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NC ACCESSIBILITY CODE

2012 NC Bldg Code Ch. 11

2009 ICC/ANSI A117.1

Mandatory: 1 Jun 2012

1/1/19: 2018 NCBC Effective
2009 ICC/ANSI A117.1

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2010 ADA STANDARDS:

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

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STATUS: NCRC, NCBC Ch. 34 + NCEBC

A reminder out there to all those designers who are doing alterations on existing buildings. There have been so many changes in the last several years regarding which code is applicable that it is easy to lose track, especially when there were overlapping options for a couple of years. That is no longer the case. NCDOL has become aware of more designers and even some inspectors still referencing codes that are no longer in effect. So here is a formal reminder →

APPLICABLE CODES FOR ALTERATIONS OR ADDITIONS TO EXISTING BUILDINGS

| | |
|---------------------------------------|---|
| 2015 NC Existing Building Code | effective 3/1/2015. |
| 2012 NC Rehabilitation Code | No longer in effect as of 3/1/2018. |
| 2012 NCBC Ch. 34 | Deleted from the 2012 NCBC when the 2015 NCEBC went into effect. |
| 2018 NCBC | After its adoption by the BCC, may be used as an alternate method of construction per NC Admin Code 102.5 if requested by the owner or the owner's agent. |



NCEBC 806.1 Exc. 1 re: NCBC 1109.2.1

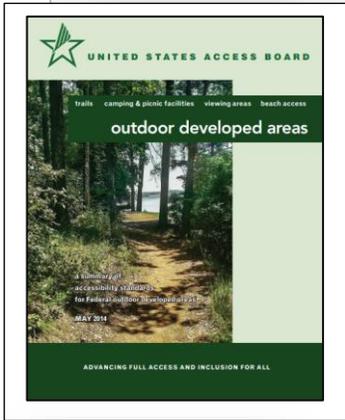
One of the difficult issues with alterations under the **2015 NC Existing Building Code** is determining exactly what is required as a result of the alteration and what ends up being on the list of path-of-travel upgrades. Many owners and designers have the incorrect impression that any accessibility-related issue may be categorized as a *path of travel upgrade* simply because it is accessibility-related.

Path of travel upgrades are limited to those access-related items that are not in the overall scope of services and which would not otherwise be included in the basic scope of services. When a specific alteration or a change to an existing building triggers a new code requirement, this is considered a new construction requirement. It is not an item that may now be shuffled under a *path-of-travel* category, with the side thought that moving it there also reduces the overall budget while allowing the 20% disproportionate amount to limit the actual accessibility changes within the building. Consider the question received below:

Q: In other NC Jurisdictions, and on our last few renovations utilizing the **2012 NCBC/2015 Existing Building Codes**, we have been exempt from providing the assisted-use toilet required by **NCBC 1109.2.1** based on the cost of these accessible upgrades (**2015 EBC 806.2, Exception 1**). The local jurisdiction asked that we provide a detailed cost estimate of these upgrades for validation by the contractor licensing board, which we'd be happy to do. Can you verify this interpretation regarding the exemption?

A: This is an incorrect application of **2015 NCEBC - Section 806.2 Exc. 1**. If the alteration or renovation of space increases the plumbing fixture count to a point where the aggregate number of M + F water closets is six or more, this is a new construction requirement, not a path of travel upgrade requirement. The cost of adding the toilet increases the overall budget from which the 20% disproportionate amount required by **NCEBC 806.2 Exc. 1** is derived.





NCBC 1109.14.3 – Trails + Greenways

How time flies when we are having fun! A recent phone call reminded me that I have not written anything about trails and greenways since the [2013V7.16](#) newsletter when there was a short discussion on 'don't forget' **NCBC 1109.14.3** and **ANSI A117.1** require this exterior connection to have landings at the top of ramps not exceeding 30' [**ANSI 405.7**], slopes not steeper than 1:12 [**ANSI 405.2**], and handrails where the vertical rise exceeds 6 inches [**ANSI 405.8**].'

Today's question was more specific:

Q: **NCBC 1104.2** and **NCBC 1109.14.3** require that recreational facilities be accessible. However, there is nothing specific addressing exterior accessible routes such as trails and greenways. What should we be using and what surface material is acceptable?

A: There are two options:

- Option 1. Piecemeal an accessible route using the **2009 ANSI A117.1**.
or
- Option 2. As an alternate method per the **2012 NC Admin Code 105.1**, use the **Outdoor Area Guidelines** on the **US Access Board's webpage**.
 - a. [Outdoor Developed Areas handout](#). (Available using the pdf link next to the title on [this page](#).) This is a more user-friendly explanatory version.
 - b. [Final Guidelines](#). (Available using the pdf link next to the title on [this page](#).) This one has code language, with the commentary at the front.

Option 2 is the preferred method for several reasons:

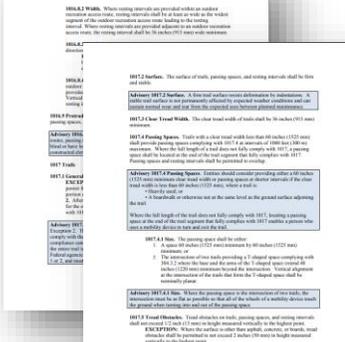
1. The **OAG**, adopted in 2013 for federally-owned properties and has been reviewed across the entire US.
2. The **OAG** has four (4) *Conditions for Exceptions* that 'recognize the existence of constraints and limitations in the outdoor environment and allow for exceptions from specific provisions in the technical requirements where certain circumstances, referred to as "conditions for exceptions," apply.' [Think of this as the exterior version of 'technically infeasible'.]
3. The **OAG** also covers *Camping Facilities, Picnic Facilities, Viewing Areas, Trails and Beach Access Routes*, and may be used for them.
4. Please note several helpful sections for this and other projects:
 - a. Scoping requirements in **F247 Trails**.
 - b. Scoping requirements in **F216.13 Trailhead Signs**
 - c. Chapter 10 Recreation Facilities - **1011 Outdoor Constructed Features** (picnic tables, fire rings, grills, trash and recycling receptacles, water hydrants, utility and sewage hooks, outdoor rinsing showers, benches, viewing scopes)
 - d. Chapter 10 Recreation Facilities – **Parking Spaces within Camping Units and Pull-Up Spaces at Dump Stations**.
 - e. Chapter 10 Recreation Facilities - **1017 Trails**
 - f. Chapter 10 Recreation Facilities - **1019 Conditions for Exceptions**

Surface Material

Unless there are specific permeability limitations on the property, accessible route materials are traditionally limited to asphalt, concrete, wood or another fixed firm surface. Where permeability is an issue, any of the following may be used: ¾" minus limestone, Sta-lok or Stabilizer Solution.

Clarification re: Churches + ADA

Page 2 of last month's **V917Jul AU Newsletter** had an article re: **NCBC 1109.2.8: Stages Churches + Perf. Areas**. In the Answer to the 1st Question, the statement was made that 'the 2010 ADA Standards do have an exemption for churches.' While there is an exemption, thanks to a timely reminder from a Senior ADA Architect in a neighboring state, the article should have attributed the exemption to 'both the **ADA Law and Regulations** which specifically exclude a place of worship from Title III accessibility obligations,' not the **2010 ADA Stds**. That is why, if you are searching for the exemption in the **2010 ADA Standards**, you will not find it. Instead, thanks to the **ADA Law and Regulations**, the definition of [public accommodation](#) does not include places of worship. [And many thanks to the GA ADA Official for letting me know.]



1017.10 Trailhead Signs. Trail information signs at trailheads shall include following:

1. Length of the trail or trail segment;
2. Surface type;
3. Typical and minimum tread width;
4. Typical and maximum running slope; and
5. Typical and maximum cross slope.

