

NC ACCESSIBILITY CODE

2009 NC Bldg Code Ch. 11

2003 ICC/ANSI A117.1

Mandatory: 1 Jan 2010

2012 NC Bldg Code Ch. 11

2009 ICC/ANSI A117.1

Mandatory: 1 June 2012

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2010 ADA STANDARDS:

- Mandatory 3/15/12
- Copy available: www.ada.gov

Individual Highlights

[ANSI 606.3 Exp. Pipes](#) 2

[ANSI 406.7 Exc.](#) 2

[NCBC 1109.2.1](#) 2



2012 NCBC 1007.8 – 2-Way Comm.

The following question was recently received concerning a new section in the 2012 NC Building Code that has additional requirements for all multistory buildings with passenger elevators.

Q: Does the 2012 NCBC, Section 1007.8 require two-way communication at every elevator landing, even when the elevator is not part of the egress system?

Is this requirement only applicable to Elevators that are to be considered accessible means of egress in accordance with 1007.2.1 (accessible means of egress elevator) or 403.6.2 (occupant self-evacuation elevators)?

A: Yes, Two-way communication is required at the elevator landings of each accessible floor level even when the elevator is not part of the egress system. It is also required on other than the level of exit discharge, for both sprinklered and non-sprinklered buildings unless 2-way communication is provided in areas of refuge in stairwells. If there are no areas of refuge in the building because the building is provided with sprinklers, then the 2-way communication within the elevator landings is required.

NCBC 1007.8 specifically begins the 2-way communication requirement on each accessible floor that is **one or more stories** above the level of exit discharge. This is a lower threshold than the use of an elevator for egress in NCBC 1007.2.1 where the required accessible floor is required to be **four or more stories** about the level of exit discharge. The 2-way communication would also be required for the NCBC 403.6.2 occupant self-evacuation elevators typically found in high-rise buildings.

USDOJ – The Latest on Pool Lifts

There has been much activity on the pool lift front in the last month. The 2010 ADA Standards went into effect on March 15, 2012 and with it went the requirement for pool lifts that everyone has been talking about since last September, 2011. The same day (March 15, 2012), the following came out:

Effective on March 15, 2012, the compliance date for [28 CFR 35.150\(b\)\(1\)](#), [\(b\)\(2\)\(ii\)](#), and [28 CFR 36.304\(d\)\(2\)\(iii\)](#) for sections 242 and 1009 of the 2010 Standards is delayed to May 21, 2012.

On Friday, March 23rd, the following notice came out:

The [information for the Notice of Proposed Rulemaking \(NPRM\)](#) seeking public comment on whether a longer period of time would be appropriate to allow pool owners and operators to meet their compliance obligations has been updated to provide links to the notice in the Federal Register and to the [page for providing comments at Regulations.gov](#).

So, for existing pools there is a delay until May 21st, 2012, with a possible extension until September 2012 for compliance depending on the NPRM. The best way to stay up to date is to watch the www.ada.gov website and sign up for their newsletter. Please note that the requirements for new construction and alterations in the 2009 ANSI A117.1 – 1109 will go into effect in NC on June 1, 2012 regardless.



ICC now has the 2009 ANSI A117.1 and the Significant Changes book in a single combined document for use with your 2003 ANSI A117.1 Commentary.

ANSI 606.6 Exposed Pipes + Surfaces

There are questions that seem to reappear from time to time and it never hurts to revisit them again. With the change back to the **NCBC** and **ANSI**, sometimes you forget that the rationale is the same as it was before.

Q: (Accessible) lavatories are required to have protection on p-trap and piping; its intent was originally to keep someone from being burned by hot water in the waste line or flowing in the hot water line. Am I correct that in **ICC ANSI A117.1-2009**, section **606.4**, now all such situations require protection? Even if the water temperature is set to warm via a mixing valve?

A: The intent of the p-trap protection was two-fold:

1. To protect legs from the temperature of the hot water in the piping, and
2. To protect legs from any rough edges where the piping has been joined together.

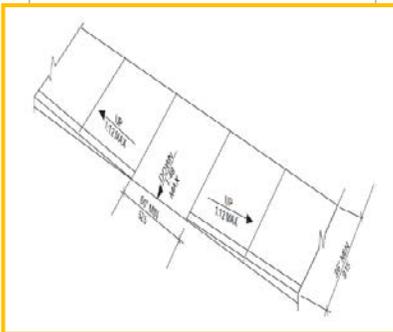
In cases, where someone may have little feeling in his/her legs, both are important. Having temperature sensors or a mixing valve on the water may resolve #1 but they do not resolve #2. There is no condition that I am aware of that will eliminate the requirement for the protection required by **ANSI 606.6**.

ANSI 406.7 Exc. Curb Ramp Landings

A familiar topic has come back for a return visit. Déjà vu all over again?

Q: In **Volume 2, Issue 2** of the **2011 Access Update Newsletter** you addressed the landing width (48") at the top of curb ramps. Is this dimension applicable to all landings at the tops of curb ramps? It has been interpreted by certain ADA consultants that the landing at the top of curb ramps should be 60" per **ANSI 405.7.3**. My interpretation of the code is that this dimensional requirement does not apply to curb ramps but I am respectfully requesting a clarification from you.

A: **ANSI 405.7.3** addresses landings at the top of ramps; it does not address landings at the top of curb ramps. That is addressed by **ANSI 406.7** and the **Exception to 406.7**, which states: *In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.* If there is not enough room for a landing in new construction at the top of a curb ramp, then an alternative would be to lower a portion of the sidewalk to be level with the parking or road surface as is shown in **ANSI Commentary Fig. C406.7(a)**.



$$\begin{array}{r} 3 \\ + 2 \\ + 1 \\ = 6 \end{array}$$

2012 NCBC 1109.2.1 Aggregate W/C

NCBC 1109.2.1 requires an accessible family or assisted-use toilet room in assembly and mercantile occupancies where an aggregate of six or more male and female water closets is required. Since this is a Q + A newsletter, the question has come up: are these required water closets or provided water closets? The answer: Provided water closets. If what you have in the Women's restroom are 3 water closets, and, in the Men's restroom, you two water closets and one urinal, overall there is a total of six water closets. (The urinal substitutes for the water closet, thanks to the NC Plumbing Code.)

This is the same concept for everything *accessible* – if it is provided, it is required to be accessible. Think about drinking fountains. If you provide over the required number, all are required to be accessible. Everything on a floor with no elevator has to be accessible. ©