

Accessibility
Code Comparison Manual

Northern West Virginia Center for Independent Living

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I. Explanation of the Codes/Design Standard Being Compared.

A. The Fair Housing Act Design Manual (FHADM).

1. This manual was produced by the U. S. Department of Housing and Urban Development (HUD) as a guide for compliance with the seven accessibility requirements listed in the Fair Housing Act. The manual references ANSI A117.1-1986, which contains new construction specifications for all accessibility elements. However, there are some portions of the FHADM that deviate from ANSI A117.1-1986. The FHADM will ensure that residential units, common areas and sites are “useable.” Therefore, the manual will not and is not intended to ensure full accessibility.

2. Fair Housing Act Applicability. – Applies to multi-family dwelling units available for first occupancy on or after March 13, 1991 and must comply as follows:

Multifamily housing with four or more attached units
Elevator service – all units must comply
No elevator service – ground floor units only must comply
(EXEMPT - if no Federal funding: single-family homes and multistory townhouses unless locality (state or local governments) has modified requirements.)

Applies to private owners and federally funded units. If the property involves federal funding (either directly from HUD or indirectly through local, state or other entities), it must also comply with the Uniform Federal Accessibility Standards (UFAS) for certain aspects of the property. For example, 5% of units for people with mobility impairments and 2% of units for people with sensory impairments must comply with UFAS for full accessibility. The remaining units in elevator buildings and the remaining ground floor units in properties that do not contain elevator(s) must comply with the Fair Housing Act.

B. ICC/ANSI A117.1-2003 Accessible and Useable Buildings and Facilities.

1. This manual is produced by the International Code Council/American National Standards Institute and is intended for adoption by government agencies and by organizations setting model codes to achieve uniformity in the technical design criteria in building codes and other regulations. Its adoption is completely voluntary. Those entities, such as local and state governments, when adopting, may modify specifications and requirements contained in the manual. Therefore, care has to be taken to ensure that such adoption and possible modifications are incorporated into this Code Comparison Manual.

C. International Building Codes (IBC) 2006 and 2009.

1. These codes, primarily, address scoping requirements (e.g. how many) and do not contain technical specifications for accessibility. At Section 1101.2, the codes defer to ICC/ANSI A117.1 (2. above) for technical design specifications for accessibility as follows. “Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.” Likewise, these codes are voluntary and become effective when a local or state government entity adopts them. Caution: if these codes are, or have been adopted, ANSI A117.1 is automatically triggered by way of the above language contained in Section 1102.

Note: If any modifications to codes are made that result in less accessibility, the more stringent requirement that provides more accessibility must be followed for federal compliance.

II. Explanation of How to Use the Comparisons

A. Effective Date of Code(s). The first step is to confirm which codes/design standard has been adopted by the local and/or state jurisdiction. The next step is to determine the effective dates of such adoption to confirm which code or changes to that code by the locality and/or state was in effect at the time of the property's construction. Note: The federal accessibility requirements under the Fair Housing Act became effective for multi-family dwelling units available for first occupancy on or after March 13, 1991 (see I-A2 above).

B. Which Code/Design Standard to Use. The Fair Housing Act Design Manual (FHADM) should be the primary design standard to use for federal compliance in conjunction with either ANSI A117.1, the 2006 or 2009 International Building Code. Which non-federal code to use will be determined based upon which of these codes or combination thereof, is in effect at the time of the construction of the property being reviewed. The adoption of IBC 2006 or 2009 automatically triggers ANSI A117.1 (see I-C above).

C. How to Use Comparisons. Each accessibility specification for each code is generally listed side by side so that any differences can be easily determined. There is a Yes/No (Y/N) column adjacent each code/design standard to note whether or not the property being reviewed complies with that specific specification. There is also a comments column for notes or possible follow-up issues for each specification. The blank page of the foregoing page can be used for additional notes or sketches. Where there is a difference, the code containing the specification that is the most stringent (provides the most accessibility) trumps other specifications that provide less accessibility. This is true even for the federal FHADM specifications. For example, the FHADM does not require any van accessible parking spaces. If the locality or state incorporated requirements for van accessible parking, such requirements would trump the lesser parking provision in the FHADM.

Wherever there is a reference to "floor", this means "finished floor". For example, "Door hardware must be mounted 48" max. above floor". Reference to "Clear floor space" means a space of 30" by 48".

D. Potential Uses of this Manual. This manual can be used to review architectural plans before, during or after construction. It also can be used to conduct on-site inspections of properties during construction phases. Inspections during construction are most helpful since any non-compliance can more easily be corrected and at a considerable savings or sometimes, at no additional cost.

Note: This manual is to be used to determine basic compliance with major accessibility requirements of the above codes/design standard. It does not contain all of the requirements contained in each code/design standard. For full compliance determinations, each code/design standard must be utilized.

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Fair Housing Act Design Manual (FHADM)	Y/N	ANSI A117.1-2003	Y/N	IBC 2006	Y/N	IBC 2009	Y/N	Comments
Requirement 1 - Accessible building entrance on an accessible route (at least one for each building/amenity).		Accessible routes required by the scoping (number) provisions adopted by the administrative authority are required to comply with applicable provisions of Chapter 4, ANSI A117.1.		See below Sections 1104.1 and 1104.2.		Same as IBC 2006		ANSI A117.1 includes various accessible route specifications which result in an accessible route(s). The number of accessible routes required for a specific building or property is determined by the administrative authority which includes federal, state and local authorities.
a. Accessible parking space(s).								
Car space 96" min. p. 2.20		Car space 96" min.		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		
Van space not required, but recommended.		Van space 132" min. Exception: van space permitted to be 96" min. where access isle is 96" min.		For every six or fraction of six, at least one shall be a van-accessible parking space. Section 1106.5		Same as IBC 2006		
Access isle 60" min. p. 2.20		Access isle 60" min. Chapter 502.4.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		
Signage - International access symbol mounted high enough so that the sign is not obscured by the vehicle parked in the space. p. 4.6 and ANSI A117.1-1986, Chapters 4.6.2 and 4.28.5		International access symbol required. Van spaces shall be designated "van accessible." Signs shall be 60" min. above the parking space measured to the bottom of the sign. Chapter 502.7		Required accessible parking spaces shall be identified by the international access symbol. Section 1110.1		Same as IBC 2006		
Number of spaces: Residents – 2% of spaces serving covered dwelling units. p. 2.23		Not addressed in ANSI		Where parking is provided, accessible spaces are required per Table 1106.1 (see attached Appendix A). Exception: Not applicable to spaces used exclusively for buses, trucks, other delivery vehicles, or law enforcement vehicles. Section 1106.1		Same as IBC 2006		

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<p>Parking at site Amenities – min. of one at each amenity (sales/rental office, community center, playground, swimming pool, etc.). p. 2.23</p>		<p>Not addressed in ANSI</p>	<p>Where parking is provided, accessible spaces are required per Table 1106.1 (see attached Appendix A).</p>	<p>Same as IBC 2006</p>		
<p>Visitors – When provided, a “sufficient number” to provide access to grade level entrances of covered multifamily dwellings. p. 2.24</p>		<p>Not addressed in ANSI</p>	<p>Where parking is provided, accessible spaces are required per Table 1106.1 (see attached Appendix A).</p>	<p>Same as IBC 2006</p>		
<p>Location of parking spaces. When parking is provided on a residential site, spaces must be on an accessible route and provided for residents and visitors. Accessible spaces must be located on the shortest possible accessible circulation route to an accessible entrance. p. 2.20</p>		<p>Not addressed in ANSI</p>	<p>Spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. Parking facilities that do not serve a particular building, accessible spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. If buildings have multiple accessible entrances with adjacent parking, accessible spaces shall be dispersed and located near the accessible entrances. Exception: Van-accessible spaces are permitted on one level. Section 1106.6</p>	<p>Same as IBC 2006</p>		
<p>b. Curb ramps – Curb ramps shall be 36” min. width and not encroach upon access isles. Transition sidewalk to access isle must be 36” min. and maintain 2% max. cross slope and 8.33% max. running slope. See various</p>		<p>Curb ramps shall be 36” min. width and not encroach upon access isles. Transition sidewalk to access isle must be 36” min. and maintain 2% max. cross slope and 8.33% max. running slope. Curb ramp sides/flares shall not be steeper than 10%</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p>		<p>Access isle flush with sidewalk eliminates need for curb ramps. See FHADM, p. 2.21.</p>

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examples. p.1.7 and ANSI A117.1-1986, Chapter 4.7		and must comply with Chapter 406.3					
Curb ramp running slopes shall not exceed 8.33%. ANSI A117.1-1986, Chapter 4.8.2		Curb ramp running slopes shall not exceed 8.33%. Chapter 405.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Curb ramp cross slopes shall not exceed 2%. ANSI A117.1-1986, Chapter 4.8.6		Curb ramp cross slopes shall not exceed 2%. Chapter 405.3		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
c. Accessible route to buildings, units and amenities. Must connect buildings containing covered dwelling units and accessible facilities, elements and spaces on the site. p. 1.8		Not addressed in ANSI		Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site except for accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site that have only a vehicular way without pedestrian access. Section 1104.2		Same as IBC 2006.	
d. Accessible route to public transportation stop, public street, accessible parking spaces and loading zones. p. 1.8		Not addressed in ANSI		Site arrival points. Accessible routes within the site shall be provided from public transportation stops; accessible parking; accessible passenger loading zones; and public streets or sidewalks to the building entrance served. Exception: Except for buildings/facilities containing Type B units, an accessible route shall not be required between arrival points and the building/facility entrance if the only means of access between them is a vehicular		Same as IBC 2006.	FHAD: Not required if impracticability test at page 1.38 determines prohibited by terrain or unusual site characteristics which cannot be addressed through initial configuration of site topography or by other means (see Chapter 1).

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				way not providing pedestrian access. Section 1104.1			
Accessible Route: Clear width 36" min. (at doorways/gates 32" min. clear width). p. 2.5, 2.15 and 4.4		Clear width 36" (at doorways/gates 32" min. clear width). Revolving doors, revolving gates and turnstiles shall not be part of an accessible route. Chapter 402		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Running slope 5% max. (5% to 8.33% handrails required, over 8.33% - not accessible). p. 1.7		5% max. Chapter 403.3 If rise is greater than 6", handrails are required. Chapter 405.8		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Cross slope 2% max. p. 2.5 and ANSI A117.1-1986, Chapter 4.3.7		2% max. Chapter 403.3		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Changes in level ¼" max. ½" max. if beveled with 8.33% max. slope. p 4.4 and ANSI A117.1-1986, Chapter 4.3.8		¼" max. ½" max. if beveled with 50% max slope. Chapter 303.3 If change in level is greater than ½", it shall be ramped and comply with Section 405 or 406.		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Obstruction Height – 80" min. above floor. p 2.15		80" min. Chapter 307		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Object protruding into accessible route – 4" max. if more than 27" above floor. p. 2.19		Object protruding into accessible route – 4" max. Exception: Handrails permitted to protrude 4 ½"; Door closers and door stops permitted to be 78" above floor. Chapter 307.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Object protruding into and reducing accessible route to less than 36" - object must be no wider than 24". Route must not be reduced more than 32" clear. p. 2.19		Protruding objects shall not reduce clear width required for an accessible route (typical accessible route 36" wide). Chapter 307.5		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	

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Requirement 2 – Accessible and Useable Public and Common Use Areas	Y/N	ANSI A117.1-2003	Y/N	IBC 2006	Y/N	IBC 2009	Y/N	Comments
<p>An accessible route must connect accessible building or facility entrances with accessible spaces and elements within the building or facility, including adaptable (or covered) dwelling units. As an accessible route (36" min. clear) continues into a building, it may include corridors, doorways (32" min. clear at doorways/gates), floors, ramps, elevators, lifts, and clear floor spaces (48" x 30" min. - which must be connected to a 36" min. clear accessible route) at fixtures and around spaces used by residents or the public. Such routes and clear floor spaces are required for fixtures, which may include reception desk, gang mail boxes, desks/tables, laundry and toilet facilities, storage areas, recreational fixtures, pool tables, craft rooms, reading rooms, exercise rooms and computer rooms. Clear floor must be connected to a 36" clear accessible route and spaces may overlap. See also ANSI A117.1,</p>		See 2c below.		<p>Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site except for accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site that have only a vehicular way without pedestrian access. Section 1104.2</p> <p>Mailboxes. If provided in an interior location, 5% or at least one of each type must be provided. If provided for each dwelling unit, accessible mailboxes must be provided for each unit required to be accessible. For example: be on an accessible route, provide 30" min. by 48" clear floor space at mailbox, operable parts and box must be within reach ranges,</p>		<p>Same as IBC 2006.</p> <p>Same as IBC 2006.</p>		

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Chapter 4.3			operable parts must be accessible (see FHAD manual Requirement #5 below). Section E105.4			
a. Accessible Route: Clear width 36" min. (at doorways/gates 32" min. clear width) p. 2.5, 2.15 and 4.4		Clear width 36" (at doorways/gates 32" min. clear width). Revolving doors, revolving gates and turnstiles shall not be part of an accessible route. Chapter 402	Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Running slope 5% max. (over 5% to 8.33% - not accessible). p 1.7		5% max. Chapter 403.3 If rise is greater than 6", handrails are required. Chapter 405.8	Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Cross slope 2% max. p. 2.5 and ANSI A117.1-1986, Chapter 4.3.7		2% max. Chapter 403.3	Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Changes in level ¼" max. or ½" max. if beveled with 8.33% max. slope. p. 4.4 and ANSI A117.1-1986, Chapter 4.3.8		¼" max., or ½" max. if beveled with 50% max. slope. Chapter 303.3 If change in level is greater than ½", it shall be ramped and comply with Section 405 or 406.	Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Obstruction Height - 80" min. above floor. p. 2.15		80" min. above floor. Chapter 307 Door closers and door stops permitted to be 78" above floor. Chapter 307.2	Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Object protruding into accessible route - 4" max. if more than 27" above floor. p. 2.19		Object protruding into accessible route - 4" max. Exception: Handrails permitted to protrude 4 ½"; Door closers and door stops permitted to be 78" above floor. Chapter 307.2	Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Object protruding into and reducing accessible route to less than 36" - object must be no wider than 24". p. 2.15		Protruding objects shall not reduce clear width required for an accessible route (typical accessible route 36" min. clear wide). Chapter 307.5	Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	

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<p>b. If one type of element, feature, or space is provided for public or common use of residents, it must be on an accessible route and meet the applicable specifications for that element per ANSI A117.1 1986, Section 4.3, FHADM p. 2.12(9)</p>		<p>Same as FHAD manual.</p>		<p>Accessible spaces. Rooms and spaces available to the general public or available for use by residents and serving accessible units or required to be accessible. Section 1107.3</p>		<p>Same as IBC 2006.</p>
<p>c. If multiple features or facilities are provided, sufficient accessible features of each type must be provided to assure equitable opportunity for use by people with disabilities.</p>		<p>Same as FHAD manual.</p>		<p>Accessible spaces. Rooms and spaces available to the general public or available for use by residents and serving accessible units or required to be accessible. Section 1107.3</p>		<p>Same as IBC 2006.</p>
<p>d. Elevators (if provided) Automatic self-leveling feature required to bring the car to floor landings within ½” tolerance under rated loading to zero loading conditions. Call buttons in lobby centered at 42” above floor. Call buttons shall have visual signal for when each call is registered/ answered. Buttons - 3/4th min. Up button shall be on top. Elevator entrances shall have raised floor designations on each door jamb. Mounted so that the centerline of the character is 60” from floor.</p>		<p>Same as FHAD manual.</p> <p>15” min. from floor to 48” max. measured to the centerline of highest operable part. Same as FHAD manual.</p> <p>Same as FHAD manual. Same as FHAD manual.</p> <p>Same as FHAD manual.</p> <p>Mounted 48” min., measured to the baseline of the lowest character and 60” max. above the floor</p>		<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p>		<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p>

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<p>Protective Reopening device to stop and reopen door and hoistway door. Device will activate by an obstruction passing through the door between 5" and 29" above the floor. Door delay for car calls - 3 seconds min. Minimum dimensions for elevator cars: 68" wide. 51" depth. Door - 36" min. clear. Car Controls: Buttons - 3/4th min. Arranged in ascending order. Tactile Control Indicators. Car Control Button heights: 54" max. above floor if side approach. 48" max. if front approach. Emergency alarm and stop grouped at bottom of panel with centerlines no less than 35" above floor. Car position indicator either visual signal or audible. Emergency Communications: Highest operable part 54" max. side approach 48" max. front approach. Shall not be limited to voice communication. If handset used, cord length must be 29" min.</p>		<p>measured to the baseline of the highest character.</p> <p>Reopening device same as FHAD manual.</p> <p>Same as FHAD manual.</p> <p>See Appendix B.</p> <p>30" by 48" clear floor space at call controls. Same. Keypads, where provided, shall be standard telephone keypad arrangement.</p> <p>48" max. measured to centerline. Same. Objects beneath call buttons shall protrude 1" max. Same as FHAD manual.</p> <p>Audible and visual car position indicators required.</p> <p>Must comply with ASME/AMSI A117.1, Section 105.2.5 Side/Front approach - 48" max. measured to centerline from floor. Chapter 407</p>																			
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from the panel. p. 2.12, no. 8, ANSI A117.1-1986, Section 4.10								
e. Laundry Rooms If common use laundry rooms are provided, at least one of each type of appliance provided in each laundry area must be accessible and be on an accessible route, see ANSI 4.32.6. Such appliances include washing machines, dryers, soap dispensers, and any related features such as wash sinks, tables, and storage areas. p. 2.26		Not addressed in ANSI.		Washing machines: If three or fewer provided, at least one shall be accessible. If more than three provided, at least two shall be accessible. Clothes dryers: If three or fewer provided, at least one shall be accessible. If more than three provided, at least two shall be accessible. Section E105.2.1		Not addressed in IBC 2009.		
f. If there is a laundry room on each floor of an elevator building, each laundry room must be accessible. p. 2.26		Not addressed in ANSI.		Washing machines: If three or fewer provided, at least one shall be accessible. If more than three provided, at least two shall be accessible. Clothes dryers: If three or fewer provided, at least one shall be accessible. If more than three provided, at least two shall be accessible. Section E105.2		Not addressed in IBC 2009.		
g. Front-loading washing machines are not required in common use laundry rooms if management, upon request, provides assistive devices (reachers) to enable a resident to use a top-loading washer. p. 2.26		Not addressed in ANSI.		Not addressed in IBC		Not addressed in IBC.		

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<p>h. Washing Machines and Dryers. A clear floor space (48" x 30" min.) positioned for a parallel approach and centered on at least one of each type of appliance provided is required. p. 2.27</p> <p>All operable parts must be within a reach range of 46" max. above finished floor. p. 2.26</p> <p>A reach to controls over the appliance, which must not be more than 24" measured front to back, by a person seated in a wheelchair. p. 2.26</p>	<p>A clear floor space (48" x 30" min.) positioned for a parallel approach and centered on the appliance is required.</p> <p>All operable parts must be within a reach range of 46" max. above finished floor.</p> <p>A reach to controls over the appliance, which must not be more than 24" measured front to back, by a person seated in a wheelchair</p> <p>Operable parts shall be operable with one hand, not require tight grasping, pinching or twisting of the wrist.</p> <p>Force required to operate shall be 5lbf max. Chapter 309</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p>		
<p>i. Toilet rooms, bathrooms, bathing facilities and shower rooms. All toilet rooms and bathing facilities in all public and common use facilities must be on an accessible route and at least one of each fixture type in each room or space must be accessible.</p>	<p>Not addressed in ANSI.</p>	<p>Accessible spaces. Rooms and spaces available to the general public or for use by residents and serving accessible units shall be accessible including toilet and bathing rooms. Section 1107.3 See Section 1109.14 for recreational and sports facilities.</p>	<p>Same as IBC 2006.</p>		
<p>Standard toilet stall. 60" min. wide by 56" min. deep if wall mounted toilet. 59" min. deep if floor mounted toilet. Center line of toilet must</p>	<p>Same as FHAD Manual.</p> <p>Center line of toilet must be</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p> <p>Not addressed in IBC.</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p> <p>Not addressed in IBC.</p>		

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<p>be 18" absolute from side wall. Door must be 32" min. clear. Door must swing out of stall. Toilet seat 17" – 19" max. from finished floor. Flush control mounted on wide side of toilet and 44" max. from finished floor. Door may be located on front or side of stall. If on side, door must be opposite toilet side. Door must be farthest from toilet.</p>	<p>16" min. – 18" max. from side wall. Chapter 604.2 Same as FHAD Manual. Same as FHAD Manual. Same as FHAD Manual. Same as FHAD Manual. Door, including door hardware, must comply with Appendix C (in this manual) except if the approach is to the latch side of the door clearance between side of stall and any obstruction shall be 42" min. Doors shall be located in front or side wall of partition farthest from toilet. If located in front partition, door opening shall be 4" max. from the side wall or partition farthest from the toilet. If located in the side wall or partition, the door opening shall be 4" max. from the front partition. Door pulls shall be placed on both sides of door near latch. Door pulls shall be mounted between 34" min. and 48" max. Door pulls shall be easy to grasp with one hand, not require tight grasping, pinching, or twisting of the wrist to operate. Chapter 404.1, 404.2.6, 604.8.3</p>		<p>Refers to ANSI A117.1 for design specifications. Section 1101.2 " " " " " " " " " " " " " " Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p>	<p>Refers to ANSI A117.1 for design specifications. Section 1101.2 " " " " " " " " " " " " " " Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2</p>		
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Grab bars. See FHADM Requirement 6 in this manual.		Grab bars. See FHADM Requirement 6, this column in this manual.					
Alternate stall 1. 36" wide, absolute by 66" min. deep with wall mounted toilet or 69" min. deep with floor mounted toilet. Center line of toilet must be 18" absolute from side wall. Door must be 32" min. clear opening. Grab bars mounted on each side wall of stall. Grab bars. See FHADM Requirement 6 in this manual.		Alternate stalls not mentioned. However, see Chapter 604 for applicable specifications for stalls. Grab bars. See FHADM Requirement 6 in this manual.		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2	
Alternate stall 2. 48" min. wide by 66" min. deep if wall mounted toilet. If floor mounted toilet, 69" min. deep. Center line of toilet must be 18" absolute from side wall. Grab bars. See FHADM Requirement 6 in this manual.		Alternate stalls not mentioned. However, see Chapter 604 for applicable specifications for stalls. Grab bars. See FHADM Requirement 6, this column in this manual.		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2 " "		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2 " "	
All 3 above stalls: must have 42" min. clear access isle, latch approach to enter stall. Doors must swing out. Flush control mounted on wide side of toilet and 44" max. from finished floor. Toilet seat 17" min. – 19" max. from finished floor. Mirror mounted with		Same as FHADM. (Except center line of toilet must be 16" min. – 18" max. from side wall. Chapter 604.2)		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2 " " " " " "		Not addressed in IBC. Refers to ANSI A117.1 for design specifications. Section 1101.2 " " " " " "	

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<p>bottom edge of reflecting surface 40" max. from finished floor.</p> <p>At least one of each type of fixture must be provided per room.</p> <p>p. 2.4, 2.13, 2.28, 2.29 and 2.30 ANSI A117.1-1986, Chapter 4.17, 4.19.6</p>	<p>Not addressed in ANSI.</p> <p>If more than one fixture provided in compartment, there shall be a 60" min. turning space within the compartment/room. Clear floor spaces, clearances at fixtures and turning space may overlap. Doors shall not swing into the clear floor space or clearance for any fixture.</p> <p>Chapter 603, 604</p>	<p>At least one of each type of fixture, element, control or dispenser in each accessible toilet room shall be accessible.</p> <p>Section 1109.2</p>	<p>Same as IBC 2006.</p>			
<p>j. Typical toilet room.</p>						
<p>Must have 60" min. clear turning radius in room for access to toilet, lavatory and urinal-if present.</p> <p>p. 2.30, 2.31, ANSI A117.1-1986, Chapter 4.22.3</p>	<p>60" min. diameter turning space required. Chapter 603.2</p> <p>Clearance around toilet must be 60" min. from side wall and 56" min. from rear wall. Other fixtures not allowed in this area except grab bars, paper dispensers, sanitary napkins, hooks, shelves, accessible routes, clear floor spaces at other fixtures and the turning space.</p> <p>Chapter 604.3.1</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications.</p> <p>Section 1101.2</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications.</p> <p>Section 1101.2</p>			
<p>Lavatory: Must have 30" by 48" clear floor space for forward approach (can overlap turning radius).</p> <p>Must be mounted with 29" min. from finished floor to bottom of apron. Knee space – 8" min. depth.</p> <p>Insulated pipes under lavatory.</p> <p>Mirror mounted with</p>	<p>Lavatory: Must have 30" by 48" clear floor space for forward approach (can overlap turning radius).</p> <p>Must be mounted with 27" min. from finished floor to bottom of apron. Knee space: 11" min. in depth at 9" above floor and 8" min. in depth at 27" above floor.</p> <p>9" min. above floor clear toe</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications.</p> <p>Section 1101.2</p> <p style="text-align: center;">" "</p> <p style="text-align: center;">" "</p> <p style="text-align: center;">" "</p>	<p>Not addressed in IBC. Refers to ANSI A117.1 for design specifications.</p> <p>Section 1101.2</p> <p style="text-align: center;">" "</p> <p style="text-align: center;">" "</p> <p style="text-align: center;">" "</p>			

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Requirement 3 – Useable Doors.	Y/N	ANSI A117.1-2003	Y/N	IBC 2006	Y/N	IBC 2009	Y/N	Comments
Accessible doors must be fully compliant in public and common areas and primary entry doors at covered dwelling units-exterior side only. Usable Doors are within the interior of a dwelling unit and have less stringent requirements.		All doors must have a 32" min. clear opening width. Chapter 1002.5 and 404.2.2 Not permitted in ANSI.		Refers to ANSI.		Refers to ANSI.		
a. Accessible doors (Chapter 3 FHADM).				Refers to ANSI.		Refers to ANSI.		
32" clear opening.		Same as FHAD Manual.						
Push side. Clear floor space at door - 36" min. wide forward approach.		See Appendix C, ANSI Table 404.2.3.1		Refers to ANSI.		Refers to ANSI.		
Pull Side. 18" min clear parallel to doorway beyond latch.		See Appendix C, ANSI Table 404.2.3.1		Refers to ANSI.		Refers to ANSI.		
¼" max. or ½" max. if beveled with 8.33% max. slope. p. 4.4 and ANSI A117.1-1986, Chapter 4.3.8.		¼" max. or ½" max. If beveled with 50% max slope. Chapter 303.3 If change in level is greater than ½", it shall be ramped and comply with Section 405 or 406.		Refers to ANSI.		Refers to ANSI.		
Floor or ground area within the required clearances shall be level and clear.		Surfaces of clear floor spaces shall not exceed 2.08% in any direction. Chapter 305.2		Refers to ANSI.		Refers to ANSI.		
Lever type door handles. Must be easy to grasp with one hand, does not require tight grasping, pinching or twisting of the wrist to operate (lever type door handles). Hardware must be mounted 48" max. above floor. ANSI A117.1-1986 p. 3.2		Must be easy to grasp with one hand, does not require tight grasping, pinching or twisting of the wrist to operate (lever type door handles). Hardware must be mounted 34" min. and 48" max. above the floor. Chapter 404.2.6		Refers to ANSI.		Refers to ANSI.		

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Requirement 4 – Accessible Route into and Through the Covered Unit	Y/N	ANSI A117.1-2003	Y/N	IBC 2006	Y/N	IBC 2009	Y/N	Comments
<p>a. An accessible route complying with ANSI A117.1</p> <p>1. Route must be sufficiently wide – 36" clear min. (doors: 32" min. clear– entry door, nominal 32" min clear - interior doors). p. 4.4</p> <p>2. Lacking in abrupt changes in level (see above Requirement 1d) so that residents and their visitors with disabilities can safely use all rooms and spaces including storage areas and exterior balconies and patios. Exception for balconies and patios constructed of impervious materials – level difference at exterior side of secondary door, if pervious construction, ½" permitted. If impervious construction, 4" max. permitted. p. 4.11, 4.15 Note: Accessible route not required into a basement or garage. However, doors from interior of unit to an unfinished garage or basement attached to a single-story unit must be "useable" - nominal 32"</p>		See above Requirement 1d (this column) for accessible route specifications.		Refers to ANSI		Refers to ANSI		

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clear min., accessible threshold, lever type door handle. p. 4.3							
Changes in Level - ¼" max. or ½" max. if beveled with 8.33% max. slope. p. 4.4 and ANSI A117.1-1986, Chapter 4.3.8.		¼" max. or ½" max. If beveled with 50% max slope. Chapter 303.3 If change in level is greater than ½", it shall be ramped and comply with Section 405 or 406.		Refers to ANSI		Refers to ANSI	
b. Thresholds at exterior doors including sliding door tracks.		Same as above.		Refers to ANSI		Refers to ANSI	
¾" inch max. allowed to control or prevent water infiltration. Slope must be beveled for slope 1:2 max.		Not permitted in ANSI.					
If primary entrance door exterior landing is impervious, exterior landing surface permitted to be below the finished floor level by ½". p. 4.12		Not addressed in ANSI		Refers to ANSI		Refers to ANSI	
Accessible route onto balcony constructed of concrete, brick or flagstone may be interrupted by a 4" step on the exterior side. (Can be made accessible by occupant by adding wood platform). p. 4.15		Not addressed in ANSI		Type B units permit 4" max. step below the finished floor level on the exterior side if impervious surface. Section 1107.4, Exception 2.		Refers to ANSI	

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Requirement 5 – Light Switches, Electrical Outlets and Other Environmental Controls in Accessible Locations.	Y/N	ANSI A117.1-2003	Y/N	IBC 2006	Y/N	IBC 2009	Y/N	Comments
Permitted: inaccessible controls or outlets as long as accessible controls or outlets are provided within the same area. p. 5.3		Addressed under Operable Parts, Chapter 3, sections 308 and 309. See below.		Refers to ANSI		Refers to ANSI		
Covered: Light switches for all rooms. Electrical outlets. Environmental controls (thermostats, other heating, air-conditioning and ventilation systems). Not Covered: Circuit breakers. Appliance controls. Outlets dedicated for specific appliances and windows. p. 5.4		Addressed under Operable Parts, Chapter 3, sections 308 and 309. See below.		Refers to ANSI		Refers to ANSI		
Accessible locations.								
a. Forward reach with no obstructions. Clear floor space of 48" min. perpendicular to control by 30" min. wide. Control must be 48" max. above floor. 15" min. above floor.		Same as FHAD Manual. Chapter 308.2.1		Refers to ANSI		Refers to ANSI		
Side reach from a parallel approach with no obstructions. Clear floor space of 30" min. perpendicular to control by 48" min. wide. p. 5.5		Side reach from a parallel approach with no obstructions. Clear floor space of 30" min. perpendicular to control by 48" min. wide. High side reach – 48" max. Low side reach – 15" min. Chapter 308.3.1		Refers to ANSI		Refers to ANSI		

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b. Forward reach over and obstruction.							
Obstructions extending from 0 to 20" from the wall - 48" max. above the floor.		Same as FHAD Manual. Chapter 308.2.1		Refers to ANSI		Refers to ANSI	
Obstructions extending from 20 to 25" from the wall - 44" max. above the floor. (HUD allows 25 ½" max. obstruction for standard countertop installation.)		" " Same, except no tolerance allowed in ANSI. Fig. 308.2.2 (b)		Refers to ANSI		Refers to ANSI	
Required knee space when controls are mounted above obstructions (built-in shelves and countertops). If obstruction 0 – 20" max. from wall, vertical clearance at knee space 27" min. 48" (from wall) by 30" clear floor space.		Obstructed high reach – The clear floor space under the obstruction shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Chapter 308.2.2		Refers to ANSI		Refers to ANSI	
If obstruction 20 – 25" max. from wall, vertical clearance at knee space 27" min. 48" (from wall) by 30" clear floor space. Control mounting height – 44" max. above floor.		Same as FHAD Manual. Chapter 308.2.2		Refers to ANSI		Refers to ANSI	
c. Side reach over and obstruction. 30" (parallel to countertop) by 48" clear floor space required. Counter height 36" max. Counter depth 25 ½" max. Control mounting height 46" max. above floor.		34" max. 24" max. 48" max. above floor for a reach of 10". 46" max. above floor if reach depth is over 10" to		Refers to ANSI		Refers to ANSI	

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Requirement 6 – Reinforced Walls for Grab Bars (installation of grab bars not required by FHADM if reinforcement is provided). p. 6.3	Y/N	ANSI A117.1-2003 Installation of grab bars and shower seats not required if reinforcement provided where walls permit. Chapter 1003.11.4	Y/N	IBC 2006	Y/N	IBC 2009	Y/N	Comments
a. Grab bar reinforcement areas at toilets								Larger reinforced areas recommended for safe installation of all grab bars. Also, follow reinforcement specifications by grab bar manufacturer.
Behind and centered on toilet – 6" wide by 24" long at least.. Height of area above finished floor – 32" max to 38" min. p. 6.3		Grab bar installation 36" min. long. Extends from center line of toilet 12" min. on side closest to wall and 24" min. on the transfer side. Mounting height: between 33" min. and 36" max. from finished floor. Exception: In Type A and Type B units, 24" bar centered on the toilet permitted where wall space does not permit 36" bar. Chapter 604.5.2		Refers to ANSI		Refers to ANSI		
On side wall of toilet – Leading edge of reinforcing should be positioned 36" from the back wall for a 24" bar. Reinforcing should start 12" max. from rear wall. p. 6.4		42" min. in length. Located 12" max. from rear wall. Extending 54" min. from rear wall. Mounted in a horizontal position – 33" min. and 36" max. measured to the top of the gripping surface of the bar. Vertical grab bar 18" min. in length. Bottom of vertical bar mounted between 39" and 41" above floor. Center line of vertical bar located between 39" and 41" from rear wall. Exceptions:		Refers to ANSI		Refers to ANSI		

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		Vertical bar not required in Type A and Type B units. Chapter 604.5.1, 609.4					
Folding or floor mounted grab bar reinforcements for toilets that do not have adjacent side wall. See p. 6.6, 6.8		For grab bar installation - Clearance of 18" min. from the centerline of the toilet to any side wall or obstruction shall be provided. See Chapter 604.5.3.		Refers to ANSI		Refers to ANSI	Follow reinforcement specifications by grab bar manufacturer.
b. Grab bar reinforcement areas at conventional bathtubs. p. 6.8, 6.9		Type A and B units – grab bars not required to be installed where there is reinforcement complying with Section 1003.11.9. Chapter 607.4		Refers to ANSI		Refers to ANSI	Follow reinforcement specifications by grab bar manufacturer.
On foot wall. 32" max. to 38" min. above finished floor. 24" min. from outside edge of tub enclosure.		Horizontal bar 24" min. Mounting height: between 33" min. and 36" max. from finished floor – measured to the top of gripping surface. Mounted at front edge of bathtub. Vertical bar 18" min. length. Mounted 3" min. to 6" max. above horizontal bar. 4" max. inward from edge of tub. Chapter 607.4.2.2		Refers to ANSI		Refers to ANSI	
Back (side) wall. 6" max from top of tub. 48" min. centered on back (side) wall by 38" min.		2 horizontal bars 24" min. required. Mounting height: between 33" min. and 36" max. from finished floor – measured to the top of gripping surface. Lower bar – 9" above rim of bathtub. Each bar – 24" min. in length. Located 24" max. from head wall. Extends 12" max. from control wall. Chapter 607.4.2, 609.4.		Refers to ANSI		Refers to ANSI	
Head wall - 32" max. to 38" min. above finished		Horizontal bar 12" min. in length.		Refers to ANSI		Refers to ANSI	

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<p>floor. 24" min. from outside edge of tub enclosure.</p>	<p>Mounted at front edge of bathtub. 4" max. inward from edge of tub. Mounting height: between 33" min. and 36" max. from finished floor – measured to the top of gripping surface. Chapter 607.4.2</p>				
<p>c. Reinforcement for shower grab bars. Note: Shower stalls in Fair Housing Act covered units may be any size/configuration unless they are the only bathing fixture provided in the unit. p. 6.12</p> <p>Required reinforcement areas (excluding drainage slope): Control wall, side wall, back wall: 32" max. from floor to 38" min. from floor. Reinforcement extends the full width around the shower of all 3 walls. p. 6.12, p. 6.13</p>	<p>Grab bars in transfer type showers (for example, 36" by 36" size shower with seat): Grab bar on control wall starting 4" max. from open side of shower covering full depth of shower. Grab bar on side wall 18" min. from control wall. Height: 33" min. from floor to 36" max. from floor – measured to the top of gripping surface.. (note: a continuous grab bar covering the entire above areas is acceptable). Vertical grab bar on control wall: 18" min. in length. 3" min. to 6" max. above the horizontal grab bar. 4" max. inward from the Height of grab bars. Seat: Folding or non-folding required in transfer type showers.</p> <p>Standard roll-in shower: Without seat: Both end walls - grab bar starting 6" max from side wall to open side of shower. Side wall - grab bar starting at 6" max. from end wall and ending 6" max. from opposite end wall.</p>	<p>Refers to ANSI.</p>	<p>Refers to ANSI.</p>		<p>FHAD Manual requires all fixtures (bathtub and shower for example) in Type A units to have required reinforcement for grab bars. Type B units - only one of each type of fixture is required to have required reinforcement for grab bars. p. 7.34</p> <p>FHAD Manual does not require shower grab bar reinforcement in shower walls that are glass. Shower stalls required to have a water proof pan or floor seal pierced to receive screws/bolts for floor mounted grab bars are not required to have reinforcement for floor-mounted grab bars. p. 6.12</p>

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	<p>(note: a continuous grab bar covering the entire above areas is acceptable).</p> <p>With seat: Seat end wall - no grab bar. Opposite end wall - grab bar starting at open end of shower to 6" max. from side wall. Side wall - grab bar starting at 6" max. from end wall without seat to edge of seat on opposite end wall.</p> <p>Controls and hand showers: Transfer type shower - located on the control wall opposite the seat. 38" min. and 48" max. above shower floor – measured to the top of gripping surface within 15", left or right, of the center line of the seat. Standard roll-in shower: 38" min. and 48" max. above shower floor. With seat - locate on side wall no more than 27" max. from the end wall behind the seat. p. 608.3</p> <p>All grab bars for all types of showers. Circular cross section: Outside diameter - ¼" min. and 2" max. Space between wall - grab bar shall be 1 ½". Space between grab bar and projecting objects below and at ends of grab bar shall be 1 ½" min.</p>						
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Requirement 7a – Useable Kitchens	Y/N	ANSI A117.1-2003	Y/N	IBC 2006	Y/N	IBC 2009	Y/N	Comments
a. 30" by 48" min. clear floor space required to be centered on each appliance or fixture. Clear floor spaces can overlap. These clear floor spaces may be parallel or perpendicular to the appliance or fixture. A 36" clear accessible route into the kitchen must adjoin each clear floor space. p. 7.3		Clear floor space required at each appliance and can overlap. Same as FHAD Manual. ANSI Chapter 804.6.1 and 305		Refers to ANSI		Refers to ANSI		
b. Ranges, cooktops and sinks. A 30" by 48" clear floor space for a parallel approach is required (unless knee space is provided). p. 7.4		Same as FHAD Manual. ANSI Chapter 804.6		Refers to ANSI		Refers to ANSI		
c. Refrigerators 30" x 48" clear floor space for a parallel or perpendicular approach. Same as ANSI-2006. Controls 54" max. above floor. p. 7.6 ANSI A117.1-1986		Refrigerators shall have at least 50% of the freezer compartment shelves, including the bottom of the freezer, 54" max. above the floor. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator, shall be provided. Centerline of the clear floor space shall be off-set 24" max. from the centerline of the dedicated space. Chapter 804.6.6		Refers to ANSI		Refers to ANSI		
c. 40" min. clearance between counters and all opposing elements/walls required. (Measured from front face of range or refrigerator to		Same as FHAD Manual. ANSI Chapter 804.2.1		Refers to ANSI		Refers to ANSI		

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countertop edge – excluding cabinet and appliance handles). p. 7.7							
d. U-shaped Kitchens							
60" min. clear diameter turning circle required. Exception: If sink or cooktop at base of U and removable base cabinets provided, 40" min. clearance between counters and all opposing elements acceptable. (Measured from front face of range or refrigerator to countertop edge – excluding cabinet and appliance handles). p. 7.7, 7.9		60" min. clearance between counters and all opposing elements/walls required. Range or cooktop. If clear floor space positioned for a forward approach, knee and toe clearance required. Chapter 804.2.2, 804.6.4		Refers to ANSI		Refers to ANSI	
30" by 48" min. clear floor space required to be centered on each appliance or fixture. Exception: Sink clear floor space can serve as clear floor space for dishwasher forward approach to dishwasher racks when pulled out of dishwasher. p. 7.9, 7.10		30" by 48" min. clear floor space required for a forward or parallel approach. Chapter 305.5, 804.6.1		Refers to ANSI		Refers to ANSI	
		At least one work surface 30" min. long, height 28" min and 34" max. above floor, clear floor space positioned for a forward approach required. Knee and toe clearance - see e. below.					
e. Knee space							
30" min. wide by 27" min. high. p. 7.14		Space beneath an element between 9" and 27" above the floor with a width of 30"		Refers to ANSI		Refers to ANSI	

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		min. Toe clearance 9" min. above floor. ANSI Chapter 306.3.1, 306.3.5					
30" by 48" min. clear floor space cannot extend more than 19" into knee space. p. 7.16		Minimum depth. Knee clearance shall be 11" min. in depth at 9" above the floor and 8" min. in depth at 27" above the floor. Chapter 306.3.3		Refers to ANSI		Refers to ANSI	
f. Pantries		Storage areas					
Shallow pantry doors may have less than 32" clear openings.		30" x 48" min. clear floor space. Storage elements shall have at least one of the reach ranges in Section 308. Chapter 905		Refers to ANSI		Refers to ANSI	
Pantries that require entry (e.g., walk-in) to reach shelves must have nominal 32" clear opening. p. 7.17		Not addressed in ANSI		Refers to ANSI		Refers to ANSI	
g. Laundry Equipment							
Not required to be accessible in dwelling units. p. 7.19		30" x 48" min. clear floor space centered on the appliance. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of wrist. Force required to operate shall be 5 lbf max. Chapter 309.4 Top loading machine doors must be 36" max. above floor. Front loading machines – bottom of the opening 15" min. and 34" max. above floor. Chapter 6.11		Refers to ANSI		Refers to ANSI	

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Requirement 7b – Useable Bathrooms	Y/N	ANSI A117.1-2003	Y/N	IBC 2006	Y/N	IBC 2009	Y/N	Comments
Type A Bathroom (see Appendix D1) in a unit – all bathrooms in unit must comply with type A specifications.		Type A or Type B units required to be accessible by the scoping provisions adopted by the administrative authority shall comply with provisions of Chapter 10.		Dwelling units required to be Type A and Type B units are required to comply with applicable portions of Chapter 10 of ANSI A117.1. Section 1107.2 At least 4% but not less than one dwelling unit shall be accessible. Section 1107.5.1.1 Exception: If no elevator to units provided, all units on an accessible route are to be Type A and Type B accessible units. Section 1107.7.1		Same as IBC 2006		
Type B Bathroom (see Appendix D2) in a unit – only one bathroom must meet specification A requirements. All other bathrooms are exempt only from maneuvering and clear floor space requirements at fixtures but must be on an accessible route. Have doors with nominal 32" clearance. Operable parts in accessible locations. Reinforced walls around toilets, tubs and showers. p. 7.34		Type A or Type B units required to be accessible by the scoping provisions adopted by the administrative authority shall comply with provisions of Chapter 10.		Dwelling units required to be Type A and Type B units are required to comply with applicable portions of Chapter 10, ANSI A117.1. Section 1107.2 In structures with four or more dwelling units, every dwelling unit shall be a Type B unit. Section 1107.5.1.2 Exception: If no elevator to units provided, all units on an accessible route are to be Type B accessible units. Section 1107.7.1		Same as IBC 2006.		
a. All bathrooms p. 7.35								
Be on an accessible route. See Requirement 4 above.		Same as FHADM.		Refers to ANSI		Refers to ANSI		
Have 32" nominal clear doorways. See Requirement 3 above.		Doors required to have a clear opening width of 32". Chapter 404.2.2		Refers to ANSI		Refers to ANSI		
Have accessible		See Requirement 5, ANSI		Refers to ANSI		Refers to ANSI		

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controls. See Requirement 5 above.		column above.					
Have grab bar reinforcements around toilets, tubs, and showers. See Requirement 6 above.		Reinforcement required. See Requirement 6 above for grab bar installation/location. Chapter 1003.11.4, 1004.11.2		Refers to ANSI		Refers to ANSI	
b. Maneuvering space in bathrooms.				Refers to ANSI		Refers to ANSI	
30" x 48" clear floor space outside swing of door (clear floor spaces at fixtures must be maintained).		Same as FHADM.		Refers to ANSI		Refers to ANSI	
c. Usable bathroom fixtures – Clear floor space requirements. p. 7.39, Appendices D1 & D2.		Not addressed in ANSI.		Refers to ANSI		Refers to ANSI	
If bathroom has clear floor space centered on lavatory for a parallel approach – standard base cabinets acceptable.		Type A Bathroom (Chapter 1003) - Forward approach to lavatory required. Toilet positioned with wall to rear and one side. Centerline of toilet must be 16" min. and 18" max. from side wall. Chapter 1003.11.7.1 Knee/toe space under lavatory required Chapter 606.2 Knee space: Space beneath lavatory between 9" and 27" above floor. Top of lavatory - 34" max. Max. depth, may extend 25" max. under lavatory at 9" above floor. Min. depth, 11" min. at 9" above the floor and 8" min. in depth at 27" above the floor. Knee clearance width, 30" min.		Refers to ANSI		Refers to ANSI	

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		<p>Toe clearance: Space beneath the lavatory between the floor and 9" above the floor. Max. depth, 25" max. under the lavatory. Min. depth, toe clearance shall extend 17" min. beneath the lavatory. Min. width, 30". Chapter 306 Exception: Cabinetry permitted under lavatory if cabinetry can be removed without removal or replacement of lavatory, floor finish extends under cabinetry and walls behind and surrounding cabinetry are finished. Chapter 1003.11.5</p>					
<p>If parallel approach not provided, removable base cabinet required for necessary knee space for forward approach. At toilet: countertop lavatory, pedestal lavatory, base cabinet, wing wall or any other fixture must not project into room any more than 24" max. p. 7.43</p>		<p>Type B bathroom. Clear floor space required for a parallel approach shall be provided - centered on the lavatory. Exception: Cabinetry permitted under lavatory if cabinetry can be removed without removal or replacement of lavatory and floor finish extends under cabinetry. Chapter 1004.11.3.1.1</p>		Refers to ANSI		Refers to ANSI	
<p>d. Clear floor space at toilet fixtures. 3 options. p. 7.40, p. 7.43</p>				Refers to ANSI		Refers to ANSI	
<p>Option 1. Toilet in corner, lavatory adjacent. Floor space: 66" min. from back wall of toilet. by 48" min. from toilet side wall. Toilet center line 18" absolute from side wall.</p>		<p>Same as FHADM option 1, except that center line of lavatory must be 48" min. from side wall of toilet. Forward approach to toilet. Chapter 1004.11.3.1.3</p>		Refers to ANSI		Refers to ANSI	

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<p>Toilet center line 15" min. to lavatory edge. Approaches to toilet: Forward approach or Lavatory side approach.</p>							
<p>Option 2. Toilet in corner, lavatory adjacent. Floor space: 56" min. from back wall of toilet by 48" min. from toilet side wall. Toilet center line 18" absolute from side wall. Toilet center line 15" min. to lavatory edge. Lavatory side approach.</p>		<p>Same as FHADM option 1, except that center line of lavatory must be 48" min. from side wall of toilet. Chapter 1004.11.3.1.3</p>		Refers to ANSI		Refers to ANSI	
<p>Option 3. Toilet in corner, floor space 56" min. from back wall of toilet by 60" min. from toilet side wall. Toilet center line 18" absolute from side wall. Approaches to toilet: Forward approach or Open side approach.</p>		<p>Toilet in corner, 56" min. from back wall of toilet. by 42" min. from toilet side wall. No adjacent lavatory/fixtures. Toilet center line 18" absolute from side wall. Approaches to toilet: Forward approach or Open side approach.</p>		Refers to ANSI		Refers to ANSI	
<p>e. Knee space at lavatories.</p>				Refers to ANSI		Refers to ANSI	
<p>Type A bathrooms if parallel approach to lavatory not provided: 17" min. from wall to front edge of lavatory. 9" min. clear from floor. 27" min. from floor to underside of lavatory. 19" max. clear under lavatory. Top of lavatory rim - 34" max. from floor. p. 7.52</p>		<p>See above for knee space requirements.</p>		Refers to ANSI		Refers to ANSI	
<p>Type B bathrooms: 17" min. from wall to front edge of lavatory.</p>		<p>See above for knee space requirements.</p>		Refers to ANSI		Refers to ANSI	

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27" min. from floor to underside of lavatory. 19" max. clear under lavatory. Top of lavatory rim - 34" max. from floor. p. 7.52							
f. Clear floor space at bathtubs/showers. p. 7.53				Refers to ANSI		Refers to ANSI	
Bathtubs – 3 options. p. 7.53				Refers to ANSI		Refers to ANSI	
Option 1 – Type A Bathroom. 60" min. adjacent to tub by 30" min. with lavatory at footwall of tub with knee space. Approach parallel to tub towards lavatory.		Length of tub by 30" min. clear (e.g., unobstructed by adjacent lavatory unless removable base cabinet). Fig. 1003.11.8(a)		Refers to ANSI		Refers to ANSI	
Option 2 – Type A Bathroom. 60" min. adjacent to tub by 48" min. with toilet adjacent to foot wall of tub. Center line of toilet 18" min. to edge of tub. Approach perpendicular to tub.		Not addressed in ANSI.					
Option 3 – Type B bathroom. 48" min. adjacent to tub by 30" min. unobstructed by fixtures (except small wall hung lavatory permitted).		Same as FHADM except if lavatory present, it must have removable base cabinet providing knee space clearances.		Refers to ANSI		Refers to ANSI	
f. Clear floor space at showers. Note: showers may be any size or configuration. p. 7.56		Must be 36" min. by 36" min. measured at the center point of opposing sides. Entry of 36" min. required.		Refers to ANSI		Refers to ANSI	
Clear floor space of 30" min. by 48" min. must be provided parallel to the		Floor space clearance of 48" min. in length measured perpendicular from the		Refers to ANSI		Refers to ANSI	

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shower and flush with the control wall.		control wall, and 36" min. in depth provided adjacent to the open face of the shower. Chapter 608.2.1					
If shower is 36" long, no other fixtures can overlap the clear floor space. p. 7.57		Fixtures may not overlap clear floor space.		Refers to ANSI		Refers to ANSI	
If shower is 42" long, a lavatory mounted beside the control wall may overlap the clear floor space by 6". If cabinet included with lavatory, it must be removable. p. 7.57		Not addressed in ANSI.					
Shower as only bathing fixture. p. 7.58 36" min. by 36" min. required. 30" by 48" clear floor space flush and parallel with control wall. In Type B bathrooms – reinforcement for later installation of optional wall mounted shower seat. p. 7.58		Same as FHADM.		Refers to ANSI		Refers to ANSI	
Powder Rooms (lavatory and toilet only) must meet requirements for clear floor space at fixtures not obstructed by door swing and wall reinforcement for grab bars - only when powder rooms are on the accessible level of multistory units in buildings having one or more elevators.		Not required to comply unless it is the only lavatory or toilet on the accessible level of the unit. Chapter 1004.11.3.1		Refers to ANSI		Refers to ANSI	
Roll-in shower not required by FHADM.		Standard roll-in shower. Clear inside dimension of 60" min. width and 30" min.					

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	<p>depth measured at the center point of opposing sides. Entry of 60" min. A clear floor space adjacent to the shower of 60" min. width of the open face of the shower compartment and 30" depth required. Lavatory permitted in clear floor space adjacent to control wall. Where controls are located on the side wall and no seat present, lavatory permitted in clear floor space at either end of shower. Lavatory - Knee space: Space beneath lavatory between 9" and 27" above floor. Max. depth, may extend 25" max. under lavatory at 9" above floor. Min. depth, 11" min. at 9" above the floor and 8" min. in depth at 27" above the floor. Knee clearance width, 30" min. Top of lavatory - 34" max. Toe clearance: space beneath the lavatory between the floor and 9" above the floor. Max. depth, 25" max. under the lavatory. Min. depth, toe clearance shall extend 17" min. beneath the lavatory. Min. width, 30". Chapter 306 Exception: removable base cabinet permitted. Chapter 606, 608.2</p>						
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APPENDIX A

TABLE 1106.1 - IBC 2006 & 2009
ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 % of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

This does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound and motor pools where lots accessed by the public are provided with an accessible passenger loading zone (Section 1106.1 Exception).

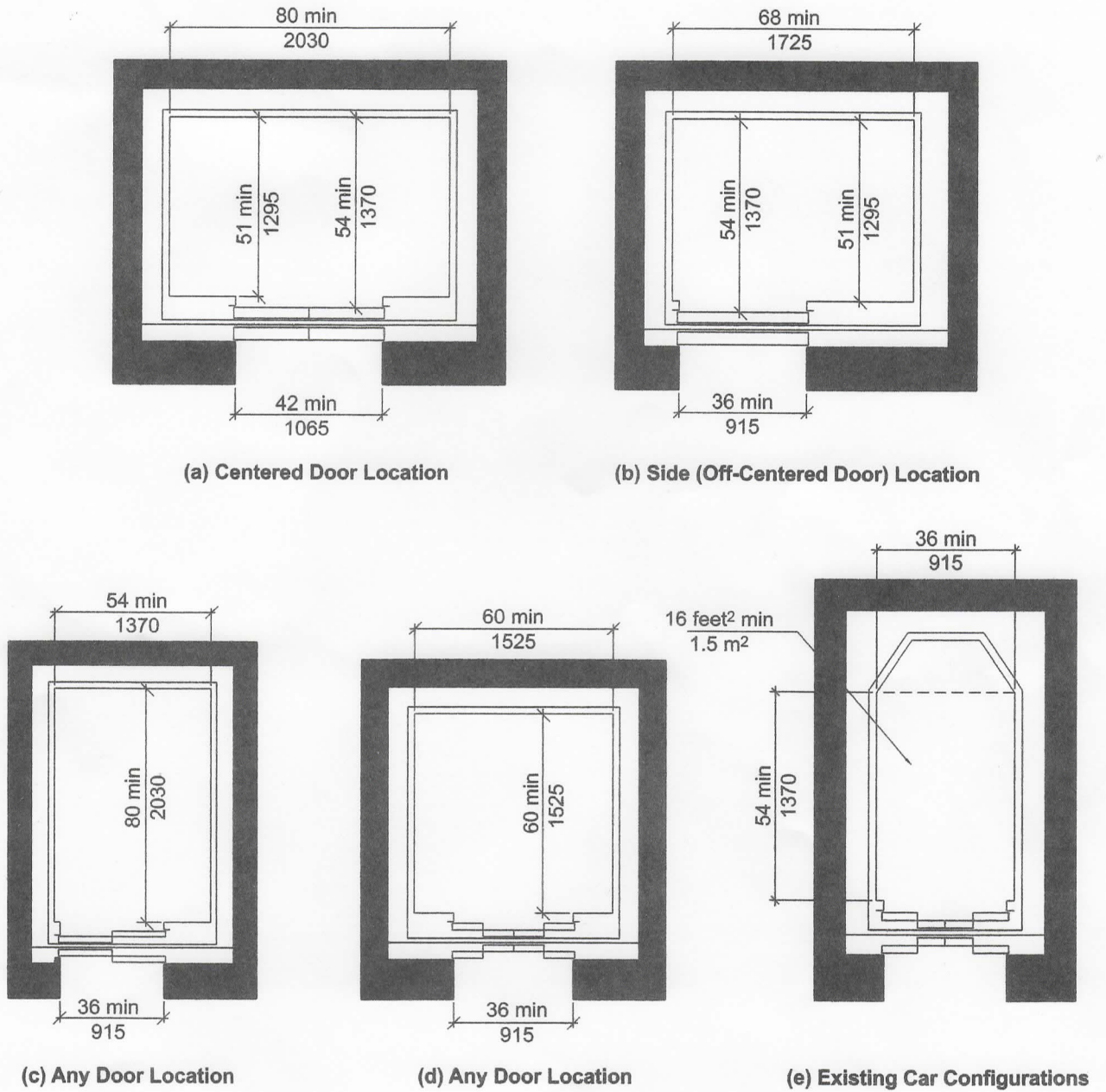


Fig. 407.4.1
Inside Dimensions of Elevator Cars

APPENDIX C

Table 404.2.3.1 – MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

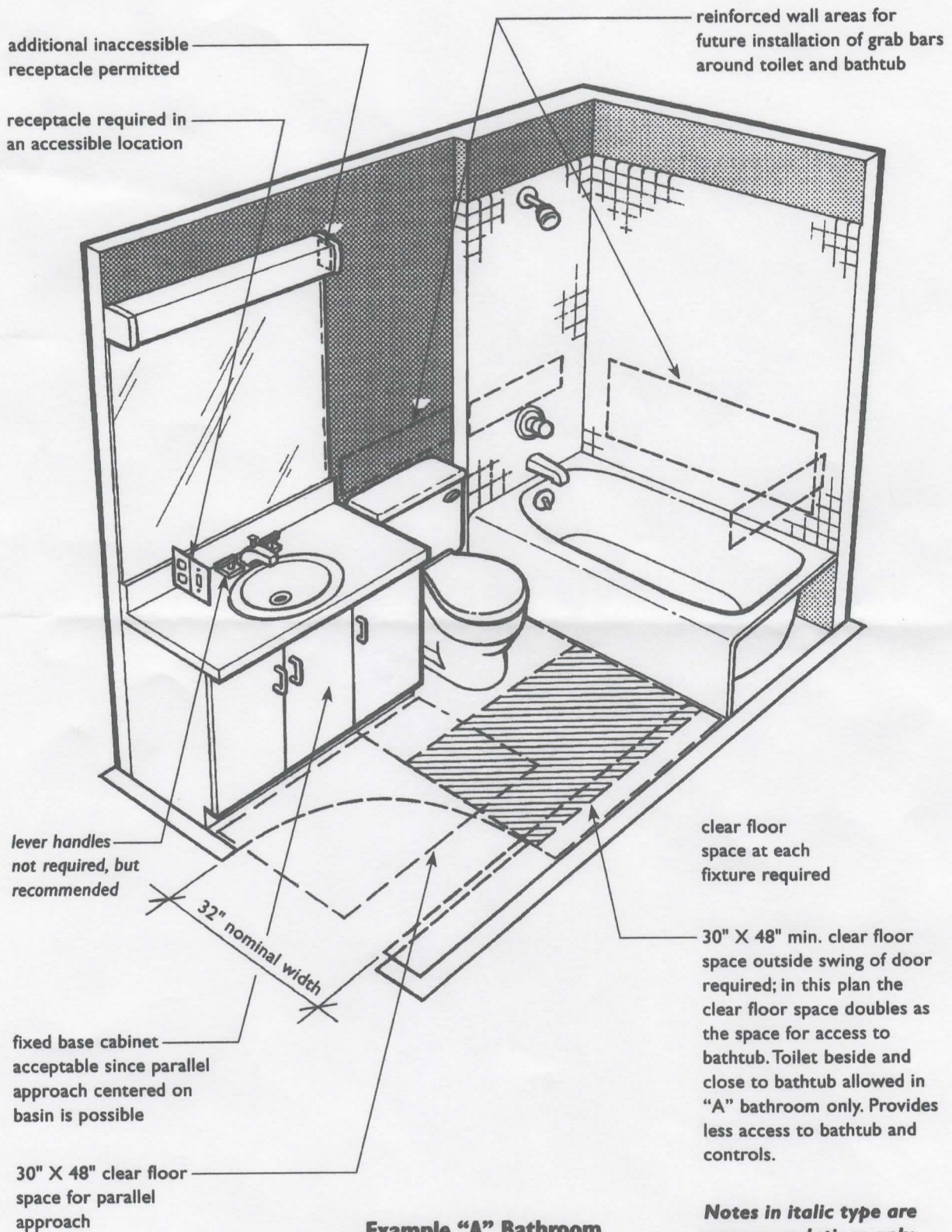
TYPE OF USE		MINIMUM MANEUVERING CLEARANCES	
Approach Direction	Door Size	Perpendicular to Doorway	Parallel to Doorway (beyond latch unless noted)
From front	Pull	60 inches	18 inches
From front	Push	48 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Pull	54 inches	42 inches
From hinge side	Push	42 inches ^{1/}	22 inches ^{3/ & 4/}
From latch side	Pull	48 inches ^{2/}	24 inches
From latch side	Push	42 inches ^{2/}	24 inches

^{1/} Add 6 inches if closer and latch provided.

^{2/} Add 6 inches if closer provided.

^{3/} Add 12 inches beyond latch if closer and latch provided.

^{4/} Beyond hinge side.



additional inaccessible
receptacle permitted

receptacle required in
an accessible location

reinforced wall areas for
future installation of grab bars
around toilet and bathtub

lever handles
not required, but
recommended

32" nominal width

fixed base cabinet
acceptable since parallel
approach centered on
basin is possible

30" X 48" clear floor
space for parallel
approach

clear floor
space at each
fixture required

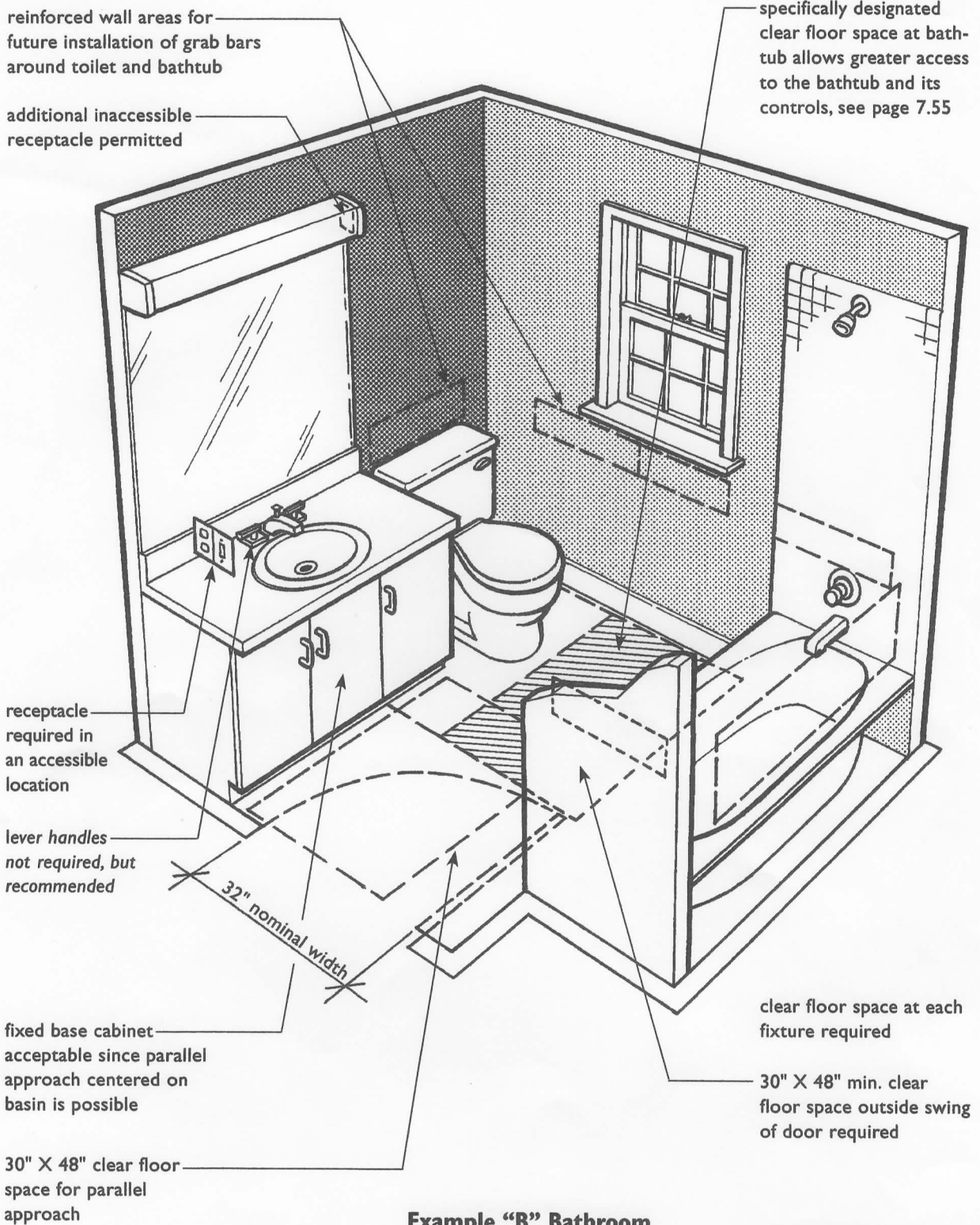
30" X 48" min. clear floor
space outside swing of door
required; in this plan the
clear floor space doubles as
the space for access to
bathtub. Toilet beside and
close to bathtub allowed in
"A" bathroom only. Provides
less access to bathtub and
controls.

Example "A" Bathroom
9'-4" X 5'-2"
(See plan page 7.66)

*Notes in italic type are
recommendations only
and are not required by
the Guidelines.*

APPENDIX D2

USABLE KITCHENS AND BATHROOMS ■ PART B: USABLE BATHROOMS



Example "B" Bathroom
Greater Access to Bathtub
6'-10" X 7'-9"
(Similar to Plan on Page 7.67)

Notes in italic type are recommendations only and are not required by the Guidelines.