

Plan Check No. _____

A. GROUP R OCCUPANCIES

1. Hotels, motels, inns, dormitories, resorts, homeless shelters, halfway houses, transient group homes, and similar places of transient lodging shall be accessible. (1111B.4)
2. Provide fully accessible guest rooms or dormitory rooms, including sanitary facilities serving such guest rooms or dormitory rooms and additional accessible rooms with roll-in showers in accordance with Table 11B-3. (1111B.4.2)

Table 11B-3

Total Number of Rooms	Fully Accessible Rooms	Plus Additional Accessible Rooms with Roll-In Showers
1 to 25	0	1
26 to 50	1	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	2
151 to 200	6	2
201 to 300	7	3
201 to 400	8	4
401 to 500	9	4 Plus 1 for each additional 100 over 400
501 to 1,000	2% of Total	
1,001 and over	20 + 1 for each 100 over 1,000	

3. Accessible guest rooms or suites shall be dispersed among the various classes of sleeping accommodations to provide a range of options applicable to room sizes, costs, amenities provided, and the number of beds provided. (1111B.4.1)
4. Where provided as part of an accessible unit, sleeping room or suite, the following spaces shall be accessible and shall be on an accessible route complying with Section 1114B.1.2:
 - a) The living area;
 - b) The dining area;
 - c) At least one sleeping area;

- d) Patios, terraces or balconies:
- e) Where full bathrooms are provided, at least one full bathroom (that is, one with a water closet, a lavatory and bathtub or shower);
- f) Where only half baths are provided, at least one half bath;
- g) Carports, garages or parking spaces.
5. Guest rooms and suites shall be on an accessible route complying with Section 1114B.1.2. An accessible route shall also connect all accessible spaces and elements, including telephones, within the unit, sleeping room or suite. (1114B.4.2.2)
6. Accessible sleeping rooms shall have a 36" clear width maneuvering space located along both sides of a bed, except that where two beds are provided, this requirement can be met by providing a 36" wide maneuvering space located between the beds. (1111B.4.3)
7. When accommodations are provided with kitchens, kitchenettes, wet bar units or similar amenities, they shall be accessible and meet the requirements of Section 1133A. Kitchens shall be provided per the number required to be accessible in conformance with Table 11B-3. (1111B.4.4)
8. Hotel and motel bathrooms beyond those specified by Section 1111B.4 need not be fully accessible if they provide the following features: (1111B.4.6)
 - a) All bathroom fixtures are in a location that allows a person using a wheelchair measuring 30" by 48" to touch the wheelchair to any lavatory, urinal, water closet, tub, sauna, shower stall, and any other similar sanitary installation, if provided.
 - b) All bathroom entrance doors have a clear opening width of 32" and shall be either sliding doors or shall be hung to swing in the direction of egress from the bathroom.
9. Dormitory rooms beyond those specified in Section 1111B.4 shall comply with the adaptability requirements of Section 1111B.5. (1111B.4.7)
10. Toilet facilities shall comply with Section 1111B.4.6 as modified for hotel, motel, and dormitory accommodations. (1111B.4.6.7)

11. Required accessible bathrooms for places of transient lodging shall comply with the following: (1111B.4.6)
 - a) Doors to accessible bathrooms shall comply with Section 1133B.2 and shall not swing into the floor space required for any fixture. (1111B.4.6.1)
 - b) All fixtures and controls shall be on an accessible route. There must be within the bathroom a clear floor space measuring 30" by 60". The clear floor spaces at fixtures and controls, the accessible route, and the turning space may overlap. (1111B.4.6.2)
 - c) If a toilet compartment is provided, it shall comply with Section 1115B.3.1 or 1115B.3.2; its water closet shall comply with Section 1115B.4.1 of this Code. (1111B.4.6.3)
 - d) If a lavatory and/or mirror is provided, they shall comply with Sections 1115B.4.3 and 1115B.8.1, as applicable. (1111B.4.6.4)
 - e) If controls, dispensers, receptacles, or other types of equipment are provided, then at least one of each shall be on an accessible route and shall comply with Section 1117B.6. (1111B.4.6.5)
 - f) If tubs or showers are provided, at least one accessible tub that complies with Section 1115B.4.5 or at least one accessible shower that complies with Section 1115B.4.4 of this Code shall be provided. (1111B.4.6.6)
 12. All accessible sleeping rooms or suites required by Table 11B-3 shall comply with the requirements of Section 1111B.4.5 for hearing impaired guests. (1111B.4.2)
 13. In addition to those accessible sleeping rooms and suites required by Section 1111B.4.2, additional sleeping rooms and suites shall be provided with the following features as required by Table 11B-4 as follows: (1111B.4.5)
 - a) Visual alarms shall be provided and shall comply with NFPA 72 and Chapter 9, Section 907.9.1 and 907.9.2. (1111B.4.5.1)
 - b) Visual notification devices shall also be provided in units, sleeping rooms and suites to alert room occupants of incoming telephone calls and a door knock or bell. Notification devices shall not be connected to visual alarm signal appliances. (1111B.4.5.2)
 - c) Permanently installed telephones shall have volume controls complying with Section 1117B.2.8; an accessible electrical outlet within 48" of a telephone connection shall be provided to facilitate the use of a text telephone. (1111B.4.5.3)
 14. Public and common use rooms and similar areas shall be made accessible to persons with disabilities. (1111B.2)
 15. When recreational facilities are provided, including swimming pools, they shall comply with Sections 1104B.4.3 and 1132B.2. (1111B.3)
- B. BATHING AND SHOWER FACILITIES**
1. Where separate facilities are provided for persons of each gender, these facilities shall be accessible to persons with disabilities. Where unisex facilities are provided, these facilities shall be accessible to persons with disabilities. (1115B.1.1)
 2. Where facilities are to be used solely by small children, the specific heights and clearances may be adjusted to meet their accessibility needs. See Table 1115B-1 for suggested mounting heights and clearances. (1115B.1.2)
 3. Where facilities for bathing are provided for the public, clients, or employees, including showers or bathtubs, at least one shower or bathtub and support facilities such as lockers, and not less than 1% of all facilities, shall be accessible and conform to the following standards: (1115B.2)
 - a) Showers in all occupancies shall be finished as specified in Section 1115B.3.1, Item 6 to a height of not less than 70" above the drain inlet. Materials other than structural elements used in such walls shall be of a type which is not adversely affected by moisture.
 - b) Doors and panels of shower and bathtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged shower doors shall open outward.
 - c) Glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8" when fully tempered, or 1/4" when laminated, and shall pass the test requirements of Section 2406.

- d) Plastics used in doors and panels of showers and bathtub enclosures shall be of a shatter-resistant type.

C. TOILET FACILITIES

1. Multiple-accommodation toilet facilities shall comply with Section 1115B.3.1 and Figure 11B-1B
2. Single-accommodation toilet facilities shall comply with Section 1115B.3.2 and Figure 11B-1A.

D. ACCESSIBLE FIXTURES

1. Water closets required to be accessible shall comply with the following: (1115B.4.1)
 - a) The centerline of the water closet fixture shall be 18" from the side wall or partition. On the other side of the water closet, provide a minimum of 28" wide clear floor space if the water closet is adjacent to a fixture or a minimum of 32" wide clear floor space if the water closet is adjacent to a wall or partition. This clear floor space shall extend from the rear wall to the front of the water closet.
 - b) A minimum 60" wide and 48" deep clear floor space shall be provided in front of the water closet.
 - c) Grab bars for water closets not located within a compartment shall comply with the Section 1115B.7 and shall be provided on the side wall closest to the water closet and on the rear wall. Grab bars for water closets located within an accessible compartment shall comply with Section 1115B.7 and shall be provided on the side wall closest to the water closet and on the rear wall. Grab bars for water closets located within ambulatory accessible compartments shall comply with Section 1115B.7 and shall be provided on both sides of the compartments.
 - d) The height of accessible water closets shall be a minimum of 17" and a maximum of 19" measured to the top of a maximum 2" high toilet seat.
 - e) Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 44" above the floor. The force required to

activate controls shall be no greater than 5 pounds-force.

- f) See Section 1134A.7 for additional requirements for water closets in publicly funded housing and non-residential occupancies.
 - g) Automatic spring to lifted position seats are not allowed.
2. Urinals required to be accessible shall comply with the following: (1115B.4.2)
 - a) Urinals shall be floor mounted, stall-type or wall hung. Where one or more wall-hung urinals are provided, at least one with an elongated rim projecting a minimum of 14" from the wall and a maximum of 17" from the wall and a maximum of 17" above the floor shall be provided.
 - b) Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 44" above the floor. The force required to activate controls shall be no greater than 5lbf. Electronic automatic flushing controls are acceptable and preferable.
 - c) Where urinals are provide, at least on shall have a clear floor space 30" by 48" in front of the urinal to allow forward approach. The clear space shall comply with Section 1118B.4.
 3. Lavatory fixtures, vanities and built-in lavatories shall comply with Section 1115B.4.3.
 4. Showers required to be accessible shall comply with the following: (1115B.4.4)
 - a) Accessible showers shall comply with one of the following:
 - i) Roll-in shower 60" minimum in width between wall surfaces and 30" minimum in depth with a full opening width on the long side. Shower compartment size and clear floor space shall comply with the Figure 11B-2A.
 - ii) Alternate roll-in shower 60" minimum in width between wall surfaces and 36" in depth with an entrance opening width of 36" minimum. Shower compartment size and clear floor space shall comply with Figure 11B-2B.
 - iii) Alternate roll-in shower 60" minimum in width between wall surfaces and 36" in depth as long as the entrance opening width is a minimum 36". Shower compartment size and

clear floor space shall comply with Figure 11B-2C.

- b) Thresholds in roll-in type showers shall be ½" high maximum and shall comply with Section 1124B.2.
 - c) Where, within the same functional area, two or more accessible showers are provided, there shall be at least one shower constructed opposite hand from the other or others.
 - d) Water controls shall be of a single-lever design, operable with one hand, and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf. The centerline of the controls shall be located at 40" above the shower floor.
 - i) Controls in a 60" minimum by 30" minimum roll-in shower shall comply with the Figure 11B-2A.
 - ii) Controls in a 60" minimum by 36" alternate roll-in shower shall comply with Figure 11B-2B.
 - iii) Controls in a 60" minimum by 36" minimum alternate roll-in shower with optional enclosure shall comply with Figure 11B-2C.
 - e) A flexible hand-held sprayer unit with a hose at least 60" long that can be used both as a fixed shower head and as a hand-held shower shall be provided. This unit shall be mounted such that the top of the mounting bracket is at a maximum height of 48" above the shower floor.
 - i) The hand-held sprayer unit in a 60" minimum by 30" minimum roll-in shower shall comply with the Figure 11B-2A.
 - ii) The hand-held sprayer unit in a 60" minimum by 36" alternate roll-in shower shall comply with Figure 11B-2B.
 - iii) The hand-held sprayer unit in a 60" minimum by 36" minimum alternate roll-in shower with optional enclosure shall comply with Figure 11B-2C.
 - f) Except within guest rooms and suites in hotels, motels and similar transient lodging establishments, where accessible shower facilities are provided in areas subject to excessive vandalism, in lieu of providing the fixed flexible hose, two wall-mounted shower heads shall be installed. Each shower head shall be installed so that it can be operated independently of the other and shall have swivel angle adjustments, both vertically and horizontally. One shower head shall be located at a height of 48" above the floor.
- g) The maximum slope of the floor shall be 2% in any direction. Where drains are provided, grate openings shall be a maximum of ¼" and located flush with the floor surface.
 - h) Shower accessories shall include:
 - i) A folding seat mounted 18" above the floor, and with a minimum space of 1" and maximum space of 1 ½" allowed between the edge of the seat and any wall. When folded, the seat shall not extend more than 6" from the mounting wall. The seat dimensions and mounting position shall comply with Figures 11B-2A, 11B-2B, 11B-2C and 11B-2D. The structural strength of seats and their attachments shall comply with Section 1115B.7.2.
 - ii) Grab bars located on walls adjacent to and opposite the seat shall comply with the diameter, loading and projection requirements of Section 1115B.7. Grab bars shall be mounted between a minimum of 33" and a maximum of 36" above the shower floor with an L-shaped grab bar mounted on walls opposite and adjacent to the front edge of the seat, but not extended to included that portion of wall over the seat.
 - i) When a soap dish is provided, it shall be located on the control wall at a maximum height of 40" above the shower floor, and within reach limits from the seat.
 - j) Enclosures, when provided for shower compartments, shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats.
- 5. Bathtubs required to be accessible shall comply with Section 1115B.4.5.
 - 6. Accessible drinking fountains, when provided, shall comply with Section 1115B.4.6.
 - 7. Accessible sinks, when provided, shall comply with Section 1115B.4.7.

