

Plan Review Committee Supported Responses for November 2004

Given: New two story building less than 3000 square feet that has an accountants office and a bathroom on the second floor and a garage containing five parking spaces on the the first floor. There are three additional uncovered parking stalls on the same lot. Would you require:

	YES	NO
1. Accessible parking in the garage?	X	
2. Accessible uncovered parking?	X	
3. An accessible path of travel to the stairs?	X	
4. Accessible entrance to stair enclosure?		X
5. Accessible stairs including striping, signage, handrail extensions, closed risers....	X	
6. The bathroom to be accessible?	X	
7. An area of evacuation assistance?	X	
8. Lever hardware and strike side clearance at doors within the office?	X	

PRC comments:

1. The answer to question #1 and #2 is yes. Additionally, accessible spaces in each lot or parking structure must be located on the shortest accessible route of travel. CBC Section 1129B.1 states "Each lot or parking structure where parking is provided...".
2. The answer to question #3 is yes. CBC 1127B states " Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits..."
3. The answer to question #4 is no. CBC 1133B.1.1.1.1 exception 1 states " Exterior ground-floor exits serving smoke proof enclosures, stairwells and exit doors serving stairwells only need not be made accessible". In other words, you could have a step or steps leading up to the door leading to a stairway enclosure. All the requirements for the door itself in CBC 1133B.2 would apply as they are there to assist people with disabilities other than wheel chair users.
4. The answer to question #5 is yes. There are no exceptions to a set of stairs serving as a portion of the means of egress system.

5. The answer to question #6 is yes. There is no exception to providing an accessible restroom. Some people can negotiate a set of stairs but then use a wheelchair, walker or some other mobility aid while at work.
6. The answer to question #7 is yes. CBC 1103B.1 states “ Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified or enhanced by this chapter. Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them”. The proposed building is required to be accessible, although it is not required to have an elevator or ramp per CBC 1103B.1 exception 3.1.
7. The answer to question #8 is yes. The only relief from accessibility requirements is stated in CBC 1103B.1 exception 3.1. All accessibility requirements must be met excluding the requirement for a elevator or ramp.