

same facility, equivalent vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in Accessible units.

1002.12 Kitchens. Kitchens shall comply with Section 804. At least one work surface, 30 inches (760 mm) minimum in length, shall comply with Section 902.

1002.13 Windows. Where operable windows are provided, at least one window in each sleeping, living, or dining space shall have operable parts complying with Section 1002.9. Each required operable window shall have operable parts complying with Section 1002.9.

1002.14 Storage Facilities. Where storage facilities are provided, they shall comply with Section 905. Kitchen cabinets shall comply with Section 804.5.

1003 Type A Units

1003.1 General. Type A units shall comply with Section 1003.

1003.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

1003.3 Accessible Route. Accessible routes within Type A units shall comply with Section 1003.3. Exterior spaces less than 30 inches (760 mm) in depth or width shall comply with Sections 1003.3.1, 1003.3.3, 302, and 303.

1003.3.1 Location. At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.

EXCEPTION: An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.

1003.3.2 Turning Space. All rooms served by an accessible route shall provide a turning space complying with Section 304.

EXCEPTION: Toilet rooms and bathrooms that are not required to comply with Section 1003.11.5 through 1003.11.9.

1003.3.3 Components. Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.

1003.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Section 403.

1003.5 Doors and Doorways. The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with Section 404.

EXCEPTIONS:

- 1. Thresholds at exterior sliding doors shall be permitted to be 1/2 inch (19 mm) maximum in height, provided they are beveled with a slope not greater than 1:2.
- 2. In toilet rooms and bathrooms not required to comply with Section 1003.11, maneuvering clearances required by Section 404.2.3 are not required on the toilet room or bathroom side of the door.

1003.6 Ramps. Ramps shall comply with Section 405.

1003.7 Elevators. Elevators within the unit shall comply with Section 407, 408, or 409.

1003.8 Platform Lifts. Platform lifts within the unit shall comply with Section 410.

1003.9 Operable Parts. Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with Section 309.

EXCEPTIONS:

- 1. Receptacle outlets serving a dedicated use.
- 2. One receptacle outlet is not required to comply with Section 309 where all of the following conditions are met:
 - (a) the receptacle outlet is above a length of countertop that is uninterrupted by a sink or appliance; and
 - (b) at least one receptacle outlet complying with Section 1003.9 is provided for that length of countertop; and
 - (c) all other receptacle outlets provided for that length of countertop comply with Section 1003.9.
- 3. Floor receptacle outlets.
- 4. HVAC diffusers.
- 5. Controls mounted on ceiling fans.
- 6. Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.

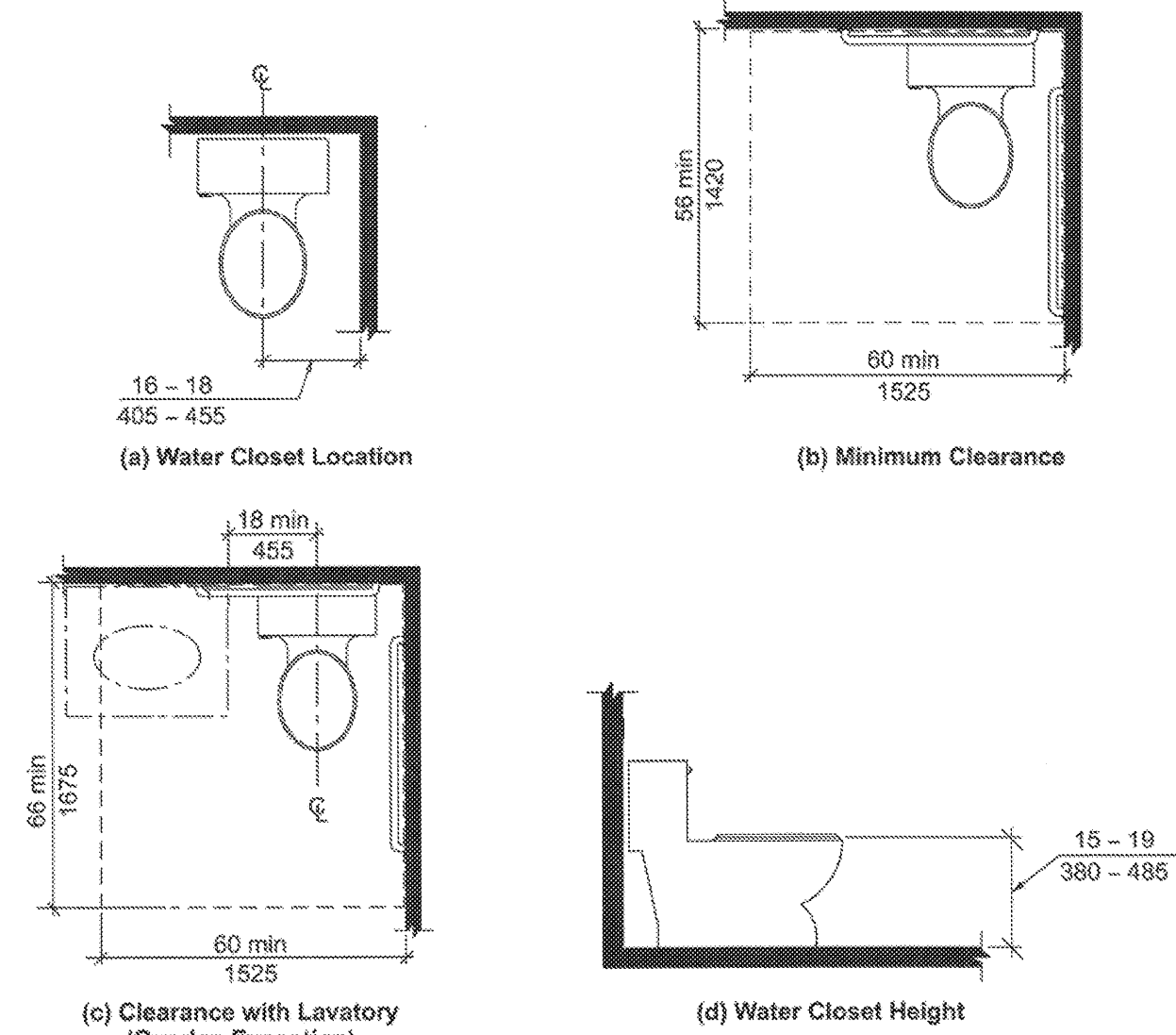


Fig. 1003.11.7 Water Closets in Type A Units

1003.11.9 Shower. Showers shall comply with Section 608.

EXCEPTION: Counter tops and cabinetry shall be permitted at the control end of the clearance, provided such counter tops and cabinetry can be removed and the floor finish extends under such cabinetry.

1003.12 Kitchens. Kitchens shall comply with Section 1003.12.

1003.12.1 Clearance. Clearance complying with Section 1003.12.1 shall be provided.

1003.12.1.1 Minimum Clearance. Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum.

1003.12.1.2 U-Shaped Kitchens. In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.

1003.12.2 Clear Floor Space. Clear floor spaces required by Sections 1003.12.3 through 1003.12.6 shall comply with Section 305.

1003.12.3 Work Surface. At least one section of counter shall provide a work surface 30 inches (760 mm) minimum in length complying with Section 1003.12.3.

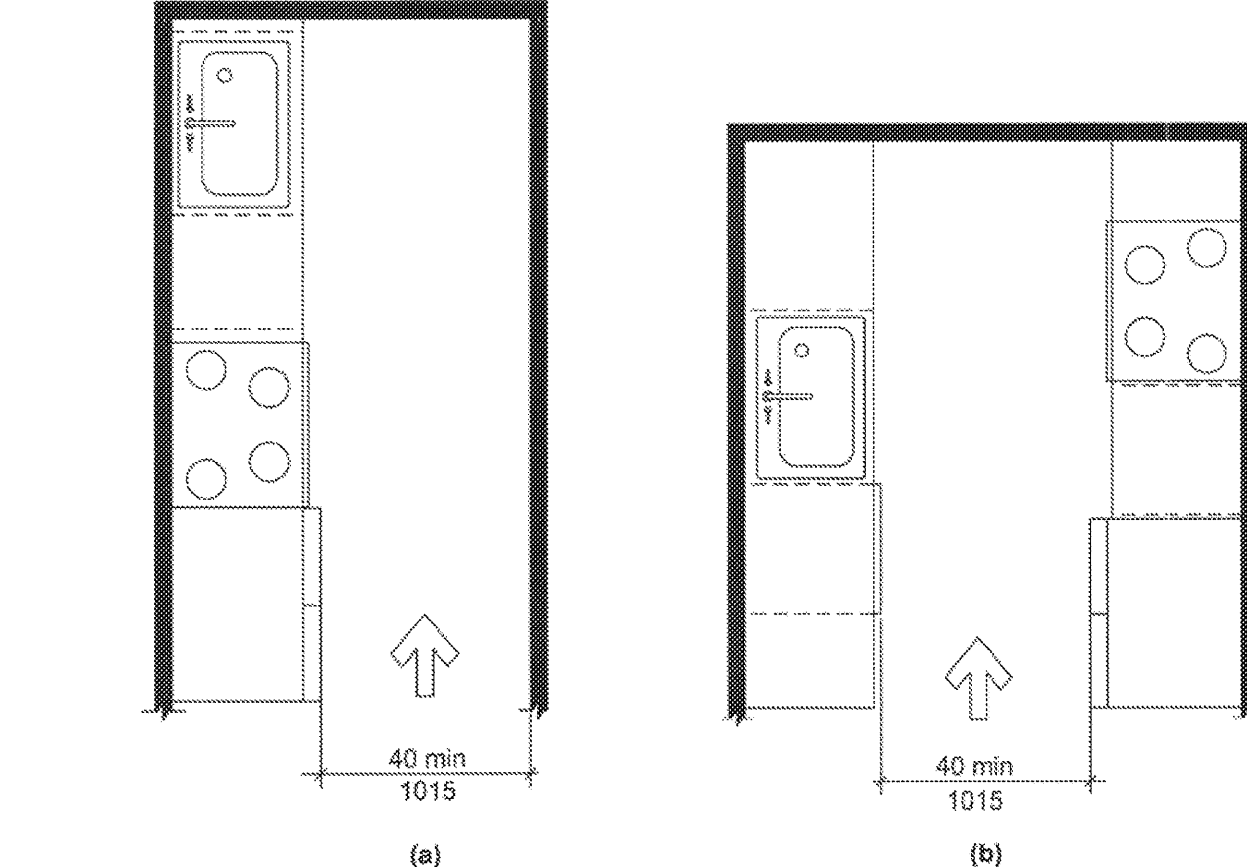


Fig. 1003.12.1.1 Minimum Kitchen Clearance in Type A Units

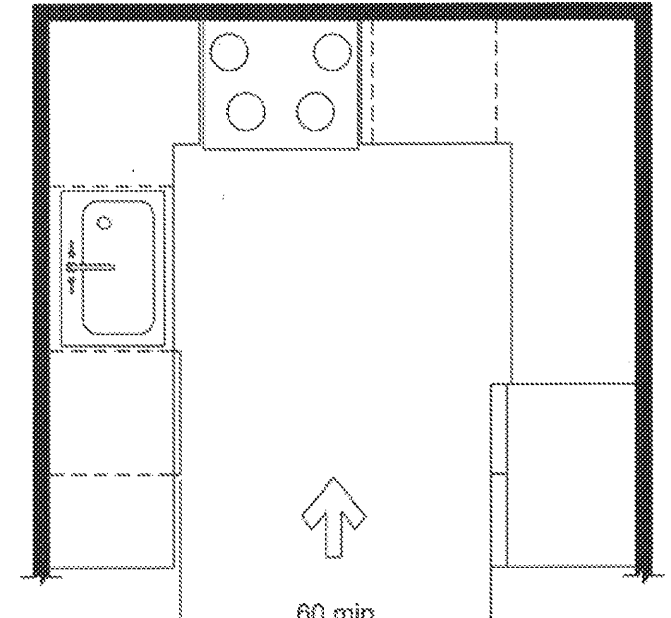


Fig. 1003.12.1.2 U-Shaped Kitchen Clearance in Type A Units

1003.12.4.1 Clear Floor Space. A clear floor space, positioned for a forward approach to the sink, shall be provided. Knee and toe clearance

complying with Section 306 shall be provided. The clear floor space shall be centered on the sink bowl.

EXCEPTIONS:

- 1. The requirement for knee and toe clearance shall not apply to more than one bowl of a multi-bowl sink.
- 2. Cabinetry shall be permitted to be added under the sink, provided:
 - (a) the cabinetry can be removed without removal or replacement of the sink,
 - (b) the floor finish extends under such cabinetry, and
 - (c) the walls behind and surrounding cabinetry are finished.

1003.12.4.2 Height. The front of the sink shall be 34 inches (865 mm) maximum above the floor, measured to the higher of the rim or counter surface.

EXCEPTION: A sink and counter that is adjustable to variable heights 29 inches (735 mm) minimum and 36 inches (915

1003.10 Laundry Equipment. Washing machines and clothes dryers shall comply with Section 611.

1003.11 Toilet and Bathing Facilities.

1003.11.1 General. All toilet and bathing areas shall comply with Section 1003.11.4. At least one toilet and bathing facility shall comply with Section 1003.11. At least one lavatory, one water closet and either a bathtub or shower within the unit shall comply with Section 1003.11. The accessible toilet and bathing fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.

1003.11.2 Doors. Doors shall not swing into the clear floor space or clearance for any fixture.

EXCEPTION: Where a clear floor space complying with Section 305.3 is provided within the room beyond the arc of the door swing.

1003.11.3 Overlap. Clear floor spaces, clearances at fixtures and turning spaces are permitted to overlap.

1003.11.4 Reinforcement. Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Sections 604.5, 607.4, 608.3 and 608.4, reinforcement shall be provided for the future installation of grab bars and seats meeting those requirements.

EXCEPTION: Reinforcement is not required in a room containing only a lavatory and a water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.

1003.11.5 Lavatory. Lavatories shall comply with Section 606.

EXCEPTION: Cabinetry shall be permitted under the lavatory, provided:

- (a) the cabinetry can be removed without removal or replacement of the lavatory;
- (b) the floor finish extends under such cabinetry; and
- (c) the walls behind and surrounding cabinetry are finished.

1003.11.6 Mirrors. Mirrors above lavatories shall have the bottom edge of the reflecting sur-

face 40 inches (1015 mm) maximum above the floor.

1003.11.7 Water Closet. Water closets shall comply with Section 1003.11.7.

1003.11.7.1 Location. The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum and 18 inches (455 mm) maximum from the sidewall.

1003.11.7.2 Clearance. A clearance around the water closet of 60 inches (1525 mm) minimum, measured perpendicular from the side wall, and 56 inches (1420 mm) minimum, measured perpendicular from the rear wall, shall be provided.

1003.11.7.3 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, clear floor space required at other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: A lavatory complying with Section 1003.11.5 shall be permitted on the rear wall 18 inches (455 mm) minimum from the centerline of the water closet where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

1003.11.7.4 Height. The top of the water closet seat shall be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the floor, measured to the top of the seat.

1003.11.7.5 Flush Controls. Hand operated flush controls shall comply with Section 1003.9. Flush controls shall be located on the open side of the water closet.

1003.11.8 Bathtub. Bathtubs shall comply with Section 607.

EXCEPTIONS:

- 1. The removable in-tub seat required by Section 607.3 is not required.
- 2. Counter tops and cabinetry shall be permitted at the control end of the clearance, provided such counter tops and cabinetry can be removed and the floor finish extends under such cabinetry.

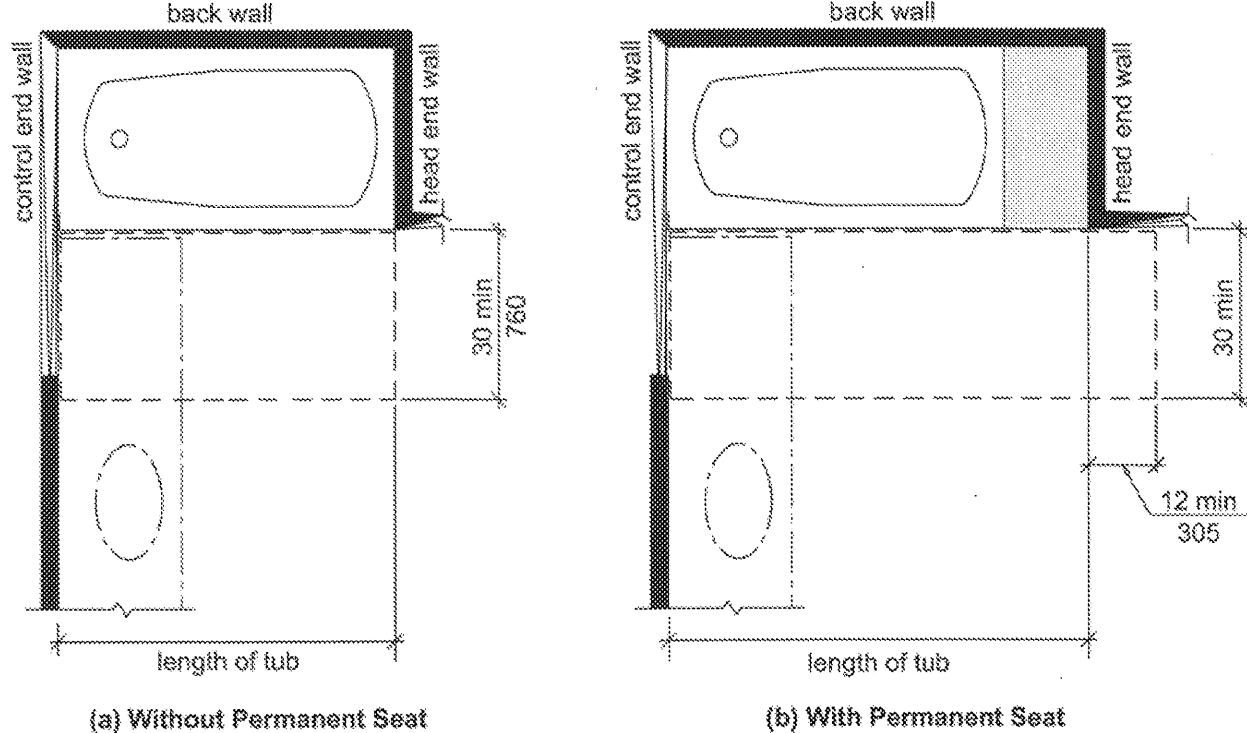
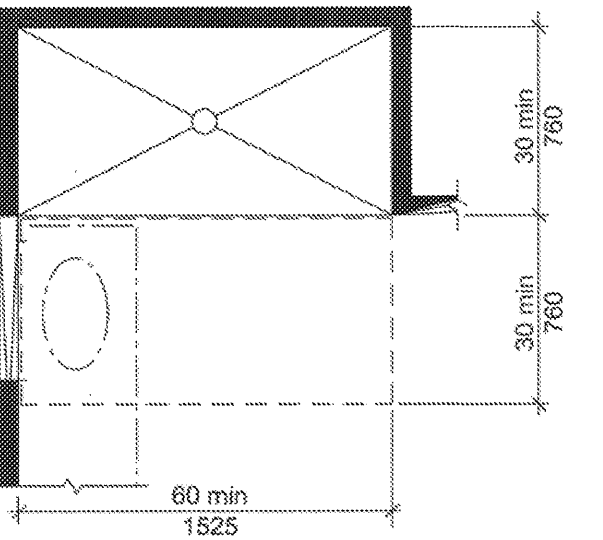


Fig. 1003.11.8 Clearance for Bathtubs in Type A Units



Note: Sink permitted per Sect on 608.2.2

Fig. 1003.11.9 Standard Roll-in-Type Shower Compartment in Type A Units

1003.12.3.1 Clear Floor Space. A clear floor space, positioned for a forward approach to the work surface, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The clear floor space shall be centered on the work surface.

EXCEPTION: Cabinetry shall be permitted under the work surface, provided:

- (a) the cabinetry can be removed without removal or replacement of the work surface,
- (b) the floor finish extends under such cabinetry, and
- (c) the walls behind and surrounding cabinetry are finished.

1003.12.3.2 Height. The work surface shall be 34 inches (865 mm) maximum above the floor.

EXCEPTION: A counter that is adjustable to provide a work surface at variable heights 29 inches (735 mm) minimum and 36 inches (915 mm) maximum above the floor, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors, and structural elements, shall be permitted.

1003.12.3.3 Exposed Surfaces. There shall be no sharp or abrasive surfaces under the exposed portions of work surface counters.

1003.12.4 Sink. Sinks shall comply with Section 1003.12.4.

mm) maximum above the floor, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors and structural elements, provided rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm), shall be permitted.

1003.12.4.3 Faucets. Faucets shall comply with Section 309.

1003.12.4.4 Exposed Pipes and Surfaces. Water supply and drain pipes under sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

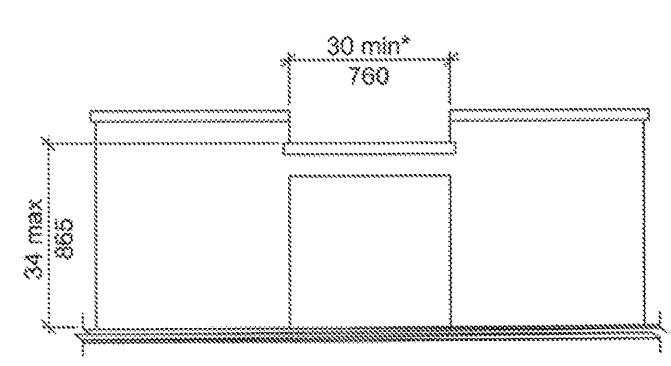
1003.12.5 Kitchen Storage. A clear floor space, positioned for a parallel or forward approach to the kitchen cabinets, shall be provided.

1003.12.6 Appliances. Where provided, kitchen appliances shall comply with Section 1003.12.6.

1003.12.6.1 Operable Parts. All appliance controls shall comply with Section 1003.9.

EXCEPTIONS:

- 1. Appliance doors and door latching devices shall not be required to comply with Section 309.4.
- 2. Bottom-hinged appliance doors, when in the open position, shall not be required to comply with Section 309.3.



* 36 min. (915) if part of T-shaped turning space per Sections 304.3.2 and 1003.3.2

Fig. 1003.12.3 Work Surface in Kitchen for Type A Units

1003.12.6.2 Clear Floor Space. A clear floor space, positioned for a parallel or forward approach, shall be provided at each kitchen appliance. Clear floor spaces shall be permitted to overlap.

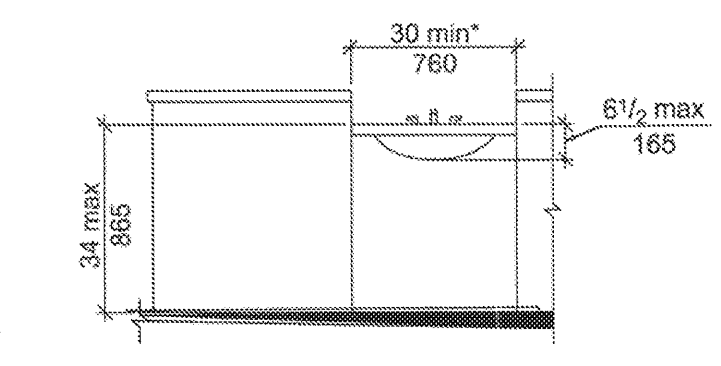
1003.12.6.3 Dishwasher. A clear floor space, positioned adjacent to the dishwasher door, shall be provided. The dishwasher door in the open position shall not obstruct the clear floor space for the dishwasher or an adjacent sink.

1003.12.6.4 Range or Cooktop. A clear floor space, positioned for a parallel or forward approach to the space for a range or cooktop, shall be provided. Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to protect from burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners.

1003.12.6.5 Oven. Ovens shall comply with Section 1003.12.6.5. Ovens shall have controls on front panels, on either side of the door.

1003.12.6.5.1 Side-Hinged Door Ovens. Side-hinged door ovens shall have a countertop positioned adjacent to the latch side of the oven door.

1003.12.6.5.2 Bottom-Hinged Door Ovens. Bottom-hinged door ovens shall have a countertop positioned adjacent to one side of the door.



* 36 min. (915) if part of T-shaped turning space per Sections 304.3.2 and 1003.3.2

Fig. 1003.12.4 Kitchen Sink for Type A Units

1003.12.6.6 Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer 54 inches (1370 mm) maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches (610 mm) maximum from the centerline of the dedicated space.

1003.12.6.7 Trash Compactor. A clear floor space, positioned for a parallel or forward approach to the trash compactor, shall be provided.

1003.13 Windows. Where operable windows are provided, at least one window in each sleeping, living, or dining space shall have operable parts complying with Section 1003.9. Each required operable window shall have operable parts complying with Section 1003.9.

1003.14 Storage Facilities. Where storage facilities are provided, they shall comply with Section 1003.14. Kitchen cabinets shall comply with Section 1003.12.5.

1003.14.1 Clear Floor Space. A clear floor space complying with Section 305, positioned for a parallel or forward approach, shall be provided at each storage facility.

1003.14.2 Height. A portion of the storage area of each storage facility shall comply with at least one of the reach ranges specified in Section 308.

1003.14.3 Operable Parts. Operable parts on storage facilities shall comply with Section 309.

1004 Type B Units

1004.1 General. Type B units shall comply with Section 1004.

1004.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

1004.3 Accessible Route. Accessible routes within Type B units shall comply with Section 1004.3.

1004.3.1 Location. At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one

accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.

EXCEPTION: One of the following is not required to be on an accessible route:

- 1. A raised floor area in a portion of a living, dining, or sleeping room; or
- 2. A sunken floor area in a portion of a living, dining, or sleeping room; or
- 3. A mezzanine that does not have plumbing fixtures or an enclosed habitable space.

1004.3.2 Components. Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doorways, ramps, elevators, and platform lifts.

1004.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Section 1004.4.

1004.4.1 Width. Clear width of an accessible route shall comply with Section 303.

1004.4.2 Changes in Level. Changes in level shall comply with Section 303.

EXCEPTION: Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches (100 mm) maximum below the floor level of the adjacent interior spaces of the unit.

1004.5 Doors and Doorways. Doors and doorways shall comply with Section 403.5.

1004.5.1 Primary Entrance Door. The primary entrance door to the unit shall comply with Section 404.

EXCEPTION: Maneuvering clearances required by Section 404.2.3 shall not be required on the unit side of the primary entrance door.

1004.5.2 User Passage Doorways. Doorways intended for user passage shall comply with Section 1004.5.2.

1004.5.2.1 Clear Width. Doorways shall have a clear opening of 31 1/4 inches (810 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.



REVISIONS

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