



CODE REVIEW COMMITTEE

SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

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Code Review Committee Question/Survey for November 2008

Subject: Accessibility for R-4 Occupancies

1. Does Chapter 11B apply to R-4 Occupancies?

YES		NO	
12	67%	6	33%

Comments by Spokespersons

- R-4 occupancy shall meet the requirements of a R-3. 1111B.1 exception of an unreasonable hardship
- In most cases by sheer definition CBC 310 R-4 is going to be or have Public Funding. If privately funded 11 A would apply.
- Public and common areas must be accessible per Chapter II-B.
- Public and common use areas.
- Because 6 and more ambulatory and employees.
- Construct as R-3 per CBC Sec. 310.
- R4 = public accommodation as defined in 1107A.6-F and Chapter 202 Definitions.
- It could if it is a Business Occupancy.
- See 1102A & Section 111 ... covered by 11A.

Committee supported response:

This is a deceptively simple question with a complicated answer. Each project should be evaluated on a case-by-case basis. There are some simple questions to ask that will help you reach the applicable code requirements.

R-4 Group occupancies include assisted living facilities (such as residential care facilities, congregate living health facilities, and group homes) and social rehabilitation facilities (such as halfway houses, community correctional centers, community treatment programs, etc.). Although Section 310.1 states, "Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.", this only applies to construction. **Do not assume that R-4's should be treated as R-3's (i.e. no accessibility requirements).**

Will the project be publically funded? If publically funded, Chapter 11B applies.

Are the residents transient? If residents typically stay 30 days or fewer, Chapter 11B applies (Section 1111B).

Is the building existing? If subject to Chapter 11A, alterations and rehabilitations of existing buildings are exempt from accessibility requirements (even a change of use). However, additions may have to comply with accessibility requirements.

If privately-funded (and not transient use), Chapter 11B would apply only to the public and common-use areas. Assuming that there is only one kitchen for the facility, it would be easy to assume that it is not a “covered multifamily dwelling” (as defined by Section 1107A). However; “dwelling unit” as defined by Section 1107A does **not** require toilet or cooking facilities in each dwelling unit as required by “dwelling unit” as defined in Section 202.

Subject: Multiple Accommodation Restrooms

2. How many lavatories are required to be accessible in multiple accommodation restrooms (CBC 1115B.4.3)?

1	9	53%
1 or more	2	12%
2	1	6%
All	5	29%

Comments by Spokespersons

- The wording itself - "Lavatories required to be accessible shall comply..." meaning "not all".
- There doesn't seem to be a requirement except under single-accommodation facilities.
- The code does not clearly specify, but based on toilet requirements, I would require 1 in all but large toilet rooms as specified in Section 1115B.3.l(5), then I would require 2. CBC 1115B.4.3. does not define multiple accommodation, however, see Figure 11B-1B.
- Since the code is unclear to how many lavs need to be accessible, we would require at least one lav to be accessible in a multiple accommodation restroom.
- Utilize CBC Chapter 29 or CPC Tbl 4.1.
- In a single or multiple restroom only one lavatory is required to be accessible.
- All that are required to be accessible.
- One would assume at least one.
- But it shall be clearly identified.

Committee supported response:

One (but not less than 5%) is required to be accessible. Therefore, unless there are more than 20 lavatories in the restroom, only one is required to be accessible. But if not all of the lavatories in the restroom are accessible, the international symbol of accessibility should be used to designate the accessible lavatory.

The CA Building Standard Commission recently took action to amend future codes to clarify this issue.