

BSA ACCESS + CODES COMMITTEE


March 17, 2021

- ❖ ICC/A117.1-2017 Accessibility Standard - Significant Changes
- ❖ HUD Adoption of new 'Safe Harbors'



A117.1-2017

ANSI 117.1-2017 STANDARD



ICC A117.1-2017 Standard and Commentary

*Accessible and Usable
Buildings and Facilities*



- Used to meet accessibility technical requirements in model building codes (e.g. International Building Code).
- Not adopted by 2018 International Building Code
- Utilized some states/ jurisdictions have adopted it:
 - South Carolina
 - Lebanon, TN

ANSI 117.1-2017 STANDARD

- More aligned with ADA, Public Rights of Way Guidelines, + FHA
- Larger dimensions for clear floor space and turning space
- Different requirements for new building vs. existing buildings
 - Modifications
 - Clarifications
 - Additions
- Chapters 10 + 11 Switched



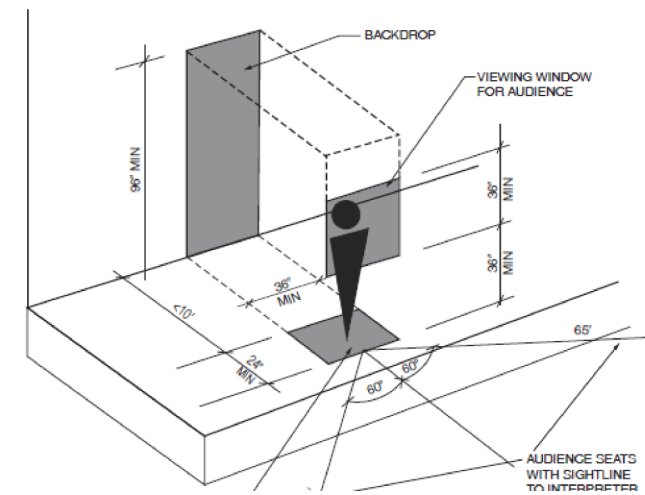
ICC A117.1-2017 Standard and Commentary

Accessible and Usable
Buildings and Facilities



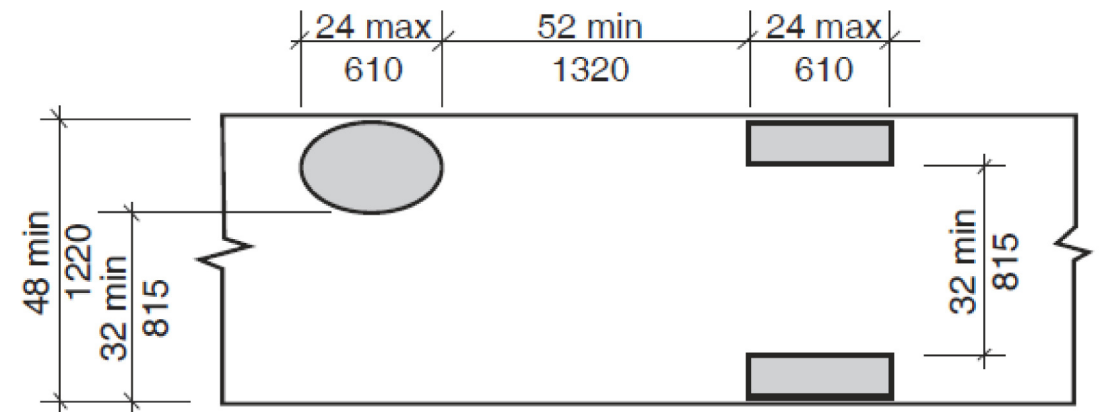
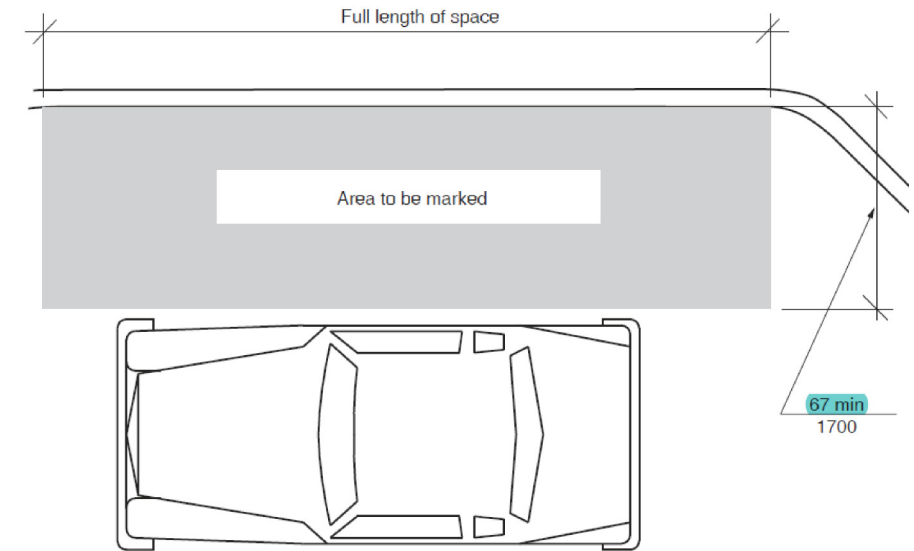
SOME SIGNIFICANT ADDITIONS

- Defining Existing Buildings and differentiating requirements from New Construction
- Acoustical Standards for Classrooms
- **Charging Stations for Wheelchairs (Assembly + Dorms/ Hotels)**
- **Electric Vehicle Charging Stations**
- **Accessible Routes through Parking (similar to HUD)**
- Gaming Machines
- Water Bottle Filling Stations
- Accessible Route Clear Width at 90 degree Turns
- **Parallel (Street) Parking**
- **Accessible Toilet Stall Alternative**
- Sign Language Interpreter Stations
- Recreational Spaces: Golf, Shooting Facilities
- **Accessible Unit Bed requirements**



SOME SIGNIFICANT CHANGES

- Clarification of construction tolerances + added scoping language for 'rounding down'
- **Circular Turning Space + T-Shaped Turning Space**
- **Clear Floor Space**
- Operable Parts
- Clear Width of Accessible Routes (Exterior 48")
- **Door Maneuvering Clearances**
- **Curb Ramps: 3 Types**
- Parking + Passenger Loading Zones (larger)
- **Sink Clear Floor Space**
- **Showers**
- Signage (Stairs/ Exits)
- Benches (similar to ADA)
- **Accessible, Type A + Type B Units**

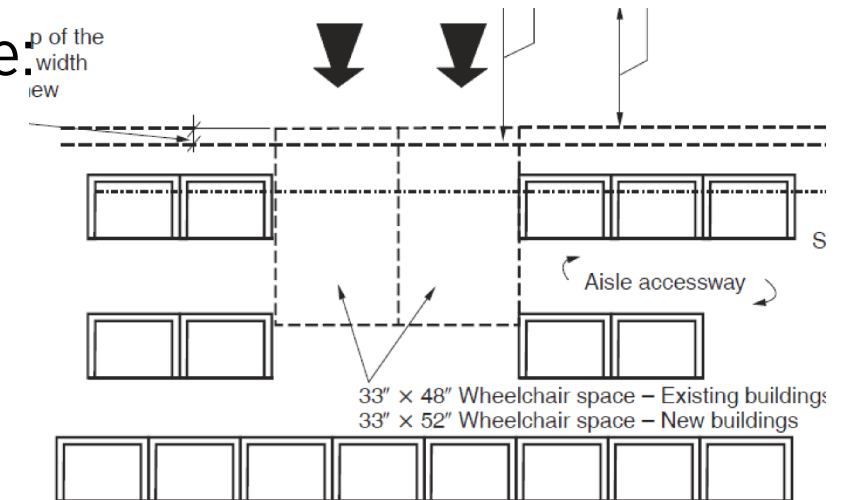


SIGNIFICANT CHANGES - DESIGN IMPACT

- Larger Clear Floor Space + Accessible Routes + Turning Space:
 - Larger shower clearances
 - Larger space to accommodate parallel approach – sinks, transaction counters, hotel mobility guest rooms
 - Larger areas for wheelchair + companion seating in assembly areas
 - Larger unit footprint in Accessible + Type A units
- Exterior Accessible Route Increased to 48":
 - Wider areas in parking garages to accommodate adding a striped walkway
- Accessible Route: 90-degree turn, and increased dimensions for turns

around obstructions + passing space:

- Restaurant dining room layouts
- Multi-user Toilet Rooms
- Locker Rooms
- Corridor Layouts



NEW in A117.1-2017

WHEELCHAIR CHARGING STATIONS

Section 906

- Grounded Duplex Outlet
- Clear Floor Space
- Accessible Reach Range



IMPACT:

Hotel Guest Rooms + Dorms +
Senior Living units

Assembly Seating (not required)

ELECTRIC VEHICAL CHARGING STATIONS (EV)

Section 502.11

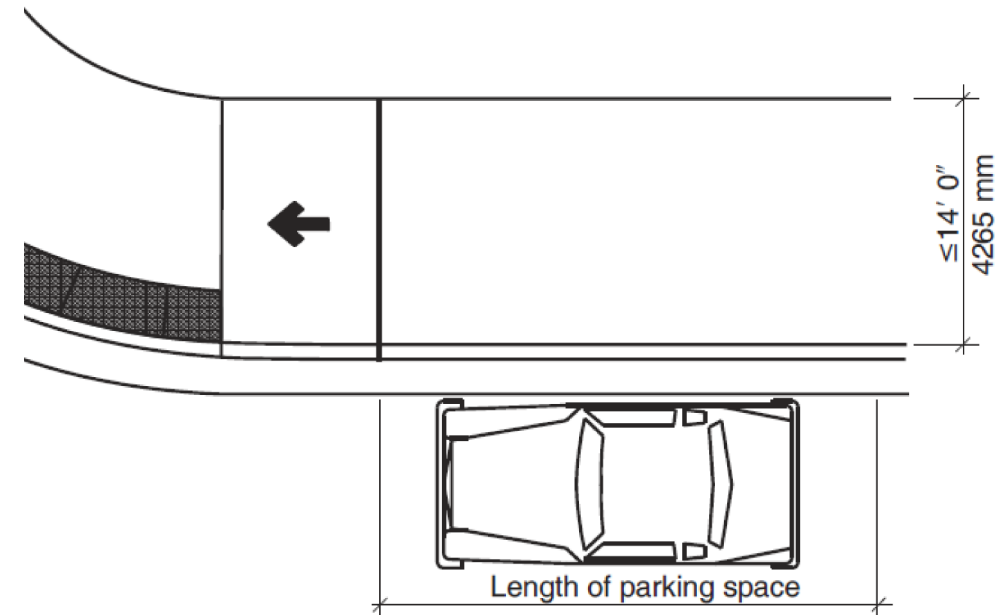
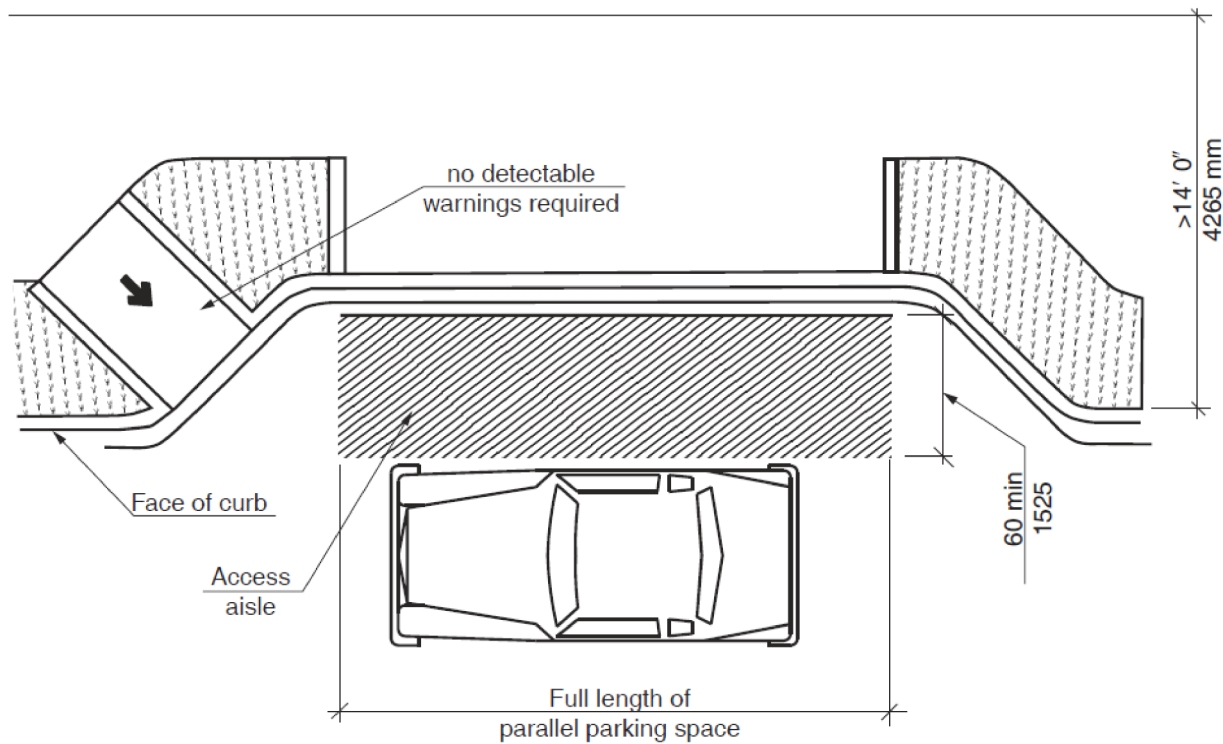
- Operable Parts
- Accessible Route
- Accessible Reach Range
- Clear Floor Space



PARALLEL PARKING or STREET PARKING

Section 502.9

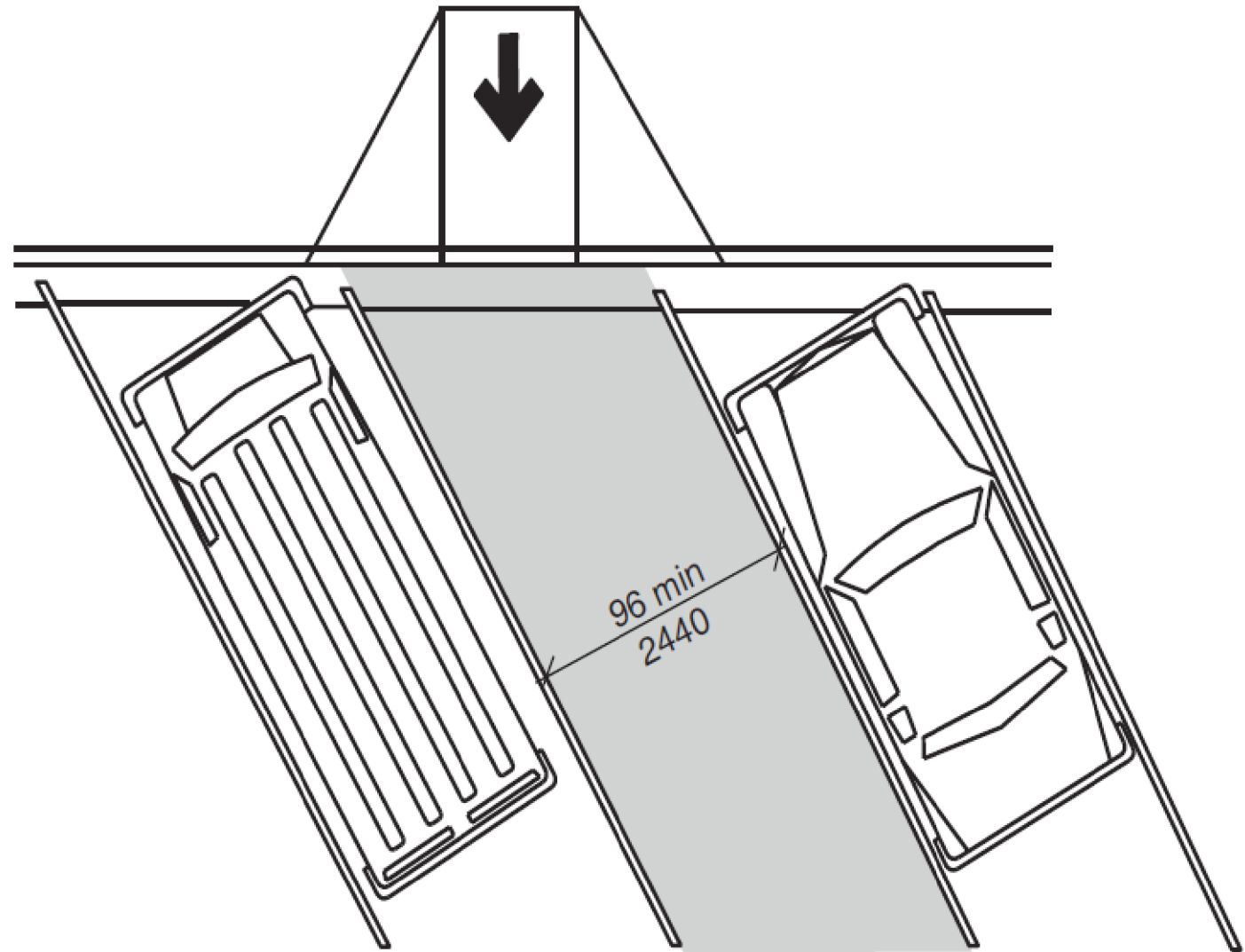
- Width of adjacent sidewalk determines if an access aisle is required
 - > 14' requires an access aisle
 - < 14' no access aisle but must locate at the end of the block
- Alterations – if sidewalk not altered – no access aisle but locate at the end of the block



ANGLED PARKING

Section 502.9

- **Access aisle can be shared**
- Minimum 96" wide
- Connect to accessible route
- Marked to discourage parking



ACCESSIBLE ROUTE THROUGH PARKING

Section 507

Where the pedestrian accessible route is located along the vehicular route, it should be separated.

- Except 1: not at drive aisles
- Except 2: accessible spaces + passenger loading zones to accessible entrances

Method is not specified.



IMPACT:

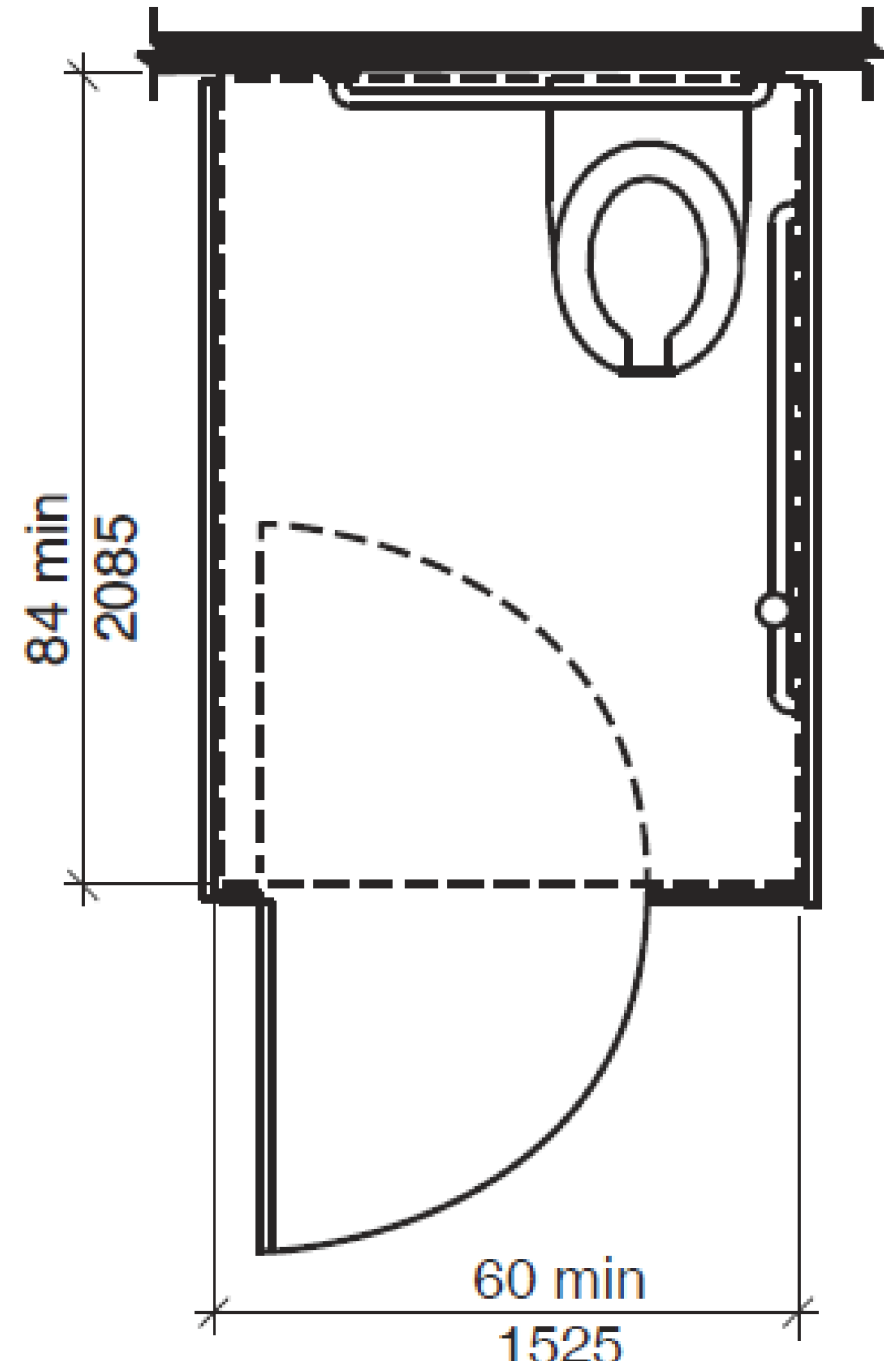
Larger areas to accommodate additional accessible route

- 36" in a garage
- 48" surface lot

ACCESSIBLE TOILET STALL ALTERNATIVES

Section 604.9.2.3

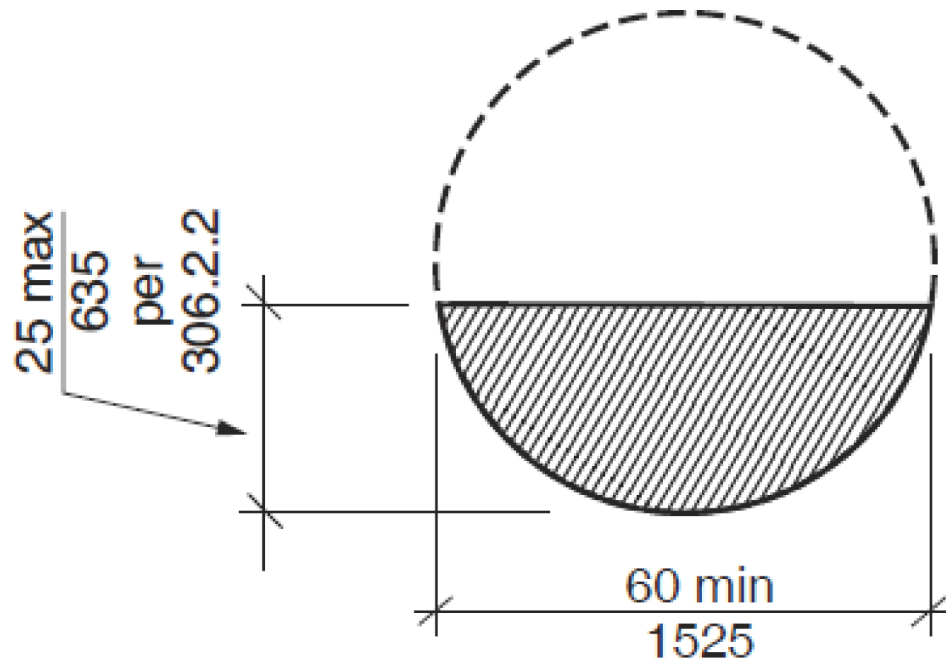
Minimum 60" wide x minimum 84" deep
Allows for clear floor space to be provided
Door requirements have changed



CHANGES in A117.1-2017

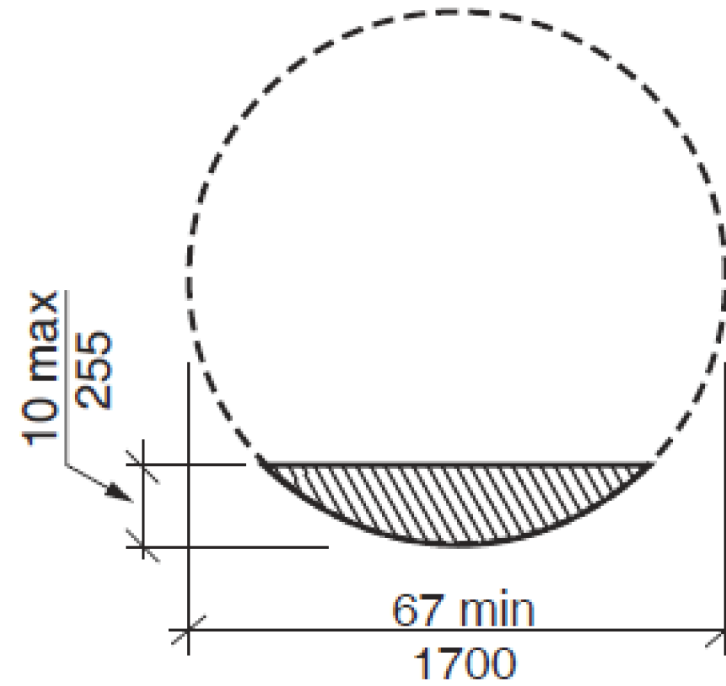
CIRCULAR TURNING SPACE

Existing Buildings
304.3.1.2



Overlap of knee and toe clearance

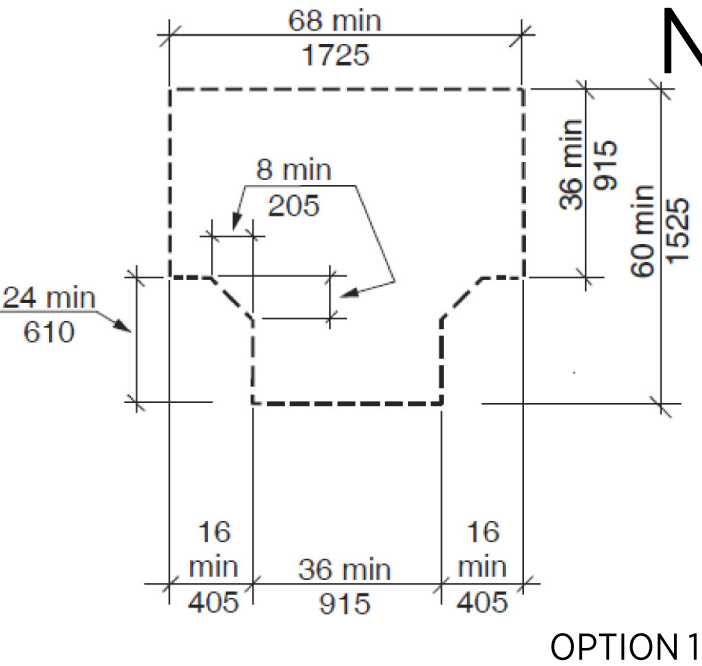
New Buildings
304.3.1.1



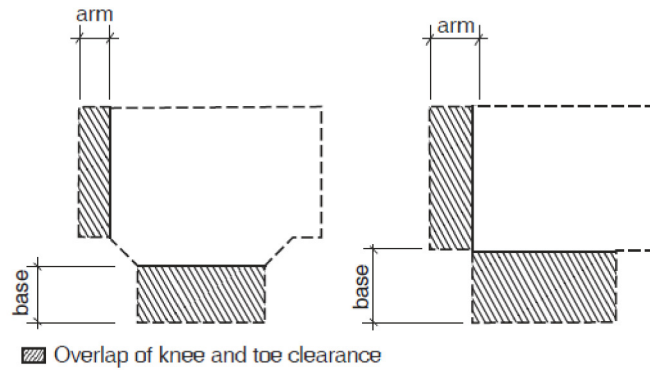
Overlap of knee and toe clearance

T-SHAPED SPACE

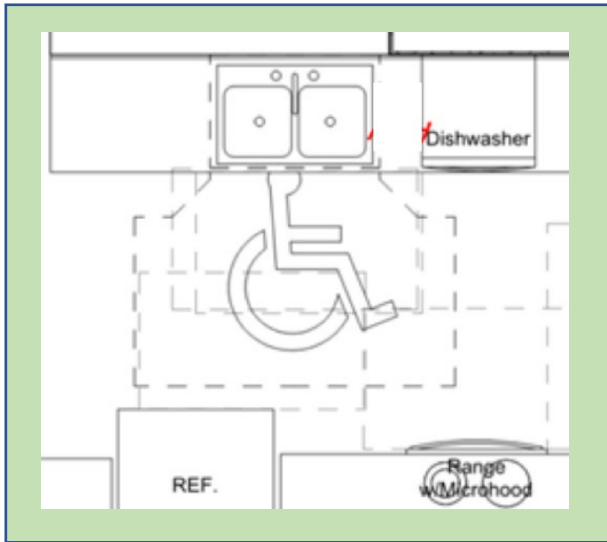
NEW BUILDINGS: 3 OPTIONS



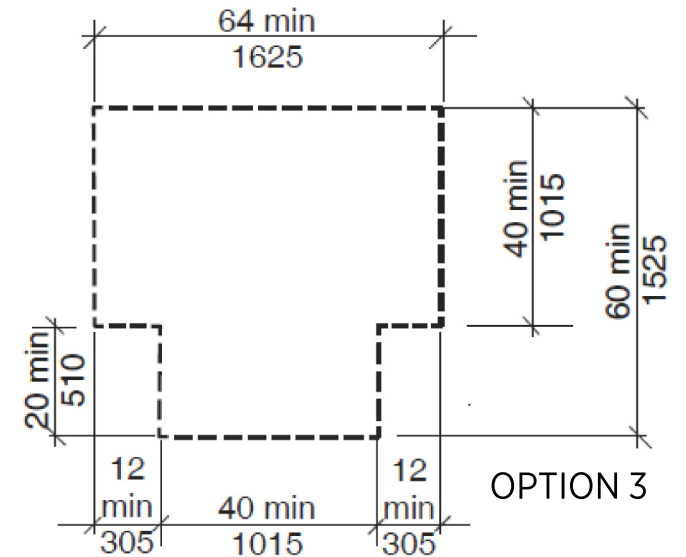
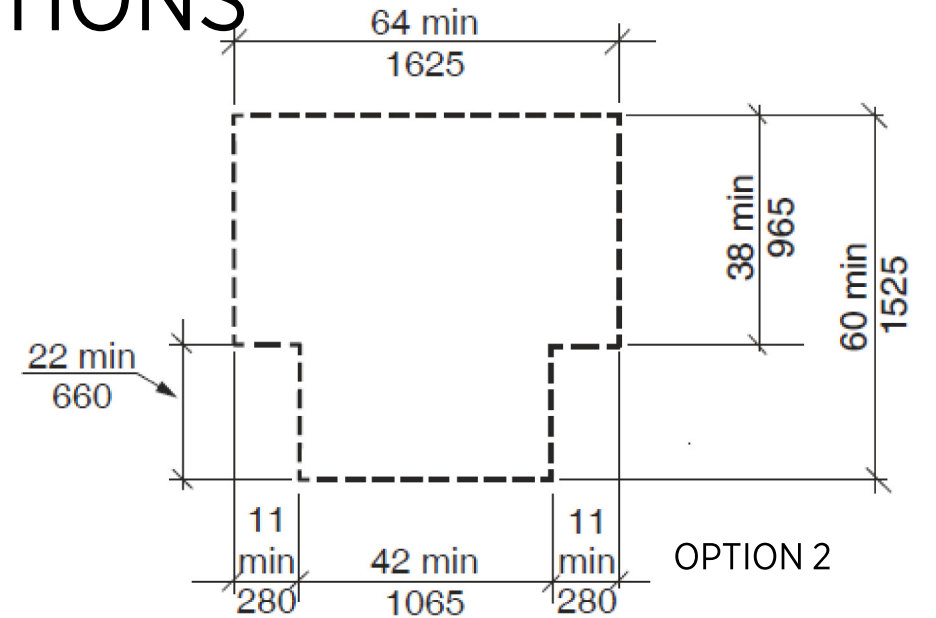
Section 304.3.2.1



OVERLAP

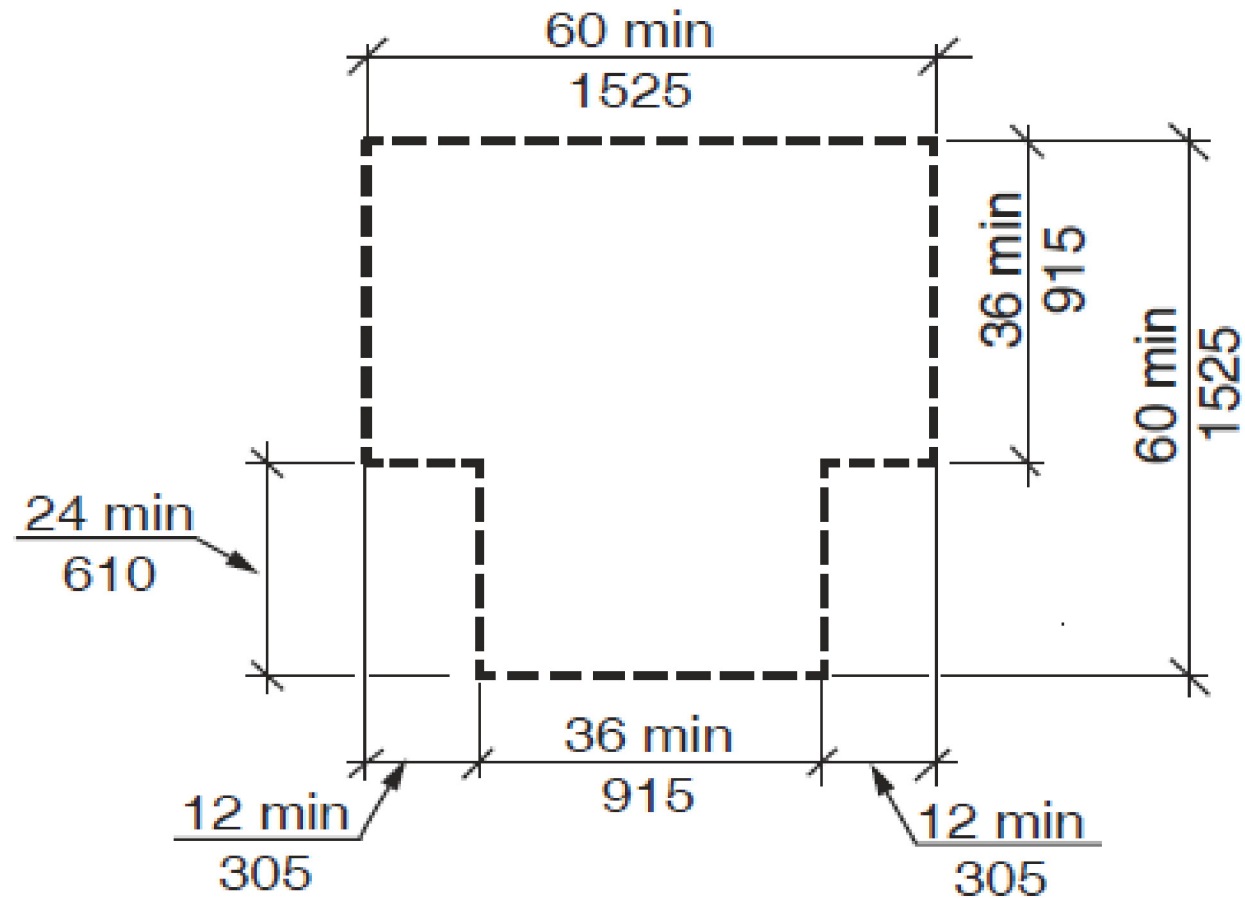


IMPACT:
Base cabinet sizes

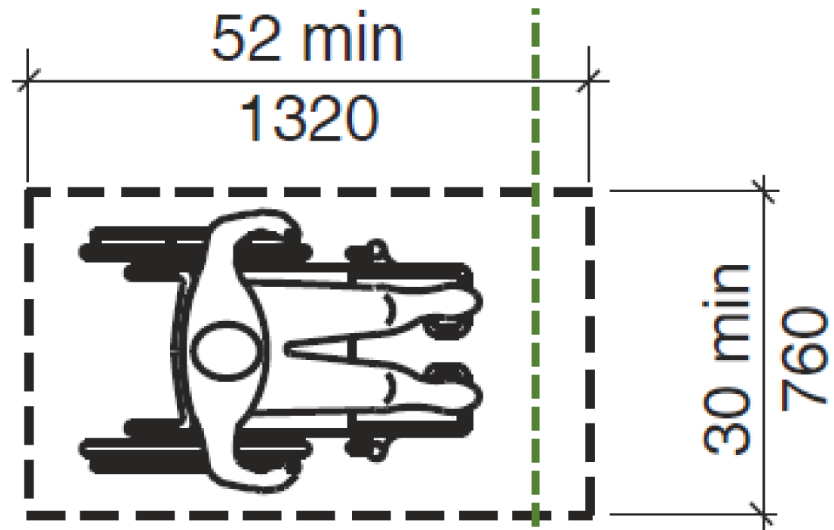


T-SHAPED SPACE EXISTING BUILDINGS

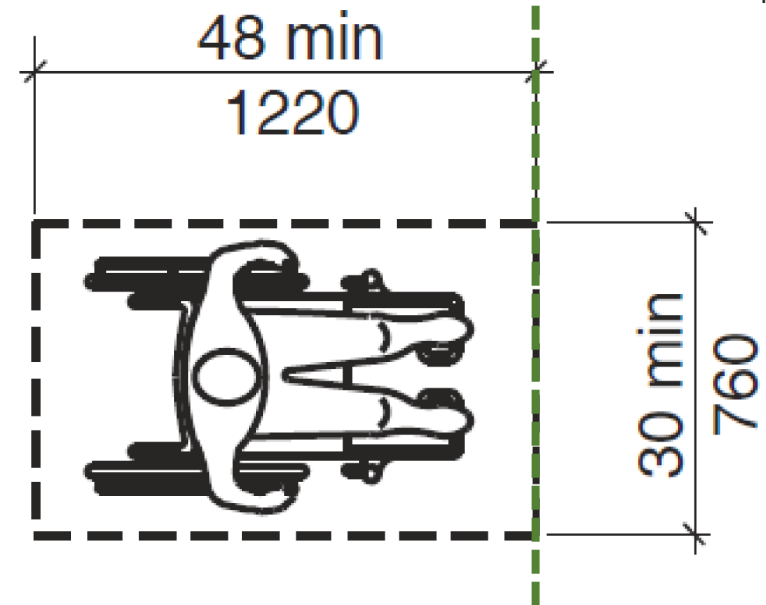
Section 304.3.2.2



CLEAR FLOOR SPACE



NEW BUILDINGS Section 305.3.1



EXISTING BUILDINGS Section 305.3.2

IMPACT:

Private residence elevators, Door maneuvering clearance, Transfer shower clearances, Assembly seating for wheelchair spaces, Drinking fountains, Lavatories, Decks at pool lifts, etc. will become larger

DOOR MANEUVERING CLEARANCES

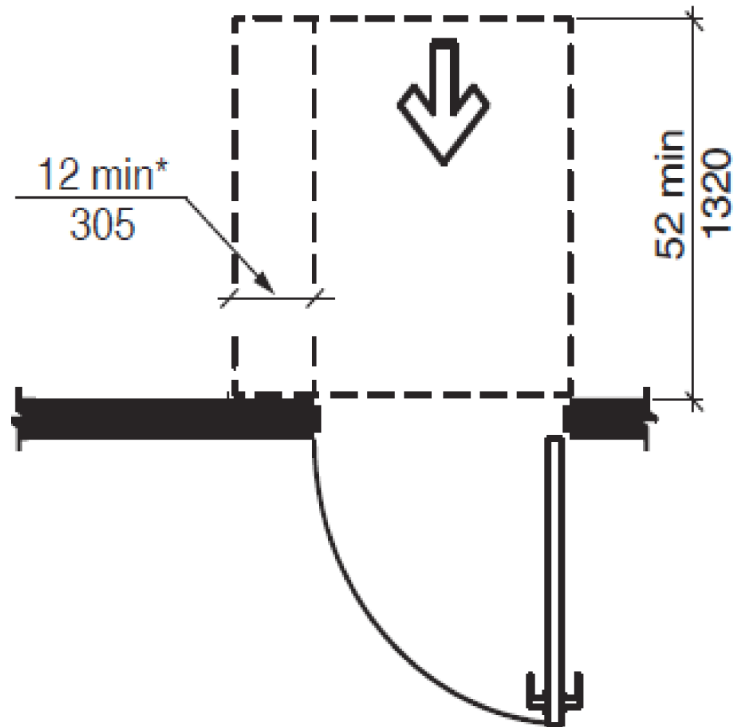
Section 404.2.3

PUSH SIDE WITH LATCH + CLOSER

- New: 52" Additional clearance
- Existing: 48" same clearance

NEW BUILDINGS

*If both closer and latch are provided



EXISTING BUILDINGS

*If both closer and latch are provided

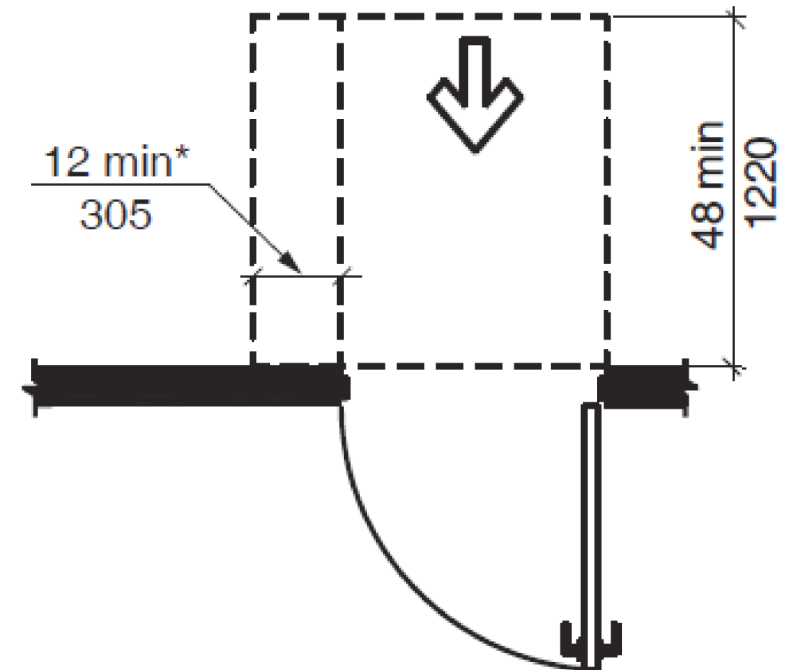
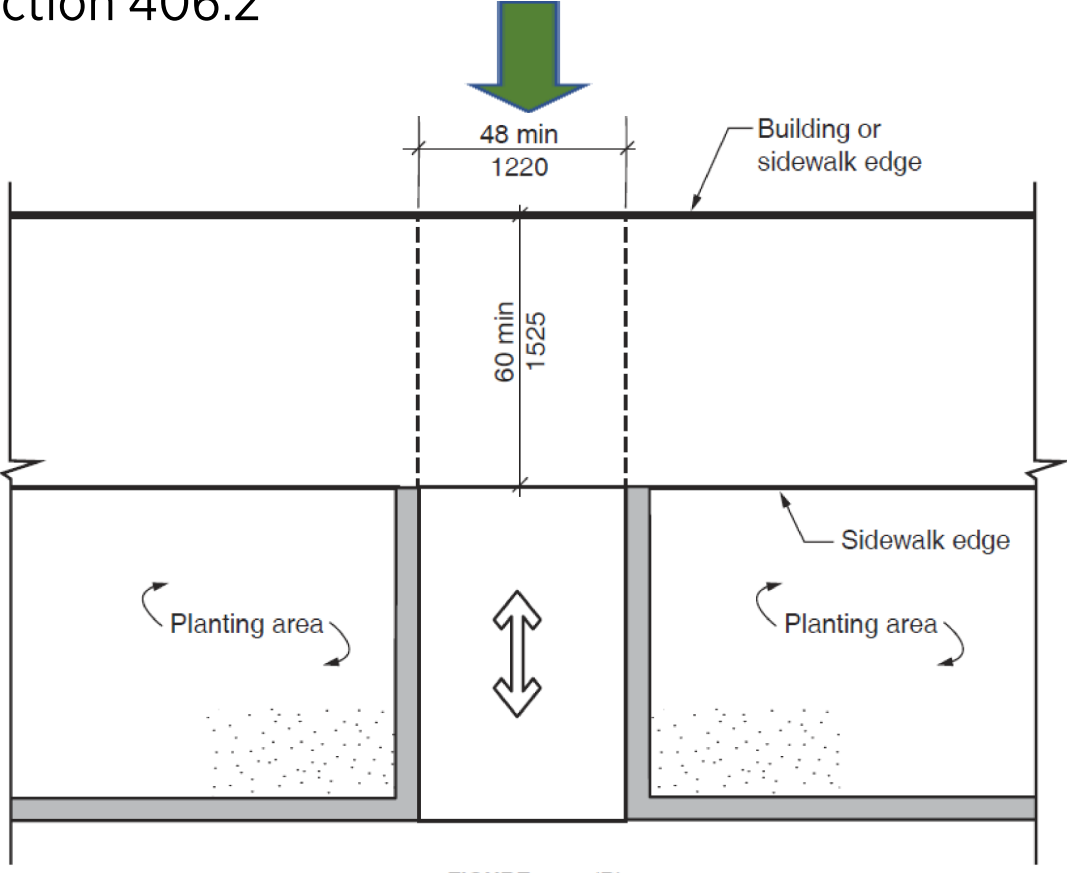
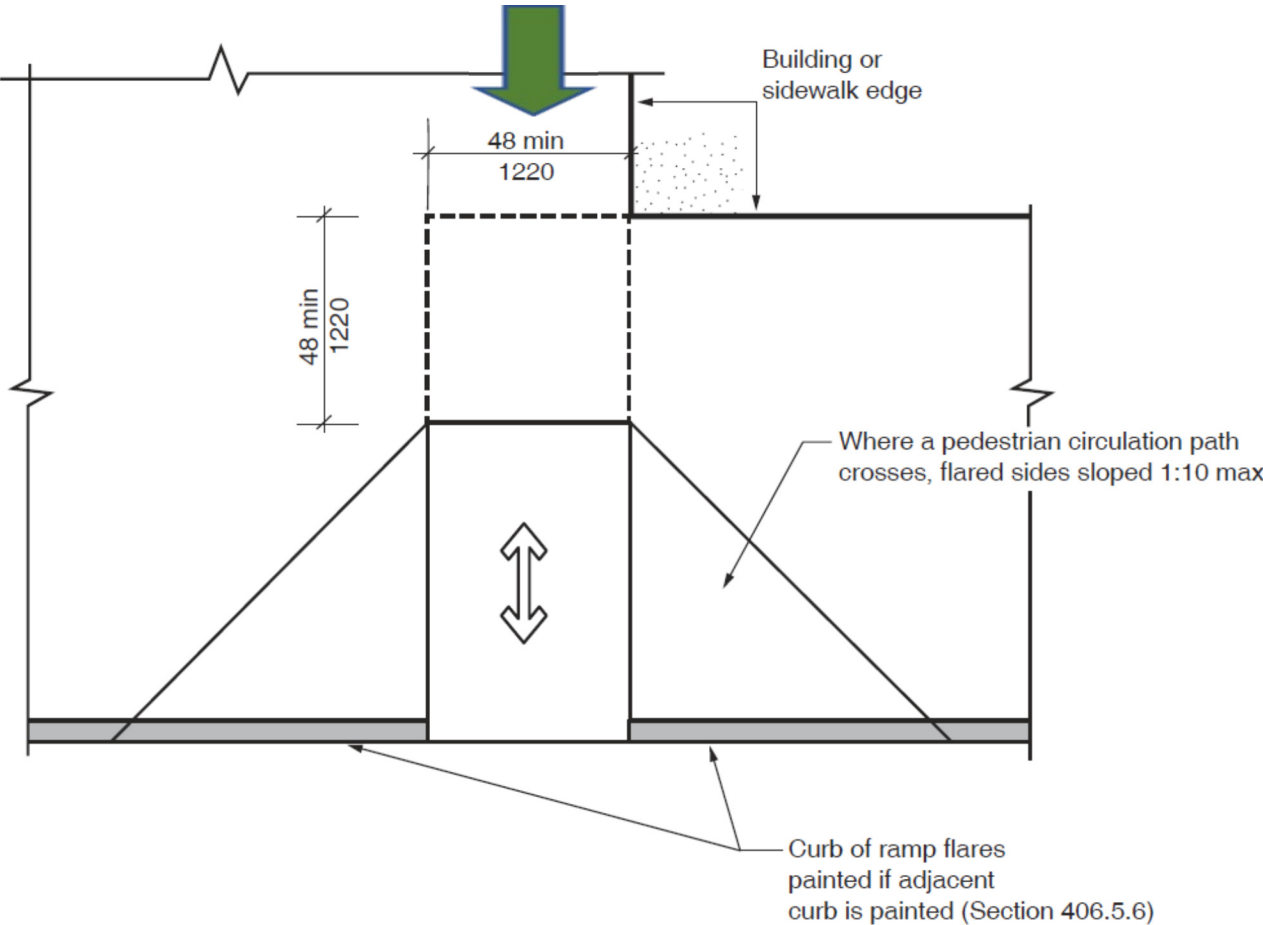


FIGURE 404.2.3(2)

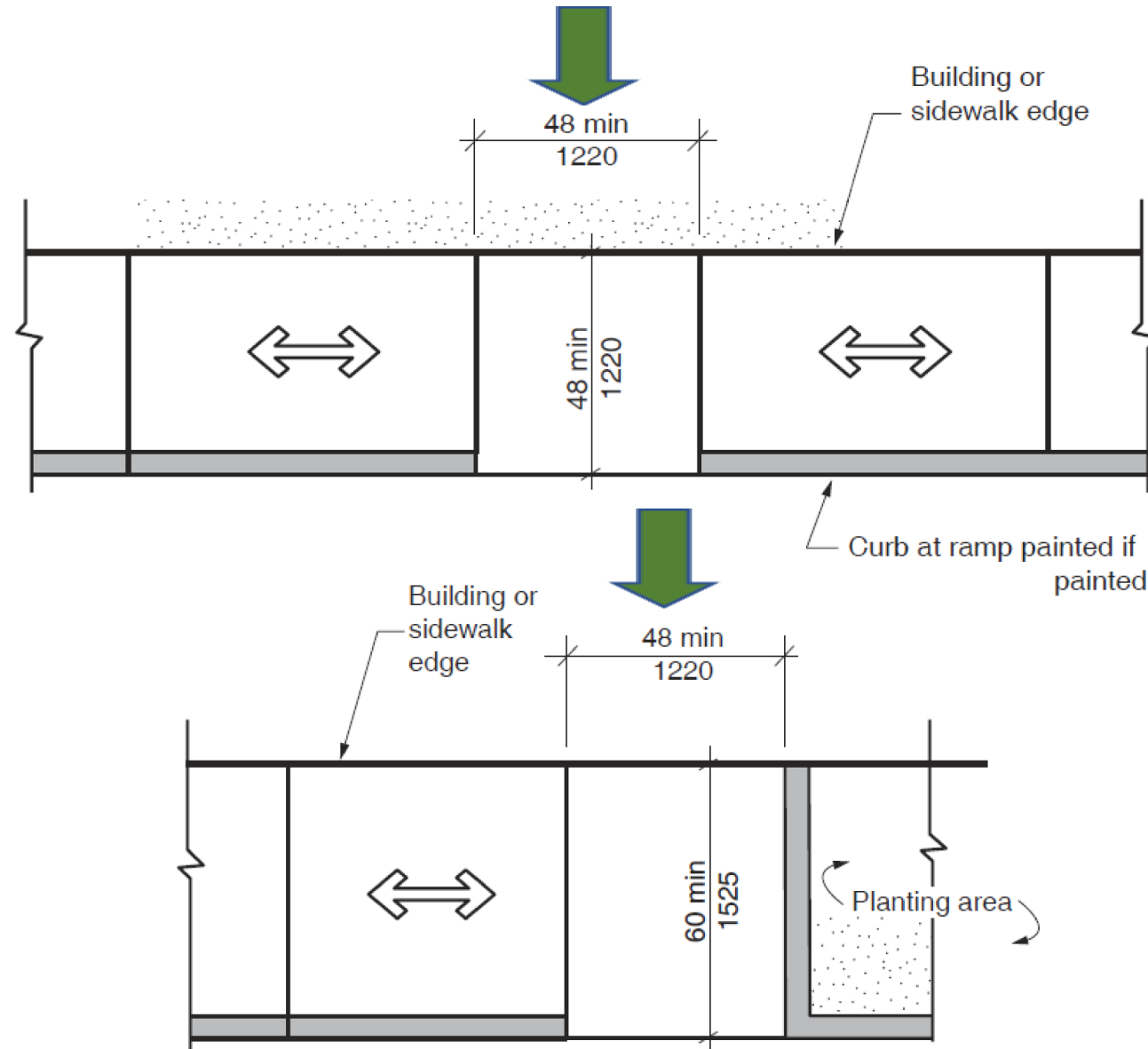
CURB RAMPS + BLENDED TRANSITIONS

PERPENDICULAR CURB RAMP Section 406.2



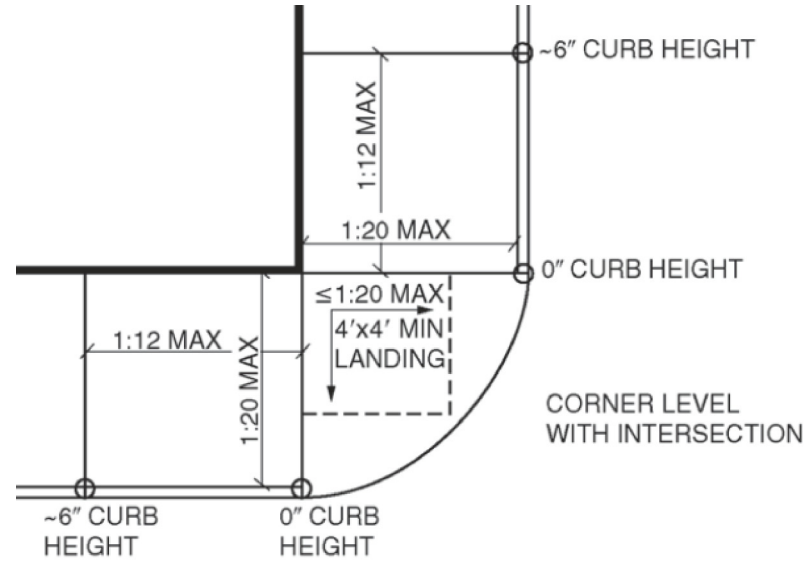
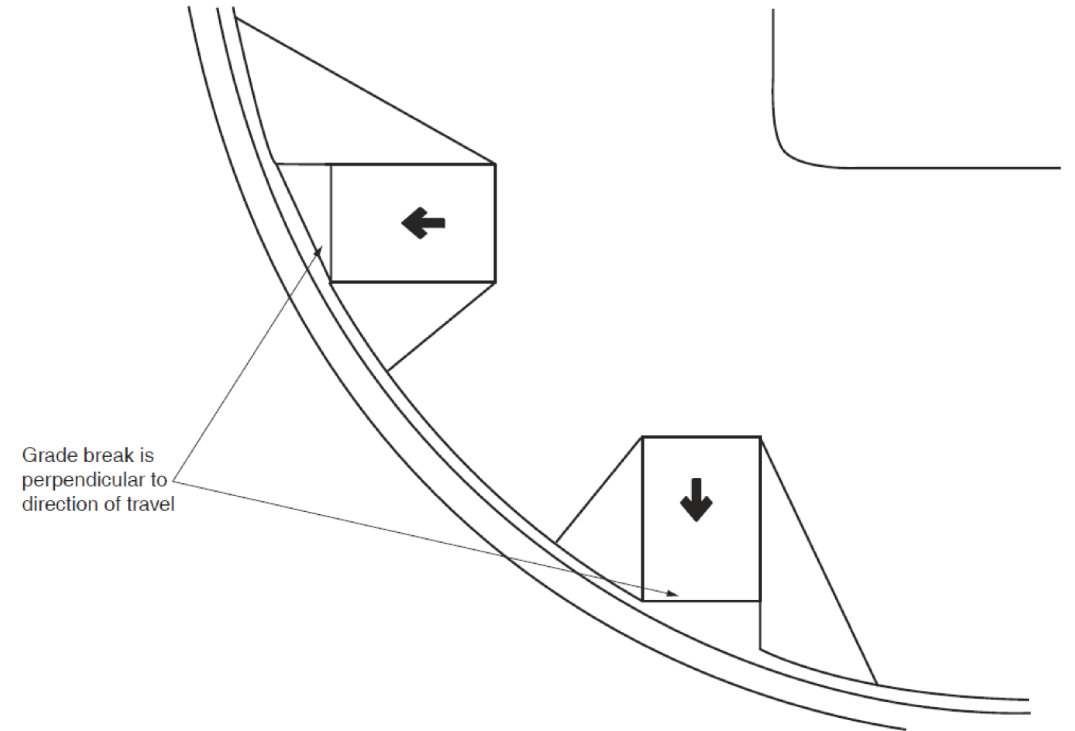
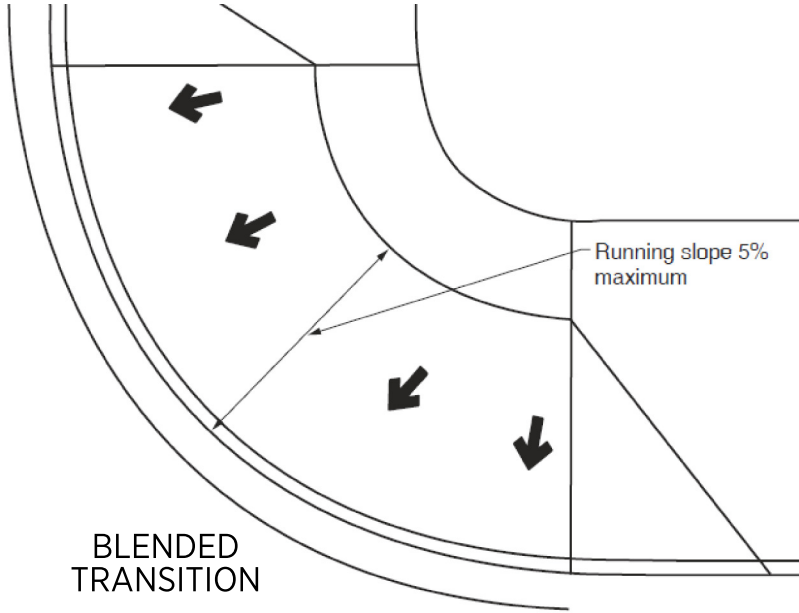
CURB RAMPS + BLENDED TRANSITIONS

PARALLEL CURB RAMP Section 406.3



CURB RAMPS + BLENDED TRANSITIONS

BLENDED TRANSITIONS Section 406.4



PARALLEL CURB RAMP + BLENDED TRANSITION

ACCESSIBLE TOILET COMPARTMENT (FULL WALL) TOE CLEARANCE

Section 604.9.5.1 + 604.9.5.2



SIDE PARTITION: 9"



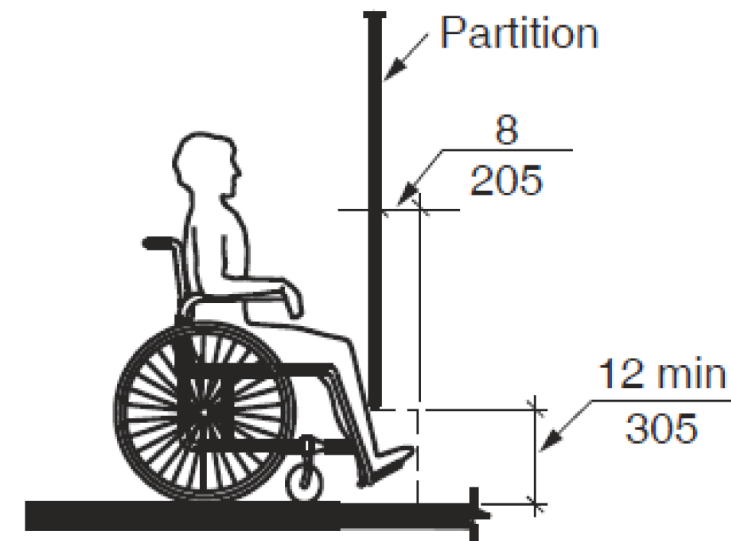
12"

FRONT PARTITION: 6"



8"

- If >67" deep = no toe clearance at front partition
- If > 68" wide = no toe clearance at side partition



SINK: PARALLEL CLEAR FLOOR SPACE

Section 606.2
Exceptions: 1, 4, 6



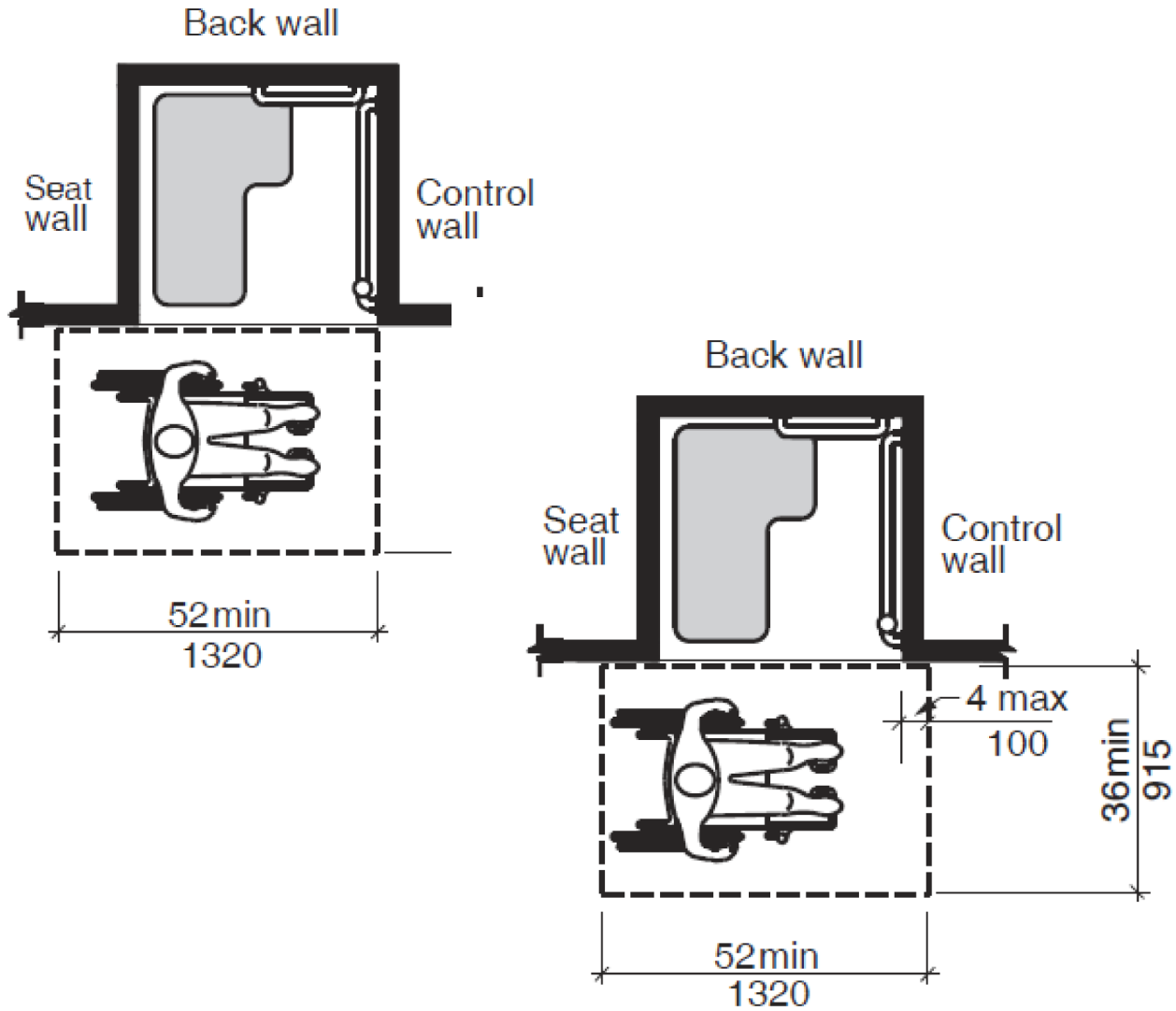
Where a parallel approach is permitted, the clear floor space is not required to be centered.

1. Kitchen sink where a cook top or conventional range is not provided
4. Sink used by children under 5
6. Wet Bars

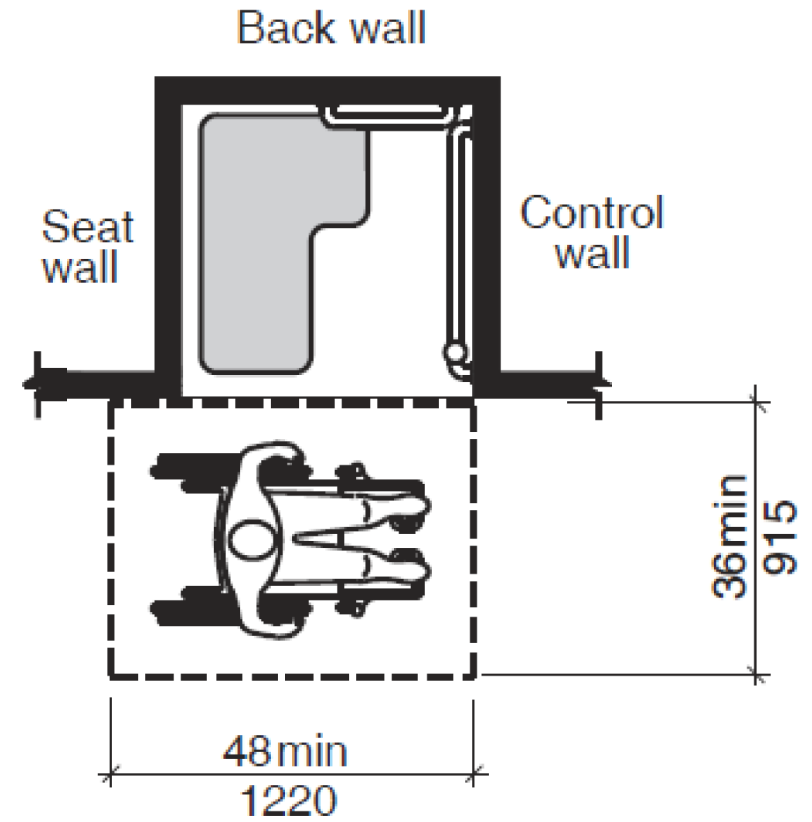


TRANSFER SHOWER CLEARANCES

NEW BUILDINGS
Section 608.2.1.2



EXISTING BUILDINGS
Section 608.2.1.2



ROLL-IN SHOWER CHANGES

GRAB BARS Section 608.3.2

Back wall grab bar

- Not required to exceed 48"
- Not required to extend to the corner if it exceeds 48"

Side Wall

- Not required to exceed 30"

Vertical Grab Bar

- Minimum 18" located maximum 4" from outside edge and within 3"-6" of the horizontal grab bar.

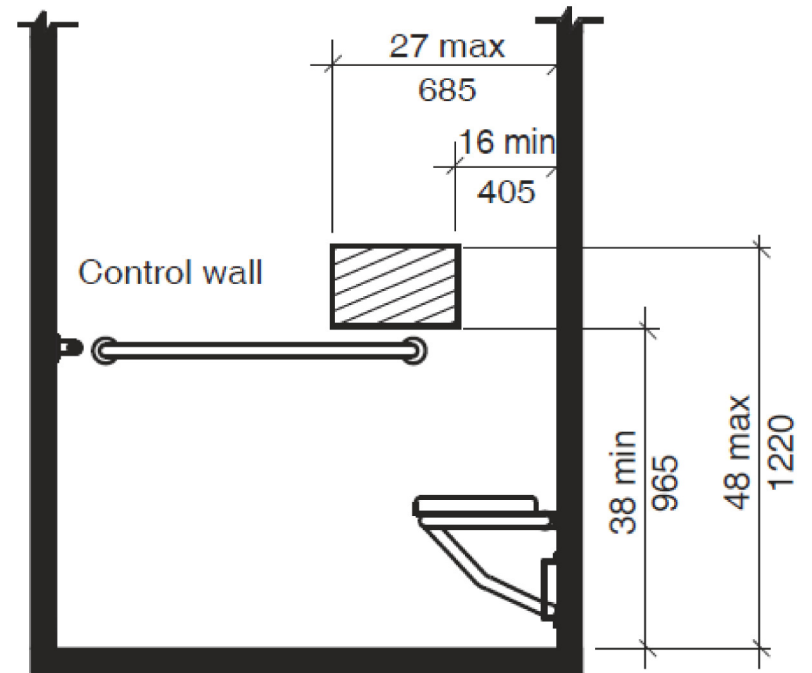
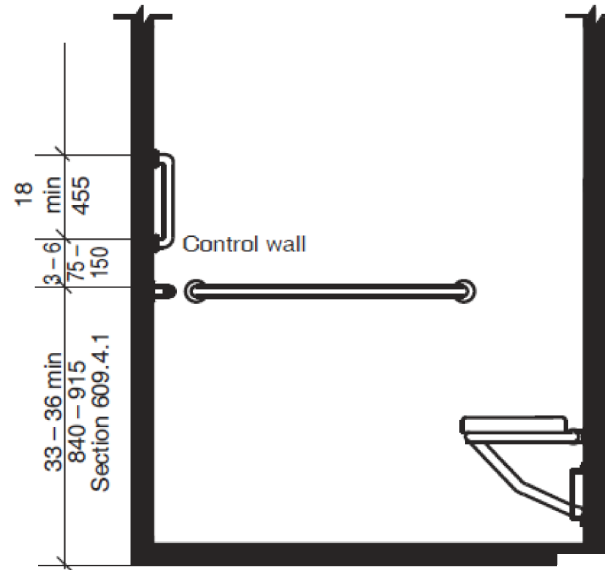
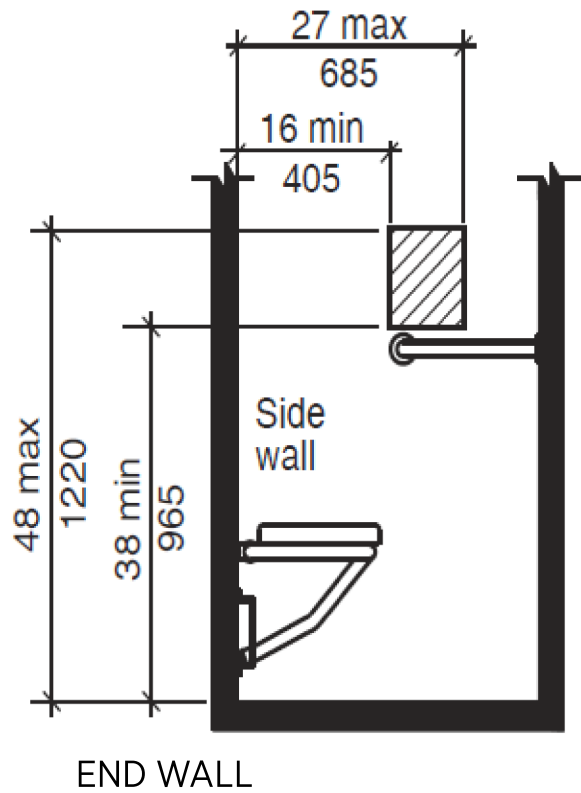


FIGURE 608.4.2

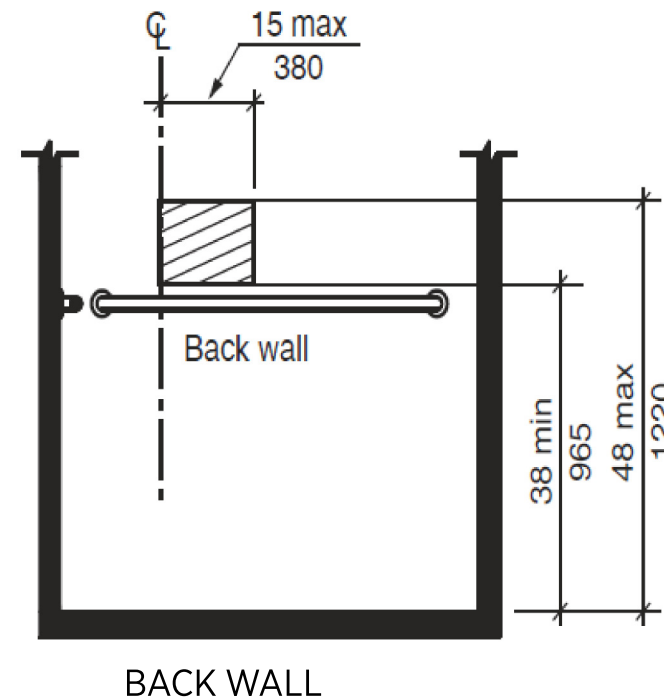
ALTERNATE ROLL-IN SHOWER CHANGES

CONTROLS + HAND-HELD SHOWER Section 608.4.3



If on the end wall adjacent to seat:

- 16"- 27" from the wall behind the seat



If on the back wall opposite the seat:

- 15" maximum from CL of seat toward the transfer space

ACCESSIBLE UNITS

Section 1102

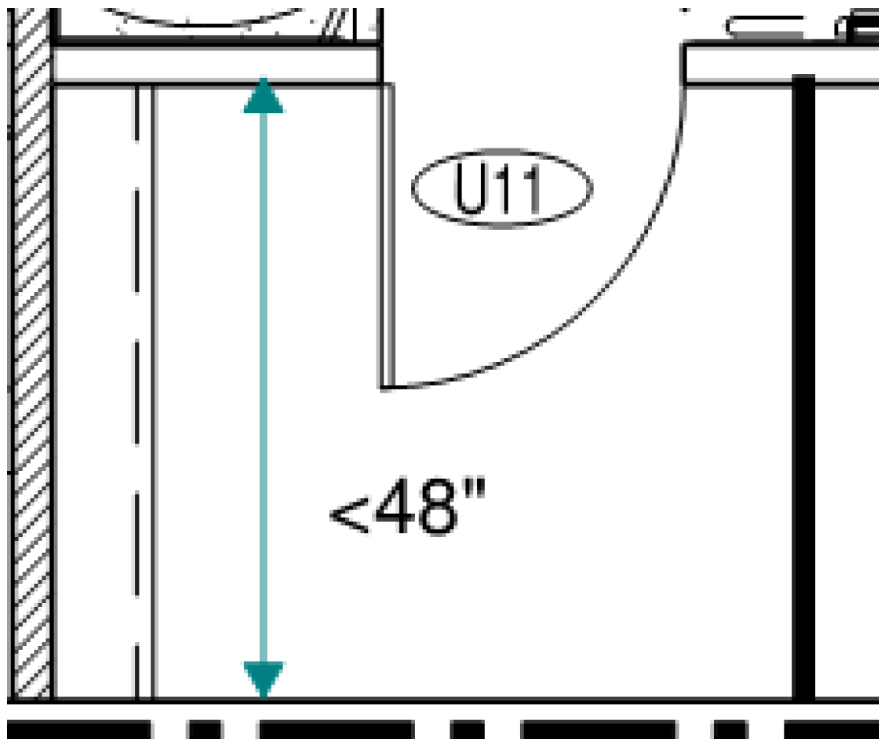
HOTELS, DORMITORIES, LONG
TERM CARE, ETC.

- Bed Heights: 17” – 23” AFF
- Wheelchair Charging Area: 906
- In a closet/ pantry that is < 48”, the door maneuvering clearance is not required.
- Bathroom footprint larger to accommodated larger clear floor space at fixtures



TYPE A UNITS

Section 1103 MULTI-FAMILY HOUSING



- Kitchens: If a cook top or conventional range is not provided, a work surface is not required, and the sink is permitted to have a centered parallel approach.
- In a closet/ pantry that is < 48", the door maneuvering clearance is not required.
- Wet Bar: Parallel approach – not centered
- Tub seat exception has been removed. A permanent or removable tub seat is required.

TYPE B UNITS

Section 1104 MULTI-FAMILY HOUSING



NEW:

- Existing clear floor space: 30" x 48"
- Mailboxes: 54" unobstructed side reach
- Accessible Route: Has additional exceptions to the new code to keep the Type B units the same as previous codes and to align with the Fair Housing Act
- Operable Parts Exception 3*
- Refrigerator: include forward approach that can be offset up to 15".

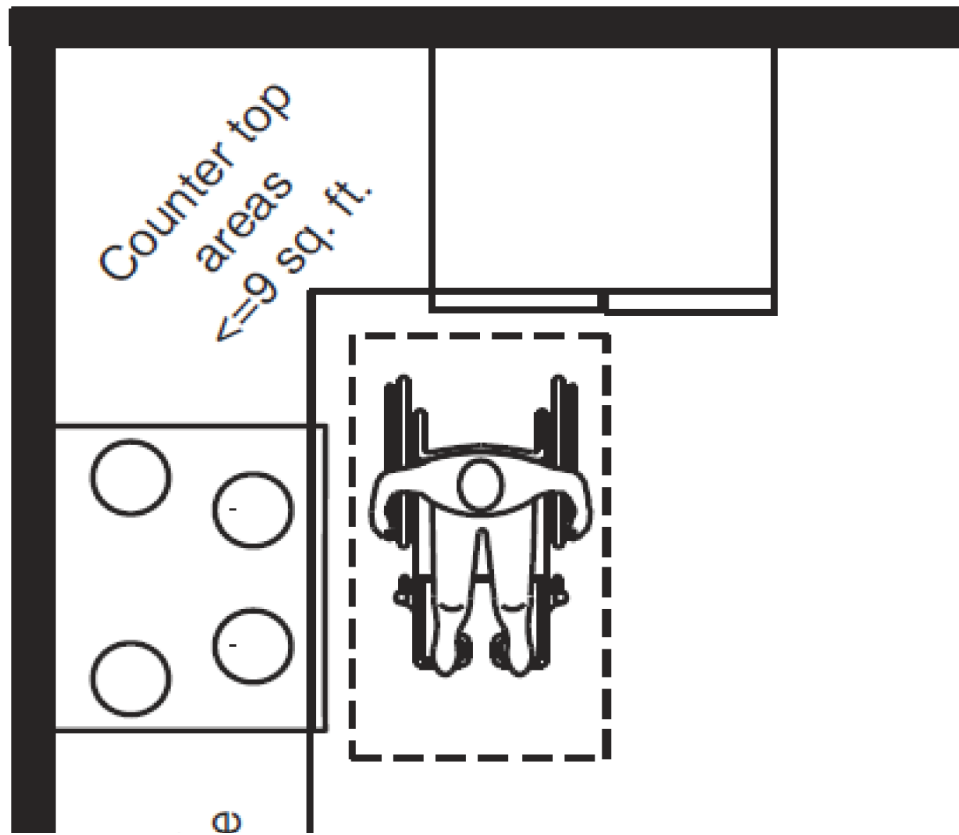
CLARIFICATIONS:

- Shower doors are not required to provide clear width
- Showers as the only bathing fixture can be 30" x 44"
- Laundry clear floor space required at each separate appliance

TYPE B UNITS

Section 1104

MULTI-FAMILY HOUSING



OPERABLE PARTS EXCEPTION 3:

“In a kitchen where a clear floor space for a parallel approach cannot be located at a countertop in a corner between appliances, receptacle outlets over the countertop shall not be required to comply with this section provided the countertop area does not exceed 9 square feet maximum.”

HUD INCORPORATES ICC/A117.1-2009 AS A 'SAFE HARBOR'

Effective March 8, 2021, HUD has amended HUD's Fair Housing Act design and construction regulations to include the 2009 edition of the ICC/A117.1-2009 as a safe harbor. The final rule also designates the 2009, 2012, 2015 and 2018 editions of the International Building Code (IBC) as safe harbors.

FAIR HOUSING ACT: DESIGN + CONSTRUCTION REQUIREMENT

DOES apply to:

- Newly constructed for 1st occupancy after March 13, 1991.
- Four or more units for sale, rent or lease:
 - With elevator = all units
 - Without elevator = ground floor units
- To meet the Design and Construction Requirements:
Choose one of the Recognized Safe Harbors.



EQUAL HOUSING
OPPORTUNITY

FAIR HOUSING IS THE LAW!

FAIR HOUSING ACT: DESIGN + CONSTRUCTION REQUIREMENT

DOES NOT apply to:

- Multi-story townhouses that do not have an elevator.
- Carriage House Units
- Alterations or renovations to a property.
- Property built prior to March 13, 1991.





FAIR HOUSING ACT DESIGN MANUAL

A MANUAL TO ASSIST
DESIGNERS AND BUILDERS
IN MEETING THE
ACCESSIBILITY REQUIREMENTS
OF THE FAIR HOUSING ACT



U. S. Department
of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
Office of Housing

FHA: 7 Requirements

1. Accessible Building Entrance on an Accessible Route
2. Accessible Common and Public Use Areas
3. Usable Doors
4. Accessible Route into and through the Dwelling Unit
5. Controls within accessible locations
6. Reinforcing for the future installation of grab bars in bathrooms
7. Usable Kitchens and Bathrooms

BENEFITS TO USING ICC/A117.1-2009 as 'SAFE HARBOR'

Where the local state/ municipality has adopted a model building code that references ICC/A117.1-2009 (e.g. IBC 2012, 2015, 2018)

- Allows the design + construction to meet one standard rather multiple standards
- Less confusion
- No conflicting requirements

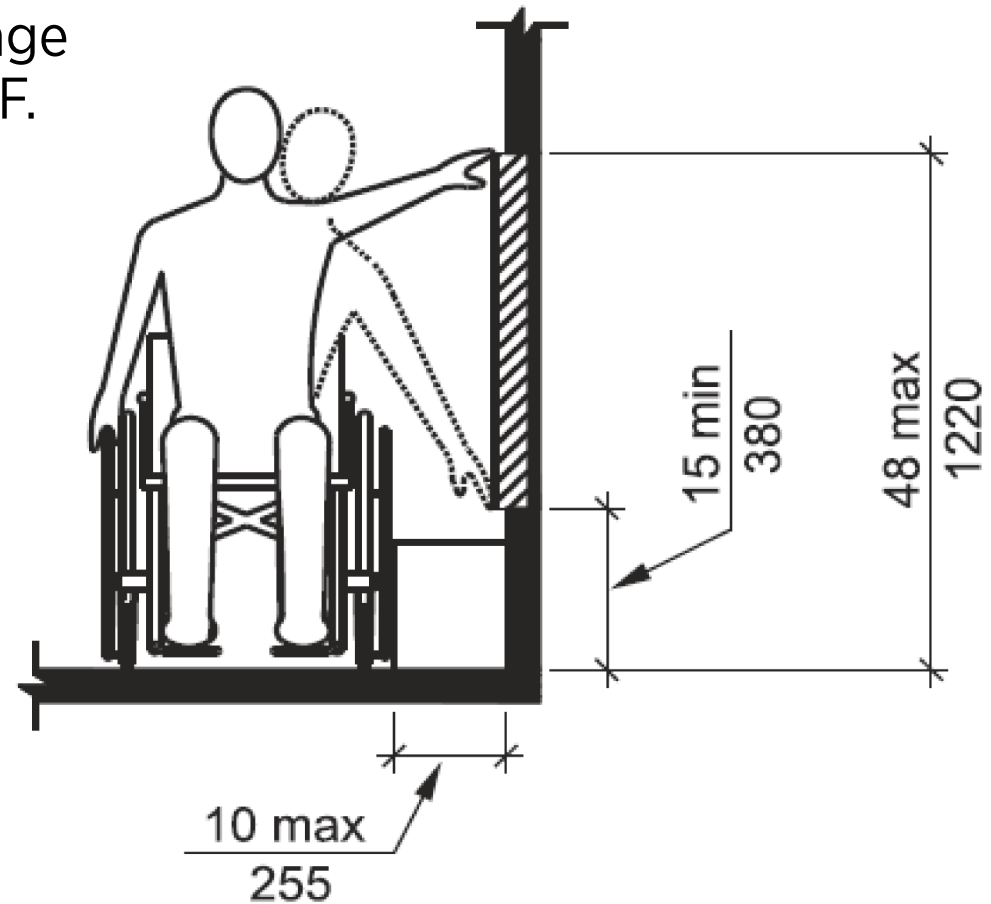
BENEFITS TO USING ICC/A117.1-2009 as 'SAFE HARBOR'

- More flexible elements:
 - Toilet CL's 16 -18" in both common areas and dwelling units.
 - Common area sinks (where there is no cook top) permit a centered parallel approach.
 - Units – clear floor space at laundry can be 'offset' for a front-loading machine.
 - Type B Kitchen counters: 25 ½" deep



BENEFITS TO USING ICC/A117.1-2009 as 'SAFE HARBOR'

- Some area are stricter than FHA requirements. However, since these elements are already required to meet the local building code, it is already incorporated into the design. For example:
 - Unit Entry Doors: Maneuvering clearance on the interior side
 - Electric Panel Boards: Within accessible reach range
 - Common area unobstructed reach range: 48" AFF.



Thank You!

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