

2004 NORTH CAROLINA ACCESSIBILITY CODE, CHAPTER 30 - MULTIFAMILY DWELLINGS

TYPE OF ACCESSIBLE SINGLE-STORY UNIT(S) REQUIRED

(All notes below apply to both tables.)

PRIVATELY OWNED COVERED MULTI-FAMILY DWELLING UNITS									
UNIT TYPE [See 1.2.9.3 for scope]	FOR SALE (4 OR MORE DWELLING UNITS) [30.1.2.1.1]			FOR RENT OR LEASE (4 TO 10 DWELLING UNITS) [30.1.2.1.2]			FOR RENT OR LEASE (11 OR MORE DWELLING UNITS) [30.1.2.1.3]		
	A	B*		A	B*		A	B*	
	Multi-story dwelling units	None	None ¹	None ¹	None	None ¹	None ¹	5% of total number and minimum of one unit of each type (See 30.3.2)	None ¹
Multi-story dwelling units in multi-story elevator buildings ⁴	None	All units [FHA Des Manual pg 4.9]		None	All units [FHA Des Manual pg 4.9]		All units [FHA Des Manual pg 4.9]		
Single story dwelling units <i>* Type B requirements not applicable for individual bldgs. containing 3 or fewer dwelling units (regardless of # of stories in each dwelling unit).</i>	None	Without elevator ²	With elevator ³	None	Without elevator ²	With elevator ³	Without elevator ²		With elevator ³
		All ground floor units only**	All units		All ground floor units only**	All units		All ground floor units only**	All units

None No requirement

See 30.4.1.5 for residential buildings required to have elevators.² **See 30.2.7.1.1 Elevated residential ground floor.

PUBLICLY OWNED COVERED MULTI-FAMILY DWELLING UNITS						
UNIT TYPE [See 1.2.9.3 for scope]	FOR SALE (1 OR MORE DWELLING UNITS) [30.1.2.2.1]			FOR RENT OR LEASE (1 OR MORE DWELLING UNITS) [30.1.2.2.2]		
	A	B		A	B	
Multi-story dwelling units	None	None ¹	None ¹	5% of total number and minimum of one unit of each type (See 30.3.2)	None ¹	None ¹
Multi-story dwelling units in multi-story elevator buildings ⁴	None	All units			All units	
Single story dwelling units	None	Single story bldg (no elevator)	Multi-story building with elevator ³		Single story bldg (no elevator)	Multi-story building with elevator ³
		All units (Elevators are required in all publicly-owned buildings 2 or more stories in height) [30.4.1.5.4]			All units. (Elevators are required in all publicly-owned buildings 2 or more stories in height) [30.4.1.5.4]	

1 HUD defines a "covered multi-family dwelling unit" as being single story; therefore NCAC requirements are not applicable to multi-story dwelling units. It may be possible to have a project with all multi-story units for sale without providing accessible units. However, developers/owners may be subject to civil rights liability if some single story B units for sale are not provided. Recommend at least one single story unit of each type (e.g., 1 one-bedroom, 1 two-bedroom, etc) be provided.

2 The number of accessible B units may be reduced due to Site Impracticality, but not less than 20% of the total number of ground floor units. [See NOTE after 30.1.2.1.3(2) and 30.2.8.2.]

3 Site Impracticality is not applicable for: publicly-owned facilities [30.2.8.1] and privately-owned facilities, if an elevator is provided [30.2.8.2]

4 See Fair Housing Act Design Manual - page 4.9 for specific requirements including: a) 36" entry door, b) comply with Requirements 3 through 7 of the Guidelines for all rooms located on the entry level, c) Type B bath on entry level. See FHA Design Manual for Requirements 3 – 7, page 14. [Enter "fair housing act design manual" into search field at www.google.com and follow top link for free pdf download of chapter by chapter on right side of page.]