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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



Individual Highlights

Washers/Dryers ANSI 1002.10;
1003.10; 1004.10 2

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NCBC 1007.1 Exc. 1 - Existing Exits Remain?

Q: Do alterations to tenant spaces in a shell building fall under **NCBC 1007.1 Exception 1**? In this specific instance, another story is being added within the volume of the existing tenant space.

A: Sometimes, but not always. There are situations where **NCBC 1007.1 Exc. 1** (or more appropriately **2015 NCEBC 410.6 Exc. 2**) are not applicable:

1. **Primary Tenant in Shell Bldgs:** The very first time an empty shell building is fitted out with a tenant space. Often a new shell building is left incomplete until the building is leased; the owner/designer does not know until tenants are determined exactly what the final requirements are for the building.
2. **Increased OL with Occupancy Changes:** When the original occupancy is changed to an occupancy with a higher occupant load and the existing exits are insufficient. The egress requirements override accessibility exemptions and trigger a complying egress system, including any accessible egress provisions.
3. **Convenience Stairs converted to Egress Stairs/Change in Egress Path:** Whenever existing convenience stairs are used as exit stairs for the first time, or if there is a change in the original path of egress during an alteration that affects the existing stair location.
4. **New Construction:** Any time there is new construction within an existing building, e.g., the addition of a mezzanine or floor, **NCEBC 410.5** requires that the new construction comply with the current **NCBC**. The egress path from the new mezzanine or floor is new, not existing, so **NCBC 1007.1 Exc. 1** (or **NCEBC 410.6 Exc. 2**) would not be applicable.

NCBC 1007.1 Exc. 1 (or **NCEBC 410.6 Exc.2**) is typically applicable when an alteration occurs and there is no change in occupancy or use of the building from the altered floor in question.

Beach Access + Ext. Accessible Route

Q: We have several county-owned public beach access stairways that were built years back, some before ADA. As the county replaces them, we know they have to be accessible, but to what extent?

1. Do they all need ramps or can we strategically place accessible ones within our beach areas and post signage at the others directing people to the accessible access ramps.
2. What do we do at the sand area? Are we required to have mats or provide a service to get people to the water?
3. Do we have to provide wheel chairs with enlarged wheels that allow for pushing through the sand?
4. Does DOJ require we provide means to the water and all the access stairs be accessible with ramps? Any help would be appreciated.

We recently built one with a ramp and a deck area for people to view the beach, then a ramp that goes down to the sand so there is access.

- A:** While usually these are post-hurricane questions, the answer works well in-between when coastal access is maintained or increased due to additional development.
1. Beach access is required every 1/2-mile with signage indicating the location of the accessible beach access routes.
 2. While there is no specific requirement, once the accessible route has reached the upper water line, the decision regarding mats or other means of getting beach-goers further becomes a local decision-making process.
 3. Some [public beaches](#) may have beach wheelchairs available. Some locations may have [rentals](#) available. There is no specific requirement.
 4. **NCBC 1104.2** does require an accessible route that would include ramped access to the beach.

Where the accessible route is pedestrian in the Public Right of Way and the desire may be to discourage golf cart traffic, please remember that bollard placement (see photo on the left) shall allow for the 48" path of travel through the bollards in the direction that one is traveling. The federal **Outdoor Area Guidelines** on the US Access Board's website may always be used as an alternate method.

trails camping & picnic facilities viewing areas beach access

outdoor developed areas

Type B: W/D Set-UP

**Stacked washer/dryer
not permitted**

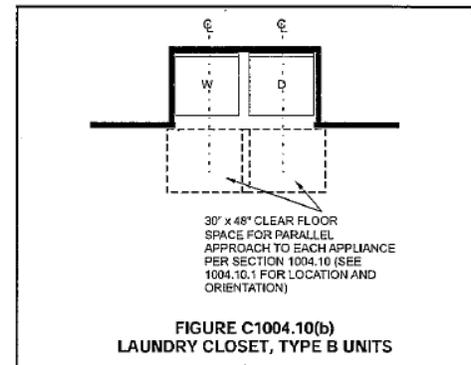
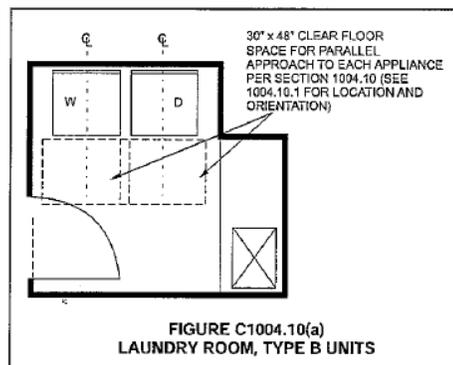
Washer/Dryers: ANSI 1002.10;1003.10;1004.10

In recent **AccessUpdate** newsletters, items have been highlighted to let you know where **NC** requirements differ from **IBC** requirements or where current code requirements differ from previous code requirements. Whenever there are overlapping code requirements, it is the more restrictive of the requirements that takes precedence. That way, the design will comply with both, rather than simply one or the other. [**NC Housing Finance Agency** requirements may differ from below.]

Commercial Washer/Dryers. The **ANSI 611** requirements for washers and dryers in commercial situations are slightly different than they are when provided within the units for the individual dwellings. A commercial washer/dryer set-up is addressed in **ANSI 611** and requires:

1. Clear floor space (CFS) per **ANSI 305** positioned for parallel approach in front of each machine,
 - a. Top-loading machines require centering the CFS on the appliance.
 - b. Front-loading machines require that the CFS shall be offset 24" maximum from the centerline of the door opening.
2. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with **ANSI 309**.
3. Height requirements address the door to the laundry compartment
 - a. Top-loading is 36" maximum AFF measured to the door.
 - b. Forward-loading is 15" minimum and 36" maximum AFF measured to the bottom of the door opening.

Laundry room requirements for **Accessible** units are the same as commercial. **ANSI 1002.10** refers you to **ANSI 611**. Washers and dryers in common use areas for **Type A** and **Type B** dwelling units are to be designed per **ANSI 611**. When the washers and dryers are within each individual dwelling unit, the requirements for **Accessible, Type A** and **Type B** dwelling units are exactly the same. The **ANSI Commentary** shows identical W/D layouts for all three unit types (**Type B** is shown below). Stacked washer/dryers are not permitted as the usage exceeds **ANSI 308** reach ranges.



ANSI Commentary – page 10-41

USAB Training – Webinars + Animation Files

The **US Access Board** has some new training modules that you should check out now that the new year is here.

1. The [Animations](#) weblink has some wonderful downloadable Animation files that you can sit and watch at your desk. If you have ever had visual questions regarding wheelchair transfers onto and off the water closet, **Wheelchair Maneuvering**, or access into and out of an **Accessible Toilet Room**, there are both captioned and non-captioned versions available. The newest one out addresses **Signs** and is a great summary, along with **Protruding Objects** and **Parking and Passenger Loading Zones**. Each animation is short but a 3-dimensional animation always helps!
2. This link takes you to the [Webinar Calendar](#). There are topics for January, February and March already listed that you can sign up for. While this newsletter probably won't be out in time for you to sign up for the **January 4 Accessible Alterations: A Refresher** one, the webinars are always available for replay in the Archive section of www.accessibilityonline.org, which is where you go to register. Thursday, Feb. 1 is **Outdoor Developed Areas: A Refresher**.

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