
The New NYC Building Code
Chapter 11 Accessibility
New York City Department of Buildings
Technical Affairs
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Learning Objectives

This seminar will focus on detailed provisions of Chapter 11 Accessibility of the New 2008 New York City Building Code including the following:

- LL58/87, ADAAG, and FHAAG
- Entrances
- Multilevel buildings
- Parking
- Unisex toilet room
- LULA elevator
- Wheelchair platform lift
- Residential scoping
- Accessible unit, R-2 occupancy Type B unit, and Type B unit
- Accessible means of egress

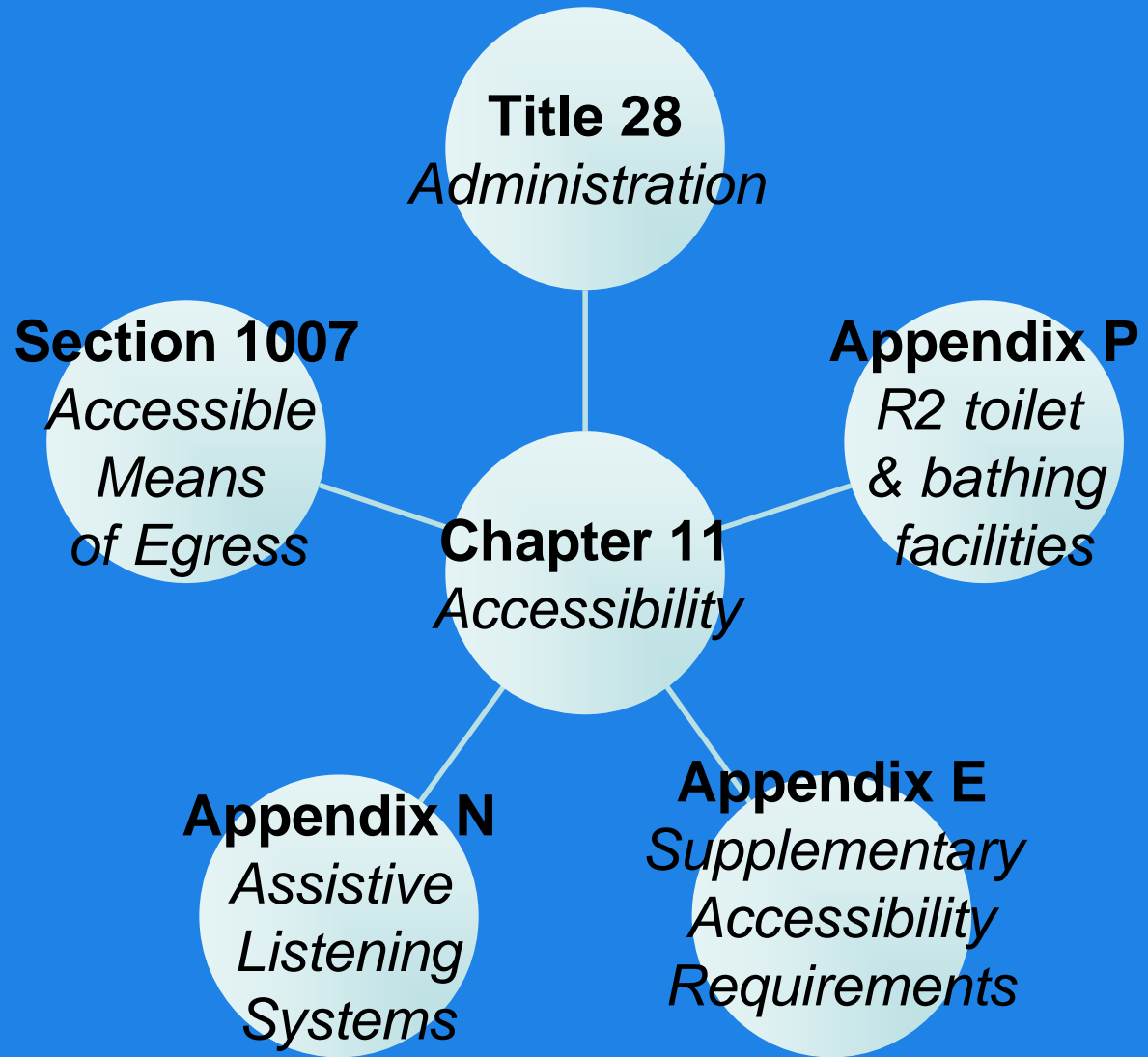
Accessibility Laws



**EQUAL HOUSING
OPPORTUNITY
Fair Housing
Act**



Accessibility Provisions in the Building Code



Highlight of Accessibility Changes



Entrances (Section 1105)

A photograph of a person in a wheelchair on a ramp leading to a building entrance. The ramp has wooden handrails. In the background, there is a doorway with a red exit sign above it and a decorative floral arrangement on the wall.

Public entrance: 100% Accessible

Service entrance: Must be accessible if it is the only entrance to a building

Restricted entrance: 100% Accessible

Multilevel Buildings (Section 1104.4)

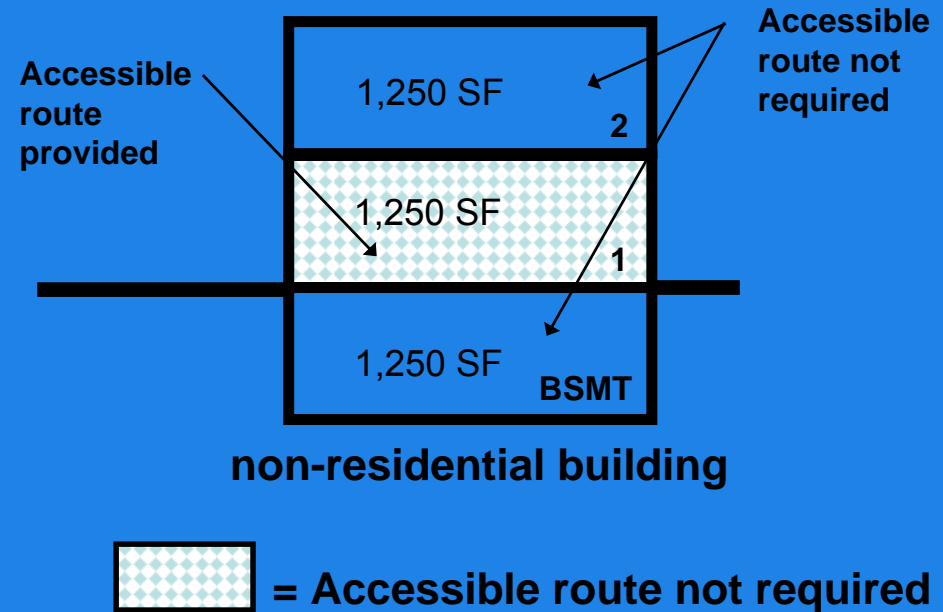
At least one accessible route must connect all levels (including mezzanine). There are 3 exceptions:

Exception 1* :

In non-residential buildings where the aggregate of all stories and mezzanines that are not provided with accessible routes is $\leq 2,500$ SF

Important reminder: This only exempts the accessible route. The stories and mezzanines must still comply with other accessibility requirements (e.g. toilet rooms, accessible doors etc.)

* There are 4 instances where this exception cannot be used (See next slide)



Multilevel Buildings (Section 1104.4)

4 instances where Exception 1 of Section 1104.4 cannot be applied (accessible route is required):

- Mercantile occupancies with ≥ 5 tenants
- Levels containing offices of health care providers (B or I)
- Transportation facilities and airports (A-3 or B)
- Levels frequented by the public for assembly, government, public utility or health facility purposes

Multilevel Buildings (Section 1104.4)

Exception 2:

In Group A, I, R and S occupancies, where Section 1107 and 1108 would allow a floor level with no accessible features, an accessible route is not required to connect those levels



Multilevel Buildings (Section 1104.4)

Exception 3:

In a 2-story building, if one story has ≤ 5 occupants, and such floor is not open to the public, an accessible route is not required to connect such floor



Accessible Parking (Section 1106)

- 5% accessible parking required
- Van accessible parking: 1 per 6 or fraction of 6 accessible spaces but not less than 1
- Hospitals and Rehab Centers: higher number of accessible parking (10% & 20% respectively, equal to ADA)

Unisex Toilet Room (Section 1109.2.1)

The background of the slide is a photograph of a large, empty theater. The seats are a deep red color and are arranged in many rows, receding into the distance. The lighting is dim, creating a sense of a quiet, empty space. The perspective is from an elevated position, looking down at the seating area.

Required in Assembly and Mercantile occupancies where an aggregate of 6 or more (male + female) water closets are required

Limited Use/Limited Application Elevator (LULA) (Section 1109.6)

In new construction LULA can only be used:

1. In buildings < 10,000 SF, and an elevator is not required by Chapter 30, and that it serves not more than 3 contiguous floors
2. Where a wheelchair lift or a private residence elevator is permitted
3. Houses of worship

Max. rise of LULA is limited to 25'



Wheelchair Platform Lifts (Section 1109.7)

Generally not permitted in New Construction except for:

1. Performance area in Group A
2. Wheelchair spaces in assembly area
3. Spaces not open to the public with no more than 5 occupants
4. Within dwelling units
5. Courtroom uses (interior only)

Stairway Lift in Non-Residential



Photo credit: National Wheel-O-Vator

Wheelchair Platform Lift



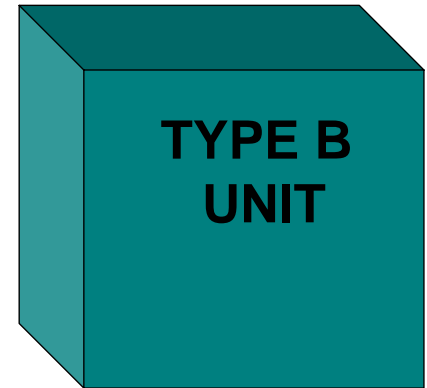
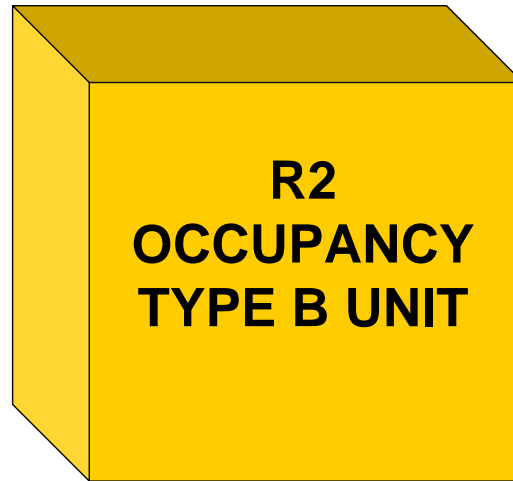
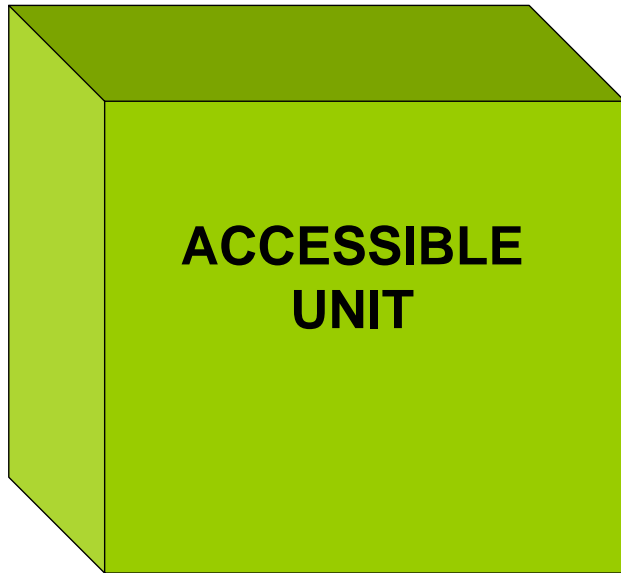
Photo credit: Bruno

Changes in Residential Requirements



Residential Dwellings (Section 1107)

3 levels of accessibility that can be required in a dwelling/sleeping unit:



Accessible units

Complies with Section 1002 (Accessible Units) of ICC A117.1-2003

Contains features already in place which make the unit fully accessible

Applicable to all Institutional occupancies and R-1 occupancies

R2 Occupancy Type B units

Complies with Section 1004 (Type B) of ICC A117.1-2003 and a list of eight modifications (See following slides)

Applies to R-2 occupancies and some R-1 occupancies including boarding houses, dormitories, fraternity houses and sorority houses

Less restrictive than Accessible units but more restrictive than Type B units

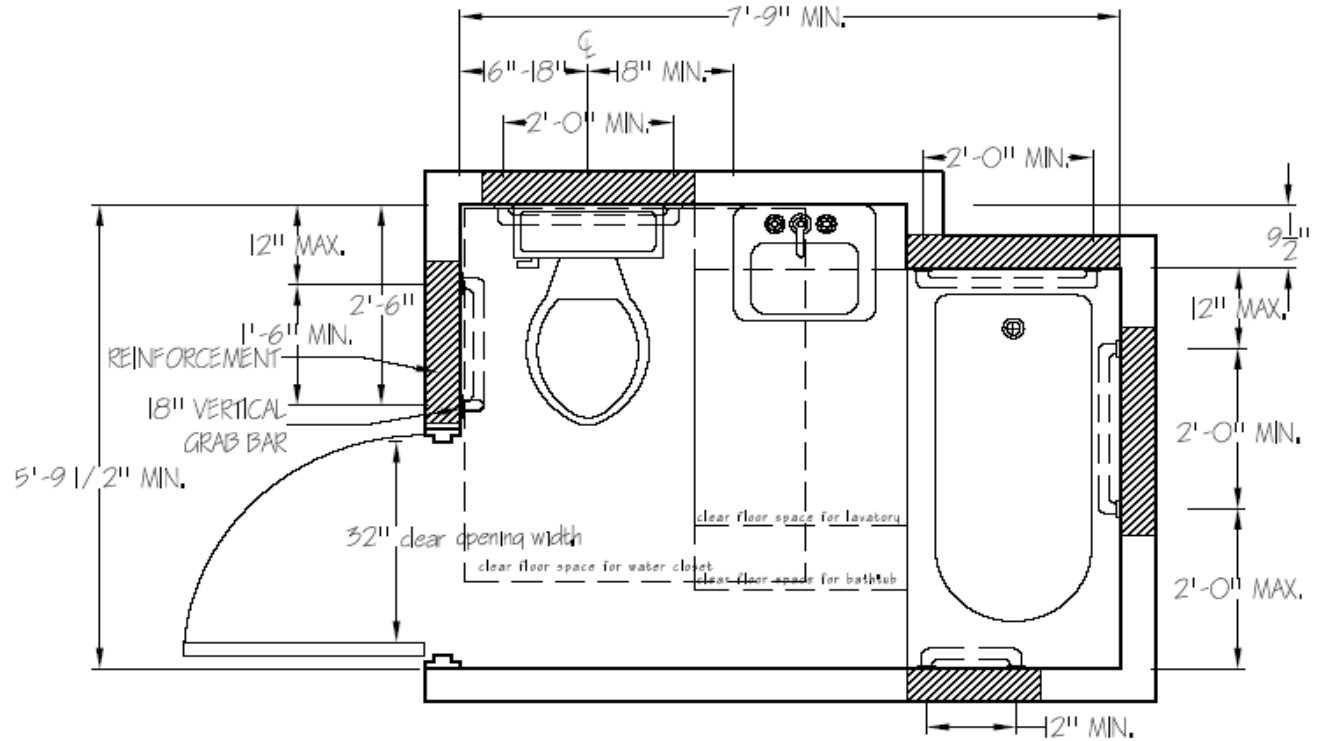
Modifications in Type B units in R-2 Occupancies

1. R-2 Type B unit Toilet & Bathing Facilities (Section 1107.2.2)

Appendix P Option	Type A Option
<p>In this option, ALL toilet and bathing facilities, including powder rooms, must comply with the specifications outlined in Appendix P.</p>	<p>In this option, AT LEAST ONE bathroom must comply with Type A bathroom requirements in ICC A117.1-2003 Section 1003.11, including 5'-0" turning space. The remaining toilet and bathing facilities in the same unit, including powder rooms, are required only to provide certain adaptable features.</p>

R2 Type B unit Toilet & Bathing Facility

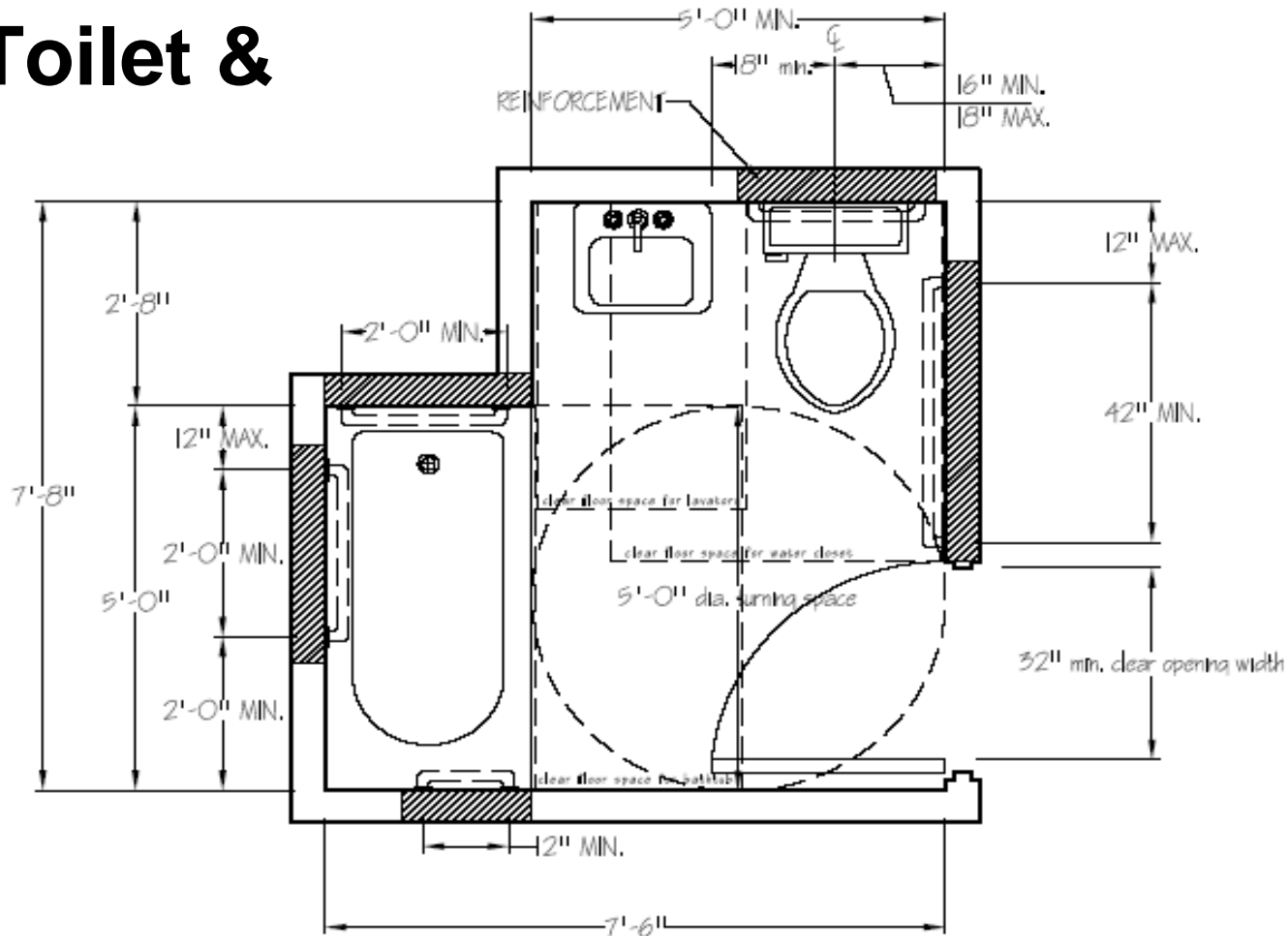
Sample Appendix P Bathroom



APPENDIX P BATHROOM-SIDE APPROACH
42.9 SQ. FT

R2 Type B units Toilet & Bathing Facility

Sample Type A Bathroom



TYPE A BATHROOM
50.8 SQ. FT.

Modifications in Type B units in R2 Occupancies

2. Doors and Doorway

- Entrance doors to the unit must be accessible
- Other doors within the unit meant for human passage must also be accessible. Door hardware may be replaceable in the future to become accessible
- Bedroom doors may be a reversible type, provided:
 - mortised hinge and latch blanks are in place
 - current and future maneuvering clearances at the door is accounted for on both sides of the door, so that the maneuvering clearance is in place once the door is reversed
- Flex-closets: Front approach, pull side door clearance can be temporarily used as storage space

Modifications in Type B units in R2 Occupancies

2. Doors and Doorway (Continued)

- Accessible door required in Appendix P toilet and bathing facility. Alternately, the door may overlap with clear floor spaces at the fixtures provided the door is reversible as per Section P102.3
- Accessible door required in Type A toilet and bathing facility. Other toilet and bathing facilities in the same unit must provide 32” clear door opening width but maneuvering clearances at the doors are not required

Modifications in Type B units in R2 Occupancies

3. Kitchen and Kitchenette

- a. Primary kitchen (or kitchenette) must be adaptable per ICC A117.1 (1003.12) with the following modifications:
- b. Kitchen counter – permitted to be adjustable or replaceable as a unit at heights between 29” and 36” (owner’s responsibility)
- c. Kitchen appliances – must comply with ICC A117.1 from day 1 or to be replaced by the owner
- d. Kitchen storage, cabinets, drawers, and shelf storage areas – comply with ICC A117.1 (905). In addition, a storage shelf or cabinet mounted at 48” maximum A.F.F. must also be provided above the 30” adaptable work counter.
- e. Additional kitchens/kitchenettes – comply with ICC A117.1 (1004.12)



Modifications in Type B units in R2 Occupancies

4. Operable Windows

- All operable windows must have operable parts complying ICC A117.1 (309)

Exception

In kitchenettes with an area of less than 80 SF and in bathrooms (provided the kitchenette/bathroom is equipped with an accessible mechanical means of ventilation)

Modifications in Type B units in R2 Occupancies

5. Multi-story Units

1st, designate the story with an accessible entrance as the primary entry story

Compliance Option 1

On the primary entry story → All rooms, spaces, and doors must comply with §1107.2

On other stories → Rooms, spaces, and doors need not comply with §1107.2 if equivalent facilities are provided on the primary entry story

Modifications in Type B units in R2 Occupancies

5. Multi-story Units (Continued)

Compliance Option 2

Functional facilities can be located on any story if the following conditions are met:

1. All rooms, spaces, and doors on the story comply with §1107.2
2. A bathroom complying with §1107.2.2 is located on the primary entry story
3. One of the following connects all stories of the unit:
 - a. An accessible external elevator
 - b. A stairway complying with §502 of ICC A117.1 with a minimum clear width of 36"
 - c. An accessible route (e.g. ramp, lift, elevator)



Modifications in Type B units in R2 Occupancies

6. Raised or Sunken Floor

Permitted by ICC A117.1 (1004.3.1, exception 1 or 2) in a portion of the living, dining, or sleeping room

- Such areas must have stairs complying with ICC A117.1 (504) connecting them to an accessible route
- A minimum area of 80 SF (with 8' min. in one dimension) of each such room must be connected to an accessible route (e.g. ramp, lift, elevator)



Modifications in Type B units in R2 Occupancies

7. Storage Facilities in the unit

Must comply with ICC A117.1 (905) including:

- Clear floor space (305)
- Reach ranges (308)
- Operable parts (309)



Modifications in Type B units in R2 Occupancies

8. Washer and Dryer within the unit

Must comply with ICC A117.1 (611) and must be front loading

Alternately, compliance washer and dryer can be provided within 10 days of request or when a person with disability moves in, whichever is later.

Owner is responsible for expenses

Type B units

A dwelling unit or sleeping unit designed and constructed with adaptable features for future accessibility in accordance with Section 1004 of ICC A117.1-2003

Satisfies requirements of Fair Housing Act (FHA)

Less restrictive requirements than *Accessible units* and *R2 Occupancy Type B units*

Number of Accessible Units in Institutional (I-1 & I-2) Occupancies

Required Units					
Occupancy	Description	1968 Code (LL58/87)	2008 Code		
			Accessible Units	Type B Units	R2 Type B Units
I-1	Assisted Living	100% Usable	100%	N/A	N/A
I-2	Nursing Home	100% Usable	100%	N/A	N/A
I-2	Hospital	100% Usable	100%	N/A	N/A
I-2	Rehabilitation	100% Usable	100%	N/A	N/A

Number of Accessible Units in Residential (R-1) Occupancies

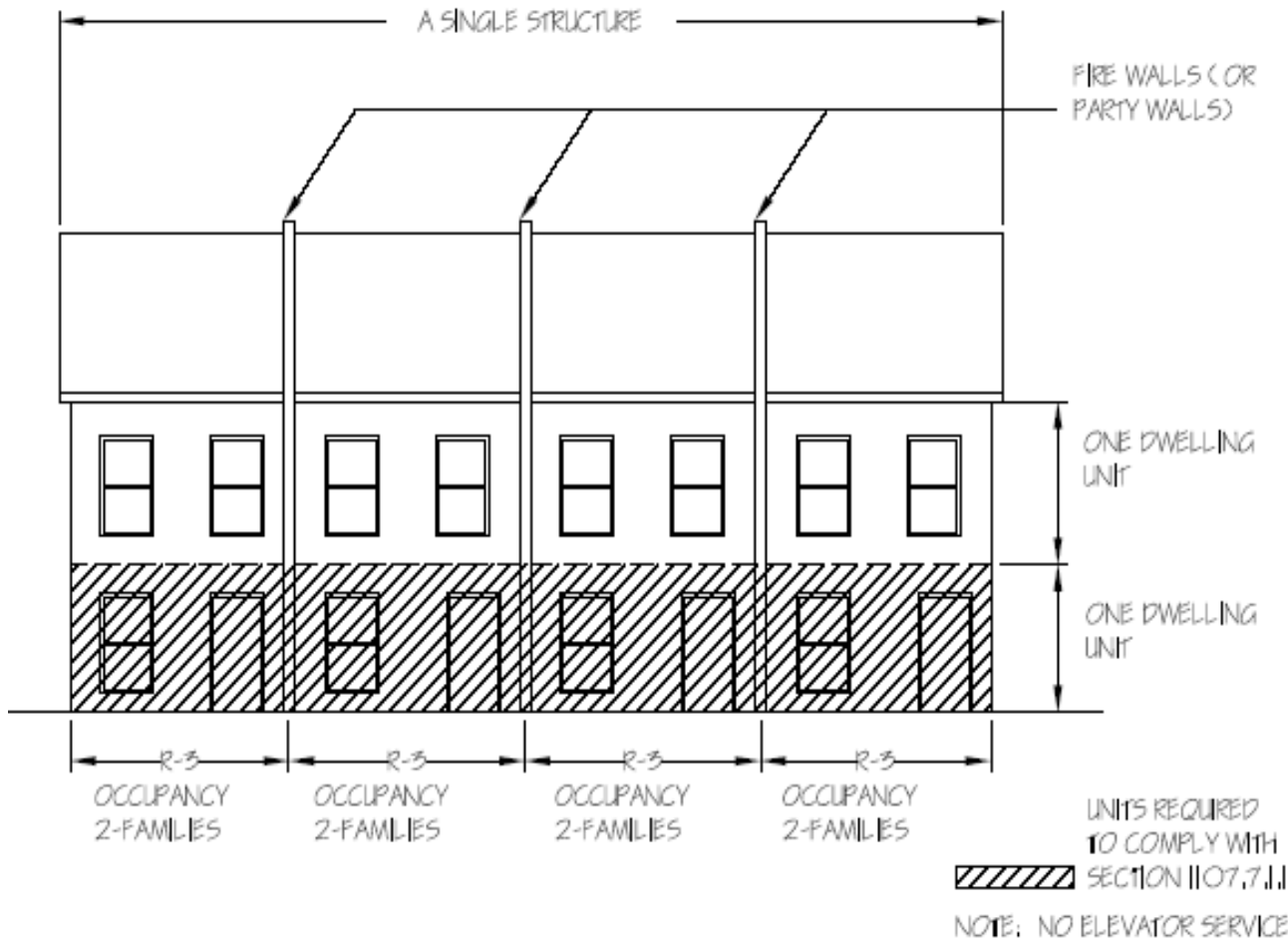
Required Units					
Occupancy	Description	1968 Code (LL58/87)	2008 Code		
			Accessible Units	Type B Units	R2 Type B Units
R-1	Hotels/Motels	5% Usable	Per BC Table 1107.6.1.1	100% of remaining units (Only if 4 or more in a single structure and "intended to be occupied as a residence")	N/A
R-1	Dormitory	100% Adapatable (if elevator)	Per BC Table 1107.6.1.1	N/A	100% (of remaining units) if served by elevator
		25% Adaptable ground floor units (if non-elevator)			100% (of remaining units) on ground floor/lowest story if NOT served by elevator

Number of Accessible Units in Residential (R-2 & R-3) Occupancies

Required Units					
Occupancy	Description	1968 Code (LL58/87)	2008 Code		
			Accessible Units	Type B Units	R2 Type B Units
R-2	Apartments	100% Adapatable (if elevator)	N/A	N/A	100% (of remaining units) if served by elevator
		25% Adaptable ground floor units (if non-elevator)			100% (of remaining units) on ground floor/lowest story if NOT served by elevator
R-3	One- and Two- Family	N/A	N/A	100% (Only if 4 or more in a single structure and "intended to be occupied as a residence")*	N/A

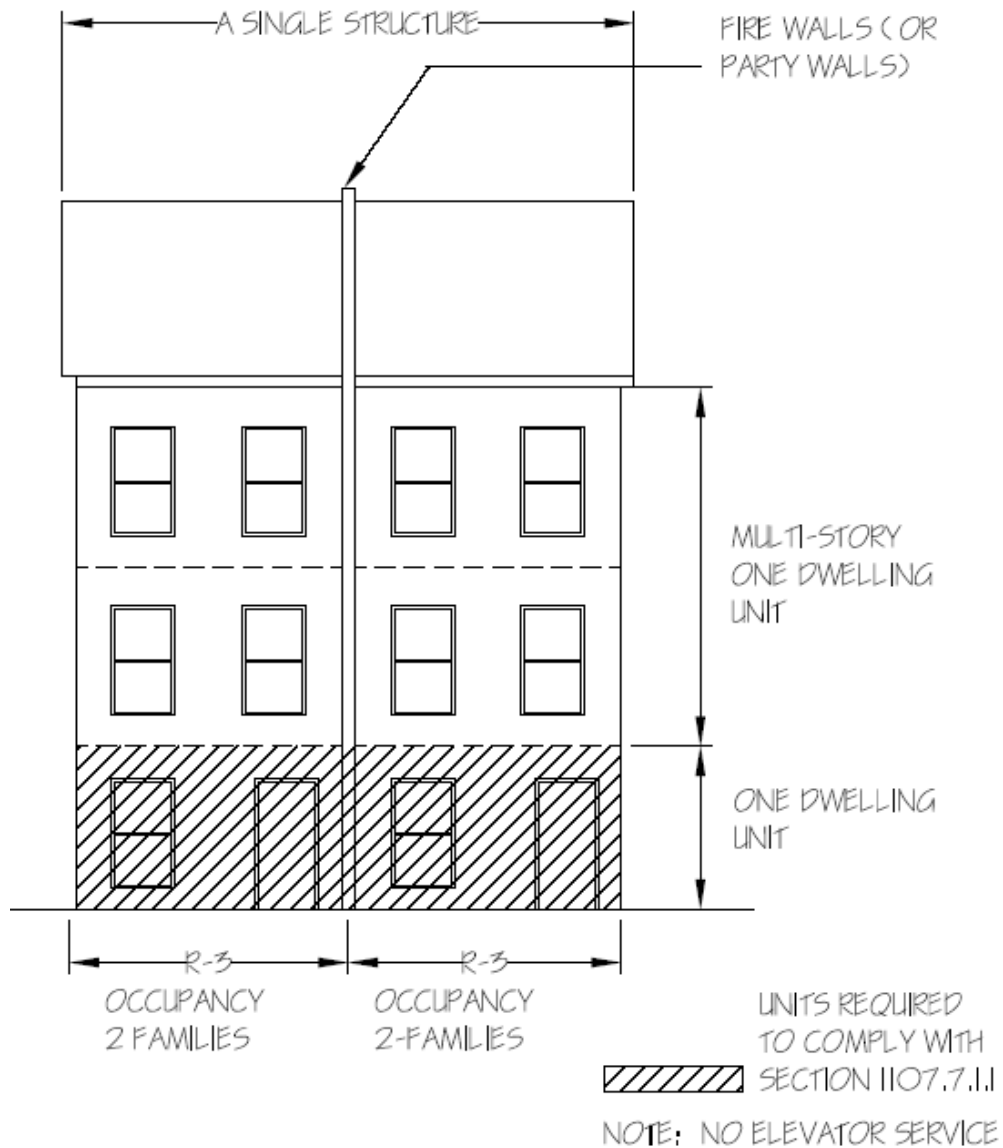
* Multi-story units without elevators are exempt.

Type B Units in R-3 Occupancies

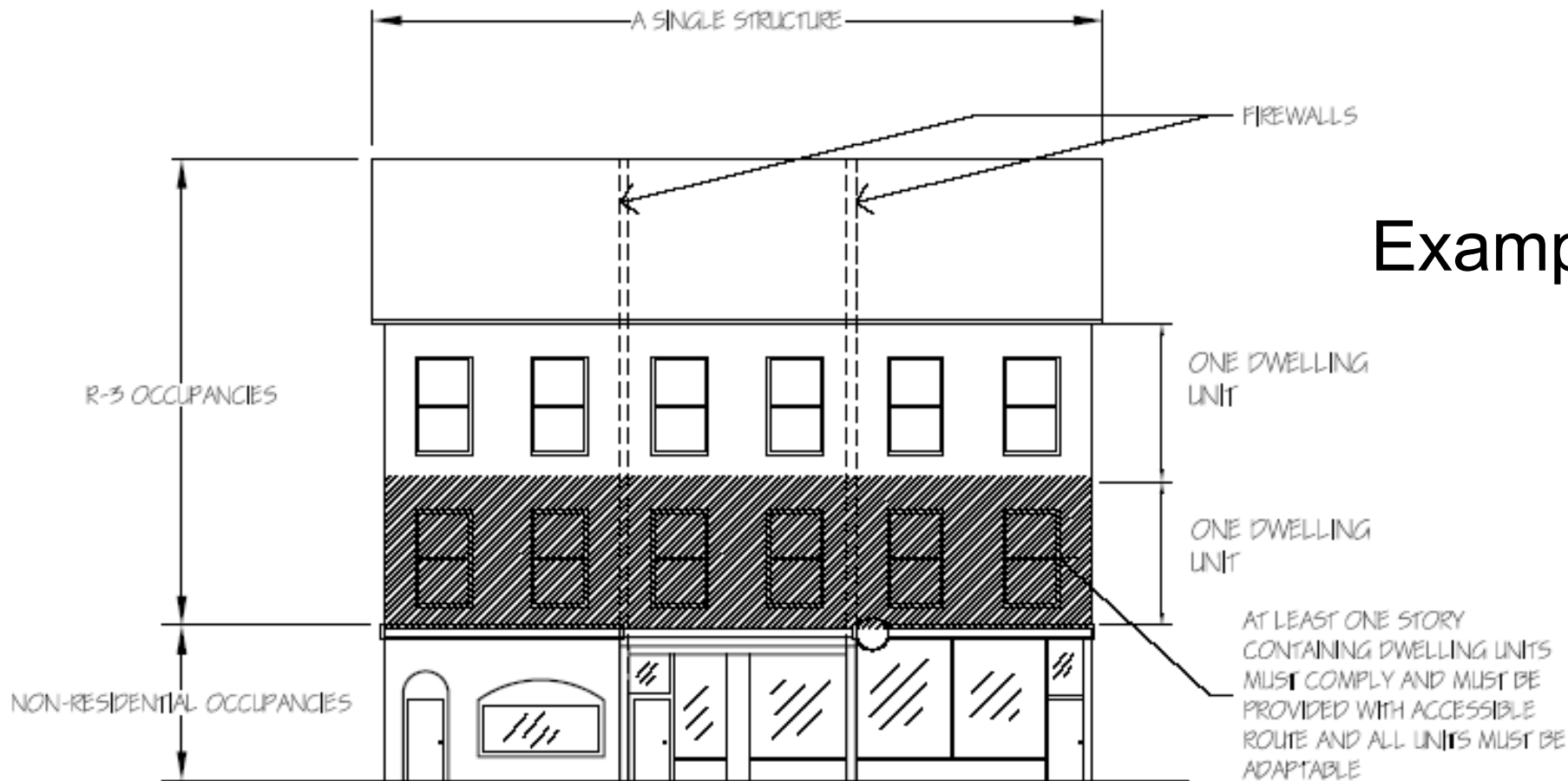


Pursuant to the federal Fair Housing Act (FHA), certain R-3 occupancies (one- and two-family residences) are required to comply with Chapter 11's accessibility provisions. In R-3 occupancies where there are four or more dwelling or sleeping units within a single structure*, Section 1107.6.3 requires all units to be constructed as *Adaptable units* for future accessibility.

* Dwelling units in adjacent buildings separated by fire walls are interpreted by HUD as comprising a single "structure" and are required to be adaptable units pursuant to the Fair Housing Act if there are four or more units in such single structure.

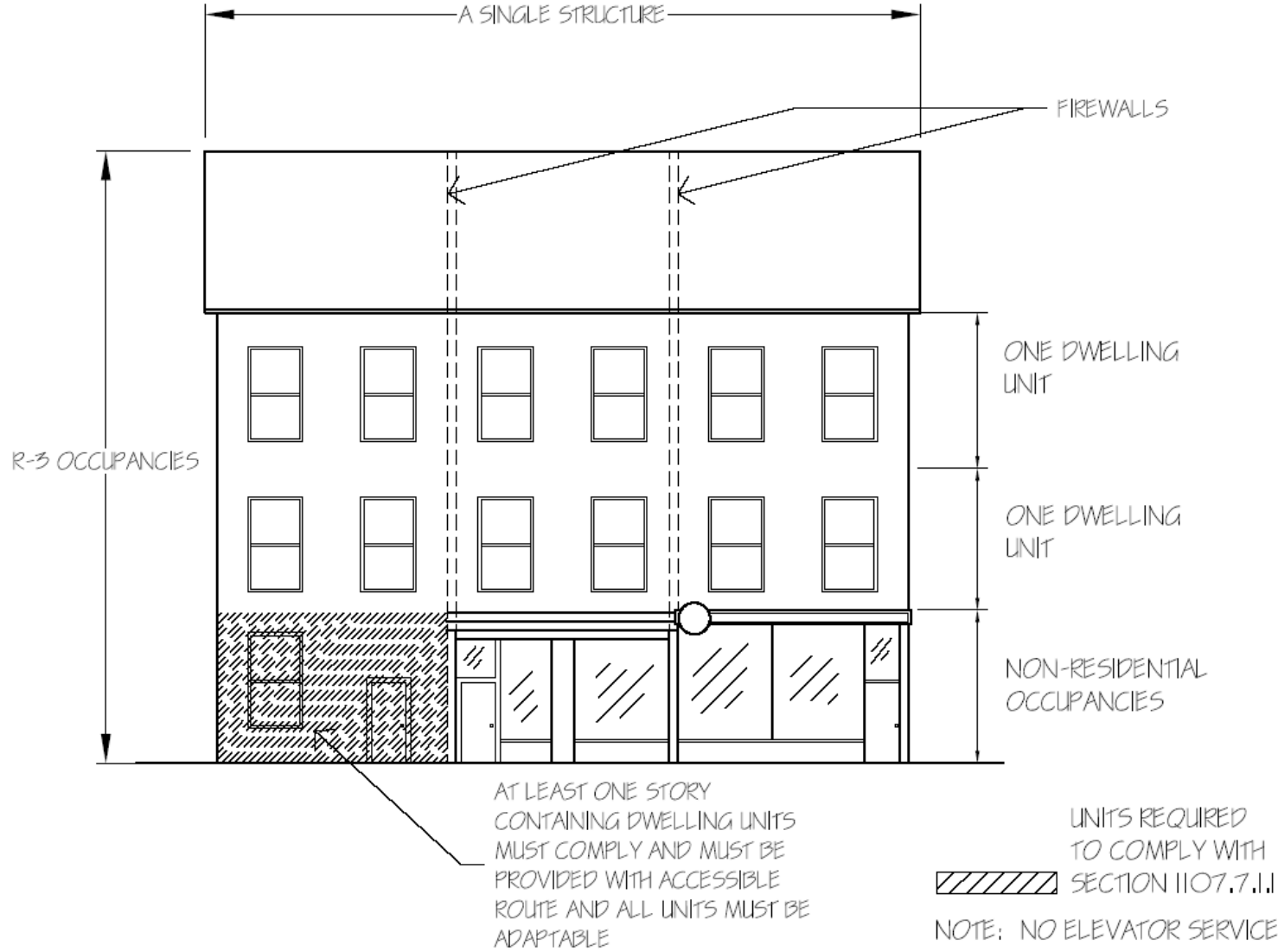


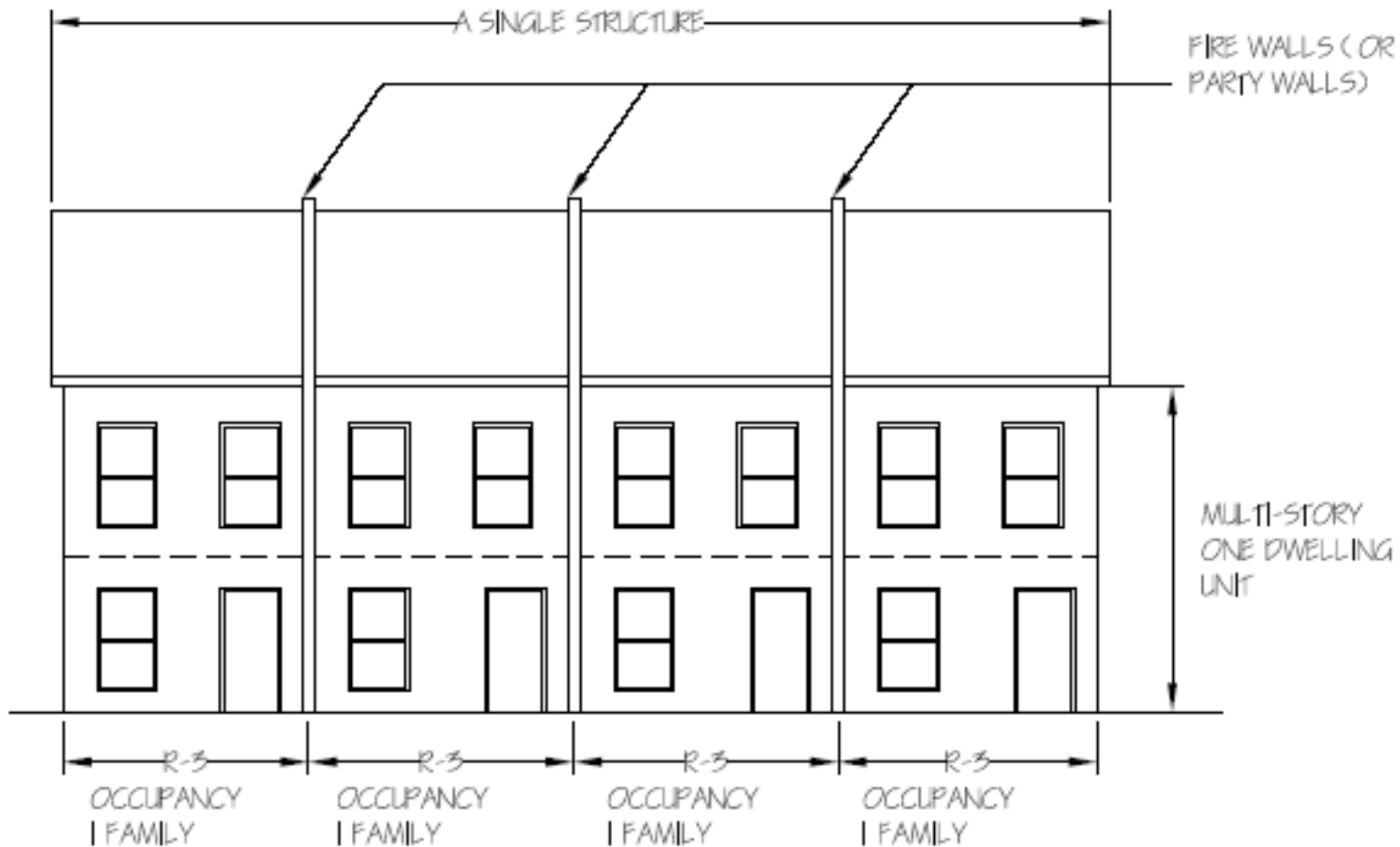
Example 2



Example 3

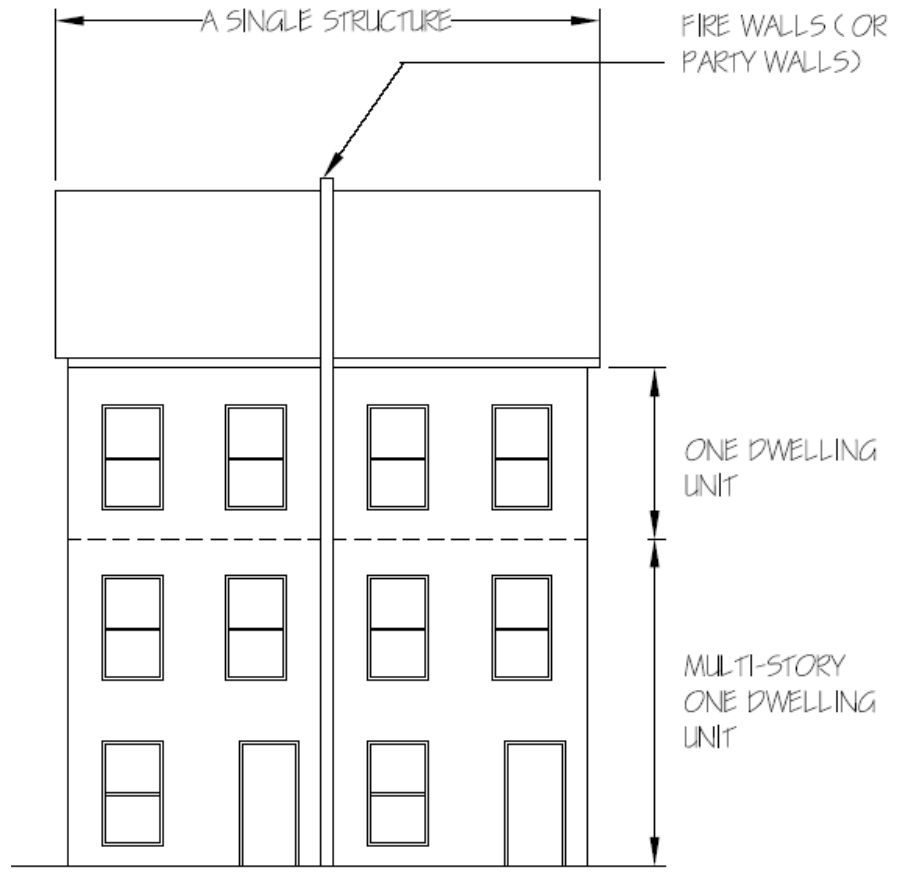
Example 4





Example 5

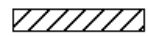
NOTE: NO ELEVATOR SERVICE



Example 6

UNITS REQUIRED
TO COMPLY WITH
SECTION 1107.7.1.1

NOTE: NO ELEVATOR SERVICE



A close-up photograph of a person sitting in a wheelchair. The person is wearing a dark, pinstriped suit jacket. A blue cane is resting on their lap, held in their right hand. The wheelchair's silver rim and spokes are visible in the foreground. The background is blurred, suggesting an outdoor setting.

The Introduction of Accessible Means of Egress In Chapter 10



EXIT

Accessible Means of Egress (Section 1007)

- At least 1 required in accessible spaces
- At least 2 required where there are 2 or more means of egress

Components of Accessible Means of Egress

Interior and exterior accessible routes (1104)	Area of rescue assistance (1007.6)
Ramps (1010)	Vertical exit stairways (1007.3 & 1019.1)
Exit discharge	Elevators (1007.4)
Horizontal exits (1021)	Exterior exit stairways (1007.3 & 1022)
Platform lifts (only limited circumstances)	Exterior area of assisted rescue (1007.8)



Area of Rescue Assistance (Section 1007.6)

- Similar concept to ADA's Area of rescue assistance
- Area of rescue assistance required in non-sprinklered buildings with access to either an exit stairway (per 1007.3 & 1019.1) or an elevator (per 1007.4)
- Requires 2-way communication
- Requires signage

Exit Stairways (Section 1007.3)

- Must incorporate or have access from an area of rescue assistance in non-sprinklered buildings
- 48” width between handrails

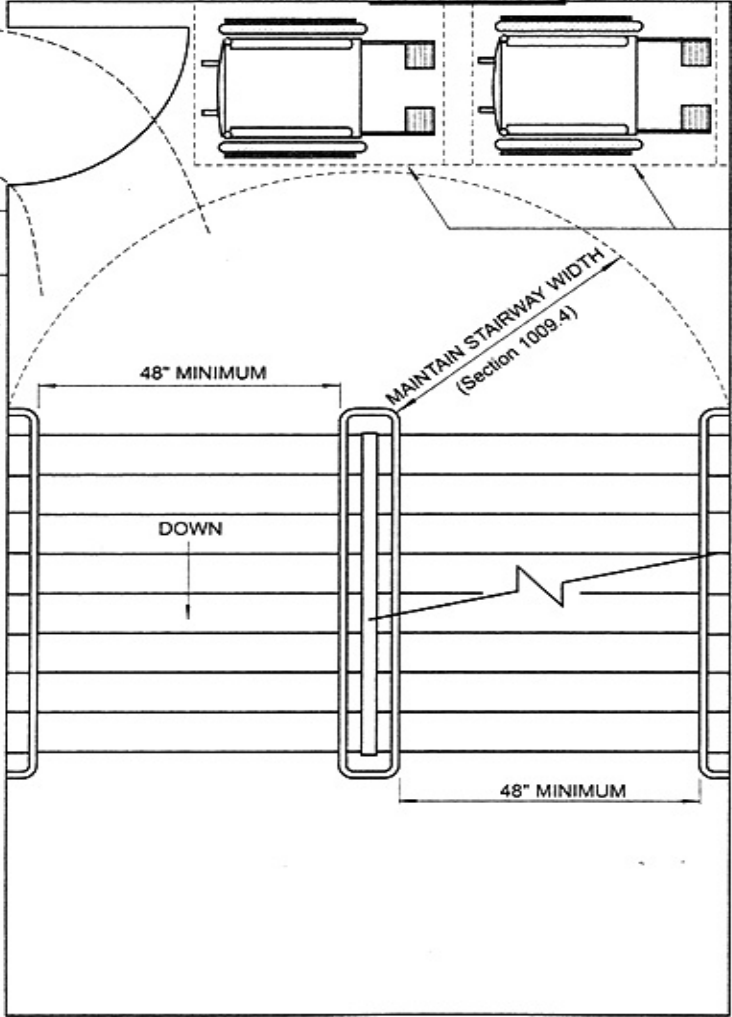
Area of rescue assistance within an exit enclosure

MAINTAIN MINIMUM REQUIRED CLEAR EGRESS WIDTH (SECTION 1005.1, 1009.1 & 1016.2)

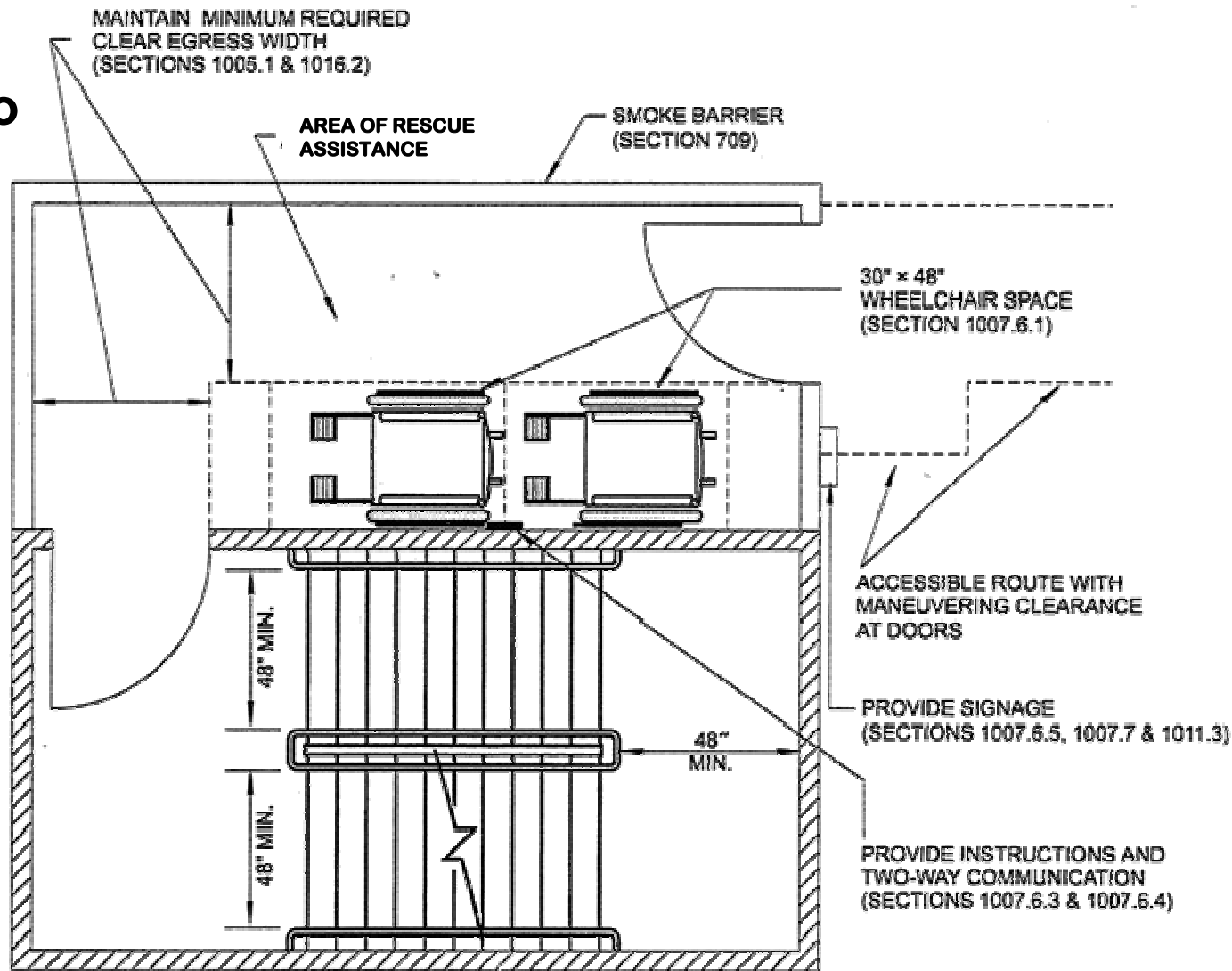
PROVIDE INSTRUCTIONS AND TWO-WAY COMMUNICATION (SECTIONS 1007.6.3 & 1007.6.4)

PROVIDE SIGNAGE (SECTIONS 1007.6, 1007.6.5, 1007.7 & 1011.3)

30" x 48" WHEELCHAIR SPACE (SECTION 1007.6.1)



Area of rescue assistance adjacent to an exit enclosure



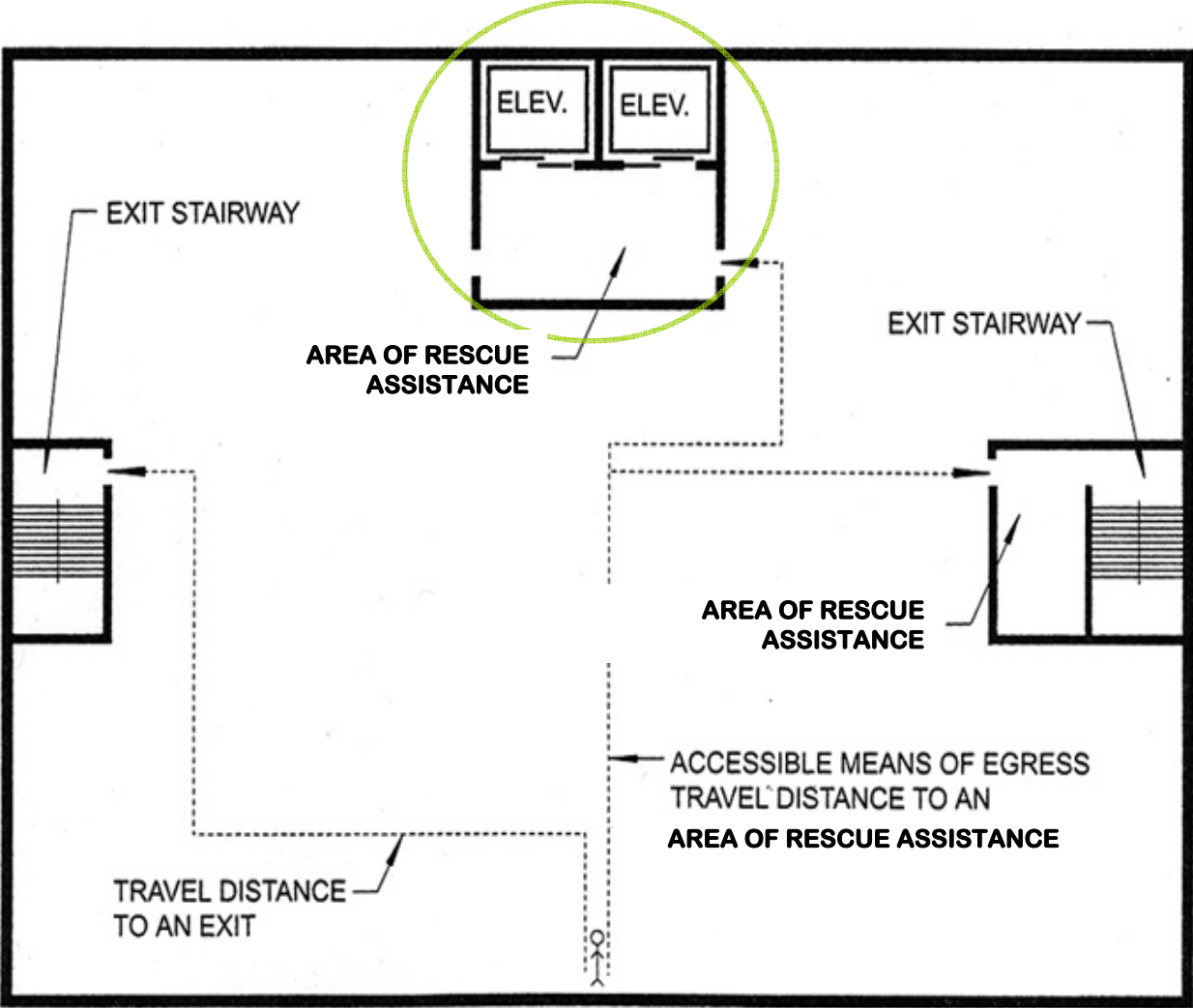


Elevators (Section 1007.4)

May be used as a component of accessible means of egress, however, it is not optional:

1. In residential buildings > 125 feet in height
2. In other occupancies where the occupied floor is > 75' above the lowest level of fire department access

Area of rescue assistance within an elevator lobby



Elevators (Section 1007.4)

Section 1007.4 requires elevator that serves as an accessible means of egress:

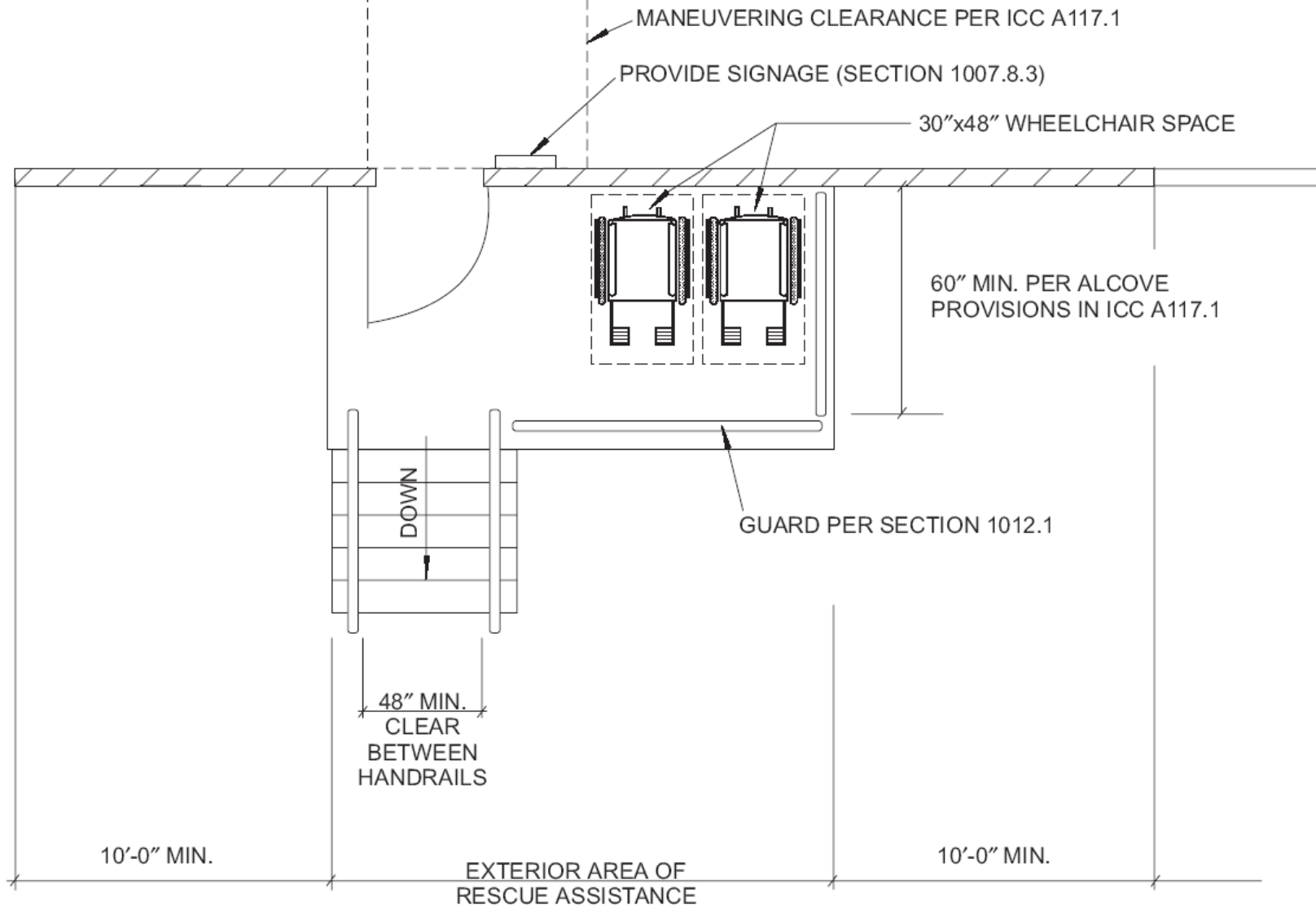
- To comply with emergency operation and signaling device requirements per §2.27 of ASME A17.1
- To be provided with emergency power per 2702 and 3003
- To comply with accessibility requirements (cab sizes etc.)
- To have access from either an area of rescue assistance or a horizontal exit in non-sprinklered buildings

Exterior Area of Assisted Rescue (Section 1007.8)

Required if an exit discharge is not accessible

Not required if an exit discharge originates from a stairway or an elevator

Exterior Area of Assisted Rescue (Section 1007.8)



Exceptions for Sprinklered Buildings

If a building is equipped throughout with an automatic sprinkler system:

- Area of rescue assistance is not required at exit stairways or elevator
- 48" stairway width is not required (not to be less than required egress width)


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New NYC Construction Codes

New NYC Construction Codes

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