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## NC ACCESSIBILITY CODE

2012 NC Bldg Code Ch. 11  
2009 ICC/ANSI A117.1  
**Mandatory:** 1 Jun 2012

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### 2010 ADA STANDARDS:

- Mandatory 3/15/12
- Copy available: [www.a](http://www.a)

### Individual Highlights

USPS/DOI Mailbox Mounting Height 2

ANSI 604.9.3 Self-Closing Doors 2



## - VERY HOT TOPICS -

### Accessible Units in Condominiums?

Rarely does the NC interpretation of the **2012 NC Building Code** differ from that found in the **2009 ICC Commentary**. One 2012 NC variation addresses the 2009 ICC requirement for Accessible dwelling units in condominiums.

Condominiums are units that are *for sale only*. The unit is constructed under the commercial building code [the **2012 NCBC**] as a **Group R-2** occupancy.

**2012 NCBC 1007.6.2.2** is the applicable section for addressing both

condominiums and dormitories, along with other longer term residential housing options such as fraternities, sororities, boarding houses and monasteries,

North Carolina has made the decision to apply **NCBC 1107.6.2.2.2** only to condominium projects. This means that a condominium project will have a requirement for Type B dwelling units but no requirement for Accessible dwelling units.

Remember - in the event that a developer designs a condominium project, then markets the unit to rent with an option to buy, the overall project will be required to be designed as an apartment building under **NCBC 1107.6.2. 2.1**.

When the project contains more than 11 dwelling units, **NCBC 1107.6.2.2.1** requires that a minimum of 5% of dwelling units, based on the number of bedrooms, be dispersed among the various classes of units.

### Transgender Signage at Unisex?

Over the past several months, a number of universities throughout the state have contacted this office regarding pictograms for restroom signage. The issue concerns single-occupant/unisex or assisted use restrooms, often known as assisted-use toilet rooms,

The current symbols being denoted for these restrooms typically include 'male', 'female', and 'wheelchair' pictograms.

In order to perhaps better reflect a more inclusive/non-binary population, the

various schools have been researching the potential of using an alternate symbol or pictogram at the individual toilet rooms.

Before contacting this office, some contacted the **ADA Assistance line at 1(800) 514-0301 Ext. 7** and were advised that the only requirements were that the pictogram match the raised letter and braille requirements; that the only issue regarding the pictogram was that it complied with the requirement for matching the **International Symbol of**

### Accessibility. [2009 ANSI 703.6.3.1]



After some consideration, it was decided that since the restrooms are common use, they are available to people who may be as easily offended as those people the schools are trying to include.

Logically, the signage should remain gender neutral.

THE ABOVE ITEM WAS WRITTEN PRIOR TO HB2 BEING PASSED BY THE STATE LEGISLATURE. THE ABOVE QUESTION ADDRESSES ONLY THE SIGNAGE REQUIREMENT FOR UNISEX RESTROOMS.



## USPS – NCDOT Mailbox Mounting Height

Effective March 1<sup>st</sup>, 2016, the **US Postal Service** and the **NC Dept. of Insurance** reached an agreement regarding the mounting height of any and all locations where mailboxes are grouped in a common location across the state. The agreement includes cluster box units (CBUs) for commercial and residential mailboxes, including mailboxes for new single family residences where the developments are installing mailboxes in cluster box units (**CBUs**).

**The agreement:**

- supersedes the **2012 NCBC App. E 105.4** language
- is applicable to all occupancies

CBU Installation Accessibility Guidelines		
	USPS	NCBC
Original Independent USPS/NCBC Requirements	<p>The USPS installation requirements for CBUs state:</p> <ul style="list-style-type: none"> <li>• No <u>customer compartment</u> (interior bottom shelf) shall be positioned less than 28" from the finished floor,</li> <li>• No <u>parcel locker compartment</u> (interior bottom shelf) shall be positioned less than 15" from the finished floor and</li> <li>• No <u>customer lock</u> may be located more than 67" above the finished floor.</li> </ul>	<p>The 2012 NCBC App E105.4 scoping requirements state:</p> <ul style="list-style-type: none"> <li>• In interior locations, at least 5%, but not less than one, of each type shall comply with ICC/ANSI A117.1.</li> <li>• In residential and institutional facilities, where mailboxes are provided for each dwelling unit or sleeping unit, mailboxes complying with ICC A117.1 shall be provided for each unit required to an Accessible unit.</li> <li>• 2009 ANSI A117.1 – 308 reach ranges:                         <ul style="list-style-type: none"> <li>o 15" minimum AFF</li> <li>o 48" maximum AFF</li> </ul> </li> <li>• NOTE: NCDOT 1104.2 considers all CBU areas, commercial and residential, as common use areas required to comply with 2009 ANSI A117.1 – Section 308</li> </ul>
<b>Joint USPS – NCDOT Agreement Regarding Installation of CBUs effective 3/1/16</b>		
In order to satisfy both USPS and ICC/ANSI installation requirements for CBUs	<p><i>The language below is subject to interpretation by the USPS only.</i></p> <p>For the purpose of USPS installation instructions, accessible requirements can be set at</p> <ul style="list-style-type: none"> <li>• <u>Customer compartment</u> (interior bottom shelf) positioned no less than 28" from the finished floor,</li> <li>• <u>Parcel locker compartment</u> (interior bottom shelf) shall be positioned no less than 15" from the finished floor and</li> <li>• <u>No lock</u> may be located more than 48" above the finished floor.</li> </ul>	<p><i>The language below is subject to interpretation by the NCDOT only.</i></p> <p>Installation of all mailboxes, interior or exterior, CBU's and in common areas, shall comply with 2009 ANSI A117.1 as follows:</p> <ol style="list-style-type: none"> <li>1. Mailboxes                         <ol style="list-style-type: none"> <li>a. Max. 48" to operable part</li> <li>b. Min. height to bottom of box 28".</li> </ol> </li> <li>2. Parcel locker                         <ol style="list-style-type: none"> <li>a. Max. 48" to operable part</li> <li>b. Min. height to bottom of box 15".</li> </ol> </li> </ol> <p>NOTE: A separate interior room for receipt and retrieval of parcels is acceptable.</p>

## ANSI 604.9.3 Self Closing Doors



**ANSI 604.9.3** requires that toilet compartment doors be self-closing when the compartment is an accessible compartment. This is applicable for both wheelchair compartments and for ambulatory compartments.  
 [See **ANSI 604.10.3**]

The question has come up as to how far the door is required to 'close' (or not) in order to be considered a 'self-closing door'. Please reference the photo on the left which requires the user to pull the door another 2" – 3" to the door frame before it is considered

closed or shut. Such an installation is not considered a self-closing door and needs to be reinstalled such that the user is not required to pull the door closed.

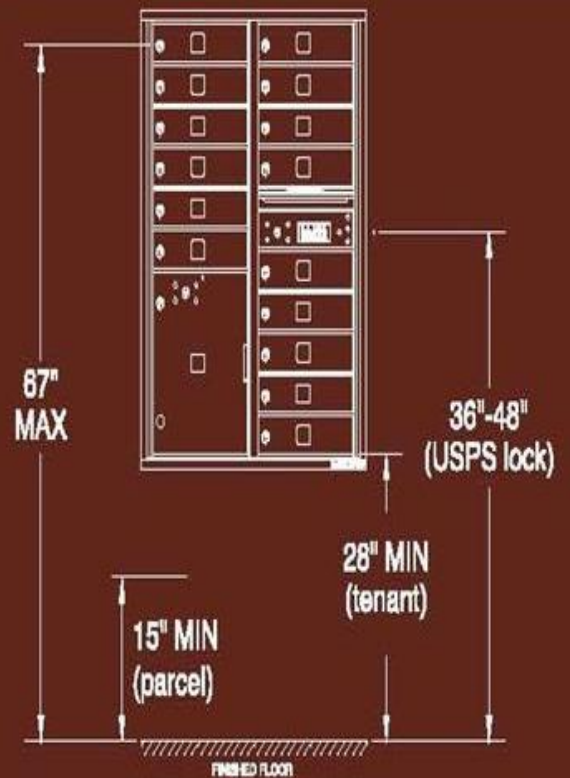
<b>CBU Installation Accessibility Guidelines</b>		
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## Installation requirements specified in the U.S. Postal Service STD-4C regulation outlined below:

1. At least one customer compartment shall be positioned less than 48 inches from the finished floor.
2. No parcel locker compartment (interior bottom shelf) shall be positioned less than 15 inches from the finished floor.
3. No patron (tenant) lock shall be located more than 67 inches above the finished floor.
4. No customer compartment (interior bottom shelf) shall be positioned less than 28 inches from the finished floor.
5. The USPS Arrow lock shall be located between 36 and 48 inches above the finished floor.

ADA Compliance -- the USPS 4C Standard includes a requirement to meet Americans with Disabilities Act (ADA) standards. The Americans with Disabilities Act section that covers clear space and reach dimensions is noted below for reference:

ADA Standards for Accessible Design, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES Appendix A to Part 36 -- Standard for Accessible Design Section 4.2 Space Allowance and Reach Ranges <http://www.usdoj.gov/crt/ada/reg3a.html#Anchor-Appendix-52467>



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