

SCOPING CRITERIA

ALL OF SECTION 1107

1106.6 Location. Accessible parking spaces shall be located on the shortest *accessible route* of travel from adjacent parking to an *accessible* building entrance. In parking facilities that do not serve a particular building, *accessible* parking spaces shall be located on the shortest route to an *accessible* pedestrian entrance to the parking facility. Where buildings have multiple *accessible* entrances with adjacent parking, *accessible* parking spaces shall be dispersed and located near the *accessible* entrances.

Exceptions:

1. In multilevel parking structures, van-accessible parking spaces are permitted on one level.
2. Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an *accessible* entrance or entrances, parking fee and user convenience.

1106.7 Passenger loading zones. Passenger loading zones shall be *accessible*.

1106.7.1 Continuous loading zones. Where passenger loading zones are provided, one passenger loading zone in every continuous 100 linear feet (30.4 m) maximum of loading zone space shall be *accessible*.

1106.7.2 Medical facilities. A passenger loading zone shall be provided at an *accessible* entrance to licensed medical and long-term care facilities where people receive physical or medical treatment or care and where the period of stay exceeds 24 hours.

1106.7.3 Valet parking. A passenger loading zone shall be provided at valet parking services.

1106.7.4 Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone at vehicle drop-off and vehicle pick-up areas.

1106.7.5 Bus boarding and alighting. At least one bus boarding and alighting space in each boarding and alighting area shall be *accessible*.

1106.8 Restriping. Renewing parking striping shall be allowed. New striping due to surface seal coating, resurfacing, reconfiguration of parking spaces, or some other reason, shall provide accessible spaces as applicable in Sections 1106.1 to 1106.7.

SECTION 1107 DWELLING UNITS AND SLEEPING UNITS

1107.1 General. In addition to the other requirements of this chapter, occupancies having *dwelling units* or *sleeping units* shall be provided with *accessible* features in accordance with this section.

1107.2 Design. *Dwelling units* and *sleeping units* that are required to be *Accessible units*, *Type A units* and *Type B units* shall comply with the applicable portions of Chapter 10 of ICC A117.1. Units required to be *Type A units* are permitted to be designed and constructed as *Accessible units*. Units required to be *Type B units* are permitted to be designed and constructed as *Accessible units* or as *Type A units*.

1107.3 Accessible spaces. Rooms and spaces available to the general public or available for use by residents and serving *Accessible units*, *Type A units* or *Type B units* shall be *accessible*. Accessible spaces shall include toilet and bathing rooms, kitchen, living and dining areas and any exterior spaces, including patios, terraces and balconies.

Exceptions:

1. *Stories* and *mezzanines* exempted by Section 1107.4.
2. Recreational facilities in accordance with Section 110.2.

1107.4 Accessible route. Not fewer than one *accessible route* shall connect *accessible* building or facility entrances with the primary entrance of each *Accessible unit*, *Type A unit* and *Type B unit* within the building or facility and with those exterior and interior spaces and facilities that serve the units.

Exceptions:

1. If due to circumstances outside the control of the owner, either the slope of the finished ground level between *accessible* facilities and buildings exceeds one unit vertical in 12 units horizontal (1:12), or where physical barriers or legal restrictions prevent the installation of an *accessible route*, a vehicular route with parking that complies with Section 1106 at each *public* or *common use* facility or building is permitted in place of the *accessible route*.
2. In Group I-3 facilities, an *accessible route* is not required to connect *stories* or *mezzanines* where *Accessible units*, all *common use* areas serving *Accessible units* and all *public use* areas are on an *accessible route*.
3. In Group R-2 facilities with *Type A units* complying with Section 1107.6.2.2.1, an *accessible route* is not required to connect *stories* or *mezzanines* where *Type A units*, all *common use* areas serving *Type A units* and all *public use* areas are on an *accessible route*.
4. In other than Group R-2 dormitory housing provided by places of education, in Group R-2 facilities with *Accessible units* complying with Section 1107.6.2.3, an *accessible route* is not required to connect *stories* or *mezzanines* where *Accessible units*, all *common use* areas serving *Accessible units* and all *public use* areas are on an *accessible route*.
5. In Group R-1, an *accessible route* is not required to connect *stories* or *mezzanines* within individual units, provided the *accessible* level meets the provisions for *Accessible units* and sleeping accommodations for two persons minimum and a toilet facility are provided on that level.
6. In congregate residences in Groups R-3 and R-4, an *accessible route* is not required to connect *stories* or *mezzanines* where *Accessible units* or *Type B units*, all *common use* areas serving *Accessible units* and *Type B units* and all *public use* areas serving *Accessible units* and *Type B units* are on an *accessible route*.

7. An *accessible route* between stories is not required where *Type B units* are exempted by Section 1107.7.

1107.5 Group I. Accessible units and Type B units shall be provided in Group I occupancies in accordance with Sections 1107.5.1 to 1107.5.5. Dwelling units and sleeping units intended to be used by guests in Groups I-1 and I-2 occupancies providing Accessible units or Type B units shall comply with Sections 1107.6.1.1, 1107.6.1.3, and 1107.6.1.5.

1107.5.1 Group I-1. In Group I-1 occupancies not licensed by the Department of Health, *Accessible units* and *Type B units* shall be provided in accordance with Sections 1107.5.1.1 and 1107.5.1.2. Group I-1 boarding care facilities licensed by the Department of Health shall be provided in accordance with Section 1107.5.1.3.

1107.5.1.1 Accessible units. In Group I-1, Condition 1, at least 4 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*. In Group I-1, Condition 2, at least 10 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

1107.5.1.2 Type B units. In structures with four or more *dwelling units* or *sleeping units intended to be occupied as a residence*, every *dwelling unit* and *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

1107.5.1.3 Boarding care. All boarding care resident rooms and common use bathing rooms provided only for boarding care resident use shall comply with Minnesota Rules, Chapter 4660. All other rooms and spaces shall comply with the applicable provisions of this code.

1107.5.2 Group I-2 nursing homes. In Group I-2 nursing homes licensed by the Department of Health, at least 50 percent, but not less than one room of all nursing home resident rooms, and all common use toilet rooms and bathing rooms provided only for nursing home resident use, shall comply with Minnesota Rules, part 4658.4150. All other rooms and spaces shall comply with the applicable provisions of this code.

1107.5.3 Group I-2 hospitals. *Accessible units* and *Type B units* shall be provided in general-purpose hospitals, psychiatric facilities and detoxification facilities of Group I-2 occupancies in accordance with Sections 1107.5.3.1 and 1107.5.3.2.

1107.5.3.1 Accessible units. At least 10 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

Exception: Entry doors to *Accessible dwelling units* or *sleeping units* shall not be required to provide the maneuvering clearance beyond the latch side of the door.

1107.5.3.2 Type B units. In structures with four or more *dwelling units* or *sleeping units intended to be occupied as a residence*, every *dwelling unit* and *sleep-*

ing unit intended to be occupied as a residence shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

1107.5.4 Group I-2 rehabilitation facilities. In hospitals and rehabilitation facilities of Group I-2 occupancies that specialize in treating conditions that affect mobility, or units within either that specialize in treating conditions that affect mobility, 100 percent of the *dwelling units* and *sleeping units* shall be *Accessible units*.

1107.5.5 Group I-3. *Accessible units* shall be provided in Group I-3 occupancies in accordance with Sections 1107.5.5.1 through 1107.5.5.3.

1107.5.5.1 Group I-3 sleeping units. In Group I-3 occupancies, at least 3 percent of the total number of *sleeping units* in the facility, but not less than one unit in each classification level, shall be *Accessible units*.

1107.5.5.2 Special holding cells and special housing cells or rooms. In addition to the *Accessible units* required by Section 1107.5.5.1, where special holding cells or special housing cells or rooms are provided, at least one serving each purpose shall be an *Accessible unit*. Cells or rooms subject to this requirement include, but are not limited to, those used for purposes of orientation, protective custody, administrative or disciplinary detention or segregation, detoxification and medical isolation.

Exception: Cells or rooms specially designed without protrusions and that are used solely for purposes of suicide prevention shall not be required to include grab bars.

1107.5.5.3 Medical care facilities. Patient *sleeping units* or cells required to be *Accessible units* in medical care facilities shall be provided in addition to any medical isolation cells required to comply with Section 1107.5.5.2.

1107.6 Group R. Dwelling units and sleeping units shall be provided in Group R occupancies in accordance with Sections 1107.6.1 to 1107.6.4, except as provided in Items 1 to 3. Bedrooms within student facilities and congregate living facilities shall be considered sleeping units for the purpose of determining the number of units.

1. Dwelling units and sleeping units intended to be used by guests in Groups R-2, R-3, and R-4 occupancies providing Type B units shall comply with Sections 1107.6.1.1, 1107.6.1.3, and 1107.6.1.5.
2. Facilities that provide student housing shall be considered sleeping units and comply with Sections 1107.6.1.1 to 1107.6.1.5.
3. Crew quarters that are used exclusively as a residence by emergency response personnel of a government entity and the kitchens and bathrooms exclusively serving those quarters shall, at a minimum, comply with the provisions for Type B units.

1107.6.1 Group R-1. Accessible units, Type B units, and units with communication features shall be provided in Group R-1 occupancies in accordance with Sections 1107.6.1.1 to 1107.6.1.4. Units not required to be Accessible units or Type B units shall comply with Section 1107.6.1.5.

1107.6.1.1 Accessible units. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1. On a multiple-building site, where structures contain more than 50 dwelling units or sleeping units, the number of Accessible units shall be determined per structure. On a multiple-building site, where structures contain 50 or fewer dwelling units or sleeping units, all dwelling units and sleeping units on a site shall be considered to determine the total number of Accessible units.

1107.6.1.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

1107.6.1.3 Communication features. Dwelling units and sleeping units with accessible communication features shall be provided in accordance with Table 1107.6.1.3 and shall provide the following:

1. Audible and visual alarms complying with ICC A117.1; and
2. Visual notification devices to alert room occupants of a door knock or bell. Notification devices shall not be connected to visual alarm signal appliances.

**TABLE 1107.6.1.3
DWELLING OR SLEEPING UNITS WITH ACCESSIBLE
COMMUNICATION FEATURES**

TOTAL NUMBER OF DWELLING OR SLEEPING UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF DWELLING OR SLEEPING UNITS WITH ACCESSIBLE COMMUNICATION FEATURES
1	1
2 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1,000	5 percent of total
Over 1,000	50, plus 3 for each 100 over 1,000

1107.6.1.4 Dispersion. Units required to comply with Sections 1107.6.1.1 and 1107.6.1.3 shall be dispersed to multiple floors in multistory facilities having more than two stories or providing more than 100 total units. Units required to comply with Sections 1107.6.1.1 and 1107.6.1.3 shall be dispersed among the various classes of rooms. Where the minimum number of units required to comply with Sections 1107.6.1.1 and 1107.6.1.3 is not sufficient to allow for complete dispersion, units shall be dispersed in the following priority: room type, number of beds, and amenities. At least one unit required to comply with Section 1107.6.1.1 shall also comply with Section 1107.6.1.3. Not more than 10 percent of units required to comply with Section 1107.6.1.1 shall be used to satisfy the minimum number of units required to comply with Section 1107.6.1.3.

**TABLE 1107.6.1.1
ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS**

TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITHOUT ROLL-IN SHOWERS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	13
501 to 1,000	2% of total	1% of total	3% of total
Over 1,000	20, plus 1 for each 100, or fraction thereof, over 1,000	10 plus 1 for each 100, or fraction thereof, over 1,000	30 plus 2 for each 100, or fraction thereof, over 1,000

1107.6.1.5 Passage doors. Passage doors into and within units not required to comply with Section 1107.6.1.1 or 1107.6.1.2 shall provide a clear width in compliance with ICC A117.1.

Exception: Shower and sauna doors.

1107.6.2 Group R-2. Dwelling units and sleeping units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.2 and 1107.6.2.3.

1107.6.2.1 Live/work units. Deleted.

1107.6.2.2 Apartment houses, monasteries and convents. *Type A units* and *Type B units* shall be provided in apartment houses, monasteries and convents in accordance with Sections 1107.6.2.2.1 and 1107.6.2.2.2. Bedrooms in monasteries and convents shall be counted as units for the purpose of determining the number of units. Where the bedrooms are grouped in *sleeping units*, only one bedroom in each *sleeping unit* shall count toward the number of required *Type A* units.

1107.6.2.2.1 Type A units. In Group R-2 occupancies containing more than seven *dwelling units* or *sleeping units*, at least 2 percent but not less than one of the units shall be a *Type A unit*. All Group R-2 units within a contiguous parcel of land development, irrespective of lot lines and public rights-of-way within the development, shall be considered to determine the total number of units and the required number of *Type A units*. *Type A units* shall be dispersed among the various classes of units. Where three or more *Type A* units are required, at least one *Type A* unit shall be provided with an accessible roll-in shower.

Exceptions:

1. The number of *Type A units* is permitted to be reduced in accordance with Section 1107.7.
2. *Existing* Group R-2 units shall not contribute to the total number of units considered to determine the number of *Type A* units required.

1107.6.2.2.2 Type B units. Where there are four or more *dwelling units* or *sleeping units intended to be occupied as a residence* in a single structure, every *dwelling unit* and *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

1107.6.2.3 Group R-2 other than apartment houses, monasteries, and convents. In Group R-2 occupancies, other than apartment houses, monasteries, and convents, *dwelling units* and *sleeping units* shall be provided in accordance with Sections 1107.6.1.1 to 1107.6.1.5. Bedrooms within congregate living facilities, dormitories, sororities, fraternities, and boarding houses shall be counted as *sleeping units* for the purpose of determining the number of units. Where the

bedrooms are grouped into *dwelling* or *sleeping units*, only one *bedroom* in each *dwelling* or *sleeping unit* shall be permitted to count toward the number of required *Accessible units*.

1107.6.3 Group R-3. Group R-3 occupancies shall comply with Section 1107.6.3.1, 1107.6.3.2, or 1107.6.3.3 as applicable.

1107.6.3.1 Dwelling units and sleeping units. In occupancies where there are four or more *dwelling units* or *sleeping units* intended to be occupied as a residence in a single structure, every *dwelling unit* and *sleeping unit* intended to be occupied as a residence shall be a *Type B* unit.

Exception: The number of *Type B* units is permitted to be reduced in accordance with Section 1107.7.

1107.6.3.2 Congregate living facilities, dormitories, sororities, fraternities, boarding houses, and care facilities. Congregate living facilities, dormitories, sororities, fraternities, boarding houses, and care facilities that have four or more *sleeping units* in each facility shall comply with Sections 1107.6.4.1 and 1107.6.4.2. Bedrooms within congregate living facilities, dormitories, sororities, fraternities, boarding houses, and care facilities shall be counted as *sleeping units* for the purpose of determining the number of units.

1107.6.3.3 Care facilities. Care facilities that provide accommodations for less than 24 hours are not required to be accessible.

1107.6.4 Group R-4. *Accessible units* and *Type B units* shall be provided in Group R-4 occupancies in accordance with Sections 1107.6.4.1 and 1107.6.4.2. Bedrooms in Group R-4 facilities shall be counted as *sleeping units* for the purpose of determining the number of units.

1107.6.4.1 Accessible units. In Group R-4, Condition 1, at least one of the *sleeping units* shall be an *Accessible unit*. In Group R-4, Condition 2, at least two of the *sleeping units* shall be an *Accessible unit*.

1107.6.4.2 Type B units. In structures with four or more *sleeping units intended to be occupied as a residence*, every *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

1107.7 General exceptions. Where specifically permitted by Section 1107.5 or 1107.6, the required number of *Type A* and *Type B units* is permitted to be reduced in accordance with Sections 1107.7.1 to 1107.7.6.

1107.7.1 Structures without elevator service. Where elevator service is not provided in a structure, only the *dwelling units* and *sleeping units* that are located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be *Type A units* and *Type B units*, respectively. The number of *Type A units* shall be determined in accordance with Section 1107.6.2.2.1.

1107.7.1.1 One story with Type B units required. At least one *story* containing *dwelling units* or *sleeping units intended to be occupied as a residence* shall be

provided with an *accessible* entrance from the exterior of the structure and all units *intended to be occupied as a residence* on that story shall be *Type B units*.

1107.7.1.2 Additional stories with Type B units.

Where stories have entrances not included in determining compliance with Section 1107.7.1.1, and such entrances are proximate to arrival points intended to serve units on that story, as indicated in Items 1 and 2, all *dwelling units* and *sleeping units intended to be occupied as a residence* served by that entrance on that story shall be *Type B units*.

1. Where the slopes of the undisturbed *site* measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance are 10 percent or less.
2. Where the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance are 10 percent or less.

Where arrival points are not within 50 feet (15 240 mm) of the entrance, the closest arrival point shall be used to determine access unless that arrival point serves the story required by Section 1107.7.1.1.

1107.7.2 Multistory units. A *multistory dwelling unit* or *sleeping unit* that is not provided with elevator service is not required to be a *Type B unit*. Where a *multistory unit* is provided with external elevator service to only one floor, the floor provided with elevator service shall be the primary entry to the unit, shall comply with the requirements for a *Type B unit* and, where provided within the unit, a living area, a kitchen and a toilet facility shall be provided on that floor.

1107.7.3 Elevator service to the lowest story with units. Where elevator service in the building provides an *accessible route* only to the lowest story containing *dwelling units* or *sleeping units intended to be occupied as a residence*, only the units on that story that are *intended to be occupied as a residence* are required to be *Type B units*.

1107.7.4 Site impracticability. On a *site* with multiple nonelevator buildings, the number of units required by Section 1107.7.1 to be *Type B units* is permitted to be reduced to a percentage that is equal to the percentage of the entire *site* having grades, prior to development, that are less than 10 percent, provided that all of the following conditions are met:

1. Not less than 20 percent of the units required by Section 1107.7.1 on the *site* are *Type B units*.
2. Units required by Section 1107.7.1, where the slope between the building entrance serving the units on that story and a pedestrian or vehicular arrival point is not greater than 8.33 percent, are *Type B units*.
3. Units required by Section 1107.7.1, where an elevated walkway is planned between a building entrance serving the units on that story and a pedestrian or vehicular arrival point and the slope between them is 10 percent or less, are *Type B units*.

trian or vehicular arrival point and the slope between them is 10 percent or less, are *Type B units*.

4. Units served by an elevator in accordance with Section 1107.7.3 are *Type B units*.

1107.7.5 Design flood elevation. The required number of *Type A units* and *Type B units* shall not apply to a *site* where the required elevation of the lowest floor or the lowest horizontal structural building members of nonelevator buildings are at or above the *design flood elevation* resulting in all of the following:

1. A difference in elevation between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet (15 240 mm) exceeding 30 inches (762 mm).
2. A slope exceeding 10 percent between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet (15 240 mm).

Where such arrival points are not within 50 feet (15 240 mm) of the primary entrances, the closest arrival points shall be used.

1107.7.6 Owner-occupied units. Type A units are not required in dwelling units or sleeping units where sale of the unit occurs prior to construction of the unit and the dwelling unit owner declines the Type A provisions. The dwelling units and sleeping units shall be Type B units.

SECTION 1108 SPECIAL OCCUPANCIES

1108.1 General. In addition to the other requirements of this chapter, the requirements of Sections 1108.2 through 1108.4 shall apply to specific occupancies.

1108.2 Assembly area seating. A building, room, or space used for assembly purposes with *fixed seating* shall comply with Sections 1108.2.1 to 1108.2.5. A building, room, or space used for assembly purposes with nonfixed seating shall comply with Section 1108.2.6. Assistive listening systems shall comply with Section 1108.2.7. Performance areas viewed from assembly seating areas shall comply with Section 1108.2.8. Dining areas shall comply with Section 1108.2.9.

1108.2.1 Services. If a service or facility is provided in an area that is not *accessible*, the same service or facility shall be provided on an *accessible* level and shall be *accessible*.

1108.2.2 Wheelchair spaces. In rooms and spaces used for assembly purposes with *fixed seating*, *accessible wheelchair spaces* shall be provided in accordance with Sections 1108.2.2.1 through 1108.2.2.3.

1108.2.2.1 General seating. *Wheelchair spaces* shall be provided in accordance with Table 1108.2.2.1.

1108.2.2.2 Luxury boxes, club boxes and suites. In each luxury box, club box and suite within arenas, stadiums and *grandstands*, *wheelchair spaces* shall be provided in accordance with Table 1108.2.2.1.