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## NC ACCESSIBILITY CODE

2012 NC Bldg Code Ch. 11

2009 ICC/ANSI A117.1

**Mandatory:** 1 Jun 2012

1/1/19: 2018 NCBC Effective  
2009 ICC/ANSI A117.1

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### 2010 ADA STANDARDS:

- Mandatory 3/15/12
- Copy available: [www.ada.gov](http://www.ada.gov)

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## 2018 NC Building Code – Reminders!

2 things to remember when you use the **2018 NC State Building Codes:**

1. All the changes are identified in the margin by change bars.
  - No, only the **2012 to 2015** changes will be. The **2009 to 2012** changes won't be, courtesy of the 6-year code cycle.
2. Previously used items, now missing, have been deleted and are gone.
  - No, in most cases the section in question has been relocated to a supposedly more logical location.



READ your code; get a copy of the **IBC Commentary**; check and research before you assume. call an **NCDOI Code Consultant**; It could save you and your project a bunch of time and \$\$\$.

## NCBC 1104.1 Exc./NCBC 1007.2 + PIng

**Q:** I have an industrial building, it's **ADA** compliant from the parking spaces to the building. However, Planning is asking them to connect to the side walk along the roadway in front of the property. I said, if you provide the connection, then it must be compliant to the code. The architect does not want to connect the site to the sidewalks and cited the exception to **NCBC 1104.1** and **NCBC 1104.2** as not being required to add the sidewalk per building code and therefore should not be required by zoning. I'm not worried about zoning but your thoughts on the exception.

**A:** The answer to your question is based on different requirements coming from different entities where each is intended to address a separate topic. For your building, or any building, for that matter, the following **NC Building Code** requirements are applicable:

1. Accessible Route Offsite to Onsite. **NCBC 1104.1** requires this, although the **Exception to NCBC 1104.1** exempts this as an accessible route requirement *if the only means of access between them is a vehicular way not providing for pedestrian access.*
2. Accessible Egress to the Public Right of Way. **NCBC 1007.2**, along with the **NCBC 1002** definition for **EXIT DISCHARGE**, requires that *each required accessible means of egress shall be continuous to a public way.*

Then, there is the Planning Department's request to 'connect to the sidewalk along the roadway in front of the property.' The Planning Department may be requesting this because the City's masterplan is anticipating a future bus route in this area or for other planning-related reasons.

So, what does this means, overall?

- The **Exception to NCBC 1104.1** is applicable from an access point of view.
- **NCBC 1007.2** still requires an accessible route to the PROW for egress.
- The Planning Department requirement covers long-term planning for the town.

The building code and planning department requirements shall all be considered together; then, whichever is more restrictive is the one that is applicable. In this case, it is the Planning Department requirement. Even though the **Exception to NCBC 1104.1** would have exempted this as an accessible route, either the requirement for egress (**NCBC 1007.2**) and/or the separate Planning Department provision determine that it is required to be accessible.



# 2018 NCBC 1109.2 Exc. 3 – Revised Interpretation

With the adoption and enforcement of the **2018 NC Building Code**, much of the attention has been placed on

1. unidentified changes from the **2009 IBC** to the **2012 IBC**, and
2. identified changes from the **2012 IBC** to the **2015 IBC**.

The statement 'unidentified' or 'identified' refers to the change bars in the margin that are provided to identify the changes for you (or lack thereof, since change bars associated with #1 above will not show in the **2018 NCBC**).

Now that the state has skipped a year edition of the IBC, the only way that you find the changes for #1 will be if you purchase a copy of the **2012 IBC** in order to get a copy of the change bars in the margin. At least there is a way...

A slower means of discovering changes occurs when there are NO language changes from the **2009 IBC**, the **2012 IBC** or the **2015 IBC**. Instead, there is a Commentary change resulting from coordination due to other relevant code changes.

## 1109.2 Exc. 3 Other Features and Facilities

3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be *accessible*.



### ICC Commentary, cont'd:

- A single-occupant women's bathroom adjacent to a single-occupant men's bathroom is not considered a cluster since they each serve a different sex.
  - **One individual toilet room of each type: M + W ≠ a cluster**
- The IPC does have an allowance that would let some small occupancies have two unisex single-occupant toilet rooms, rather than having the same rooms labeled men's and women's (see Section 2902.2.1) If these toilet rooms are clustered, they can use this 50-percent exception since they are the same type.
  - If **two unisex**, per **NCPC 403.2 Exc. 5**, then **50% exception is applicable.**



**NOTE: This is a different interpretation than the 2009 IBC Commentary**



Listed above is one such change that results from a coordination between the

- **2018 NC Plumbing Code 403.2 Exc. 5** provision, which permits two unisex facilities to be provided for separate sex facilities when only one toilet is required for each sex, and
- **NCBC 1109.2 Exc. 3**, which permits multiple single-user toilet rooms clustered at a single location to be reduced so that only 50% of the cluster are accessible.

What is key is this:

1. If you have one individual toilet room of each type, identified as Male and Female, each individual room is considered a separate type and the language of **NCBC 1109.2 Exc. 3** is not applicable. ['...not less than one room for each use shall be accessible.']
2. If you have two unisex facilities, both of which are identified as Unisex, then these are considered as a single type and **NCBC 1109.2 Exc. 3** is applicable. [See the slide above left.]

So, in order to take advantage of the 50% reduction that **NCBC 1109.2 Exc. 3** allows you, be certain that the project design first complies with the **2018 NC Plumbing Code 403.2 Exc. 5**.

### CLARIFICATION

(AGAIN FROM **V9I8**):

**THE FEDERAL ADA REGULATIONS, NOT THE 2010 ADA STDS, EXEMPT RELIGIOUS ENTITIES (CHURCHES). SO, THE 2010 ADA STDS HAS NO SCOPING REQUIREMENTS APPLICABLE TO RELIGIOUS ENTITIES.**

**CHURCHES ARE REQUIRED TO COMPLY WITH THE 2012 NC BUILDING CODE AND ITS REFERENCED STANDARD, 2009 ANSI A117.1.**

**WITH OVERLAPPING REQUIREMENTS [ADA + NCBC], WHICHEVER IS MORE RESTRICTIVE IS APPLICABLE.**

**CHURCHES IN NC ARE REQUIRED TO BE ACCESSIBLE PER THE BUILDING CODE THE SAME AS ANY OTHER BUILDING.**



## How to Search the AU Newsletter Webpage

Here is a helpful hint:

If you want to search the **AccessUpdate Newsletter** webpage, click off somewhere in the margin of the webpage, then open a *page-specific* search window by pressing simultaneously the **Ctrl + F** buttons on your keyboard.

This will open up a small search query on the page

where you can insert text, a section number or whatever method or abbreviation you wish to search for. Check the abbreviations that have been used in referencing newsletter topics for a headstart.

This is how I find items that I know I have written but cannot remember where they are located. If you use the search window at the upper right of

the page, your search term will search the entire NCDOL website,

