

Study Session

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2009 IBC Section 1103; A117.1 Chapter 2 Scoping Requirements

OBJECTIVE: To develop an understanding of the buildings, facilities and features that are required to be accessible.

REFERENCE: Section 1103, 2009 *International Building Code*; Chapter 2, ICC A117.1-2003, *Accessible and Usable Buildings and Facilities*

- KEY POINTS:**
- To what extent do the accessibility provisions apply?
 - Under what provisions are Accessible units regulated for technical requirements? Type A units? Type B units?
 - How do the specific requirements of the IBC affect the degree of accessibility that must be provided? Is partial accessibility acceptable?
 - Under what provisions are existing buildings regulated for accessibility?
 - What specific accessibility features must be applied to employee work areas? Under what conditions are employee work areas exempt from all accessibility requirements?
 - What types of residential structures are not required to be accessible?
 - What are the two specific conditions in which utility buildings must conform to the applicable accessibility requirements?
 - Which portions of a construction site are not required to be accessible?
 - What are examples of raised areas used for security, life safety or fire safety that do not need to be accessible?
 - What are examples of limited access spaces where accessibility is not required to be provided?
 - What types of equipment spaces are exempt from the requirements for accessibility?
 - Single-occupant spaces accessed in what manner do not need to be accessible?
 - Under which conditions is a Group R-1 occupancy exempt from the accessibility provisions?
 - How is a day-care facility located within a dwelling unit regulated for accessibility?
 - How is the nonresidential portion of a live/work unit required to be regulated for accessibility? The residential portion?

- KEY POINTS:**
- What areas of detention and correctional facilities are not required to be accessible or served by an accessible route?
 - When are walk-in coolers and freezers required to be accessible?

Topic: Where Required
Reference: IBC 1103.1

Category: Scoping Requirements
Subject: General Provisions

Code Text: *Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.*

Discussion and Commentary: In general, access to physically-disabled persons is required for all buildings and structures, whether permanent or temporary. Accessibility and usability is anticipated for all users of a building, including employees, visitors, participants, students, spectators, customers, residents and others. The code establishes a fundamental requirement for accessibility in that it is to be provided under all conditions. Only where specifically identified by Section 1103.2 are the provisions for accessibility permitted to be reduced or exempted.

