ACCESSIBILITY REFERENCE MANUAL

A Reference Guide For Building Professionals In Virginia
This project was jointly developed by the Virginia Board for People with Disabilities and the Virginia Association of Centers for Independent Living.

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Contents

Introduction: Project ABLE  p.  4

Code Resources and Applications  p.  5
Building Codes vs. Civil Rights Legislation  p.  6
Fair Housing Act  p.  7

Section 1: Accessible Parking  p.  9
Section 2: Curb Ramps  p.  20
Section 3: Accessible Route  p.  26
Section 4: Ramps  p.  36
Section 5: Doors  p.  42
Section 6: Bathrooms and Toilets  p.  54
Section 7: Drinking Fountains  p.  66
Section 8: Visual Alarms  p.  74
Section 9: Light Fixtures  p.  78
Section 10: Kitchens  p.  84
Section 11: Reach Ranges  p.  98
Section 12: Elevators and Chair Lifts  p.  108

Appendix: Web Sources  p.  116
In the fall of 2013 the Virginia Board for People with Disabilities awarded a grant to the Virginia Association of Centers for Independent Living to develop a resource module for building professionals and to provide training outreach to those professionals in the Commonwealth of Virginia. The effort was named: Project ABLE: “Advocates Building Livable Environments”.

In the fall of 2013 and the early winter of 2014, focus groups were convened throughout the Commonwealth. Contractors, architects, local building/planning officials, and other building professionals were included in these sessions with the objective of identifying and examining the various accessible issues that the professionals face the most frequently—and to identify areas of confusion among the existing building codes and the civil rights legislation.

This reference manual has been compiled to address many of the topics evaluated at these focus groups. This manual is not intended to be all-inclusive but is rather intended to focus on the prevalent concerns that were identified during the focus group sessions.

This document is designed as an easy reference for all building professionals. The primary purpose is to clarify and organize the existing different standards of accessibility, and to illustrate their relationship to each other.
Code, Standard, and Regulatory Resources and Their Application

The three primary design/civil rights code/standards/regulations listed below are highlighted and cited throughout this manual:

Ø ICC 1111.1-2009, which is used by the majority of building inspectors in the Commonwealth of Virginia

Ø Fair Housing Act Design Manual, published by the US Department of Housing and Urban Development

Ø 2010 ADA Standards for Accessible Design published by the US Department of Justice

The ICC A117.1-2009 standard was analyzed in this code comparison because it is far more detailed and provides specifics concerning accessibility standards.

When reviewing plans, both the ICC A117.1-2009 and the 2012 Virginia Construction Code should be jointly used.

While these three codes/standards often prescribe similar standards of accessibility, occasionally building professionals encounter variations in their scope and emphasis. This manual is designed to identify and highlight these areas and allow the building professional to evaluate and determine the most relevant and useful code, standard, or guideline to apply in a given situation.
Most of the confusion in the application of accessibility standard derives from the basis and intent of the three relevant codes/standards. In particular, the ICC 2009, ICC 1111.1-2009 is the referenced standard in Virginia for building code interpretations, and was developed as a building code. In contrast, both the Fair Housing Act and the 2010 ADA Standards for Accessible Design were developed as civil rights legislation and consequently can supplant the building code in certain cases.

The interconnection between the standard building code and the overlaid civil rights legislation can often cause confusion and for building professionals underlines the critical importance of having a familiarity with all three codes/standards and their focus. Accessibility is a universal concern and as building professionals become more familiar with differing accessibility standards and the options they present, the more our respective communities will benefit.

**Note on sources and accessibility resources:**

All of the building standards listed in this manual concern new construction and additions. The Americans with Disabilities Act has guidelines in place that address the accessibility of older structures. For questions on the use of appropriate standards for assessing accessibility of structures, contact the United States Access Board at (800) 972-2253 TTY: (800) 993-2822 or the Mid-Atlantic ADA Center at (800) 949-4232 V/TTY.

Accessibility in existing buildings is also now regulated by the 2012 Virginia Rehabilitation Code. The details of implementation are still found in the ICC A117.1 document reviewed in this reference manual.
About the Fair Housing Act

The Fair Housing Act establishes requirements and guidelines intended to reduce barriers for individuals living with disabilities and to encourage the design and construction of accessible multifamily dwellings. The guidelines include seven design and construction requirements which apply to construction of multifamily dwellings containing four or more units and built for first occupancy after March 13, 1991.

The Fair Housing Act requires these seven basic requirements that must be met to comply with the access requirements of the Act:

Requirement 1: an accessible building entrance on an accessible route.
Requirement 2: accessible common and public use areas.
Requirement 3: usable doors (usable by a person in a wheelchair).
Requirement 4: accessible route into and through the dwelling unit.
Requirement 5: light switches, electrical outlets, thermostats and other environmental controls in accessible locations.
Requirement 6: reinforced walls in bathrooms for later installation of grab bars.
Requirement 7: usable kitchens and bathrooms.
“Safe Harbor” and the Fair Housing Act

A safe harbor is a law, accessibility standard, or building code identified by the U.S. Department of Housing and Urban Development (HUD) as consistent with the Fair Housing Act’s Design and Construction Requirements. Once a specific safe harbor has been selected, designers and builders should comply with ALL of the relevant provisions in that document. The status of “safe harbor” may be lost if provisions are selected from a variety of sources.

When the ICC codes are jointly used they provide a safe harbor for construction projects. Building professionals should note that the Virginia Construction Code alone does not provide a safe harbor under the Fair Housing Act.

Acceptable “Safe Harbors”:

- HUD Fair Housing Accessibility Guidelines and the Supplemental Notice to Fair Housing Accessibility Guidelines
- HUD Fair Housing Act Design Manual
- ANSI A117.1 (1986) *
- CABO/ANSI A117.1 (1992) *
- ICC Code Requirements for Housing Accessibility 2000 (CRHA)
- International Building Code 2000 as amended by the 2001 Supplement to the International Codes
- International Building Code 2003, with one condition
- 2006 International Building Code

* used with the Fair Housing Act, HUD's regulations, and the Guidelines
Section 1: Accessible Parking

Frequently, no portion of a development is more important than the appropriate provision of accessible parking. A few differences among the standards reviewed exist and should be noted by building professionals.

Building professionals may inadvertently overlook some basic principles of the proper designation of accessible parking. They are:

- In a parking facility, at least one van accessible parking space must always be provided.
- Access aisles need to be entirely clear and unobstructed.
- The curb ramp transitioning from the accessible spaces to an elevated walkway should NEVER be within the area of the parking space itself. The curb ramp should always be aligned with the access aisle.

While most accessible spaces are eight feet wide and include an eight foot access aisle, the US Standards of Accessible Design recommends an eleven foot space with a five foot access aisle for van accessible spaces—although the eight foot space and access aisle standard remain an accepted exemption.
### Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Accessible Parking</th>
<th>ICC A117.1-2009 Pages</th>
<th>Fair Housing Act Design Manual Pages</th>
<th>2010 ADA Standards for Accessible Design Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number and Location of Spaces</strong></td>
<td>Where parking is provided, <em>accessible</em> parking spaces shall be provided in compliance with Table 1106.1, except as required by Sections 1106.2 through 1106.4. Where more than one parking facility is provided on a site, the number of parking spaces required to be <em>accessible</em> shall be calculated separately for each parking facility. 39, 40</td>
<td>When parking is provided on a residential site, accessible parking spaces on an accessible route must be provided for residents and visitors. Accessible parking spaces must meet the requirements for parking in ANSI 4.6 and be located on the shortest possible accessible circulation route to an accessible entrance. 2.20 - 2.25</td>
<td>The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site. 208</td>
<td>Numbers do not significantly change among the standards. The Fair Housing Publication requires 2% of the total. 2010 ADA Standards requires more for non-residential.</td>
</tr>
<tr>
<td><strong>Configuration of Spaces</strong></td>
<td>Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3350 mm) minimum in width. 39, 40</td>
<td>The Guidelines provide that a minimum of two percent of the parking spaces serving covered dwelling units be made accessible and be located on an accessible route. 2.23</td>
<td>Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings. 502</td>
<td>ANSI requires only a five foot access aisle. 2010 ADA Standards require a 132 inch van space with an exception of 96&quot; with 96&quot; aisle.</td>
</tr>
<tr>
<td>Accessible Parking</td>
<td>ICC A117.1-2009 Pages</td>
<td>Fair Housing Act Design Manual Pages</td>
<td>2010 ADA Standards for Accessible Design Section</td>
<td>Comments</td>
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<tr>
<td>--------------------</td>
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<td>-----------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Access Aisle and Relationship to Curb Ramp, if Provided</td>
<td>Car and van parking spaces shall have an adjacent access aisle complying with Section 502.4.</td>
<td>39, 40</td>
<td>2.20, 2.21</td>
<td>The 2010 ADA parking standards require angled parking to have an access aisle on the passenger side with the aisle the entire length of the space.</td>
</tr>
<tr>
<td>Van Accessible Spaces</td>
<td>Van parking spaces shall be 132 inches (3350 mm) minimum in width.</td>
<td>39, 40</td>
<td>NA</td>
<td>See notes above.</td>
</tr>
</tbody>
</table>

Parking spaces must be wide enough to allow people using wheelchairs or mobility aids to move between cars and to enter cars or vans. Accessible parking spaces must be at least 96 inches wide and have an adjacent access aisle that is 60 inches wide. This 60-inch access aisle is regarded as a minimum.

Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.
### ICC A117.1-2009

<table>
<thead>
<tr>
<th>Provided in Parking Facility</th>
<th>Accessible Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 25</td>
<td>1</td>
</tr>
<tr>
<td>26 to 50</td>
<td>2</td>
</tr>
<tr>
<td>51 to 75</td>
<td>3</td>
</tr>
<tr>
<td>76 to 100</td>
<td>4</td>
</tr>
<tr>
<td>101 to 150</td>
<td>5</td>
</tr>
<tr>
<td>151 to 200</td>
<td>6</td>
</tr>
<tr>
<td>201 to 300</td>
<td>7</td>
</tr>
<tr>
<td>301 to 400</td>
<td>8</td>
</tr>
<tr>
<td>401 to 500</td>
<td>9</td>
</tr>
<tr>
<td>501 to 1000</td>
<td>2 percent of total</td>
</tr>
<tr>
<td>1001 and over</td>
<td>20, plus 1 for each 100, or fraction thereof, over 1000</td>
</tr>
</tbody>
</table>

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- Curb ramp that complies with ANSI 4.7
- Accessible primary entrances to covered ground floor units
- Ramp and stairs that comply with ANSI 4.8 and 4.9 provide an accessible route to first floor covered units, slopes less than the max. 1:12 slope are recommended — for slopes at 1:20 or less, handrails are not required
- Site grading with combined ramp and stairs to create access to first floor units
- Key Plan: 4 units on each floor

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12
Accessible parking options are one of the most important components of an accessibility route and unfortunately are one of the most abused or neglected.
Accessible Parking

**ICC A117.1-2009**

**Fig. 502.2**
Vehicle Parking Space Size

- Access aisle serving car parking spaces
- Access aisle serving van parking spaces

**Fig. 502.4**
Parking Space Access Aisle

**Fair Housing Act Design Manual**

- 8’-0” access aisle for van parking at rental/sales office, see pages 2.6 and 2.20, “Access Aisles”
- Since accessibility is provided at tennis court at playground/clubhouse, this public and common use facility may remain on an inaccessible walk
Standard accessible parking spaces are eight feet wide (96”) with a five foot (60”) access aisle. The new ADA Standards for Accessibility Design suggest an eleven foot (132”) space with a five foot aisle for van accessible spaces.
**Accessible Parking**

**ICC A117.1-2009**

- Access aisle serving car parking spaces
- Access aisle serving van parking spaces
- Area to be marked
- Full length of parking space
- 60 min 1525

**FIG. 502.4 PARKING SPACE ACCESS AISLE**

**Fair Housing Act Design Manual**

- Greater distance has lesser slope; therefore, an accessible route is practical
- 30' distance to arrival point with slope greater than 10% on the left
- 45' distance to arrival point with slope less than 10% on the right
- 50' radius
- All arrival points within 50 feet must be considered
The access aisle and the curb ramp should never conflict with the accessible parking space and the aisle should extend the full length of the parking space.
**ICC A117.1-2009**

- Sign with international symbol of accessibility and "van accessible" designates van accessible parking
- Curb ramp installed outside access aisle area
- Accessible route to entrance
- Level access aisle

**Fair Housing Act Design Manual**

- ADAAG 4.6.5 minimum vertical clearance for loading zone is 114" and 98" for parking
- ANSI 4.6.3 minimum vertical clearance for loading zone is 108"

Reference Dimensions for Vertical and Horizontal Clearances for Raised Roof Van with Lift Extended:

- 8'-0"
- 6'-0" to 7'-0"
- 16'-0" minimum
- 18'-0" preferred
- 2' minimum
- 3' preferred
Access aisles serving car and van parking spaces are required to be a minimum width of 60 inches (1525 mm) and the access aisle should extend the full length of the parking spaces they serve. The access aisles should be marked so as to discourage parking in them.
Section 2: Curb Ramps

Nearly every building project will necessitate the use of curb ramps. Whether located on a corner or along a pedestrian route, curb ramps are essential in providing access between a parking area and an elevated surface route. After years of study, the standards for curb ramps have been developed and refined by the U.S Access Board.

While major differences among the three accessibility standards reviewed in this manual are not present, the 2010 ADA Standards for Accessible Design provides the most detailed guidance, including the following instruction: newly constructed or altered streets, roads, and highways must contain curb ramps or other sloped areas at any intersection having curbs or other barriers to entry from a street level pedestrian walkway (Section 35.151 of 28 CFR Part 35).

The location and slope of curb ramps is detailed in this section of the reference manual along with the necessity of truncated domes. All building professionals should be familiar with these standards.

The U.S Access Board is now developing more detailed guidelines on curb ramps. These guidelines have been in review status for the last few years and are expected to be approved in 2015.
## Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Curb Ramps</th>
<th>ICC A117.1-2009</th>
<th>Pages</th>
<th>Fair Housing Act Design Manual Pages</th>
<th>2010 ADA Standards for Accessible Design Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
<td>Curb ramps and the flared sides of curb ramps shall be located so they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.</td>
<td>24</td>
<td>References ANSI 4.7.</td>
<td>1.16</td>
<td>Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.</td>
</tr>
<tr>
<td><strong>Slope</strong></td>
<td>Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters and streets shall be at the same level.</td>
<td>24</td>
<td>References ANSI 4.7.</td>
<td>2.20 - 2.21</td>
<td>Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.</td>
</tr>
<tr>
<td><strong>Truncated Domes</strong></td>
<td>Detectable warnings shall be 24 inches (610 mm) minimum in depth in the direction of travel. The detectable warning shall extend the full width of the curb ramp or flush surface. The detectable warning shall be located so the edge nearest the curb line is 6 inches (150 mm) minimum and 8 inches (205 mm) maximum from the curb line.</td>
<td>26</td>
<td>References ANSI 4.7.</td>
<td>2.13</td>
<td>Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.</td>
</tr>
</tbody>
</table>
Curb Ramps

Fair Housing Act Design Manual

Route with No Abrupt Change in Level to Provide Access to Dwelling Units and Site Amenities

ICC A117.1-2009

Location

Curb Ramps

Fair Housing Act Design Manual
The federal government has been reviewing proposed right-of-way guidelines for the last few years. The details provided in these three codes/standards are limited, but do provide basic curb ramp design.
Detectable warnings for pedestrian curb cuts became officially required in 2001.
Truncated domes provide tactile warnings for people with sight impairment. They are a very important part of an accessible route, especially in proximity to automobile traffic.
Section 3: Accessible Routes

Nearly every person with a mobility impairment faces the prospect that they will encounter physical obstacles as they try to go about their daily lives. Whether simply navigating within their homes or performing tasks around town or on their jobs, an accessible route is a critical element affecting their travels.

An accessible route, as the reference manual demonstrates, includes a number of essential components. The surface, the width of the path, and the presence of proper signage provide a person with limited mobility a greater chance for independence and success in their everyday lives.

When designing and/or inspecting building projects, special attention should be given to establish a route that adheres to the accessibility guidelines. The key portions of a construction project need to be connected with an accessible route. Inspectors and plan reviewers should be prepared to require building professionals to identify an accessible route on building drawings, which can usually be accomplished with simple arrow indicators or shadings on a drawing.
## Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Accessible Routes</th>
<th>ICC A117.1-2009 Pages</th>
<th>Fair Housing Act Design Manual Pages</th>
<th>2010 ADA Standards for Accessible Design Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proper Signage Identifying Route Location</td>
<td>Accessible signs shall comply with Section 703. Tactile signs shall contain both raised characters and braille. Where signs with both visual and raised characters are required, either one sign with both visual and raised characters, or two separate signs, one with visual, and one with raised characters, shall be provided.</td>
<td>65-86</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Little guidance on proper signage location for accessible routes is provided among the codes/standards.
### Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
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<th>Fair Housing Act Design Manual Pages</th>
<th>2010 ADA Standards for Accessible Design Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Requirements</td>
<td>Floor surfaces shall comply with Section 302. Floor surfaces shall be stable, firm, and slip resistant.</td>
<td>15</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Accessible Routes</td>
<td>Fair Housing Act Design Manual</td>
<td>2010 ADA Standards for Accessible Design</td>
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<tr>
<td>-------------------</td>
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<td>-----------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ICC A117.1-2009</td>
<td>15</td>
<td>1.8 - 1.58</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proper Width and Slope</td>
<td>An accessible route is a path that is at least 36 inches wide, smooth, as level as possible, and without hazards or obstructions. If no portion of the finished grade of a route between two buildings that contain only dwelling units exceeds 8.33% (1 in 12), it is recommended that the route be made accessible. Such voluntary accessible walks must meet the same specifications as an accessible route except that handrails, commonly required on accessible routes when their slope exceeds 5% (1 in 20), are not required.</td>
<td>Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.</td>
<td>402 Standards are basically the same.</td>
<td></td>
</tr>
</tbody>
</table>
The path of travel shown above should be properly indicated and marked with appropriate signage. In addition, the path should be clear of obstructions.
Too often people with mobility limitations find themselves traveling a needless distance due to the lack of proper signage. The designation of an accessible route gives a person with mobility impairment proper direction.
**Accessible Routes**

**ICCA117.1-2009**

![Diagram of curb ramp maximum slope and adjoining surface maximum slope](image)

**Fig. 406.2**
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

**Fig. 403.5.1**
CLEAR WIDTH AT 180° TURN

**Fair Housing Act Design Manual**

- Handrail extensions for support and guidance
- Stairs nearby or within sight of accessible route must comply with ANSI 4.9
- No elevator goes between level 1 and 2
- Accessible route maintained between levels with ANSI complying ramp, maximum slope 1:12

Stairs at Accessible Routes Between Levels Not Connected by an Elevator Must Meet ANSI
The graphics demonstrate the minimum requirements for accessible routes, including width and slope. The codes/standards are consistent.
Surfaces within an accessible route should be “stable, firm, and slip resistant.”

**ICC A117.1-2009**

**FIG. 303.2**
CARPET ON FLOOR SURFACES

**FIG. 303.3**
BEVELED CHANGES IN LEVEL

**Fair Housing Act Design Manual**

**Small Changes in Level Along Accessible Routes**
Federal standards use the terms “stable, firm, and slip resistant” in describing an accessible surface.
Section 4: Ramps

Often an accessible route must include a ramp to provide adequate access from one feature to another. A ramp is defined as any portion of an accessible route that exceeds a 1/20 slope. The three key parts of the ramp addressed in this section include slope and surface, railings, and landings to provide specific and consistent guidelines for building specifications.

The inspector and/or plans reviewer must ensure that architects and engineers provide details of all ramps for any building project. The connection between an accessible route and proper ramping should be clear and well defined.

Building professionals should ensure that construction drawings depict the proper specifications for a ramp feature and that the built feature is consistent with the drawing details. Ramp design must also address safety concerns.

Quite simply, an accessible route that has a slope over 1/20 is a ramp and must meet the standards for an accessible ramp. Also, any change in level exceeding ½ inch (13mm) must be ramped.
## Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Ramps</th>
<th>ICC A117.1-2009</th>
<th>Pages</th>
<th>Fair Housing Act Design Manual</th>
<th>Pages</th>
<th>2010 ADA Standards for Accessible Design</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Slope &amp; Surface</strong></td>
<td>Ramp runs shall have a running slope greater than 1:20 and not steeper than 1:12.</td>
<td>22</td>
<td>References ANSI A117.1 Section 4.8.</td>
<td>1.56 - 2.5</td>
<td>Ramp runs shall have a running slope not steeper than 1:12. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp</td>
<td>405</td>
<td>All standards agree on slope and surfaces. A ramp is defined as having a running slope of over 1/20.</td>
</tr>
<tr>
<td><strong>Railings</strong></td>
<td>Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.</td>
<td>22</td>
<td>References ANSI A117.1 Section 4.8.</td>
<td>1.7 - 2.16</td>
<td>Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.</td>
<td>405.8, 405.9</td>
<td>The three codes agree with the Fair Housing Publication referring to the ANSI standards.</td>
</tr>
<tr>
<td><strong>Landings</strong></td>
<td>Ramps shall have landings at the bottom and top of each ramp run. Landings shall comply with Section 405.7.</td>
<td>22</td>
<td>References ANSI A117.1 Section 4.8.</td>
<td>3.11 - 4.11</td>
<td>Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.</td>
<td>405.7-405.7.5</td>
<td>Requirements are the same.</td>
</tr>
</tbody>
</table>
As long as minimum ramp standards are maintained, ramp design and configuration may vary greatly.
A ramp often forms an important part of an accessible route. The slope and surface type are illustrated in the graphics in this section. The three codes/standards address this area consistently.
Fair Housing Act Design Manual

handrail extensions for support and guidance

stairs nearby or within sight of accessible route must comply with ANSI 4.9

accessible route maintained between levels with ANSI complying ramp, maximum slope 1:12

Stairs at Accessible Routes Between Levels Not Connected By an Elevator Must Meet ANSI

no elevator goes between level 1 and 2
Railing for both ramps and steps provide security and safety for all individuals. There is little difference among the three codes/standards.
Section 5: Doors

Individuals with limited mobility and limited upper body strength often find doors that do not meet the accessibility standards reviewed in this manual. Various types of doors, widths and thresholds, and handles are described in this section. While little difference exists in the three code standards reviewed, building professionals should note that often a specific type and configuration of door could assist greatly in an individual’s pursuit for independence. For instance, a pocket door, when feasible, could be more easily used by a person with limited hand strength within their residence.

Building inspectors and plan reviewers should ensure that accessibility standards be maintained to assure that a person with limited dexterity and limited hand control can maneuver through these very important parts of an accessible route.

Of particular concern, building professionals should note that the force required to activate operable parts should not exceed five pounds of pressure. This requirement is listed in the US Standards for Accessible Design. Too often structures are built or renovated with doors that cannot be accessed by people with limited dexterity.
<table>
<thead>
<tr>
<th>Types of Doors for Different Circumstances</th>
<th>ICC A117.1-2009</th>
<th>Pages</th>
<th>Fair Housing Act Design Manual</th>
<th>Pages</th>
<th>2010 ADA Standards for Accessible Design</th>
<th>Section</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Doors and doorways that are part of an accessible route shall comply with Section 404. Manual doors and doorways, and manual gates, including ticket gates, shall comply with Section 404.2. At least one of the active leaves of doorways with two leaves shall comply with Sections 404.2.2 and 404.2.3.</td>
<td>15, 16</td>
<td></td>
<td>15, 16</td>
<td></td>
<td>Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum.</td>
<td>404.2.3</td>
<td>No significant difference exists among the three standards.</td>
</tr>
</tbody>
</table>
## Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Doors</th>
<th>ICC A117.1-2009</th>
<th>Pages</th>
<th>Fair Housing Act Design Manual</th>
<th>Pages</th>
<th>2010 ADA Standards for Accessible Design</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Width of Doors and Thresholds</strong></td>
<td>Doorways shall have a clear opening width of 32 inches (815 mm) minimum. Openings more than 24 inches (610 mm) in depth at doors and doorways without doors shall provide a clear opening width of 36 inches (915 mm) minimum.</td>
<td>15, 16</td>
<td>All primary and secondary doors must provide a clear width of open doorway min. 32&quot; (references ANSI 4.13.5). A passage door must still be provided that will yield the 32-inch nominal clear width.</td>
<td>3.10 - 3.15</td>
<td>Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.</td>
<td>404.2.5</td>
<td>No significant difference exists among the three standards.</td>
</tr>
<tr>
<td>Doors</td>
<td>Pages</td>
<td>Fair Housing Act Design Manual</td>
<td>Pages</td>
<td>2010 ADA Standards for Accessible Design</td>
<td>Section</td>
<td>Comments</td>
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<td>---------</td>
<td>----------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Maneuvering Room</td>
<td>17</td>
<td>The required maneuvering space on the exterior side of door next to latch varies depending upon direction of approach to door (references ANSI 4.13.6).</td>
<td>3.10 - 3.15</td>
<td>Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted. EXCEPTIONS: 1. Slopes not steeper than 1:48 shall be permitted. 2. Changes in level at thresholds complying with 404.2.5 shall be permitted.</td>
<td>404.2.4</td>
<td>No significant difference exists among the three standards.</td>
<td></td>
</tr>
<tr>
<td>Door Handles</td>
<td>19</td>
<td>Lever or other easy to use door hardware is recommended (references ANSI 4.13.9).</td>
<td>3.10 - 3.15</td>
<td>Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.</td>
<td>309.4</td>
<td>All three standards use similar language.</td>
<td></td>
</tr>
</tbody>
</table>
ICC A117.1-2009

The transition from the 36 inch minimum width for an accessible route can be reduced to 32 inches for a doorway for a 24 inch maximum passage length.

Fair Housing Act Design Manual

Clear Width at Sliding/Pocket Door

Clear Width at Accordion-Fold Door

Clear Width at Bi-Fold Door
Doors are an important part of any accessible route. This section provides specifications for door widths and different types of doors.
Width of Door and Thresholds

ICC A117.1-2009

(a) hinged door
(b) sliding door
(c) folding door

Fair Housing Act Design Manual

Accessible Route: Width, Height, and Passing Spaces

T-intersection can function as a passing space
accessible route, see ANSI 4.3

4" max.

32" min. at door

36" min.

24" max.

80" min. headroom

60" x 60" passing space

200' max. between passing spaces (recommended)

Accessible Route: Width, Height, and Passing Spaces

4" max.

32" min. at door

maneuvering space at doors, see ANSI 4.13.6

24" max.
The minimum standards of doors are consistent among the three guidelines. Persons with limited dexterity in their upper extremities benefit from many of these standards.

### 2010 ADA Standards for Accessible Design

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

<table>
<thead>
<tr>
<th>Approach Direction</th>
<th>Perpendicular to Doorway</th>
<th>Parallel to Doorway (beyond stop/latch side unless noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>From Front</td>
<td>48 inches (1220 mm)</td>
<td>0 inches (0 mm)</td>
</tr>
<tr>
<td>From side</td>
<td>42 inches (1065 mm)</td>
<td>0 inches (0 mm)</td>
</tr>
<tr>
<td>From pocket/hinge side</td>
<td>42 inches (1065 mm)</td>
<td>22 inches (560 mm)</td>
</tr>
<tr>
<td>From stop/latch side</td>
<td>42 inches (1065 mm)</td>
<td>24 inches (610 mm)</td>
</tr>
</tbody>
</table>

1. Doorway with no door only.
2. Beyond pocket/hinge side.
Maneuvering Room

ICC A117.1-2009

(a) Hinged Door

(b) Sliding Door

(c) Folding Door

(d) Doorways without Doors

FIG. 404.2.2 CLEAR WIDTH OF DOORWAYS

Fair Housing Act Design Manual

Utility sink must meet ANSI 4.19 with regard to faucet controls and height. Since deep sinks are usually provided in these locations, knee space is not possible as per ANSI 4.19; therefore, a 30" X 48" clear floor space parallel to the sink must be provided.

Top from 28" to 34" above floor. Knee space below at least 27" high. See ANSI 4.30.

Maneuvering clearances at doors. See ANSI 4.13.6.

Sample Guideline Complying Laundry Room Plan

30" X 40" clear floor space in front of at least one of each type of fixture.
Maneuverability and room for a person to approach and enter a doorway provides a person in a wheelchair an opportunity to travel independently. The three standards are basically consistent.
ICC A117.1-2009

Fair Housing Act Design Manual
These are useful alternatives to the old door knob of years past. The illustrations give useful adaptations for persons with limited dexterity or use of their hands.
Section 6:
Bathrooms and Toilets

This section of the reference manual addresses several of the more important accessibility standards affecting bathroom and toilet design. Accessibility standards concerning the bathroom areas are not only intended to increase the usability of these spaces, but also serve to increase the safety factor of the spaces.

Due to the many different configurations of existing bathrooms, an examination of the three code standards should provide a number of alternatives for the building professional to meet the guidelines for a specific project.

Many of the standards listed throughout this manual are also integral items affecting bathroom design. Items such as accessories, light switches, and grab bars are necessary aids in an accessible bathroom. Also, the Fair Housing Act allows building professionals to prepare walls to accept grab bars in certain instances.
<table>
<thead>
<tr>
<th>Bathroom &amp; Toilets</th>
<th>ICC A117.1-2009 Pages</th>
<th>Fair Housing Act Design Manual Pages</th>
<th>2010 ADA Standards for Accessible Design Section</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commode Location</td>
<td>46</td>
<td>7.43-7.48</td>
<td>213, 604, 806.2.4, 807, 809.4</td>
<td>Basically the codes/standards are the same. The Fair Housing Publication addresses different bathroom configurations.</td>
</tr>
<tr>
<td>Grab Bars</td>
<td>47</td>
<td>6.3 - 6.16</td>
<td>609</td>
<td>Very little difference is present among the codes/standards.</td>
</tr>
</tbody>
</table>
### Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Bathrooms &amp; Toilets</th>
<th>ICC A117.1-2009 Pages</th>
<th>Fair Housing Act Design Manual Pages</th>
<th>2010 ADA Standards for Accessible Design Section</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Dispensers and Accessories</strong></td>
<td>Toilet paper dispensers shall comply with Section 309.4. Where the dispenser is located above the grab bar, the outlet of the dispenser shall be located within an area 24 inches (610 mm) minimum and 36 inches (915 mm) maximum from the rear wall. Where the dispenser is located below the grab bar, the outlet of the dispenser shall be located within an area 24 inches (610 mm) minimum and 42 inches (1065 mm) maximum from the rear wall.</td>
<td>48</td>
<td>2.26</td>
<td>213.2</td>
</tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Bathrooms &amp; Toilets</td>
<td>ICC A117.1-2009 Pages</td>
<td>Fair Housing Act Design Manual Pages</td>
<td>2010 ADA Standards for Accessible Design Section</td>
<td>Comment</td>
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<tr>
<td>---------------------</td>
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</tr>
<tr>
<td>Bathtubs &amp; Showers</td>
<td>Bathtubs &amp; Showers</td>
<td>Bathtubs &amp; Showers</td>
<td>Bathtubs &amp; Showers</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A clearance in front of bathtubs extending the length of the bathtub and 30 inches (760 mm) minimum in depth shall be provided. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.</td>
<td>54</td>
<td>7.32 - 7.83</td>
<td>Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.</td>
</tr>
</tbody>
</table>
The illustrations on the previous pages provide basic alignments for the location of the commode in a bath stall. The three codes/standards vary little in their recommendations.
Bathrooms & Toilets

ICC A117.1-2009

Grab Bars

Fair Housing Act Design Manual

If tile area is a shelf, reinforcing should be located in the vertical wall to support future grab bar mounted 33” to 36” above the floor.

Minimum reinforcing to the side of toilets.
Grab bars are an essential part of accessibility in a bathroom. They provide a sense of independence and security.
The ICC provides details of distances and measurements of these items.
The standards for the locations of dispensers and accessories are basically the same in the three codes analyzed. The specifications can also be found in the reach standards found later in this document.
Fair Housing Act Design Manual

**ICC A117.1-2009**

(a) Without Permanent Seat

(b) With Permanent Seat

**FIG. 607.2 CLEARANCE FOR BATHTUBS**

915

36

915

seat wall

control wall

36

48 min

1220

Note: inside finished dimensions measured at the center points of opposing sides

**FIG. 608.2.1 TRANSFER-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE**

- Required Reinforcing When Shower is Only Bathing Fixture
- optional hand-held shower
- 17”-19”, typical seat height as specified in ANSI
- reinforcing for optional seat when shower is only bathing fixture in covered dwelling unit

**Bathtubs and Showers**

- Bathtubs
- Showers

Clear Floor Space at Bathtubs/Showers
Shaded Areas Must Remain Unobstructed
Bathtub and shower specifications are based on ANSI. The illustrations provided give a variety of configurations and dimensions.
Section 7: Drinking Fountains

The issue of the location and configuration of drinking fountains has received significant regulatory attention in recent years to incorporate these fixtures into a broader accessible context.

The critical design elements for drinking fountain installation are: 1) to ensure the location of drinking fountains out of the path of an accessible route; 2) to ensure the integration of the accessible fixtures with all other drinking facilities; 3) and to ensure the accessibility of at least 50% of all drinking fixtures.

The advent of the dual height drinking fountain has provided a great improvement in the proper provision of drinking fountains. In many cases, these fountains can be installed with little or no additional expense for both new and reconstruction projects.
## Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Drinking Fountains</th>
<th>ICC A117.1-2009 Pages</th>
<th>Fair Housing Act Design Manual Pages</th>
<th>2010 ADA Standards for Accessible Design Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forward Reaches</td>
<td>Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the floor.</td>
<td>45</td>
<td>Not Specified</td>
<td>NA</td>
</tr>
<tr>
<td>Relationship with Accessible Route</td>
<td>A clear floor space complying with Section 305, positioned for a forward approach to the drinking fountain, shall be provided. Knee and toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.</td>
<td>45</td>
<td>There must always be a 36-inch wide accessible route around any obstacle. Protruding objects are prohibited along all circulation paths including accessible routes and stairs.</td>
<td>2.18, 2.19</td>
</tr>
<tr>
<td>Numbers Required</td>
<td>Not Specified</td>
<td>NA</td>
<td>Where drinking fountains or water coolers are provided, 50 percent on each floor, or at least one, must be on an accessible route and comply with ANSI 4.15.</td>
<td>2.13</td>
</tr>
</tbody>
</table>
The dual type drinking fountains are a recent innovation that provides better access in similar locations and circumstances. The reach standards of the three codes are basically the same.
Objects projecting into an accessible route should be minimized and adhere to height and width standards.
Vision impaired individuals are at serious risk when an obstruction exists, such as an intruding drinking fountain along an accessible route. Recessed fountains are preferable.
At least 50% of drinking fountains provided should be accessible.
A typical dual drinking fountain fixture in use. The accessible path of travel is still maintained.

The required number of water fountains is consistent among the codes/standards reviewed. All fountains should be located generally in the same location.
Section 8: Visual Alarms

The placement of visual alarms in public spaces is not only an important accessible element, but the visual alarms also provide a necessary degree of safety for persons with hearing impairments. Building professionals should also note that the proper provision of visual alarms provides building professionals with protection against possible liability/litigation issues.

All visual alarms used by building professionals should adhere to the standards set forth in the latest edition of the National Fire Protection Association Code. Inspectors and plan reviewers should insist that details of these devices are always specified on construction documents.
### Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location and Why They are Needed</strong></td>
<td>Lighting controls, electrical panel boards, 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.</td>
<td>65</td>
<td>Alarms must have audible and visual features compliant with ANSI 117.1 Section 4.26.</td>
<td>21, A-8</td>
<td>Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.</td>
<td>215.1, 702</td>
<td>Consistent standards with NFPA 72 (1999 or 2002 edition) are referenced in each. The Fair Housing Publication provides a good explanation.</td>
</tr>
</tbody>
</table>
Visual Alarms

ICC A117.1-2009

Consistent standards with NFPA 72 (1999 or 2002 edition) are referenced.

Fair Housing Act Design Manual

Consistent standards with NFPA 72 (1999 or 2002 edition) are referenced.
Most fire alarm designers consider NFPA 72-1999, 'National Fire Alarm Code' as 'equivalent facilitation' to comply with the ADA. The requirements found in NFPA 72 exceed the minimum requirements found in the ADAAG.

In case of an emergency, visual fire alarms can be the difference between life and death. The standards are also consistent with the NFPA 72 (1999 or 2002 edition).
Section 9:
Light Fixtures

Both the location and type of light fixtures provided in a construction project are of great importance to someone with limited dexterity or in a wheelchair. This reference manual provides guidance on these items, both in provision of the code sections and also with helpful illustrations.

When considering the placement of light fixtures, the reach requirements for both forward and side approach should be considered. The building professional should consider both convenience and safety when planning the proper location of these items.

Care should be given—particularly in the proper placement of fixtures in kitchen and bathrooms—to avoid conflicts that could compromise safety and lead to accidents. Light fixtures should never be located in a position that requires a reach over a hot surface.
<table>
<thead>
<tr>
<th>Light Fixtures</th>
<th>ICC A117.1-2009 Pages</th>
<th>Fair Housing Act Design Manual Pages</th>
<th>2010 ADA Standards for Accessible Design Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Types Required</td>
<td>93</td>
<td>5.1, 5.9</td>
<td>309.4</td>
<td>Limited information on types required is provided, but location and accessibility are noted.</td>
</tr>
<tr>
<td>Light fixtures</td>
<td>Lighting controls, electrical panel boards, 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.</td>
<td>Recommended by not required: the most universally usable switches are rocker switches, toggle switches, and touch type electronic switches because they can be operated by a single touch, require little force, and do not require gripping, twisting, or fine finger dexterity.</td>
<td>Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.</td>
<td></td>
</tr>
<tr>
<td>Placement of Fixtures</td>
<td>Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.</td>
<td>References ANSI 117.1 for fixture location.</td>
<td>Operable parts shall be placed within one or more of the reach ranges specified in 308.</td>
<td>The accessible reach standards are used for each code.</td>
</tr>
</tbody>
</table>
“Rocker” switches are a good option for accessibility, especially for individuals who have limited dexterity.
The different types of light fixtures have increased in recent years as Universal Design features are increasingly utilized by contractors. Individuals with limited use of upper extremities have significantly benefited from these modifications.
Reach requirements correspond to the recommended placement of fixtures (side reach).
Specified placement of light fixtures is based on the reach accessibility requirements and is consistent with all three reviewed codes/standards.
Section 10: Kitchens

Accessibility features incorporated in kitchens are extremely helpful and useful. Kitchen design elements include counter tops, sinks, cabinets, fixtures, and turning specifications.

Since kitchens are not all the same dimensions, this section provides guidance on the proper configurations for various kitchen arrangements and reviews several of the variations among the code standards.

Fortunately, numerous accessible sink and fixture products are now readily available on the market. The installation of these products in conjunction with counter top height and configuration is very important to ensure an accessible design. The turning radius in an accessible kitchen is also a critical design element and is reviewed in this section of the reference manual.

Building professionals should strive to ensure that counter tops, plumbing and light fixtures, and appliance controls are strategically placed to maximize accessibility.
<table>
<thead>
<tr>
<th>Kitchens</th>
<th>ICC A117.1-2009</th>
<th>Pages</th>
<th>Fair Housing Act Design Manual</th>
<th>Pages</th>
<th>2010 ADA Standards for Accessible Design</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Counter Tops</td>
<td>At least one work surface shall be provided in accordance with Section 902.</td>
<td>81, 82</td>
<td>The Guidelines require a clearance of at least 40 inches between all opposing base cabinets, countertops, appliances, and walls. The 40-inch clearance is measured from any countertop or the face of any appliance (excluding handles and controls) that projects into the kitchen to the opposing cabinet, countertop, appliance, or wall.</td>
<td>7.7</td>
<td>Where provided, 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.</td>
<td>226.3</td>
<td>The 26 minimum and 30 maximum is consistent through the codes with several variations for kitchen type.</td>
</tr>
<tr>
<td>Sinks</td>
<td>The sink shall comply with Section 606. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided.</td>
<td>81, 82, 54</td>
<td>ANSI 4.32.5.5</td>
<td>7.14</td>
<td>Lavatories and sinks shall comply with 606. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.</td>
<td>606</td>
<td>The code standards are consistent. The Fair Housing Publication is more illustrative and offers more options for kitchen configurations.</td>
</tr>
</tbody>
</table>
## Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Kitchens</th>
<th>ICC A117.1-2009</th>
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<th>Fair Housing Act Design Manual</th>
<th>Pages</th>
<th>2010 ADA Standards for Accessible Design</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cabinets</strong></td>
<td>Within kitchens and bathrooms, lighting controls, electrical switches and receptacle outlets are permitted to be located over cabinets with counter tops 36 inches (915 mm) maximum in height and 25 1/2 inches (650 mm) maximum in depth.</td>
<td>99</td>
<td>ANSI 4.32.5.5</td>
<td>7.14</td>
<td>Where storage is provided in accessible spaces, at least one of each type shall comply with 811.</td>
<td>225.2</td>
<td>The code standards are consistent. The reach requirements that are detailed in each code are used.</td>
</tr>
<tr>
<td><strong>Fixtures</strong></td>
<td>The location of controls shall not require reaching across burners.</td>
<td>81, 82</td>
<td>While not required by the Guidelines, careful consideration should be given to the selection of other appliances and fixtures installed in kitchens so potential residents who may currently, or in the future, have a physical limitation may more completely use and enjoy their dwelling.</td>
<td>7.2-7.30</td>
<td>Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and where covered by the ABA scoping provisions, employee work stations.</td>
<td>902.1</td>
<td>The reach standards are used as noted above. Grasping and accessibility standards are noted.</td>
</tr>
<tr>
<td>Kitchens</td>
<td>ICC A117.1-2009</td>
<td>Pages</td>
<td>Fair Housing Act Design Manual</td>
<td>Pages</td>
<td>2010 ADA Standards for Accessible Design</td>
<td>Section</td>
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</tr>
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</tr>
<tr>
<td>Turning Specifications</td>
<td>A turning space complying with Section 304 shall be provided within the room.</td>
<td>81, 82</td>
<td>The Guidelines 1) specify minimum clear floor spaces at fixtures and appliances, 2) define minimum clearance between counters, and 3) provide additional specifications when a U-shaped kitchen is planned. Wheelchair turning spaces, described in accessibility standards, are not required in kitchens that meet the Guidelines, except in some U-shaped kitchens, see page 7.9.</td>
<td>7.3</td>
<td>Kitchens within housing units containing accessible sleeping rooms with mobility features (including suites and clustered sleeping rooms) or on floors containing accessible sleeping rooms with mobility features shall provide turning spaces that comply with section 809.2.2 of the 2010 Standards and kitchen work surfaces that comply with section 804.3 of the 2010 Standards.</td>
<td>809.2.2</td>
<td>The codes are consistent with the 40-60 inch clearance used. Certain exceptions of 30 inches are mentioned in the Fair Housing Publication.</td>
</tr>
</tbody>
</table>
ICC A117.1-2009

Kitchens

Fair Housing Act Design Manual

Counter Tops
The 26” minimum/30” maximum is consistent throughout the codes, with several variations for kitchen configuration.
**ICC A117.1-2009**

**Fair Housing Act Design Manual**

- One 30" X 48" clear floor space at each fixture and appliance (not required at sink if base cabinets are removable)

**Overlapping Clear Floor Spaces and Accessible Route Provide Maneuvering Space**
All three codes/standards are consistent. The Fair Housing Publication is more illustrative and offers more options for a kitchen. Leg room and insulation of plumbing are crucial components.
Reach requirements are a critical element in these standards. Care should be taken to avoid requiring a person in a wheelchair to reach for a cabinet that is located over a hot stove.
Knee Space at Sink with Pipe Protection Panel

- sinks with rear located drain are not required but are a significant advantage when creating usable knee space
- 27" minimum
- 9" min. 12" preferred
- standard 6", 7", 8", and 9" deep sinks with center drain

Knee Space at Sink with Wrapped Pipes

- standard depth sinks up to 9" permitted, rear drain preferred
- although wrapped insulation is acceptable under the Guidelines, this method of pipe protection is discouraged
- adjacent cabinet, wall, and floor must be finished to match

Knee Space at Sink with Garbage Disposal and Pipe Protection Panel

- disposal cover 12" wide ±
- open bottom for ventilation and access to reset buttons
- 27" minimum
- 9" min. 12" preferred
- standard 6", 7", 8", and 9" deep sinks with center drain

Fig. 606.3
Height of Lavatories and Sinks
Reach and clearance requirements are applied in the location of plumbing fixtures. Ease of use and grasping ability are important aspects of these standards.
ICC A117.1-2009

Kitchens

(a) Circular

(b) T-shaped

FIG. 304.3
SIZE OF TURNING SPACE

Fair Housing Act Design Manual

shallow basin sink and rear drain, although not required by the Guidelines, greatly improve access by wheelchair user

lever hardware, although preferred, is not required

knee spaces must have walls and floor surfaces finished

plumbing and other elements should be covered by a removable pipe protection and absorbence panel, or be wrapped with padded insulating material, see details page 7.15

knee space 30" wide is required and 27" high is recommended under sinks or cooktops located at bottom of U-shaped kitchens when the U is less than 60" wide

Notes in italic type are recommendations only and are not required by ANSI or Guidelines.
The codes/standards are consistent with 40-60 inch clearance used. Certain exceptions of 30 inches are mentioned in the Fair Housing Publication.
Section 11: Reach Ranges

In nearly every section of this accessibility reference manual, standards concerning reach ranges are discussed and referenced. From the location of light fixtures to the installation of drinking fountains, reach ranges must constantly be considered to allow adequate accessibility.

Forward reaches, side reaches, and obstructed/unobstructed reaches are of particular concern and require vigilance on the part of building professionals.

Numerous parallels exist among the reviewed standards and the required placement of accessibility features. Reach ranges are critically important within homes, places of employment, and in schools. Building professionals should be particularly sensitive to these standards when designing or reviewing construction plans.
### Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Reach Ranges</th>
<th>ICC A117.1-2009</th>
<th>Pages</th>
<th>Fair Housing Act Design Manual</th>
<th>Pages</th>
<th>2010 ADA Standards for Accessible Design</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forward Reaches</td>
<td>Where a high forward reach is over an obstruction, the clear floor space complying with Section 305 shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum above the floor where the reach depth is 20 inches (510 mm) maximum.</td>
<td>13, 14</td>
<td>A minimum 30-inch wide clear knee space as deep as the reach distance, adjoining a 36 inch wide accessible route, must be available below the counter/obstruction to allow a person using a wheelchair to pull up and execute a forward reach over the obstruction.</td>
<td>5.3, 5.4</td>
<td>Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.</td>
<td>308.2</td>
<td>The reach guidelines are consistent with all three codes.</td>
</tr>
</tbody>
</table>
### Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Reach Ranges</th>
<th>ICC A117.1-2009</th>
<th>Pages</th>
<th>Fair Housing Act Design Manual</th>
<th>Pages</th>
<th>2010 ADA Standards for Accessible Design</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side reaches</td>
<td>Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.</td>
<td>13, 14</td>
<td>A person using a wheelchair must be able to approach the cabinet from a position parallel to the cabinet and execute a side reach. This parallel position is made up of a 30-inch x 48-inch clear floor space adjoining a 36 inch wide minimum accessible route.</td>
<td>5.5</td>
<td>Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.</td>
<td>308.3</td>
<td>The reach guidelines are consistent with all three codes.</td>
</tr>
</tbody>
</table>
## Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Reach Ranges</th>
<th>ICC A117.1-2009</th>
<th>Pages</th>
<th>Fair Housing Act Design Manual</th>
<th>Pages</th>
<th>2010 ADA Standards for Accessible Design</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Obstructed and Unobstructed High Reaches</td>
<td>Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the floor.</td>
<td>13, 14</td>
<td>Where there are no obstructions to interfere with the reach of a person using a wheelchair, controls and outlets may be mounted in a range from 15 to 48 inches above the floor.</td>
<td>5.6</td>
<td>Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.</td>
<td>308.2.2</td>
<td>The reach guidelines are consistent with all three codes/standards.</td>
</tr>
</tbody>
</table>
Reach Ranges

Forward Reaches

Figure 308.2.2
Obstructed High Forward Reach

ICC A117.1-2009

Fair Housing Act
Design Manual
The reach Requirements are consistent with the three codes/standards reviewed.
Reach Ranges

Fair Housing Act Design Manual

ICC A117.1-2009

(a) 10 max. 34 max. 48 max. 1220

(b) 46 max. 34 max. 865

maximum height of controls over an obstruction that can be reached from a parallel approach

maximum reach to controls over an obstruction

high side reach limit for a parallel approach to appliances

Use of Top-Loading Machine Made Possible With Assistance of a Mechanical Reacher

Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User
The reach requirements are consistent with the three codes/standards reviewed.
Unobstructed High Reaches

Reach Ranges

 ICC A117.1-2009

Fair Housing Act Design Manual
Reach requirements are consistent among the three codes/standards. These requirements also coordinate with the dispensers and accessories in kitchens and bathrooms.
Section 12:
Elevators and Chair Lifts

The utilization of elevators and chair lifts has greatly improved access for people with disabilities. This section of the reference manual provides details, standards, and illustrations that provide guidance in their design to ensure accessibility.

Building professionals should be familiar with the standards for these accessibility devices, particularly the different configurations detailed and illustrated in this manual. In reviewing building plans, drawing details should provide adequate information for the inspector or plan reviewer to make a well informed decision in his/her comments and instructions.

In designing a site which may only have one elevator serving it—when possible—an alternative accessory, accessible route should be explored to avoid interruptions in service. Often services or information can be temporarily relocated during a repair process.
<table>
<thead>
<tr>
<th>Comparison of ICC, Fair Housing, and ADA Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elevator and Chair Lifts</strong> (Residential And Limited Use)</td>
</tr>
<tr>
<td>ICC A117.1-2009</td>
</tr>
<tr>
<td><strong>Size Requirements</strong></td>
</tr>
<tr>
<td>Pages</td>
</tr>
<tr>
<td>Elevator cars shall provide a clear floor area 36 inches (915 mm) minimum in width and 48 inches (1220 mm) minimum in depth.</td>
</tr>
<tr>
<td>26, 37</td>
</tr>
<tr>
<td><strong>Door Opening and Closing Speeds</strong></td>
</tr>
<tr>
<td>Pages</td>
</tr>
<tr>
<td>The reopening device shall remain effective for 20 seconds minimum.</td>
</tr>
<tr>
<td>29</td>
</tr>
<tr>
<td><strong>Control Reach Requirements</strong></td>
</tr>
<tr>
<td>Pages</td>
</tr>
<tr>
<td>Call buttons and keypads shall be located within one of the reach ranges specified in Section 308, measured to the centerline of the highest operable part.</td>
</tr>
<tr>
<td>26, 37</td>
</tr>
</tbody>
</table>
Elevators and Chair Lifts

**ICC A117.1-2009**

- (a) Cantared door
  - 80 min
  - 2030
  - 51 min
  - 1290
  - 42 min
  - 1025
- (b) Side (off-centered) door
  - 68 min
  - 1725
  - 54 min
  - 1375
  - 36 min
  - 915
- (c) New construction
  - 54 min
  - 1375
  - 42 min
  - 1025
  - 32 min
  - 815

**Fair Housing Act Design Manual**

- In buildings with one or more elevators that go to units above or below ground floor units, all dwelling units in the building must be on an accessible route and all units must comply with Requirements 3-7.

- Elevators must provide access to all dwelling units in elevator buildings.

- Covered units

---

110
The three codes/standards agree on the size requirements of car compartment and door openings.
The Fair Housing guidelines rely on the specifications outlined in the ICC and ADA standards.
2010 ADA Standards for Accessible Design

Car door opening speed shall be no more than 1.0 feet per second with door reversal dimension travel no more than 2-1/2 inches.

The three standards agree on the speed of door openings.
ICC A117.1-2009

**EXCEPTION:** Existing call buttons and existing keypads shall be permitted to be located 54 inches (1370 mm) maximum above the floor, measured to the centerline of the highest operable part.

---

**Fig. 407.2.1.1**

HEIGHT OF ELEVATOR CALL BUTTONS

407.2.1.2 Size. Call buttons shall be \(\frac{3}{4}\) inch (19 mm) minimum in the smallest dimension.

**EXCEPTION:** Existing elevator call buttons shall not be required to comply with Section 407.2.1.2.

407.2.1.3 Clear Floor Space. A clear floor space complying with Section 305 shall be provided at call controls.

---

**COMPLIANT HEIGHT OF 42" TO CENTER**

Too High

---

**Fair Housing Act Design Manual**
The elevator dimensions and design are consistent among the three standards reviewed. The recent use of chair lifts provides an additional accessible option that may prove useful in certain situations.
Appendix

This section includes summary charts for each of the reviewed topics and includes website addresses and comments.
## Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Bathroom &amp; Toilets</th>
<th>ICC 2012</th>
<th>Pages</th>
<th>Fair Housing Standards</th>
<th>Pages</th>
<th>2010 ADA Accessibility Standards</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Accessible Routes</th>
<th>ICC 2012</th>
<th>Pages</th>
<th>Fair Housing Standards</th>
<th>Pages</th>
<th>2010 ADA Accessibility Standards</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proper Width and Slope</td>
<td><a href="https://law.resource.org/pub/us/code/ibr/ansi.a117.1.200">https://law.resource.org/pub/us/code/ibr/ansi.a117.1.200</a> 9.pdf</td>
<td>15</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>All requirements call for surfaces to be stable, firm, and slip resistant,</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ramps</th>
<th>ICC 2012</th>
<th>Pages</th>
<th>Fair Housing Standards</th>
<th>Pages</th>
<th>2010 ADA Accessibility Standards</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
</table>
## Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Feature</th>
<th>ICC 2012 Pages</th>
<th>Fair Housing Standards Pages</th>
<th>2010 ADA Accessibility Standards Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Curb Ramps</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Doors</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Accessible Parking</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Category</td>
<td>Code Year</td>
<td>Pages</td>
<td>Fair Housing Standards</td>
<td>Pages</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-----------</td>
<td>---------</td>
<td>------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Forward Reaches</td>
<td></td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Location and Why They are Needed</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Types Required</td>
<td></td>
<td>91, 13, 14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Placement of Fixtures</td>
<td></td>
<td>91, 13, 14</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Comparison of ICC, Fair Housing, and ADA Standards

<table>
<thead>
<tr>
<th>Kitchens</th>
<th>ICC 2012</th>
<th>Pages</th>
<th>Fair Housing Standards</th>
<th>Pages</th>
<th>2010 ADA Accessibility Standards</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
</table>

## Reach Ranges

<table>
<thead>
<tr>
<th>Reach Ranges</th>
<th>ICC 2012</th>
<th>Pages</th>
<th>Fair Housing Standards</th>
<th>Pages</th>
<th>2010 ADA Accessibility Standards</th>
<th>Section</th>
<th>Comments</th>
</tr>
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<table>
<thead>
<tr>
<th>Elevator and Chair Lifts (Residential And Limited Use)</th>
<th>ICC 2012</th>
<th>Pages</th>
<th>Fair Housing Standards</th>
<th>Pages</th>
<th>2010 ADA Accessibility Standards</th>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
</table>