



**2021 IEBC Accessibility Overview**

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Based on:  
2021 International Building Code,  
2021 International Existing Building Code and  
ICC A117.1 - 2017 Accessible and Usable Buildings and Facilities

IBC center

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**Accessibility in the Built Environment**

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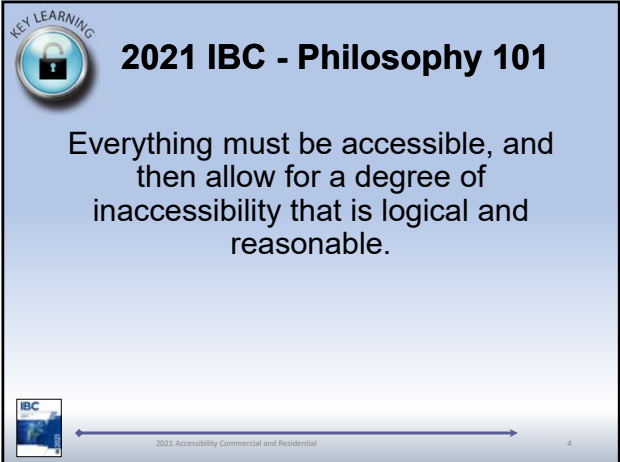


**What are we talking about?**

**disability**

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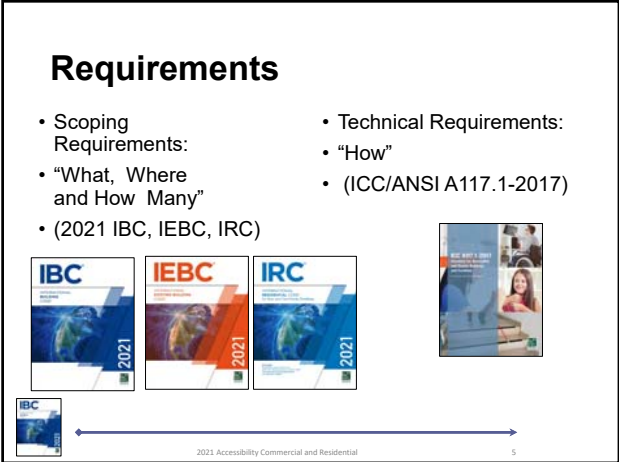


**2021 IBC - Philosophy 101**

Everything must be accessible, and then allow for a degree of inaccessibility that is logical and reasonable.

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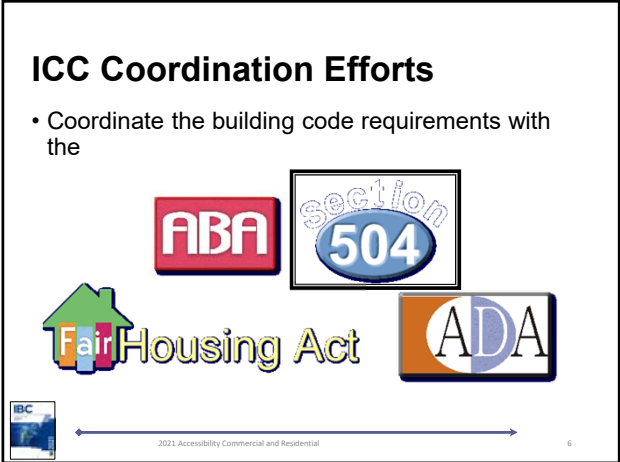
**Requirements**

- Scoping Requirements:
  - “What, Where and How Many”
  - (2021 IBC, IEBC, IRC)
- Technical Requirements:
  - “How”
  - (ICC/ANSI A117.1-2017)

IBC IEBC IRC

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**ICC Coordination Efforts**

- Coordinate the building code requirements with the




ABA section 504 Fair Housing Act ADA

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### American's with Disabilities Act (ADA) - 1990

- Civil Rights law against discrimination for persons with disabilities.
- Consists of five areas:
  - Title I – Employment
  - Title II – Accessibility public transportation and governmental services
  - Title III – Accessibility to all other buildings
  - Title IV – Telecommunication
  - Title V – Miscellaneous






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### American's with Disabilities Act (ADA) - 1990

- Scoping and technical requirements found in:
  - 2010 ADA Standard for Accessible Design
  - Requirements were mandatory for new construction started after March 15, 2012.






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### Fair Housing Act (FHA) – 1968 & 1988

- Civil Rights law against discrimination in housing.
- 1968 - no discrimination on the basis of race, color, religion, sex and national origin.
- 1988 - amended to include disabilities and familial status.





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### Fair Housing Act

- Covers all housing built for first occupancy after March 13, 1991.
- Scoping and technical requirements found in the Fair Housing Accessibility Guidelines (FHAG).






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### Role of the Code Official

- Code officials enforce the adopted building code and state amendments.
- They do enforce accessibility requirements, but they cannot enforce the federal requirements of the ADA and FHA.



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### Existing buildings



### Existing Buildings

- Maintenance.
- Alteration.
- Change of occupancy.
- Addition.
- Historic buildings.






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KEY LEARNING



### Existing building philosophy – Part 1

- This is not mandatory retrofit
- Existing buildings are improved as you alter, with the idea that they will become as accessible over time as technically feasible.
- Whatever you touch, you fix.



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### Maintenance & Repair

A facility that is constructed accessible must be maintained accessible.






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### Extent of Application

Alterations are not required to exceed the accessibility that would be required for a new building.






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### Additions

- Additions must comply with new construction.
- If the addition relies on the toilet rooms or route through the existing building for access into the space, then the same accessible route provisions for alterations would apply.






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### Alterations or COO to Existing Buildings – Part 1

- Change of occupancy and alterations treated the same for improvements for accessibility.
- When altering an existing building, everything that is altered must meet requirements for accessibility.






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### General Exceptions

- Accessible means of egress not required to be added.
- Technically infeasible.
- When historical significance is adversely affected.
- Type B units when the alteration is to less than 50% of the area of the building (Level 1 or 2)





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### Technically Infeasible

- Removal or *alteration* of a load-bearing member that is an essential part of the structural frame
- Existing physical or site constraints




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### Special Allowances for Existing Buildings

- Entrances.
- Elevators.
- Platform lifts.
- Stair and Escalators.
- Ramps.
- Dwelling and sleeping units – Accessible, Type A and Type B.
- Toilet rooms.
- Dressing, fitting and locker rooms.
- Amusement rides.






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### Ex: Platform Lifts

- Permitted anywhere in existing buildings.
- ASME A18.1 limits vertical platform lifts to a 14 foot rise maximum.



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### Ex: Toilet Rooms

- When it is technically infeasible to altered the existing toilet rooms to comply
  - Comply as much as feasible in the existing bathroom
  - Provide an accessible single occupant toilet room in the same area
- Family/assisted use toilet room only required where fixtures are being added.




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KEY LEARNING



### Existing building philosophy – Part 2

- As long as you are making alterations, this is the best time to make improvements to the accessible route, bathrooms and drinking fountains that serve the area being altered.




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### Alterations to Existing Buildings – Part 2

- If the area being altered contains a primary function area, the route to that area and any toilet rooms or drinking fountains that serve that area must be evaluated for accessibility.
- If they are not accessible, additional improvements are required.




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### Primary Function Area

- A major activity for which the facility is intended.
- Excluding areas such as:
  - Mechanical room or boiler room
  - Supply storage
  - Employee lounge or locker room
  - Janitors closet
  - Entrances
  - Corridors
  - Restrooms




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### Accessible Route Exceptions

- The cost of the accessible route exceeds 20% of the cost of the alteration.
- The alteration is limited to items that will not alter the physical configuration or use of the space.
- The alteration is to improve accessibility.
- The route is to Type B units only.




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### Accessible Route to Primary Function Area

- Parking.
- Exterior accessible route.
- Entrance.
- Interior accessible route.
- Toilet rooms.
- Drinking fountains.
- Signage.




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### Extent of application for additional accessible route criteria

- The route improvements (including improving the bathrooms and drinking fountains) are limited to those that serve the area being altered.
- For example, if an alteration is only to the first floor, and the route is compliant, a designer is not required to fix non-compliant items on the upper floors.



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### Ex: Entrances

- New buildings require 60% of public entrances to be accessible.
- Existing buildings are only required to have one accessible entrance – provided it is part of the route to the altered area



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### HISTORIC BUILDING.

Any building or structure that is one or more of the following:

1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.





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### Historic Building

- When compliance would be detrimental to the historical significance of a registered building.
- Minimum requirements
  - Site arrival points.
  - Access to main level.
  - Alternative entrance.
  - Unisex toilet room.




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### Technical Assistance



- ICC and A117.1 – ICC, (888)422-7233; [www.iccsafe.org](http://www.iccsafe.org).
- ADA – Access Board, 800-872-2253(v), 800-993-2822(TTY), [www.access-board.gov](http://www.access-board.gov) or email at [ta@access-board.gov](mailto:ta@access-board.gov)
- ADA – ADA Technical Assistance Centers (800)949-4232; [www.adata.org](http://www.adata.org)
- Fair Housing – Fair Housing Accessibility First, (888)341-7781; [www.fairhousingfirst.org](http://www.fairhousingfirst.org).



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Thank you for you time.  
Any questions?



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