

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
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Individual Highlights

Common Use Car Washes 2

FHADesMan + NCEBC 410.4 Exc./806.1 Exc. 3 2

Children's Environments 2

Condos + Accessible Units - Revisited

[Vol. 7 Issue 2 AU newsletter's](#) cover article addressed North Carolina's difference in interpretation of **NCBC 1007.2.2** when compared to how ICC applies/interprets this section for condominiums. For condominiums constructed within the state, no Accessible units are required. The **ICC** model building code requires Accessible dwelling units in condominium buildings. This interpretation remains.

Further requests for clarification on the item have noted these defining issues:

- **Type B** dwelling units are the only type of dwelling unit required in NC when the condominium is intended as the primary residence for the property owner.
- Whenever the condo is not the primary residence, but is one that is rented or leased out, in a fashion like timeshare residences, then **Accessible** dwelling units will also be required per **NCBC 1107.6.2.2.1**.

This means that ownership as a primary residence is required to exempt the building in NC from having to provide Accessible dwelling units.



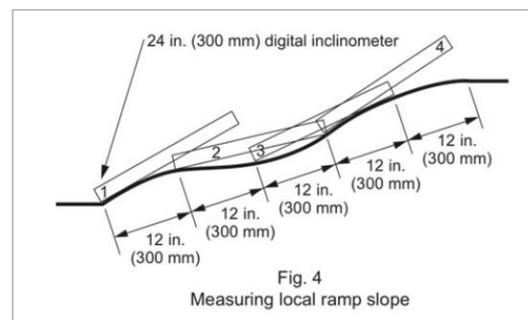
ANSI 104.2 Construction Tolerances

ANSI 104.2 states that *All dimensions are subject to conventional industry tolerances.* But what does that mean exactly and how can we reach an agreement on how to do it?

The **US Access Board** has come to the rescue with a detailed study on their website that addresses constructional tolerances and how to go about measuring slopes in properly.

One crucial example states:

1.1.13 Flatness of running slope. Measure flatness in the running slope of ramps at 12-in. increments by using successive, overlapping 24-in. lengths using a 24-in. digital inclinometer.



The example above is the most accurate means of measuring the slope. The only other means of not exceeding the permitted slope is to under design so that the site issues do not result in a non-complying ramp that ends up having to be taken out and rebuilt. No one wants that to happen.



[\[Click here for link to US Access Board's Conventional Tolerance Study, Part III\]](#)



Common Use Area Car Washes

Some of the subdivisions, condominiums, apartment complexes and high end dormitory buildings, are upping the ante by providing a myriad of amenities for their prospective renters and future owners. One of the amenities is a **SELF-SERVICE CAR WASH AREA**. This is great! It eliminates the potential of washing the vehicle in your own parking area, which is either impossible if the parking is located under the building or inconvenient if the parking is in a large surface lot without a readily adjacent water supply. The on-site car wash provides a more convenient setting in which to perform the activity.

So now that there is this new *common-use area* on site, what requirements need to be considered and provided?

- Is the car wash designed as a drive-thru or an in-and-out car wash? This may affect the accessible route.
- Provide minimum one van accessible-sized car wash parking location.
- Provide an accessible route around the vehicle being washed.
 - 36" when covered per **ANSI 403.5**.
 - 48" when exterior per **NCEBC 1104.2**.
- Provide controls within accessible reach ranges per **ANSI 308**.
- Provide operable parts that comply with **ANSI 309**.

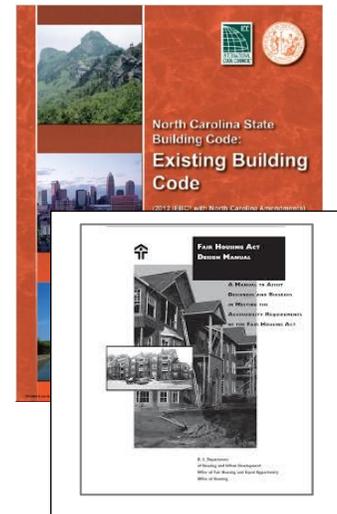
The requirements for a common use amenity are essentially the same as designing a commercial car wash. This one just happens to be close to home.

FHA Design Manual + NCEBC 410.4 Exc./806.1 Exc. 3

Most designers/inspectors/contractors are familiar with the federal **Fair Housing Act Design Manual** language that states 'The design requirements apply to buildings built for first occupancy after March 13, 1991 which fall under the definition of "covered multifamily dwellings.".'

So, whenever a pre-3/13/91 building has been altered or had a change or use/occupancy associated with it, the thought has been that **Type B** dwelling units are not required for the alterations within the building, assuming that the alterations being done are residential in nature.

Please note, if you did not earlier, that the **NCEBC** requirements, that are applicable when there are more than 50% alterations or there is a change of use, exceed the **FHA** requirements. Both the **Exception to NCEBC 410.6** and **NCEBC 806.1 Exception 3** require that any existing building undergoing a **Level III** alteration **have Type B** dwelling units provided.



SIGNAGE – TOO STEEP?

Children's Environments

For ten years, NC enforced the specific requirements regarding Children's Environments that were found in **1999/2002/2001 NC Accessibility Code (NCSBC, Vol. I-C) Ch. 32**. In general, the requirements addressed interior routes, ramp/stair handrails, restroom and bathing room provisions, telephones, elevator controls, signage, storage, seating and tables.

On 1/1/2010, when NC changed over to **ANSI A117.1**, the requirements associated with Children's Environments were reduced. **ANSI 604.11** addresses Water Closets and Toilet Compartments for Children's Use. There is a note associated with **ANSI Table C604.11** that the table is *informational only and is not intended to present requirements*. Per **the ANSI Commentary for ANSI 604.11.1**, *the standard does not require water closets or toilet compartments for children's use; however, if a designer wants to design for children...they must follow all the provisions in Section 604.11 and the associated references*.

Please note that other requirements are addressed separately in **ANSI 606.2 Exc. 3 + 4** for lavatory heights; children's grab bars in **ANSI 609.4.2**; children's compartments in **ANSI 604.9.2.2**; toe clearance in compartments in **ANSI 604.9.5.2**; with drinking fountains in **ANSI 602.2 Exc. 2**. Please double-check as this may not be a complete reference.