

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 conference 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 *service 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 property on a self-service basis.

SERVICE ENTRANCE. An entrance intended primarily for delivery of goods or services.

SITE. A parcel of land bounded by a *lot line* or a designated 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 conditions require the removal or *alteration* of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

TYPE A UNIT. A *dwelling unit* or *sleeping unit* designed and constructed for accessibility in accordance 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 accordance 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.