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NC ACCESSIBILITY CODE

2018 NC Bldg Code Ch. 11

2009 ICC/ANSI A117.1

Mandatory: 1 Jan 2019

To use 2017 ICC/ANSI A117.1:

use 2018 NC Admin 105.1 as
Alternate Method

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2010 ADA STANDARDS:

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

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Welcome to the 2018 NC State Bldg Codes – the first 6-year code cycle

So, what does this mean, *really*, other than that there are a number of new changes to conform to or with?

First, remember the **bold markings** in the margins that identify the changes since the previous code? They are still there, but this time they only identify the changes between the **2012 IBC** and the **2015 IBC**, which is the model building code upon which the NC state building codes are based. There are NO bold markings to identify the changes or deletions

between the **2009 IBC** (NC's base code for the **2012** series) and the **2012 IBC**. So, there will be an *invisible* set of changes in the building code that are not identified. [What fun!]

Second, remember that the year edition of all the referenced standards is located in **NCBC Ch. 35**. If you are looking for **ANSI A117.1**, it will be listed under **ICC/ANSI** (the **2009** edition will still be in use for the next six years).

Third, if you are looking for something and cannot find

it, don't automatically assume that it has been removed or requires an alternate method to replace it. Many items were relocated, sometimes to different chapters, or eliminated because the language was redundant and is already located in ANSI A117.1.

Best advice:
Read everything!

P.S. There are valuable items in the **2017 ANSI A117.1** that may be used via an alternate method approach with **NC Admin 105.1**.

NCBC 1110.2 Exc. – Swimming Pools

The 2018 NCBC has two exceptions regarding swimming pools: the **Exception to NCBC 1110.2** and **NCBC 1110.4.13 Exception 4**. The code sections are redundant because the language is identical, and it addresses the same issue.

Basically,

...swimming pools for single or multiple Group R-2 and Group R-3 occupancy buildings intended for use by the residents only...

are not required to provide access from the pool deck into the pool itself.

There are four(4) conditions where such a swimming pool may be required to comply with **ANSI 1009.2** and provide an accessible route into the water if the pool or pool area is used as a public accommodation. These four conditions, listed below, all include situations where the pool is used by other than the occupants for

whom the buildings were intended, i.e., the residents.

1. Pool membership is offered outside the Group R-2 or Group R-3 buildings (or subdivision). In this example, the pool is used by other than the residents of the Group R-2 or R-3 buildings for which the pool was intended. Often developers extend these memberships to have the area appear occupied so that rental/sales will be encouraged.
2. HOA permits residents to reserve pool/pool area for private parties. Similar to Item 1 above, use of the pool and pool area is extended beyond the residents of the buildings. Specific language in the HOA documents prohibiting such use would have to be documented.
3. Persons attending/participating in classes in the pool or pool area are from outside the HOA. Again, use by persons from outside the HOA.
4. Swim meets and practices are held in the pool/pool areas. Again, non-resident use.

Case Study: MF Subdivision – Options for Compliance



On the left is a multifamily townhouse development that was submitted for review. The townhouse development is 2-stories, with no Type B dwelling units required, no sidewalks provided throughout the site, but with visitor parking provided at intervals throughout. A single CBU (cluster box unit) mailbox location is provided at the entrance to the site, along with two dead-end fire department vehicle turnarounds designed into the streetscape.

The **Question** that came was this:

- Since there are no sidewalks in the site and no Type B units required, would the Common Use Parking Areas be exempt from providing accessible parking spaces per the **Exception 1 to NCBC 1104.2**?

Answer: After review and discussion with **NCDOT's Chief Code Consultant**, it was agreed that **one** of the following is required:

1. An Accessible route between each building entrance and the CBU location per **2018 NCBC 1104.1** and **NCBC 1104.2**, which require accessible routes within the site *between off-site locations, accessible parking, accessible passenger loading zones, public streets and sidewalks, accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site*. This would require sidewalks on both sides of all streets.
2. Additional parking spaces at the single CBU located at the entrance to the subdivision, along with an accessible route from the parking area to the CBU.
 - The 80 townhomes in the development, per the **NCDOT** handout attached to the [2018V9I9Sept- AU Newsletter](#) require '25' of full width vehicle storage' for the first 20 postal patrons and 'an additional 25' of vehicle storage... for each additional 20 postal patrons or fraction thereof'.
 - The existing parking at the CBU shows eight (8) vehicle parking spaces.
 - o Assuming the first two include a 9' van space, a 9' access aisle and a 9' regular space, the initial 25' (actually 27') is satisfied for the first 20 postal patrons.
 - o The remaining 60 postal patrons require an additional 75' of 'parking storage width.' Assuming that each of the remaining four spaces is 9' wide (36' total), an additional 39' of 'parking storage width' would be required.
 - NOTE: The **NCDOT** document limits the location of CBU sites to '200' minimum from primary route intersections.' This may or may not affect the location of the CBU on the above plan.
3. Provide additional CBU locations throughout the development.
 - a. The locations are, per the **USPS** document (attached to the same newsletter), required to be approved by the **USPS** District Growth Coordinator.
 - b. This will reduce the number of **NCDOT**-required parking spaces at each CBU location.

The options provided above are specific to this site, but may also be applicable to other developments or subdivisions that share the same characteristics of this site. Any of the three options above will provide compliance with the **NC Building Code** provisions. Keep in mind that **NCDOT** does not enforce **Fair Housing** requirements, the **2010 ADA Standards**, or requirements that may arise from **HUD** financing or financing from the **NC Housing Finance Agency**. Where any of those requirements may be applicable, which ever requirement is more restrictive will be applicable.



Q: Is it just the common area parking facilities that are triggering sidewalks as an option on this project, or does this interpretation require sidewalks on both sides of all private roads within a one and two-family subdivision that is similar to the plan shown above?

A: It is not the common parking areas that are requiring the site access, it is the cluster mailboxes (CBUs) that are common use areas requiring access in accordance with **NCBC 1104.1** and **NCBC 1104.2**. The [NCDOT memo](#) addressing the CBUs requires parking at the CBU locations. Even if the parking was not there, an accessible route (per Items #1, #2 or #3 above) would then be required from each dwelling unit to the CBU.