

# ~~CHAPTER~~ DIVISION 2: SCOPING REQUIREMENTS

## **11B-201 Application**

**11B-201.1 Scope.** All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with these requirements.

**11B-201.2 Application Based on Building or Facility Use.** Where a site, building, facility, room, or space contains more than one use, each portion shall comply with the applicable requirements for that use.

**11B-201.3 Temporary and Permanent Structures.** These requirements shall apply to temporary and permanent buildings and facilities.

## **11B-202 Existing Buildings and Facilities**

**11B-202.1 General.** Additions and alterations to existing buildings or facilities shall comply with 11B-202.

**11B-202.2 Additions.** Each addition to an existing building or facility shall comply with the requirements for new construction. ~~Each addition that affects or could affect the usability of or access to an area containing a primary function~~ and shall comply with 11B-202.4.

**11B-202.3 Alterations.** Where existing elements or spaces are altered, each altered element or space shall comply with the applicable requirements of ~~Chapter~~ Division 2 including 11B-202.4.

**EXCEPTIONS 1. Reserved** ~~Unless required by 202.4, where elements or spaces are altered and the circulation path to the altered element or space is not altered, an accessible route shall not be required.~~

**2. Reserved** ~~In alterations, where compliance with applicable requirements is technically infeasible, the alteration shall comply with the requirements to the maximum extent feasible.~~

**3.** Residential dwelling units not required to be accessible in compliance with a standard issued pursuant to the Americans with Disabilities Act or Section 504 of the Rehabilitation Act of 1973, as amended, shall not be required to comply with 11B-202.3.

**11B-202.3.1 Prohibited Reduction in Access.** An alteration that decreases or has the effect of decreasing the accessibility of a building or facility below the requirements for new construction at the time of the alteration is prohibited.

**11B-202.3.2 Extent of Application.** An alteration of an existing element, space, or area of a building or facility shall not impose a requirement for accessibility greater than required for new construction.

**11B- 202.3.3 Alteration of Single Elements.** If alterations of single elements, when considered together, amount to an alteration of a room or space in a building or facility, the entire room or space shall be made accessible.

**11B-202.4 Path of Travel Requirements in Alterations, Additions and Structural Repair Affecting Primary Function Areas.** In addition to the requirements of 202.3, an alteration that affects or could affect the usability of or access to an area containing a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the altered area, including the rest rooms, telephones, and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the area of alteration or addition shall be provided. The accessible path of travel shall include a primary entrance to the building or facility, the primary path of travel to the specific area, and sanitary facilities, drinking fountains, signs and public telephones serving the area. unless such alterations are disproportionate to the overall alterations in terms of cost and scope as determined under criteria established by the Attorney General. In existing transportation facilities, an area of primary function shall be as defined under regulations published by the Secretary of the Department of Transportation or the Attorney General.

**EXCEPTION: EXCEPTIONS:**

1. Residential dwelling units shall not be required to comply with 11B-202.4.

2. Additions or alterations to meet accessibility requirements consisting of one or more of the following items shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4.:

1. Altering one building entrance.
2. Altering one existing toilet facility.
3. Altering existing elevators.
4. Altering existing steps.
5. Altering existing handrails.

3. Alterations solely for the purpose of barrier removal undertaken pursuant to the requirements of the Americans with Disabilities Act (Public Law 101-336, 28 C.F.R., Section 36.304) or the accessibility requirements of this code as those requirements or regulations now exist or are hereafter amended consisting of one or more of the following items shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4.:

1. Installing ramps.
2. Making curb cuts in sidewalks and entrance.
3. Repositioning shelves.
4. Rearranging tables, chairs, vending machines, display racks, and other furniture.
5. Repositioning telephones.
6. Adding raised markings on elevator control buttons.
7. Installing flashing alarm lights.
8. Widening doors.
9. Installing offset hinges to widen doorways.
10. Eliminating a turnstile or providing an alternative accessible path.
11. Installing accessible door hardware.
12. Installing grab bars in toilet stalls.
13. Rearranging toilet partitions to increase maneuvering space.
14. Insulating lavatory pipes under sinks to prevent burns.
15. Installing a raised toilet seat.

- 16. Installing a full-length bathroom mirror.
- 17. Repositioning the paper towel dispenser in a bathroom.
- 18. Creating designated accessible parking spaces.
- 19. Installing an accessible paper cup dispenser at an existing inaccessible water fountain.
- 20. Removing high-pile, low-density carpeting.

4. Alterations of existing parking lots by resurfacing and/or restriping shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4.

5. The addition or replacement of signs and/or identification devices shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4.

6. Projects consisting only of heating, ventilation, air conditioning, reroofing, electrical work not involving placement of switches and receptacles, cosmetic work that does not affect items regulated by this code, such as painting, equipment not considered to be a part of the architecture of the building or area, such as computer terminals and office equipment shall not be required to comply with 11B-202.4 unless they affect the usability of the building or facility.

7. When the total construction cost of alterations, structural repairs or additions does not exceed a valuation threshold of \$50,000, based on January 1981, "ENR US20 Cities" Average Construction Cost Index of 3372.02 (Engineering News Record, McGraw Hill Publishing Company), and the enforcing agency finds that compliance with this code creates an unreasonable hardship, compliance shall be limited to the actual work of the project. The enforcing agency shall annually update the valuation threshold to a current amount based on the increase in the index since the last figure used. (For example, the January 2012 amount is \$136,060.00.) For purposes of this exception, an unreasonable hardship exists where the cost of providing an accessible entrance, path of travel, sanitary facilities, public phones and drinking fountains is disproportionate to the cost of the project; that is, where it exceeds 20 percent of the cost of the project without these features. Where the cost of alterations necessary to make these features fully accessible is disproportionate, access shall be provided to the extent that it can be without incurring disproportionate cost. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex;
4. Accessible telephones;
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, storage and alarms.

8. Certain types of privately funded, multistory buildings and facilities were formerly exempt from accessibility requirements above and below the first floor under this code, but as of the effective date of this regulation are no longer exempt due to more restrictive provisions in the federal Americans with Disabilities Act. In alteration projects involving buildings and facilities previously approved and built without elevators, areas above and below the ground floor are subject to the 20-percent disproportionality provisions described in Exception 7.

above, even if the value of the project exceeds the valuation threshold in Exception 7. The types of buildings and facilities are:

1. Office buildings and passenger vehicle service stations of three stories or more and 3,000 or more square feet (279 m<sup>2</sup>) per floor.
2. Offices of physicians and surgeons.
3. Shopping centers.
4. Other buildings and facilities three stories or more and 3,000 or more square feet (279 m<sup>2</sup>) per floor if a reasonable portion of services sought and used by the public is available on the accessible level.

For the general privately funded multistory building exception applicable to new construction and alterations, see Division 11B-206.2.3, Exception 8.

The elevator exception set forth in this section does not obviate or limit in any way the obligation to comply with the other accessibility requirements in this code. For example, floors above or below the accessible ground floor must meet the requirements of this section except for elevator service. If toilet or bathing facilities are provided on a level not served by an elevator, then toilet or bathing facilities must be provided on the accessible ground floor.

**11B-202.5 Alterations to Qualified Historic Historical Buildings and Facilities.** Alterations to a qualified historic building or facility shall comply with 202.3 and 202.4. Qualified historical buildings shall comply with the State Historical Building Code, Part 8, Title 24, of the California Code of Regulations.

**EXCEPTION: Reserved.** Where the State Historic Preservation Officer or Advisory Council on Historic Preservation determines that compliance with the requirements for accessible routes, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the exceptions for alterations to qualified historic buildings or facilities for that element shall be permitted to apply.

## **11B-203 General Exceptions**

**11B-203.1 General.** Sites, buildings, facilities, and elements are exempt from these requirements to the extent specified by 11B-203.

**11B-203.2 Construction Sites.** Structures and sites directly associated with the actual processes of construction, including but not limited to, scaffolding, bridging, materials hoists, materials storage, and construction trailers shall not be required to comply with these requirements or to be on an accessible route. Portable toilet units provided for use exclusively by construction personnel on a construction site shall not be required to comply with 11B-213 or to be on an accessible route.

**11B-203.3 Raised Areas.** Areas raised primarily for purposes of security, life safety, or fire safety, including but not limited to, observation or lookout galleries, prison guard towers, fire towers, or life guard stands shall not be required to comply with these requirements or to be on an accessible route.

**11B-203.4 Limited Access Spaces.** Spaces not customarily occupied and accessed only by ladders, catwalks, crawl spaces, or very narrow passageways shall not be required to comply with these requirements or to be on an accessible route.

**11B-203.5 Machinery Spaces.** Spaces frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment shall not be required to comply with these requirements or to be on an accessible route. Machinery spaces include, but are not limited to, elevator pits or elevator penthouses; mechanical, electrical or communications equipment rooms; piping or equipment catwalks; water or sewage treatment pump rooms and stations; electric substations and transformer vaults; and highway and tunnel utility facilities.

**11B-203.6 Single Occupant Structures.** Single occupant structures accessed only by passageways below grade or elevated above standard curb height, including but not limited to, toll booths that are accessed only by underground tunnels, shall not be required to comply with these requirements or to be on an accessible route.

**11B-203.7 Detention and Correctional Facilities.** In detention and correctional facilities, common use areas that are used only by inmates or detainees and security personnel and that do not serve holding cells or housing cells required to comply with 11B-232, shall not be required to comply with these requirements or to be on an accessible route.

**11B-203.8 Residential Facilities.** In residential facilities, common use areas that do not serve residential dwelling units required to provide mobility *and adaptable* features complying with 11B-809.2 through 11B-809.4 shall not be required to comply with these requirements or to be on an accessible route.

**11B-203.9 Employee Work Areas.** Spaces and elements within employee work areas shall only be required to comply with 11B-206.2.8, 11B-207.1, and 11B-215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. ~~Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m<sup>2</sup>) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.~~

**11B-203.10 Raised Refereeing, Judging, and Scoring Areas.** Raised structures used solely for refereeing, judging, or scoring a sport shall not be required to comply with these requirements or to be on an accessible route.

**11B-203.11 Water Slides.** Water slides shall not be required to comply with these requirements or to be on an accessible route.

**11B-203.12 Animal Containment Areas.** Animal containment areas that are not for public use shall not be required to comply with these requirements or to be on an accessible route.

**11B-203.13 Raised Boxing or Wrestling Rings.** Raised boxing or wrestling rings shall not be required to comply with these requirements or to be on an accessible route.

**11B-203.14 Raised Diving Boards and Diving Platforms.** Raised diving boards and diving platforms shall not be required to comply with these requirements or to be on an accessible route.

## **11B-204 Protruding Objects**

**11B-204.1 General.** Protruding objects on circulation paths shall comply with 11B-307.

**EXCEPTIONS:** 1. Within areas of sport activity, protruding objects on circulation paths shall not be required to comply with 11B-307.  
2. Within play areas, protruding objects on circulation paths shall not be required to comply with 11B-307 provided that ground level accessible routes provide vertical clearance in compliance with 11B-1008.2.

## **11B-205 Operable Parts**

**11B-205.1 General.** Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 11B-309.

**EXCEPTIONS:** 1. Operable parts that are intended for use only by service or maintenance personnel shall not be required to comply with 11B-309.  
2. Electrical or communication receptacles serving a dedicated use shall not be required to comply with 11B-309.  
3. **Reserved.** ~~Where two or more outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one outlet shall not be required to comply with 11B-309.~~  
4. Floor electrical receptacles shall not be required to comply with 11B-309.  
5. HVAC diffusers shall not be required to comply with 11B-309.  
6. Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to comply with 11B-309.  
7. Cleats and other boat securement devices shall not be required to comply with 11B-309.3.  
8. Exercise machines and exercise equipment shall not be required to comply with 11B-309.

## **11B-206 Accessible Routes**

**11B-206.1 General.** Accessible routes shall be provided in accordance with 11B-206 and shall comply with Chapter Division 4.

**11B-206.2 Where Required.** Accessible routes shall be provided where required by 11B-206.2.

**11B-206.2.1 Site Arrival Points.** At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

**EXCEPTIONS:** 1. **Reserved.** ~~Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be required.~~

2. An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

**11B-206.2.2 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.

**EXCEPTION:** An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.

**11B-206.2.3 Multi-Story Buildings and Facilities.** At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

**EXCEPTIONS:** 1. In private buildings or facilities that are less than three stories or that have less than 3000 square feet (279 m<sup>2</sup>) per story, an accessible route shall not be required to connect stories provided that 1) the building or facility is not a shopping center, a shopping mall, the professional office of a health care provider, a terminal, depot or other station used for specified public transportation, or an airport passenger terminal and 2) a reasonable portion of all facilities and accommodations sought or used by the public in such a building are accessible to and useable by persons with disabilities., or another type of facility as determined by the Attorney General.

~~2. **Reserved.** Where a two-story public 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 to the story above or below.~~

3. In detention and correctional facilities, an accessible route shall not be required to connect stories where cells with mobility features required to comply with 11B-807.2, all common use areas serving cells with mobility features required to comply with 11B-807.2, and all public use areas are on an accessible route.

4. In residential facilities, an accessible route shall not be required to connect stories where residential dwelling units with mobility features required to comply with 11B-809.2 through 11B-809.4, all common use areas serving residential dwelling units with mobility and adaptable features required to comply with 11B-809.2 through 11B-809.4, and public use areas serving residential dwelling units are on an accessible route.

5. Within multi-story transient lodging guest rooms with mobility features required to comply with 11B-806.2, an accessible route shall not be required to connect stories provided that spaces complying with 11B-806.2 are on an accessible route and sleeping accommodations for two persons minimum are provided on a story served by an accessible route.

6. In air traffic control towers, an accessible route shall not be required to serve the cab and the equipment areas on the floor immediately below the cab.

~~7. **Reserved.** Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, an accessible route shall not be required to stories located above or below the accessible story.~~

8. In multistoried office buildings (other than the professional office of a health care provider) and passenger vehicle service stations that are less than three stories high or that have less than 3000 square feet (279 m<sup>2</sup>) per story, an accessible route shall not be required to connect stories.

**11B-206.2.3.1 Stairs and Escalators in Existing Buildings.** In alterations and additions, where an escalator or stair is provided where none existed previously and major structural modifications are necessary for the installation, an accessible route shall be provided between the levels served by the escalator or stair unless exempted by 11B-206.2.3 Exceptions 1 through 7 8.

**11B-206.2.4 Spaces and Elements.** At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or

facility which are otherwise connected by a circulation path unless exempted by 11B-206.2.3 Exceptions 1 through 7 g.

**EXCEPTIONS: 1. Reserved.** ~~Raised courtroom stations, including judges' benches, clerks' stations, bailiffs' stations, deputy clerks' stations, and court reporters' stations shall not be required to provide vertical access provided that the required clear floor space, maneuvering space, and, if appropriate, electrical service are installed at the time of initial construction to allow future installation of a means of vertical access complying with 405, 407, 408, or 410 without requiring substantial reconstruction of the space.~~

**2.** In assembly areas with fixed seating required to comply with 11B-221, an accessible route shall not be required to serve fixed seating where wheelchair spaces required to be on an accessible route are not provided.

**3. Reserved.** ~~Accessible routes shall not be required to connect mezzanines where buildings or facilities have no more than one story. In addition, accessible routes shall not be required to connect stories or mezzanines where multi-story buildings or facilities are exempted by 206.2.3 Exceptions 1 through 7.~~

**11B-206.2.5 Restaurants and Cafeterias.** In restaurants and cafeterias, an accessible route shall be provided to all dining areas, including raised or sunken dining areas, and outdoor dining areas.

**EXCEPTIONS: 1. Reserved.** ~~In buildings or facilities not required to provide an accessible route between stories, an accessible route shall not be required to a mezzanine dining area where the mezzanine contains less than 25 percent of the total combined area for seating and dining and where the same decor and services are provided in the accessible area.~~

**2. Reserved.** ~~In alterations, an accessible route shall not be required to existing raised or sunken dining areas, or to all parts of existing outdoor dining areas where the same services and decor are provided in an accessible space usable by the public and not restricted to use by people with disabilities.~~

**3.** In sports facilities, tiered dining areas providing seating required to comply with 11B-221 shall be required to have accessible routes serving at least 25 percent of the dining area provided that accessible routes serve seating complying with 11B-221 and each tier is provided with the same services.

**11B-206.2.6 Performance Areas.** Where a circulation path directly connects a performance area to an assembly seating area, an accessible route shall directly connect the assembly seating area with the performance area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers unless exempted by 11B-206.2.3 Exceptions 1 through 7 g.

**11B-206.2.7 Press Boxes.** Press boxes in assembly areas shall be on an accessible route.

**EXCEPTIONS: 1. Reserved.** ~~An accessible route shall not be required to press boxes in bleachers that have points of entry at only one level provided that the aggregate area of all press boxes is 500 square feet (46 m<sup>2</sup>) maximum.~~

**2. Reserved.** ~~An accessible route shall not be required to free-standing press boxes that are elevated above grade 12 feet (3660 mm) minimum provided that the aggregate area of all press boxes is 500 square feet (46 m<sup>2</sup>) maximum.~~

**11B-206.2.8 Employee Work Areas.** Common use circulation paths within employee work areas shall comply with 11B-402.

**EXCEPTIONS: 1. Reserved.** ~~Common use circulation paths located within employee work areas that are less than 1000 square feet (93 m<sup>2</sup>) and defined by permanently installed partitions, counters, casework, or furnishings shall not be required to comply with 402.~~

**2.** Common use circulation paths located within employee work areas that are an integral component of work area equipment shall not be required to comply with 11B-402.

**3.** Common use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to comply with 11B-402.

**11B-206.2.9 Amusement Rides.** Amusement rides required to comply with 11B-234 shall provide accessible routes in accordance with 11B-206.2.9. Accessible routes serving amusement rides shall comply with Chapter Division 4 except as modified by 11B-1002.2.

**11B-206.2.9.1 Load and Unload Areas.** Load and unload areas shall be on an accessible route. Where load and unload areas have more than one loading or unloading position, at least one loading and unloading position shall be on an accessible route.

**11B-206.2.9.2 Wheelchair Spaces, Ride Seats Designed for Transfer, and Transfer Devices.** When amusement rides are in the load and unload position, wheelchair spaces complying with 11B-1002.4, amusement ride seats designed for transfer complying with 11B-1002.5, and transfer devices complying with 11B-1002.6 shall be on an accessible route.

**11B-206.2.10 Recreational Boating Facilities.** Boat slips required to comply with 11B-235.2 and boarding piers at boat launch ramps required to comply with 11B-235.3 shall be on an accessible route. Accessible routes serving recreational boating facilities shall comply with Chapter 4, except as modified by 11B-1003.2.

**11B-206.2.11 Bowling Lanes.** Where bowling lanes are provided, at least 5 percent, but no fewer than one of each type of bowling lane, shall be on an accessible route.

**11B-206.2.12 Court Sports.** In court sports, at least one accessible route shall directly connect both sides of the court.

**11B-206.2.13 Exercise Machines and Equipment.** Exercise machines and equipment required to comply with 11B-236 shall be on an accessible route.

**11B-206.2.14 Fishing Piers and Platforms.** Fishing piers and platforms shall be on an accessible route. Accessible routes serving fishing piers and platforms shall comply with Chapter Division 4 except as modified by 11B-1005.1.

**11B-206.2.15 Golf Facilities.** At least one accessible route shall connect accessible elements and spaces within the boundary of the golf course. In addition, accessible routes serving golf car rental areas; bag drop areas; course weather shelters complying with 11B-238.2.3; course toilet rooms; and practice putting greens, practice teeing grounds, and

teeing stations at driving ranges complying with 11B-238.3 shall comply ~~Chapter~~ Division 4 except as modified by 11B-1006.2.

**EXCEPTION:** Golf car passages complying with 11B-1006.3 shall be permitted to be used for all or part of accessible routes required by 11B-206.2.15.

**11B-206.2.16 Miniature Golf Facilities.** Holes required to comply with 11B-239.2, including the start of play, shall be on an accessible route. Accessible routes serving miniature golf facilities shall comply with ~~Chapter~~ Division 4 except as modified by 11B-1007.2.

**11B-206.2.17 Play Areas.** Play areas shall provide accessible routes in accordance with 11B-206.2.17. Accessible routes serving play areas shall comply with ~~Chapter~~ Division 4 except as modified by 11B-1008.2.

**11B-206.2.17.1 Ground Level and Elevated Play Components.** At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 11B-240.2.1 and elevated play components required to comply with 11B-240.2.2, including entry and exit points of the play components.

**11B-206.2.17.2 Soft Contained Play Structures.** Where three or fewer entry points are provided for soft contained play structures, at least one entry point shall be on an accessible route. Where four or more entry points are provided for soft contained play structures, at least two entry points shall be on an accessible route.

**11B-206.3 Location.** Accessible routes shall coincide with or be located in the same area as general circulation paths. Where circulation paths are interior, required accessible routes shall also be interior. An accessible route shall not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes, except within an individual dwelling unit.

**11B-206.4 Entrances.** Entrances shall be provided in accordance with 11B-206.4. Entrance doors, doorways, and gates shall comply with 11B-404 and shall be on an accessible route complying with 11B-402.

**EXCEPTIONS:** 1. Reserved. ~~Where an alteration includes alterations to an entrance, and the building or facility has another entrance complying with 404 that is on an accessible route, the altered entrance shall not be required to comply with 206.4 unless required by 202.4.~~

2. Reserved. ~~Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one public entrance shall be required to comply with 206.4. Where no public entrance can comply with 206.4 under criteria established in 202.5 Exception, then either an unlocked entrance not used by the public shall comply with 206.4; or a locked entrance complying with 206.4 with a notification system or remote monitoring shall be provided.~~

**11B-206.4.1 Public Entrances General.** ~~In addition to entrances required by 206.4.2 through 206.4.9, at least 60 percent of all public~~ All entrances and exterior ground-floor exit doors to building and facilities shall comply with 11B-404.

**11B-206.4.2 Parking Structure Entrances.** Where direct access is provided for pedestrians from a parking structure to a building or facility entrance, each direct access to the building or facility entrance shall comply with 11B-404.

**11B-206.4.3 Entrances from Tunnels or Elevated Walkways.** Where direct access is provided for pedestrians from a pedestrian tunnel or elevated walkway to a building or facility, ~~at least one direct entrance~~ all entrances to the building or facility from each tunnel or walkway shall comply with 11B-404.

**11B-206.4.4 Transportation Facilities.** In addition to the requirements of 11B-206.4.2, 11B-206.4.3, and 11B-206.4.5 through 11B-206.4.9, transportation facilities shall provide entrances in accordance with 11B-206.4.4.

**11B-206.4.4.1 Location.** In transportation facilities, where different entrances serve different transportation fixed routes or groups of fixed routes, at least one public entrance serving each fixed route or group of fixed routes shall comply with 11B-404.

**EXCEPTION:** Entrances to key stations and existing intercity rail stations retrofitted in accordance with 49 CFR 37.49 or 49 CFR 37.51 shall not be required to comply with 11B-206.4.4.1.

**11B-206.4.4.2 Direct Connections.** Direct connections to other facilities shall provide an accessible route complying with 11B-404 from the point of connection to boarding platforms and all transportation system elements required to be accessible. Any elements provided to facilitate future direct connections shall be on an accessible route connecting boarding platforms and all transportation system elements required to be accessible.

**EXCEPTION:** In key stations and existing intercity rail stations, existing direct connections shall not be required to comply with 11B-404.

**11B-206.4.4.3 Key Stations and Intercity Rail Stations.** Key stations and existing intercity rail stations required by Subpart C of 49 CFR part 37 to be altered, shall have at least one entrance complying with 11B-404.

**11B-206.4.5 Tenant Spaces.** ~~At least one accessible entrance~~ All entrances to each tenancy in a facility shall comply with 11B-404.

**EXCEPTION:** Self-service storage facilities not required to comply with 11B-225.3 shall not be required to be on an accessible route.

**11B-206.4.6 Residential Dwelling Unit Primary Entrance.** In residential dwelling units, at least one primary entrance shall comply with 11B-404. The primary entrance to a residential dwelling unit shall not be to a bedroom.

**11B-206.4.7 Restricted Entrances.** Where restricted entrances are provided to a building or facility, ~~at least one restricted entrance~~ all restricted entrances to the building or facility shall comply with 11B-404.

**11B-206.4.8 Service Entrances.** If a service entrance is the only entrance to a building or to a tenancy in a facility (for example, in a factory or garage), that entrance shall comply with 11B-404.

**11B-206.4.9 Entrances for Inmates or Detainees.** Where entrances used only by inmates or detainees and security personnel are provided at judicial facilities, detention facilities, or correctional facilities, at least one such entrance shall comply with 11B-404.

**11B-206.4.10 Medical Care and Long-Term Care Facilities.** At medical care facilities in which people receive physical or medical treatment or care, and where persons may need assistance in responding to an emergency, and where the period of stay exceeds twenty-four hours, at least one accessible entrance shall be protected from the weather by a canopy or roof overhang. Such entrances shall incorporate a passenger loading zone that complies with 11B-209.3.

**11B-206.5 Doors, Doorways, and Gates.** Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5.

**11B-206.5.1 Entrances.** Each entrance to a building or facility required to comply with 11B-206.4 shall have at least one door, doorway, or gate complying with 11B-404.

**11B-206.5.2 Rooms and Spaces.** Within a building or facility, ~~at least one door, doorway, or gate serving each room or space~~ every required door, doorway or gate serving rooms and spaces complying with these requirements shall comply with 11B-404.

**11B-206.5.3 Transient Lodging Facilities.** In transient lodging facilities, entrances, doors, and doorways providing user passage into and within guest rooms that are not required to provide mobility features complying with 11B-806.2 shall comply with 11B-404.2.3.

**EXCEPTION:** Shower and sauna doors in guest rooms that are not required to provide mobility features complying with 11B-806.2 shall not be required to comply with 11B-404.2.3.

**11B-206.5.4 Residential Dwelling Units.** In residential dwelling units required to provide mobility and adaptable features complying with 11B-809.2 through 11B-809.4, all doors and doorways providing user passage shall comply with 11B-404.

**11B-206.6 Elevators.** Elevators provided for passengers shall comply with 11B-407. Where multiple elevators are provided, each elevator shall comply with 11B-407.

**EXCEPTIONS:** 1. In a building or facility permitted to use the exceptions to 11B-206.2.3 or permitted by 11B-206.7 to use a platform lift, elevators complying with 11B-408 shall be permitted.

2. Elevators complying with 11B-408 or 11B-409 shall be permitted in multi-story residential dwelling units. Elevators provided as a means of access within a private residence shall be installed so that they are not accessible to the general public or to other occupants of the building.

**11B-206.6.1 Existing Elevators.** Where elements of existing elevators are altered, the same element shall also be altered in all elevators that are programmed to respond to the

same hall call control as the altered elevator and shall comply with the requirements of 11B-407 for the altered element.

**11B-206.7 Platform Lifts.** Platform lifts shall comply with 11B-410. Platform lifts shall be permitted as a component of an accessible route in new construction in accordance with 11B-206.7. Platform lifts shall be permitted as a component of an accessible route in an existing building or facility.

**11B-206.7.1 Performance Areas and Speakers' Platforms.** Platform lifts shall be permitted to provide accessible routes to performance areas and speakers' platforms.

**11B-206.7.2 Wheelchair Spaces.** Platform lifts shall be permitted to provide an accessible route to comply with the wheelchair space dispersion and line-of-sight requirements of 11B-221 and 11B-802.

**11B-206.7.3 Incidental Spaces.** Platform lifts shall be permitted to provide an accessible route to incidental spaces which are not public use spaces and which are occupied by five persons maximum.

**11B-206.7.4 Judicial Spaces.** Platform lifts shall be permitted to provide an accessible route to: jury boxes and witness stands; raised courtroom stations including, judges' benches, clerks' stations, bailiffs' stations, deputy clerks' stations, and court reporters' stations; and to depressed areas such as the well of a court.

**11B-206.7.5 Existing Site Constraints.** Platform lifts shall be permitted where existing exterior site constraints make use of a ramp or elevator infeasible.

**11B-206.7.6 Guest Rooms and Residential Dwelling Units.** Platform lifts shall be permitted to connect levels within transient lodging guest rooms required to provide mobility features complying with 11B-806.2 or residential dwelling units required to provide mobility features complying with 11B-809.2 through 11B-809.4.

**11B-206.7.7 Amusement Rides.** Platform lifts shall be permitted to provide accessible routes to load and unload areas serving amusement rides.

**11B-206.7.8 Play Areas.** Platform lifts shall be permitted to provide accessible routes to play components or soft contained play structures.

**11B-206.7.9 Team or Player Seating.** Platform lifts shall be permitted to provide accessible routes to team or player seating areas serving areas of sport activity.

**11B-206.7.10 Recreational Boating Facilities and Fishing Piers and Platforms.** Platform lifts shall be permitted to be used instead of gangways that are part of accessible routes serving recreational boating facilities and fishing piers and platforms.

**11B-206.8 Security Barriers.** Security barriers, including but not limited to, security bollards and security check points, shall not obstruct a required accessible route or accessible means of egress.

**EXCEPTION:** Where security barriers incorporate elements that cannot comply with these requirements such as certain metal detectors, fluoroscopes, or other similar devices, the

accessible route shall be permitted to be located adjacent to security screening devices. The accessible route shall permit persons with disabilities passing around security barriers to maintain visual contact with their personal items to the same extent provided others passing through the security barrier.

## **11B-207 Accessible Means of Egress**

**11B-207.1 General.** Means of egress shall comply with ~~section 1003.2.13 of the International Building Code (2000 edition and 2001 Supplement) or section 1007 of the International Building Code (2003 edition) (incorporated by reference, see “Referenced Standards” in Chapter 1)~~ Chapter 10, Section 1007.

- EXCEPTIONS:**
1. Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.
  2. Areas of refuge shall not be required in detention and correctional facilities.

**11B-207.2 Platform Lifts.** Standby power shall be provided for platform lifts permitted by ~~section 1003.2.13.4 of the International Building Code (2000 edition and 2001 Supplement) or section 1007.5 of the International Building Code (2003 edition) (incorporated by reference, see “Referenced Standards” in Chapter 1)~~ Chapter 10, Section 1007.5 to serve as a part of an accessible means of egress. To ensure continued operation in case of primary power loss, platform lifts shall be provided with standby power or with self-rechargeable battery power that provides sufficient power to operate all platform lift functions for a minimum of five upward and downward trips.

## **11B-208 Parking Spaces**

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## **11B-209 Passenger Loading Zones and Bus Stops**

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## **11B-210 Stairways**

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## **11B-211 Drinking Fountains**

**11B-211.1 General.** Where drinking fountains are provided on an exterior site, on a floor, or within a secured area they shall be provided in accordance with 11B-211.

**EXCEPTION:** In detention or correctional facilities, drinking fountains only serving holding or housing cells not required to comply with 11B-232 shall not be required to comply with 11B-211.

**11B-211.2 Minimum Number.** No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 11B-602.1 through 11B-602.6 and one drinking fountain shall comply with 11B-602.7.

**EXCEPTION:** Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

**11B-211.3 More Than Minimum Number.** Where more than the minimum number of drinking fountains specified in 11B-211.2 are provided, 50 percent of the total number of drinking fountains provided shall comply with 11B-602.1 through 11B-602.6, and 50 percent of the total number of drinking fountains provided shall comply with 11B-602.7.

**EXCEPTION:** Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains complying with 11B-211 equals 100 percent of drinking fountains.

## **11B-212 Kitchens, Kitchenettes, Wet Bars and Sinks**

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## **11B-213 Toilet Facilities and Bathing Facilities**

**11B-213.1 General.** Where toilet facilities and bathing facilities are provided, they shall comply with 11B-213. Where toilet facilities and bathing facilities are provided in facilities permitted by 11B-206.2.3 Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

**11B-213.1.1 Medical Care and Long-Term Care Facilities.** *Separate toilet facilities shall be provided for exclusive visitor use, for exclusive patient use, and for exclusive staff use. Toilet facilities provided for patient use shall comply with 11B-213.2.2.*

**11B-213.2 Toilet Rooms and Bathing Rooms.** Where toilet rooms are provided, each toilet room shall comply with 11B-603. Where bathing rooms are provided, each bathing room shall comply with 11B-603.

**EXCEPTIONS:** **1.** In alterations where it is technically infeasible to comply with 11B-603, altering existing toilet or bathing rooms shall not be required where a single unisex toilet room or bathing room complying with 11B-213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms.

**2. Reserved.** ~~Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no fewer than one toilet room for each sex complying with 603 or one unisex toilet room complying with 213.2.1 shall be provided.~~

**3.** Where multiple single user portable toilet or bathing units are clustered at a single location, no more than 5 percent of the toilet units and bathing units at each cluster shall be required to comply with 11B-603. Portable toilet units and bathing units complying with 11B-603 shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1.

**4.** Where multiple single user toilet rooms are clustered at a single location, no more than 50 percent of the single user toilet rooms for each use at each cluster shall be required to comply with 11B-603.

**11B-213.2.1 Unisex (Single-Use or Family) Toilet and Unisex Bathing Rooms.** Unisex toilet rooms shall contain not more than one lavatory, and two water closets without urinals or one water closet and one urinal. Unisex bathing rooms shall contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches.

**11B-213.2.2 Unisex (Patient) Toilet Rooms in Medical Care and Long-Term Care Facilities.** *Unisex toilet rooms for exclusive patient use shall contain a lavatory and one water closet.*

**11B-213.2.3 Unisex (Patient) Bathing Rooms in Medical Care and Long-Term Care Facilities.** *Unisex bathing rooms for exclusive patient use shall contain one shower or one bathtub, one lavatory, and one water closet.*

**11B-213.3 Plumbing Fixtures and Accessories.** Plumbing fixtures and accessories provided in a toilet room or bathing room required to comply with 11B-213.2 shall comply with 11B-213.3.

**11B-213.3.1 Toilet Compartments.** Where toilet compartments are provided, at least one toilet compartment shall comply with 11B-604.8.1. In addition to the compartment required to comply with 11B-604.8.1, at least one compartment shall comply with 11B-604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

**11B-213.3.2 Water Closets.** Where water closets are provided, at least one shall comply with 11B-604.

**11B-213.3.3 Urinals.** Where ~~more than one urinal is~~ one or more urinals are provided, at least one shall comply with 11B-605.

**11B-213.3.4 Lavatories.** Where lavatories are provided, at least five percent but no fewer than one shall comply with 11B-606 and shall not be located in a toilet compartment.

**11B-213.3.5 Mirrors.** Where mirrors are provided, at least one shall comply with 11B-603.3.

**11B-213.3.6 Bathing Facilities.** Where bathtubs or showers are provided, at least one bathtub complying with 11B-607 or at least one shower complying with 11B-608 shall be provided. Where two or more accessible showers are provided within the same functional area, at least one shower shall be opposite hand from the other or others (that is, one left-hand controls versus right-hand controls).

**11B-213.3.7 Coat Hooks and Shelves.** Where coat hooks or shelves are provided in toilet rooms without toilet compartments, at least one of each type shall comply with 11B-603.4. Where coat hooks or shelves are provided in toilet compartments, at least one of each type complying with 11B-604.8.3 shall be provided in toilet compartments required to comply with 11B-213.3.1. Where coat hooks or shelves are provided in bathing facilities, at least one of each type complying with 11B-603.4 shall serve fixtures required to comply with 11B-213.3.6.

## **11B-214 Washing Machines and Clothes Dryers**

**11B-214.1 General.** Where provided, washing machines and clothes dryers shall comply with 11B-214.

**11B-214.2 Washing Machines.** Where three or fewer washing machines are provided, at least one shall comply with 11B-611. Where more than three washing machines are provided, at least two shall comply with 11B-611.

**11B-214.3 Clothes Dryers.** Where three or fewer clothes dryers are provided, at least one shall comply with 11B-611. Where more than three clothes dryers are provided, at least two shall comply with 11B-611.

**11B-215 Fire Alarm Systems**

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**11B-216 Signs**

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**11B-217 Telephones**

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**11B-218 Transportation Facilities**

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**11B-219 Assistive Listening Systems**

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**11B-220 Automatic Teller Machines, and Fare Machines and Point-of-Sale Devices**

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**11B-221 Assembly Areas**

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**11B-222 Dressing, Fitting, and Locker Rooms**

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**11B-223 Medical Care and Long-Term Care Facilities**

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**11B-224 Transient Lodging Guest Rooms**

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**11B-225 Storage**

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**11B-226 Dining Surfaces and Work Surfaces**

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**11B-227 Sales and Service**

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**11B-228 Depositories, Vending Machines, Change Machines, Mail Boxes, and Fuel Dispensers**

**11B-228.1 General.** Where provided, at least one of each type of depository, vending machine, change machine, and fuel dispenser shall comply with 11B-309.

**EXCEPTION:** Drive-up only depositories shall not be required to comply with 11B-309.

**11B-228.2 Mail Boxes.** Where mail boxes are provided in an interior location, at least 5 percent, but no fewer than one, of each type shall comply with 11B-309. In residential facilities, where mail boxes are provided for each residential dwelling unit, mail boxes complying with 11B-309 shall be provided for each residential dwelling unit required to provide mobility features complying with 11B-809.2 through 11B-809.4.

### **11B-229 Windows**

**11B-229.1 General.** Where glazed openings are provided in accessible rooms or spaces for operation by occupants, at least one opening shall comply with 11B-309. Each glazed opening required by an administrative authority to be operable shall comply with 11B-309.

- EXCEPTION: 1.** Glazed openings in residential dwelling units required to comply with 11B-809 shall not be required to comply with 11B-229.
- 2.** Glazed openings in guest rooms required to provide communication features and in guest rooms required to comply with 11B-206.5.3 shall not be required to comply with 11B-229.

### **11B-230 Two-Way Communication Systems**

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### **11B-231 Judicial Facilities**

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### **11B-232 Detention Facilities and Correctional Facilities**

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### **11B-233 Residential Facilities**

**11B-233.1 General.** ~~Facilities with residential dwelling units shall comply with 11B-233.~~

**11B-233.1.1 Division of the State Architect Authority.** Public housing and private housing available for public use as referenced in 1.9.1.3 shall comply with 11B-233.

**11B-233.1.2 Department of Housing and Community Development Authority.** Covered multifamily dwellings as referenced in 1.8.2.1.2 shall comply with Chapter 11A.

**11B-233.2 Residential Dwelling Units Required to be Adaptable. ~~Provided by Entities Subject to HUD Section 504 Regulations.~~** Where facilities with residential dwelling units are provided by entities subject to regulations issued by the Department of Housing and Urban Development (HUD) under Section 504 of the Rehabilitation Act of 1973, as amended, such entities shall provide residential dwelling units with mobility features complying with 809.2 through 809.4 in a number required by the applicable HUD regulations. Residential dwelling units required to provide mobility features complying with 809.2 through 809.4 shall be on an accessible route as required by 206. In addition, such entities shall provide residential dwelling units with communication features complying with 809.5 in a number required by the applicable HUD regulations. ~~Entities subject to 233.2 shall not be required to comply with 233.3.~~

**11B-233.2.1 Non-Elevator Buildings.** All ground floor residential dwelling units in non-elevator buildings shall be on an accessible route and shall comply with 11B-233.2.3.

**11B-233.2.2 Elevator Buildings.** All residential dwelling units in elevator buildings shall be on an accessible route and shall comply with 11B-233.2.3.

**11B-233.2.3 Adaptable Features.**

**11B-233.2.3.1 Accessible route .** Provide an accessible route complying with 11B-402 into and through the residential dwelling unit.

**11B.233.2.3.1.1 Thresholds.** Thresholds at the primary entry and required exit doors shall comply with 11B-404.2.5.

**EXCEPTION:** Thresholds at secondary exterior doors, including sliding door tracks, shall be no higher than ¾ inch (19.05 mm).

**11B-233.2.3.2 Environmental Controls.** Light switches, electrical outlets, thermostats and other environmental controls shall comply with 11B-308.

**11B-233.2.3.3 Reinforcement.** Provide reinforcement in bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall and shower seat complying with 11B-609.

**11B-233.2.3.4 Kitchens and Bathrooms.** Provide clearances in kitchens complying with 11B-804. Provide clearances in bathrooms complying with 11B-603.2.

**11B-233.3 Residential Dwelling Units Required to be Accessible. ~~Provided by Entities Not Subject to HUD Section 504 Regulations.~~ Facilities with residential dwelling units provided by entities not subject to regulations issued by the Department of Housing and Urban Development (HUD) under Section 504 of the Rehabilitation Act of 1973, as amended, shall comply with 233.3.**

**11B-233.3.1 Minimum Number: New Construction.** Newly constructed facilities with residential dwelling units shall comply with 11B-233.3.1.

**EXCEPTION:** Where facilities contain 15 or fewer residential dwelling units, the requirements of 11B-233.3.1.1 and 11B-233.3.1.2 shall apply to the total number of residential dwelling units that are constructed under a single contract, or are developed as a whole, whether or not located on a common site.

**11B-233.3.1.1 Residential Dwelling Units with Mobility Features.** In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with 11B-809.2 through 11B-809.4 and shall be on an accessible route as required by 11B-206.

**11B-233.3.1.2 Residential Dwelling Units with Communication Features.** In facilities with residential dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features complying with 11B-809.5.

**11B-233.3.2 Residential Dwelling Units for Sale.** Residential dwelling units offered for sale shall provide accessible features to the extent required by ~~regulations issued by~~

Federal agencies under the Americans with Disabilities Act or Section 504 of the Rehabilitation Act of 1973, as amended. this chapter.

**11B-233.3.3 Additions.** Where an addition to an existing building results in an increase in the number of residential dwelling units, the requirements of 11B-233.3.1 shall apply only to the residential dwelling units that are added until the total number of residential dwelling units complies with the minimum number required by 11B-233.3.1. Residential dwelling units required to comply with 11B-233.3.1.1 shall be on an accessible route as required by 11B-206.

**11B-233.3.4 Alterations.** Alterations shall comply with 11B-233.3.4.

**EXCEPTION:** Where compliance with 11B-809.2, 11B-809.3, or 11B-809.4 is technically infeasible, or where it is technically infeasible to provide an accessible route to a residential dwelling unit, the entity shall be permitted to alter or construct a comparable residential dwelling unit to comply with 11B-809.2 through 11B-809.4 provided that the minimum number of residential dwelling units required by 11B-233.3.1.1 and 11B-233.3.1.2, as applicable, is satisfied.

**11B-233.3.4.1 Alterations to Vacated Buildings.** Where a building is vacated for the purposes of alteration, and the altered building contains more than 15 residential dwelling units, at least 5 percent of the residential dwelling units shall comply with 11B-809.2 through 11B-809.4 and shall be on an accessible route as required by 11B-206. In addition, at least 2 percent of the residential dwelling units shall comply with 11B-809.5.

**11B-233.3.4.2 Alterations to Individual Residential Dwelling Units.** In individual residential dwelling units, where a bathroom or a kitchen is substantially altered, and at least one other room is altered, the requirements of 11B-233.3.1 shall apply to the altered residential dwelling units until the total number of residential dwelling units complies with the minimum number required by 11B-233.3.1.1 and 11B-233.3.1.2. Residential dwelling units required to comply with 11B-233.3.1.1 shall be on an accessible route as required by 11B-206.

**EXCEPTION:** Where facilities contain 15 or fewer residential dwelling units, the requirements of 11B-233.3.1.1 and 11B-233.3.1.2 shall apply to the total number of residential dwelling units that are altered under a single contract, or are developed as a whole, whether or not located on a common site.

**11B-233.3.5 Dispersion.** Residential dwelling units required to provide mobility features complying with 11B-809.2 through 11B-809.4 and residential dwelling units required to provide communication features complying with 11B-809.5 shall be dispersed among the various types of residential dwelling units in the facility and shall provide choices of residential dwelling units comparable to, and integrated with, those available to other residents.

**EXCEPTION:** Where multi-story residential dwelling units are one of the types of residential dwelling units provided, one-story residential dwelling units shall be permitted as a substitute for multi-story residential dwelling units where equivalent spaces and amenities are provided in the one-story residential dwelling unit.

**11B-233.4 Graduate Student and Faculty Housing at a Place of Education.** Residential dwelling units that are provided by or on behalf of a place of education, which are leased on a year round basis exclusively to graduate students or faculty, and do not contain any public use or common use areas available for educational programming, are not subject to the transient lodging standards and shall comply with 11B-233 and 11B-809.

**11B-234 Amusement Rides**

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**11B-235 Recreational Boating Facilities**

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**11B-236 Exercise Machines and Equipment**

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**11B-237 Fishing Piers and Platforms**

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**11B-238 Golf Facilities**

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**11B-239 Miniature Golf Facilities**

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**11B-240 Play Areas**

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**11B-241 Saunas and Steam Rooms**

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**11B-242 Swimming Pools, Wading Pools, and Spas**

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**11B-243 Shooting Facilities with Firing Positions**

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**11B-244 Religious Facilities**

**11B-244.1 General.** Religious facilities shall be accessible in accordance with the provisions of this code. Where specific areas within religious facilities contain more than one use, each portion shall comply with the applicable requirements for that use.

**11B-245 Commercial Facilities Located in Private Residences.**

**11B-245.1 General.** Commercial facilities located in private residences shall comply with 11B-245.

**11B-245.2 Application.** When a commercial facility is located in a private residence, that portion used exclusively in the operation of the commercial facility or that portion used both for the commercial facility and for residential purposes is covered by the new construction and alterations requirements of this code.

**EXCEPTION:** *The portion of the residence used exclusively as a residence is not required to be accessible in accordance with this chapter.*

**11B-245.3 Accessible Elements Required.** *The accessible portion of the residence extends to those elements used to enter the commercial facility, including the front sidewalk, if any, the door or entryway, and hallways; and those portions of the residence, interior or exterior, available to or used by employees or visitors of the commercial facility, including restrooms.*