



# Accessibility Code MN 1341

Karen Gridley  
Accessibility Specialist | Construction Code Representative 2

<http://www.dli.mn.gov>

# Objective and Outcome

## Objective

To provide an introduction to the three individual Codes and Standards documents that make up the MN Accessibility Code.

To briefly review the relationship between the Accessibility Code and the civil rights foundation of Accessibility rulemaking.

To highlight fundamental criteria in the MN Accessibility Code, with an opportunity to practice how to find the applicable code sections for the examples presented.

# Objective and Outcome

## Outcome & Learning Statement

Participants will better understand the “why” behind the “what” of the mandated accessibility criteria in the building code.

Participants will better understand how to find and use the code sections for different accessibility requirements, to apply the MN Accessibility Code in every day code application and enforcement practice.

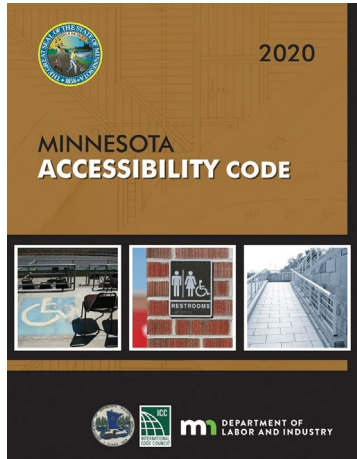
# Agenda

- Safeguarding the Public Welfare
  - The Code vs. The ADA: Purpose & Relationship
  - Integrated Built Environment
- Code Documents
  - Components of the Minnesota Accessibility Code
- Scoping & Technical Criteria Highlights
  - Building Blocks – maneuvering, reach range, operable parts
  - Accessible Route
  - Employee Work Areas & General Exceptions
  - Parking
  - Toilet & Bathing Facilities, and Drinking Fountains
  - Special Rooms and Spaces – assembly, pools, kitchens
  - Signage
  - Built-in Furnishings
  - The “20% Rule”
  - Dwelling & Sleeping Units

# Safeguarding the Public Welfare

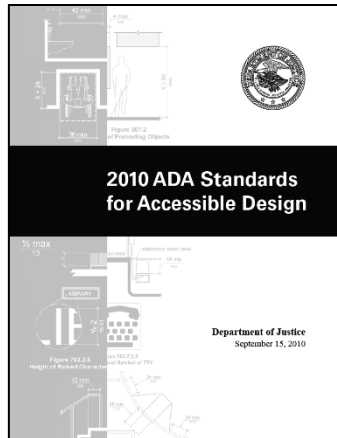
# The Code vs. The ADA

## Purpose and Relationship:



### Minnesota Administrative Code: 1300.0030:

Founded in Building Codes to safeguard the **public** safety and **welfare** as attributed to **the built environment**.



### Federal ADA: ([http://www.ada.gov/regs2010/titleIII\\_2010/titleIII\\_2010\\_regulations.htm](http://www.ada.gov/regs2010/titleIII_2010/titleIII_2010_regulations.htm) )

Founded in Civil Rights Laws to establish **equal access** for persons with disabilities by providing an **integrated** setting and experience in **the built environment**.

# Integrated Built Environment:

Service Counters:  
IBC 1109.12.3 [MN  
1341]  
A117.1 Section 904



Not integrated

# Integrated Built Environment:



Integrated Built Environment



# Integrated Built Environment: Safeguarding the Public Welfare

Recreational  
Facilities & Play  
Areas:

IBC 1110.4.13

IBC 1103.2.15



Integrated Built Environment

# Code Documents

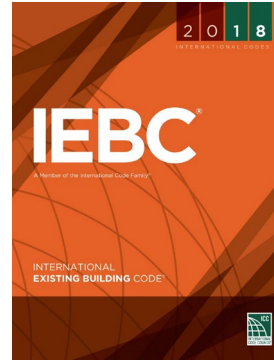
# Code Documents

## Components:

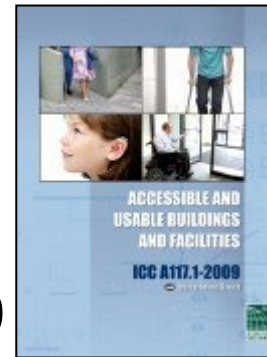
2018 IBC  
Chapter 11



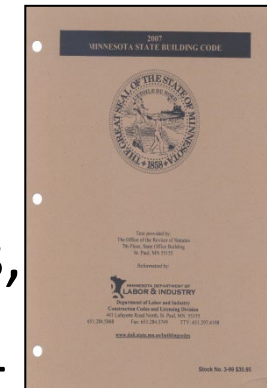
2018 IEBC Section 305



ANSI A117.1-2009



State amendments: Minnesota Rules,  
Chapter 1341



# Code Documents

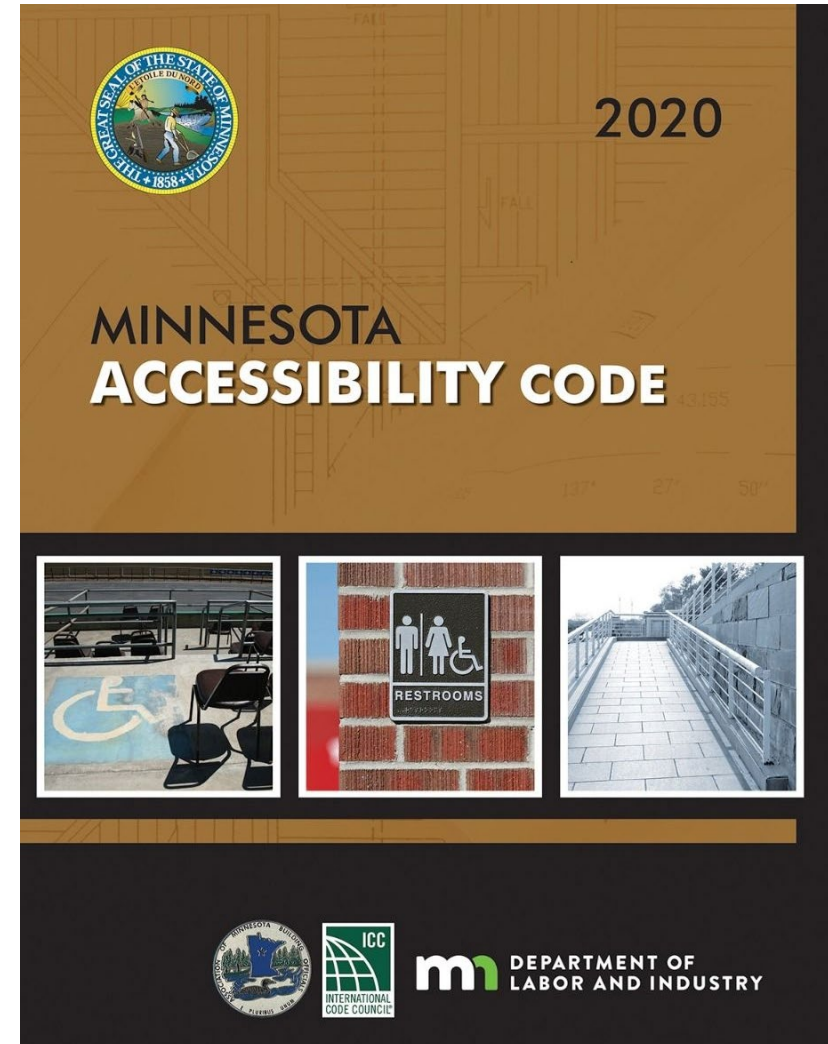
## Custom book

Published by  
International Code Council (ICC).

A single unified code book.

Enforced by State Code Officials.

<https://codes.iccsafe.org/content/MNAC2020P1>



# Code Documents

## Scoping Criteria - 2018 IBC

If      When      Where      Quantity



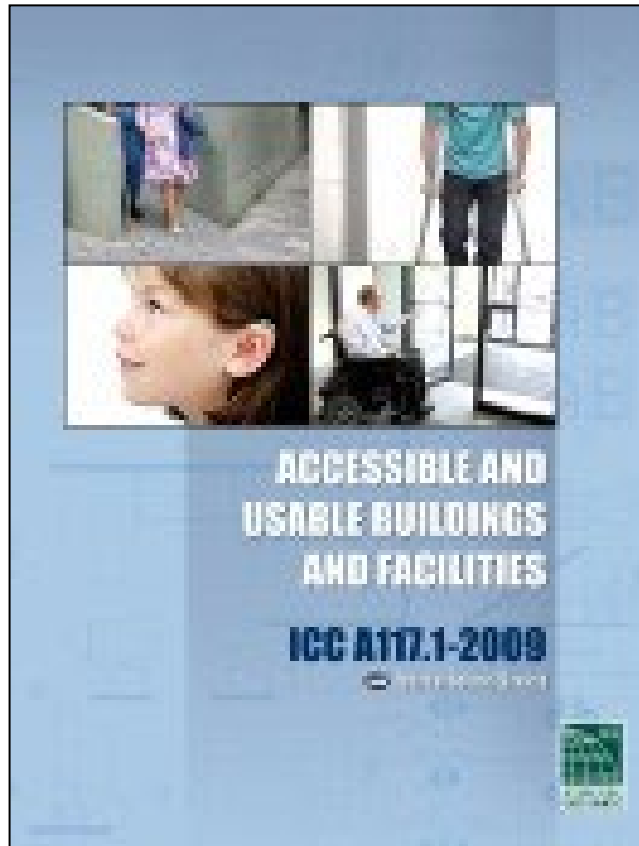
IBC Chapter 11 – Main body of Accessibility scoping provisions

IBC Chapter 10 – Accessible means of egress

IBC Chapter 9 - Alarms

# Code Documents

## Technical Criteria comes from the ANSI A117.1 Accessibility Standard - 2009



### How to design / construct

Chapter 3 - Building Blocks

Chapter 4 – Accessible Routes

Chapter 5 – General Site & Building Elements

Chapter 6 – Plumbing Elements & Facilities

Chapter 7 – Communication Elements

Chapter 8 – Special Rooms & Spaces

Chapter 9 – Built-In Furnishings and Equipment

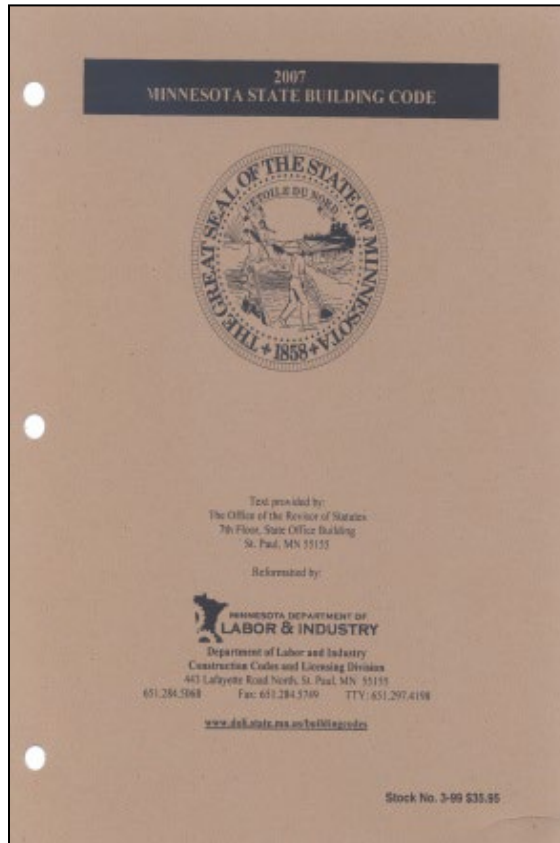
Chapter 10 – Dwelling and Sleeping Units

Chapter 11 – Recreational Facilities

**\* Standards are not enforceable until adopted by code reference \***

# Code Documents

## Chapter 1341 = MN Amendments to IBC and A117.1



Scoping for:

- Existing buildings  
[alterations, additions, change in use, historic].
- ATM's, communication systems.



# Code Documents

## **Minnesota Rule, part 1300.0030, subpart 2(B):**

Where there are differences between the code and a referenced standard, the code applies.

Example: Stairs

- IBC Chapter 10 Section 1011 Stairways (scoping criteria)
- A117.1 Section 504 Stairways (technical criteria)

IBC Section 1011 does not make any reference to A117.1. Therefore, per MN Rule 1300, the provisions of A117.1 section 504 Stairways are not to be applied to stairs because stairs are covered in the IBC building code.

The Building code supersedes the A117.1 Standard.

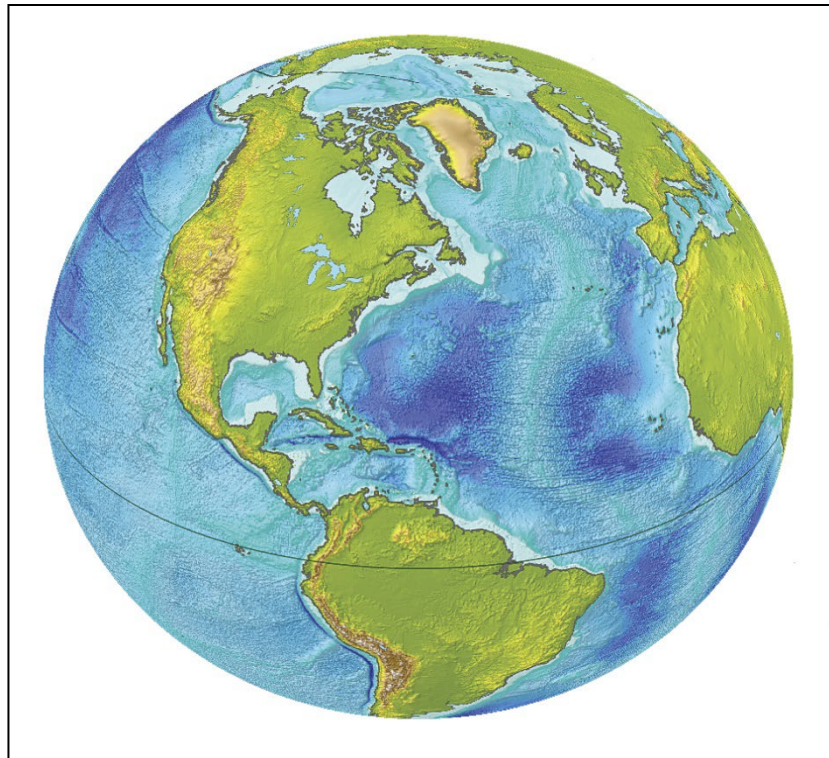


## Scoping & Technical Criteria Highlights

# Scoping: Global Charging Statement.

Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible. [IBC 1103.1].

(within the boundary of a site)



# Exceptions

General scoping exceptions are found in IBC 1103.2

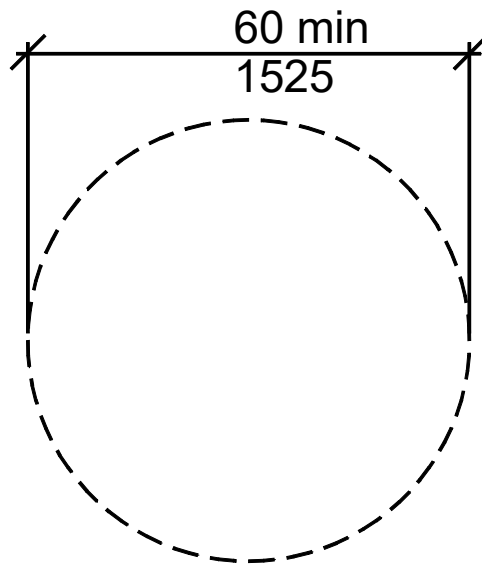
Specific exceptions to accessibility are found in both the scoping and technical criteria.

Rule of Thumb:

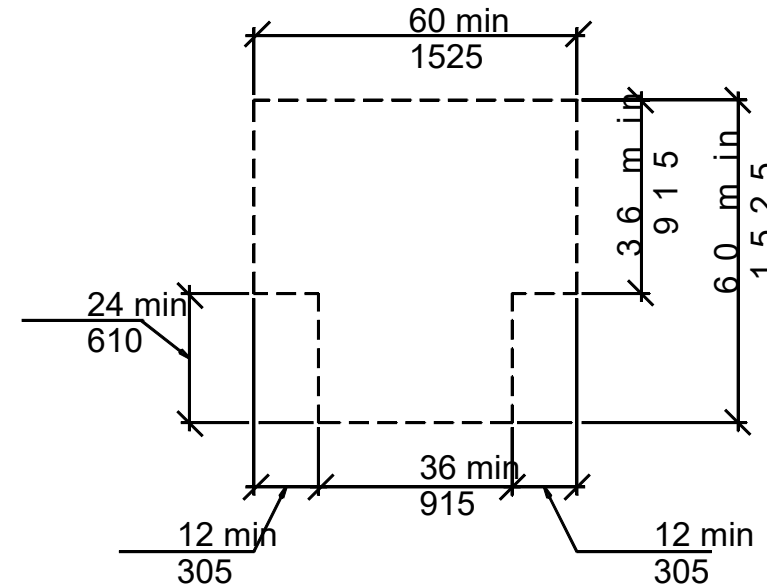
The specific always supersedes the general when there are two conflicting exceptions.

# Building Blocks - Turning Space

There are two options for the space required for a wheelchair to turn around 180° [ANSI 304.3].



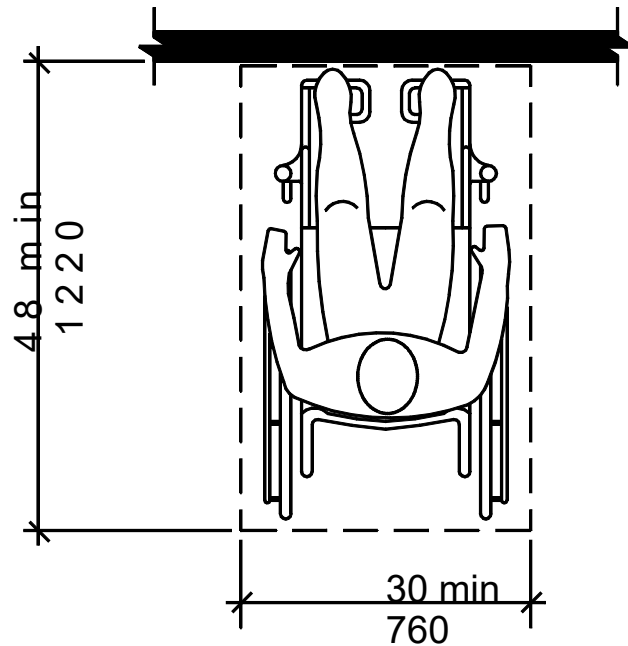
**(a) Circular**



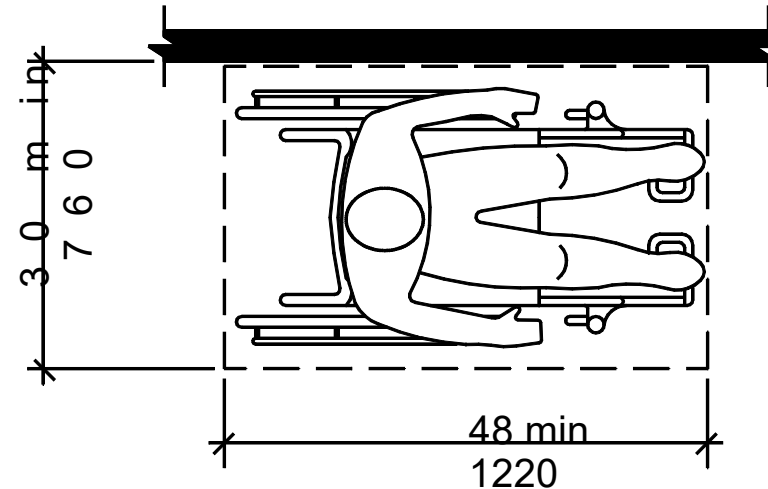
**(b) T-shaped**  
**Fig. 304.3**

# Building Blocks - Clear Floor Space

A clear floor space for a single stationary wheelchair is 30 inches wide minimum and 48 inches minimum in length [ANSI 305.3].

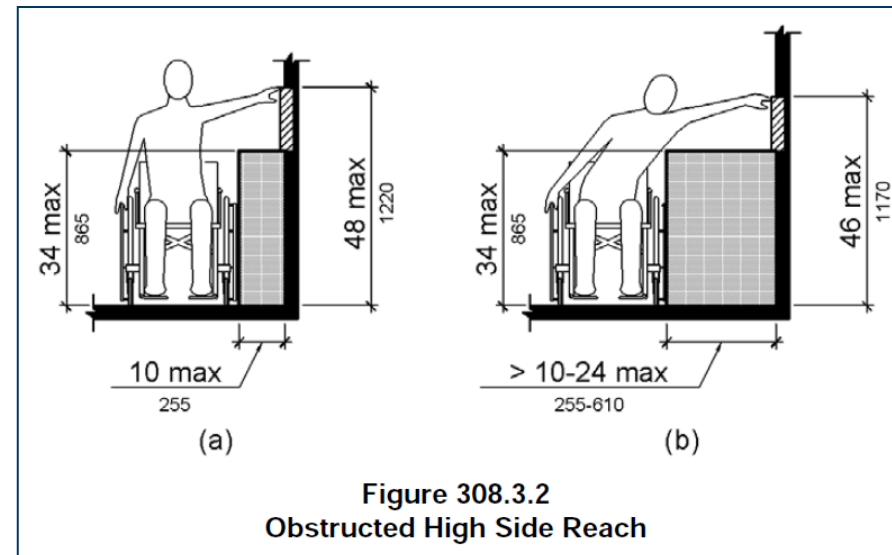
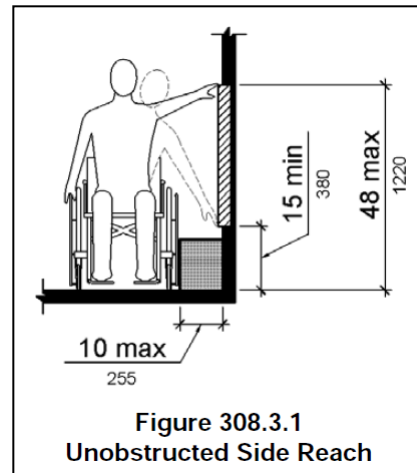
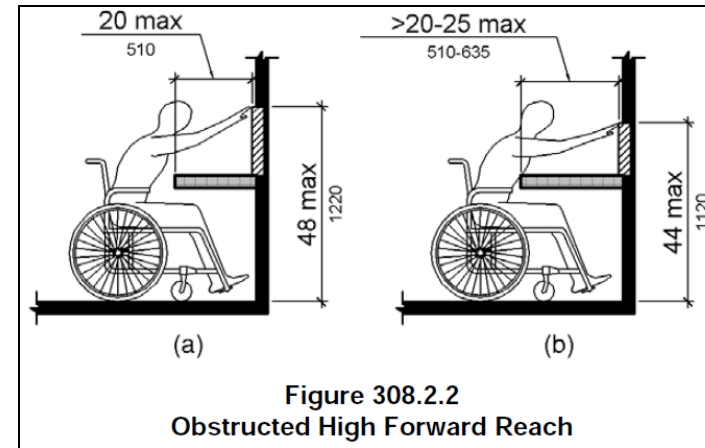
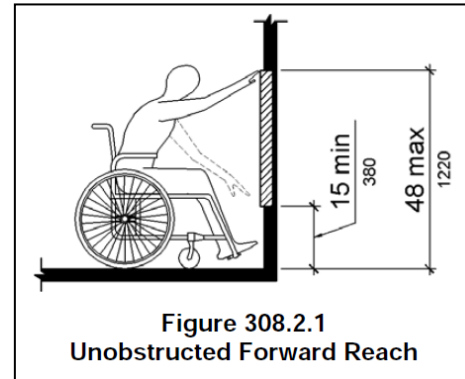


(a) Forward



(b) Parallel

# Building Blocks - Reach Range



# Building Blocks - Operable Parts

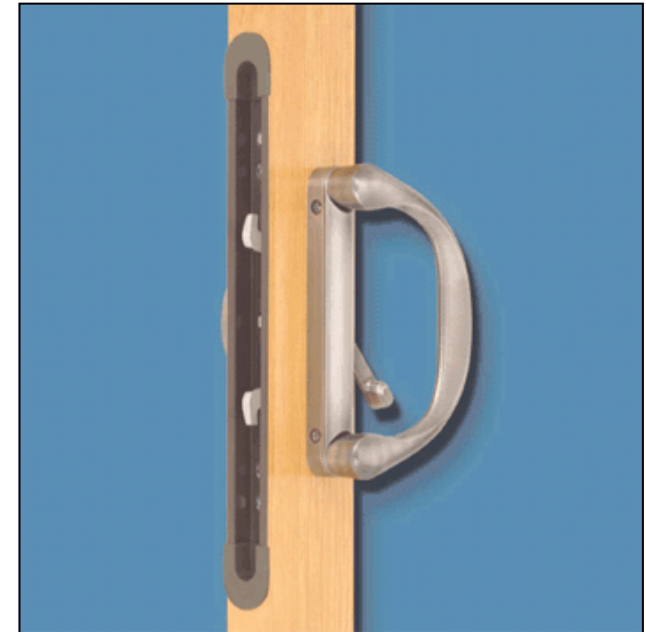
Controls, operating mechanisms and hardware intended for operation by the occupant shall be accessible

[IBC 1109.13].



# Building Blocks - Operable Parts

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist [ANSI 309.4].





# Accessible Route

## Accessible route components: [ANSI 402.2(1341)]

- Walking surfaces with a slope not steeper than 1:20
- Doors and doorways
- Ramps (**indoors only** [1341])
- Curb ramps (excluding the flared sides)
- Elevators and platform lifts

Note: Stairs are not a component of an accessible route and are not required to comply with the technical criteria of ANSI Section 504.

Stairs only need to comply with IBC Chapter 10 Egress.

# Accessible Route

## **402.2.1(MN 1341) Accessible route components at building entrance.**

Accessible building entrances shall provide an exterior accessible route consisting of one or more of the following components:

- walking surfaces with a slope of not steeper than 1:20
- doors and doorways
- curb ramps excluding the flared sides
- Elevators
- platform lifts.

Note: Ramps are not on this list.
Slope of exterior accessible routes shall be 1:20 maximum.

# Accessible Route

## **402.2.2(MN 1341) Accessible route components within a site.**

Buildings, facilities, elements, and spaces that are required to be accessible and are on the same site shall be connected by an accessible route consisting of one or more of the following components:

- walking surfaces with a slope of not steeper than 1:20
- doors and doorways
- curb ramps excluding the flared sides
- Elevators
- platform lifts.

Note: Ramps are not on this list.
Slope of exterior accessible routes shall be 1:20 maximum.

# Exterior Accessible Route

**Exterior accessible routes leading to accessible building entrances shall:**

Have a running slope of 1:20 max. [ANSI 402.2.1(1341)].

And

Be 48 inches wide minimum [ANSI 403.5.4(1341)].





# Exterior Accessible Route

Exterior accessible routes of travel to spaces not normally occupied can have slopes of 1:12 maximum. [ANSI 402.2.1 Exception 1. (1341)].





# Exterior Accessible Route

## Location.

Accessible routes shall coincide with a primary use general circulation path.  
[IBC 1104.5 ]





# Exterior Accessible Route

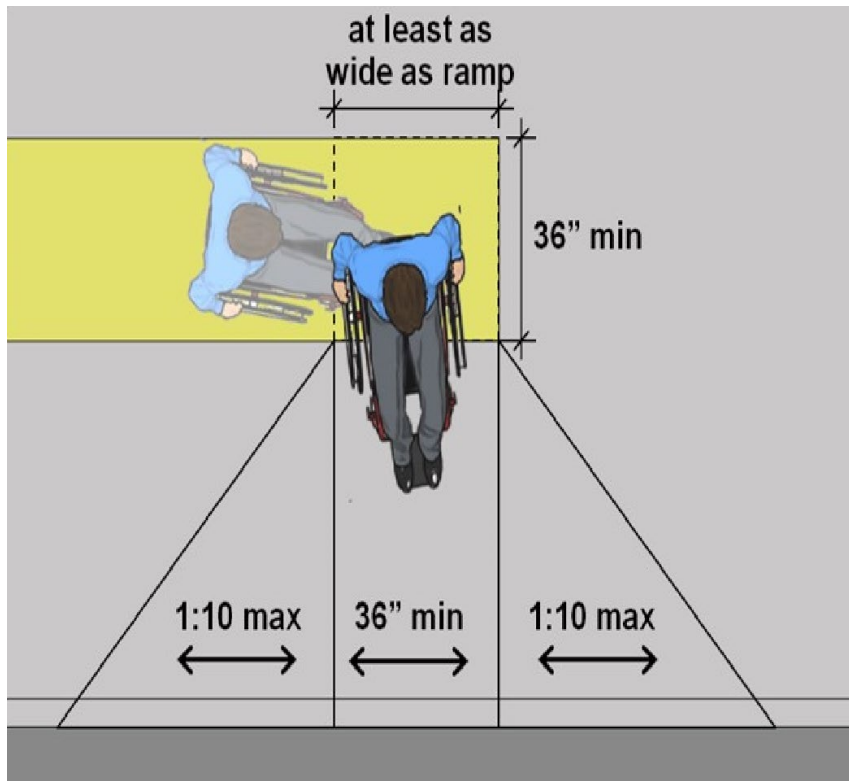


Where the accessible route cannot coincide with a general circulation path, the accessible route shall be located in the same area as the general circulation path.  
[IBC 1104.5 Exception 3]

# Exterior Accessible Route

## Curb ramps with flared sides:

- Running slope of 1:12 maximum [ANSI 406.1].
- 36 inches minimum in width, exclusive of flared sides [ANSI 406.4].
- A landing, 36 inches minimum in length, at the top of curb ramps [ANSI 406.7].





# Exterior Accessible Route

## **Parallel Curb Ramps** [ANSI 406.15 (MN1341)]:

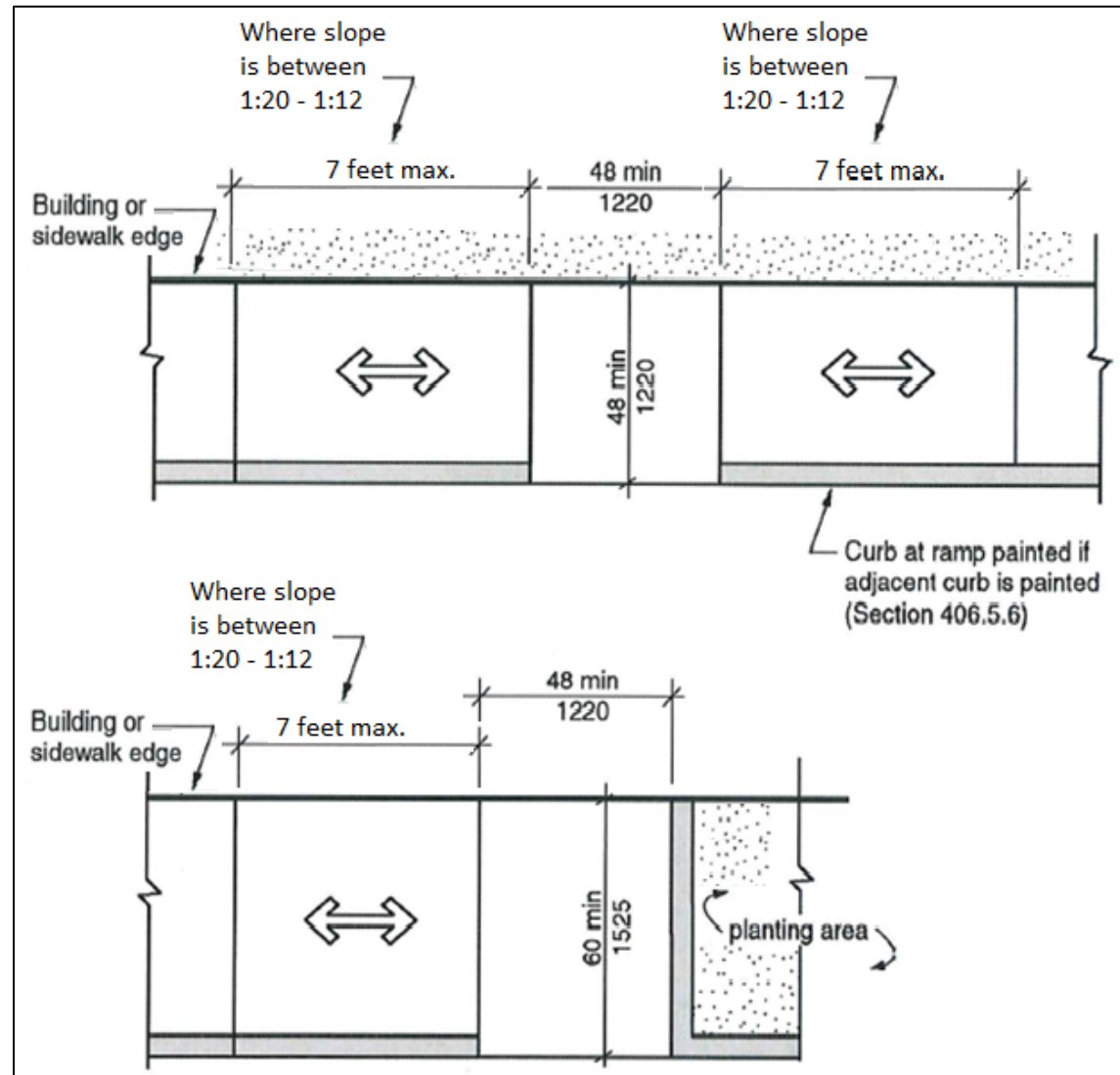
- Running slope of ramp(s) 1:12 maximum.
- Ramp(s) 48 inches minimum in width
- A landing, 36 inches minimum in length, at the top of curb ramps that is at least as wide as the ramp leading to the landing. [ANSI 406.7].



# Exterior Accessible Route

## Parallel Curb Ramps [ANSI 406.15 (MN1341)]:

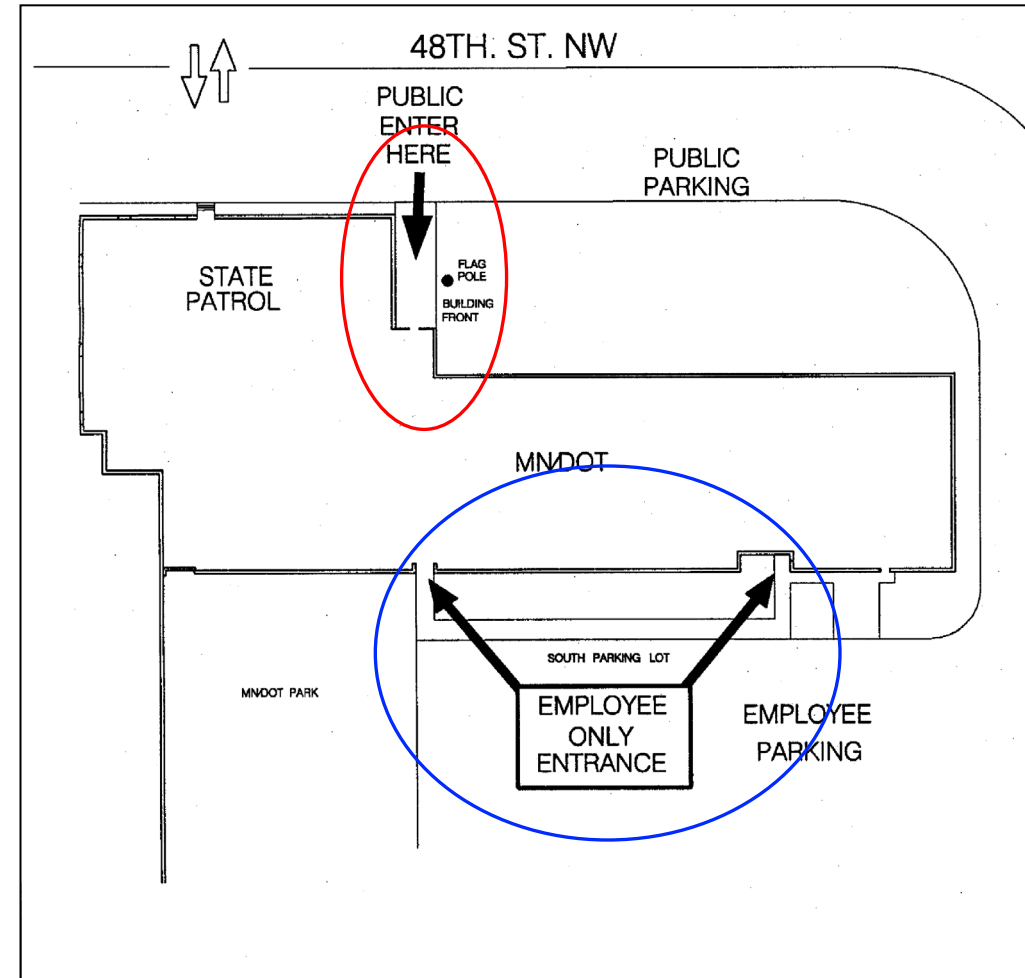
- Level landing (1:48 max slope) at the bottom
  - 48" x 48" minimum in size where constrained on only one side.
  - 48" x 60" where constrained on two or more sides.



# Accessible Route - Entrances

At least 60 percent of all public entrances to each building, facility and tenant space shall be accessible [IBC 1105.1(1341)].

At least one restricted entrance shall be accessible [IBC 1105.1.3].



# Handout:

## Accessible Route – Door Clearances

### Accessible Route - Doors

Minimum maneuvering clearances at swinging doors.

[ANSI 404.2.3.2].

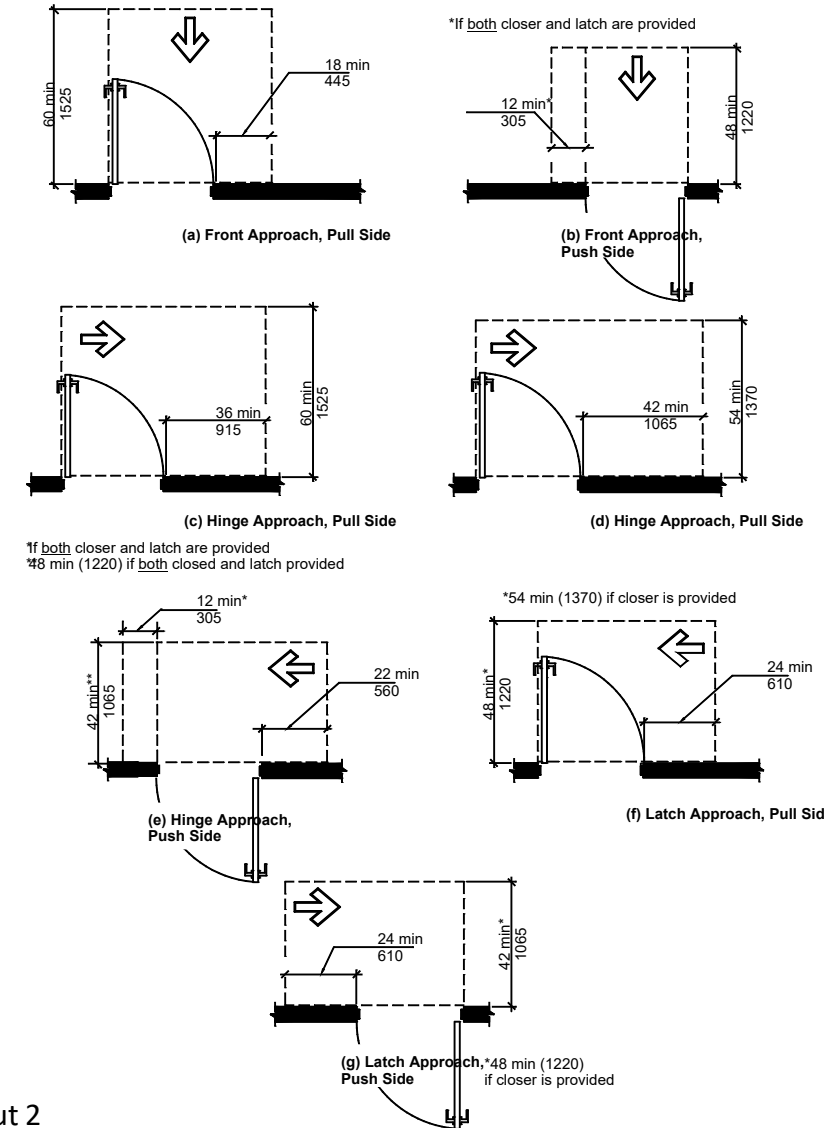


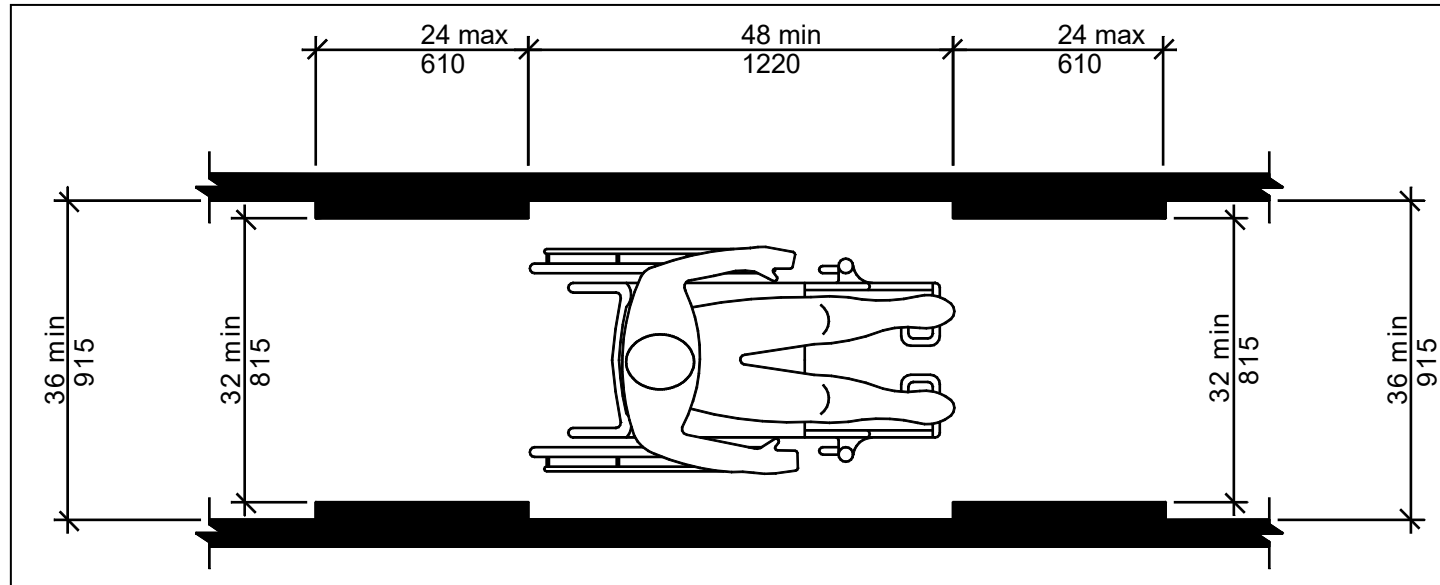
Fig. 404.2.3.1  
Maneuvering Clearance at Manual Swinging Doors

# Interior Accessible Route

The minimum clear width of an interior accessible route is 36 inches  
[ANSI 403.5.1(1341)]

except:

The width can be reduced to 32 inches for a maximum distance of 24 inches  
[ANSI 403.5.1(1341)].



# Accessible Route - Multilevel Buildings

All levels of a building must be located on an accessible route unless provided with an exception.  
[IBC1104.3 and IBC 1104.4.1(1341)].

Levels include:

- Elevation changes within a floor
- Mezzanines
- Stories
- Roof Decks
- Basements

# Accessible Route - Multilevel Buildings

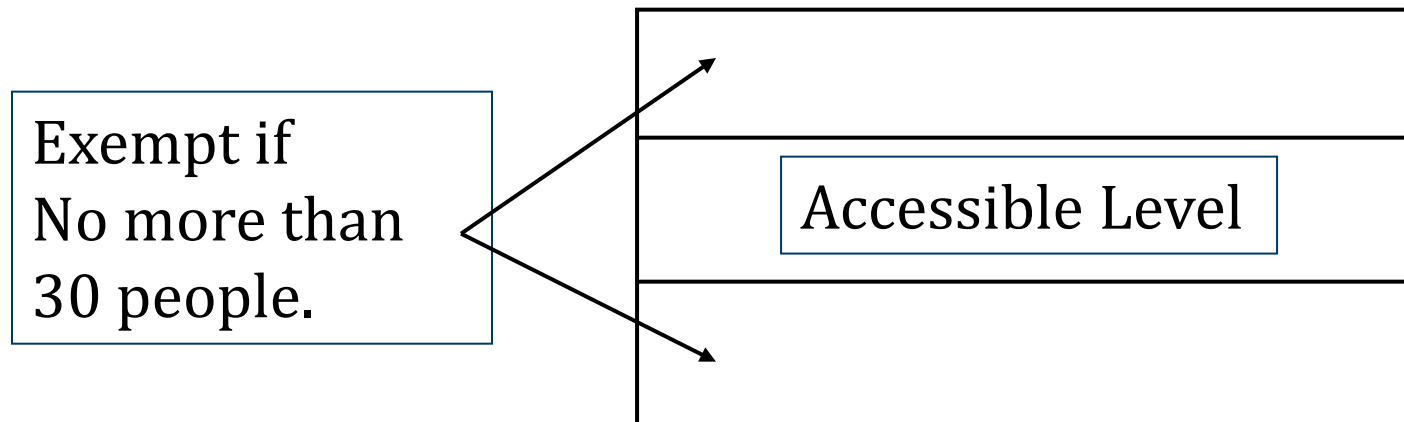
The following have **no exception** for access to levels.

- Public areas of Group M occupancies [IBC 1104.4.2(1341)].
- Public areas of health care facilities [IBC 1104.4.2(1341)].
- Public areas of passenger transportation facilities and airports [IBC 1104.4.2(1341)].
- Public areas of government facilities IBC 1104.4.2(1341)].

# Accessible Route - Multilevel Buildings

Other than the uses listed on the previous slide, stories, mezzanines and roof decks with an occupant load of 30 or less that are above or below an accessible level are not required to be located on an accessible route

[IBC 1104.4.1(1341)].





# Accessible Route - Ramps

## Ramp runs:

- Running slope 1:12 max. [ANSI 405.2].
- Clear width measured between handrails 36 inches min. [ANSI 405.5].
- Maximum rise for any ramp run 30 inches. [ANSI 405.6].



# Accessible Route - Ramps

## Landings at ramps:

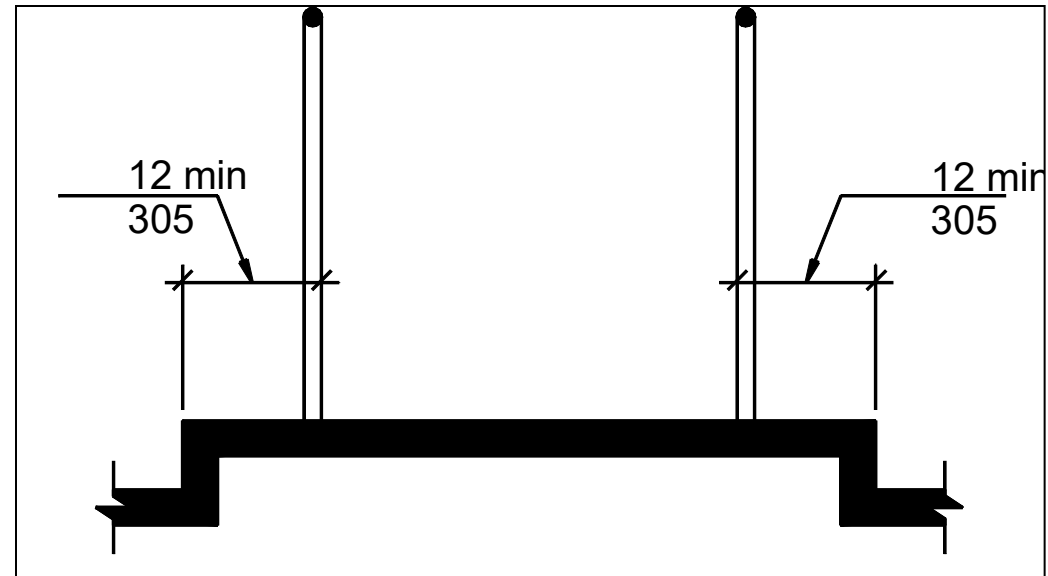
- 60 inches min. length. [ANSI 405.7.3].
- Top and bottom of each ramp run [ANSI 405.7].
- Turning space where the ramp changes direction at the landing [ANSI 405.7.4].



# Accessible Route - Ramps

## Handrails:

- Both sides at ramps with a rise over 6 inches. [ANSI 405.8].



## Edge Protection:

- On each side of ramp runs.  
or
- Ramp surface shall extend 12 inches minimum beyond the inside edge of the handrail. [ANSI 405.9]

# Accessible Route - Ramps

Handrails & Edge Protection Example:



# Employee Work Areas

Employee work areas are **only** required to have

- Accessible approach
  - Ability to enter and exit
  - Accessible common use circulation paths
  - Egress
  - Visual alarms
- [IBC 1103.2.2].



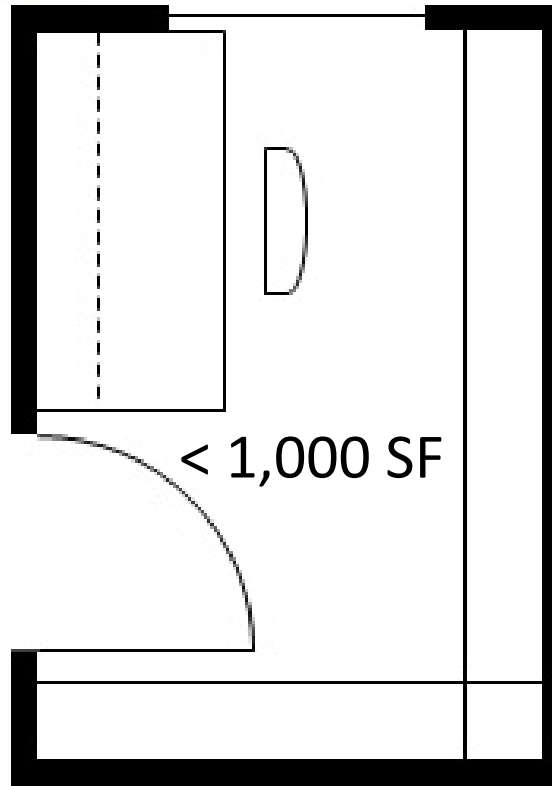
# Employee Work Areas



Work areas under 1,000 sf are exempt from circulation path within space.

[1104.3.1 exception 1]

# Employee Work Areas



Door maneuvering clearance is considered part of the circulation path. Therefore door maneuvering clearance is not required on the employee work area side of the door in accordance with the exception from the previous slide.



# Equipment Spaces

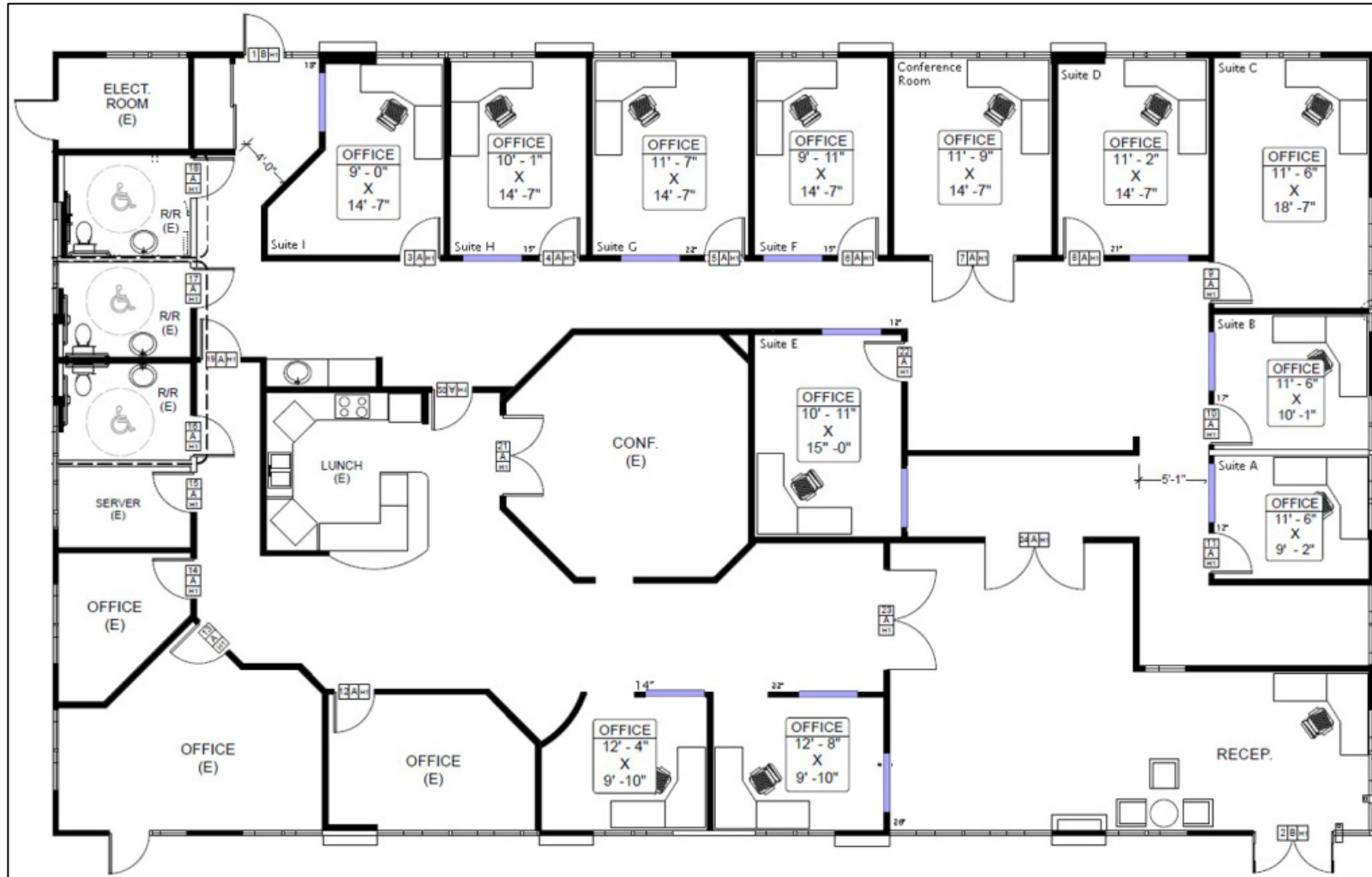
Spaces frequented only by personnel for maintenance, repair or monitoring of equipment are not required to be accessible [IBC 1103.2.9].





# Handout / Interactive

Building floor plans: Identify exempt areas.



see handout 3

# Parking Facilities



**Location** of Accessible parking spaces:

- Shall be on the shortest possible accessible route to the accessible building entrance [IBC 1106.6].

# Handout: Parking Facilities

## Quantity:

Each parking facility shall provide accessible parking spaces. [Table 1106.1]

Except – Specific percentages are required for:

- Groups R-2, R-3 and R-4
- Hospital outpatient
- Rehabilitation facilities

[IBC 1106.2, 1106.3, 1106.4].

**TABLE 1106.1  
ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

# Parking Facilities

**Distribution:** Accessible parking spaces quantity shall be distributed in each parking facility per the table.





# Handout / Interactive



see handout 4

# Parking Facilities

All parking spaces AND access aisles shall be 8 feet wide min. [ANSI 502.2 and 502.4.2(1341)].



# Parking Facilities

One in every 6 accessible parking spaces shall be a van-accessible parking space [IBC 1106.5].

One van space in each facility.





# Parking Facilities

## Accessible parking spaces signage

shall be centered on the parking space and mounted between 60 inches and 66 inches above the parking surface. [ANSI 502.7(1341)].





# Parking Facilities

Access aisles signage shall be marked with the designation “no parking” centered at the head end of the access aisle and mounted between 60 inches and 66 inches above the access aisle surface. [ANSI 502.4.4(1341)].



# Parking Facilities

Where a sign would conflict with the accessible route, the no parking designation can be provided on the surface of the access aisle [ANSI 502.4.4(1341)].



# Toilet and Bathing Rooms

Toilet rooms and bathing facilities shall be accessible; unless provided with a specific exception [IBC 1109.2].

Where more than one single-user toilet room or bathing facility is clustered at a single location, at least 50 percent for each use at each cluster shall be accessible [IBC 1109.2].



# Toilet and Bathing Rooms

At least one of each type, in each toilet or bathing room, shall be accessible:

- fixtures
- elements
- controls or dispensers

Except: where only one urinal is provided, the urinal is not required to be accessible.

[IBC 1109.2].

# Toilet and Bathing Rooms

## Water Closet Clear Floor Space:

60 inches minimum, measured perpendicular from the sidewall

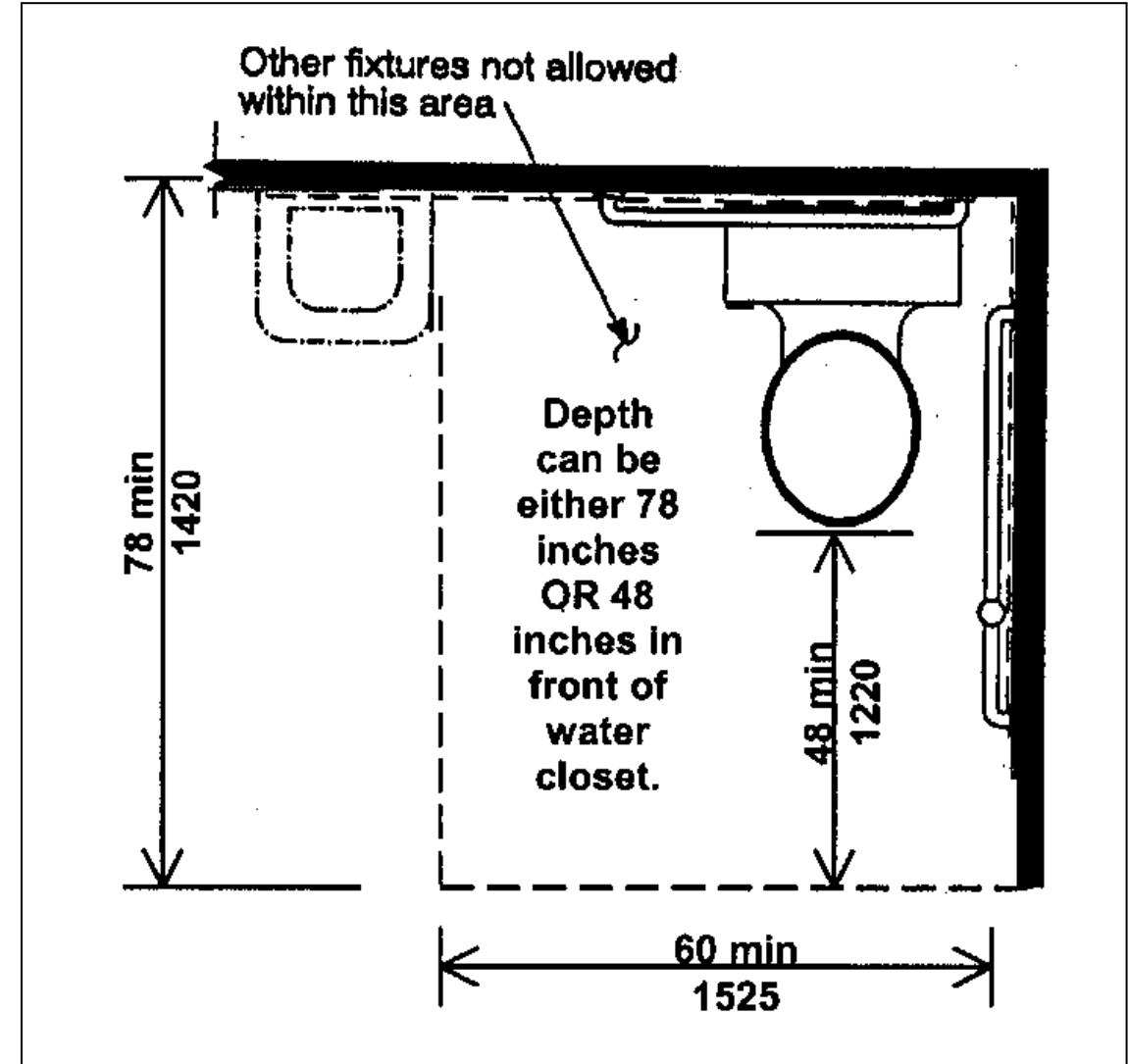
AND either

- 78 inches minimum, measured perpendicular from the rear wall,

OR

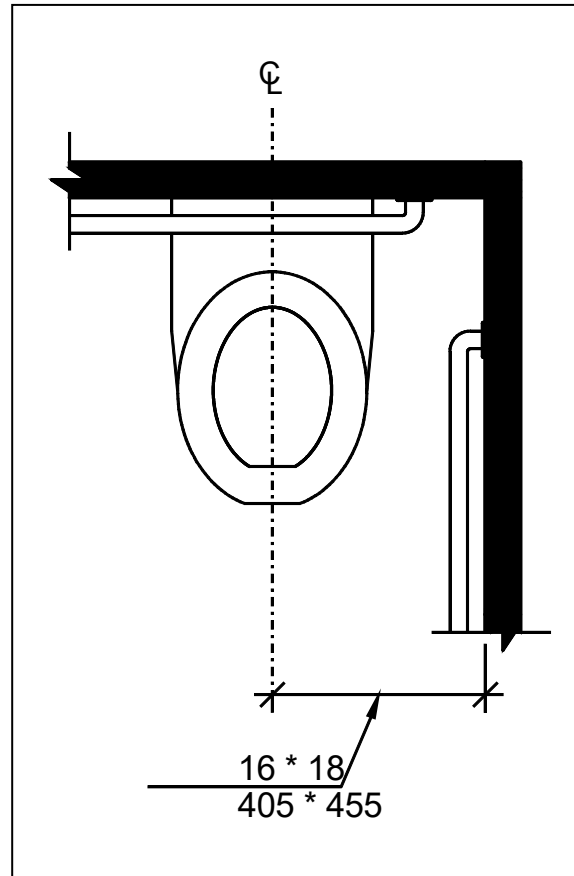
- 48 inches minimum plus the depth of the water closet, measured perpendicular from the rear wall.

[ANSI 604.3.1(1341), 604.3.2(1341)]



# Toilet and Bathing Rooms

Wheelchair accessible water closets shall be located 16 inches minimum to 18 inches maximum from a side wall measured to the centerline of the water closet [ANSI 604.2].

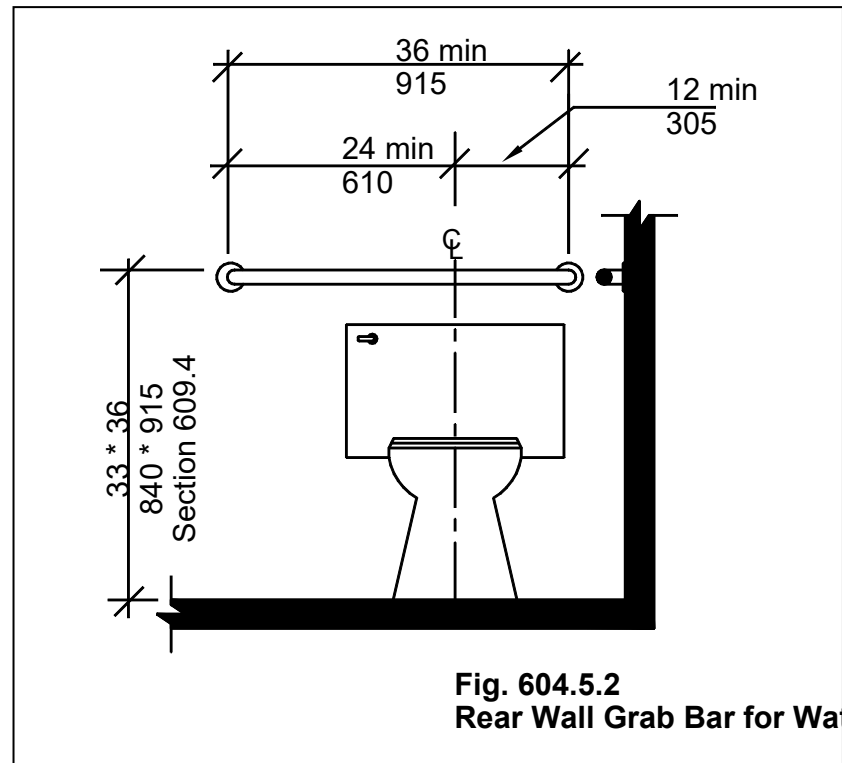
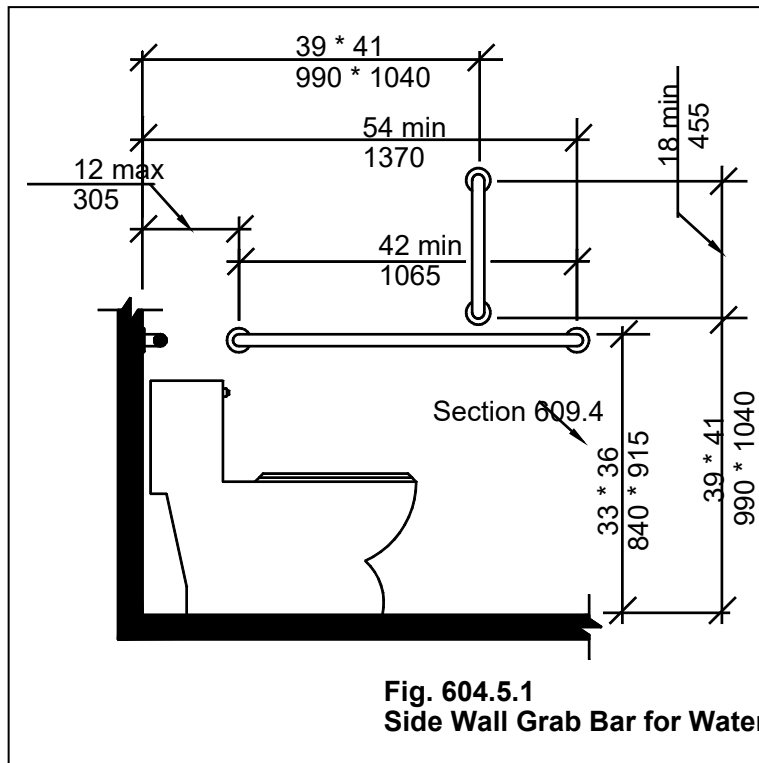


# Handout:

## Toilet and Bathing Rooms

Grab bars on water closets shall be provided as in the diagrams.

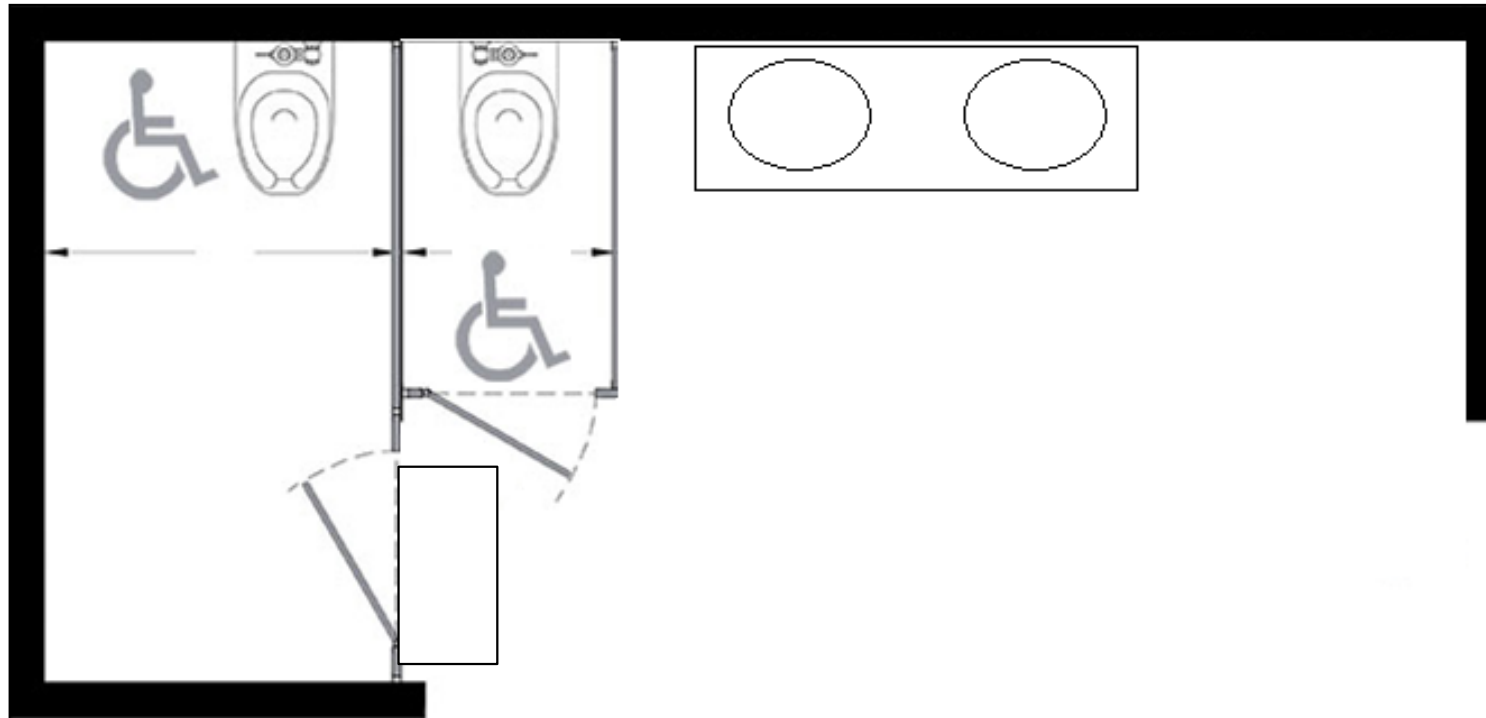
[ANSI 604.5.1(1341) and 604.5.2].



see handout 6

# Toilet and Bathing Rooms

Where two or more water closet compartments are provided, at least one ambulatory compartment shall be provided in addition to the wheelchair compartment. [IBC 1109.2.2(1341)].





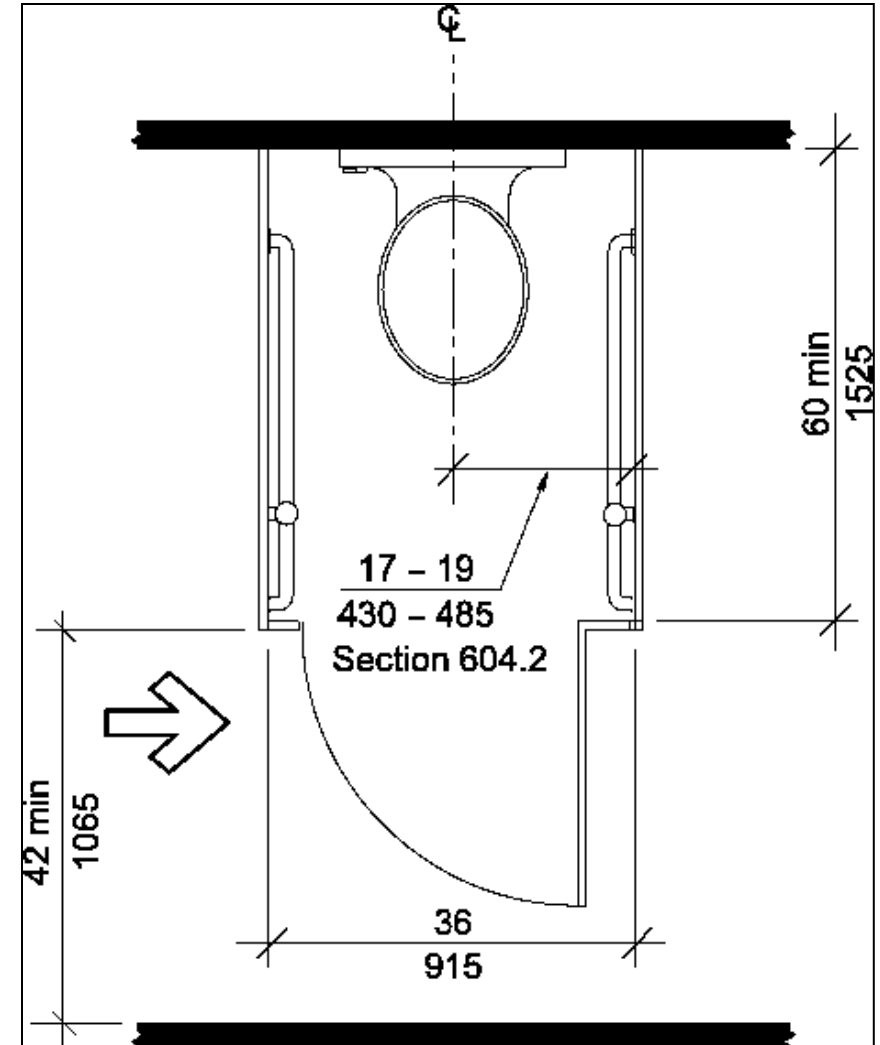
# Toilet and Bathing Rooms

## Ambulatory Compartments

Compartment size shall be 36 inches wide (absolute) and 60 inches minimum in depth. [ANSI 604.10.2].

The water closet shall be located 17" – 19" from a side wall [ANSI 604.2].

Horizontal and vertical grab bars shall be located on both side walls [ANSI 604.10.4 and 604.5.1].



# Toilet and Bathing Rooms

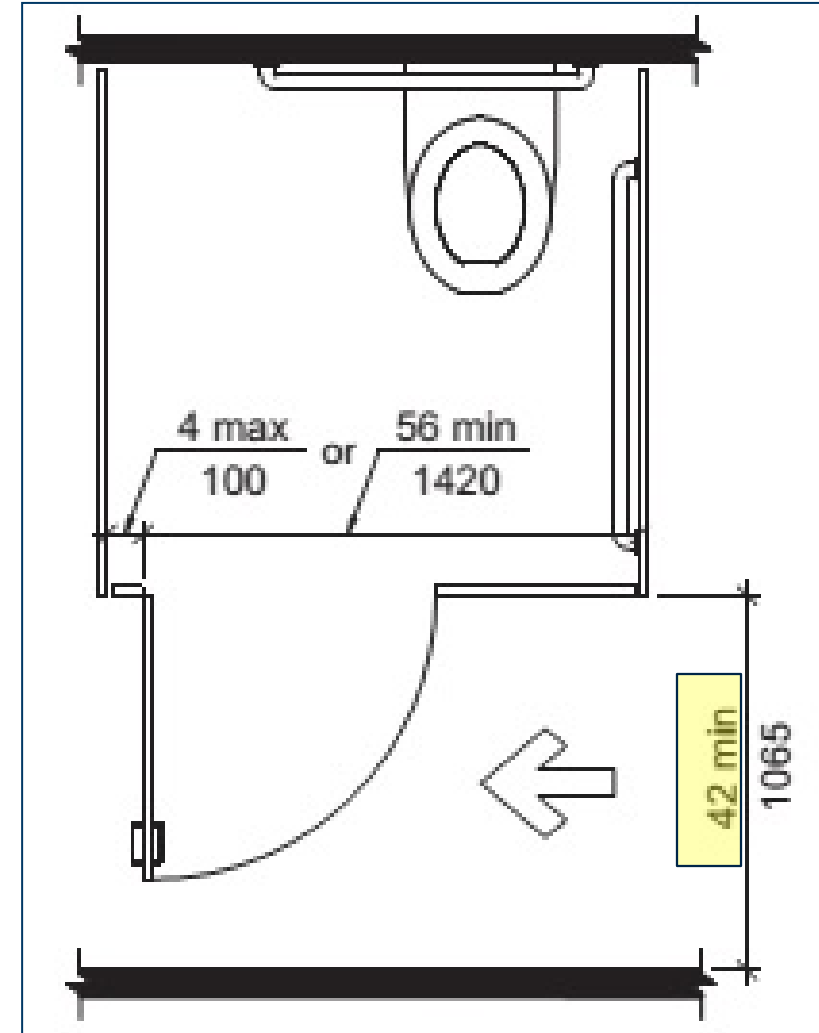
## Wheelchair Accessible Compartments

Toilet Compartment Doors shall comply with door approach clearances in Section 404.

Exception:

If the approach is to the latch side, then the clearance between the door and any obstruction shall be 42 inches.

[ANSI 604.9.3].



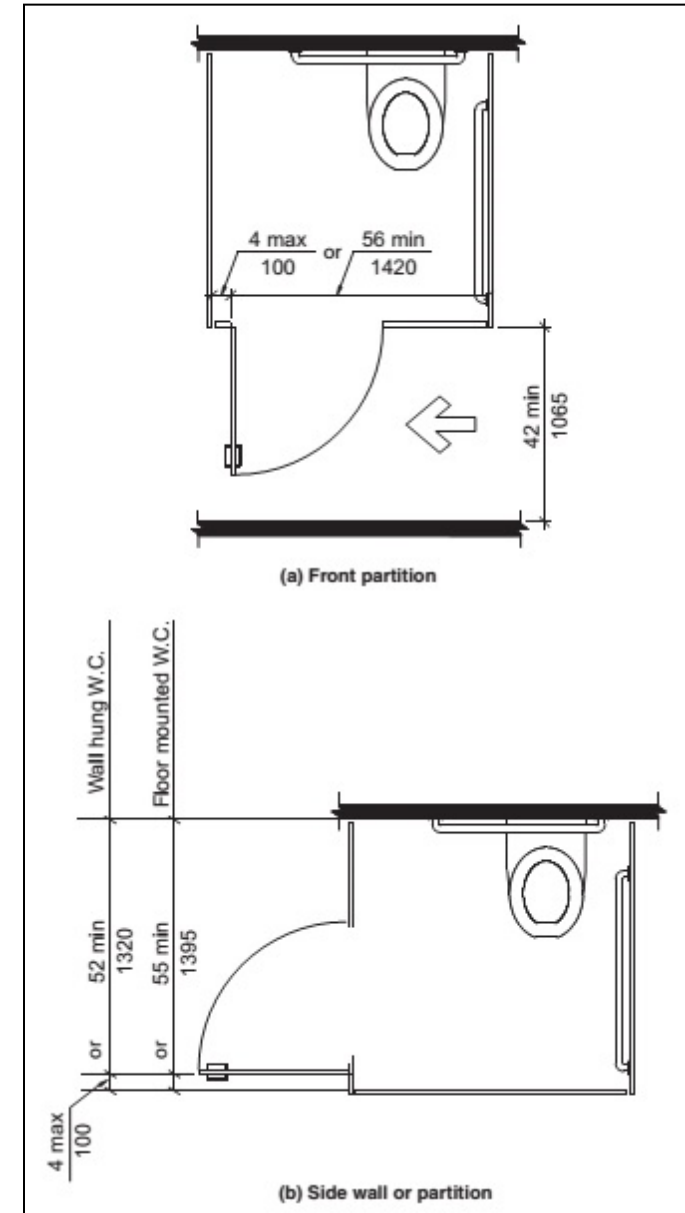
# Toilet and Bathing Rooms

## Wheelchair Accessible Compartments

Toilet Compartment Door opening location shall be located as required by Table 604.9.3.1.

Intent: the compartment door shall be located diagonally in relation to the toilet location

[ANSI 604.9.3.1].

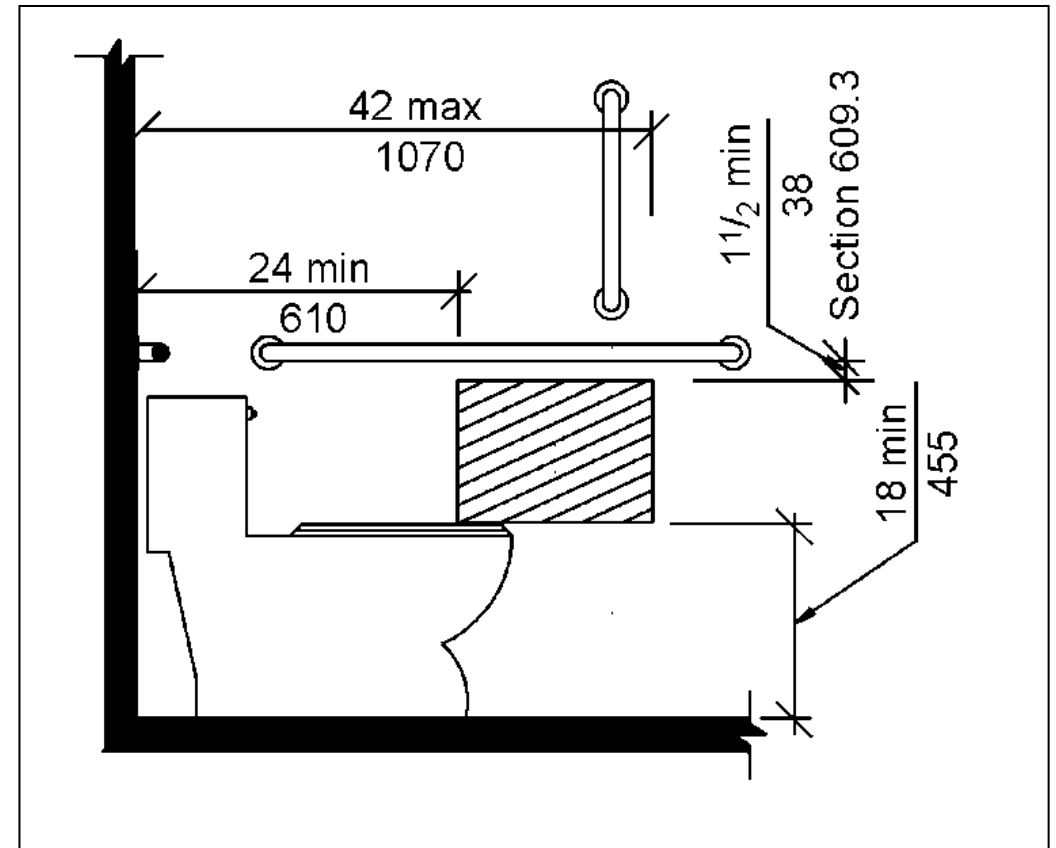


# Handout: Toilet and Bathing Rooms

## Operable parts of toilet paper dispensers shall be located within:

- an area 24 inches minimum and 42 inches maximum from the rear wall,
- and
- 18 inches minimum above the floor and 1-1/2 inches minimum below the horizontal grab bar.

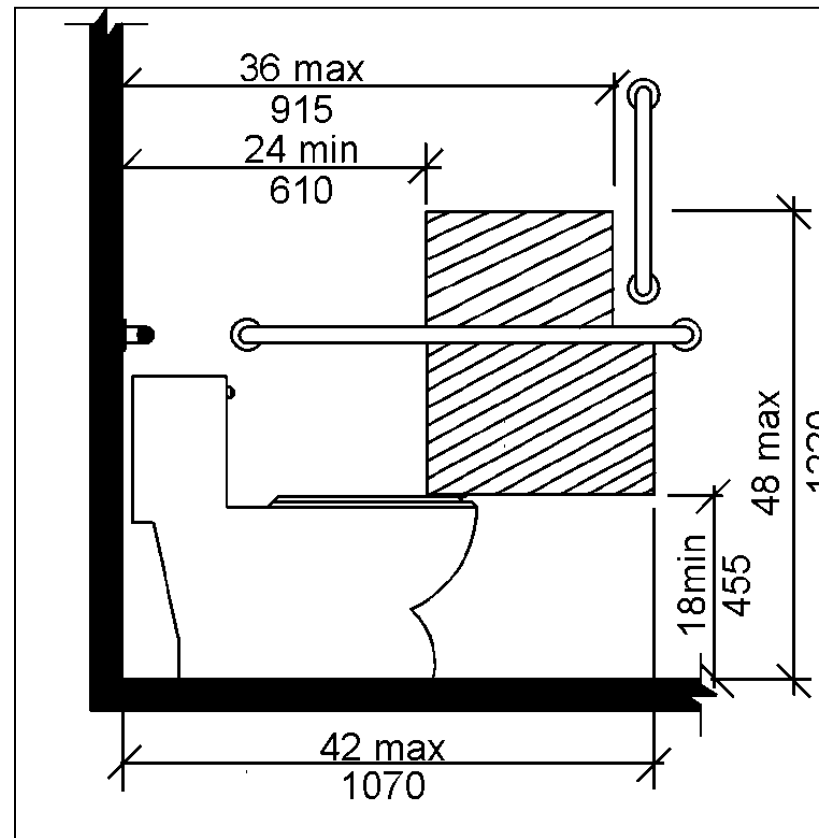
[ANSI 604.7(1341)].



# Handout: Toilet and Bathing Rooms

Dispensers can be located above the horizontal grab bar when recessed into the wall.

[ANSI 604.7(1341)].



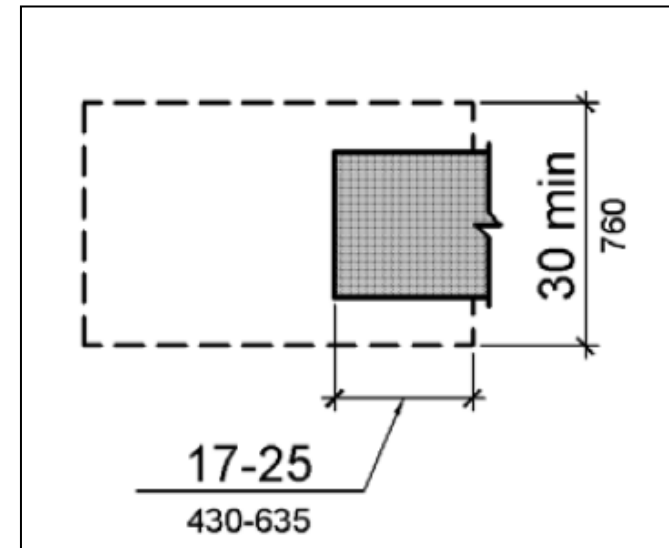
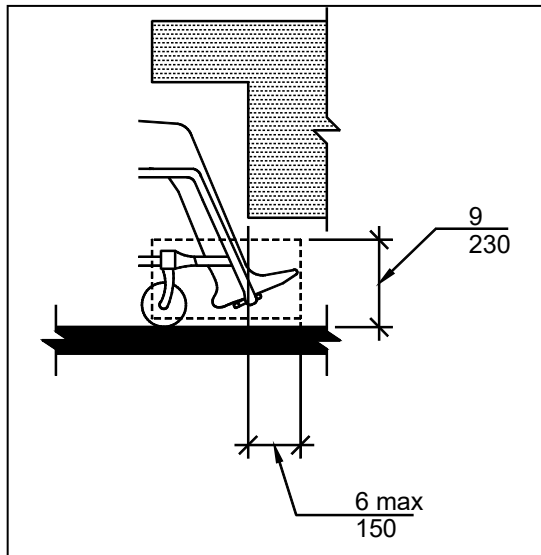
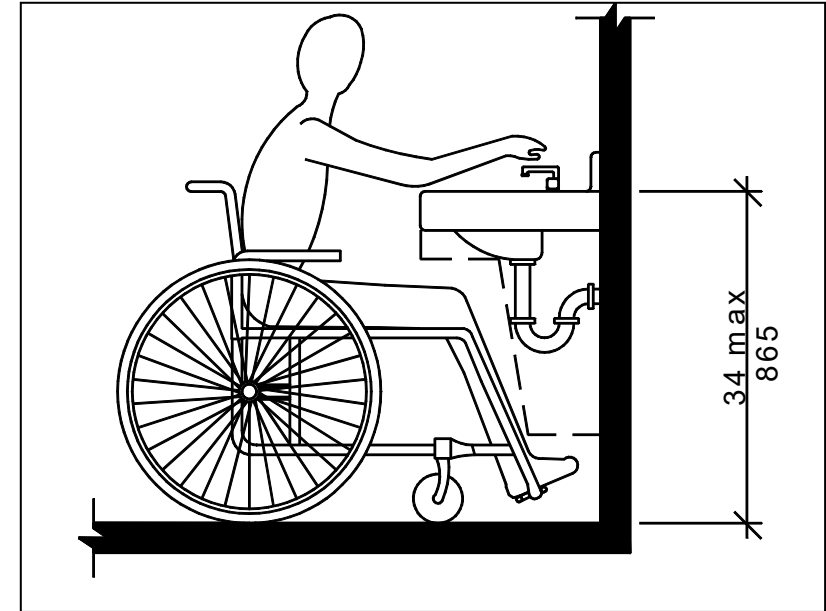
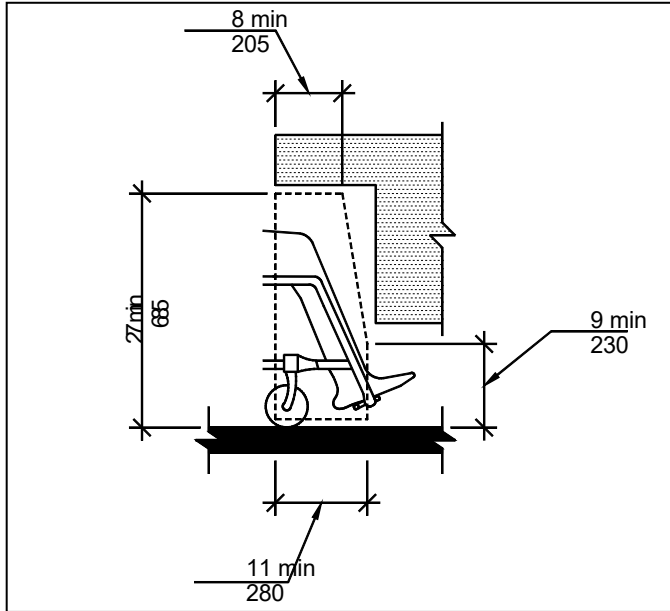
see handout 7

# Toilet and Bathing Rooms

**Knee clearance**, at 27 inches above the floor, shall begin at the front edge of the lavatory and extend 8 inches minimum back from the front edge. Knee clearance, at 9 inches above the floor, shall begin at the front edge of the lavatory and extend 11 inches minimum back from the front edge [ANSI 606.2, 306].

**Toe clearance**, at 9 inches above the floor, shall begin at the front edge of the lavatory and extend 17 inches minimum and 25 inches maximum back from the front edge but shall not extend more than 6 inches beyond the available knee clearance [ANSI 606.2, 306].

# Handout: Toilet and Bathing Rooms



see handout 8



# Toilet and Bathing Rooms

The front of accessible lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface [ANSI 606.3].



# Toilet and Bathing Rooms

Operable parts on towel dispensers and hand dryers shall be located in accordance with the table [ANSI 603.6].

Only towel dispensers and hand dryers in accessible restrooms are required to comply with the table in Section 603.6.



**TABLE 603.6**  
**MAXIMUM REACH DEPTH AND HEIGHT**

<b>Maximum Reach Depth</b>	0.5 inch (13 mm)	2 inches (51 mm)	5 inches (125 mm)	6 inches (150 mm)	9 inches (230 mm)	11 inches (280 mm)
<b>Maximum Reach Height</b>	48 inches (1220 mm)	46 inches (1170 mm)	42 inches (1065 mm)	40 inches (1015 mm)	36 inches (915 mm)	34 inches (865 mm)

# Drinking Fountains

No fewer than two drinking fountains shall be provided.

- One for people who use a wheelchair
- One for standing persons

[IBC 1109.5.1]

(They do NOT need to be right next to each other on a floor level.)

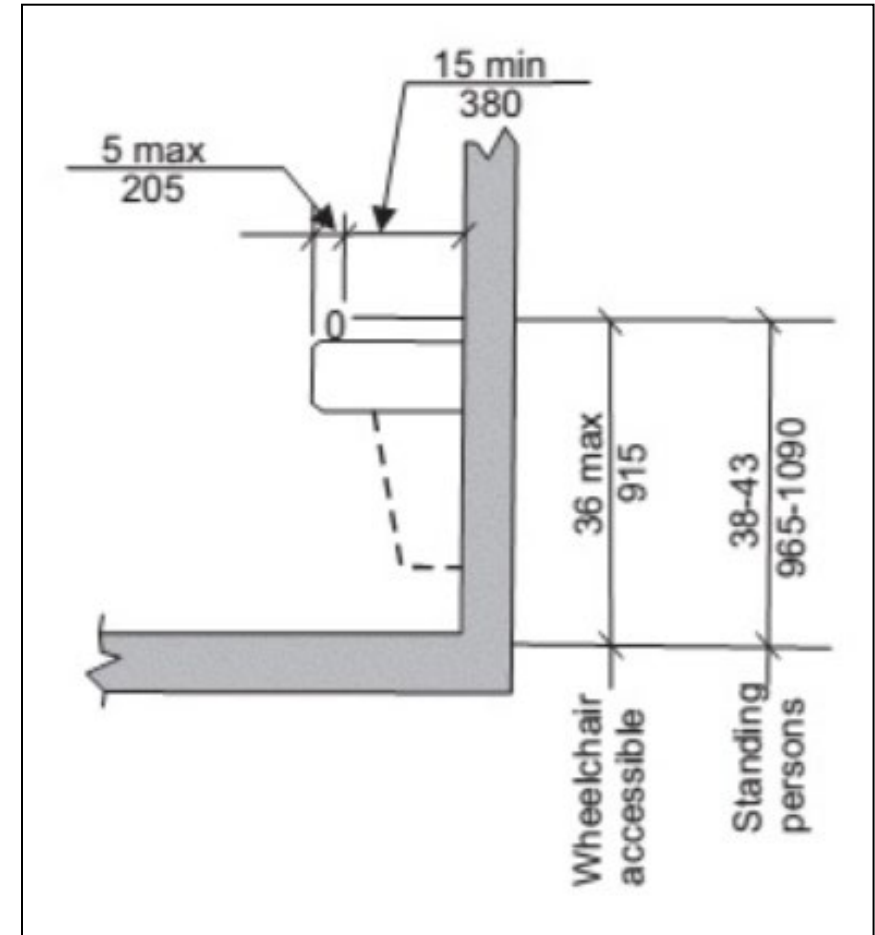


- Where more than the minimum number of drinking fountains are provided on a floor, ½ shall be low and ½ shall be high. [IBC 1109.5.2].

# Drinking Fountains

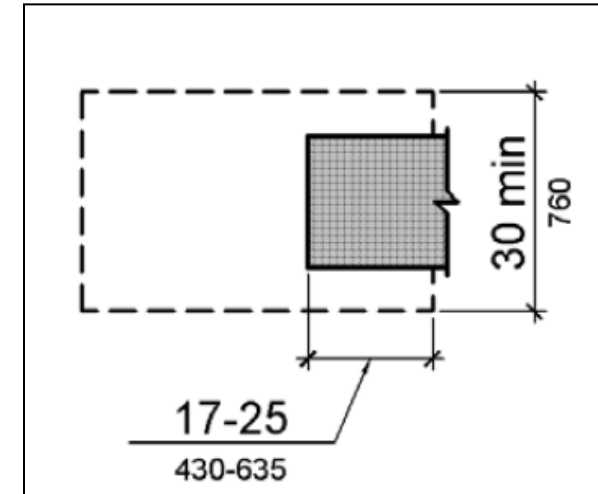
- Water spout outlets of wheelchair accessible drinking fountains shall be 36 inches maximum above the floor.
- Water spout outlets for standing persons shall be 38" - 43" above the floor.

[ANSI 602.4]

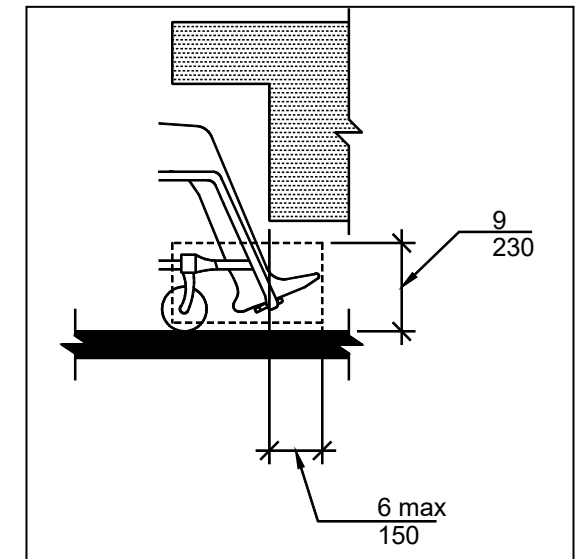
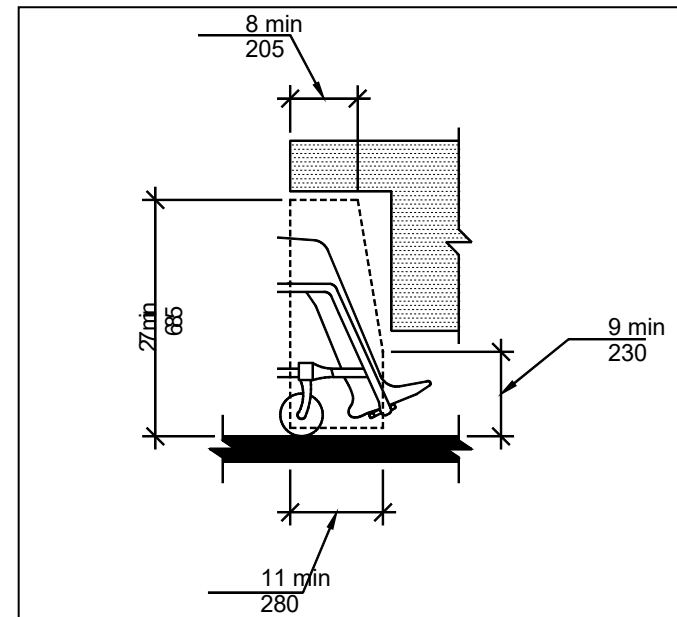


# Drinking Fountains

- A clear floor space positioned for a forward approach to the drinking fountain shall be provided [ANSI 602.2].

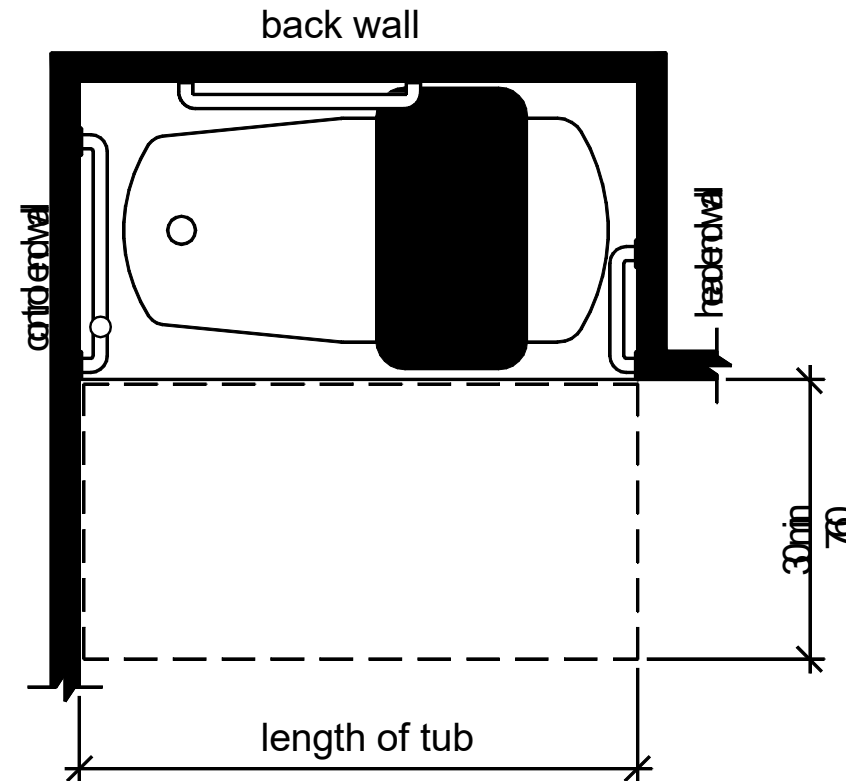


- Knee/toe clearance shall be provided [ANSI 602.2].



# Toilet and Bathing Rooms

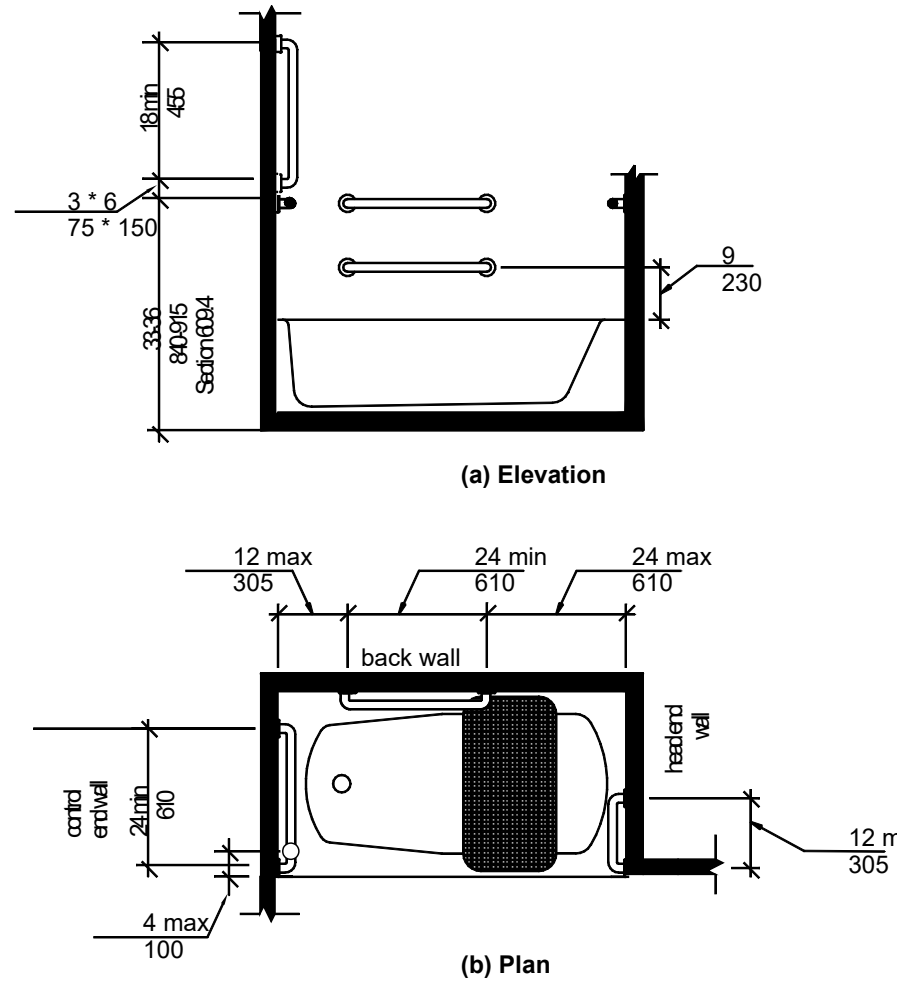
A clearance in front of bathtubs extending the length of the bathtub and 30 inches minimum in depth shall be provided. [ANSI 607.2(1341)].





# Toilet and Bathing Rooms

Grab bars shall be provided at bathtubs as shown in the figure.  
[ANSI 607.4].

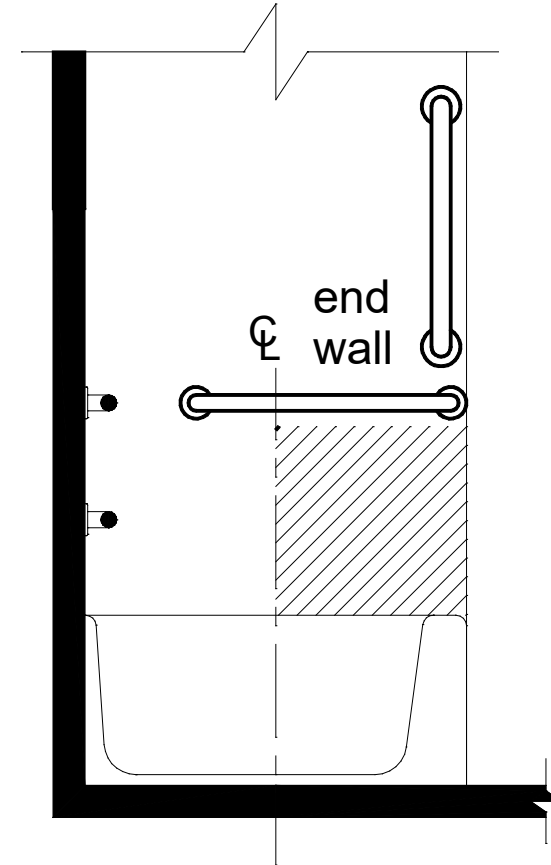


**Fig. 607.4.2**  
**Grab Bars for Bathtubs without Perm:**



# Toilet and Bathing Rooms

Controls, other than drain stoppers, shall be provided on an end wall, located between the bathtub rim and grab bar, and between the open side of the bathtub and the midpoint of the width of the bathtub [ANSI 607.5].



**Fig. 607.5**  
**Location of Bathtub**

# Toilet and Bathing Rooms

There are three types of shower facilities:

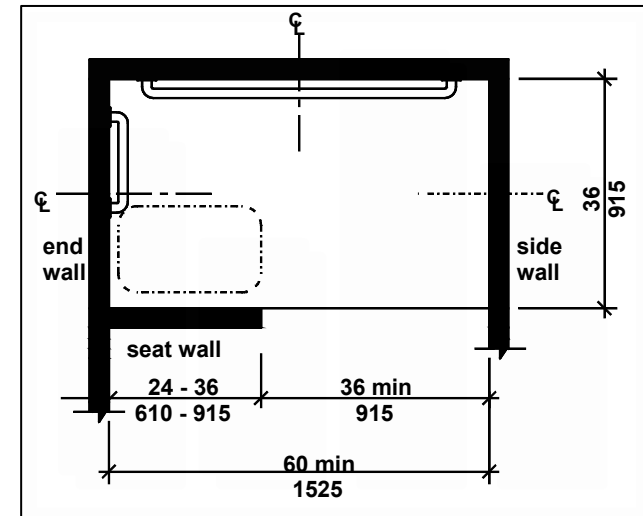
Transfer



Standard roll-in



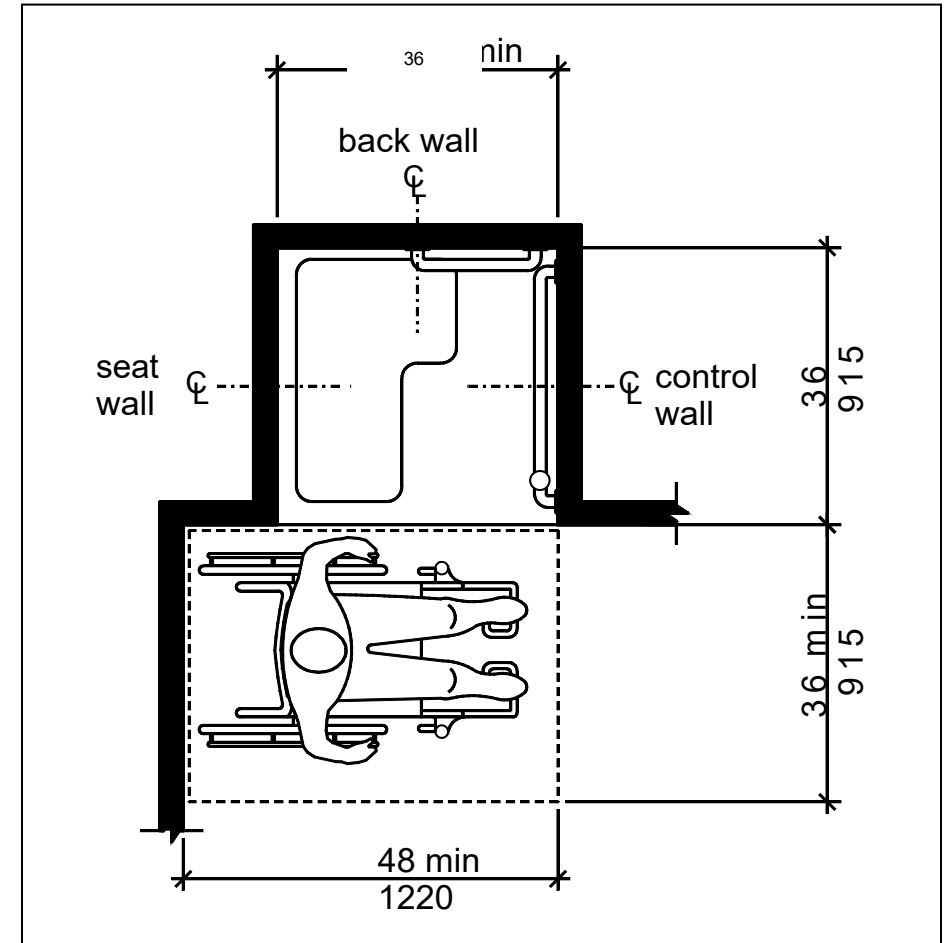
Alternate roll-in



# Toilet and Bathing Rooms

## Transfer-type shower compartments: Size & Clearance

- Clear inside dimension of 36 inches wide and 36 inches deep [ANSI 608.2.1.1].
- A clear floor space of 48 inches minimum in length measured perpendicular from the control wall, and 36 inches minimum in depth adjacent to the open face of the compartment [ANSI 608.2.1.2].



# Toilet and Bathing Rooms

## **Transfer-type shower compartments: Grab Bars**

- Horizontal grab bars 33 inches to 36 inches above the floor across the control wall and on the rear wall to a point 18 inches from the control wall [ANSI 608.3.1.1].
- Vertical grab bar 18 inches minimum in length on the control wall 3 inches to 6 inches above the horizontal bar no more than 4 inches in from the outside edge of the shower [ANSI 608.3.1.2].

# Toilet and Bathing Rooms

## Transfer-type showers: Controls and Hand Shower

- Located on the control wall opposite the seat
- 38 inches minimum and 48 inches maximum above the shower floor
- 15 inches maximum from the centerline of the control wall toward the shower opening [ANSI 608.4.1].



# Toilet and Bathing Rooms

## **Transfer-type showers: Seat**

A folding or non-folding seat shall be provided [ANSI 608.2.1.3].

## **Transfer-type showers: Threshold**

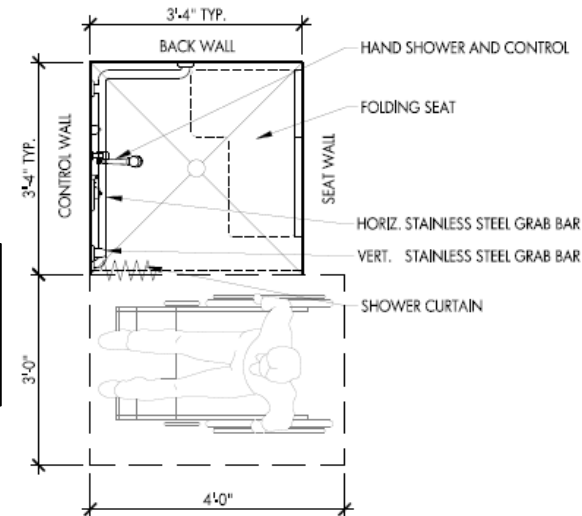
½ inch maximum in height shall be beveled, rounded, or vertical [ANSI 608.6].



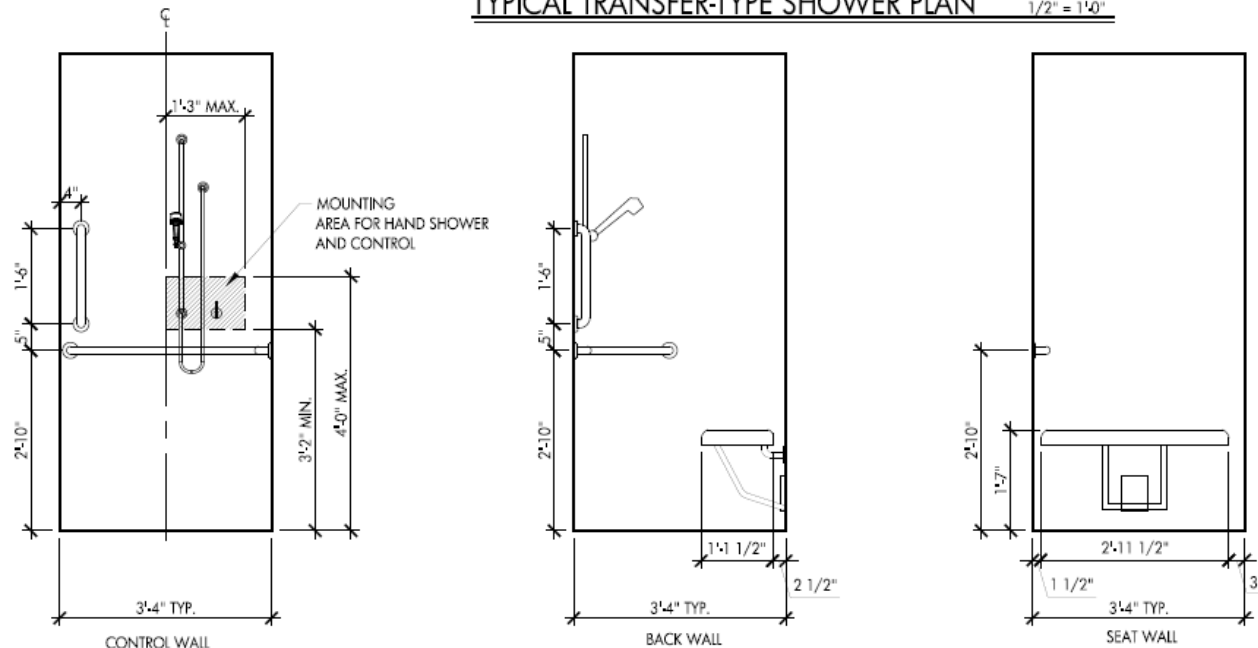


# Interactive: Plan Review – New Shower

Identify non-compliant elements



TYPICAL TRANSFER-TYPE SHOWER PLAN  $1/2" = 1'0"$



TYPICAL TRANSFER-TYPE SHOWER ELEVATIONS  $1/2" = 1'0"$

see  
handout 9

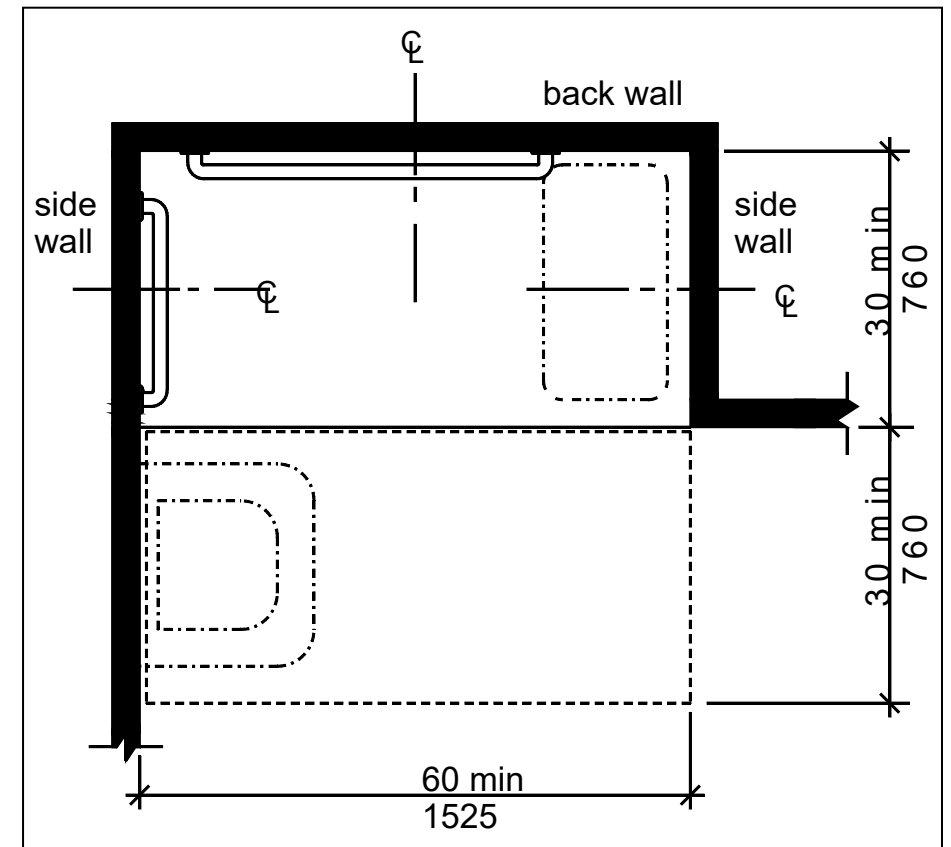
# Toilet and Bathing Rooms

## Standard roll-in showers: Size & Clearance

- Clear inside dimension of 60 inches minimum in width and 30 inches minimum in depth [ANSI 608.2.2.1].
- Clearance outside of 60 inches minimum in length and 30 inches minimum in depth shall be provided adjacent to the shower [ANSI 608.2.2.2].

Allowance: An accessible lavatory shall be permitted at the end of the clearance opposite the seat

[ANSI 608.2.2.2].



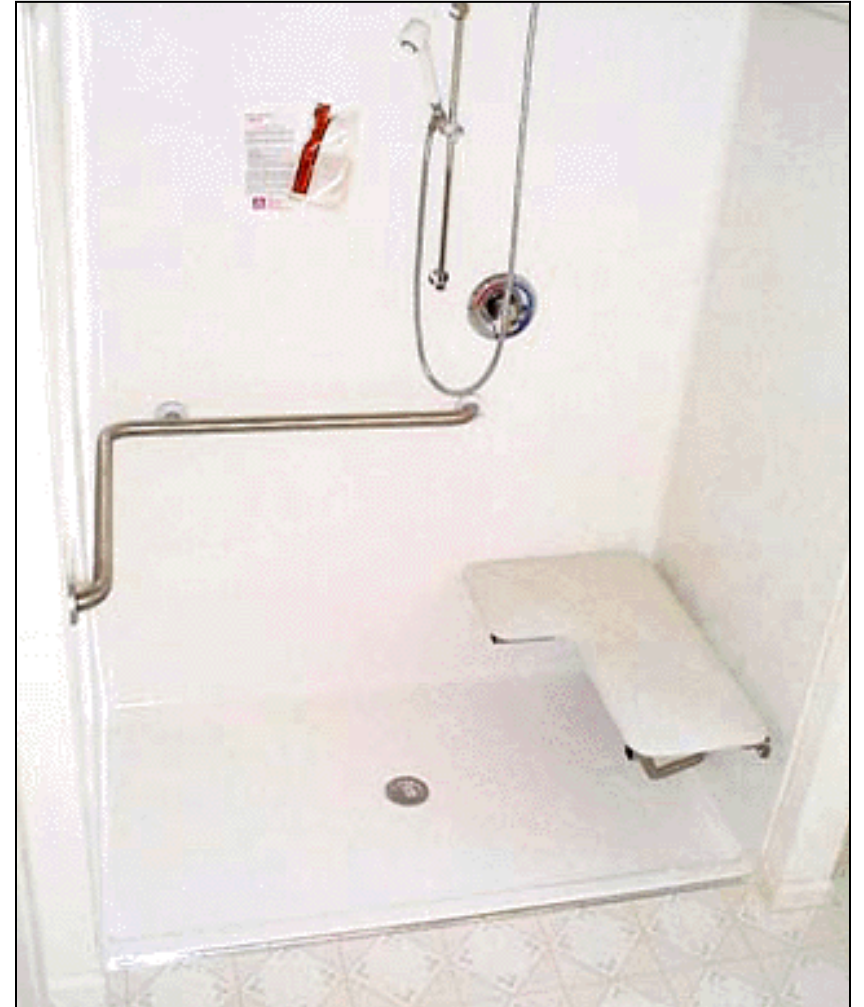
# Toilet and Bathing Rooms

## Standard roll-in showers: Grab Bars

- Provided on the back wall and on the wall opposite the seat. Grab bars shall not be provided above the seat [ANSI 608.3.2].

## Standard roll-in showers: Seat

- A folding seat shall be provided in standard roll-in showers [ANSI 608.2.2.3].



# Toilet and Bathing Rooms

## **Standard roll-in showers: Controls & Hand Shower**

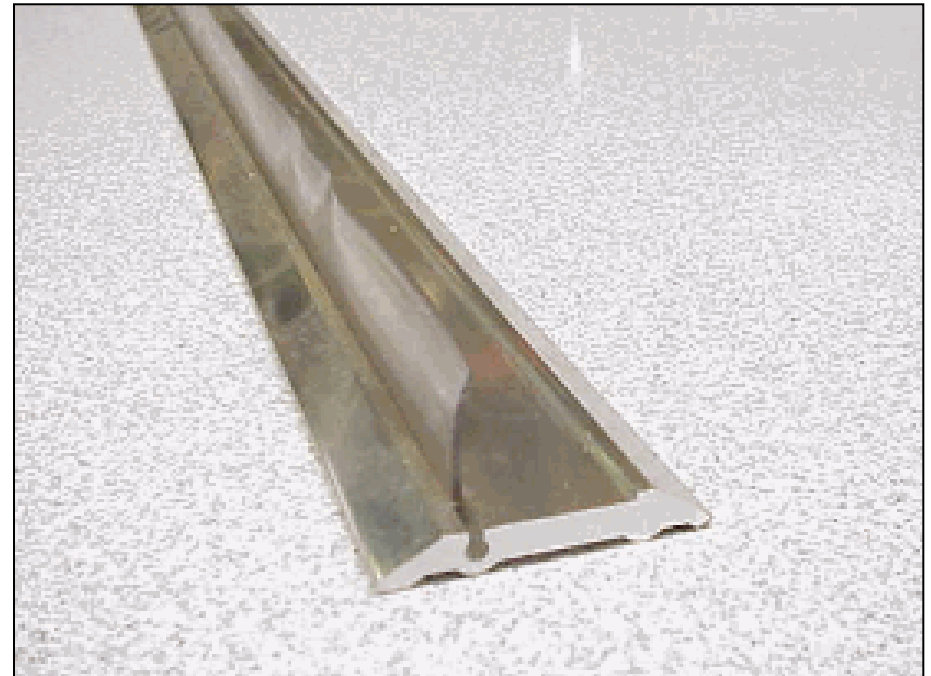
- Located on the back wall above the grab bar
  - 48 inches maximum above the shower floor
  - 16 inches minimum and 27 inches maximum from the end wall behind the seat
- [ANSI 608.4.2].



# Toilet and Bathing Rooms

## Thresholds

In Standard AND Alternate roll-in showers shall be ½ inch maximum high and be beveled at 1:2 minimum [ANSI 608.6].



# Toilet and Bathing Rooms

## Hose Length:

Bathtubs and showers require a hand shower with a hose 59 inches minimum in length, that can be used as both a fixed shower head and as a hand shower.

[ANSI 607.6, 608.5].





# Interactive: Code Review

Project 1: Existing shower. Adding grab bars.

Project 2: Alteration.

Project 3: New Construction.



see handout 10



# Assembly

## Seating Quantity:

Assembly areas with fixed seating shall provide wheelchair spaces in accordance with the table

[IBC 1108.2.2.1].

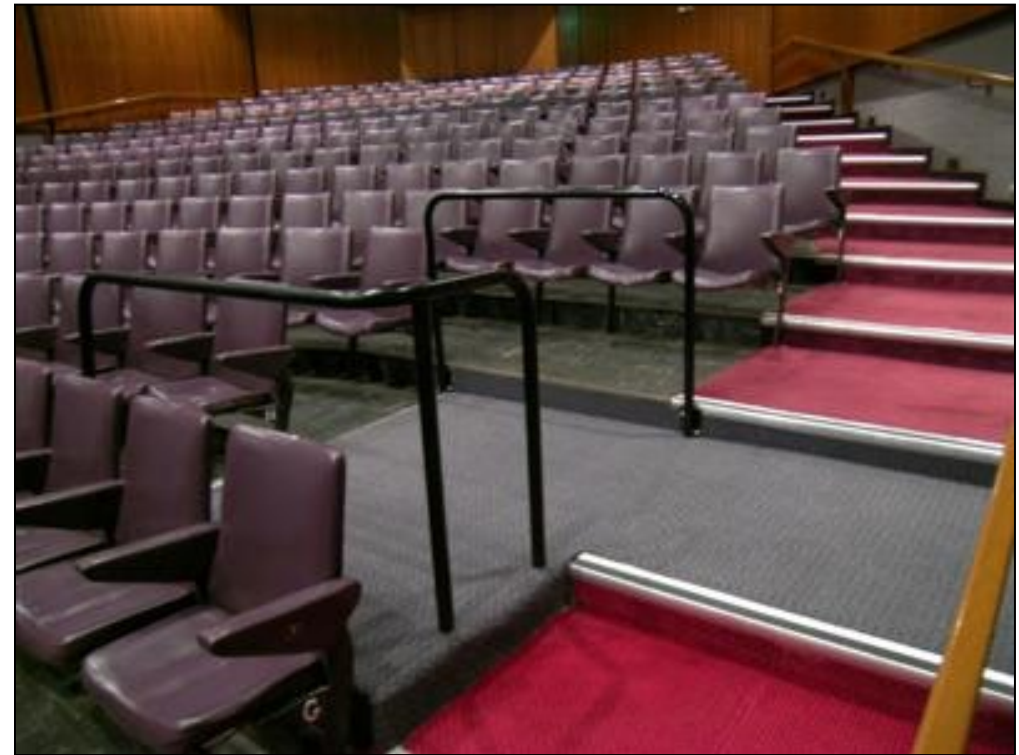
CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACES
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
501 to 5,000	6, plus 1 for each 150, or fraction thereof, between 501 through 5,000
5,001 and over	36 plus 1 for each 200, or fraction thereof, over 5,000

# Assembly

The floor surface of wheelchair spaces shall have a slope of 1:48 maximum [ANSI 802.2].

Each wheelchair space shall have an adjacent companion seat aligned in a shoulder-to-shoulder configuration

[ANSI 802.7.2].



# Assembly

## Seating Dispersion:

Wheelchair spaces shall be dispersed to various locations within the assembly area according to the table

[ANSI 802.10].

TOTAL SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACE LOCATIONS
Up to 150	1
151 to 500	2
501 to 1000	3
1001 to 5,000	3, plus 1 additional space for each 1,000 seats or portions thereof above 1,000
5,001 and over	7, plus 1 additional space for each 2,000 seats or portions thereof above 5,000

# Assembly

Each assembly area where audible communications are integral to the use of the space – and an audio system is provided - shall have an assistive listening system [IBC 1108.2.7].



# Assembly

5%, but not less than one, of the seating and standing spaces shall be accessible and distributed throughout the facility [IBC 1108.2.9.1].





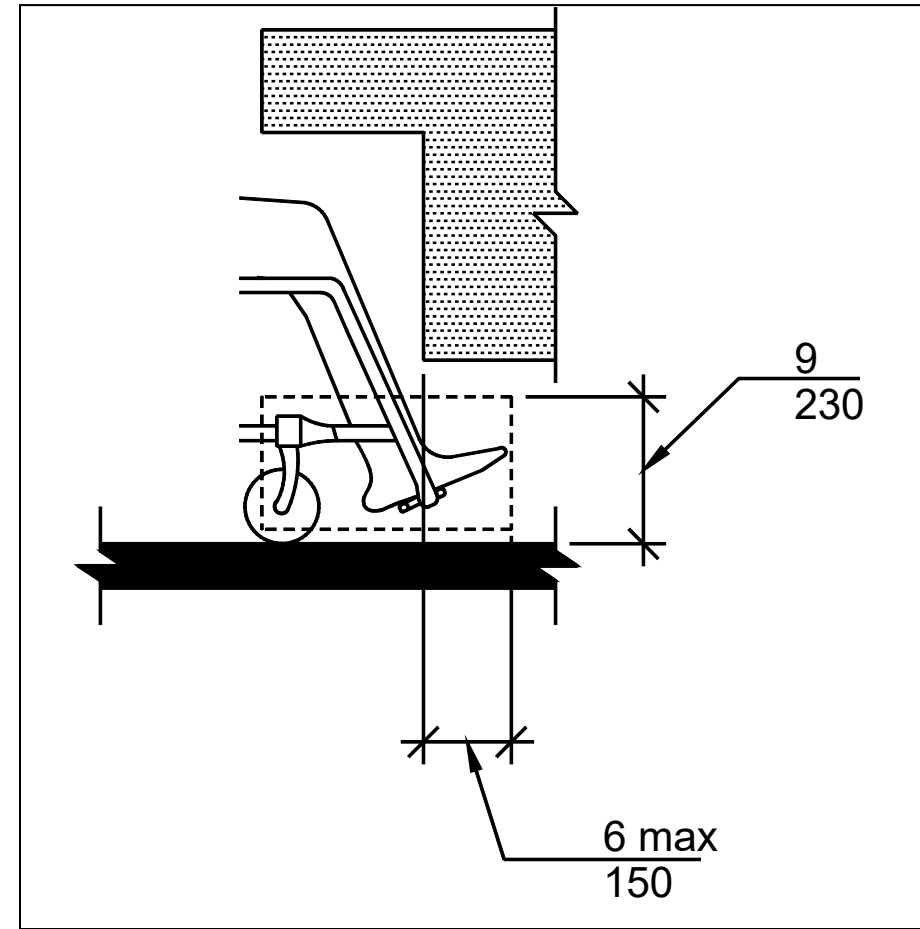
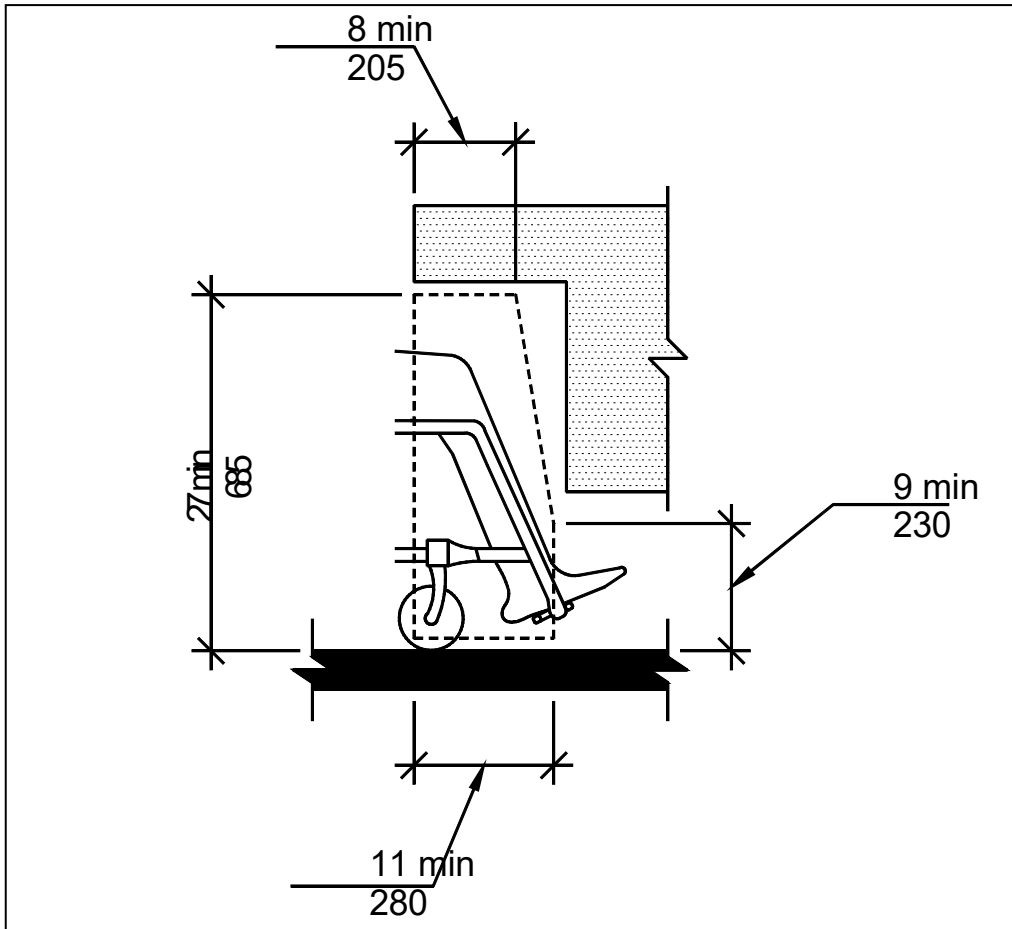
# Seating at Tables

A 30 x 48 inch **clear floor space** shall be provided and positioned for a forward approach [ANSI 902.2, 305].

**Knee clearance**, at 27 inches above the floor, shall begin at the front edge of the table and extend 8 inches minimum back from the front edge. Knee clearance, at 9 inches above the floor, shall begin at the front edge of the table and extend 11 inches minimum back from the front edge [ANSI 902.2, 306].

**Toe clearance**, at 9 inches above the floor, shall begin at the front edge of the table and extend 17 inches minimum and 25 inches maximum back from the front edge but shall not extend more than 6 inches beyond the available knee clearance [ANSI 902.2, 306].

# Seating at Tables





# Seating at Tables

The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor [ANSI 902.4].



# Pools, Spas and Saunas

- Swimming pools with less than 300 linear feet of wall require one accessible means of entry into the water [ANSI 1109.1.1].



# Pools, Spas and Saunas

- At least two accessible means of entry are required into pools having 300 linear feet or more of wall

[ANSI 1109.1.1].





# Kitchens

Common-use kitchens, kitchenettes or break rooms, or kitchens within dwelling units and sleeping units shall be accessible [IBC 1109.4 (1341)].

Commercial kitchens where food is prepared for sale by employees performing cooking as part of their job duties are not required to be accessible.



# Signage

Tactile signage, including raised letters and braille, is required for

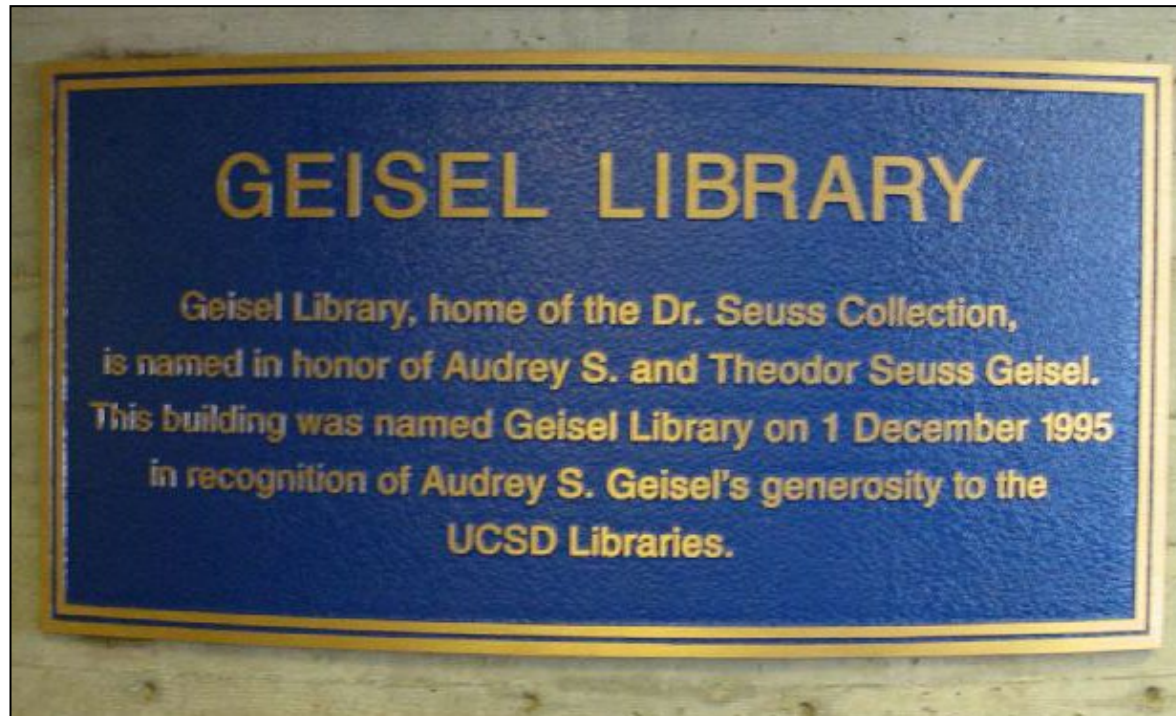
- toilet rooms / bathing rooms
- locker rooms
- dressing rooms / fitting rooms
- room numbers and room names
- adjacent to each door to an egress stairway, an exit passageway and the exit discharge

[IBC 1111.2(1341)]



# Signage

Signs that provide direction to or information about interior spaces and facilities of the site shall provide visual characters [IBC 1111.3(1341)].



# Counters

Where counters are provided for sales or distribution of goods or services, at least one of each type provided in each area shall be accessible [IBC 1109.12.3(1341)].





# Counters

Accessible counters, or portions of counters, shall be located where transactions or services are customarily provided [ANSI 904.2(1341)].



# 20% Rule for Additions & Alterations

*In addition to the planned scope of work:*

In alterations, additions or partial change-of-use to a primary function area, the 20% rule will be triggered.

The path of travel leading to, and the following elements serving the addition or altered area, shall be made to be accessible, **up to 20 percent** of the construction cost, in this order of priority:

1. Accessible path of travel (exterior & interior)
2. Accessible toilet facilities
3. Accessible parking
4. Accessible drinking fountains

[IEBC 305.7 and 305.4.1 and 305.5](**MN 1341**)

# 20% Rule for Additions & Alterations

EXCEPTION: Where tenants alter their own space.

Both the MN Accessibility Code and the Federal ADA have allowances that limit the scope of work to within the leased space and does not trigger work to anything in the common area under the landlord's control.

[MN 305.7 Exception 6].

# 20% Rule

## Question:

In an alteration project, if an existing required fire alarm system is upgraded,

1. do the horns and strobes need to be installed / upgraded too?
2. Would upgrade to the horns / strobes count towards the 20% rule?

# 20% Rule

## Response Points:

Any time anything is altered / modified, that work is considered new construction, so the alarm system upgrade work would need to be brought up to current code.

The 20% rule is only triggered when you alter a **primary function space**. Altering the alarm system alone (or any other building mechanical, electrical, etc. system) is not a primary function space so the 20% rule would not be triggered.

Note: Alarms are not on the 20% rule priority list in the MN Code .

The **Federal ADA** has slightly different language for the elements to prioritize, and includes alarms as a suggestion:

*“In choosing which accessible elements to provide, priority should be given to ...*

*(1) – (5)...*

*(6) And When possible, additional accessible elements such as ... alarms.”*

<http://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.pdf>

# 20% Rule

## Question:

How and when are **existing parking lots** required to be updated if no work is being done to the building?

# 20% Rule

**Answer:** When restriping work is done that includes seal coating, resurfacing or reconfiguring. [MN 1106.8]



Note: The Federal ADA required “readily achievable” barrier removal for all existing facilities when it came into force in 1993. Even if no alteration project was otherwise planned.



# Dwelling and Sleeping Units

In Group R-1 occupancies, Accessible dwelling units and sleeping units shall be provided in accordance with the table [IBC 1107.6.1.1].

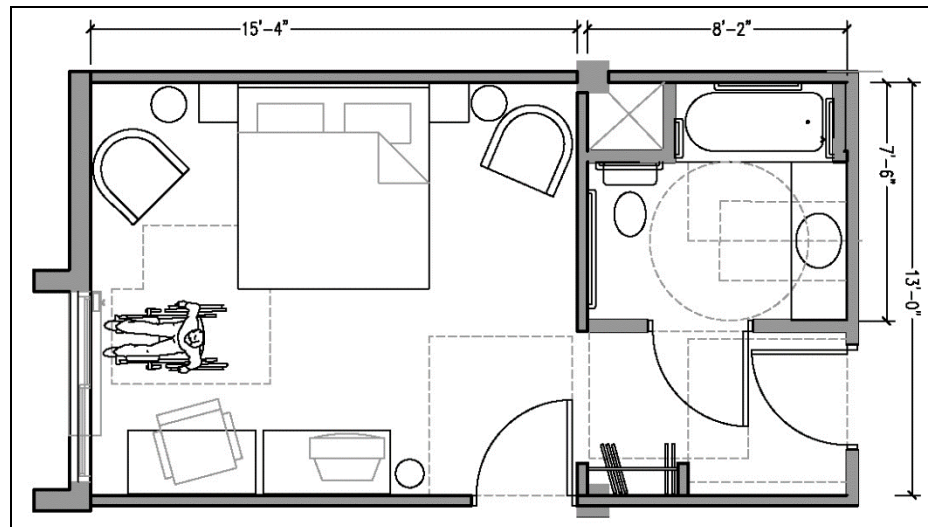
TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITHOUT ROLL-IN SHOWERS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITH ROLL- IN SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	13
501 to 1,000	2% of total	1% of total 3	% of total
Over 1,000	20, plus 1 for each 100, or fraction thereof, over 1,000	10 plus 1 for each 100, or fraction thereof, over 1,000	30 plus 2 for each 100, or fraction thereof, over 1,000

# AccessibleUnits

5%, not less than one, of the beds shall be accessible.  
[ANSI 1002.15].

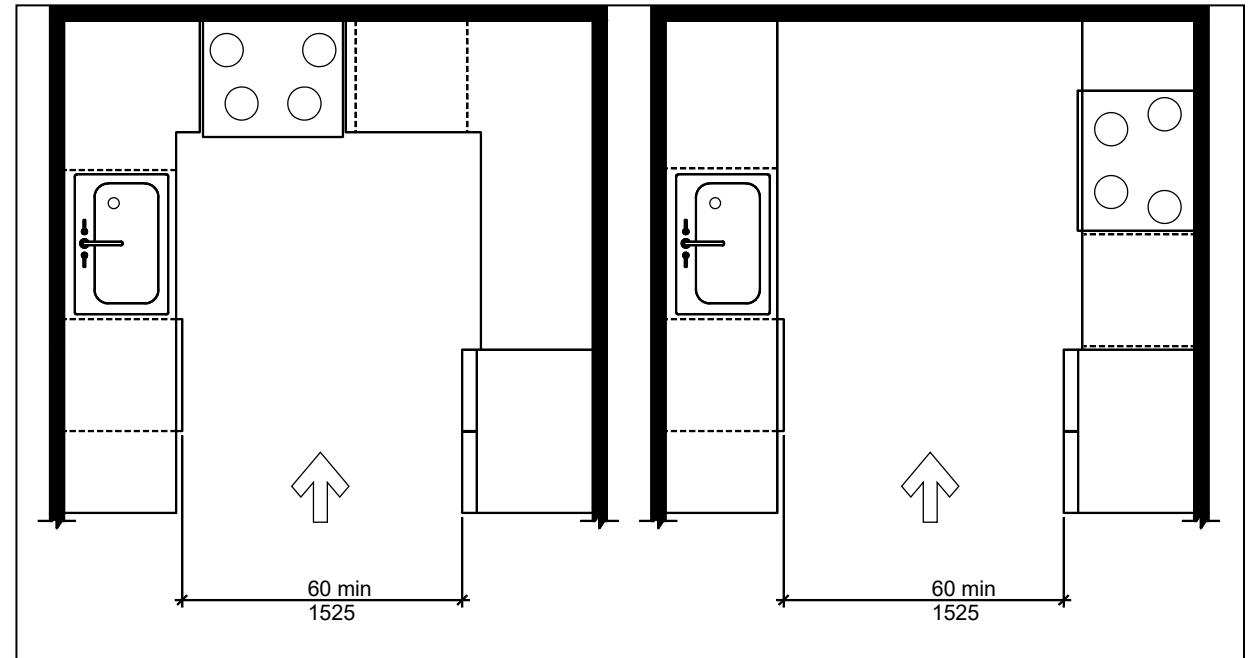
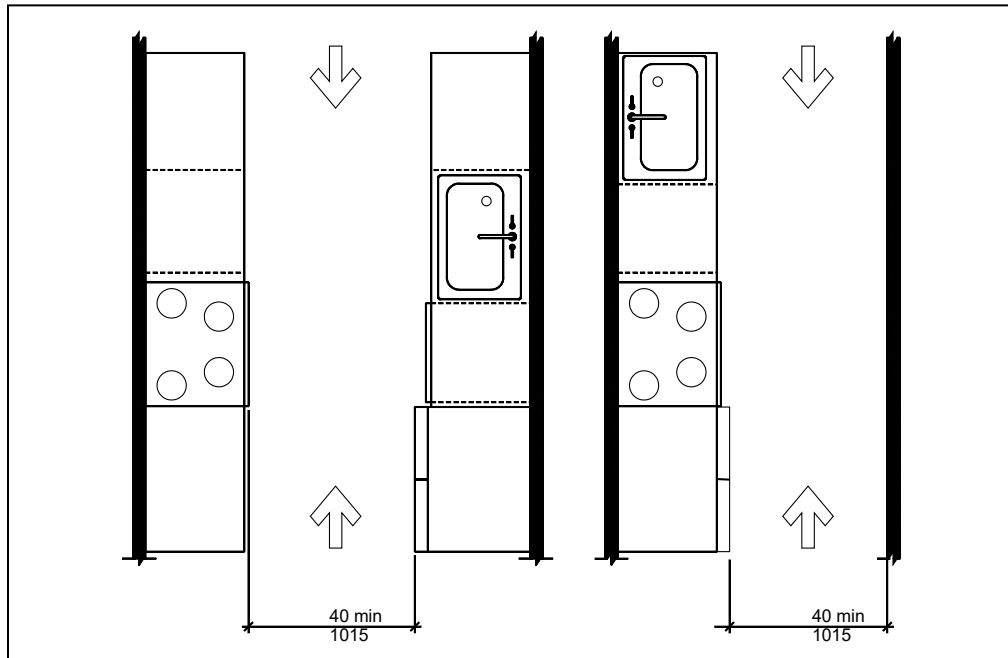
At least 1 bed shall measure 17" – 23" maximum high from the floor to top of uncompressed mattress.  
[ANSI 1002.15.3].

A clear floor space, positioned for parallel approach, shall be provided on both sides of a single bed or between two beds [ANSI 1002.15.1].



# Dwelling and Sleeping Units

Kitchens shall be accessible [ANSI 1002.12, 804].



# Dwelling and Sleeping Units

Passage doors into and within units that are not required to be wheelchair accessible shall provide a clear width of 32 inches minimum [IBC 1107.6.1.5(1341)].



# Dwelling and Sleeping Units

In Group R-1 occupancies, dwelling units and sleeping units with **communication features** shall be provided in accordance with the table [IBC 1107.6.1.3(1341)].

Features for communication include: audible and visual alarms; and visual notification of a door knock or bell [IBC 1107.6.1.3(1341)].

TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF UNITS WITH COMMUNICATION FEATURES
1	1
2 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1,000	5% of total
Over 1,000	50, plus 3 for each 100 over 1,000

# Dwelling and Sleeping Units

At least one unit required to provide wheelchair accessibility shall also provide communication features [IBC 1107.6.1.4(1341)].

Not more than 10 percent of the wheelchair accessible units shall be used to satisfy the minimum number of units required to provide communication features [IBC 1107.6.1.4(1341)].

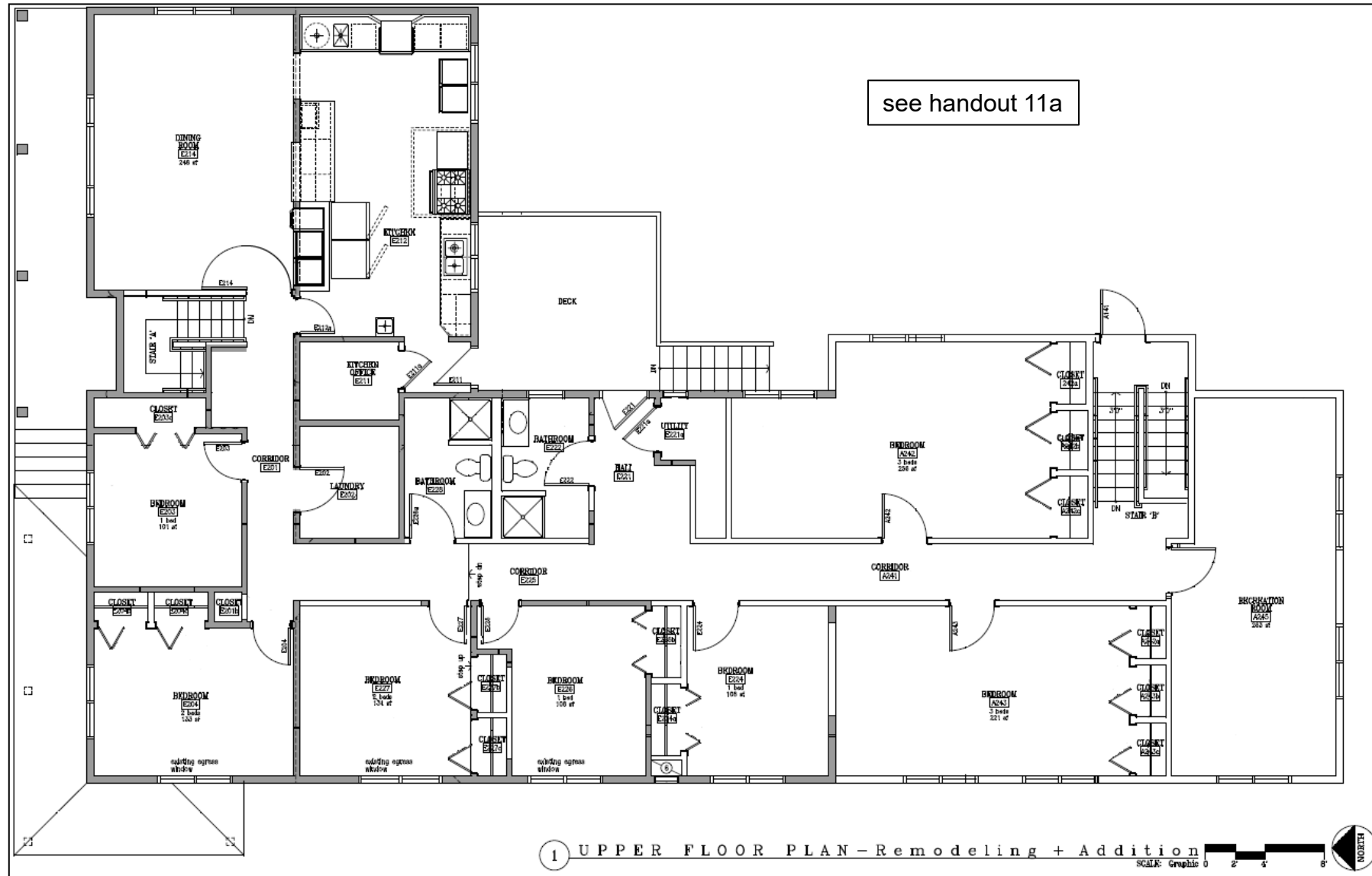


# Dwelling and Sleeping Units

Wheelchair accessible units and communication units shall be dispersed to multiple floors in multistory facilities having more than two stories or providing more than 100 total units. [IBC 1107.6.1.4(1341)].

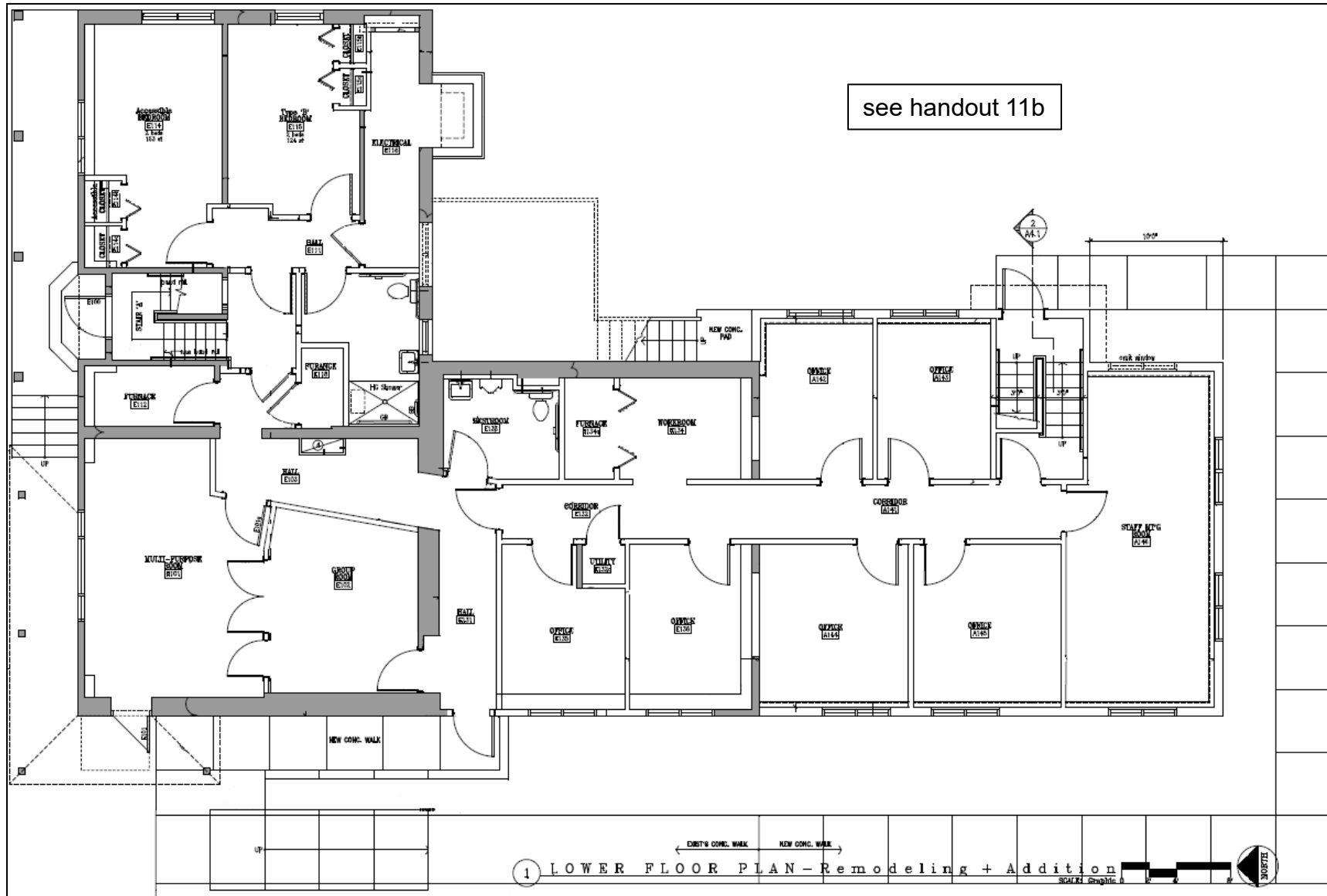


# Project: Change of use to an R-4 occupancy



# Interactive Handout: Code Review

Project: Change of use to an R-4 occupancy



The  
End