

State of Washington

Washington State Building Code Council

(name of governing body)

(agency name, if applicable)

Resolution No. _____

Administrative Order No. 88-09

(1) Be it resolved by the Washington State Building Code Council

acting at Angle Lake Fire Hall, 2929 S. 200th Street, Seattle, Washington (place)

that it does adopt the annexed rules relating to:

Update and amendment of Washington State Regulations for Barrier-Free Facilities WAC 51-10

(2) ALTERNATIVE A. Use only for Adoption of Permanent Rules.

This action is taken pursuant to Notice No. WSR 88-14-078 filed with the code reviser on July 1, 1988. These rules shall take effect:

- [] thirty days after they are filed with the code reviser pursuant to RCW 34.04.040(2).
[X] at a later date, such date being July 1, 1989.

(2) ALTERNATIVE B. Use only for Adoption of Emergency Rules.

We, _____, find that an emergency exists and that this order is necessary for the preservation of the public health, safety, or general welfare and that observance of the requirements of notice and opportunity to present views on the proposed action would be contrary to public interest. A statement of the facts constituting the emergency is:

These rules are therefore adopted as emergency rules to take effect upon filing with the code reviser.

(3) Pursuant to the requirements of RCW 34.04.026 that "every agency shall incorporate the most specific, but in no case omit all, of the following language alternatives when adopting or amending rules" fill in statement (a), (b), or (c) as appropriate:

[] (a) This rule is promulgated pursuant to RCW _____ and is intended to administratively implement that statute.

[X] (b) This rule is promulgated pursuant to RCW 70.92 and RCW 19.27 which directs that the

Washington State Building Code Council (agency)

has authority to implement the provisions of

RCW 70.92.140 and RCW 19.27.031

(name of act or RCW citation)

[] (c) This rule is promulgated under the general rule-making authority of the

(agency)

as authorized in RCW _____

(4) The undersigned hereby declares that the agency has complied with the provisions of the Open Public Meetings Act (chapter 42.30 RCW), the Administrative Procedure Act (chapter 34.04 RCW), and the State Register Act (chapter 34.08 RCW) in the adoption of these rules.

(5) This order, after being first recorded in the order register of this governing body, is herewith transmitted to the Code Reviser for filing pursuant to chapter 34.04 RCW and chapter 1-12 WAC.

APPROVED AND ADOPTED November 18, 19 88

DEC 2 1988

By Lynn Carmichael

State Building Code Council Chair Title

CODE REVISER'S OFFICE WSR 88-24-021

WASHINGTON STATE Regulations for
BUILDING CODE COUNCIL Barrier Free Facilities

1
2 CHAPTER 51-10 WAC

3 REGULATIONS FOR BARRIER FREE FACILITIES

4 INTRODUCTION

5 GENERAL

6 Sec. 001. These Rules and Regulations are
7 deemed to be requisite standards and
8 specifications as required by the Washington
9 State Building Code, RCW 19.27, Chapter 96,
10 Laws of 1974, as amended by Chapter 110, Laws
11 of 1975, Chapter 360, Laws of 1985 and as
12 further amended. The implementation of these
13 Rules and Regulations shall be vested in the
14 local administrative authority. Compliance
15 herewith shall be prerequisite to issuance of
16 the Certificate of Occupancy.

17 In case of conflict with provisions contained
18 in the Uniform Building Code, as adopted by
19 the Washington State Building Code, RCW 19.27,
20 the provisions contained herein shall govern.

1 Any building, facility, dwelling unit, or site
2 which is constructed to be accessible or
3 adaptable under these Rules and Regulations
4 shall be maintained accessible and/or
5 adaptable for the duration of its occupancy.

6 Numbering and organization: The sections and
7 paragraphs of these rules and regulations are
8 numbered to conform to the Uniform Building
9 Code, and references to sections and paragraph
10 numbers not found in these rules and
11 regulations are to those found in the Uniform
12 Building Code, 1988 Edition.

13 In utilizing the Uniform Building Code as the
14 backbone of WAC 51-10 language shown as struck
15 through is deleted from UBC Code sections and
16 language shown as underlined is added to UBC
17 Code sections.

18 PURPOSE

19 Sec. 002. It is the intent of these rules and
20 regulations to establish minimum standards for

1 the provision of access to, and use of, all
2 buildings and structures by disabled persons.

3 SCOPE

4 Sec. 003. All Groups A, B, E, H, I and R-1
5 occupancy (as defined in the Uniform Building
6 Code, 1988 Edition) (or formerly defined as A
7 through H occupancies in the 1973 edition of
8 the Uniform Building Code) buildings,
9 structures, or portions thereof, which are
10 constructed, substantially remodeled, or
11 substantially rehabilitated (as defined in
12 Chapter 4) shall conform to these regulations.

13 EXCEPTIONS:

14 (1) Any portion of a building or
15 structure in respect to which the
16 administrative authority deems, after
17 considering all circumstances and
18 alternatives applying thereto, that full
19 compliance is impractical.

20 (2) Buildings or portions thereof not
21 customarily occupied by humans.

1 (3) Apartment house with ten or fewer
2 units.

3
4 (4) Upon approval of the building
5 official the second floor or mezzanine of
6 two-story buildings, of other than Group
7 R occupancies, in which the occupant load
8 is less than 30 on the second floor or
9 mezzanine, provided that the only toilet
10 facilities in the building shall not be
11 located on such second floor or
12 mezzanine.

13 (5) Within an individual dwelling unit
14 or guest room, access to other levels is
15 not required if the accessible level
16 complies with all requirements for
17 accessible dwelling units or guest
18 rooms; provided further, that at least
19 one bedroom in the dwelling unit is on
20 the accessible level.

1 CHAPTER 4

2 DEFINITIONS

3 Sec. 401. General definitions contained herein
4 together with additional definitions contained
5 in Chapter 4 of the Uniform Building Code, 1988
6 Edition, apply.

7 Sec. 402. A. ACCESSIBILITY. The combination
8 of factors which create an environment free of
9 barriers to the mobility of able bodied
10 persons and disabled persons. For the
11 purposes of this code the environment consists
12 of Routes of Travel to and through Buildings
13 and Structures.

14 ACCESSIBLE BUILDING. A building with
15 accessible route(s) of travel interconnecting
16 primary public building entrances, accessible
17 building facilities, and primary exits.

18 ACCESSIBLE BUILDING FACILITIES. Accessible
19 fixed facilities inside the building, such as
20 toilets, water fountains, telephones,

1 counters, tables, desks and other work
2 surfaces, shelving, equipment, signaling
3 devices and switching devices.

4 ACCESSIBLE DWELLING UNIT. A dwelling unit in
5 which all habitable spaces, bathrooms, toilet
6 compartments, closets, halls, storage and
7 utility spaces customarily used by an occupant
8 are connected, through an accessible opening to
9 an accessible route of travel or to an
10 accessible space.

11 ACCESSIBLE OPENING. An opening not less than
12 32 inches clear in width and not less than 79
13 inches in height, without a sill or threshold
14 greater than 1/2 inch in height above the
15 walking surface. A door or gate in the open
16 position may not reduce the required opening.
17 Where a door or gate is installed within an
18 accessible opening, an unobstructed floor
19 space shall extend at least 18 inches beyond
20 the strike jamb on the side of the door swing,
21 and, where the door is equipped with both
22 closer and latch, at least 12 inches beyond the
23 strike jamb on the side opposite.

1 ACCESSIBLE ROUTE OF TRAVEL. A path, without
2 abrupt changes in level greater than 1/2 inch,
3 not less than 32 inches in unobstructed width
4 nor less than 79 inches in unobstructed height
5 at any point, providing accessibility from one
6 or more primary public site entrance(s),
7 connecting to any accessible parking and any
8 other accessible site facilities, to one or
9 more primary public building entrances and
10 through the interior of buildings to all major
11 floor areas customarily occupied by humans, and
12 accessible building facilities.

13 ACCESSIBLE SITE. A site that has accessible
14 route(s) of travel interconnecting primary
15 public site entrances and primary public
16 building entrance(s) and accessible site
17 facilities.

18 ACCESSIBLE SITE FACILITIES. Accessible
19 facilities outside buildings, abutting
20 accessible routes of travel, including when
21 provided, parking, waiting areas, drop-off

1 zones, rest areas, public toilets, public
2 telephones, public drinking fountains and
3 public recreation facilities.

4 ACCESSIBLE SPACE. A space, within a building,
5 which is connected to an accessible route of
6 travel by an accessible opening.

7 ACCESSIBLE VESTIBULE. An accessible space
8 which contains an unobstructed floor space a
9 minimum of 44 inches wide by 48 inches long.

10 ADMINISTRATIVE AUTHORITY. The building
11 department of each county, city or town of
12 this state.

13 Sec. 403. B. BUILDING ENTRANCE, PRIMARY
14 PUBLIC. An accessible opening at a MAIN
15 building entrance on an accessible route of
16 travel.

17 Sec. 404. C. CURB CUT. An interruption in a
18 curb with a ramp, no part of which projects
19 into the roadway, from roadway to walk which
20 forms a part of the accessible route of

1 travel.

2 CURRENT APPRAISED VALUE. The current
3 appraised value shall be interpreted to have
4 identical meaning as Value or Valuation in
5 Sec. 423 of the Uniform Building Code.

6 Sec. 405. D. DISABLED PERSON. A person
7 capable of achieving independence of mobility
8 without assistance of another person, who may
9 be classified as having a physical impairment
10 which manifests itself in one or more of the
11 following ways: non-ambulatory; semi-
12 ambulatory; visually impaired; deaf or hard of
13 hearing; having faulty coordination; or having
14 reduced mobility, flexibility, coordination,
15 stamina, or perception.

16 Sec. 413. L. LANDING. A level area at least
17 as wide as and as long as the width of (except
18 as otherwise provided), and within or at a
19 terminus of, a stair or ramp.

20 Sec. 419. R. RAMP. Any walking surface having
21 a slope exceeding 1 vertical in 48 horizontal.

1 Sec. 420. S. SITE ENTRANCE, PRIMARY PUBLIC. A
2 designated accessible site entrance on the
3 exterior boundary of the site, or at the
4 beginning of an accessible route of travel
5 leading to primary public building
6 entrance(s). For sites where the natural
7 terrain or other unusual conditions, do not
8 allow adequate re-configuration to provide an
9 accessible route of travel to the site, the
10 "primary public site entrance" may be deemed
11 to be the point of vehicular debarkation.

12 SUBSTANTIALLY REMODELED OR SUBSTANTIALLY
13 REHABILITATED. Any alteration or restoration
14 of a building or structure within any 12 month
15 period, the cost of which exceeds 60% of the
16 current appraised value of the particular
17 building or structure.

18 Sec. 422. U. UNOBSTRUCTED FLOOR SPACE. A
19 floor and vertical space above such floor
20 space free of any physical obstruction,
21 including door swings, to a height of 29
22 inches. Where a pair of doors occurs the swing

1 of the inactive leaf may be considered
2 unobstructed floor space. A toe space which is
3 a minimum of 10 inches in height and 6 inches
4 in depth may be considered a part of the
5 unobstructed floor space.

1 CHAPTER 5

2 CLASSIFICATION OF ALL BUILDINGS BY USE OR
3 OCCUPANCY AND GENERAL REQUIREMENTS FOR ALL
4 OCCUPANCIES.

5 ACCESS TO TOILETS AND OTHER FACILITIES

6 Sec. 511.(a) ACCESS TO WATER CLOSETS. Each
7 water closet shall be located in a clear space
8 not less than 30 inches in width and have a
9 clear space in front of the water closet
10 ((~~steel~~)) of not less than 24 inches.

11 Where toilet facilities are provided on any
12 floor where access by the physically
13 handicapped is required by Table No. 33-A, and
14 Sec. 003 at least one such facility for each
15 sex or a separate facility usable by either sex
16 shall comply with the requirement of this
17 section. Except in dwelling units and guest
18 rooms, such facilities must be available to all
19 occupants and both sexes. All doorways leading
20 to such toilet rooms shall have a clear and

1 unobstructed width of not less than 32 inches
2 (see Section 402 Accessible Opening). Each
3 such toilet room shall have the following:

- 4 1. ~~((A--clear))~~ An unobstructed floor
5 space of not less than 44 inches by
6 48 inches on ((each--side)) the
7 inside and the outside of doors
8 providing access to toilet rooms.
9 ~~((This--distance--shall--be--measured~~
10 ~~at--right--angles--to--the--face--of--the~~
11 ~~door--when--in--the--closed--position.~~
12 ~~Not--more--than--one--door--may--encroach~~
13 ~~into--the--44--inch--space.))~~

14 An unobstructed floor space shall
15 extend at least 18 inches beyond
16 the strike jamb on the side of the
17 door swing and where the door is
18 equipped with both closer and latch
19 at least 12 inches beyond the strike
20 jamb on the side opposite. Toilet
21 rooms having vestibules shall comply
22 with Section 402.

1 2. (~~(Except--in--dwelling--units--and~~
2 ~~guest--rooms,--a--clear)~~) An
3 unobstructed floor space within the
4 toilet room of sufficient size to
5 inscribe a circle with a diameter
6 not less than 60 inches. Doors in
7 any position may encroach into this
8 space by not more than 12 inches.

9 3. (~~(A--clear--space--not--less--than--42~~
10 ~~inches--wide--and--48--inches--long--in~~
11 ~~front--of)~~) At least one accessible
12 water closet (~~((stool--for--the--use--of~~
13 ~~the--handicapped)~~) for every 20 water
14 closets or fractional portion
15 thereof. When such water closet
16 (~~((stool)~~) is within a compartment,
17 the compartment shall have nominal
18 dimensions of ((4)) 5 feet ((6
19 ~~inches)~~) wide by 4 feet 8 inches
20 deep for wall-hung water closets,
21 and 5 feet wide by 4 feet 11 inches
22 deep for floor-mounted water
23 closets. Entry to the compartment
24 shall have a clear width of 32

1 inches (~~when located at the end and~~
2 ~~a clear width of 34 inches when~~
3 ~~located at the side~~). The lateral
4 distance from the center line of the
5 water closet to the nearest
6 obstruction, including grab bars,
7 shall be not less than 15 inches on
8 one side and 41 inches on the other
9 side. A door, if provided, shall
10 not encroach into the required space
11 (~~in front of the water closet~~)
12 within the compartment. Except for
13 door swing, a clear unobstructed
14 access not less than 48 inches in
15 width shall be provided to toilet
16 compartments. (~~designed for use by~~
17 ~~the handicapped~~)

18 4. The height of accessible water
19 closets shall be 17 to 19 inches
20 measured to the top of the seat.
21 Seats shall not be sprung to return
22 to a lifted position.

23 5. Grab bars (~~near each side or~~) at

1 one side and the back of the
2 (~~toilet--stool~~) water closet
3 securely attached at a height to the
4 top of the bar of 33 inches to 36
5 inches above and parallel to the
6 floor. Grab bars at the side shall
7 be 42 inches long with the front end
8 positioned (~~24~~) not less than 18
9 inches in front of the water closet,
10 and located not more than 18 inches
11 from the center line of the water
12 closet. (~~stool~~). Grab bars at
13 the back shall be not less than 24
14 inches long for room installations
15 and (~~30~~) 36 inches long where the
16 water closet is installed in a
17 stall, and shall be mounted not more
18 than 9 inches behind the seat. Grab
19 bars shall have an outside diameter
20 of not less than 1-1/4 inch nor more
21 than 1-1/2 inches and shall provide
22 a clearance of 1-1/2 inches between
23 the grab bar and (~~adjacent~~
24 ~~surface~~) the wall. Grab bars
25 shall be capable of supporting a

1 300 pound live load without
2 permanent deflection. (~~Grab-bars~~
3 ~~need-not-be-provided-in-Group-R,~~
4 ~~Division-1-apartment-houses.~~)

5 (~~6. When-it-can-be-established-that-the~~
6 ~~facilities-are-usable-by-a-person-in~~
7 ~~a-wheelchair,-dimensions-other-than~~
8 ~~those-above-shall-be-acceptable.~~)

9 Sec. 511. (b) ACCESS TO LAVATORIES, MIRRORS
10 AND TOWEL FIXTURES. In other than Group R,
11 Division 3; Group M; (~~Group-R,-Division-1~~
12 ~~apartment-houses)~~) and Group B, Division(~~s-2~~
13 ~~and)~~) 4 storage occupancies, toilet room
14 facilities shall be as follows:

15 (~~1. Except-for-the-projection-of-bowls~~
16 ~~and-waste-piping,-a-clear~~
17 ~~unobstructed-space-30-inches-in~~
18 ~~width,-29-inches-in-height-and-17~~
19 ~~inches-in-depth-shall-be-provided~~
20 ~~under-at-least-one-lavatory.~~)

21 1. At least one lavatory shall have a

1 rim height of 33 inches to 34
2 inches and shall have a 29 inch
3 minimum clearance from the bottom
4 of the apron to the floor. An
5 unobstructed floor space 30 inches
6 wide (as measured parallel to the
7 width of the lavatory) by 60 inches
8 long shall be provided at each
9 accessible lavatory. Faucets shall
10 be lever type and shall be no more
11 than 17 inches from the front edge
12 of the lavatory or counter.

13 Where the water temperature exceeds
14 120 degrees Fahrenheit (40 degrees
15 Celsius), exposed drain pipes and
16 hot water pipes under a lavatory
17 shall be recessed, insulated or
18 guarded to prevent contact.

1 2. Where mirrors or shelves are
2 provided, at least one shall be
3 installed so that the bottom of the
4 mirror or the top of the shelf is
5 within 40 inches of the floor.

6 3. ~~((Where towel and disposal fixtures
7 are provided, they shall be
8 accessible to the physically
9 handicapped and at least one shall
10 be within 40 inches of the floor.))~~

11 Where drying equipment, towel or
12 other dispensers, and disposal
13 fixtures are provided, at least one
14 of each shall be mounted so as not
15 to exceed 40 inches above the
16 finished floor to any rack,
17 operating controls, receptacle or
18 dispenser.

19 Sec. 511.(c) WATER FOUNTAINS

20 ~~((Where water fountains are provided, at least
21 one shall have a spout within 33 inches of the~~

1 ~~floor and shall have up front, hand-operated~~
2 ~~controls.---When fountains are located in an~~
3 ~~alcove, the alcove shall be not less than 32~~
4 ~~inches in width.)~~)

5 1. Quantity. On any floor where water
6 fountains or water coolers are provided,
7 at least one fountain or cooler shall be
8 located on an accessible route of travel.
9 Fountains and coolers required to be
10 accessible shall comply with the access
11 and design standards of this section.

12 2. Access and Design. Accessible water
13 fountains and water coolers shall be
14 designed in accordance with the following
15 standards:

16 a. Spouts shall be no higher than 36
17 inches measured from the floor or
18 ground surface to the spout outlet.
19 Spouts shall be located in the front
20 of the fountain or cooler.

1 **b.** Controls shall be located within 6
2 inches of the front of the fountain
3 or cooler and shall be operable with
4 one hand and shall not require tight
5 grasping, pinching or twisting of
6 the wrist. The force required to
7 activate the control shall not
8 exceed 5 pounds.

9 **c.** Wall-mounted and post-mounted
10 cantilevered units shall have a
11 clear knee space between the bottom
12 of the apron and the floor at least
13 27 inches high, 30 inches wide and
14 17 inches deep. Such units shall
15 also have a minimum clear floor
16 space 30 inches wide by 48 inches
17 deep to allow a forward approach.

18 **d.** Freestanding or built-in units not
19 having a clear space underneath
20 shall have a clear floor space at
21 least 30 inches deep by 48 inches
22 wide to allow a parallel approach.

1 e. If the fixture is installed in an
2 alcove, greater than 8 inches deep,
3 the alcove shall be not less than 48
4 inches in width. The alcove shall
5 be wide enough to provide 24 inches
6 of clear space from the spout to the
7 nearest side wall of the alcove.

8 f. Recessed units shall be installed
9 such that the spout is not recessed
10 beyond the plane of the wall.

11 Sec. 511.(d) TELEPHONES

12 Where public telephones are provided, at least
13 one shall be installed so that the handset,
14 dial and coin receiver are within ((54)) 48
15 inches of the floor. Handset cord length shall
16 be not less than 30 inches. Unobstructed
17 access within 12 inches of the telephone shall
18 be provided. Such access shall be not less
19 than 30 inches in width. If a counter or other
20 writing surface is provided it shall have a
21 clear height underneath of 27 inches above
22 finished floor.

1 EXCEPTION:

2 Telephone(s) meeting the
3 requirements of this section may be
4 installed so that the handset, dial
5 and front surface coin receiver are
6 within 54 inches of the floor when
7 there is a space in front 6 feet
8 wide to permit a wheelchair to
9 approach parallel to the telephone.
10 The lateral distance from the center
11 line of the telephone to the nearest
12 obstruction shall be not less than
13 21 inches.

14 Enclosed telephone booths shall have the
15 following:

- 16 (1) 42 inches clearance between walls.
17 (2) 32 inches clear door opening
18 width, with outswinging, sliding or
19 folding door.
20 (3) telephone mounted on sidewall.
21 (4) seat, if provided, to fold out of
22 the way.

1 Sec. 511.(e) SHOWER AREAS. In other than
2 Group R, Division 3 and Group M Occupancies,
3 shower facilities shall be as follows:

4 Where showers are provided, 2 percent, but in
5 no case less than one, shall be accessible.
6 An accessible shower stall shall have one of
7 the following configurations:

8 1. 36 inches by 36 inches, with a
9 seat, or

10 2. At least 30 inches by 60 inches,
11 without a seat.

12 Showers equipped for disabled persons shall
13 have a slip-resistant floor surface. Where
14 stalls are used, a grab bar a minimum length
15 of 27 inches and 1-1/4 to 1-1/2 inches in
16 diameter and 1-1/2 inches from the wall shall
17 be mounted 33 inches to 36 inches above and
18 parallel to the finished floor, centered
19 behind and beneath the shower head. A grab
20 bar shall be similarly mounted at one end of,

1 and at right angles to, the above grab bar.
2 These bars may be joined at the corner. The
3 water control shall be lever operated, and
4 mounted 40 inches above the finished floor of
5 the shower. Provision for the attachment of a
6 hand held shower spray on 60 inch long
7 flexible hose shall be provided. Temperature
8 of water discharged from the shower head shall
9 not exceed 120 degrees Fahrenheit (49 degrees
10 Celsius). A recessed soap tray shall be placed
11 at a height of 40 inches above the finished
12 floor. In every accessible shower stall 3 feet
13 by 3 feet, a full-depth seat shall be provided,
14 mounted 16 to 18 inches above the stall floor.
15 The seat shall be capable of supporting a 300
16 pound live load without permanent deflection.

17 Thresholds shall be flush, or beveled with a
18 maximum edge height of 1/2 inch, and shall not
19 slope more than 1 in 2.

20 EXCEPTION:

21 In Group B, Division 2 Occupancies,
22 for the 36 inch by 36 inch stall the

1 threshold may be 4 inches in height,
2 provided that the seat extends to
3 within 2 inches of the outer face of
4 the stall.

5 Sec. 511.(f) BATHTUB AREAS.

6 In other than Group R, Division 3 and Group M
7 Occupancies, bathtub areas shall be as
8 follows:

9 In other than Group R, Division 1 Occupancies,
10 bathtub areas, as described hereinafter, may
11 substitute for showers as required in Sec.
12 511(e).

13 In Group R, Division 1 Occupancies, bathtub
14 areas located in any accessible or adaptable
15 toilet facility or dwelling unit shall be
16 accessible.

17 EXCEPTION:

18 In adaptable dwelling units,
19 installation of grab bars, shower
20 units, and in-tub seats may be

1 waived, provided structural
2 provisions be made for their later
3 installation.

4 An accessible bathtub area shall have one of
5 the following configurations:

6 1. Seat at head configuration: a seat
7 shall be constructed flush with the
8 top of the tub, at the end opposite
9 the tub drain, extending 15 inches
10 or more beyond the end of the tub.
11 An unobstructed floor space, at
12 least 30 inches wide and as long as
13 the tub plus the seat, shall abut
14 the tub. Two grab bars shall be
15 installed on the wall opposite the
16 unobstructed floor space, one end of
17 which shall terminate where the tub
18 abuts the seat.

19 2. Seat in tub configuration: a
20 portable, removable seat, 12 inches
21 wide, shall be provided to rest on
22 the tub rim at the sides of the tub.

1 An unobstructed floor space, at
2 least 30 inches wide and as long as
3 the tub, shall abut the tub. Two
4 grab bars shall be installed on the
5 wall opposite the unobstructed floor
6 space, one end of which shall
7 terminate 24 inches from the end of
8 the tub opposite the drain. One
9 grab bar shall be installed on the
10 wall at the end of the tub opposite
11 the drain, extending at least 12
12 inches from the unobstructed floor
13 space.

14 In addition to the foregoing, every accessible
15 bathtub area shall comply with the following
16 requirements:

- 17 (1) Grab bars: All required grab bars
18 shall be installed parallel to the
19 floor. One grab bar shall be
20 installed on the wall at the end of
21 the tub nearest the drain,
22 extending at least 24 inches from
23 the unobstructed floor space.

1 (2) Unobstructed floor space: a
2 lavatory which complies with the
3 requirements of Sec. 511(b)1. may
4 be installed within the
5 unobstructed floor space. The 30
6 inch dimension of the unobstructed
7 floor space shall abut an
8 accessible route of travel, or
9 shall be increased to 48 inches.

10 Where one grab bar is required, it
11 shall be installed at 33 to 36
12 inches above the floor. Where two
13 grab bars are required, the first
14 shall be mounted at 33 to 36 inches
15 above the floor, and the second
16 shall be mounted 9 inches above the
17 tub rim, and both shall terminate
18 not more than 12 inches from the
19 wall nearest the drain.

20 (3) Seat: every seat shall be capable
21 of supporting a load of 300 pounds
22 without permanent deflection.

1 Removable seats shall be provided
2 with slip-resistant mounting
3 surfaces.

4 (4) The water control shall be single-
5 lever type, installed beneath the
6 grab bar at the end of the tub
7 nearest the drain. Requirements
8 for hand-held shower spray, and for
9 water temperature, are as in Sec.
10 511(e).

11 (5) Tub enclosures, where provided,
12 shall have no track on the tub rim.

13 Sec. 511.(g) FIXTURES

14 Where wheelchair spaces are required by Sec.
15 3316.(c), minimum clearance height beneath
16 fixed tables, desks, counters, and work
17 benches shall be 27 inches. No projection
18 which might obstruct the arm of a wheelchair
19 may intrude into this clearance height, within
20 24 inches horizontally from the table edge.

1 Maximum height of any rail of tray slides in
2 dining areas shall be 34 inches.

3 Sec. 511.(h) ACCESS TO MANUAL FIRE ALARM
4 DEVICES

5 Manual fire alarm devices shall be mounted not
6 more than 54 inches above the finished floor.

1 CHAPTER 12

2 REQUIREMENTS FOR GROUP R OCCUPANCIES

3 ACCESS TO BUILDING AND FACILITIES

4 Sec. 1214. (~~Buildings containing more than 20~~
5 ~~dwelling units or 20 guest rooms shall be~~
6 ~~accessible to the physically handicapped by a~~
7 ~~level entry, ramp or elevator. The number of~~
8 ~~dwelling units or guest rooms accessible to~~
9 ~~the physically handicapped shall be not less~~
10 ~~than the following:~~

11 ~~21 through 99 --- one unit~~

12 ~~100 and over --- one, plus one for each~~

13 ~~additional 100 units or fraction~~

14 ~~thereof~~

15 ~~To determine the total number of accessible~~
16 ~~units, more than one structure on a building~~
17 ~~site shall be considered as one building.~~
18 ~~Habitable rooms, bathrooms, toilet~~
19 ~~compartments, halls and utility rooms in units~~
20 ~~that are required to be accessible to the~~

1 ~~physically-handicapped-shall-be-accessible-by~~
2 ~~level-floors,-ramps-or-elevators,-and-doorways~~
3 ~~to-such-rooms-shall-have-a-clear-unobstructed~~
4 ~~width-of-not-less-than-32-inches-~~

5 ~~Toilet-facilities-in-accessible-units-shall~~
6 ~~comply-with-section-511-))~~

7 (a) Accessible Dwelling Units. 1. Number
8 Required. For Group R, Division 1 Occupancies,
9 every building, or group of buildings on a
10 single site, containing a total of more than
11 ten dwelling units shall have accessible
12 dwelling units at the rate of one for every 20
13 units or fractional part thereof.

14 Accessible hotel or motel guest rooms and
15 their appurtenant rooms designated as
16 accessible spaces, shall be provided in every
17 hotel or motel at the rate of one for every 20
18 guest rooms or fractional part thereof. Such
19 facilities shall conform to the provisions of
20 Section 511(a), 511(b), 511(f), 5501 and 5502.

1 Accessible dwelling units and accessible hotel
2 or motel units shall be divided among
3 efficiency dwelling units, single bedroom
4 units and multiple bedroom units in
5 approximate proportion to the numbers of such
6 units in the building.

7 For other requirements for accessible dwelling
8 units; see Chapters 5, 33, 51 and 55.

9 2. Kitchens. For Group R, Division 1
10 Occupancies, kitchens for use by disabled
11 persons shall have an unobstructed floor space
12 with a minimum dimension of 5 feet. A counter
13 surface, a minimum of 30 inches wide by 24
14 inches deep, shall be provided at a maximum
15 height of 30-1/2 inches, with a space beneath
16 at least 27 inches in height. The kitchen
17 sink, cooking appliance and refrigeration
18 facilities shall have a clear working space of
19 not less than 60 inches in front, except that
20 if a toe space 10 inches or more in height is
21 allowed, such facilities or cabinets may
22 intrude a maximum of 6 inches into the clear
23 working space.

1 3. Bathrooms. In Group R, Division 1
2 dwelling units designed for disabled
3 persons, bathroom facilities shall
4 conform to the provisions of Section 511.

5 (b) Adaptable Dwelling Units. In Group
6 R, Division 1 apartment houses
7 only, adaptable dwelling units may
8 be provided in lieu of accessible
9 dwelling units required by Section
10 1214(a). Adaptable dwelling units
11 shall conform to all requirements
12 for accessible dwelling units,
13 including space and structural
14 provisions for future installations
15 of accessible features such as grab
16 bars, subject to the following
17 modifications.

18 1. Non-accessible, movable
19 cabinetry or shelving may be
20 allowed beneath the lower
21 kitchen counter space required
22 by Sec. 1214(a), provided that

1 such cabinetry and shelving is
2 not permanent and is easily
3 removable.

4 2. Grab bars required by Sec.
5 511(a) need not be installed
6 provided that all structural
7 reinforcements for future grab
8 bar installation shall be
9 provided as required by Sec.
10 511(a), 511(e), and 511(f).

11 3. Non-accessible, movable
12 cabinetry or shelving may be
13 allowed beneath the required
14 lavatory, provided that such
15 non-conforming cabinetry and
16 shelving is not permanent and
17 is easily removable. (i.e.
18 fastened by screws, nuts or
19 bolts).

20 4. Parking signage required by
21 Sec. 7503(e) need not be
22 installed in spaces designated

1 for adaptable units.

2
3 None of the above exceptions shall
4 be construed as lessening or
5 eliminating any other requirements
6 for accessible dwelling units.

1 CHAPTER 33

2 EXITS

3 GENERAL

4 Sec. 3301. (e) BUILDING ACCESSIBILITY.
5 Portions of buildings shall be accessible to
6 the physically handicapped as required by
7 Table No. 33-A, ((and)) At least one primary
8 public entrance to a building which is
9 required to be accessible shall be usable by
10 the physically handicapped. ((and)) Where a
11 building has public entrance(s) on two or more
12 public rights of way, at least one public
13 entrance where provided on each right of way
14 shall be accessible. Where a building frontage
15 exceeds 500 feet at least one accessible public
16 entrance shall be provided for each 500 feet of
17 building frontage, or each public entrance
18 shall be accessible, whichever results in the
19 lesser requirement. Each entrance shall be on
20 a level that would provide accessibility to the
21 elevators where provided. Every accessible
22 primary public building entrance shall be

1 identified by the International Symbol of
2 Access, displayed on the interior and exterior
3 of the building. (See Sec. 5503(a).)

4 DOORS

5 Sec. 3304. (b) SWING AND OPENING FORCE. Exit
6 doors shall be of the pivoted or side-hinged
7 swinging type. Exit doors shall swing in the
8 direction of exit travel when serving any
9 hazardous area or when serving an occupant load
10 of 50 or more. The door latch shall release
11 when subjected to a 15-pound force, and the
12 door shall be set in motion when subjected to a
13 30-pound force. The door shall swing to full-
14 open position when subjected to 15-pound force.
15 Forces shall be applied to the latch side.
16 Except that at exit doors within the accessible
17 route of travel such force shall not exceed 8.5
18 pounds. At exterior doors where environmental
19 conditions require greater closing pressure,
20 power operated doors shall be used within the
21 accessible route of travel.

1 See Section 4507 for doors swinging over public
2 property.

3 EXCEPTIONS:

4 1. Group I, Division 3 Occupancy used
5 as a place of detention.

6 2. In other than accessible or
7 adaptable dwelling units doors
8 within or serving an individual
9 dwelling unit.

10 3. Special door conforming with
11 subsection (h).

12 Double-acting doors shall not be used as
13 exits when any of the following
14 conditions exist:

15 1. The occupant load served by the
16 door is 100 or more.

17 2. The door is part of a fire
18 assembly.

1 3. The door is part of a smoke- and
2 draft-control assembly.

3 4. Panic hardware is required or
4 provided on the floor.

5 A double-acting door shall be provided
6 with a view panel of not less than 200
7 square inches.

8 Sec. 3304. (h) SPECIAL DOORS. Revolving,
9 sliding and overhead doors shall not be used
10 as required exits. Where a turnstile is used,
11 a gate or door to accommodate disabled persons
12 shall be installed.

13 Power-operated doors complying with U.B.C.
14 Standard No. 33-1 may be used for exit
15 purposes. Such doors when swinging shall have
16 two guide rails installed on the swing side
17 projecting out from the face of the door jambs
18 for a distance not less than the widest door
19 leaf. Guide rails shall be not less than 30
20 inches in height with solid or mesh panels to
21 prevent penetration into door swing and shall
22 be capable of resisting a horizontal load at

1 top of rail of not less than 50 pounds per
2 lineal foot.

3 EXCEPTIONS:

- 4 1. Walls or other type separators
5 may be used in lieu of the
6 above guide rail, provided all
7 the criteria are met.
- 8 2. Guide rails in industrial or
9 commercial occupancies not
10 accessible to the public may
11 conform with the exception to
12 the third paragraph of the
13 provisions of Section 1711.
- 14 3. Doors swinging toward flow of
15 traffic shall not be permitted
16 for use by untrained pedestrian
17 traffic unless actuating
18 devices start to function at
19 least 8 feet 11 inches beyond
20 door in open position and guide
21 rails extend 6 feet 5 inches
22 beyond door in open position.

1 Clearances for guide rails shall be as
2 follows:

3 (1) Six inches maximum between rails
4 and leading edge of door at the
5 closest point in its arc of travel.

6 (2) Six inches maximum between rails
7 and the door in open position.

8 (3) Two inches minimum between rail at
9 hinge side and door in open
10 position.

11 (4) Two inches maximum between
12 freestanding rails and jamb or
13 other adjacent surface.

14 Sec. 3304. (i) FLOOR LEVEL AT DOORS.
15 Regardless of the occupant load, there shall
16 be a floor or landing on each side of a door.
17 When access for the physically handicapped is
18 required by Section 3301 (e), the floor or
19 landing shall be not more than 1/2 inch lower
20 than the threshold of the doorway. When such

1 access is not required, such dimension shall
2 not exceed 1 inch. Landings shall be level
3 except for exterior landings which may have a
4 slope of not to exceed 1/4 inch per foot. When
5 doors open over landings, the landing shall
6 have a length in the direction of travel of not
7 less than 5 feet.

8 EXCEPTIONS:

9 1. In Group R, Division 3 and M
10 Occupancies and within
11 individual units of Group R,
12 Division 1 Occupancies:

13 A. A door may open at the
14 top step of an interior
15 flight of stairs, provided
16 the door does not swing
17 over the top step.

18 B. A door may open at a
19 landing that is not more
20 than 7-1/2 inches lower
21 than the floor level,
22 provided the door does
23 not swing over the
24 landing.

1 C. Screen doors and storm
2 doors may swing over
3 stairs, steps or landings.

4 2. Doors serving building
5 equipment rooms which are not
6 normally occupied.

7 Sec. 3304. (j) LANDINGS AT DOORS. Landings
8 shall have a width not less than the width of
9 the stairway or the width of the door,
10 whichever is the greater. Doors in the fully
11 open position shall not reduce a required
12 dimension by more than 7 inches. When a
13 landing serves an occupant load of 50 or more,
14 doors in any position shall not reduce the
15 landing dimension to less than one half its
16 required width. Landings shall have a length
17 measured in the direction of travel of not less
18 than 44 inches, except that within the
19 accessible route of travel, the length shall be
20 not less than 60 inches on the swing side.

1 EXCEPTION:

2 In Group R, Division 3 and M
3 Occupancies and within individual
4 units of Group R, Division 1
5 Occupancies, such length need not
6 exceed 36 inches.

7 A landing which has no adjoining door shall
8 comply with Section 3306(g).

9 Sec. 3304.(k) DOOR IDENTIFICATION. Glass doors
10 shall conform to the requirements specified in
11 Section 5406. Exit doors shall be so marked
12 that they are readily distinguishable from the
13 adjacent construction. For other door
14 identification, see Section 5503. Where vision
15 panels are provided in any door, the bottom of
16 the glass shall be a maximum of 40 inches above
17 the floor.

18 CORRIDORS AND EXTERIOR EXIT BALCONIES

19 Sec. 3305. (b) WIDTH AND LENGTH. Every
20 corridor serving an occupant load of 10 or

1 more shall be not less than 44 inches in
2 width. Corridors serving an occupant load of
3 less than 10 shall not be less than 36 inches
4 in width. Every corridor within the accessible
5 route of travel shall contain an unobstructed
6 floor space not less in width than 44 inches
7 nor less in length than 48 inches. Where such
8 corridor is longer than 50 feet, it shall
9 contain, within its middle third, a tee
10 intersection, or an unobstructed floor space
11 not less than 60 inches in diameter. For
12 purposes of this requirement, every 200 feet of
13 corridor or portion thereof, measured in the
14 line of travel, shall be considered separately.
15 For special requirements for Groups E and I
16 Occupancies, see Sections 3319 and 3321.

17 Sec. 3305. (d) PROJECTIONS. The required
18 width of corridors shall be unobstructed.

1 EXCEPTIONS:

2 1. Handrails and doors, when fully
3 opened, shall not reduce the
4 required width by more than 7
5 inches. Doors in any position
6 shall not reduce the required width
7 by more than one half. Other
8 nonstructural projections such as
9 trim and similar decorative features
10 may project into the required width
11 1-1/2 inches on each side.

12 2. Projecting objects shall not reduce
13 the clear width and height or
14 unobstructed floor space at any
15 point of an accessible route of
16 travel within a corridor. Any
17 wall- or post-mounted object with
18 its leading edge between 27 inches
19 and 79 inches above the floor may
20 project not more than 4 inches into
21 the required width of the corridor.
22 Any wall- or post-mounted
23 projection greater than 4 inches

1 shall extend to the floor.

2 STAIRWAYS

3 Sec. 3306. (g) LANDINGS. Stairways shall have
4 landings at the top and bottom. Every landing
5 shall have a dimension measured in the
6 direction of travel not less than the width of
7 the stairway. Such dimension need not exceed
8 44 inches when the stair has a straight run.
9 For landings with adjoining doors, see Section
10 3304(j).

11 EXCEPTION:

12 Stairs serving an unoccupied roof
13 are exempt from these provisions.

14 Sec. 3306. (j) HANDRAILS. Stairways shall
15 have handrails on each side, and every
16 stairway required to be more than 88 inches in
17 width shall be provided with not less than one
18 intermediate handrail for each 88 inches of
19 required width. Intermediate handrails shall
20 be spaced approximately equally across the
21 entire width of the stairway.

1 EXCEPTIONS:

- 2 1. Stairways less than 44 inches
3 in width or stairways serving
4 one individual dwelling unit in
5 Group R, Division 1 or 3
6 Occupancies may have one
7 handrail.
- 8 2. Private stairways 30 inches or
9 less in height may have
10 handrails on one side only.
- 11 3. Stairways having less than
12 four risers and serving one
13 individual dwelling unit in
14 Group R, Division 1 or 3, or
15 serving Group M Occupancies
16 need not have handrails.

17 The top of handrails shall be placed not less
18 than 34 inches nor more than 38 inches above
19 the nosing of treads or above landings. They
20 shall be continuous the full length of the
21 stairs and except for private stairways at
22 least one handrail shall extend not less than
23 ((6)) 12 inches beyond the top ((and)) nor

1 less than 23 inches beyond the bottom risers
2 (12 inches plus one tread width). Ends shall
3 be returned or shall terminate in newel posts
4 or safety terminals.

5 The handgrip portion of handrails shall be not
6 less than 1-1/2 inches nor more than 2 inches
7 in cross-sectional dimension or the shape
8 shall provide an equivalent gripping surface.

9 The handgrip portion of handrails shall have a
10 smooth surface with no sharp corners.

11 Handrails projecting from a wall shall have a
12 space of not less than 1-1/2 inches between
13 the wall and the handrail. Any recess
14 containing a handrail shall allow a clearance
15 of not less than 18 inches above the top of
16 the rail, and shall be not more than 3 inches
17 in horizontal depth.

18 Sec. 3306. (m) INTERIOR STAIRWAY CONSTRUCTION.
19 Interior stairways shall be constructed as
20 specified in Part IV of this code.

1 Except when enclosed usable space under stairs
2 is prohibited by Section 3309(f), the walls and
3 soffits on the enclosed space shall be
4 protected on the enclosed side as required for
5 one-hour-fire-resistive construction.

6 All required interior stairways which extend
7 to the top floor in any building four or more
8 stories in height shall have, at the highest
9 point of the stair shaft, an approved hatch
10 openable to the exterior not less than 16
11 square feet in area with a minimum dimension
12 of 2 feet.

13 EXCEPTION:

- 14 1. The hatch need not be provided on
15 smokeproof enclosures or on
16 stairways that extend to the roof
17 with an opening onto the roof.

18 In required stairs, nosings must be flush,
19 slip-resistant, and rounded to a radius of 1/2
20 inch maximum. Risers shall be sloped, or the
21 underside of the nosing shall have an angle of

1 not less than 60 degrees from the horizontal.
2 Nosings shall project no more than 1-1/2
3 inches.

4 Sec. 3306 (n) EXTERIOR STAIRWAY CONSTRUCTION.
5 Exterior stairways shall be constructed as
6 specified in Part IV of this code. Risers and
7 nosings of exterior stairways shall comply with
8 the same requirements as for interior
9 stairways, Section 3306(m).

10 Exterior stairways shall not project into yards
11 where openings are not permitted or protection
12 of opening is required.

13 Enclosed usable space under stairs shall have
14 the walls and soffits protected on the
15 enclosed side as required for one-hour-fire-
16 resistive construction.

17 RAMPS

18 Sec. 3307. (b) WIDTH. Ramps required by Table
19 No. 33-A for access by the physically
20 handicapped shall have a minimum clear width

1 of 36 inches inside buildings, and not less
2 than 44 inches outside buildings. (See
3 Section 7502 (d)). The width of other ramps
4 shall be as required for stairways.

5 Sec. 3307. (c) SLOPE. The slope of ramps
6 required by Table No. 33-A shall be not
7 steeper than 1 vertical to 12 horizontal in
8 the direction of travel, nor 1 vertical to 48
9 horizontal transverse to the direction of
10 travel. The slope of other ramps shall not be
11 steeper than 1 vertical to 8 horizontal.

12 EXCEPTION:

13 For alterations and remodeling,
14 ramps required by Table No. 33-A
15 may conform to the following:

<u>Maximum Rise</u>	<u>Maximum Slope</u>
<u>3"</u>	<u>1 in 8</u>
<u>6"</u>	<u>1 in 10</u>

19 When provided with fixed seating, the main
20 floor of the assembly room of a Group A,
21 Division 1, Division 2, 2.1 or 3 Occupancy may

1 have slope not steeper than 1 vertical to 5
2 horizontal.

3 Sec. 3307. (d) LANDINGS. Ramps within the
4 accessible route of travel shall have landings
5 at the top and bottom, and at least one
6 intermediate landing shall be provided for each
7 30 inches of rise. Top landings and
8 intermediate landings shall have a dimension
9 measured in the direction of ramp run of not
10 less than 5 feet. Where the ramp changes
11 direction at a landing, the landing shall be
12 not less than 5 feet by 5 feet. Landings at
13 the bottom of ramps shall have a dimension in
14 the direction of ramp run of not less than 6
15 feet. No ramp shall change direction between
16 landings, except ramps, with an inside radius
17 of 30 feet or greater. Other ramps having
18 slopes steeper than 1 vertical to 15 horizontal
19 shall have landings at the top and bottom, and
20 at least one intermediate landing shall be
21 provided for each 5 feet of rise. Top landings
22 and intermediate landings shall have a
23 dimension measured in the direction of ramp run
24 of not less than 5 feet. Landings at the

1 bottom of ramps shall have a dimension in the
2 direction of ramp run of not less than 6 feet.

3 Doors or gates in any position shall not
4 reduce the minimum dimension of the landing to
5 less than 42 inches and shall not reduce the
6 required width by more than 3-1/2 inches when
7 fully open.

8 When ramp access is provided in accordance
9 with Table No. 33-A and a door swings over a
10 landing, the landing shall extend at least 24
11 inches beyond the latch edge of the door,
12 measured parallel to the door in the closed
13 position, and shall have a length parallel to
14 the door in the closed position, and shall have
15 a length parallel to the direction of travel
16 through the doorway of not less than 5 feet.

17 Sec. 3307. (e) HANDRAILS. Ramps having slopes
18 steeper than 1 vertical to ((±5)) 20
19 horizontal shall have handrails as required
20 for stairways, except that intermediate
21 handrails as required in Section 3306(j) shall
22 not be required. Ramped aisles need not have

1 handrails on sides serving fixed seating.

2 AISLES

3 Sec. 3315. (b) WIDTH. Aisle widths shall be
4 provided in accordance with the following:

5 1. In areas serving employees only,
6 the minimum aisle width may be
7 ~~((24))~~ 32 inches but not less than
8 the width required by the number of
9 employees served.

10 EXCEPTION:

11 In storage rooms serving employees
12 only, the minimum aisle width may be
13 24 inches.

14 2. In public areas of Group B,
15 Division 2 Occupancies, and in
16 assembly occupancies without fixed
17 seats, the minimum clear aisle
18 width shall be 36 inches where
19 tables, counters, furnishings,
20 merchandise or other similar
21 obstructions are placed on one side

1 of the aisle only and 44 inches
2 when such obstructions are placed
3 on both sides of the aisle.

4 3. In assembly occupancies with fixed
5 seats.

6 A. With standard seating, every
7 aisle shall be not less than 3 feet
8 when serving seats on only one side
9 and not less than 42 inches wide
10 when serving seats on both sides.
11 Such minimum width shall be measured
12 from the point furthest from the
13 exit, cross aisle or foyer and such
14 minimum width shall be increased by
15 1-1/2 inches for each 5 feet of
16 length toward the exit, cross aisle
17 or foyer.

18 B. With continental seating as
19 specified in Section 3316, side
20 aisles shall be provided and be not
21 less than 44 inches in width.

22 Sec. 3315. (g) SLOPE. The slope portion of
23 aisles shall be not steeper than 1 vertical in

1 8 horizontal, except as permitted in Section
2 3307(c). Where wheelchair spaces are
3 provided, egress slopes shall not exceed 1
4 vertical in 12 horizontal.

5 SEAT SPACING

6 Sec. 3316. (c) WHEELCHAIR SPACES. In places
7 of assembly, instructional areas, or food
8 service areas with fixed seats, designated
9 level spaces 32 inches wide by 42 inches deep
10 for wheelchairs shall be provided at a rate
11 not less than two percent, or a minimum of
12 one, whichever is greater, of total seating
13 capacity of 1000 seats or fewer, and one space
14 for each additional 100 seats over 1000 of
15 seating capacity of 5000 seats or fewer, and
16 one space for every additional 500 seats over
17 5000. Wheelchair spaces shall not encroach
18 upon the clear space between rows as otherwise
19 required by Section 3316. Such spaces shall be
20 located in places with unobstructed sight
21 lines, shall be accessible, and shall be
22 reasonably distributed throughout the seating
23 plan.

1 TABLE NO. 33-A MINIMUM EGRESS AND ACCESS
2 REQUIREMENTS Delete footnotes 4 and 7 and
3 revise footnote 9.

4 (~~⁴Access to secondary areas on balconies
5 or mezzanines may be by stairs only,
6 except when such secondary areas contain
7 the only available toilet facilities.~~)

8 (~~⁷Access to floors other than that
9 closest to grade may be by stairs only,
10 except when the only available toilet
11 facilities are on other levels.~~

12 ⁹Access to floors other than that
13 closest to grade and to garages used in
14 connection with apartment houses may be
15 by stairs only.) An elevator is not
16 required where an accessible route of
17 travel is provided from accessible parking
18 spaces on levels with accessible
19 horizontal connections to the primary
20 building served.

1 CHAPTER 51

2 ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING
3 WALKS

4 ELEVATORS

5 Sec. 5107 All passenger elevators shall be
6 accessible and shall be installed in accord
7 with the following:

8 Provide at least one accessible passenger
9 elevator in all buildings over one story in
10 height, with a cumulative occupancy of 100 or
11 more persons above and below the main entrance
12 floor, and in all buildings over two stories.

13 EXCEPTION:

14 1. Occupancies H-1, H-5, B-1 or
15 B-3 (mechanical access parking
16 garages only), M, and private
17 dwelling.

18 2. Passenger elevators in

1 buildings of three or fewer stories
2 may be omitted where ramps or grade-
3 level entrances are provided to each
4 floor.

5 3. Passenger elevator access may
6 be omitted from any floor level
7 when it is demonstrated that access
8 may be gained through level
9 corridors or ramps from an adjacent
10 accessible building, where such
11 access is not restricted.

12 4. In Group R-1 occupancies where
13 accessible units are provided no
14 elevator shall be required where
15 such units are accessible by ramp or
16 by grade-level accessible route of
17 travel.

18 PLATFORM LIFTS

19 Sec. 5108. (a) RELATION TO ACCESSIBLE ROUTE OF
20 TRAVEL. A platform lift shall not be part of
21 an accessible route of travel, unless approved

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1 by the building official for alterations or
2 remodeling. When provided as an additional
3 means of access, an approved platform lift
4 shall be connected to an accessible route of
5 travel.

6 Sec. 5108. (b) SIZE. The platform of the lift
7 shall have an unobstructed floor space not less
8 than 32 inches by 48 inches.

9 Sec. 5108. (c) CONTROLS. Control of the lift
10 mechanism shall be by lever or push operated
11 device which shall permit operation by wrist
12 or arm pressure of the passenger.

13 Sec. 5108. (d) FLOOR SURFACE. Platform floor
14 covering and surface treatment shall comply
15 with Sec. 5502 of these regulations.

1 CHAPTER 55

2 (Chapter 55 is not found in the Uniform
3 Building Code)

4 EQUIPMENT, HARDWARE, AND SPECIALTIES

5 HARDWARE

6 Sec. 5501. (a) GENERAL. All hardware used in
7 accessible buildings or facilities shall
8 conform to the following requirements.

9 Sec. 5501. (b) DOOR OPERATORS. I. Door
10 closers or power operators shall be operable
11 as required by Sec. 3304(h).

12 EXCEPTION: Floor pad or electric eye
13 actuated power operators.

14 2. Power operated doors. All power
15 operated doors shall remain in the fully open
16 position for no less than 6 seconds before
17 closing.

18 Touch-switch actuated doors. Touch switches

1 shall be mounted 36 inches above the floor and
2 not less than 18 inches nor more than 36
3 inches horizontally from the nearest point of
4 travel of the moving door.

5 Other power operated doors must be actuated
6 from a location no nearer than 36 inches from
7 the nearest point of travel of the moving
8 door.

9 Sec. 5501. (c) LOCKSETS AND LATCHSETS.

10 Locksets and latchsets shall have lever, push
11 operated, or other devices which will permit
12 operation by wrist or arm pressure.

13 EXCEPTION: This provision is not
14 requisite at mechanical, electrical, or
15 janitor rooms.

16 Height of center of spindle or actuating
17 device shall be 36 to 42 inches above the
18 floor.

1 Knobs or handles or other operating hardware
2 on doors leading to loading platforms, stages,
3 mechanical equipment rooms, or other areas
4 hazardous to the blind shall be knurled or
5 otherwise rough to the touch.

6 Sec. 5501. (d) DOOR PULLS. Door Pulls shall
7 be mounted so as to be pulled at a height 42
8 inches above the floor.

9 Sec. 5501. (e) WINDOW HARDWARE. In
10 accessible dwelling units, operable window
11 hardware shall have lever type or other
12 handles operable by wrist, arm or shoulder.
13 Such handles shall be located above an
14 unobstructed floor space, and operable from a
15 point not less than 18 inches nor more than 48
16 inches above the floor.

17 Sec. 5501.(f) LIGHTING AND VENTILATION
18 SWITCHES. In accessible dwelling units,
19 switches which control lighting or ventilation
20 shall be located not more than 48 inches above
21 the finished floor.

1 Sec. 5501.(g) ELECTRICAL CONVENIENCE OUTLETS.

2 In accessible dwelling units, electrical
3 convenience outlets shall be located not less
4 than 15 inches above the finished floor.

5 Sec. 5501.(h) CABINET HARDWARE. Door and
6 drawer pulls in accessible dwelling units
7 shall enable the user to operate them without
8 grasping.

9 FLOOR COVERINGS AND SURFACE TREATMENTS.

10 Sec. 5502.(a) GENERAL. Accessible routes of
11 travel and accessible spaces within buildings
12 shall have continuous common floor or ramp
13 surfaces. No change in surface material shall
14 occur within a ramp. Any abrupt change in
15 height less than 1/2 inch shall be beveled to 1
16 in 4. No abrupt change in height greater than
17 1/2 inch is allowed, without meeting ramp
18 requirements of Sec. 3307(c). All surface
19 treatments shall be firm, stable and slip
20 resistant.

1 Sec. 5502.(b) CARPETING. Carpeting and floor
2 mats in accessible areas shall be securely
3 fastened to the underlying surface, and shall
4 provide a firm, stable, continuous, relatively
5 smooth surface.

6 Sec. 5502.(c) SLIP RESISTANT FLOORS.
7 Showers, locker rooms, swimming pool decks,
8 toilet rooms and other areas subject to wet
9 conditions shall have slip-resistant floors.

10 SIGNAGE

11 Sec. 5503.(a) INTERNATIONAL SYMBOL OF ACCESS.
12 Where required by these Rules and Regulations,
13 the following symbol, which is known as the
14 International Symbol of Access, shall be
15 displayed:

16 Such symbol shall be white on a blue
17 background. The symbol shall be proportioned
18 according to the illustration on the last page
19 of these regulations. The symbol shall be
20 displayed to identify accessible features,

1 including but not limited to the following:

- 2 1. Primary Public Site Entrances
- 3 2. Accessible Parking Facilities
- 4 3. Primary Public Building Entrance

5 EXCEPTION:

6 Where an exception under the
7 provisions of Section 003,
8 Exception (1) of these regulations,
9 has been granted to allow the
10 required accessible entrance to be
11 other than the primary public
12 building entrance(s) signage at the
13 primary public building entrance(s)
14 shall indicate the location of the
15 required accessible entrance.

- 16 4. Accessible toilet rooms
- 17 5. Required accessible exits
- 18 6. Accessible hotel or motel guest
19 rooms

1 EXCEPTION: Subject to the approval of
2 the building official, individual rooms
3 need not be identified provided that a
4 list of accessible rooms be permanently
5 posted at the hotel/motel reception or
6 check-in desk.

7 Where a building or site is completely
8 accessible, signage may be limited to one sign
9 at each major entrance provided that the sign
10 also states: "This building (site) was
11 designed to be completely accessible." The
12 location of this alternative signage shall be
13 subject to the approval of the building
14 official.

15 Sec. 5503.(b) PLACEMENT. Visible and tactile
16 signs shall be placed to identify:

17 (1) Openings to:

18 (a) public spaces such as
19 reception rooms or toilet
20 rooms

21 (b) stairs

- 1 (c) loading platforms
- 2 (d) stages
- 3 (e) mechanical equipment rooms
- 4 (f) fire escapes
- 5 (g) elevators
- 6 (h) other areas hazardous to
- 7 visually disabled persons

8 Such sign shall be located on the wall
9 adjacent the opening which forms an
10 entrance to every such area. Where a
11 door is installed, the sign shall be
12 placed adjacent the strike jamb.

13 (2) Warnings and regulations.

14 Sec. 5503. (c) LETTERING. Visible and
15 Tactile signs shall employ lettering raised or
16 grooved at least 1/32 inch, and not less than 1
17 inch nor more than 2 inches in height, and
18 shall be on a background of contrasting value,
19 not more than 66 inches above the floor.

1 CHAPTER 75

2 (Chapter 75 is not found in the Uniform
3 Building Code)

4 SITE DEVELOPMENT

5 SCOPE

6 Sec. 7501. (a) GENERAL. Accessible routes of
7 travel shall connect primary public site
8 entrances to primary public building entrances
9 and accessible site facilities.

10 Sec. 7501. (b) PARKING. Parking spaces,
11 where provided, shall meet the requirements of
12 Sec. 7503.

13 Sec. 7501. (c) WAITING AND REST AREAS,
14 PASSENGER DROP-OFF AND LOADING ZONES. Waiting
15 and rest areas, passenger drop-off and loading
16 zones, where provided, shall meet the
17 requirements of Sec. 7504.

18 WALKS, RAMPS, CURB CUTS, STAIRS.

1 Sec. 7502. (a) GENERAL. Walks, ramps and curb
2 cuts within an accessible route of travel shall
3 conform to the requirements of this section.
4 Stairs shall not be within an accessible route
5 of travel. When provided as alternate means of
6 access to the Primary Public Building Entrance,
7 stairs shall be adjacent to an accessible route
8 of travel and shall comply with Sec. 3306.

9 Sec. 7502. (b) DRAINAGE. The site shall be
10 graded and drained so as to eliminate pooling
11 of water, or the accumulation of ice or water
12 on the surface of any accessible route of
13 travel.

14 Sec. 7502. (c) HAZARDS. Any portion of the
15 edge of an accessible route of travel which is
16 more than 8 inches above grade, or which abuts
17 a hazardous area, shall be provided with a
18 protective railing with a top rail at a height
19 of 34 inches and a mid-rail at a height of 18
20 inches; or with shoulder slopes conforming to
21 Sec. 7502(j).

1 Sec. 7502. (d) WIDTH. The width of walks and
2 ramps shall be not less than 44 inches. A
3 walk surface less than 60 inches in width
4 shall have an unobstructed passing and turning
5 space, not less than 5 feet by 5 feet, at
6 intervals of not more than 200 feet. The clear
7 width of curb cuts shall be not less than 36
8 inches, exclusive of the required side slopes.
9 Projecting objects shall comply with Sec.
10 3305(d).

11 Sec. 7502. (e) SLOPE. Walks shall have a
12 slope in the direction of travel of not more
13 than 1 in 48, and a cross-slope of not more
14 than 1 in 48. Should the slope of a walk
15 exceed 1 in 48, it shall be classified as a
16 ramp. Ramps and curb cuts shall have a slope
17 of not more than 1 in 12 and a cross-slope of
18 not more than 1 in 48. The sides of curb cuts
19 shall have a slope, not more than 1 in 6. Such
20 walks, ramps, and curb cuts shall not be
21 interrupted by abrupt changes in level greater
22 than 1/2 inch.

23 Sec. 7502. (f) LANDINGS. Landings shall be

1 provided as required by Sec. 3307(d).

2 Sec. 7502. (g) GRATES. Within an accessible
3 route of travel grates shall have openings no
4 more than 1/2 inch in least clear distance
5 between solid parts. The maximum vertical
6 surface change shall be 1/8 inch.

7 Sec. 7502. (h) EXPANSION AND CONSTRUCTION
8 JOINTS. Expansion and construction joints
9 shall have a width of not more than 1/2 inch,
10 shall be filled with a firm, compressible,
11 elastic material, and shall be flush with the
12 surface.

13 Sec. 7502. (i) MATERIALS AND CONSTRUCTION. An
14 accessible route of travel shall be
15 constructed of a firm, stable material with a
16 smooth, slip resistant surface not interrupted
17 by any abrupt change greater than 1/2 inch.
18 Any abrupt change less than 1/2 inch shall be
19 beveled to 1 in 4. No abrupt change in height
20 greater than 1/2 inch is allowed, without
21 meeting ramp requirements of Sec. 3307(c).
22 Where an accessible route of travel intersects

1 with walks, ramps, landings, curb cuts,
2 roadways or parking areas, they shall blend to
3 a common surface. Curb cuts shall have a
4 contrasting surface texture.

5 Sec. 7502. (j) SHOULDER SLOPES. Where
6 shoulder slopes abut the accessible route of
7 travel, they shall be at the same grade as its
8 edges, and shall have a slope, downward from
9 the edge, of not more than 1 in 48 for a
10 distance of not less than 3 feet. Where curbs
11 (2 inch minimum), walls, handrails or
12 guardrails abut the accessible route of
13 travel, shoulder slopes are not required.

14 Sec. 7502. (k) HANDRAILS. Ramps which slope
15 more than 1 in 20 shall be provided with
16 handrails on both sides as required for
17 stairways (see Sec. 3306. (j)), except that
18 intermediate handrails shall not be required.
19 Handrails shall not be required at any point of
20 access along the ramp, nor at any curb cut.

21 Sec. 7502. (l) ILLUMINATION. Illumination
22 shall be provided along the accessible route

1 of travel, at any time the building is
2 occupied, with an intensity of not less than
3 one footcandle at grade level.

4 Sec. 7502. (m) SIGNS. At every primary public
5 site entrance and at every major junction along
6 or leading to an accessible route of travel,
7 there shall be a sign displaying the
8 International Symbol of Access. Such sign
9 shall indicate the direction to accessible
10 destinations, including but not limited to
11 primary public site entrances, primary public
12 entrances, and parking spaces provided as
13 required in Sec. 7503. Signs shall be readable
14 from, but shall not obstruct, the accessible
15 route of travel. All signs required by this
16 section shall comply with Sec. 5503.

17 PARKING FOR DISABLED PERSONS.

18 Sec. 7503. (a) MINIMUM NUMBER. In every
19 parking lot or garage provided to serve
20 buildings to which this chapter applies,
21 parking spaces meeting the requirements of
22 this section shall be provided at the rate of

1 not less than two percent, or a minimum of
2 one, whichever is greater, of the total parking
3 capacity of 200 spaces or fewer, and one
4 accessible parking space for every additional
5 100 spaces over 200 parking space capacity, but
6 not less than one such space for each
7 accessible or adaptable dwelling unit.

8 Sec. 7503. (b) LOCATION. The required spaces
9 shall be located to provide the least distance
10 to accessible facilities served, and shall abut
11 the accessible route of travel. Where any curb
12 occurs between the accessible route of travel
13 and any parking space required by this section,
14 curb cuts shall be located to allow access to
15 the accessible route of travel from the parking
16 space without entering a vehicular roadway.

17 Sec. 7503. (c) SIZE. Parking spaces shall be
18 not less than 12 feet 6 inches wide. Where
19 two adjacent spaces are provided, total width
20 may be reduced to 21 feet, provided an access
21 aisle with a minimum width of 48 inches is
22 located between the two spaces. Boundaries of
23 access aisles shall be marked so that aisles

1 will not be used as parking space.

2 Sec. 7503. (d) SURFACE. Parking spaces and
3 access aisles shall slope not more than 1 in
4 48, and shall be firm, stable, smooth and slip
5 resistant.

6 Sec. 7503. (e) SIGNAGE. Every parking space
7 required by this section shall be identified
8 by a sign centered from 3 feet to 5 feet above
9 grade, at the head of the required parking
10 space. The sign shall be marked with the
11 International Symbol of Access and shall bear
12 the words "State disabled parking permit
13 required".

14 Sec. 7503. (f) COMPLIANCE. Parking spaces and
15 access aisles required by this section shall
16 comply with the requirements of Sec. 7502 (b),
17 (c), (g), (h), (i), (j), and (l).

18 WAITING AND REST AREAS, PASSENGER DROP-OFF AND
19 LOADING ZONES.

20 Sec. 7504. (a) GENERAL. Waiting and rest

1 areas, passenger drop-off and loading zones,
2 where provided, shall abut an accessible route
3 of travel and shall conform to other
4 applicable portions of this code.

5 Sec. 7504. (b) WAITING AND REST AREAS.

6 Waiting and rest areas shall be not less than
7 4 feet wide by 8 feet long, with the long
8 dimension abutting and parallel to the
9 accessible route of travel, with an
10 unobstructed space of not less than 4 feet
11 wide by 3 feet long, and shall have benches
12 not less than 4 feet long. Benches shall be
13 provided with arm rests at each end.

14 Sec. 7504. (c) PASSENGER DROP-OFF ZONES.

15 Drop-off zones shall be not less than 12 feet
16 wide by 25 feet long with the long dimension
17 abutting and parallel to an accessible route
18 of travel. Where drop-off zones are separated
19 from the accessible route of travel by curbs,
20 ramps or curb-cuts shall be provided to conform
21 to Sec. 7502.

22 Sec. 7504. (d) PASSENGER LOADING ZONES.

1 Passenger loading zones shall be not less than
2 4 feet wide by 20 feet long with the long
3 dimension abutting and parallel to (1) the
4 vehicle space on one side and (2) an
5 accessible route of travel on the other.
6 Where a loading zone is separated from the
7 accessible route of travel by a curb, a ramp
8 or curb-cut conforming to Sec. 7502 shall be
9 provided.

10 Sec. 7504. (e) SLOPE. Waiting and rest areas,
11 passenger drop-off and loading zones shall
12 slope not more than 1 in 48.

13 Sec. 7504. (f) COMPLIANCE. Waiting and rest
14 areas, passenger drop-off and loading zones
15 required by this section shall comply with the
16 requirements of Sec. 7502. (b), (c), (g), (h),
17 (i), (j), (k), and (l).

18

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