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Commercial Plan Review Accessibility Summary

Development Name: _____

Building Site Address: _____

Business Name: _____

January 2011
IBC 2006
MSBC 2007

**Accessibility Summary
For
Business and Mercantile
Attachment G**

2006 IBC/ANSI A117.1-2003

This document provides basic and fundamental information for facilities and elements. It is not intended to replace or substitute for the requirements found in the Minnesota Accessibility Code, Chapter 1341.

Parking

Each parking area shall provide accessible parking spaces in accordance with the following table. (Note: parking for apartments, hospitals and rehabilitation facilities do not use this table. See IBC Section 1106 for those facilities.)

<u>Total Parking in Lot</u>	<u>Required Minimum Number of Accessible Spaces</u>	<u>Van Accessible Spaces Required</u>
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
501 to 1,000	2 percent of total	1 in every 6 Accessible Spaces
1,001 and over	20 plus 1 for each 100 over 1,000	

- Each accessible parking space must be 8 feet wide.
- All accessible parking spaces must have an adjacent 8 foot wide access aisle.
- Each access aisle shall be marked as “no parking”.
- Each access aisle shall connect to an accessible route.
- The slope of each accessible parking space and access aisle shall not exceed 1:48.
- Accessible spaces shall be located as near as possible to an accessible entrance.
- Each accessible space must have a sign showing the International Symbol of accessibility and notification that violators are subject to a fine of up to \$200.
- Each sign shall be centered at the head end of the space and mounted between 60 inches to 66 inches above the parking surface.
- One in six accessible parking spaces shall be van accessible (having a height clearance of 98 inches minimum).
- Where not all accessible spaces have a 98 inch height clearance, van accessible spaces must provide a sign indicating "van accessible".

Exterior Access

- An exterior accessible route connecting accessible parking with a building entrance shall be at least 4 feet wide with a slope not to exceed 1:20.
- An exterior accessible route connecting accessible building entrances shall be at least 4 feet wide with a slope not to exceed 1:20.
- Other exterior accessible routes can have a maximum slope of 1:12.
- The surface of the exterior accessible route shall be stable, firm and slip-resistant.
- The exterior accessible route shall be the shortest, most direct route possible and shall coincide with the general route of travel.

Curb Ramps

- Curb ramps shall have a maximum slope of 1:12.
- A landing measuring at least 3 feet in length shall be provided at the top of the curb ramp.
- The slope of surfaces adjoining the curb ramp shall not exceed 1:20.
- The transition from curb ramp to adjoining surface shall be flush and free of abrupt changes in height.
- The minimum width of the curb ramp shall be 36 inches excluding flared sides.

Accessible Building Entrances

- At least 60% of public entrances shall be accessible.
- Accessible doors shall have a minimum clear opening of 32 inches measured with the door open 90 degrees.
- The threshold shall be no higher than 1/2 inch.
- Two doors in series must be separated by at least 48 inches plus the width of any door swinging into the space. A five foot diameter circle shall be provided between the doors.
- Door hardware shall be operable with one hand and not require tight grasping, pinching or twisting of the wrist.
- Level landings shall be provided on both sides of the door (exterior landings may slope 1/4 inch per foot).

Interior Circulation

- Hallways shall have a minimum clear width of 36 inches (building code may require wider hallway depending on number of occupants).
- Public counters and service windows shall have a 36 inch long portion that is no more than 36 inches above the floor.
- Objects along the accessible route between 27 inches and 80 inches above the floor shall protrude no more than 4 inches from the wall.
- Accessible doors shall have a minimum clear opening of 32 inches measured with the door open 90 degrees.
- The threshold shall be no higher than 1/2 inch.
- Two doors in series must be separated by at least 48 inches plus the width of any door swinging into the space. A five foot diameter circle shall be provided between the doors.
- Door hardware shall be operable with one hand and not require tight grasping, pinching or twisting of the wrist.
- Level landings shall be provided on both sides of the door.

Elevator

- Hall call buttons shall be located no more than 48 inches above the floor.
- Floor numbers shall be identified by raised and Brailled numbers provided on both hoistway jambs and located no more than 60 inches above the floor to the top of the number.
- Raised and Braille characters shall be located to the left of control panel buttons.
- Control panel buttons shall be mounted no higher than 48 inches above the floor; 54 inches if car serves more than 16 openings.

Interior Ramp

- The ramp slope shall not exceed 1:12.
- The surface of the ramp shall be stable, firm and slip-resistant.
- Intermediate landings at least 5 feet in length must be provided for every 30 inch rise.
- Landings at least 5 feet in length must be provided at both the top and bottom of the ramp.
- Handrails must be provided on both sides of the ramp when the rise is greater than 6 inches.
- The minimum width of a ramp is 36 inches measured between handrails.

Signage

- The International Symbol of Accessibility shall be displayed at: accessible toilet, bathing, dressing, fitting and locker rooms where not all such rooms are accessible; accessible entrances where not all entrances are accessible; accessible parking spaces; and areas of rescue assistance.
- Building entrances which are not accessible shall provide directional signage indicating the shortest route to an accessible entrance.
- Raised and Braille signage must be provided at toilet, bathing, dressing, fitting and locker rooms, room numbers or names, and adjacent to each door to an egress stairway, exit passageway and the exit discharge.
- Directional or informational signs shall have lettering which contrasts in color from the background (building directories are not included in this requirement).

Toilet Rooms

- All newly constructed and altered toilet rooms must be accessible (see the Minnesota Accessibility Code for multiple unisex toilet/bath rooms). At least one of each type fixture or element provided in the room must be accessible (see urinals below).

Entry

- Entrance doors shall have a minimum clear opening of 32 inches measured with the door open 90 degrees.
- Two doors in series must have a minimum separation of 48 inches plus the width of the door swinging into the space. A five foot diameter circle shall be provided between the doors.
- Door hardware must be operable with one hand, not require tight grasping, pinching or twisting of the wrist.
- A door shall not swing over the floor space for any fixture unless the room is for individual use and a 30 inch by 48 inch clear floor space is provided within the room that is clear of the swing of the door.

Water Closet

- The first accessible compartment in each accessible toilet room shall be a side transfer compartment.
- A side transfer compartment shall be 5 feet wide minimum.
- The depth of a side transfer compartment shall be 78 inches minimum measured from the wall behind the water closet to a wall or obstruction in front of the water closet, or 48 inches minimum of floor space shall be provided in front of the water closet.
- The water closet in a single use room shall have the same clear floor space as a water closet in a side transfer compartment.
- The water closet shall be centered 16 inches to 18 inches from a side wall or partition.
- The seat height shall be between 17 inches and 19 inches above the floor.
- The compartment door shall provide a 32 inch clear opening measured with the door open 90 degrees.
- Compartment door hardware shall be operable with one hand, not require tight grasping, pinching or twisting of the wrist.
- A horizontal grab bar shall be mounted along side of the water closet. The bar shall be a minimum of 42 inches long, mounted between 33 inches and 36 inches above the floor to the top of the gripping surface, beginning 12 inches from the rear wall.
- A vertical grab bar shall be mounted 39 inches to 41 inches above the floor to the side of the water closet. The vertical grab bar shall be a minimum of 18 inches in length and be centered between 39 inches and 41 inches from the rear wall.
- A 36 inch long horizontal grab bar shall be mounted behind the water closet, 33 inches to 36 inches above the floor to the top of the gripping surface, beginning 6 inches from the side wall.
- Operable parts of toilet paper dispensers and sanitary product receptacles shall be located within an area 12 inches minimum and 40 inches maximum from the rear wall, and 18 inches minimum above the floor and 1 ½ inches minimum below the horizontal grab bar.

Sink

- The higher of the rim of the sink or the countertop shall be a maximum of 34 inches above the floor.
- A clear floor space 30 inches by 48 inches shall be positioned for a forward approach to the sink.
- Knee clearance at the front edge of the counter or lavatory shall be at least 27 inches above the floor and extend back a minimum of 8 inches.
- Plumbing beneath the sink shall be insulated or otherwise configured to avoid contact.
- Faucets shall be operable with one hand, not require tight grasping, pinching or twisting of the wrist, and operate with no more than 5 lbs. of force.

Urinal

- Where more than one urinal is provided in a room, at least one shall be accessible.
- The rim of the urinal shall be no more than 17 inches above the floor.
- A clear floor space 30 inches by 48 inches shall be positioned for a forward approach to the urinal.

Accessories

- Accessories such as towel, soap and product dispensers shall be mounted so that the highest operable part of the device is no more than 48 inches above the floor.
- Mirrors located above lavatories shall be mounted with the bottom edge of the reflecting surface no higher than 40 inches above the floor. Mirrors not located above lavatories, sinks or counters shall be mounted with the bottom edge of the reflecting surface 35 inches maximum above the floor.
- If a diaper changing table is provided, it shall be mounted no more than 34 inches above the floor to the working surface. Knee and toe clearance shall be provided beneath the open changing table.

Bathing Facilities

- See section on **Toilet Rooms** for fixtures and elements common to toilet rooms and bathing rooms.

Shower

- A transfer type shower shall have a finished inside dimension of 36 inches by 36 inches.
- A roll-in type shower shall be 30 inches minimum by 60 inches minimum.
- Thresholds shall be 1/2 inch high maximum.
- A seat is required in an accessible shower.
- Horizontal grab bars, mounted between 33 inches and 36 inches above the floor to the top of the gripping surface, shall be located on the wall adjacent to the seat and on the wall opposite the seat. The grab bar located on the wall adjacent to the seat shall start at the front edge of the seat and extend to within 6 inches of the corner. The grab bar on the wall opposite the seat shall begin within 6 inches of the corner and extend the length of the wall.
- An 18 inch minimum length vertical grab bar shall be mounted in a transfer shower 3 inches to 6 inches above the horizontal grab bar on the wall opposite the seat and be centered 4 inches maximum from the entry of the shower.
- A shower spray unit with a hose at least 60 inches long that can be used both as a fixed shower head and as a hand-held shower head shall be provided.
- Faucets shall be operable with one hand, not require tight grasping, pinching or twisting of the wrist, and operate with no more than 5 lbs. of force.

Bathtub

- A seat, capable of being securely mounted, shall be provided.
- Horizontal grab bars shall be mounted on all three walls surrounding the tub 33 inches to 36 inches above the bath room floor measured to the top of the gripping surface. A second horizontal grab bar shall be mounted on the rear wall 9 inches above the rim of the tub.
- An 18 inch minimum length vertical grab bar shall be mounted 3 inches to 6 inches above the horizontal bar at the foot end of the tub centered 4 inches maximum from the entry of the tub.
- The faucet control shall be mounted at the foot end of the tub below the horizontal grab bar near the entry side of the tub.
- Faucets shall be operable with one hand, not require tight grasping, pinching or twisting of the wrist, and operate with no more than 5 lbs. of force.
- A shower spray unit with a hose at least 60 inches long that can be used both as a fixed shower head and as a hand-held shower head shall be provided.

Drinking Fountain

If only one drinking fountain location is provided on a floor, the drinking fountain shall provide a spout for wheelchair users and one for standing individuals.

If more than one drinking fountain location is provided on a floor, one-half of the fountains shall be mounted at the wheelchair accessible height and one-half at the standing height.

Wheelchair accessible height drinking fountains shall meet the following criteria:

- The spout shall be no more than 36 inches above the floor.
- Operating controls shall be at the front or near the front edge of the drinking fountain.
- A clear floor space positioned for a forward approach shall be provided and appropriate knee and toe clearance shall be provided.

Drinking fountains for standing persons shall meet the following criteria:

- The spout shall be located between 38 inches and 43 inches above the floor.
- Operating controls shall be at the front or near the front edge of the drinking fountain.

Public Telephones

- One public telephone per floor, or one phone per phone bank, must be accessible.
- The highest operable part of the telephone shall be 48 inches maximum above the floor.
- The cord from the handset to the telephone shall be at least 29 inches long.
- All public telephones shall be equipped with volume control.
- Government buildings with public telephones shall provide at least one TTY on each floor providing a public telephone. In other buildings having four or more public telephones, at least one TTY shall be provided in the building and on each floor having four or more public telephones. See Minnesota Rules, chapter 1341 for hospitals, rest stops and transportation facilities.

Assembly Seating

Wheelchair seating shall be provided in assembly areas according to the following table.

Capacity of Seating in Assembly Areas	Number of Required Wheelchair Locations
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
501 to 5,000	6, plus 1 for each 150, or fraction thereof, between 501 through 5,000.
5,001 and over	36, plus 1 for each 200, or fraction thereof, over 5,000.

- A single wheelchair seating location shall have a minimum clear width of 36 inches.
- Two adjacent wheelchair seating locations shall have a minimum clear width of 66 inches.
- The depth of wheelchair seating locations entered from the front or from behind shall be 48 inches minimum.
- The depth of wheelchair seating locations entered from the side shall be 60 inches minimum.
- Wheelchair seating locations shall be level.
- Wheelchair seating locations shall provide for companion seating adjacent to the wheelchair seating.
- When the total seating capacity exceeds 150 persons, the wheelchair seating locations must be dispersed to more than one location.
- Assistive listening systems are required in assembly areas.

IBC 2006 Chapter 29
State Building Code Rules & Amendments

SBC 1305.2902, Section 2902, Minimum Plumbing Facilities

2902.1 Minimum number of fixtures

Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in table 2902.1. Types of occupancies not shown in table 2902.1 shall be determined by the Building Official. The number of occupants shall be determined by this code. Occupancy classifications shall be determined in accordance with IBC Chapter 3.

2902.1.1 Unisex toilet and bath fixtures.

Fixtures located within unisex toilet rooms complying with Minnesota Rules, Chapter 1341, are permitted to be included in determining the minimum required number of fixtures.

Footnotes amended to IBC table 2902.1 are:

- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- f. drinking fountain shall not be required in buildings or tenant spaces having an occupant load less than 50.
- g. Where water is served in restaurants, drinking fountains shall not be required.
- h. Water or other beverages available through fee or fee-based serving or dispensers may be substituted for up to 50% of the required number of drinking fountains required to be installed.
- i. In each bathroom or toilet room, urinals shall not be substituted for more than 67% of the required water closets.

2902.2 Separate Facilities

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

- 1. Separate facilities are not required for dwelling units and sleeping units.
- 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers of 15 or less. (based on design floor occupant load per table 1003.2.2.2.)
- 3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 50 or less.
- 4. Separate facilities shall not be required in Group B occupancies not exceeding 2,000 gross square feet of floor area. When using this exception, the individual unisex restroom shall have not less than 1 water closet, one urinal and one lavatory installed.

Section 1109 Other Features and Facilities (New Changes)

1109.2.1 Unisex toilet and bathing rooms.

In Assembly and Mercantile occupancies, an accessible unisex restroom shall be provided where an aggregate (totaled together) of six or more male & female water closets is required. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be used to determine the unisex toilet room requirement. In Recreational occupancies where separate-sex bathing rooms are provided, an accessible unisex bathing room shall be provided. Fixtures located within the unisex bathing room shall be included in determining the number of fixtures provided in occupancy.

Exception: Where each separate sex bathing room has only one shower or bathtub fixture, a unisex bathing room is not required to be installed.

1109.2.1.2 Unisex toilet rooms.

Unisex toilet rooms shall include only one water closet and only one lavatory. A unisex bathing room in accordance with section 1109.2.1.3 shall be considered a unisex toilet room.

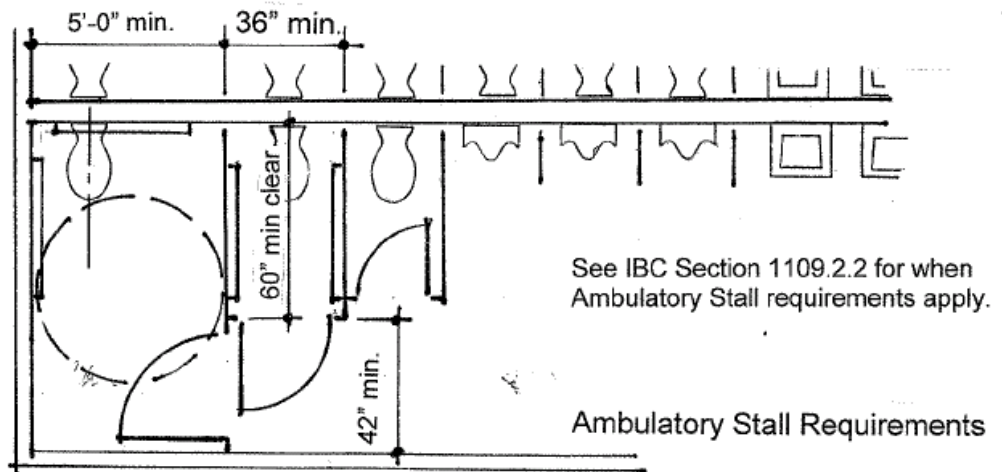
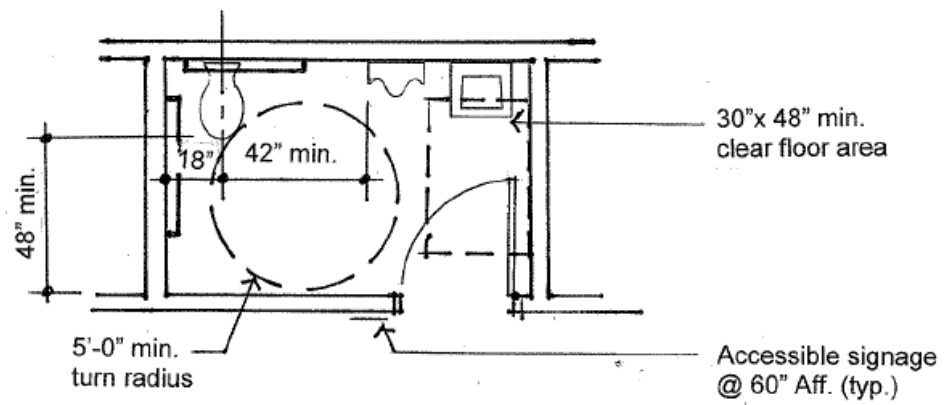
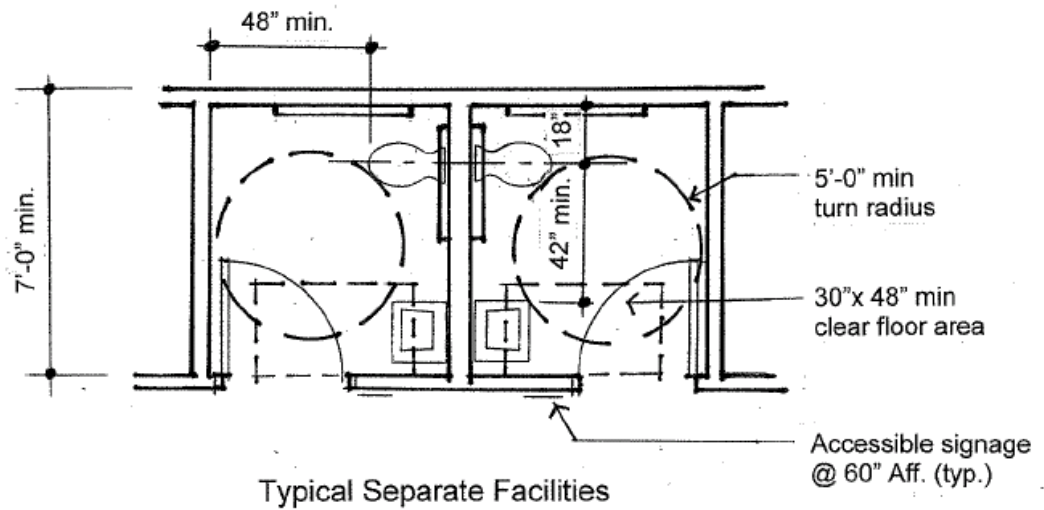
Exception: A urinal is permitted to be provided in addition to the water closet in a unisex toilet room.

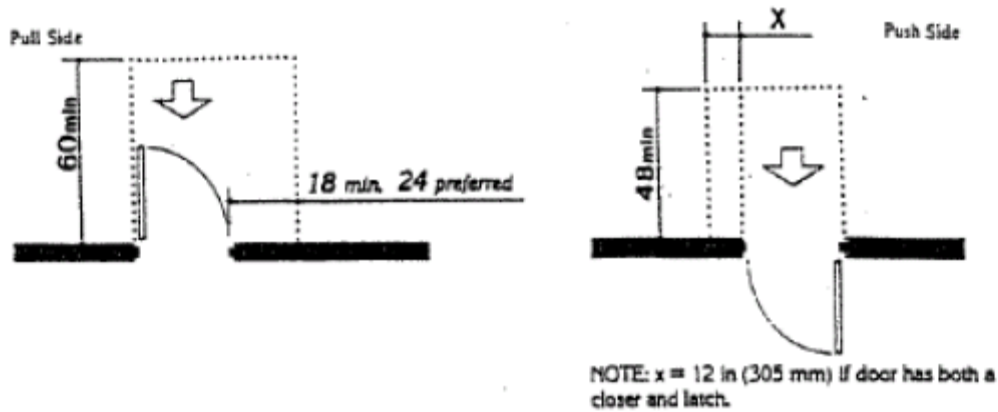
1109.2.1.3 Unisex bathing rooms.

Unisex bathing rooms shall include only one shower or bathtub fixture. Unisex bathing rooms shall also include one water closet and one lavatory. Where storage facilities are provided for separate-sex bathing rooms, accessible storage facilities shall be provided for unisex bathing rooms.

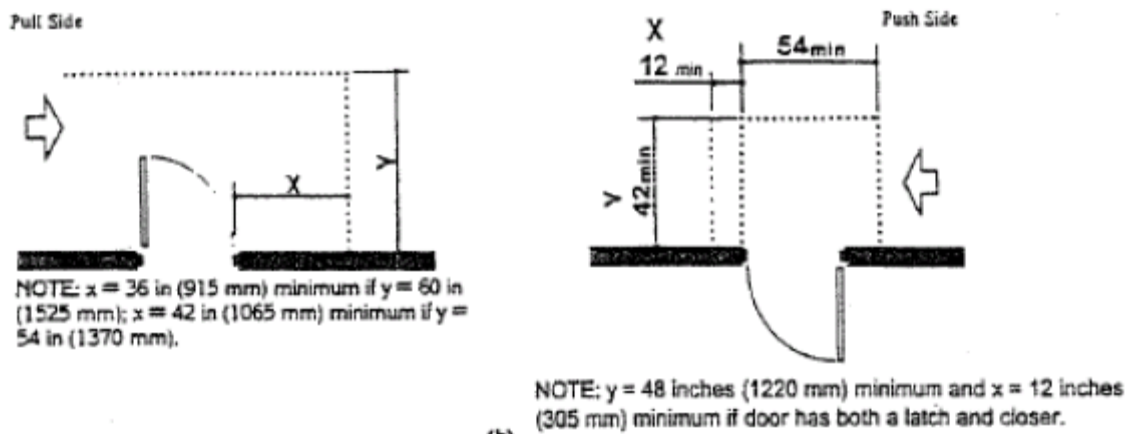
1109.2.2 Water Closet Compartment for Ambulatory Stall

Where water closet compartments are provided in a toilet room or bathing facility, at least one wheelchair-accessible compartment shall be provided. Where a combined total of water closet compartments and urinals provided in a toilet room or bathing facility is six or more, at least one ambulatory-accessible water closet compartment shall be provided in addition to the wheelchair-accessible compartment. Wheelchair-accessible and ambulatory-accessible compartments shall comply with ICC A117.1.

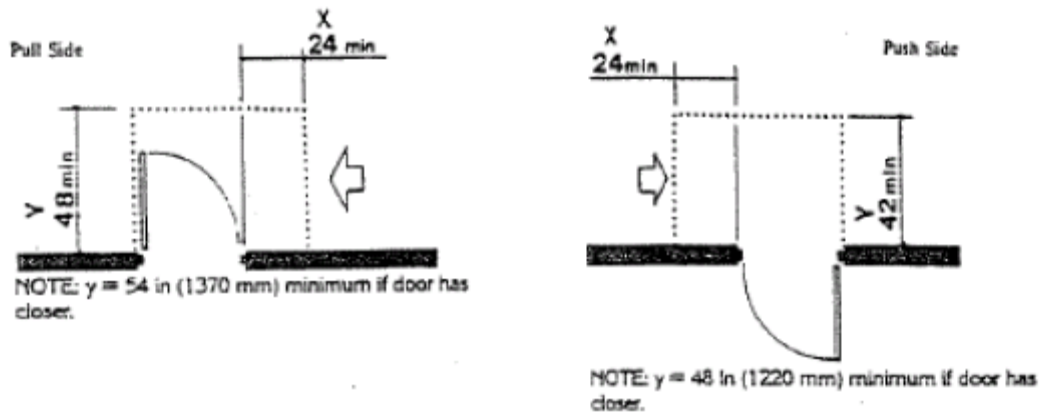




(a)
Front Approaches — Swinging Doors



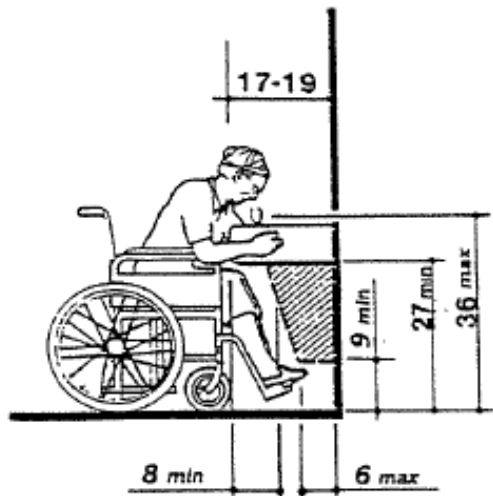
(b)
Hinge Side Approaches — Swinging Doors



(c)
Latch Side Approaches — Swinging Doors

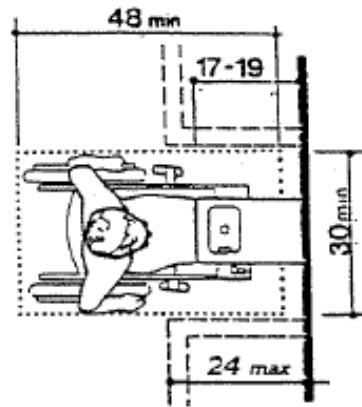
NOTE: All doors in alcoves shall comply with the clearances for front approaches.

Fig. 25
Maneuvering Clearances at Doors

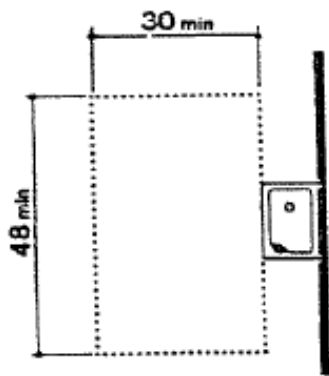


equipment permitted in shaded area

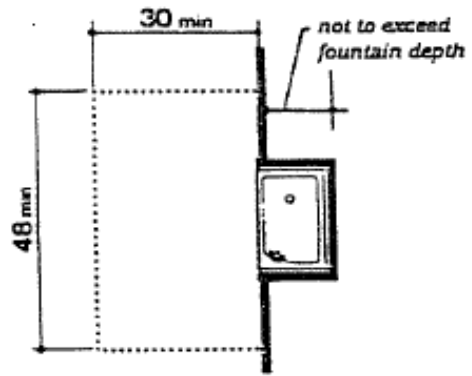
(a)
Spout Height and
Knee Clearance



(b)
Clear Floor Space



(c)
Free-Standing
Fountain or Cooler



(d)
Built-in
Fountain or Cooler

Fig. 27
Drinking Fountains and Water Coolers

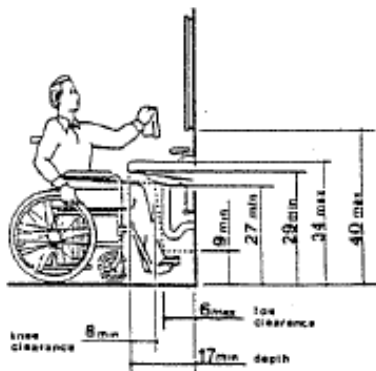


Fig. 31
Lavatory Clearances

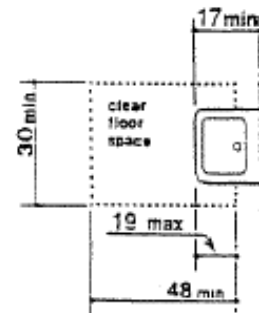


Fig. 32
Clear Floor Space at Lavatories