

Dwelling Unit Requirements by Occupancy Type

Use while referencing 2012 NC Building Code text

**2012
NCBC**

NCBC GROUP	NCBC 1107 – DWELLING UNITS AND SLEEPING UNITS		
	<p>1107.2 Design. Dwelling units and sleeping units that are required to be Accessible units, Type A units and Type B units shall comply with the applicable portions of Chapter 10 of the ICC A117.1. Units required to be Type A units are permitted to be designed and constructed as Accessible units. Units required to be Type B units are permitted to be designed and constructed as Accessible units or as Type A units.</p> <p>1107.3 Accessible Spaces. Rooms and spaces available to the general public or available for use by residents and serving Accessible units, Type A units or Type B units shall be accessible. Accessible spaces shall include toilet and bathing rooms, kitchen, living and dining areas and any exterior spaces, including patios, terraces and balconies.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Recreational facilities in accordance with Section 1109.14. 2. In Group I-2 facilities, doors to sleeping units shall be exempted from the requirements for maneuvering clearance at the room side provided the door is a minimum of 44 inches in width. <p>1107.4 Accessible route. At least one accessible route shall connect accessible building or facility entrances with the primary entrance of each Accessible unit, Type A unit and Type B unit within the building or facility and with those exterior and interior spaces and facilities that serve the units.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. If due to circumstances outside the control of the owner, either the slope of the finished ground level between accessible facilities and buildings exceeds one unit vertical in 12 units horizontal, or where physical barriers or legal restrictions prevent the installation of an accessible route, a vehicular route with parking that complies with Section 1106 at each public or common use facility or building is permitted in place of the accessible route. 2. Exterior decks, patios or balconies that are part of Type B units and have impervious surfaces, and that are not more than 4 inches below the finished floor level of the adjacent interior space of the unit. 		
<p>308.2 Group I-1. Buildings, structures or parts thereof housing more than 16 persons, on a 24-hour basis, who because of age, mental disability or other reasons live in a supervised residential environment that provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.</p>	<p>1107.5 Group I. Accessible units and Type B units shall be provided in Group I occupancies in accordance with Sections 1107.5.1 and 1107.5.5.</p> <p>1107.5.1 Group I-1. Accessible units and Type B units shall be provided in Group I-1 occupancies in accordance with Sections 1107.5.1.1 through 1107.5.1.2.</p> <p>1107.5.1.1 Accessible units. At least 4 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units</p>	<p>TYPE A DWELLING UNITS</p> <p><i>Type A Dwelling Units not required.</i></p>	<p>TYPE B DWELLING UNITS</p> <p>1107.5.1.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.</p> <p>Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.</p>

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<p>308.3 Group I-2. Nursing homes. Long-term care facilities on a 24-hour basis, including both intermediate care facilities and skilled nursing facilities, serving more than five persons and any of the persons are incapable of self-preservation.</p>	<p>1107.5.2 Group I-2 nursing homes. Accessible units and Type B units shall be provided in nursing homes of Group I-2 occupancies in accordance with Sections 1107.5.2.1 and 1107.5.2.2.</p> <p>1107.5.2.1 Accessible units. At least 50 percent but not less than one of each type of the dwelling units and sleeping units shall be Accessible units.</p>	<p><i>Type A Dwelling Units not required.</i></p>	<p>1107.5.2.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.</p> <p>Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.</p>
<p>308.3 Group I-2. Hospitals. General-purpose hospitals, psychiatric facilities, detoxification facilities and residential care/assisted living facilities.</p> <p>Hospitals and mental hospitals: Buildings or portions thereof used on a 24-hour basis for the medical, psychiatric, obstetrical or surgical treatment of inpatients who are incapable of self-preservation.</p> <p>Detoxification facilities: facilities that serve patients who are provided treatment for substance abuse on a 24-hour basis and who are incapable of self-preservation or who are harmful to themselves or others.</p>	<p>1107.5.3 Group I-2 hospitals. Accessible units and Type B units shall be provided in general-purpose hospitals, psychiatric facilities, detoxification facilities and residential care/assisted living facilities of Group I-2 occupancies in accordance with Sections 1107.5.3.1 and 1107.5.3.2.</p> <p>1107.5.3.1 Accessible units. At least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.</p>	<p><i>Type A Dwelling Units not required.</i></p>	<p>1107.5.3.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.</p> <p>Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.</p>

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<p>308.3 Group I-2. Rehabilitation facilities. Hospital and rehabilitation facilities which specialize in treating conditions that affect mobility, or units within either which specialize in treating conditions that affect mobility.</p>	<p>1107.5.4 Group I-2 rehabilitation facilities. In hospitals and rehabilitation facilities of Group I-2 occupancies which specialize in treating conditions that affect mobility, or units within either which specialize in treating conditions that affect mobility, 100 percent of the dwelling units and sleeping units shall be Accessible units.</p>		
	<p>1107.5.4 Group I-2 rehabilitation facilities. 100 percent of the dwelling units and sleeping units shall be Accessible units.</p>	<p><i>Type A Dwelling Units not required.</i></p>	<p><i>Type B Dwelling Units not required.</i></p>
<p>308.4 Group I-3. Sleeping units. Buildings and structures that are inhabited by more than five persons who are under restraint or security. Occupied by persons who are generally incapable of self-preservation due to security measures not under the occupants' control.</p>	<p>1107.5.5 Group I-3. Accessible units shall be provided in Group I-3 occupancies in accordance with Sections 1107.5.5.1 through 1107.5.5.3.</p>		
	<p>1107.5.5.1 Group I-3 Sleeping units. At least 2 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.</p>	<p><i>Type A Dwelling Units not required.</i></p>	<p><i>Type B Dwelling Units not required.</i></p>
	<p>1107.5.5.2 Special holding cells and special housing cells or rooms. In addition to the Accessible units required by Section 1107.5.5.1, where special holding cells or special housing cells or rooms are provided, at least one serving each purpose shall be an Accessible unit. Cells or rooms subject to this requirement include, but are not limited to, those used for purposes of orientation, protective custody, administrative or disciplinary detention or segregation, detoxification and medical isolation.</p> <p>Exception: Cells or rooms specially designed without protrusions and that are used solely for purposes of suicide prevention shall not be required to include grab bars.</p>	<p><i>Type A Dwelling Units not required.</i></p>	<p><i>Type B Dwelling Units not required.</i></p>

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<p>308.4 Group I-3 Sleeping units. (cont'd)</p>	<p>1107.5.5.3 Medical care facilities. Patient sleeping units or cells required to be Accessible units in medical care facilities shall be provided in addition to any medical isolation cells required to comply with Section 1107.5.5.2.</p>	<p><i>Type A Dwelling Units not required.</i></p>	<p><i>Type B Dwelling Units not required.</i></p>
<p>310.1 Group R-1. Residential occupancies containing sleeping units where the occupants are primarily transient in nature.</p>	<p>1107.6 Group R. Accessible units, Type A units and Type B units shall be provided in Group R occupancies in accordance with Sections 1107.6.1 through 1107.6.4.</p>		
	<p>1107.6.1 Group R-1. Accessible units and Type B units shall be provided in Group R-1 occupancies in accordance with Sections 1107.6.1.1 and 1107.6.1.2.</p>		
	<p>1107.6.1.1 Accessible units. In Group R-1 occupancies, Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1. All R-1 units on a site shall be considered to determine the total number of Accessible units. Accessible units shall be dispersed among the various classes of units. Roll-in showers provided in Accessible units shall include a permanently mounted folding shower seat.</p>	<p><i>Type A Dwelling Units not required.</i></p>	<p>1107.6.1.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit. Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.</p>

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<p>310.1 Group R-2. Apartment houses monasteries and convents. Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature.</p>	<p>1107.6.2 Group R-2. Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 and 1107.6.2.2.</p>		
	<p>1107.6.2.1 Apartment houses, monasteries and convents. Type A units and Type B units shall be provided in apartment houses, monasteries and convents in accordance with Sections 1107.6.2.1.1 and 1107.6.2.1.2.</p> <p><i>Accessible Dwelling Units not required.</i></p>	<p>1107.6.2.1.1 Type A units. In Group R-2 occupancies containing 11 or more dwelling units or sleeping units at least 5 percent but not less than one of the units shall be a Type A unit. For a site with more than 100 units, at least 2 percent of the number of units exceeding 100 shall be Type A units. All R-2 units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. The number of Type A units is permitted to be reduced in accordance with Section 1107.7. 2. Existing structures on a site shall not contribute to the total number of units on a site. 	<p>1107.6.2.1.2 Type B units. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.</p> <p>Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.</p>

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NCBC GROUP	ACCESSIBLE DWELLING UNITS	TYPE A DWELLING UNITS	TYPE B DWELLING UNITS
<p>310.1 Group R-2. Other than apartment houses, monasteries and convents. Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature.</p>	<p>1107.6.2.2 Group R-2 other than apartment houses, monasteries and convents. In Group R-2 occupancies, other than apartment houses, monasteries and convents, Accessible units and Type B units shall be provided in accordance with Sections 1107.6.2.2.1 and 1107.6.2.2.2.</p> <p>1107.6.2.2.1 Accessible units. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1.</p> <ul style="list-style-type: none"> • <i>NOT required for 'for sale' dwelling units.</i> 	<p><i>Type A Dwelling Units not required.</i></p>	<p>1107.6.2.2.2 Type B units. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.</p> <p>Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.</p>
<p>310.1 Group R-3. Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I including:</p> <p>Buildings that do not contain more than two dwelling units.</p> <p>Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.</p> <p>Child care facilities that provide accommodations for eight or fewer persons with no more than five for a preschool for less than 24 hours.</p> <p>Congregate living facilities with 16 or fewer persons.</p>	<p>1107.6.3 Group R-3. In Group R-3 occupancies where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.</p> <p>Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.</p> <p><i>Accessible Dwelling Units not required.</i></p>	<p><i>Type A Dwelling Units not required.</i></p>	<p>1107.6.3 Group R-3. In Group R-3 occupancies where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.</p> <p>Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.</p> <ul style="list-style-type: none"> • <i>See reference from NC Residential Code R320.1.</i>

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<p>310.1 Group R-4. Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities, or adult and child day care facilities that provide accommodations in a residence occupied as a home by the caregiver for persons of any age for less than 24 hours, including more than five but not more than 16 occupants, excluding staff.</p>	<p>1107.6.4 Group R-4. Accessible units and Type B units shall be provided in Group R-4 occupancies in accordance with Sections 1107.6.4.1 and 1107.6.4.2.</p> <p>1107.6.4.1 Accessible units. At least one of the dwelling or sleeping units shall be an Accessible unit.</p>	<p><i>Type A Dwelling Units not required.</i></p>	<p>1107.6.4.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.</p> <p>Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.</p>

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APPLICABLE TO TYPE:		
A	B	
		1107.7 General exceptions. Where specifically permitted by Section 1107.5 or 1107.6, the required number of Type A units and Type B units is permitted to be reduced in accordance with Sections 1107.7.1 through 1107.7.5
X	X	1107.7.1 Structures without elevator service. Where no elevator service is provided in a structure, only the dwelling units and sleeping units that are located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be Type A units and Type B units, respectively. The number of Type A units shall be determined in accordance with Section 1107.6.2.1.1.
	X	1107.7.1.1 One story with Type B units required. At least one story containing dwelling units or sleeping units intended to be occupied as a residence shall be provided with an accessible entrance from the exterior of the structure and all units intended to be occupied as a residence on that story shall be Type B units.
	X	1107.7.1.2 Additional stories with Type B units. On all other stories that have a building entrance in proximity to arrival points intended to serve units on that story, as indicated in Items 1 and 2, all dwelling units and sleeping units intended to be occupied as a residence served by that entrance on that story shall be Type B units. <ol style="list-style-type: none"> 1. Where the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance are 10 percent or less, and 2. Where the sloped of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance are 10 percent or less. Where no such arrival points are within 50 feet of the entrance, the closets arrival point shall be used unless that arrival point serves the story required by Section 1107.7.1.1.
	X	1107.7.2 Multistory units. A multistory dwelling or sleeping unit which is not provided with elevator service is not required to be a Type B unit. Where a multistory unit is provided with external elevator service to only one floor, the floor provided with elevator service shall be the primary entry to the unit, shall comply with the requirements for a Type B unit and a toilet facility shall be provided on that floor.
	X	1107.7.3 Elevator service to the lowest story with units. Where elevator service in the building provides an accessible route only to the lowest story containing dwelling or sleeping units intended to be occupied as a residence, only the units on that story which are intended to be occupied as a residence are required to be Type B units.
	X	1107.7.4 Site impractically. On a site with multiple nonelevator buildings, the number of units required by Section 1107.7.1 to be Type B units is permitted to be reduced to a percentage which is equal to the percentage of the entire side having grades, prior to development, which are less than 10 percent, provided that all of the following conditions are met: <ol style="list-style-type: none"> 1. Not less than 20 percent of the units required by Section 1107.7.1 on the site are Type B units; 2. Units required by Section 1107.7.1, where the slope between the building entrance serving the units on that story and a pedestrian or vehicular arrival point is no greater than 8.33 percent, are Type B units; 3. Units required by Section 1107.7.1, where an elevated walkway is planned between a building entrance serving the units on that story and a pedestrian or vehicular arrival point and the slope between them is 10 percent or less are Type B units; and 4. Units served by an elevator in accordance with Section 1107.7.3 are Type B units.
X	X	1107.7.5 Design flood elevation. The required number of Type A units and Type B units shall not apply to a site where the required elevation of the lowest floor or the lowest horizontal structural building members of nonelevator buildings are at or above the design flood elevation resulting in: <ol style="list-style-type: none"> 1. A difference in elevation between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet exceeding 30 inches, and 2. A slope exceeding 10 percent between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival within 50 feet. Where no such arrival points within 50 feet of the primary entrances, the closest arrival points shall be used.