ACCESSIBILITY AND USABILITY PROVISIONS OF THE 2012 INTERNATIONAL BUILDING CODE

The following provisions are excerpts from the 2012 *International Building Code*. While there has been an effort to include all applicable IBC provisions that directly address the accessibility and usability of buildings by individuals with physical disabilities, a full examination of the IBC is necessary to determine all of the code provisions that are applicable.
CHAPTER 2
DEFINITIONS

SECTION 202
DEFINITIONS

ACCESSIBLE. A site, building, facility or portion thereof that complies with Chapter 11.

ACCESSIBLE MEANS OF EGRESS. A continuous and unobstructed way of egress travel from any accessible point in a building or facility to a public way.

ACCESSIBLE ROUTE. A continuous, unobstructed path that complies with Chapter 11.

ACCESSIBLE UNIT. A dwelling unit or sleeping unit that complies with this code and the provisions for Accessible units in ICC A117.1.

CIRCULATION PATH. An exterior or interior way of passage from one place to another for pedestrians.

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

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.

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.

EXISTING STRUCTURE. (For Chapter 34) A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

FACILITY. All or any portion of buildings, structures, 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 a single row of box seats accessed from a separate level.

MULTISTORY UNIT. A dwelling unit or sleeping unit with habitable space located on more than one story.

PRIMARY FUNCTION. A primary function is a major activity for which the facility is intended. Areas that contain a primary function include, but are not
limited to, the customer service lobby of a bank, the
dining area of a cafeteria, the meeting rooms in a con-
ference center, as well as offices and other work areas
in which the activities of the public accommodation
or other private entity using the facility are carried
out. Mechanical rooms, boiler rooms, supply storage
rooms, employee lounges or locker rooms, janitorial
closets, entrances, corridors and restrooms are not
areas containing a primary function.

PUBLIC ENTRANCE. An entrance that is not a ser-
vice entrance or a restricted 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 common use on a controlled basis,
but not public use, 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 prop-
erty on a self-service basis.

SERVICE ENTRANCE. An entrance intended pri-
marily for delivery of goods or services.

SITE. A parcel of land bounded by a lot line or a des-
ignated portion of a public right-of-way.

TECHNICALLY INFEASIBLE. An alteration of a
building or a facility that has little likelihood of being
accomplished because the existing structural condi-
tions require the removal or alteration of a load-bear-
ing member that is an essential part of the structural
frame, or because other existing physical or site con-
straints prohibit modification or addition of elements,
spaces or features which are in full and strict compli-
ance with the minimum requirements for new con-
struction and which are necessary to provide
accessibility.

TYPE A UNIT. A dwelling unit or sleeping unit
designed and constructed for accessibility in accor-
dance with this code and the provisions for Type A
units in ICC A117.1.

TYPE B UNIT. A dwelling unit or sleeping unit
designed and constructed for accessibility in accor-
dance with this code and the provisions for Type B
units in ICC A117.1, consistent with the design and
construction requirements of the federal Fair Housing
Act.

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