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**COVID 19 & Accessibility**

**Accessible Parking**

The number of 8 foot accessible spaces and their 8 foot wide access aisles required by §1106.1, BC NYS must be maintained.

Covering signage identifying accessible parking or re-purposing accessible parking as “Pick-Up” is not permitted.

2020 BCNYS Accessibility and Usability for Commercial Buildings 4

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**COVID 19 & Accessibility**

**Accessible Routes**

The minimum 36 inch minimum wide accessible route required by §1104.2, BC NYS is being compromised as restaurants are *squeezing* dining tables onto sidewalks, patio decks and even streets to expand customer seating.

2020 BCNYS Accessibility and Usability for Commercial Buildings 5

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**COVID 19 & Accessibility**

**Dining Tables**

Forgotten is §1108.2.9.1, BC NYS which requires 5% of seating and standing locations provided to provide accessible height, knee and toe clearances (pedestal bases are not permitted)

2020 BCNYS Accessibility and Usability for Commercial Buildings 6

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## COVID 19 & Accessibility

### Hand Sanitizers

Hand wipes, hand sanitizer bottles and cleaning wipes have been located along the accessible routes (indicated above) and provide operable parts 48 inches maximum in height.

Hand Sanitizers are being located within the required maneuvering clearance on the pull-side of bathroom doors. Unobstructed clearance is necessary for a wheelchair user to independently open the door.

2020 BCNYS Accessibility and Usability  
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## COVID 19 & Accessibility

### Service Counters

Plastic dividers installed to provide separation between employees and their customers are obstructing the entire accessible portion of the point of sales counter or credit card terminals which are required to be maintained by §1109.12.3, BC NYS

A narrow vertical opening within the plastic divider at 36 inch maximum height will allow a person with a disability to provide payment or credit card information required by §904, A117.1 – 2009 (the accessibility standard referenced by BC BYS).

2020 BCNYS Accessibility and Usability  
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## Comparing 2015 & 2020 BC NYS

**[NY] 1111.5 Access aisle signs.** Each *access aisle* shall be provided with signage reading "NO PARKING ANYTIME."

Signs shall be permanently installed in accordance with ICC A117.1 and shall not interfere with an *accessible* route from an *access aisle*.

2020 BCNYS Accessibility and Usability  
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### All Van All The Time

2020 BCNYS Accessibility and Usability for Commercial Buildings

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### Parking Locations

2020 BCNYS Accessibility and Usability for Commercial Buildings 11 Page 40

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### Dispersion by Type

2020 BCNYS Accessibility and Usability for Commercial Buildings 12 Page 40

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## Number Required

- Based on number provided.
- Number required per zoning laws.
- Table 1106.1 for general parking.
- 2% for Group R-2 and R-3.
- 10% at hospitals facilities.
- 20% at mobility treatment centers.

2020 BCNYS Accessibility and Usability for Commercial Buildings

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## Comparing 2015 & 2020 BC NYS

**[NY] 1107.2.1 Type B unit doors.** Clear width and maneuvering clearances required by Sections 404.2.2 and 404.2.3 of ICC A117.1 shall be provided at the primary entrance door to the *dwelling unit* or *sleeping unit* and at all other doors within the *dwelling unit* or *sleeping unit* meant for human passage.

**Exception:** Maneuvering clearances shall not be required at doors of a room containing only a lavatory and a water closet, provided the room does not contain the only lavatory or water closet on the *accessible* level of the unit.

2020 BCNYS Accessibility and Usability for Commercial Buildings

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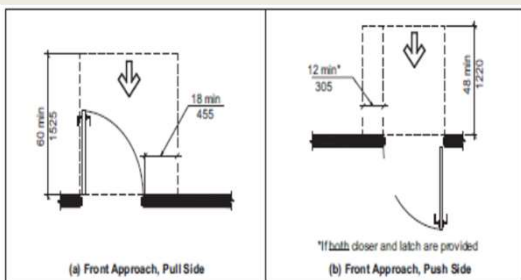
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## Comparing 2015 & 2020 BC NYS



2020 BCNYS Accessibility and Usability for Commercial Buildings

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## Comparing 2015 & 2020 BC NYS

[NY] 1107.2.1 **Type B unit doors.** Clear width and maneuvering clearances required by Sections 404.2.2 and 404.2.3 of ICC A117.1 shall be provided at the primary entrance door to the *dwelling unit or sleeping unit* and at all other doors within the *dwelling unit or sleeping unit* meant for human passage.

**Exception:** Maneuvering clearances shall not be required at doors of a room containing only a lavatory and a water closet, provided the room does not contain the only lavatory or water closet on the *accessible* level of the unit.

2020 BCNYS Accessibility and Usability  
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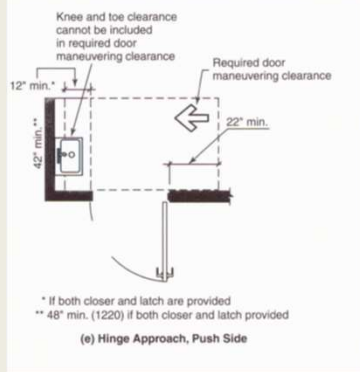
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### ANSI A117.1 404.2.3

**Maneuvering Clearances.** Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway. Required door maneuvering clearances shall not include knee and toe clearance.

2009  
A117.1



2020 BCNYS Accessibility and Usability  
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### Maneuvering Clearances



- clearance applies to full height (80" min.)
- No changes in level (other than thresholds)

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**Accessible Routes - Doors**



2020 BCNYS Accessibility and Usability for Commercial Buildings 19

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**Door Surface**  
**404.2.9, A117.1 - 2009**

Bottom 10" must be smooth (full width of door)



Kick plates can be used to protect door



2020 BCNYS Accessibility and Usability for Commercial Buildings 20

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**Vision Lights 404.2.10, A117.1 - 2009**



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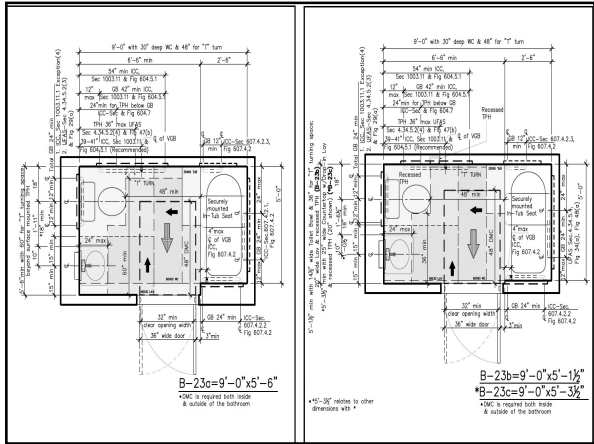
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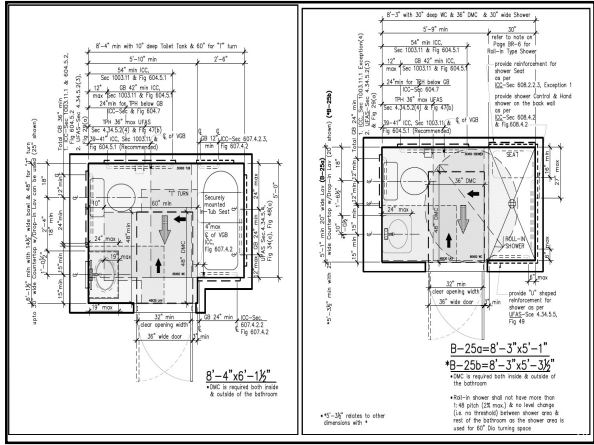
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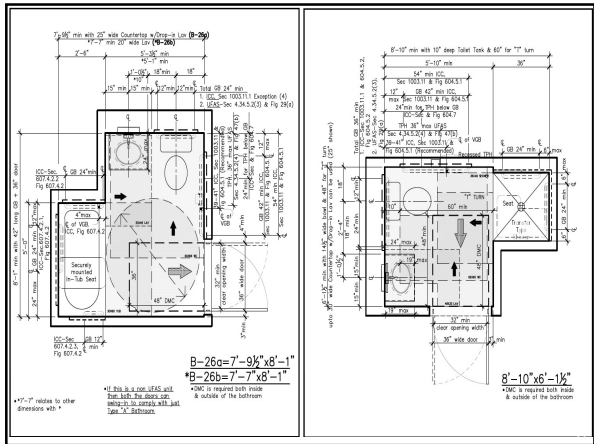




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## 1104.2, 2020 NYS BC

**1104.2 Within a site.** At least one *accessible route* shall connect *accessible buildings*, *accessible facilities*, *accessible elements* and *accessible spaces* that are on the same *site*.

**Exceptions:**

1. An *accessible route* is not required between *accessible buildings*, *accessible facilities*, *accessible elements* and *accessible spaces* that have, as the only means of access between them, a vehicular way not providing for pedestrian access.
2. An *accessible route* to recreational facilities shall only be required to the extent specified in Section 1110.

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## Passenger Loading Zones

- Group I-1 and I-2
- Valet parking
- Where provided, they must be accessible

2020 BCNYS Accessibility and Usability for Commercial Buildings 32 Page 44

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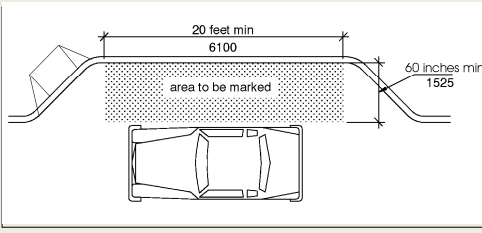
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## Passenger Loading Zones



For SI 1 inch = 25.4 mm.

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**1104.4 Multilevel buildings and facilities.**

At least one accessible route shall connect each accessible level, including mezzanines, in multistory buildings and facilities.

**Exceptions:**

1. An *accessible route* is not required to stories and *mezzanines* that have an aggregate area of not more than 3,000 square feet (278.7 m<sup>2</sup>) and are located above and below *accessible* levels. This exception shall not apply to:
  - 1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces;
  - 1.2. Levels containing offices of health care providers (Group B or I); or
  - 1.3. Passenger transportation facilities and airports (Group A-3 or B).

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**1104.4 Multilevel buildings and facilities - Exceptions**

2. Levels that do not contain *accessible* elements or other spaces as determined by [Section 1107](#) or [1108](#) are not required to be served by an *accessible route* from an *accessible* level.
3. In air traffic control towers, an *accessible route* is not required to serve the cab and the floor immediately below the cab.
4. Where a two-story building or facility has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected by an *accessible route* to the story above or below.

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**This “elevator exception” does not apply to (same as the ADA):**

- Levels that contain offices of health care providers
- Transportation facilities
- Multi-tenant mercantile facilities
- State and Local Government Offices

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### 1104.5 Location

- Accessible routes shall coincide with or be located in the same area as a general circulation path.
- Where the circulation path is interior, the accessible route shall also be interior.
- Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.

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### 1104.5 Exceptions

1. Accessible routes from parking garages contained within and serving Type B dwelling units are not required to be interior.
2. A single accessible route is permitted to pass through a kitchen or storage room in an Accessible, Type A or Type B dwelling unit.

2020 BCNYS Accessibility and Usability for Commercial Buildings

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### 2010 ADA Standards- 206.2.3 Multi-Story Buildings & Facilities – Accessible Routes

At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

Exceptions:

- *Private* facilities < 3 stories or < 3000 sq. ft./ story
- *Public* facilities (2 story) - if 1 story not open to public, occupancy of 5 or fewer

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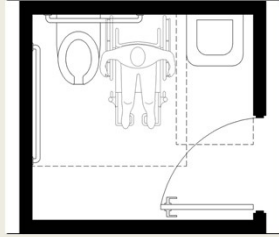
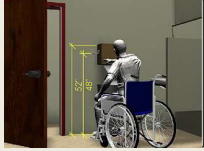
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## Chapter 6

### Plumbing Elements



2020 BCNYS Accessibility and Usability  
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### 2020 BCNYS 1109.2 Toilet & Bathing Facilities

#### 1109.2 Toilet and bathing facilities *New Exceptions below added:*

5. Toilet rooms or bathing rooms that are parts of critical care or intensive care patient sleeping rooms serving *Accessible units* are not required to be *accessible*.

6. Toilet rooms or bathing rooms designed for bariatrics patients are not required to comply with the toilet room and bathing room requirement in ICC A117.1. The sleeping units served by bariatrics toilet or bathing rooms shall not count toward the required number of *Accessible sleeping units*

7. Where toilet facilities are primarily for children's use, required *accessible* water closets, toilet compartments and lavatories shall be permitted to comply with the children's provisions of ICC A117.1.

2020 BCNYS Accessibility and Usability  
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### 2020 BCNYS Drinking Fountains

#### 1109.5.1 Minimum number Exceptions:

1. No change

2. Where drinking fountains are primarily for children's use, drinking fountains for people using wheelchairs shall be permitted to comply with the children's provisions in ICC A117.1 and drinking fountains for standing children shall be permitted to provide the spout at 30 inches (762 mm) minimum above the floor.

- *New Exception Added*

2020 BCNYS Accessibility and Usability  
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**2020 BCNYS Drinking Fountains**

**1109.5.2 More than the minimum number**

- *New Exception Added*

**Exceptions:**

1. No change
2. Where drinking fountains are primarily for children's use, drinking fountains for people using wheelchairs shall be permitted to comply with the children's provisions in ICC A117.1 and drinking fountains for standing children shall be permitted to provide the spout at 30 inches (762 mm) minimum above the floor.

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**Drinking Fountains**

**2020 IBC 1109.5 Drinking fountains.**

Where drinking fountains are provided on an exterior site, on a floor or within a secured area, the drinking fountains shall be provided in accordance with Section s1109.5.1 and 1109.5.2.

**1109.5.1 Minimum Number**

No fewer than two drinking fountains shall be provided . One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

**Exception:** A single drinking fountain that complies with the requirements for people who use a wheelchair and standing persons shall be permitted to be substituted for two separate drinking fountains.

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**1109.5.2 More than the minimum number**

- Where more than the minimum number of drinking fountains specified in Section 1109.5.1 are provided, 50 percent of the total number of drinking fountains provided shall comply with the requirements for persons who use a wheelchair and 50 percent of the total number of drinking fountains provided shall comply with the requirements for standing persons.



2020 BCNYS Accessibility and Usability for Commercial Buildings 45

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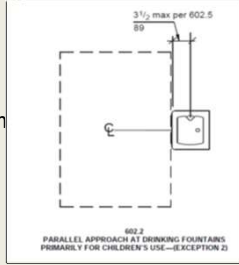
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## ANSI A117.1 602.2 Drinking Fountain Clear Floor Space

- Parallel approach to fountains only permitted at fountains primarily for children's use when the spout is 30 inches maximum off and a parallel approach is provided and the clear floor space is centered on the drinking fountain & fountains for standing persons.



2009  
A117.1

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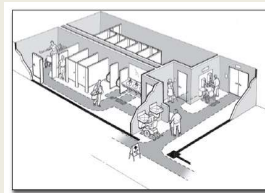
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## ANSI A117.1 603.2 Clearances in Toilet & Bathing Rooms

- Clarification that the turning space required within the toilet room may not only be provided within a compartment. Accessible turning space required to be provided within the room



2009  
A117.1

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## ANSI A117.1 603.3 Mirrors

- 603.3 Mirrors.** Where mirrors are located above lavatories, a mirror shall be located over the accessible lavatory and shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor. Where mirrors are located above counters that do not contain lavatories, the mirror shall be mounted with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the floor.
- EXCEPTION:** Other than within Accessible dwelling or sleeping units, mirrors are not required over the lavatories or counters if a mirror is located within the same toilet or bathing room and mounted with the bottom edge of the reflecting surface 35 inches maximum above the floor.

2020 BCNYS Accessibility and Usability  
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## Appendix P 2020 Building Code of New York State Diaper Changing Tables

### 603.5, A117.1 - 2009 Diaper Changing Tables.

Diaper changing tables shall comply with  
Sections 309 and 902

2009  
A117.1

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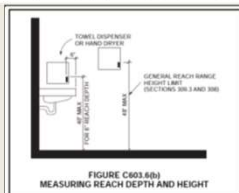
### ANSI A117.1 603.6 Operable Parts

2009  
A117.1

Operable parts on towel dispensers and hand dryers serving accessible lavatories shall comply with Table 603.6.

*Requirements were relocated to 603.6 – note that reach depth over an obstruction is limited.*

Maximum Reach Depth	0.5 inch (13 mm)	2 inches (51 mm)	5 inches (125 mm)	6 inches (150 mm)	9 inches (230 mm)	11 inches (280 mm)
Maximum Reach Height	48 inches (1220 mm)	46 inches (1170 mm)	42 inches (1065 mm)	40 inches (1015 mm)	36 inches (915 mm)	34 inches (865 mm)



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### ANSI A117.1 604.5, 607.4 Grab bar blocking and swing up grab bar requirements

2009  
A117.1

- Change is a relocation of blocking requirements for various dwelling units to Chapter 10.

2020 BCNYS Accessibility and Usability  
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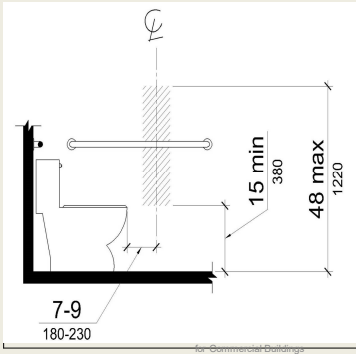
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**A117.1 2003- Water Closets (604.7) & 2010 ADA Standards**



**Location for toilet paper dispenser**

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**ANSI A117.1 604.7**

2009 A117.1

**Revised location for toilet paper dispenser**

-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 minimum and 36 inches 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 minimum and 42 inches maximum from the rear wall.

-The outlet of the dispenser shall be located 18 inches minimum and 48 inches maximum above the floor. Dispensers shall comply with Section 609.3. Dispensers shall not be of a type that control delivery, or do not allow continuous paper flow.

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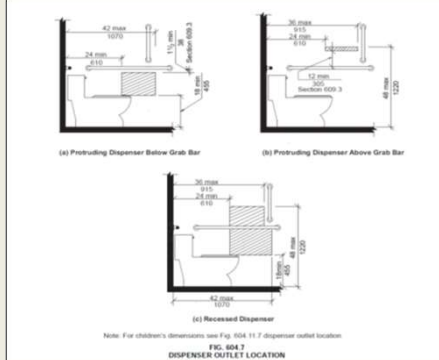
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**ANSI A117.1 604.7**

2009 A117.1

**Revised location for toilet paper dispenser**



**FIG. 604.7 DISPENSER OUTLET LOCATION**

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### Lavatories

At least one accessible

The diagram shows a lavatory with a minimum clear width of 48 inches and a minimum clear depth of 30 inches. A smaller inset diagram shows a side view of the lavatory with a maximum height of 40 inches and a maximum depth of 34 inches. A photograph shows a person in a wheelchair using a lavatory.

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### Knee & Toe Clearance at Lavatory

The diagram illustrates the required clearances for a wheelchair user at a lavatory. The knee clearance is 17 inches to 25 inches high. The toe clearance is 8 inches minimum and 6 inches maximum. The clear depth is 27 inches minimum, and the clear width is 9 inches minimum.

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### ANSI A117.1 606.2 Clear Floor Space at Lavatories & Sinks

2009 A117.1

- Change specifies that the clear floor space for a parallel approach to the sink or lavatory (when permitted by 606.2) must be "centered" on the fixture.
- i.e. kitchen sink when there is no cooktop/range; lavatories and sinks for children under 5; wet bars.

2020 BCNYS Accessibility and Usability for Commercial Buildings

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### 1109.3 Sinks



**(5% or at least 1 in accessible spaces)**  
**– mop & service sinks exempted**

2020 BCNYS Accessibility and Usability for Commercial Buildings 64

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- Sinks in kitchens and kitchenettes require knee clearance for a forward approach – unless there is no cooktop/range in the room.



- Sink height is still 34 inches max. above finish floor.

2020 BCNYS Accessibility and Usability for Commercial Buildings 65

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### ANSI A117.1 607.4.1.1 & 607.4.2.1 Grab Bars at Bathtubs



- Change specifies that the lower grab bar on the back wall has been modified to permit a range versus a specific height. The control end wall grab bar provisions are modified for consistency.*
- 607.4.1.1 Back Wall.** Two horizontal grab bars shall be provided on the back wall, one complying with Section 609.4 and the other located 8 inches minimum and 10 inches maximum above the rim of the bathtub.

2020 BCNYS Accessibility and Usability for Commercial Buildings 66

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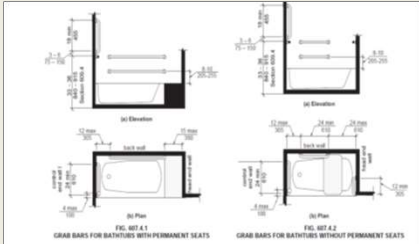
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### ANSI A117.1 607.4.2.1 Back Wall

2009  
A117.1

Two horizontal grab bars shall be provided on the back wall, one complying with Section 609.4 and the other located 8 inches minimum and 10 inches maximum above the rim of the bathtub.



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### ANSI A117.1 608.2 Sizes and Clearances for Shower Compartments

2009  
A117.1

- Change specifies that Roll In Showers now require seats. Permanent, non-folding seats will be permitted in showers larger than the minimum dimensions. Seat requirements were also moved to each of the individual shower compartment sections.

2020 BCNYS Accessibility and Usability  
for Commercial Buildings

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### ANSI A117.1 608.2.2.3 Standard Roll In Type Shower Seat

2009  
A117.1

A folding seat complying with Section 610 shall be provided on an end wall.

**EXCEPTIONS:**

1. A seat is not required to be installed in a shower for a single occupant accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of a shower seat.
2. A fixed seat shall be permitted where the seat does not overlap the minimum clear inside dimension required by Section 608.2.2.1.

2020 BCNYS Accessibility and Usability  
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- **608.2.2.1 Size.** Standard roll-in-type shower compartments shall have a clear inside dimension of 60 inches minimum in width and 30 inches minimum in depth, measured at the center point of opposing sides. An entry 60 inches minimum in width shall be provided.

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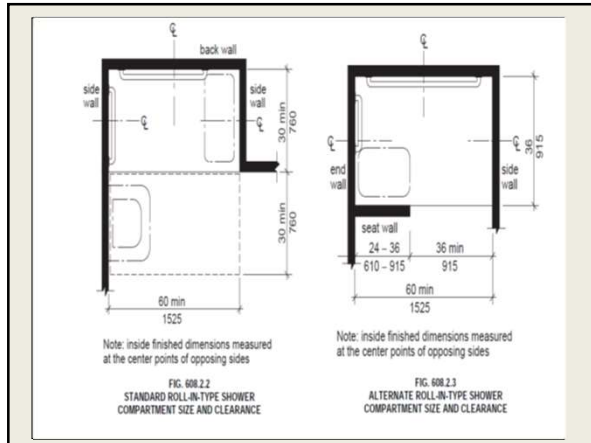
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## ANSI A117.1 608.3.2 Grab Bars for Standard Roll In Showers

2009 A117.1

*Grab bar requirements have been modified since a seat is required by the new standards. Additional details for grab bar locations.*

**608.3.2 Standard Roll-in-Type Showers.** In standard roll-in type showers, a grab bar shall be provided on the back wall beginning at the edge of the seat. The grab bars shall not be provided above the seat. The back wall grab bar shall extend the length of the wall but shall not be required to exceed 48 inches in length. Where a side wall is provided opposite the seat within 72 inches of the seat wall, a grab bar shall be provided on the side wall opposite the seat. The side wall grab bar shall extend the length of the wall but shall not be required to exceed 30 inches in length. Grab bars shall be 6 inches maximum from the adjacent wall.

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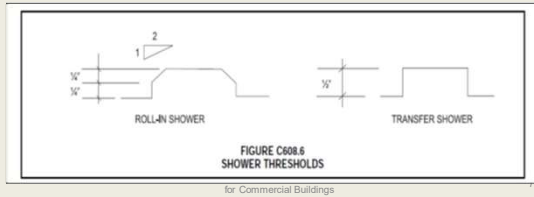




### ANSI A117.1 608.6 Shower Compartments Thresholds

**Allowed:**

- 1/2" max. beveled threshold in roll-in showers
- a higher curb (2" max.) - transfer showers in existing facilities (where floor slab affected)



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### ANSI A117.1 608.4.2 Controls & Hand Showers for Standard Roll In Showers

- Change reflects new requirement for seats that impacts the control location.

2009  
A117.1

**608.4.2 Standard Roll-in Showers.** In standard roll in showers, the controls and hand shower shall be located on the back wall above the grab bar, 48 inches maximum above the shower floor and 16 inches minimum and 27 inches maximum from the end wall behind the seat.

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for Commercial Buildings

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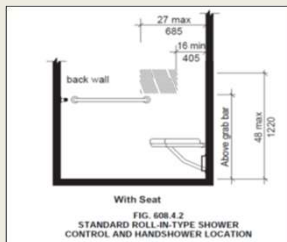
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### ANSI A117.1 608.4.2 Control & Handshower Location

2009  
A117.1



Previously controls could go on any wall when there was no seat. Controls must be on the back wall and a minimum of 16 inches from the end wall behind the seat.

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## ANSI A117.1 608.5 Hand Showers

2009  
A117.1

**608.5 Hand Showers.** A hand shower with a hose 59 inches minimum in length, that can be used both as a fixed shower head and as a hand shower, shall be provided. The hand shower shall have a control with a nonpositive shut-off feature. Where provided, an adjustable-height hand shower mounted on a vertical bar shall be installed so as to not obstruct the use of grab bars.

**EXCEPTION:** In other than Accessible units and Type A units, a fixed shower head located 48 inches maximum above the shower floor shall be permitted in lieu of a hand shower.

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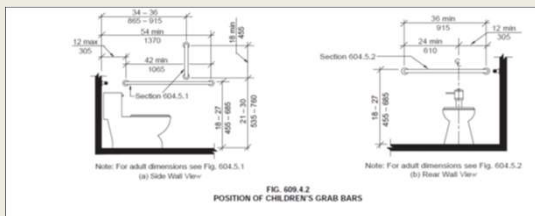
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## ANSI A117.1 609.4.2 Position of Children's Grab Bars Clarified

2009  
A117.1



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## Appendix E Laundry Equipment

**E105.2 Laundry equipment.** Where provided in spaces required to be *accessible*, washing machines and clothes dryers shall comply with this section.

**E105.2.1 Washing machines.** Where three or fewer washing machines are provided, at least one shall be accessible. Where more than three washing machines are provided, at least two shall be accessible.

**E105.2.2 Clothes dryers.** Where three or fewer clothes dryers are provided, at least one shall be accessible. Where more than three clothes dryers are provided, at least two shall be accessible.

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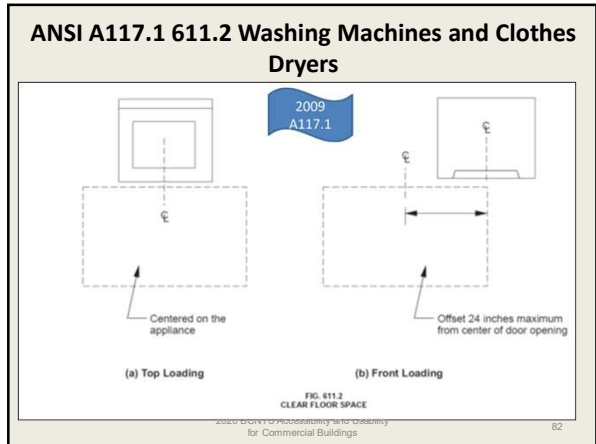
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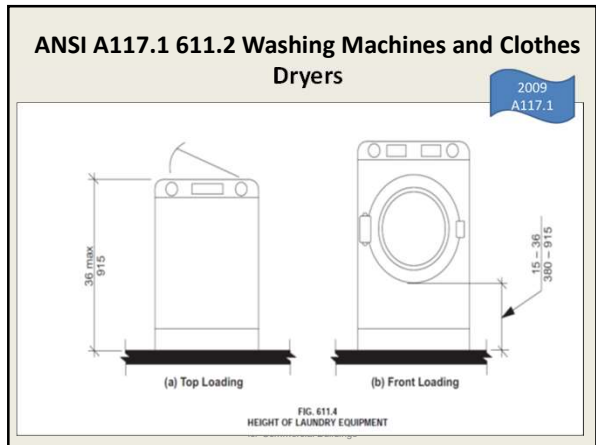
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**2020 BCNYS Saunas & Steam Rooms**

**1109.6 Saunas and steam rooms.** Where provided, saunas and steam rooms shall be *accessible*.

**Exception:** Where saunas or steam rooms are clustered at a single location, at least 5 percent of the saunas and steam rooms, but not less than one, of each type in each cluster shall be *accessible*.

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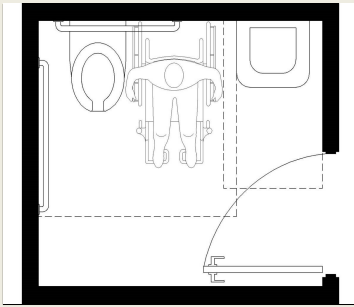
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### Toilet & Bathing Rooms ANSI A117.1 603



Space for side transfers provided  
\*remember 60" minimum clearance required from parallel sidewall and leading edge of lavatory

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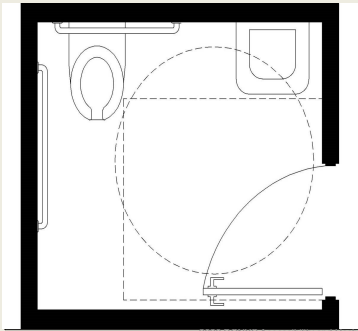
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### Toilet & Bathing Rooms ANSI A117.1 603



Turning space (which door can swing into) and door clearances further define room size. Door is permitted to swing in if 30" by 48" clear floor space is provided beyond door swing.

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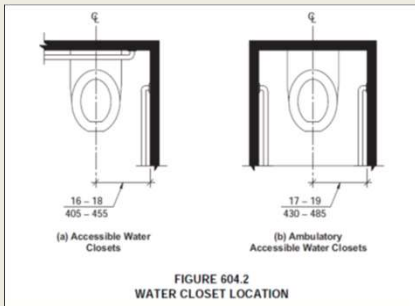
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### A117.1 604.2 Water Closet Location



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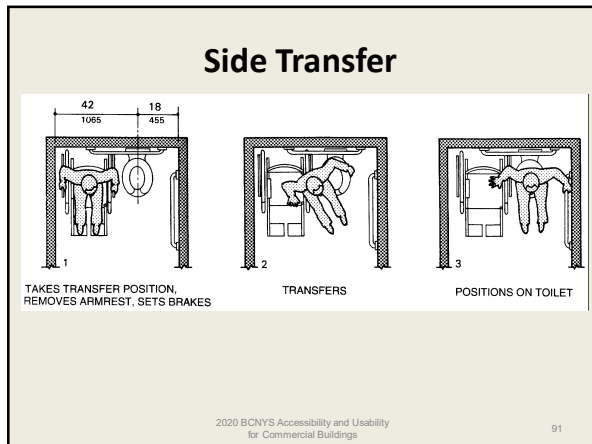
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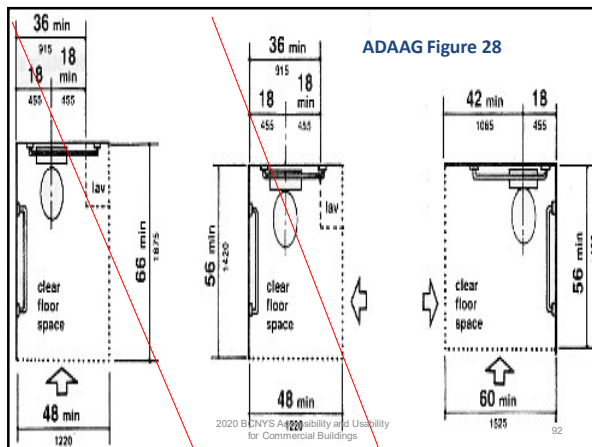
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### ANSI A117.1 603: Single Occupant Toilet Rooms

- 60" turning space required in the room
- A door **can** swing over the space where someone sits to use the lavatory, toilet or urinal **provided** a 30" x 48" space is provided past the swing of the door
- A fixture **cannot** overlap the clear floor space of another fixture

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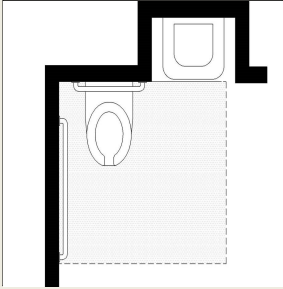
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### Toilet Rooms & Water Closets ANSI A117.1 603 & 604



- lavatory can be recessed
- shorter (24" min.) rear grab bar allowed
- "...where wall space does not permit a grab bar 36 inches minimum in length due to the location of a recessed fixture adjacent to the water closet."
- \* this is an example of where a shorter rear grab bar is allowed.

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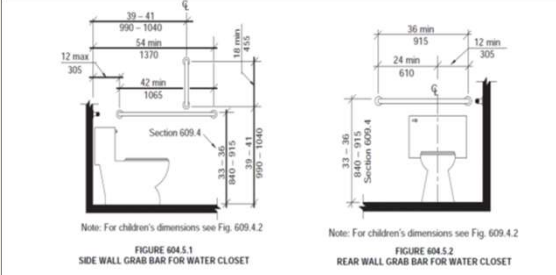
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### ANSI A117.1 604.5 Grab Bars at Water Closets



Note: For children's dimensions see Fig. 609.4.2

FIGURE 604.5.1 SIDE WALL GRAB BAR FOR WATER CLOSET

FIGURE 604.5.2 REAR WALL GRAB BAR FOR WATER CLOSET

Note: For children's dimensions see Fig. 609.4.2

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface. The space between the wall and the grab bar shall be 1/2 inches.

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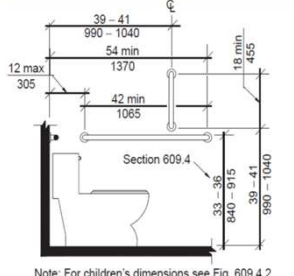
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### ANSI A117.1 604.5.1 Fixed Side Wall Grab Bars

- A vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the centerline of the bar located between 39 inches and 41 inches from the rear wall.



Note: For children's dimensions see Fig. 609.4.2

FIG. 604.5.1 SIDE WALL GRAB BAR FOR WATER CLOSET

2020 BCNYS Accessibility and Usability for Commercial Buildings

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### Rear Grab Bar



Grab bar can be split or shifted to open side to accommodate required location of flush control valves

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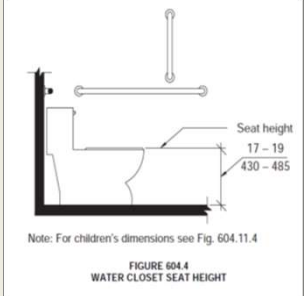
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### Height of Water Closet



Seat height  
17 - 19  
430 - 485

Note: For children's dimensions see Fig. 604.11.4

FIGURE 604.4  
WATER CLOSET SEAT HEIGHT



2020 BCNYS Accessibility and Usability for Commercial Buildings 98

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### Family or assisted use toilet and bathing rooms – 1109.2.1

- Required in mercantile and assembly occupancies
- Provided where an aggregate of 6 or more male and female water closets is required
- Provided in addition to accessible toilet and bathing rooms
- Intended for persons who need assistance from person of opposite sex
- Shall be located not more than one story above or below separate sex toilet rooms. The accessible route from the separate sex toilet room to a family use room shall not exceed 500 feet.

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## Ambulatory Water Closet Compartments – 1109.2.2

Required where six or more water closets and urinals are provided in a room.

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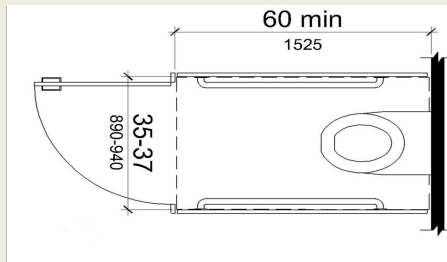
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## Ambulatory Accessible Stalls ANSI A117.1 604.10



- depth specified (60" minimum)  
- width: 35" - 37" permitted by 2010 ADA Standards;  
ANSI A117.1 specifies 36" absolute

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## Ambulatory Water Closet Compartment



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for Commercial Buildings

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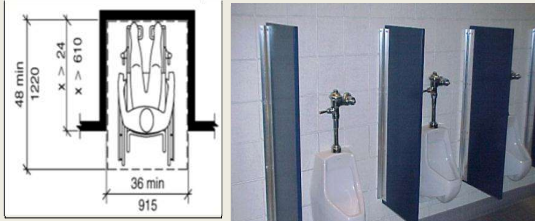
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**Urinals – at least one accessible if more than one in a room**



Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground

2020 BCNYS Accessibility and Usability for Commercial Buildings

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**Signs E107 BCNYS**

**Scoping clarified:**

- tactile/ visual – labels for permanent rooms & spaces, exit doors
- visual – directional or informational signs
- exempt: temporary signs ( 7 days or less), building menus, directories, addresses, company names and logos



2020 BCNYS Accessibility and Usability for Commercial Buildings

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**E107.2**

- **E107.2 Designations.** Interior and exterior signs identifying permanent rooms and spaces shall be raised characters and Braille. Where pictograms are provided as designations of interior rooms and spaces, the pictograms shall have raised characters and Braille text descriptors
- *Revised for consistency with the ICC A117.1, the term "tactile" to indicate when raised letters or Braille signs are required.*

2020 BCNYS Accessibility and Usability for Commercial Buildings

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## Signs

- **Tactile & Visual**
  - "Room 123"
  - "Restroom"
  - "Mechanical Room"
  - "Exit"
  - "Floor B"
  - "Ballroom A"
  - "C. Smith Room"
- **Visual Only**
  - "Exit →"
  - "Accounting"
  - "Visitors Must Sign In"
- **Exempt**
  - Building directory
  - "Mr. C. Smith, Accountant"



Slide courtesy US  
Access Board

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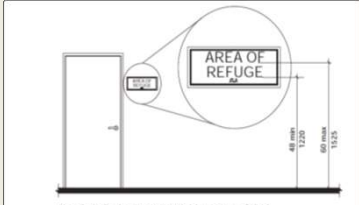
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### ANSI A117.1 703.3.10 Height Above Floor – Raised Characters





Note: For braille character mounting height see Section 703.4.5

FIGURE 703.3.10  
HEIGHT OF RAISED CHARACTERS ABOVE FLOOR

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## Appendix E

- **E105.4 Mailboxes.** Where mailboxes are provided in an interior location, at least 5 percent, but not less than one, of each type shall comply with ICC A117.1. In residential and institutional facilities, where mailboxes are provided for each *dwelling unit* or *sleeping unit*, mailboxes complying with ICC A117.1 shall be provided for each unit required to be an *Accessible unit*.
- **E105.5 Automatic teller machines and fare machines.** Where automatic teller machines or self-service fare vending, collection or adjustment machines are provided, at least one machine of each type at each location where such machines are provided shall be *accessible*. Where bins are provided for envelopes, wastepaper or other purposes, at least one of each type shall be accessible.



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## Chapter 8

### Special Rooms & Spaces



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### Kitchen Clearance 804.2

2009  
A117.1

**804.2 Clearance.** Where a pass-through kitchen is provided, clearances shall comply with Section 804.2.1. Where a U-shaped kitchen is provided, clearances shall comply with Section 804.2.2.

**EXCEPTION:** Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 804.2 provided there is a 40-inch (1015 mm) minimum clearance between all opposing base cabinets, counter tops, appliances, or walls within work areas.

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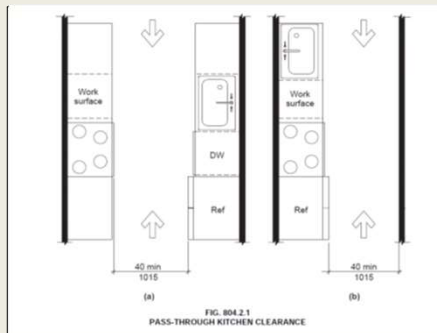
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### Pass Through Kitchen Clearance – ANSI A117.1 804.2.1



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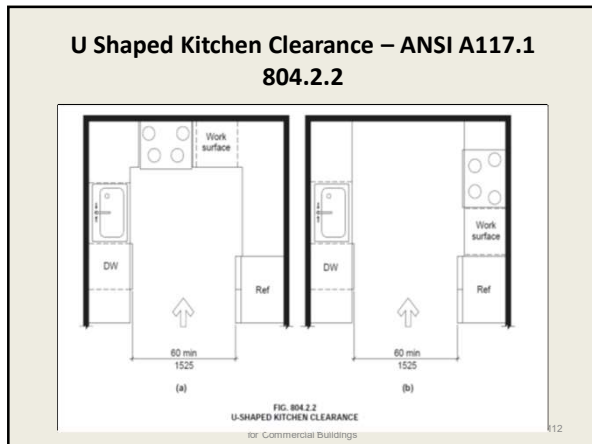
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### 804.5 Kitchen Storage

2009  
A117.1

- At least 50% of shelf space in cabinets shall comply with Section 905- Deleted

2020 BCNYS Accessibility and Usability  
for Commercial Buildings

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### 2020 BCNYS Dining and Drinking Areas

**1108.2.9 Dining and drinking areas.**  
In dining and drinking areas, ~~the total floor area allotted for seating and tables~~ all interior and exterior floor areas shall be *accessible*.

**Exceptions:**

1. An *accessible route* between *accessible levels* and stories above or below is not required where permitted by Section 1104.4, Exception 1.
2. In buildings or facilities not required to provide an *accessible route* between stories, an *accessible route* to a *mezzanine* is not required, provided that the *mezzanine* contains less than 25 percent of the total area and the same services, decor and amenities are provided in the *accessible* area.
3. No change ...
4. Employee-only work areas shall comply with Sections 1103.2.3 and 1104.3.1.

*Expanded the provisions to include service areas that serve drinks only.*

2020 BCNYS Accessibility and Usability  
for Commercial Buildings

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## 902 Clear Floor Space for Dining & Work Surfaces

2009  
A117.1

Two new exceptions for knee/toe clearance underneath small drink counters or furnishings when the element is not designed to function as a table for a forward approach.

**902.2 Clear Floor Space.** A clear floor space complying with Section 305, positioned for a forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided.

**EXCEPTIONS:**

1. At drink surfaces 12 inches or less in depth, knee and toe space shall not be required to extend beneath the surface beyond the depth of the drink surface provided.
2. Dining surfaces that are 15 inches minimum and 24 inches maximum in height are permitted to have a clear floor space complying with Section 305 positioned for a parallel approach.

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## Tables, Counters, Work Surfaces

### 1109.11 Seating at tables, counters and work surfaces.

Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible.

#### 1109.11.1 Dispersion.

Accessible fixed or built-in seating at tables, counters or work surfaces shall be distributed throughout the space or facility containing such elements.

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## Dining & Work Surfaces – ANSI A117.1 902 5% Scoping

- Clear floor space for forward approach with knee/toe clearance.
- The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum aff.
- \*902.5 contains requirements for children's use\*



2020 BCNYS Accessibility and Usability  
for Commercial Buildings

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## Point-of-Sale and Service Counters

### 1109.12.3

#### Point of sale and service counters.

Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, the accessible counters shall also be dispersed.



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## Sales & Service Counters ANSI A117.1 904

- Access to the full depth of sales counter (*includes service windows as well*)
- Parallel or forward approach (36 inch height maximum)
- Requirements apply whether or not cash register provided
- Security glazing – voice communication



2020 BCNYS Accessibility and UI for Commercial Buildings

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## Self Service Shelving and Dispensing Devices – ANSI A117.1 904.5.1

- Reach ranges shall comply with 308
- Applies to dispensing devices for condiments, tableware, dishware, food and beverages.



2020 BCNYS Accessibility and UI for Commercial Buildings

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## 2020 BCNYS Storage

### 1109.9 Storage.

Where fixed or built-in storage elements such as cabinets, coat hooks, shelves, medicine cabinets, lockers, closets and drawers are provided in required *accessible* spaces, at least 5 percent, but not less than one of each type shall be *accessible*.

#### 1109.9.1 Equity.

Accessible facilities and spaces shall be provided with the same storage elements as provided in the similar non-accessible facilities and spaces.

*Revised to allow for all types of storage elements to be utilized*

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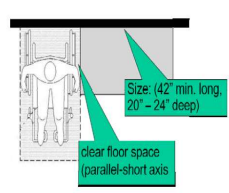
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## Dressing, Fitting and Locker Rooms

### BCNYS 1109.12.1 Dressing, fitting and locker rooms.

Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5 percent, but not less than one, of each type of use in each cluster provided shall be accessible.

#### [changing] Benches (903)



Access to at least  
5% of each type  
of use in each  
cluster



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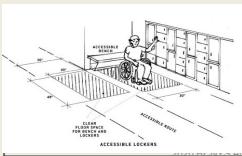
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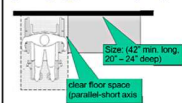
## ANSI A117.1 903 Benches in Locker Rooms, Fitting Rooms, & Dressing Rooms

Clear Floor space is no longer required to be at the end of the bench. A parallel approach to the front of the bench is now permitted and a new exception addresses bench heights for children.



Note that 2010 ADA requires the clear floor space positioned parallel to the short axis of the bench. See below:

#### [changing] Benches (903)



Accessibility and Usability  
for Commercial Buildings

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## 2020 EBC NYS

**305.4.1 Partial change of occupancy.** Where a portion of the building is changed to a new occupancy classification, any *alterations* shall comply with Sections 305.6, 305.7 and 305.8

2020 BCNYS Accessibility and Usability  
for Commercial Buildings

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## 2020 EBC NYS

**305.4.2 Complete Change of occupancy.** Existing buildings that undergo a change of group or occupancy shall comply with this section.

1. Not fewer than one accessible building entrance.
2. Not fewer than one accessible route from an accessible building entrance to *primary function areas*.
3. Signage complying with Section 1111 of the *Building Code of New York State*.
4. Accessible parking, where parking is being provided.

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## 2020 EBC NYS

5. Not fewer than one accessible passenger loading zone, where loading zones are provided.
6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.

**Exception:** The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

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## 2020 EBC NYS

**TECHNICALLY INFEASIBLE.** An *alteration* of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or *alteration* of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

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## 2020 EBC NYS

**305.5 Additions.** Provisions for new construction shall apply to *additions*. An *addition* that affects the accessibility to, or contains an area of, a *primary function* shall comply with the requirements in Section 305.7.

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## 2020 EBC NYS

**305.6 Alterations.** A *facility* that is altered shall comply with the applicable provisions in Chapter 11 of the *Building Code of New York State*, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the *alteration* shall provide access to the maximum extent technically feasible.

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## 2020 EBC NYS

### Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7.
2. Accessible means of egress required by Chapter 10 of the *Building Code of New York State* are not required to be provided in existing facilities.
3. The *alteration* to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.

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## 2020 EBC NYS

4. Type B dwelling or sleeping units required by Section 1107 of the *Building Code of New York State* are not required to be provided in *existing buildings* and facilities undergoing *alterations* where the *work area* is 50 percent or less of the aggregate area of the building.

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## 2020 EBC NYS

**305.7 Alterations affecting an area containing a primary function.** Where an *alteration* affects the accessibility to, or contains an area of *primary function*, the route to the *primary function* area shall be *accessible*. The accessible route to the *primary function* area shall include toilet facilities and drinking fountains serving the area of *primary function*.

### Exceptions:

1. The costs of providing the *accessible* route are not required to exceed 20 percent of the costs of the *alterations* affecting the area of *primary function*.
2. This provision does not apply to *alterations* limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. The *alteration* to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.

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2020 EBC NYS

4. This provision does not apply to *alterations* undertaken for the primary purpose of increasing the accessibility of a *facility*.

5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

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2020 EBC NYS

**305.8 Scoping for alterations.**

The provisions of Sections 305.8.1 through 305.8.15 shall apply to *alterations* to *existing buildings* and *facilities*.

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2020 EBC NYS

**305.9 Historic buildings.** These provisions shall apply to *facilities* designated as historic structures that undergo *alterations* or a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the *facility*, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.

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2020 EBC NYS

**Exception:** Type B dwelling or sleeping units required by Section 1107 of the *Building Code of New York State* are not required to be provided in historic buildings.

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2020 EBC NYS

**[NY] 305.10 Off-street parking lots.** Accessible parking complying with Sections 1102.1 and 1106 of the *Building Code of New York State* shall be provided within a six-month period of time when performing any of the following categories of work in an off-street parking lot:  
1. Repave, reseal or repaint more than one half of the total number of parking spaces in an off-street parking lot, which contains designated accessible parking spaces;

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2020 EBC NYS

2. Repave, reseal or repaint more than one half of the total number of designated accessible parking spaces in an off-street parking lot; or  
  
3. Creates designated accessible parking spaces in an offstreet parking lot.

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## 2020 EBC NYS

**[NY] 305.10 Off-street parking lots.** Accessible parking complying with Sections 1102.1 and 1106 of the *Building Code of New York State* shall be provided within a six-month period of time when performing any of the following categories of work in an off-street parking lot:

1. Repave, reseal or repaint more than one half of the total number of parking spaces in an off-street parking lot, which contains designated accessible parking spaces;

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