

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.ada.gov

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Landings at Existing Door Entrances

Entrances into existing storefronts can be complicated. Often the landing in front of the out-swinging door was omitted, increasing the difficulty for entry into the building. This is compounded when the door threshold may be 2" higher than the entry level. This means several things:

1. For someone with a mobility impairment: no access.
2. For the store owner: loss of business.
3. Code impact: barrier removal obligation under the ADA, even when no work is planned.

When correcting this condition, the **NC Building Code 1008.1.6 and 1010.6.2/3** require landings that are typically 60" wide by not less than 44" in the direction of travel. Consider minimum door clearances required by **ANSI 404.2.3.2**. An option may be ramping up along the sidewalk in order to provide the landing at the door.



ANSI Table 405.2 also permits steeper ramp dimensions over a shorter distance in existing sites to allow for greater access where before none existed. With resourceful design and ingenuity, even some previously inaccessible entrances may be retrofitted to benefit both the owner and the customer!

Who Inspects the Single Family CBUs

Q: Who is responsible for inspection of the CBU area common area to ensure that all requirements are met?

A: When single family residential developments go in, there is a site plan, just like everything else. Many single family developments have common use areas: clubhouses, playgrounds, swimming pools, greenways and so forth. All of these are common use areas that have their plan review done under the **NC Building Code** rather than the **NC Residential Code**.

When the individual mailboxes were grouped together into multiple mailboxes or Cluster Box Units (CBUs) in a single location, this location became another common use facility similar to the clubhouse, the playground and the other areas reviewed by the local building inspection department under the initial permit for the entire site.

NCBC 1104.2 requires that *At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.* Until the USPS Task Force work is complete, anything associated with the CBU itself after the installation is up to the USPS.

At the time of the installation, whichever inspector typically inspects the common use areas on a single family residential project will inspect:

1. The parking area/passenger loading zone,
2. The accessible route from parking to the CBU, and
3. Either
 - a. The 60" clear width in front of the CBU or
 - b. The 48" clear width in front of the CBU with the 60" turning area at both ends of the CBU.

HUMOR

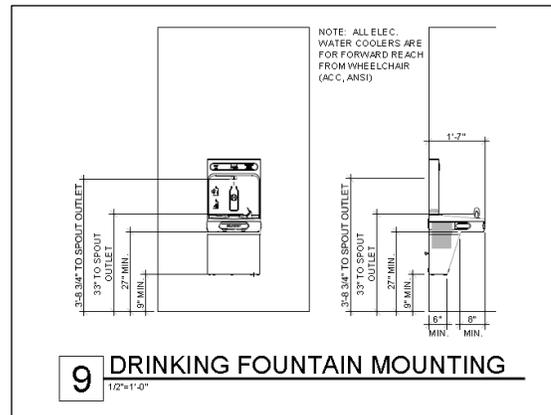


ABOVE - ONLY PARKING SIGN PERMITTED TO BE MOUNTED LOWER THAN 60" TO THE BOTTOM.

Drkg Ftns w/Bottle Fillers; Water Coolers

- Q1. The 2012 NC Plumbing Code** references both drinking fountains and water coolers [Ref: **NCPC 410**] while **NCBC 1109.5** only references drinking fountains. Is there a clarification regarding this?
- Yes. Water coolers are permitted to be installed only in occupancies where drinking fountains are not required.
 - If a single drinking fountain is required by the **2012 NC Plumbing Code**, the **2012 NC Building Code** requires that a minimum of two drinking fountains be provided, one low-level drinking fountain and one hi-level drinking fountain.
 - If more than the minimum number of drinking fountains are provided, **NCBC 1109.5.2** requires that all the fountains provided be either hi- or low-level, equally split.
 - It is still not acceptable to add a water cooler in a drinking fountain environment even when more than the minimum number of drinking fountains have been provided.
- Q2.** Is it acceptable to incorporate a water bottle filler in a drinking fountain, and if so, what are the requirements associated with doing so?
- It is acceptable to incorporate a water bottle filler with a drinking fountain.
 - If drinking fountains are provided as a pair, then one water bottle filler is required per pair.
 - If drinking fountains are separated, then one water bottle filler is required at each drinking fountain.
 - Water bottle fillers are required to be within the reach range requirements of **ANSI 308.3.2**.
- Q3.** Are drinking cups or a disposable cup dispenser required adjacent to the drinking fountain where the drinking fountain has a water bottle filler?
- No, the drinking fountain serves the same purpose in terms of providing water.
 - Nothing in either the **2012 NCBC** or the **2009 ANSI** addresses the provision of cups at a drinking fountain.
 - Where water bottle fillers are provided (as a convenience), **ANSI** does address the accessible reach range provisions.

Turn page to view Passenger Loading Zone sideways



ANSI 503 – Passenger Loading Zones

Reality check: if there is a drop-off point at the front of your project, then a passenger loading zone per **ANSI 503** is required to be designed into the project.

There is some thought that a widened entrance road

can be provided where people can be dropped out without it being considered a passenger loading zone simply because it was never intended to have a passenger loading zone in that location.

This is not the case.

If people are being dropped off at your site, instead of or in addition to parking at the site, a passenger loading zone is required to be designed into the site at the drop-off location.