number of plumbing fixtures, at least 5 percent, but not less than one room for each use at each cluster, shall be accessible.
4. Where no more than one urinal is provided in a toilet room or bathing facility, the urinal is not required to be accessible.
5. Toilet rooms that are part of critical-care or intensive-care patient sleeping rooms are not required to be accessible.

1109.2.1 Unisex toilet and bathing rooms. In assembly and mercantile occupancies, an accessible unisex toilet room shall be provided where an aggregate of six or more male and female water closets is required. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be used to deter-

mine the unisex toilet room requirement. In recreational facilities where separate-sex bathing rooms are provided, an accessible unisex bathing room shall be provided. Fixtures located within unisex toilet and bathing rooms may be included in determining the number of fixtures provided in an occupancy.

Exception: Where each separate-sex bathing room has only one shower or bathtub fixture, a unisex bathing room is not required.

1109.2.1.1 Standard. Unisex toilet and bathing rooms shall comply with Sections 1109.2.1.2 through 1109.2.1.7 and ICC A117.1.

1109.2.1.2 Unisex toilet rooms. Unisex toilet rooms shall include only one water closet and only one lavatory. A unisex bathing room in accordance with 1109.2.1.3 shall be considered a unisex toilet room.

Exception: A urinal is permitted to be provided in addition to the water closet in a unisex toilet room.

1109.2.1.3 Unisex bathing rooms. Unisex bathing rooms shall include only one shower or bathtub fixture. Unisex bathing rooms shall also include one water closet and one lavatory. Where storage facilities are provided for separate-sex bathing rooms, accessible storage facilities complying with Section 1109.8 shall be provided for unisex bathing rooms.

1109.2.1.4 Location. Unisex toilet and bathing rooms shall be located on an accessible route. Unisex toilet rooms shall be located not more than one story above or below separate-sex toilet rooms. The accessible route from any separate-sex toilet room to a unisex toilet room shall not exceed 500 feet (152 m).

1109.2.1.5 Prohibited location. In passenger transportation facilities and airports, the accessible route from separate-sex toilet rooms to a unisex toilet room shall not pass through security checkpoints.

1109.2.1.6 Clear floor space. Where doors swing into a unisex toilet or bathing room, a clear floor space not less than 30 inches by 48 inches (762 mm by 1219 mm) shall be provided, within the room, beyond the area of the door swing.

1109.2.1.7 Privacy. Doors to unisex toilet and bathing rooms shall be securable from within the room.

1109.2.2 Water closet compartment. Where water closet compartments are provided in a toilet room or bathing facility, at least one wheelchair-accessible compartment shall be provided. Where the combined total water closet compartments and urinals provided in a toilet room or bathing facility is six or more, at least one ambulatory-accessible water closet compartment shall be provided in addition to the wheelchair-accessible compartment. Wheelchair-accessible and ambulatory-accessible compartments shall comply with ICC A117.1 including Section 604.8 (Wheelchair Accessible Compartments) and 604.9 (Ambulatory Accessible Compartments).

1109.3 Sinks. Where sinks are provided, at least five percent, but not less than one, provided in accessible spaces shall com-

ply with ICC A117.1, including Section 606 (Lavatories and Sinks).

Exception: Mop or service sinks are not required to be accessible.

1109.4 Kitchens, kitchenettes and wet bars. Where kitchen, kitchenettes and wet bars not located within dwelling or sleeping units, are provided in accessible spaces or rooms, they shall be accessible in accordance with ICC A117.1 including Section 804 (Kitchens and Kitchenettes).

1109.5 Drinking fountains. On floors where drinking fountains are provided, at least 50 percent, but not less than one fountain, shall be accessible.

1109.6 Elevators. Passenger elevators on an accessible route shall be accessible and comply with 3001.3.

1109.6.1 Limited-Use/Limited-Application (LULA) elevators. LULA elevators shall comply with Section 408 (Limited-Use/Limited-Application Elevator) of ICC A117.1 and with Part XXV of ASME A17.1 and shall be limited to a maximum rise of not more than 25 feet (7620 mm). In new construction, such LULA elevators shall be permitted to be a part of the required accessible route:

1. Where the total floor area of the entire building is less than 10,000 square feet (929 m²) provided such LULA elevator serves not more than three contiguous floors and elevators are not otherwise required by Chapter 30;
2. Where either a wheelchair lift complying with Section 1109.7 is permitted or a private residence elevator complying with Section 409 (Private Residence Elevators) of ICC A117.1 is permitted; or
3. In houses of worship.

1109.7 Lifts. Platform (wheelchair) lifts shall not be a part of a required accessible route in new construction except as indicated in Items 1 through 6. Platform (wheelchair) lifts shall be installed in accordance with Chapter 30 and ASME A18.1. Platform (wheelchair) lifts are permitted to be part of a required accessible route in new construction as follows:

1. An accessible route to a performing area in occupancies in Group A.
2. An accessible route to wheelchair spaces required to comply with the wheelchair space dispersion requirements of Section 1108.2.2 through 1108.2.4.
3. An accessible route to spaces that are not open to the general public with an occupant load of not more than five.
4. An accessible route as permitted in Section 1107.2.5 within a dwelling or sleeping unit.
5. An interior accessible route to raised judges' benches, clerks' stations, jury boxes, witness stands and other raised or depressed areas in a court.
6. An accessible route where existing exterior site constraints make use of a ramp or elevator infeasible as determined by the commissioner pursuant to the rules of the department.

1109.8 Storage. Where fixed or built-in storage elements such as cabinets, shelves, medicine cabinets, closets, and drawers are provided in required accessible spaces, at least one of each type shall contain storage space complying with ICC A117.1.

1109.8.1 Lockers. Where lockers are provided in accessible spaces, at least five percent, but not less than one, of each type shall be accessible.

1109.8.2 Shelving and display units. Self-service shelves and display units shall be located on an accessible route. Such shelving and display units shall not be required to comply with reach-range provisions.

1109.8.3 Coat hooks and folding shelves. Where coat hooks and folding shelves are provided in toilet rooms, toilet compartments, or in dressing, fitting or locker rooms, at least one of each type shall be provided in accessible toilet rooms without toilet compartment, accessible toilet compartments, and accessible dressing, fitting and locker rooms.

1109.9 Detectable warnings. Detectable warnings shall be provided where required in Sections 1109.9.1 through 1109.9.5.

1109.9.1 Detectable warnings at passenger transit platforms. Passenger transit platform edges bordering a drop-off and not protected by platform screens or guards shall have a detectable warning.

Exception: Detectable warnings are not required at bus stops.

1109.9.2 Detectable warnings at hazardous vehicular areas. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36 inches (914 mm) wide.

1109.9.3 Detectable warnings at pools. The edges of pools shall be provided with detectable warnings.

1109.9.4 Detectable warnings at curb ramps. A curb ramp shall have a detectable warning. The detectable warning shall extend the full width and depth of the curb ramp.

1109.9.5 Detectable warnings at other locations. Detectable warnings shall be located at hazardous locations on floors, doors, and stairs. Doors that lead to areas that might prove hazardous to a person who is blind, including, but not limited to, doors to leading platforms, boiler rooms, and stages, shall be made identifiable to the touch by a textured surface on the door handle, knob, pull or other operating hardware. This textured surface may be made by knurling or roughening or by material applied to the contact surface. Such textured surfaces shall not be provided for emergency exit doors or any doors other than those to hazardous areas.

1109.10 Assembly area seating. Assembly areas in every occupancy shall comply with 1108.2 for accessible seating and assistive listening devices.

1109.11 Seating at tables, counters and work surfaces. Where seating at fixed or built-in tables, counters or work sur-

faces is provided in accessible spaces, at least 5 percent of the seating, but not less than one, shall be accessible. In Group I-3 occupancy visiting areas at least 5 percent, but not less than one, cubicle or counter shall be accessible on both the visitor and detainee sides.

Exceptions:

1. Check-writing surfaces at check-out aisles not required to comply with Section 1109.12.2 are not required to be accessible.
2. In Group I-3 occupancies, the counter or cubicle on the detainee side is not required to be accessible at noncontact visiting areas or in areas not serving accessible holding cells or sleeping units.

1109.11.1 Dispersion. Accessible fixed or built-in seating at tables, counters or work surfaces shall be distributed throughout the space or facility containing such elements.

1109.12 Service facilities. Customer service facilities shall provide for accessible features in accordance with 1109.12.1 through 1109.12.5.

1109.12.1 Dressing, fitting and locker rooms. Where dressing rooms, fitting rooms, or locker rooms are provided, at least five percent, but not less than one, of each type of use in each cluster provided shall be accessible.

1109.12.2 Check-out aisles. Where check-out aisles are provided, accessible check-out aisles shall be provided in accordance with Table 1109.12.2. Where check-out aisles serve different functions, at least one accessible check-out aisle shall be provided for each function. Where check-out aisles serve different functions, accessible check-out aisles shall be provided in accordance with Table 1109.12.2 for each function. Where check-out aisles are dispersed throughout the building or facility, accessible check-out aisles shall also be dispersed. Traffic control devices, security devices and turnstiles located in accessible check-out aisles or lanes shall be accessible.

Exception: Where the area of the selling space is less than 5,000 square feet (465 m²), only one check-out aisle is required to be accessible.

**TABLE 1109.12.2
ACCESSIBLE CHECK-OUT AISLES**

TOTAL CHECK-OUT AISLES OF EACH FUNCTION	MINIMUM NUMBER OF ACCESSIBLE CHECK-OUT AISLES OF EACH FUNCTION
1 to 4	1
5 to 8	2
9 to 15	3
Over 15	3, plus 20% of additional aisles

1109.12.3 Point of sales and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, the accessible counters shall also be dispersed.

1109.12.4 Food service lines. Food service lines shall be accessible. Where self-service shelves are provided, at least

50 percent, but not less than one, of each type provided shall be accessible.

1109.12.5 Queue and waiting lines. Queue and waiting lines servicing accessible counters or check-out aisles shall be accessible.

1109.13 Controls, operating mechanisms and hardware. Controls, operating mechanisms and hardware intended for operation by the occupant, including switches that control lighting and ventilation, and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible.

Exceptions:

1. Operable parts that are intended for use only by use only by service or maintenance personnel shall not be required to be accessible.
2. Electrical or communication receptacles serving a dedicated use shall not be required to be accessible.
3. Where two or more outlets are provided in a kitchen above a length of countertop that is uninterrupted by a sink or appliance, one outlet shall not be required to be accessible.
4. Floor electrical receptacles shall not be required to be accessible.
5. HVAC diffusers shall not be required to be accessible.
6. Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to be accessible.

1109.13.1 Operable windows. Where operable windows are provided in rooms or spaces that are required to be accessible in accordance with 1107.5.1 through 1107.5.4 and 1107.6.1.1, at least one window in each room shall be accessible and each required operable window shall be accessible. Where operable windows are provided in Type B units in accordance with Section 1107.6.2, such windows shall comply with Section 1107.2.4.

Exception: Accessible windows are not required in bathrooms or kitchens unless otherwise required in Section 1107.2.4.

1109.14 Recreational facilities. Recreational facilities shall be accessible.

1109.15 Stairways. Stairways located alongside accessible routes connecting floor levels that are not connected by an elevator shall be designed and constructed to comply with ICC A117.1 and Chapter 10.

SECTION BC 1110 SIGNAGE

1110.1 Signs. Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations:

1. Accessible parking spaces required by Section 1106.1 except where the total number of parking spaces provided is no more than one.

2. Accessible passenger loading zones.
3. Accessible areas of rescue assistance required by Section 1007.6.
4. Accessible rooms where multiple single-user toilet or bathing rooms are clustered at a single location.
5. Accessible entrances where not all entrances are accessible.
6. Accessible check-out aisles where not all aisles are accessible. The sign, where provided, shall be above the check-out aisle in the same location as the check-out aisle number or type of check-out identification.
7. Unisex toilet and bathing rooms.
8. Accessible dressing, fitting and locker rooms where not all such rooms are accessible.
9. Accessible seating.
10. Accessible portable toilets.
11. Public telephones.

1110.2 Directional signage. Directional signage indicating the route to the nearest like accessible element shall be provided at the following locations. These directional signs shall include the International Symbol of Accessibility:

1. In accessible building entrances.
2. In accessible public toilets and bathing facilities.
3. Elevators not serving an accessible route.
4. At each separate-sex toilet and bathing room indicating the location of the nearest accessible unisex toilet or bathing room where provided in accordance with Section 1109.2.1.
5. At exits and elevators serving an accessible space, but not providing an approved accessible means of egress, signage shall be provided in accordance with Section 1007.7.

1110.3 Other signs. Signage indicating special accessibility provisions shall be provided as follows:

1. Each assembly area required to comply with Section 1108.2.7 shall provide a sign notifying patrons of the availability of assistive listening systems.

Exception: Where ticket offices or windows are provided, signs are not required at each assembly area provided that signs are displayed at each ticket office or window informing patrons of the availability of assistive listening systems.

2. At each door to an egress stairway, exit passageway and exit discharge, signage shall be provided in accordance with Section 1011.3.
3. At areas of rescue assistance, signage shall be provided in accordance with Sections 1007.6.3 through 1007.6.5.
4. At exterior areas for assisted rescue, signage shall be provided in accordance with Section 1007.8.3.

