

# Florida Building Code, Accessibility - 2023 Edition

General Notes: Background shaded text and blueprint text indicates changes to the ADA Accessibility Guidelines. Requirements based on Florida Law are indicated by gray background.

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| 106.5 | Defined Terms: |
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Accessible - A site, building, facility or portion thereof that complies with this part.

Accessible Means of Egress - A continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.

Addition - An expansion, extension, or increase in the gross floor area or height of a building or facility.

Alteration - A change to a building or facility that affects or could affect the usability of the building or facility or portion thereof.

Circulation Path - An exterior or interior way of passage provided for pedestrian travel, including but not limited to walks, hallways, courtyards, elevators, platforms lifts, ramps, stairways, and landings.

Disability - With respect to an individual, a physical or mental impairment that substantially limits one or more of the major life activities of such individual.

Path of Travel - Please note and highlight the 3 notes contained under this title. Ramp - A walking surface that has a running slope steeper than 1:20

Technically Infeasible - Something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load bearing member that is an essential part of the structural frame.

Wheelchair - A manually-operated or power-driven device designed primarily for use by an individual with mobility, disability for the main purpose of indoor or of both indoor and outdoor locomotion.

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| 200 | CHAPTER 2 - SCOPING REQUIREMENTS. |
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| 201 | APPLICATION |
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| 201.1 | Scope - This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. |
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| 201.1.1 | Vertical Accessibility - ... the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the Standards require an elevator to be installed in such |
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building, structure or facility; (Please note all 7 exemptions). Building, structures and facilities must, at a minimum, comply with the requirements of the ADA Standards for Accessible Design. Advisory - Florida vertical accessibility requires all levels in all new buildings, structures and facilities and all altered areas of existing buildings, structures and facilities to be accessible to persons with disabilities.

## 202 EXISTING BUILDINGS AND FACILITIES

202.3 Alterations - Where existing elements or spaces or common areas are altered, each altered element space or area shall comply with the applicable requirements of Chapter 2 and Sections 201.1.1

202.3.1 Prohibited Reduction in Access - An alteration that decreases or has the effect of decreasing the accessibility of a building or facility below the requirements for new construction at the time of the alteration is prohibited.

202.3.3 Barriers at Common or Emergency Entrances and Exits — shall be removed.

202.4 Alterations Affecting Primary Function Areas — that affects or could affect this usability of or access to an area containing a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the altered area are readily accessible to and usable by individuals with disabilities, unless such alterations are disproportionate to the overall alterations in terms of cost (Note exceptions).

202.4.1 Disproportionate cost - Alterations made to provide an accessible path of travel to the altered area when the cost exceeds 20% of the cost of the alteration to the primary function area.

202.4.2 Accessible Features in the Event of Disproportionality... the path of travel shall be made accessible to the extent that it can be made accessible without incurring disproportionate costs.

203 GENERAL EXCEPTIONS — (Please note the list of general exceptions in the article.)

203.15 Structural Impracticability. - (1) Full compliance is not necessary if the entity can demonstrate that it is structurally impracticable. (2) If full compliance is impracticable, then compliance is required to the extent that is practical. (3) If it is impractical for individuals who use wheelchairs, then they must provide accessibility for other types of disabilities (crutches, sight, hearing, etc).

## 204 PROTRUDING OBJECTS

204.1 General - Protruding objects on circulation paths shall comply with 307. (Exceptions: (1) areas of sport activities; (2) within play areas, provided that ground level accessible routes provide vertical clearance.

## 205 OPERABLE PARTS

205.1 General - ...shall comply with 309 — (Note exceptions 1 thru 8, and highlight exceptions 1 thru 4 in its entirety).

## 206 ACCESSIBLE ROUTES

206.1 General - ... shall comply with 206 and Chapter 4

206.2 Where Required -.....shall meet 206.2

206.2.1 Site Arrival Points - At least 1 accessible route shall be provided within the site from accessible parking spaces and loading zones. (Note exceptions 1 & 2). Advisory. Each site arrival point must be connected by an accessible route to the accessible building entrance or entrances served.

206.2.2 Within a Site - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. Exception (if the only means of access between them is a vehicular way not providing pedestrian access).

206.2.3 Multi-Story Buildings and Facilities

206.2.3.1 Stairs and Escalators in Existing Buildings - In alterations and additions, where none existed previously and major structural modifications are necessary for the installation, an accessible route shall be provided between the levels served by the escalator or stair.

206.2.4 Spaces and Elements - At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3

206.2.5 Restaurants and Cafeterias - .an accessible route shall be provided to all dining areas, including raised or sunken dining areas, and outdoor dining areas.

206.2.8 Employee Work Areas - Common use circulation paths within employee work areas shall comply with 402. (Note 3 exceptions in this article).

206.3 Location — Accessible routes shall coincide with or be located in the same area as general circulation paths. Where circulation paths are interior, required accessible routes shall also be interior.

206.4 Entrances..... shall comply with 404 and shall be on an accessible route complying with 402. (Note exceptions 1 & 2).

206.4.1 Public Entrances - required by 206.4.2 thru 206.4.9, at least 60 percent of all public entrances shall comply with 404.

206.4.2 Parking Structure Entrances - each direct access to the building or facility entrance shall comply with 404.

206.4.4 Transportation Facilities

206.4.4.1 Location - at least one public entrance serving each fixed route or group of fixed routes shall comply with 404.

206.4.4.2 Direct Connections - .. to other facilities shall provide an accessible route to boarding platforms and all transportation system elements required to be accessible.

206.4.5 Tenant Spaces - At least one accessible entrance to each tenancy in a facility shall comply with 404.

206.4.6 Service Entrances - If the service entrance is the only entrance. that entrance shall comply with 404.

206.5 Doors, Doorways and Gates

206.5.1 Entrances - Each entrance to a building shall have at least one door, doorway, or gate complying with 404.

206.6 Elevators - ... provided for passengers shall comply with 407. Where multiple elevators are provided, each elevator shall comply with 407.

## 207 ACCESSIBLE MEANS OF EGRESS

207.1 General - Shall comply with the International Building Code Editions 2000, 2001 and 2003 with supplements. Exception: (1) Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.

## 208 PARKING SPACES

208.2 Minimum Number - ... shall be provided in accordance with Table 208.2

208.2 Table Parking Spaces.

208.2.1 Hospital Outpatient Facilities - 10% of patient and visitor parking spaces shall comply with 502.

208.2.2 Rehabilitation Facilities and Outpatient Physical Therapy Facilities - 20% of patient and visitor parking spaces provided shall comply with 502.

208.2.3 Residential Facilities

208.2.3.1 Parking for Residents - At least one parking space is provided for each residential dwelling unit, at least one parking space complying with 502 for each unit required to provide mobility features complying with 809.2 thru 809.4.

208.2.4 Van Parking Spaces - Where van parking is provided pursuant to section 502.2 for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.

## 209 PASSENGER LOADING ZONES AND BUS STOPS

209.2 Type

209.2.1 Passenger Loading Zones - shall provide at least one passenger loading zone complying with 503 in every continuous 100 linear feet of loading zone space, or fraction thereof.

## 210 STAIRWAYS

210.1 General - Interior and exterior stairs that are part of a means of egress shall comply with 504.

## 211 DRINKING FOUNTAINS

211.2 Minimum Number - No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 thru 602.6 and one drinking fountain shall comply with 602.7. (Note exception)

211.3 More Than Minimum Number - Where more than the minimum number of drinking fountains are provided, 50% of the total number of drinking fountains provided shall comply with 602.1 thru 602.6 and 50% of the total number of drinking fountains provided shall comply with 602.7.

## 213 TOILET FACILITIES AND BATHING FACILITIES

213.1 General.....toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

213.2 Toilet Rooms and Bathing Rooms..... shall comply with 603. (Note exceptions 1 thru 4, in particular exception 3.... Where multiple single user portable toilet or bathing units are clustered at a single location no more than 5% of the toilet units and bathing units at each cluster shall be required to comply with 603).

### 213.3 Plumbing Fixtures and Accessories

213.3.1 Toilet Compartments - ...at least one toilet compartment shall comply with 604.8.1. at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

213.3.2 Water Closets - At least one shall comply with 604.

213.3.3 Urinals - At least one shall comply with 605.

213.3.4 Lavatories - At least one shall comply with 606 and shall not be located in a toilet compartment.

## 215 FIRE ALARM SYSTEMS

215.3 Employee Work Areas - Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 can be integrated into the alarm system.

## 216 SIGNS

216.1 General shall comply with 703. (Note all the exceptions, in particular (3) temporary, 7 days or less, signs shall not be required to comply with 216.

### 216.4 Means of Egress

216.4.1 Exit Doors - shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

216.5 Parking - shall be identified by signs complying with 502.6.

216.6 Entrances - .. complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1.

216.7 Elevators ..... shall be clearly identified with the a International Symbol of Accessibility complying with 703.7.2.1

216.11 Check-out Aisles - Where more than one check out aisle is provided, check-out aisles

complying with 904.3 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1.

## 217 TELEPHONES

217.1 General.....a bank of telephones shall be considered to be two or more adjacent telephones.

217.2 Wheelchair Accessible Telephones -..... shall be provided in accordance with Table 217.2 (Exception: Drive up only public telephones shall not be required to comply with 217.2).

## 221 ASSEMBLY AREAS

221.1 General - Assembly areas shall provide wheelchair spaces, companion seats, and designated aisle seats complying with 221 and 802.

221.2 Wheelchair Spaces - shall be provided in assembly areas with fixed seating.

221.2.1 Number and Location - shall comply with Table 221.2.1.1

221.2.1.1 Table Seating Capacity

221.2.2 Integration - Wheelchair spaces shall be an integral part of the seating plan. Advisory - ..means that wheelchair spaces must be placed within the footprint of the seating area.

## 226 DINING SURFACES AND WORK SURFACES

226.1 General - where they are provided for the consumption of food or drink at least 5% of the seating spaces and standing spaces at the dining surfaces shall comply with 902. where work surfaces are provided for use by other than employees, at least 5% shall comply with 902. (Exceptions 1 & 2).

## 227 SALES AND SERVICE

227.1 General - shall comply with 227 and 904

227.2 Check-Out Aisles - shall be in accordance with Table 227.2

227.2 Table Check Out Aisles

227.3 Counters - at least one of each type of sales counter and service counter shall comply with 904.4. Where counters are dispersed throughout the building or facility, counters complying with 904.4 also shall be dispersed.

## 229 WINDOWS

229.1 General - at least one opening shall comply with 309.

## 242 SWIMMING POOLS, WADING POOLS AND SPAS

242.2 Swimming Pools — At least two accessible means of entry shall be provided for swimming pools. At least one accessible means of entry provided shall comply with 1009.2 or 1009.3.

## 300 CHAPTER 2 — BUILDING BLOCKS

### 302 FLOOR OR GROUND SURFACES

302.1 General — shall be stable, firm, and slip resistant and shall comply with 302. Advisory — A slip-resistant surface provides sufficient counterforce to the forces exerted in walking to permit safe ambulation.

302.3 Openings — in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810. 5.3 and 810.10.

### 303 CHANGES IN LEVEL

303.1 General — shall comply with 303. Exceptions: Areas of sport activity shall not be required to comply with 303.

303.2 Vertical — Changes in level of 1/4 inch high maximum shall be permitted.

303.3 Beveled — changes in level between 1/4 inch high minimum and 1/2 inch maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramps — changes greater than 1/2 inch shall be ramped and shall comply with 405 or 406.

## 304 TURNING SPACE

304.1 General — shall comply with 304

304.3 Size — shall comply with 304.3.1 or 304.3.2

304.3.1 Circular Space — shall be a space of 60 inches diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space — shall be a T shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum.

304.4 Door Swing — shall be permitted to swing into turning spaces

## 305 CLEAR FLOOR OR GROUND SPACE

305.1 General — shall comply with 305.

305.2 Floor or Ground Surfaces — Changes in level are not permitted. Exception — Slopes not steeper than 1:48 shall be permitted.

305.3 Size — shall be 30 inches minimum by 48 inches minimum.

305.7 Maneuvering Clearance.

305.7.1 Forward Approach — Alcoves shall be 36 inches wide minimum where the depth exceeds 24 inches.

305.7.2 Parallel Approach — Alcoves shall be 60 inches wide minimum where the depth exceeds 15 inches

## 306 KNEE AND TOE CLEARANCE

306.2 Toe Clearance

306.2.1 General — 9 inches between element and floor/ground and shall comply with 306.2.

306.2.2 Maximum Depth — 25 inches under the element.

306.2.3 Minimum Required Depth — toe clearance shall extend 17 inches under the element.

306.2.5 Width — shall be 30 inches wide minimum

306.3 Knee Clearance

306.3.1 General — between 9 inches and 27 inches above the finish floor or ground and shall comply with 306.3

306.3.2 Maximum Depth — shall extend 25 inches maximum under an element and 9 inches above the finish floor/ground.

306.3.3 Minimum Required Depth — shall be 11 inches deep minimum at 9 inches above the finish floor/ground and 8 inches deep minimum at 27 inches above the floor/ground.

306.3.4 Clearance Reduction — between 9 inches and 27 inches above the finish floor/ground, shall be permitted to reduce at a rate of 1 inch in depth for each 6 inches in height.

306.3.5 Width — 30 inches wide minimum

## 307 PROTRUDING OBJECTS

307.2 Protrusion Limits — Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor/ground shall protrude 4 inches max horizontally into the circulation path. Exception: Handrails shall be permitted to protrude 4 1/2 inches max.

307.3 Post Mounted Objects — shall overhang circulation paths 12 inches maximum when located 27 inches minimum and 80 inches maximum above the floor.

307.4 Vertical Clearance — shall be 80 inches high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches high. Exception: door closers and door stops shall be permitted to be 78 inches minimum above the finish floor or ground.

## 308 REACH RANGES

### 308.2 Forward Reach

308.2.1 Unobstructed — the high forward reach shall be 48 inches max and the low reach shall be 15 inches min above the finish floor/ground.

308.2.2 Obstructed High Reach — over an obstruction. The high forward reach shall be 48 inches max there the reach depth is 20 inches max. Where the reach depth exceeds 20 inches the high forward reach shall be 44 inches max and reach depth shall be 25 inches max.

### 308.3 Side Reach

308.3.1 Unobstructed — the high side reach shall be 48 inches max and the low side reach shall be 15 inches min above the finish floor/ground.

308.3.2 Obstructed — the height of the obstruction shall be 34 inches max, depth shall be 24 inches max. The high side reach shall be 48 inches max for a reach depth of 10 inches max. Over 10 inches the high side reach shall be 44 inches max for a reach depth of 24 inches max.

## 309 OPERABLE PARTS

309.2 Clear Floor Space — shall comply with 305.

309.3 Height — reach ranges specified in 308.

309.4 Operation — shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate shall be 5 lbs max.

**400 CHAPTER 4 — ACCESSIBLE ROUTES**

**402 ACCESSIBLE ROUTES**

402.2 Components — shall consist of one or more of the following components: walking surfaces with a running slope steeper than 1:20, doorways, ramps, curb ramps, elevators and platform lifts. They shall comply with Chapter 4 and 208.3.1. Advisory — Walking surfaces must have running slopes not steeper than 1:20

**403 WALKING SURFACES**

403.3 Slope — shall be no steeper than 1:20. The cross slope 1:48.

403.5 Clearances — shall comply with 403.5

403.5.1 Clear Width — the clear width of walking surfaces shall be 36 inches minimum.

403.5.2 Clear Width at Turn — where the accessible route makes a 180 degree turn around clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches minimum leaving the turn.

403.5.3 Passing Spaces — an accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum .....minimum 60 inches by 60 inches.

403.6 Handrails — shall comply with 505

**404 DOORS, DOORWAYS AND GATES**

404.1 General — shall comply with 404 Exception..... designed to be operated only by security personnel.

404.2 Manual Doors, Doorways, and Manual Gates

404.2.1 Revolving Doors, Gates, and Turnstiles. shall not be part of an accessible route.

404.2.2 Double Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404. 2.3 and 404.2.4.

404.2.3 Clear Width — Door openings shall provide a clear width of 32 inches minimum .....Projections into the clear opening width between 34 inches and 80 inches above the finish floor/ground shall not exceed 4 inches.

Exception — (2) Door closers and door stops shall be permitted to be 78 inches above the finish floor/ground.

404.2.4 Maneuvering Clearances

404.2.4.1 Swinging Doors and Gates

404.2.4.1 Table Maneuvering Clearance at Manual Swinging Doors and Gates

404.2.4.1 Figure Maneuvering Clearances at Manual Swinging Doors and Gates.

404.2.4.2 Doorways without Doors or Gates

404.2.4.2 Table Maneuvering Clearances at Doorways without Doors or Gates, Manual Sliding Doors, and Manual Folding Doors.

404.2.4.2 Figure Maneuvering Clearances at Doorways without Doors or Gates, Manual Sliding Doors, and Manual Folding Doors.

404.2.5 Thresholds — shall be 1/2 inch high maximum and shall comply with 302 & 303.

Exception — existing or altered thresholds 3/4 inch high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

404.2.6 Doors and Gates in Series — The distance between two hinged or pivoted doors in series and gates shall be 48 inches minimum plus the width of doors or gates swinging into the space.

404.2.6 Figure Doors and Gates in Series.

404.2.7 Door and Gate Hardware — shall be 34 inches minimum and 48 inches maximum above the finish floor/ground.

404.2.8 Closing Speed — shall comply with 404.2.8

404.2.8.1 Door and Gate Closers... shall be adjusted so that from an open position of 90 degrees, the time required to move to 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges ... shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force.. (1) Interior hinged doors and gates: 5 pounds maximum. (2) Sliding or Folding Doors: 5 pounds max. (3) Exterior hinged doors... can be pushed or pulled open with a force not exceeding 8.5 pounds.

404.3 Automatic and Power Assisted Doors and Gates

404.3.1 Clear Width — shall provide a clear opening of 32 inches minimum in power-on and off modes.

Ramps 405 RAMPS

405.1 General — shall comply with 405.

Exception: In assembly areas, aisle ramps adjacent to seating and serving elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope — running slope not steeper than 1:12

Exception: allowed steeper slopes in existing buildings due to space limitations.

405.2 Table Maximum Ramp Slope and Rise for Existing Sites

405.3 Cross Slope — shall not be steeper than 1:48

Advisory Cross slope is measured the same way as slope is measured (i.e., the rise over the run).

405.4 Floor or Ground Surfaces — Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width — shall be 36 inches minimum.

405.6 Rise — 30 inches maximum.

405.7 Landings — shall comply with 405.7

405.7.1 Slope — shall comply with 302 — Changes in level are not permitted.

405.7.2 Width — shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length — shall be 60 inches minimum.

405.7.4 Change in Direction — 60 inches by 60 inches minimum.

405.7.5 Doorways — maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

405.8 Handrails — Ramp runs with a rise greater than 6 inches shall have handrails complying with 505.

405.9 Edge Protection — each side of the ramps shall comply with 405.9.1 and 405.9.2

405.9.1 Extended Floor/Ground Surface — shall extend 12 inches minimum beyond the inside face of a handrail complying with 505.

405.9.2 Curb or Barrier — that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor/ground.

405.10 Wet Conditions — shall be designed to prevent the accumulation of water.

406 CURB RAMPS

406.1 General — on accessible routes shall comply with 406, 405.2 thru 405.5 and 405.10.

406.2 Counter Slope — shall not be steeper than 1:2C

406.3 Sides of Curb Ramps — shall not be steeper than 1:10

406.4 Landings — clear length 36 inches minimum. Clear width shall be as wide as the curb ramp, excluding flared sides, leading to the landing.

Exception: In alterations ... shall not be steeper than 1:12

406.6 Diagonal Curb Ramps — shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway.

406.7 Islands — shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area of 48 inches long minimum by 36 inches wide minimum at the top of the curb ramp.

Elevators 407 ELEVATORS

407.2 Elevator Landing Requirements — shall comply with 407.2

407.2.1 Call Controls — they shall comply with 407.2.1 and 309.4. Shall be raised or flush.

407.2.1.1 Height — shall be located within one of the reach ranges specified in 308.

407.2.1.2 Size — shall be % inch in the smallest dimension.

Exception — Existing elevators shall not be required to comply with 407.2.1.2

407.3 Elevator Door Requirements — shall comply with 407.3

407.3.1 Type — shall be horizontal sliding.

407.3.3 Reopening Devices — sensing an obstruction passing through the opening at 5 inches nominal and 29 inches nominal above the finish floor.

**500 CHAPTER 5 — GENERAL SITE AND BUILDING ELEMENTS**

502 PARKING SPACES

502.2 Vehicle Spaces — Each parking space must be at least 12 feet wide, shall have an adjacent access aisle comply with 502.3

Exception - ... car parking spaces shall be permitted to be 96 inches wide minimum; van parking spaces shall be permitted to be 96 inches wide minimum where the access aisle is 96 inches wide.

502.3 Access Aisle — shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Must be part of an accessible route to the building or facility entrance. All spaces must be located on an accessible route that is at least 44 inches wide so that users are not compelled to walk or wheel behind parked vehicles except their own vehicle.

502.3.1 Width — Access aisles serving car and van parking spaces shall be 60 inches wide minimum.

502.3.2 Length — Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking — Access aisles shall be marked so as to discourage parking in them.

502.5 Vertical Clearance — Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches minimum.

502.6 Identification — shall include the International Symbol of Accessibility complying with 703.7.2.1.

502.6.1 The space must be posted with a permanent above-grade sign of a color and design.....thru caption "PARKING BY DISABLED PERMIT ONLY"

503 PASSENGER LOADING ZONES

503.2 Vehicle Pull-Up Space — shall be 96 inches wide minimum and 20 feet long minimum.

503.3 Access Aisle — shall adjoin an accessible route and shall not overlap the vehicular way.

503.3.1 Width — shall be 60 inches wide minimum.

503.3.2 Length — shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking — shall be marked so as to discourage parking in them.

## 504 STAIRWAYS

504.2 Treads and Risers — Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum.

504.3 Open Risers — shall not be permitted.

504.5 Nosings — Radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. The permitted projection of the nosing shall extend 1 1/2 inches maximum over the tread below.

## 505 HANDRAILS

General — Advisory — are required on ramp runs with a rise greater than 6 inches and on certain stairways.

Where Required — both sides of the ramp

Continuity — shall be continuous within the full length of each stair flight or ramp run.

Height — Top of gripping surfaces shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces.

Clearance — between adjacent surfaces shall be 1 1/2 inches minimum.

Gripping Surface — shall be continuous along their length and shall not be obstructed along their tops or sides. horizontal projections shall occur 1 1/2 inches minimum below the bottom of the handrail gripping surface.

Cross Section — shall comply with 505. 7.1 or 505.7.2

Circular Cross Section — outside diameter of 1 1/4 inches minimum and 2 inches maximum.

Non-Circular Cross Section — perimeter dimension of 4 inches minimum and 6 inches maximum and a cross section dimension of 2 1/2 inches maximum.

Surfaces — shall be free of sharp or abrasive elements and shall have rounded Edges.

505.10 Handrail Extensions — shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10. (Note exceptions)

505.10.1 Top and Bottom Extension at Ramps — shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

505.10.2 Top Extension at Stairs — handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing.

505.10.3 Bottom Extension at Stairs — handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

## 600 CHAPTER 6 — PLUMBING ELEMENTS AND FACILITIES

### 602 DRINKING FOUNTAINS

602.1 General — shall comply with 307 and 602

602.2 Clear Floor Space — shall comply with 305. Knee and toe clearance shall comply with 306.

602.5 Spout Location — shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

602.6 Water Flow — Spout shall provide a flow of water 4 inches high min and shall be located 5 inches max from the front of the unit. Advisory — purpose is so that a cup can be inserted under the flow of water.

602.7 Drinking Fountains for Standing Persons — shall be 38 inches min and 43 inches max above the finish floor/ground.

## 603 TOILET AND BATHING ROOMS

603.2 Clearances — shall comply with 603.2

603.2.1 Turning Space — shall comply with 304

603.2.2 Door Swing — shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.  
Exception: (1) for a single occupant accessed only thru a private office.

603.3 Mirrors — bottom edge 40 inches maximum above the finish floor/ground. Not located above lavatories or countertops bottom edge shall be 35 inches max above finish floor/ground.

## 604 WATER CLOSETS AND TOILET COMPARTMENTS

604.2 Location — shall be positioned with a wall or partition to the rear and to one side. The centerline shall be 16 inches min to 18 inches max from the side wall or partition. Water closets shall be arranged for a left or right hand approach. See Figure 604.2

604.3 Clearance — shall comply with 604.3

604.3.1 Size — shall be 60 inches min measured perpendicular from the side wall and 56 inches min measured perpendicular from the rear wall. See Figure 604.3.1

604.3.2 Overlap — shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats — height shall be 17 inches minimum and 19 inches maximum above the finish floor, measured at the top of the seat. Exceptions: single occupant toilet room accessed thru a private office.

604.5 Grab Bars — shall be provided on the side wall closest to the water closet and on the rear wall.

Advisory — Reinforcement must be sufficient to permit installation of rear and side wall grab bars.

604.5.1 Side Wall — shall be 42 inches long min, located 12 inches max from the rear wall and extending 54 inches min from the rear wall — Figure 604.5.1.

604.5.2 Rear Wall — shall be 36 inches long min and extend from the centerline of the water closet 12 inches min on one side and 24 inches min on the other side.

604.6 Flush Controls — shall be located on the open side of the water closet.

604.7 Dispensers — shall comply with 309.4 and shall be 7 inches min and 9 inches max in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches min and 48 inches max above the finish floor and shall not be located behind grab bars.

604.8 Toilet Compartments — shall meet the requirements of 604.8.1 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments — shall comply with 604.8.1

604.8.1.1 Size — shall be 60 inches min measured perpendicular to the side wall and 56 inches deep min for wall hung closets and 59 inches deep min for floor mounted water closets measured perpendicular to the rear wall.

604.8.1.1 Figure Size of wheelchair accessible toilet compartment

604.8.1.2 Doors — clearance between the door side of the compartment and any obstruction shall be 42 inches min. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet.

604.8.1.2 Figure Wheelchair accessible toilet compartment doors.

604.8.1.3 Approach — shall be arranged for left or right hand approach.

604.8.1.4 Toe Clearance — front and at least one side partition shall provide a toe clearance of 9 inches min above the finish floor and 6 inches deep min beyond the compartment side face of the partition.

604.8.1.4 Figure Wheelchair accessible toilet compartment toe clearance.

604.8.1.5 Grab Bars — shall comply with 609. Side wall bar complying with 604.5.1 shall be provided and located on the wall closest to the water closet.

604.8.1.6 Lavatory — shall contain an accessory lavatory within it, must be at least 19 inches wide by 17 inches deep nominal size and wall mounted.

604.8.1.7 Water closet — In new construction shall be located in the corner, diagonal to the door.

604.8.2 Ambulatory Accessible Compartments — shall comply with 604.8.2

604.8.2.1 Size — shall have depth 60 inches min, width 35 inches min and 37 inches max.

604.8.2.2 Doors — clearance between the door side of the compartment and any obstruction shall be 42 inches min.

604.8.2.3 Grab Bars — shall comply with 609. A side wall grab bar complying with 604.6.1 shall be provided on both sides of the compartment.

604.8.2 Figure Ambulatory accessible toilet compartment.

605 URINALS

605.2 Height and Depth — shall be the stall-type or the wall hung type with the rim 17 inches max above the finish floor; shall be 13 1/2 inches deep min measured from the outer face of the urinal rim to the back of the fixture.

605.3 Clear Floor Space — shall comply with 305 positioned for forward approach.

605.4 Flush Controls — shall be hand operated or automatic. Hand operated shall comply with 309.

606 LAVATORIES AND SINKS.

General — Advisory — If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308.

Clear Floor Space — shall comply with 305 and knee and toe clearance with 306.

Height — shall be installed with the front of the higher of the rim or counter surface 34 inches max above the finish floor or ground.

Faucets — shall comply with 309. Hand operated metering faucets shall remain open for 10 seconds min.

Exposed Pipes and Surfaces — under lavatories and sinks shall be insulated or otherwise configured to protect against contact.

607 BATHTUBS

607.2 Clearance — shall extend the length of the bathtub and shall be 30 inches wide min.

607.4 Grab Bars — shall comply with 609, and 607.4.1 or 607.4.2. Highlight exceptions 1 and 2.

607.6 Shower Spray Unit and Water — with a hose of 59 inches long min that can be a fixed position and as a hand held shower shall be provided.

607.7 Bathtub Enclosures — shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. ....shall not have tracks installed on the rim of the open face of the bathtub.

608 SHOWER COMPARTMENTS

General — Advisory — Highlight the entire paragraph.

Size and Clearances for Shower Compartments — as per 608.2

Transfer Type Shower Compartments — shall be 36 by 36 inches clear inside dimensions.

## 609 GRAB BARS

609.2 Cross Section — shall comply with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section — shall have an outside diameter of 1 1/4 inches min and 32 inches max

609.2.2 Non Circular Cross Section — shall have a cross section of 2 inches max and a perimeter of 4 inches min and 4.8 inches max. Figure 609.2.2

609.3 Spacing — between the wall and the grab bar shall be 1 1/2 inches. Between projecting objects below and at the ends shall be 1 1/2 inches min..... above shall be 12 inches min.

609.4 Position of Grab Bars — shall be installed in a horizontal position, 33 min and 36 inches max above the finish floor measured to the top of the gripping surface, except for children.

609.8 Structural Strength — shall be 250 lbs.

## 610 SEATS

610.2 Bathtubs Seats — shall be 17 min and 19 inches max above the finish floor.

610.4 Structural Strength — 250 lbs.

## 700 CHAPTER 7 — COMMUNICATION ELEMENT:3 AND FEATURES

### 702 FIRE ALARM SYSTEMS

702.1 General — shall have permanently installed audible and visible alarms ...shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance.

### 703 SIGNS

703.1 General — Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual and one with tactile characters shall be provided.

703.2 Raised Characters — shall comply with 703.2 and shall be duplicated in Braille complying with 703.3.

Advisory - should not have sharp or abrasive edges.

703.2.1 Depth — shall be 1/32 inch minimum above their background

703.2.2 Case — Uppercase

703.2.3 Style — Sans Serif.

703.3 Braille — Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Table Braille Dimensions

703.4 Height and Location — shall comply with 703.4

703.4.1 Height above Finish Floor/Ground — shall be located 48 inches minimum above the finish floor/ground surface, measured from the baseline of the lowest tactile character and 60 inches max above the finish floor/ground.

703.4.2 Location — shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf.

703.5 Visual Characters — shall comply with 703.5

703.5.1 Finish and Contrast — shall have a non-glare finish.

703.5.3 Style — Characters shall be conventional in form... shall not be in italic, oblique, script, highly decorative, or of other unusual forms.

703.5.5 Table Visual Character Height

703.5.6 Height from Finish Floor/Ground — shall be 40 inches minimum above the finish floor/ground.

## 703.6 Pictograms

703.6.1 Pictogram Field — shall have a field height of 6 inches min.

703.7 Symbols of accessibility — shall comply with 703.7

703.7.1 Finish and Contrast — shall have a non-glare finish.

703.7.2 Symbols

703.7.2.1 International Symbol of Accessibility — shall comply with figure 703.7.2.1 — Highlight the sign.

## 704 TELEPHONES

704.2 Wheelchairs Accessible Telephones — shall comply with 704.2

704.2.1 Clear Floor/Ground Space — complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by bases, enclosures or seats.

704.2.1.1 Parallel Approach — the distance from the edge of the telephone enclosure to the face of the telephone unit shall be 10 inches max.

704.2.1.2 Forward Approach — the distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20 inches max.

704.2.2 Operable Parts — shall have push button controls.

704.2.4 Cord Length — shall be 29 inches.

## 705 DETECTABLE WARNINGS

705.1 General — shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size — shall have a base diameter of 0.9 inch min and 1.4 inch max, top diameter of 50% of the base diameter minimum to 65% of the base diameter max, and a height of 0.2 inch.

705.2 Platform Edges — shall be 24 inches wide and shall extend the full length of the public use areas of the platform.

## 800 CHAPTER 8 — SPECIAL ROOMS SPACES AVID ELEMENTS

### 802 WHEELCHAIR SPACES, COMPANION SEATS, AND DESIGNATED AISLE SEATS.

802.1 Wheelchair Spaces — shall comply with 802.1

802.1.1 Floor/Ground Surface — shall comply with 302. Changes in level are not permitted. —  
Exception: slopes not steeper than 1:48.

802.1.2 Width — shall be 36 inches wide min. Where two adjacent wheelchair spaces are provided, each wheelchair space shall be 33 inches wide min.

802.1.3 Depth — shall be 48 inches min..... from the side, the wheelchair space shall be 60 inches deep min.

802.1.4 Approach — shall adjoin accessible routes. Accessible routes shall not overlap wheelchair spaces. Advisory — access to any wheelchair space cannot be through another wheelchair space.

802.1.5 Overlap — shall not overlap circulation paths.

802.2 Lines of Sight — shall comply with 802.2

802.2.1 Over Seated Spectators — shall comply 802.2.1

802.2.1.1 Over Heads — wheelchair spaces shall be afforded lines of sight over the heads of seated spectators in the first row in front of wheelchair spaces.

802.2.1.2 Between Heads — Figure 802.1.2

802.2.2 Over Standing Spectators — shall comply with 302.2.2

802.2.2.1 Over Heads — Figure 802.2.2.1

## 804 KITCHENS AND KITCHENETTES

804.3 Work Surface — In residential dwelling at least one 30 inches wide min section of counter shall provide a kitchen work surface that complies with 804.3

804.3.1 Clear Floor/Ground Space — shall be centered on the kitchen work surface and shall provide knee and toe clearance complying with 306. Note exceptions.

804.3.2 Height — shall be 34 inches max above the finish floor/ground  
Exception — work surface at variable heights, 29 inches min, 36 in max.

804.3.3 Exposed Surfaces — shall be no sharp or abrasive surfaces under the work counters.

804.4 Sinks — shall comply with 606.

804.5 Storage — 50% of shelf space shall comply with 811.

804.6 Appliances — shall comply with 804.6

804.6.1 Clear Floor/Ground Space - ... complying with 305 shall be provided at each appliance.

804.6.2 Operable Parts — shall comply with 309

804.6.3 Dishwasher — The dishwasher door, in the open position shall not obstruct the clear floor or ground space for the dishwasher or the sink.

804.6.4 Range or Cooktop — shall provide knee and toe clearance complying with 306..... Where provided the underside of the range or Cooktop shall be insulated or otherwise configured to prevent burs, abrasions, or electrical shocks. The location of controls shall not require reaching across burners.

804.6.5 Oven — shall comply with 804.6.5

804.6.5.1 Side Hinged Door — work surface required by 804.3 positioned adjacent to the latch side of the oven door.

804.6.5.2 Bottom Hinged Door — work surface required by 804.3 adjacent to one side of the door.

## 809 RESIDENTIAL DWELLING UNITS

809.2 Accessible Routes — shall comply with 809.2 — Exception: unfinished attics or unfinished basements.

809.2.1 Location — at least one shall connect all spaces and elements which are a part of the residential unit. If only one provided it shall not pass through bathrooms, closets, or similar spaces.

809.2.2 Turning Space — all rooms served by an accessible route shall provide a turning space complying with 304.

809.3 Kitchen — shall comply with 804

809.4 Toilet and Bathing Facilities — shall comply with 603 thru 610..... shall be located in the same toilet and bathing areas.

## 810 TRANSPORTATION FACILITIES

810.2 Bus Boarding and Alighting Areas — shall comply with 810.2

810.2.2 Dimensions — shall provide a clear length of 96 inches min.

810.2.3 Connection — shall be connected to streets, sidewalks, or pedestrian paths by an accessible route complying with 402.

810.2.4 Slope — not steeper than 1:48

810.5 Rail Platforms — shall comply with 810.5

810.5.1 Slope — shall not exceed a slope of 1:48 in all directions.

810.9 Escalators — shall comply with 6.1.3.5.6 and 6.1.3.6.5 of ASMEA17.1 and shall have a clear width of 32 inches min.

## 811 STORAGE

811.1 General — shall comply with 811.

## 900 CHAPTER 9 — BUILT IN ELEMENTS

### 902 DINING SURFACES AND WORK SURFACES

902.1 General — Advisory — include, but are not limited to, bars, tables, lunch counters, and booths.

902.2 Clear Floor/Ground Space. shall comply with 305 positioned for a forward approach shall be provided.

902.3 Height — tops shall be 28 inches min and 34 inches max

### 903 BENCHES

903.3 Size — shall have seats that are 42 inches long min and 20 inches deep min and 24 inches deep max.

903.4 Back Support — shall be 42 inches long min and shall extend from a point 2 inches max above the seat surface to a point 18 inches min above the seat surface... shall be 2 1/2 inches max from the rear edge of the seat.

903.5 Height — shall be 17 inches min and 19 inches max above the floor.

903.7 Wet Locations — the surface of the seat shall be slip resistant and shall not accumulate water.

### 904 CHECKOUT AISLES AND SALES AND SERVICE COUNTERS

904.2 Approach — shall comply with 904 and located adjacent to a walking surface complying with 403.

904.3 Checkout Aisles — shall comply with 904.3

904.3.2 Counter — height shall be 38 inches max above the finish floor/ground. The top of the counter edge protection shall be 2 inches max above the top of the counter surface on the aisle side of the check-out counter.

904.4 Sales and Service Counters — shall comply with 904.4.1 or 904.4.2.

904.4.1 Parallel Approach — counter surface that is 36 inches long min and 36 inches high max above the finish floor shall be provided.

904.4.2 Forward Approach — counter surface that is 30 inches long min and 36 inches max shall be provided. Knee and toe Space complying with 306 shall be provided under the counter.

904.5 Food Service Lines — shall comply with 904.5

904.5.2 Tray Slides — the top shall be 28 inches min and 34 inches max above the finish floor.

## 1000 CHAPTER 10 — RECREATION FACILITIES

### 1001 GENERAL

1001.1 Scope — shall apply where required by Chapter 2

### 1002 AMUSEMENT RIDES

1002.2 Accessible Routes — shall comply with Chapter 4

1002.3 Load and Unload Areas — turning space complying with 304.2 and 304.3

1002.4 Wheelchair Spaces in Amusement Rides — shall comply with 1002.4

1002.4.1 Floor Surface — shall be stable and firm.

1002.4.2 Slope — shall have a slope not steeper than 1:48

1002.4.3 Gaps — The vertical difference between the floors shall be within plus or minus 5/8 inches and the horizontal gap shall be 3 inches max under normal passenger load conditions.

1002.4.4 Clearances — shall comply with 1002.4.4

1002.4.4.1 Width and Length — shall provide a clear width of 30 inches min and length of 48 inches min measured to 9 inches min above the floor surface.

## 1003 RECREATIONAL BOATING FACILITIES

1003.3 Clearances — shall comply with 1003.3

1003.3.2 Boarding Pier Clearances — shall provide clear pier space 60 inches wide min and shall extend the full length of the boarding pier. Every 10 feet max of linear pier edge shall contain at least one continuous clear opening 60 inches wide min.

## 1005 FISHING PIERS AND PLATFORMS

1005.2 Railings — shall comply with 1005.2

1005.2.1 Height — At least 25% of railings, guards, or handrails shall be 34 inches max above the ground or deck surface.

1005.3 Edge Protection — Advisory — Edge protection is required only where railings, guards or handrails are provided on a fishing pier or platform.

1005.3.2 Extended Ground or Deck Surface — shall extend 12 inches min beyond the inside face of the railing. Toe clearance shall be provided and shall be 30 inches wide min and 9 inches min above the ground or deck surface beyond the railing.

1005.3.2 Figure Extended ground or deck surface at fishing piers & platforms

1005.5 Turning Space — at least one turning space complying with 304.3 shall be provided.

## 1009 SWIMMING POOLS, WADING POOLS AND SPAS

1009.2 Pool Lifts — shall comply with 1009.2

1009.2.1 Pool Lift Location — shall be located where water level does not exceed 48 inches.

1009.2.2 Seat Location — shall be located over the deck and 16 inches min from the edge of the pool.

1009.2.3 Clear Deck Space — On the side opposite the water, a clear deck space shall be provided parallel with the seat. The space shall be 36 inches wide min and shall extend forward 48 inches min from a line located 12 inches behind the rear edge of the seat. The clear deck space shall have a slope not steeper than 1:48.

1009.2.4 Seat Height — shall be designed to allow a stop at 16 inches min to 19 inches max

1009.2.5 Seat Width — shall be 16 inches wide min.

## LIST OF FIGURES

## FAIR HOUSING GUIDELINES FEDERAL

## BARRIER REMOVAL